VILLAGE OF DOWNERS GROVE
PLAN COMMISSION

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

November 7, 2016
7:00 p.m.

AGENDA

1. **Call to Order**

    a. **Pledge of Allegiance**

2. **Roll Call**

3. **Approval of Minutes** – October 3, 2016

4. **Public Hearings**

    a. **16-PLC-0044:** A petition seeking approval of a Planned Unit Development and Zoning Map Amendment, rezoning from B-3 (General Services and Highway Business) to B-3/PUD. The property is located at the southwest corner of Finley Road and Opus Place, east of I-355, commonly known as 3300 Finley Road, Downers Grove, IL (PIN 06-31-101-017). Graham Grady, Petitioner; Urbs in Horto c/o Fry's Electronics, Owner.

    b. **16-PLC-0047:** A petition seeking approval of a Zoning Map Amendment, rezoning from R-2 (Residential Detached House 2) to R-1 (Residential Detached House 1). The property is located at the southwest corner of 36th Street and Douglas Road, commonly known as 3604 Douglas Road, Downers Grove, IL (PIN 06-32-406-021). Elizabeth Beckmann, Owner.

    c. **16-PLC-0049:** A petition seeking approval of a Final Plat of Subdivision with 1 Exception. The property is currently zoned R-3, Residential Detached House 3. The property is located on the west side of Venard Road, approximately 165 feet north of Parrish Court, commonly known as 3830 Venard Road, Downers Grove, IL (PIN 06-31-407-016). Vinko Topic, Owner.

    d. **16-PLC-0051:** A petition seeking approval of a Special Use to permit a Drive-through Banking Facility. The property is currently zoned B-3, General Services and Highway Business. The property is located on north side of Ogden Avenue at the intersection of Seeley Avenue and Ogden

Avenue, commonly known as 1512 Ogden Avenue, Downers Grove, IL (PINs 09-06-401-007, -008). Brian N. Reno, Stantec Architecture, Petitioner; 1512 Partners, an Illinois General Partnership, Owner.

5. Adjournment

<u>THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE</u>

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

OCTOBER 3, 2016, 7:00 P.M.

Chairman Rickard called the October 3, 2016 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Mr. Boyle, Mr. Cronin, Ms. Gassen, Ms. Hogstrom, Ms. Johnson, Mr. Maurer, Mr. Thoman

ABSENT: Mr. Quirk

STAFF: Senior Planner Rebecca Leitschuh

VISITORS: Mr. Rich Kulovany, 6825 Camden, Downers Grove; Mr. Jim Wilkinson, 1125 Black Oak, Downers Grove; Mr. Michael Cassa, 5159 Mochel, Downers Grove and president of Downers Grove Economic Development Corporation

APPROVAL OF MINUTES

SEPTEMBER 12, 2016 MINUTES – MOTION BY MR. THOMAN, SECONDED BY MS. HOGSTROM, TO APPROVE THE MINUTES AS PRESENTED. MOTION CARRIED BY VOICE VOTE OF 7-0-1 (MR. CRONIN ABSTAINS)

PUBLIC HEARINGS:

Chairman Rickard explained the protocol for the public hearing and swore in those individuals that would be speaking on the petition below.

FILE 16-PLC-0043: A petition seeking to amend various Articles within Chapter 28 of the Municipal Code to allow offsite vehicle storage for automobile dealerships as a Special Use in the M-1, Light Manufacturing zoning district. Village of Downers Grove, Petitioner.

Representing the village and petitioner, Senior Planner, Rebecca Leitschuh briefed the commissioners on the proposal that was a text amendment to the Zoning Ordinance to allow for automobile dealership off-site vehicle storage as a special use in the M-1 Light Manufacturing zoning district. Ms. Leitschuh identified three M-1 zoning areas in the village, explaining that tonight's discussion would pertain only to these sites for the zoning amendment request. She reminded the commissioners that the village's comprehensive plan focuses on the Ogden Avenue Corridor, which one of the goals is to continue to develop the auto industry along that corridor. However, she pointed out that lots were shallow and were developed when car dealerships, general commercial, and general manufacturing had different needs for lot sizes, resulting in built-out and

adjoining properties, which created a challenge for dealerships to expand north or south on their property. Additionally, established residential districts sat near these sites.

Ms. Leitschuh summarized that since the recession, many smaller dealerships merged, creating larger dealerships which now have the expectation to have larger inventory. She further explained that the special use, along with staff's conditions, will provide a transparent public review process for off-site storage for each request. Details followed regarding the conditions that would need to be satisfied. (A review of Table 5-1 of the zoning ordinance followed as well as staff identifying the category of where the special use would be placed within the table.) Along with the table modification, Ms. Leitschuh stated that a text amendment adding a specific definition was also being requested by the village, wherein staff read the definition and where the text would be placed within the ordinance -- Vehicles, Sales and Service.

It was pointed out by staff that the special use request will have to meet the regular three (3) requirements of Section 12.050.h of the zoning ordinance as well as meet the requirements of a new Section 6.190, *Automobile Dealership Off-Site Vehicle Storage, A. Performance Standards*. Details of the nine (9) requirements under the new section were read by staff.

Next, a review of the two criteria required (under Section 12.020.F) for a zoning text amendment followed. Per staff, the first criteria addressed whether the amendment was in conformity with the policy and intent of the comprehensive plan. Ms. Leitschuh provided a detail summary of how this criteria was met. The second criteria addressed whether the proposed text amendment corrected an error/inconsistency in the zoning ordinance, whether it met the challenge of a changing condition or was necessary to implement an established policy. Again, staff reviewed how the criteria was met as it pertained to meeting the challenge of a changing condition.

Chairman Rickard questioned staff as to where loading/unloading of vehicles at these off-site areas would take place. Was it treated differently than Ogden Avenue, and would it be site-specific? Leitschuh indicated staff did not get into detailed discussion on that matter but offered to look into it if that was the commission's desire.

Ms. Leitschuh then confirmed that if businesses could show, through the process, they had surplus parking on-site, they could sign an agreement and provide off-site storage of vehicles, allowing two different businesses to operate on the same property.

Mr. Maurer pointed out how that was addressed currently in Section 6.190.3 but said there was some confusion/contradiction between "required spaces," "excess spaces," and "available spaces" that needed clarification. He suggested considering the longer range implications where a dealership can consider purchasing a lot entirely and fill it with surplus parking. In that scenario, he added, there was no existing use, no surplus was available and it could be a situation that could occur. An example followed. Mr. Maurer stated he wanted some flexibility for the dealerships.

Other questions followed on how staff would handle a business changing its use with a current parking agreement; could a dealership purchase a separate lot for the specific purpose of excess inventory; could a dealership have a parking garage/structure; and what was the term of an agreement? The chairman and other commissioners saw this no different than a business leasing office space. Instead, it was leasing asphalt with a timeline agreed to by two parties.

Ms. Leitschuh proceeded to explain in detail the difference between the proposed use under discussion versus the existing *Parking, Non-Accessory* use for commissioners. The proposed use was for storage which she felt could be misleading, since if fell under the Vehicle, Sales and Service section. The chairman, commenting on a personal experience, proceeded to ask if the size of the parking stalls would be enforced and what size would they have to be? Staff confirmed all of the village's parking standards would have to be met, including the dimensions for aisles and spaces. As for loading/unloading vehicles, Leitschuh stated that Public Works normally does not encourage loading/unloading of vehicles on public streets. It was something that staff did not discuss but felt that the activity would be operating under the village's parking standards.

Other questions/comments followed regarding when landscaping would be required; the fact that this was a good opportunity to make use of unused parking that should not have been constructed in the first place; how would security be addressed; and a comment that the screening seemed slightly extreme for the M-1 district. Staff believed the screening protected the residents even though some residents already lived next to an M district.

The chairman invited the public to speak.

Mr. Michael Cassa, president of the Downers Grove Economic Development Corporation ("EDC") , 5159 Mochel, Downers Grove, explained that his company was contacted by two auto dealerships who had inquired whether there was a way they could store vehicles off-site either on a temporary or seasonal basis due to lack of space at their current locations, due to lot and depth issues.

Mr. Cassa relayed that the EDC was not able to identify potential sites for auto site storage that met the village's current code requirement -- that M-1 sites must be fully screened -- which was the issue. He explained that the inventory capacity that auto dealers on Ogden Avenue have a direct impact in the dealer's opportunity to generate vehicle sales and sales tax revenue and that auto companies monitor the sales inventory and capacity of their dealerships. It was also unrealistic, he said to expect an owner of an M-1 property to permit/pay for a fully screened fence for a short-term/seasonal ground lease. Mr. Cassa provided a couple of scenarios and pointed out there would be costs associated for the insurance and security, time involved, and existing vehicles would have to be driven to the off-site lots while vehicles were being unloaded at the dealership. The restrictions being recommended to be put in place were too much for something he considered a temporary issue. This matter would be a last resort for dealers that had no more room on their lot.

Mr. Cassa believed that not many property owners would be lining up for this initiative because many did not want to take on the liability and the hassle of cars parking in their lot, nor installing a fence for a short period of time. Neither was the dealership interested in the costs. Lastly, he said the M-1 district provided a further challenge. While he believed the village's proposal was not going to address every issue for every dealer on Ogden Avenue, it offered to the existing dealerships a potential solution if they were willing to go through the village's process and locate a site that would allow them to park their vehicles. For new dealerships, it provided them an opportunity to park cars temporarily.

In summary, Mr. Cassa said the EDC supported the proposed text amendment.

Mr. Cronin questioned the length of the process for a dealership to even get approved. He recommended that the property owner obtain the parking study and not the dealership, as well as make the process easier in general.

Mr. Cassa relayed that the few property owners he did speak to did not want to bear the costs or time associated with the process and that it should be the dealer that has to bear those costs/liability. However, the property owners that did want to lease their spaces but had no screening, said they would do it as long as the dealership would do the work and pay the costs. It was not the primary business of the property owner.

Taking into consideration Mr. Cronin's comments about making the process easier, Ms. Leitschuh stated that staff would have to investigate it as a more significant change to the zoning ordinance and making the process a "permitted by right" type of use, which the village had never done.

Discussion then was raised on how long a parking study would take, the costs involved, and the length of the application process for the special use.

Mr. Cassa elaborated on the various scenarios that could take place under this text amendment. Ms. Leitschuh reiterated the reason why staff recommended this request going through the more intense special use process was because the village, in general, did not allow outside storage and it was not desirable in a community because a community does not want to see it. She explained what happens when the process becomes relaxed for other uses.

The chairman pointed out that while the amendment was considered "vehicle storage," the locations would have to include standard size parking stalls, aisles, and all parking requirements that were in place. The special use allowed the commission to review applications on a per project basis because there was something unique about them. However, he was struggling with the idea of having an 8-ft. fence for a parking lot when, in fact, it looked like a parking lot and, if anything, the fence would be the larger impact to the neighborhood. The chairman was also trying to lessen a formal process.

Ms. Johnson raised the idea that a specific time period could determine if a fence gets installed or not. One or two days, there may not be a need for a fence; however, if longer periods of time were needed, then a fence would be required. Mr. Cassa, again, stated the issue was not the screening so much as finding the site and a willing property owner.

Mr. Rich Kulovany, 6825 Camden, Downers Grove, who works for One-Way Ministries on Ogden Avenue explained his own experience working with the Honda dealership across the street. He explained the ministries building he works in has an unused parking lot on the east side which the Honda dealership leases on a temporary basis – six weeks or 6 months. It became a win-win for both parties. However, he questioned staff regarding the goal of the screening. Personally, he believed a fence would have been a detriment to the ministry because of its existing landscaping.

Mr. Jim Wilkinson, 1125 Black Oak, Downers Grove, and a commissioner on the village's Transportation and Parking Commission, stated his concern was that the concept would be spread around the village and would eventually trickle down to the neighborhoods, with residents complaining about on-street parking and congestion. He believed the issues to be a reoccurring yet temporary issue by the dealerships. Mr. Wilkinson suggested considering a long-term solution, such

as that done by the City of Naperville, where all of the dealerships had access to an expanding/ contracting parking area as well as a test track. He said it would have to be a joint venture. He proceeded to read parts of a news article regarding the test track, but stated that nine acres was available on Finley Road and it could be a joint venture to acquire the land.

Mr. Cassa returned and summarized that the village competes with itself and not Naperville. The concern was that the area the village had, as it relates to car dealerships, included Downers Grove, Westmont and Lisle, with Westmont not having any lot depth issues. He explained that if Downers Grove loses a dealership to Westmont, it was because enough acreage was provided for that dealership. He emphasized that he did not want to see car dealerships leaving the village because their company was going to strip them of their dealership franchise because not enough inventory was being carried in. Having the temporary sites would allow that. Mr. Cassa reinforced his statement that the village's comprehensive plan, sales tax enhancement plan, and the EDC's strategic plan, emphasized that the village should remain competitive and also be the destination for car dealerships in the Westmont-Lisle-Downers Grove corridor.

For his own clarification, Chairman Rickard understood from Mr. Cassa that the process would not be the hindrance, but instead would be the costs associated with the improvements to the property; otherwise, if a dealership did locate a property in an M-1 district, it would be a one-time process to "qualify" the property owner to take the cars. Furthermore, he understood that the property owner did not necessarily have to limit itself to one dealership. The chairman believed it simplified the process, as long as there were no major changes to a property.

Should this proposal be approved by village council, Mr. Cassa said that he would contact the two dealerships and tell them to locate a site and strike a deal now with the property owners.

Ms. Leitschuh returned and explained to the commissioners that the category use for this proposal was like a hybrid in that if an application were to qualify it as parking, then it would have to meet the parking requirements. If one was constructing a development to the parking standards, then landscaping islands and perimeter screening would have to be done. But this proposal, she described, was less parking and more storage, which was why staff was limiting it to the M-1 district – to have more restrictive standards yet have some relaxed standards.

Hearing no further comments from the public, the chairman closed the public hearing.

Very briefly, Ms. Leitschuh summarized how other communities were addressing this issue: Westmont and Aurora had certain areas requiring special uses and certain areas for "by-right" without screening; Schaumburg allowed one lot as a storage lot with a special use including compliance with its landscape ordinance; Elmhurst did not allowed at all as a primary use on site.

Chairman Rickard shared his thoughts that the issue should remain a special use due to some M-1 districts being located directly across from residences which could be impacted. The village needed the ability to review special cases to determine whether the use would work in that location or adjust what was being proposed due to the proximity to any residences. He felt the 8-ft. fence requirement could be "backed off" especially where smaller lots existed because the fact was, it already looked like a parking lot and what would be the purpose? Ms. Gassen also concurred with the chairman's comments.

Other commissioner comments included: whether the neighbors would be allowed to "weigh in" on any headlight issue; the challenges of some neighbors wanting a fence while others may not; and the fact that some people know what they are getting into when they move next to a parking lot.

Mr. Cronin recommended not requiring the individual parking study to which Ms. Leitschuh stated such issue would come before the Plan Commission to review and it would determine the threshold for the applicant. Ms. Leitschuh walked through what would be required when conducting a parking study, either by the applicant or by an individual traffic consultant. She also added that a formal study provides more confidence that the parking demand is met. Personally, the chairman believed that a parking study was less costly than a formal traffic study, especially when doing a parking study for functionality. Conversation followed on various examples that could be used for a parking study.

Referring to the two standards required to meet the zoning text amendment, the chairman was confident the two standards were met. He asked the commissioners if they were in agreement. No opposition was voiced. The chairman entertained a motion to be made with any adjustments to staff's conditions.

Regarding the fence, staff requested that when the commissioners discuss it, to clarify between the fencing and landscaping requirements or both. Ms. Johnson suggested that the village's proposal meet the landscaping/screening requirements of a parking lot (i.e., for a new parking lot or one undergoing development/construction).

WITH RESPECT TO FILE 16-PLC-0043, MS. JOHNSON MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL THAT INCLUDES THE APPROVED AMENDMENT TO PLACE OFF-SITE STORAGE AUTOMOBILES INTO TABLE 5-1 AND INCLUDE THE 9 SPECIAL USE REQUIREMENTS PROPOSED, WITH THE EXCEPTION OF THE SCREENING (FENCING) AND LANDSCAPING FOR THE ENTIRE STORAGE AREA WHEN THE PROPERTY IS WITHIN 100 FEET OF THE RESIDENTIAL. IN LIEU OF, THE PLAN COMMISSION RECOMMENDS SCREENING AND LANDSCPAING MEETING THE REQUIREMENTS OF A "PARKING LOT."

SECONDED BY MS. GASSEN. ROLL CALL:

AYE: MS. JOHNSON, MS. GASSEN, MR. BOYLE, MR. CRONIN, MS. HOGSTROM, MR. MAURER, MR. THOMAN, CHAIRMAN RICKARD.
NAY: NONE

MOTION PASSED. VOTE: 8-0

Ms. Leitschuh announced that tomorrow the Village Council will be discussing the Downtown Focus Area and encouraged all to attend. On Wednesday, October 5th, the Comprehensive Plan Committee will be reviewing the village's comprehensive plan. In December, the plan will be reviewed by this commission. Leitschuh asked for the commissioners' availability on December 19, 2016 for a second meeting, if necessary.

Chairman Rickard introduced new commissioners Mike Boyle and Mike Maurer.

THE MEETING WAS ADJOURNED AT 8:51 P.M. ON MOTION BY MR. THOMAN, SECONDED BY MS. GASSEN. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 8-0.

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/s/ Celeste K. Weilandt
(As transcribed by MP-3 audio)

DRAFT

VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
NOVEMBER 7, 2016 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0044 3300 Finley Road	Planned Unit Development & Zoning Map Amendment	Swati Pandey Planner

REQUEST
The petitioner is requesting approval of a Planned Unit Development and Zoning Map Amendment to permit a sign package overhaul at 3300 Finley Road.

NOTICE
The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: Urbs in Horto, LP
c/o Fry's Electronics, Inc.
600 E. Brokaw Road
San Jose, CA 95112

APPLICANT: Graham Grady
111 E. Wacker Drive, Suite 2800
Chicago, IL 60601

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Commercial
PROPERTY SIZE: 704,747 square feet (16.18 acres)
PIN: 06-31-101-017

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
EAST:	O-R-M, Office-Research-Manufacturing	Office/Corporate Campus
WEST:	O-R-M, Office-Research-Manufacturing	Office/Corporate Campus
NORTH:	B-3, General Services and Highway Business	Regional Commercial
SOUTH:	Tollway Right-of-Way	Tollway Right-of-Way/Single Family Residential (beyond)

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Location Map
3. Project Narrative
4. Aerial Site Plan
5. Plat of Survey
6. Architectural Elevation
7. Sign Plans

PROJECT DESCRIPTION

The petitioner is requesting to establish a Planned Unit Development to approve a 915 square foot sign package and update the building exterior for Fry's Electronics Store located on the southwest corner of Finley Road and Opus Place, east of I-355, commonly known as 3300 Finley Road. The 16.18 acre property, which is zoned B-3, General Services and Highway Business, fronts Finley Road and backs up to I-355. The only access to the subject property is via Finley Road. If the Planned Unit Development is approved, the petitioner is also requesting to amend the zoning map for the property from B-3, General Services and Business Highway to B-3/PUD, General Services and Highway/Planned Unit Development.

Currently, Fry's has an approximate total of 1,887 square feet of signage on the property distributed across five wall signs, one each on the north, south and west facades and two on the east façade, and one monument sign. Fry's shares a second 57 square foot monument sign with the X-Sport Fitness immediately to the north. However, the shared monument sign was approved as part of the X-Sport Planned Development #40 and does not count towards Fry's total signage allowance.

The existing wall signs on the property are legally established non-conforming signs installed under the previous sign ordinance. The sign ordinance was significantly revised in 2005 and required all signs to be in conformance with the ordinance by May 2014. Fry's existing signage is substantially larger than what would be allowed under the revised sign ordinance. In 2014, Fry's requested a sign ordinance variation to allow all 1,887 square feet of signage to remain. The Zoning Board of Appeals denied the request. Fry's has agreed to reduce the signage on the building to come closer into compliance with the current sign ordinance and seeks to establish a Planned Unit Development for additional signage exemptions due to the site's limited visibility and access.

The current sign ordinance for the Village of Downers Grove grants a maximum of 300 square feet of signage for a commercial property including wall signs and single tenant monument sign. Properties fronting along a tollway are allowed an additional monument sign along the tollway which is not counted towards the overall sign allowance. Table 1 below presents the breakdown for all existing signage on the property which is a total of 1,887 square feet. The petitioner is proposing to reduce the total amount of signage by eliminating two wall signs from the east and west façade. This will reduce the total signage on the property by approximately 50% with a remaining total of 915 square feet.

Table 1: Maximum Total Sign Area

Sign Location	Type	Existing Sign Size	Proposed Sign Size
North Façade	Wall Sign	352	352
South Façade	Wall Sign	486	486
East Façade	Wall Sign	486	0
East Façade	Wall Sign ("Mobile Electronics Installation")	27	27
West Façade	Wall Sign	486	0
Monument Adjacent to Finley Rd	Monument Sign	50	50
TOTAL SIGNAGE	**-**	**1,887**	**915**

In addition to the 915 square feet, the petitioner is proposing a new tollway monument sign, allowed per the sign ordinance for properties abutting the right-of-way of I-88 or I-355. The tollway monument sign is allowed in addition to the maximum 300 square feet of sign for the property and must be a minimum of 30 feet away from any existing tollway signs. The tollway monument sign and the shared monument sign approved through PD #40, are both permitted and provide an additional 273 square feet of signage.

Table 2: Additional Permitted Signs

Sign Location	Type	Existing Sign Size	Proposed Sign Size
Tollway Monument Adjacent to I – 355	Monument Sign	0	216
Shared Monument Sign with XSport Fitness	Monument Sign	57	57
TOTAL SIGNAGE	**-**	**57**	**273**

As part of the PUD petition, the applicant is proposing to upgrade the building exterior. The petitioner proposes to improve Fry's elevations with a red band within the existing elevation reliefs. The red band will enhance the blank façade and provide architectural delineation to the elevations.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The property is designated as Regional Commercial in the Comprehensive Plan. Regional Commercial uses include a blend of corporate office, large shopping centers, hotels and big box development. To stay competitive, the Plan calls for reinvestment in the regional commercial areas, specifically "to improve the aesthetics and function of regional commercial uses". The comprehensive plan emphasizes that the signage in the commercial corridor should be updated per the revised ordinance and should be "designed to respect the scale and character of the surrounding development". Fry's is reducing the existing signage on the property consistent with the intent of the revisions of the Sign Ordinance. The reinvestment on the property with façade improvements further enhances the goals of the Comprehensive Plan. The proposed improvements are consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned B-3, General Services and Highway Business. The electronics store is listed as a permitted use in the B-3 zoning district. The proposed Planned Unit Development complies with the bulk standards for the overall development.

As stated earlier, the maximum signage allowed on the property per the zoning ordinance is 300 square feet. The Planned Unit Development process allows Fry's to reduce their existing non-conformity and bring signage on the property closer to compliance with the sign ordinance approved in 2005. Staff is supportive of the reduction in overall signage on the property. Staff also recognizes the locational challenges for the property. The property is surrounded by interstate highways with limited access from Finley Road. There is limited visibility and in order to ensure continued economic viability of the site, it is reasonable to maintain some additional signage on site. Staff believes that given the proposed reduction in wall signs, and the limited site visibility due to Fry's location, the exemption should be granted to Fry's for additional 615 square feet of signage on the property.

Total Signage	**Permitted**	**Existing**	**Proposed**
Area	300 square feet	1,887 square feet	915 square feet

NEIGHBORHOOD COMMENT

Notice was provided to all adjacent property owners in addition to posting the public hearing notice sign and publishing the legal notice in *Downers Grove Suburban Life*. No inquiries have been received to date.

FINDINGS OF FACT

Section 12.040.C.6 Review and Approval Criteria of Planned Unit Developments

The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

a. The zoning map amendment review and approval criteria of Sec. 12.030.I.
See the analysis of rezoning review and approval criteria below. This criteria is met.

b. Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.
The proposed Planned Unit Development is consistent with the Comprehensive Plan. The Plan encourages the reinvestment in commercial properties within the Butterfield Road corridor. The enhancement to the façade and the reduction of signage in keeping with the scale of development complies with the comprehensive plan requirements. This criteria is met.

c. Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.
One of the objectives of a PUD is to incorporate attractive, high-quality lighting, architecture and signage. Currently, the scope of the proposed project is limited to signage and enhancement of the facades with red banding on the existing elevations. The petitioner has indicated that this store serves the regional customer base and with its location along I-355, signage is important for its success. Additionally, the improvements that are proposed will advance the goals in the Comprehensive Plan specific to the Butterfield Road corridor. This criteria is met.

d. Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.
The subject site is designated for Regional Commercial in the Future Land Use Map. Specifically, the site has some complexities due to the frontage on interstate highways and the restricted access and visibility to its location. The Village acknowledges the challenges of using this site for retail and supports the additional signage above the maximum permitted limit, emphasizing at the same time that there will still be reduction from the existing conditions. The petitioner has identified that the proposed use would not be viable without the proposed signage. This criteria is met.

e. Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.

The Planned Unit Development is limited to a sign package that has been determined by the Village as being necessary to the viability of this site as a retail location and reduces the existing non-conforming signage. The anticipated impact of the proposal on the surrounding property owners and residents, existing and future residents of the PUD and the general public should be positive for two reasons. One, the total signage will be reduced in square footage, and two the façade will be enhanced with the red band detail, improving the image of this commercial property and the area. The surrounding property owners will be protected from additional signage with the condition that no additional signage may be placed on this site. This criteria is met.

Section 28.12.030.I. Review and Approval Criteria – Zoning Map Amendments (Rezoning)

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors:

(1) The existing uses and zoning of nearby property.

The subject property is currently zoned B-3, General Services and Highway Business and contains a commercial retail building. The surrounding properties are zoned B-3 and O-R-M, primarily commercial, research, and manufacturing with a mix of uses. The property is bound by I-355 on the west and I-88 to the south. The zoning of the surrounding properties is compatible. This criteria is met.

(2) The extent to which the particular zoning restrictions affect property values.

The proposed request, improvements and rezoning will have no negative impact on surrounding property values as it is reducing signage on the property by approximately 50% and updating the facade. This criteria is met.

(3) The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.

The proposed rezoning will not negatively impact property values or the public health, safety and welfare of the community. This criteria is met.

(4) The suitability of the subject property for the zoned purposes.

The subject property is B-3, General Services and Highway Business for commercial uses. The use of the property is retail and will not change as a result of this application. This criteria is met.

(5) The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.

The building has not been vacant. The PUD designation will allow the continued retail use of this property. This criteria is met.

(6) The value to the community of the proposed use.

Fry's is a regional commercial business serving a very large area. It attracts customers from across the region who visit Downers Grove and may further invest in town as a result of their visit. The proposal will improve the overall aesthetics of the existing development and contribute to the sustained economic vitality of the surrounding area. This criteria is met.

(7) The Comprehensive Plan.

The proposal is consistent with the Comprehensive Plan and the goal of maintaining and investing in regional commercial properties in close proximity to the interstates and providing for both the daily needs of residents as well as providing commercial services to the larger region. This criteria is met.

RECOMMENDATION

The proposed Planned Unit Development is compatible with the Comprehensive Plan. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition subject to the following conditions:

1. The proposed Planned Unit Development shall conform to the drawings submitted by the petitioner dated October 26, 2016; and
2. No additional wall or monument signs shall be permitted for this site that would result in an increase in overall sign area.

Staff Report Approved By:

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Stanley J. Popovich, AICP
Director of Community Development

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3300 Finley Road - Location Map

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Taft/

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312-836-4036
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IN REFERENCE TO:
F29316-GN003

October 26, 2016

VIA E-MAIL and U.S. MAIL
Don Rickard
Chairman
Plan Commission
Village of Downers Grove
801 Burlington Ave.
Downers Grove, IL 60515

Re: 3300 Finley Rd.
Fry's Electronics, Inc.

Dear Chairman Rickard:

On behalf of Fry's Electronics, Inc. ("Fry's"), this letter is the project narrative and description of the application of the proposed project.

Summary: Fry's proposes to establish a Planned Unit Development ("PUD") at the subject location in order to bring the existing use into compliance with the recently adopted sign ordinance regulations of the Village. Fry's proposes to remove two of four exterior wall signs thereby reducing by more than 50% the sign area at this retail store.

Current zoning: B-3 General Services and Highway Business zoning district

Sign area: The current area of the existing signs is 1,887 sq. ft.
The proposed sign area is 913 sq. ft.

Narrative description: In 2004 Fry's Electronics Inc. acquired and redeveloped a former Auto Nation facility which was blighted. Fry's constructed a new, approximate 151,800 sq. ft. building to house a computer and electronics retail store. Fry's is the largest retail store in Downers Grove. With a site measuring 16.9 acres with a perimeter of 3,471 feet, Fry's is the largest single use, privately owned parcel in Downers Grove. The development of the Fry's store utilized as-of-right zoning. The facility contains approximately 829 off-street parking spaces and other amenities. The existing signs at this location were erected pursuant to permits issued by the Village in approximately 2004. There are four signs on the exterior of the building each measuring approximately 487 sq. ft. for a total of 1,887 sq. ft. in area. The adoption of the new sign ordinance regulations rendered the signs at the Fry's store as non-compliant. Fry's now seeks to establish a PUD in order to reduce the number of exterior wall signs at this location by removing the east and west wall signs which together comprise approximately 974 sq. ft. of area.

In addition, Fry's seeks approval for construction of a new tollway monument sign to be located near the southwest corner of the existing building. [Note: The tollway monument sign area does not count against the maximum sign area allowed for exterior wall signs.] At the request of staff of the Department of Planning, Fry's has also agreed to improve the appearance of the large, blank exterior walls of the building by adding new red painted borders as depicted on the exhibits to the application. No other changes to the building or the facility are proposed.

Recap: In order to bring the site into compliance with the Downers Grove sign ordinance, Fry's proposes a zoning map amendment to establish a PUD. Fry's proposes to:

a. maintain the existing north facing sign located over the entry to the store,
b. maintain the existing south facing sign located at the rear of the store near the western end of the south elevation,
c. remove the east facing sign,
d. remove the west facing sign, and
e. install a monument sign at the southeast corner of the parking lot.

Rationale: Due to the size of the retail store and the large distances from which the signs must be viewed (from Finley Road, I-88 and I-355) large signs are needed in order to make retail at this location viable. With its vast expressway frontage, coupled with the distance of the store from Finley Rd., Fry's needs large signs in order for them to be readable at greater distances. Fry's has the lengthiest expressway frontage of any single retailer in Downers Grove, or even the entire corridor of the Reagan Tollway. Fry's maintains 2,850 feet of total frontage with 1,540 feet along the tollways plus 1,310 feet of frontage on Finley Road. Fry's is a significant employer in Downers Grove and contributes to the sales taxes and real estate property tax base of the Village. Fry's is well-removed from nearby improvements and residential uses and, as a result, the size of the two signs proposed to be maintained will not have a negative impact on surrounding uses and properties. In fact, four signs have been in place at this location for over 12 years; the current proposal calls for the removal of two of the signs.

Compliant application: The application is in compliance with the PUD standards of the Downers Grove Zoning Ordinance, the Commercial and Office Areas goals objectives as well as the overlay district. Please see the detailed description of the proposal as contained in the application and exhibits.

Please let me know if you need any additional information or if you have any questions, comments or suggestions. Thank you.

Sincerely,

TAFT STETTINIUS & HOLLISTER LLP

Graham C. Grady

GCG/gcg/17538005.3

Copy to: Mr. Stan Popovich, Director of Community Development, Village of Downers Grove
Okrent Kisiel & Associates
Fry's Electronics, Inc.

FRY'S ELECTRONICS, INC.
3300 FINLEY ROAD
Downers Grove, Illinois

Evaluation of proposal according to planned unit development standards and criteria.

By: Jason C. Jarrett, AICP
Senior Associate
Okrent Kisiel Associates, Inc.

Date: October 2016

INTRODUCTION AND PURPOSE

I am a certified planner and member of the American Institute of Certified Planners. I am a senior associate with Chicago-based planning firm Okrent Kisiel Associates, where I have been employed for over 20 years.

The purpose of this report is to evaluate the application for a proposed planned unit development at 3300 Finley Road, Downers Grove, Illinois. This evaluation is undertaken on behalf of the applicant, Fry's Electronics, Inc.

My evaluation is based on various factors, including inspection and study of the property, review of various plans, documents and studies, and my knowledge, expertise, judgment and experience in planning, zoning and development.

SECTION I: DEVELOPER'S STATEMENT OF INTENT

The applicant proposes to remove two (west and east facing) of the four existing wall signs, replacing them with a single tollway monument sign located near the southwest corner of the building. This will bring the total area of wall signage from ±1,887 square feet to ±913 square feet. The tollway monument sign is not counted toward sign area, per §9.050.B.3 of the zoning ordinance. The proposed monument sign will be no more than 20 feet in height and have a sign area of approximately 216 square feet, within the 20 feet height and 225 square feet area maximums spelled out in the ordinance.

The zoning ordinance requires all tollway monument signs be set back a minimum of 30 feet from the tollway right-of-way, and have a minimum landscape buffer of 3 feet. The proposed monument sign will be set back ±38.5 feet and has a landscape buffer exceeding 3 feet. Additionally, Fry's proposes to architecturally delineate the facades with the addition of red banding. These improvements will help enhance Fry's image at one of the village's most visible commercial locations, while allowing it to maintain adequate identification.

The Fry's store was developed in 2004, and was fully compliant with the zoning ordinance in place at that time. The site is currently zoned B-3 General Services and Highway Business. The development continues to be fully compliant with the current zoning ordinance in terms of FAR (0.75 max, 0.20 actual), street setback (25 feet required, 103 feet actual), side setbacks (0 feet required, 411 feet and 143 feet provided), rear setback (0 feet required, 166 feet provided), and minimum open space (10% required, ±30% provided). The current ordinance requires a minimum of 531 parking spaces and a maximum of 683 parking spaces. 829 parking spaces currently exist, with four being proposed for removal to create a landscape buffer for the proposed tollway monument sign.
Fry's has the lengthiest expressway frontage of any retailer in Downers Grove, or even the entire corridor of the Reagan Tollway. The site has 1,310 feet of property frontage on Finley Road and 1,540 feet on the tollway system, 2,850 feet of frontage in all, or more than half a mile. Fry's has major highway exposure on three sides, with its fourth side comprising the main entrance of the outlet.

The physical attributes of the context, with high traffic speeds and lengthy site distances, suggest that strict compliance with the ordinance will result in a serious diminution of Fry's identity and ability to attract customers. A failure of Fry's could result in a large, empty commercial building not easily repurposed. Such a situation is precisely what the applicant seeks to avoid by reinvesting in aesthetic improvements to the subject property.

The proposed planned unit development strikes a reasonable balance that will benefit both Fry's and the Village of Downers Grove. Proposed improvements to the Fry's site are intended to ensure the continued economic viability of a key retail component of the Village, strategically located at the interchange of I-88 and I-355. The ability of Fry's to draw customers from as far away as Indiana and Wisconsin increases the likelihood that such customers may visit other businesses in the Butterfield Road commercial district. The continued success of this location allows Fry's to remain competitive and continue its contribution to the community as a significant employer and tax generator in Downers Grove.

Fry's proposal is in compliance with all applicable planned unit development standards of the Downers Grove Zoning Ordinance, and is entirely in keeping with both general and more specific goals of the comprehensive plan, as discussed in more detail in the following sections of this report.

SECTION II: EVALUATION OF PROPOSAL ACCORDING TO CRITERIA FOR PLANNED UNIT DEVELOPMENTS (§12.40.C.6)

APPLICABLE STANDARDS, RESPONSES

a. the zoning map amendment review and approval criteria of Sec. 12.030I;

The proposal meets all review and approval criteria of Sec. 12.030.I. See SECTION III for a detailed analysis of the criteria.

b. whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area;

The proposal is consistent with the comprehensive plan. See PART 7 of SECTION III for a detailed analysis of consistency with the comprehensive plan.

c. whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030;

The proposal will comply with all provisions of Sec. 4.030. See SECTION III and SECTION IV for further analysis of specific criteria.

d. whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations; and

The proposal will improve the overall aesthetics of the existing development, located at the highly visible interchange of I-88 and I-355, while reducing existing wall signage from ±1,887 square feet to ±913 square feet. Additionally, the proposal will contribute greatly to Fry's continuing economic health, resulting in the sustained economic vitality of the surrounding area and its tax benefit to the Village.

e. whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.

Fry's is well-removed from nearby improvements by the surrounding expressways, the broad right-of-way of Finley Road, and the vast scale of Fry's own parking lot and, as such, the interests of surrounding property owners and residents should not be negatively impacted. It is unlikely that any additional conditions would be required, as the there is no change in land use or traffic patterns, and improvements are primarily aesthetic in nature.

SECTION III: EVALUATION OF PROPOSAL ACCORDING TO CRITERIA FOR ZONING MAP AMENDMENTS (REZONINGS - §12.030.I)

APPLICABLE STANDARDS, RESPONSES

1. the existing use and zoning of nearby property;

While no change is proposed to land use or underlying zoning, the current land use of the subject property and proposed improvements are in keeping with surrounding land uses, such as X-Sport Fitness and nearby hotels and office complexes.

The current underlying B-3, General Services and Highway Business zoning district is appropriate for the proposed improvements and is consistent with nearby B-3 and ORM, Office Research Management zoning.

2. the extent to which the particular zoning restrictions affect property values;

Fry's is well-removed from nearby improvements by the surrounding expressways, the broad right-of-way of Finley Road, and the vast scale of Fry's own parking lot and, as such, the proposal should result in no diminution of property value. In fact, the proposed aesthetic improvements will serve to enhance the development's overall visual impact and ability to draw consumers from surrounding expressways to nearby commercial areas.

3. the extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;

The current ambient light and air supply will be unaffected by the proposal, as will traffic conditions, fire safety, or public safety in general. As no diminution in property value is anticipated by the largely aesthetic changes to the development, the proposal should result in a net-positive effect.

4. the suitability of the subject property for the zoned purposes;

No change in land use or underlying zoning is proposed.

5. the length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;

The property is not vacant, and the current development was opened in 2004.

6. the value to the community of the proposed use; and

The proposal will improve the overall aesthetics of the existing development, located at the highly visible interchange of I-88 and I-355, while the requested variation will reduce existing wall signage from ±1,887 square feet to ±913 square. Additionally, the proposal will contribute greatly to Fry's continuing economic health, resulting in the sustained economic vitality of the surrounding area and its tax benefit to the Village.

7. the comprehensive plan.

Proposed improvements to the Fry's site are intended to enhance the aesthetics of the subject property, while ensuring the continued economic viability of a key retail component of the Village, strategically located at the interchange of I-88 and I-355, which is entirely in keeping with both general and more specific goals of the comprehensive plan.

As stated on page 3 of the comprehensive plan, one of the purposes of the comprehensive plan is "the revitalization of the Village's key commercial areas."

The Commercial Areas Plan (page 43) presents "recommendations that are intended to capitalize on the Village's strong position within the region" and "its excellent access to expressways." Its policies are intended to "enhance the quality and appearance of existing commercial areas." The subject property is located on one of the most visible and accessible sites in the Chicago region and serves a regional market, well beyond nearby and surrounding municipalities, drawing shoppers to Downers Grove from as far away as Indiana, Wisconsin and Michigan.

More specifically, Commercial Areas Policy Recommendations (page 53) state that, "Reinvestment should occur in the Finley Road/Butterfield Road area to improve the aesthetics and function of regional commercial uses."

The Butterfield Key Focus Area (page 108) states that, "its proximity to I-88 and I-355

provides unparalleled access and visibility and is a key gateway into the Village of Downers Grove. This area, more than other parts of the Village, must be aggressive in maintaining its competitiveness in the regional office and retail markets." Recommendations of the focus area include improving "the appearance to the Interstate and maximize the exposure it provides," and suggests seeking "opportunities to complement … efforts with smaller improvements that can be applied … to specific sites." It goes on to state that such improvements are "largely aesthetic in nature and are of a smaller scale than redeveloping an entire site."

On Land Use maps within the comprehensive plan, the subject is designated Regional Commercial. On page 47 of the comprehensive plan, it states that for Regional Commercial to "stay competitive and draw from the surrounding region, reinvestment should occur to improve the aesthetics and function of regional commercial uses." Fry's seeks to make just such a reinvestment in its own property.

Page 48 of the comprehensive plan states that, "commercial signage should also be designed to respect the scale and character of the surrounding development. The Fry's proposal seeks to find a common ground between existing sign ordinances and the unique scale and visibility of the subject site.

The proposal furthers Commercial and Office Areas Goal 1 and 2 of the comprehensive plan, while seeking no outside investment.

Goal 1: *Develop aesthetically pleasing and functionally well-designed retail and commercial shopping areas that are market supportable, maintain a diversified tax base, and serve the needs of the Village's residents and in some areas, a larger regional market.*

Objectives

1. Maintain a range of retail and service commercial activities throughout the Village.

2. Define and designate more specific functional roles for the various commercial areas within the Village distinguished by local-, community-, and regional-serving developments.

3. Ensure that new commercial development and redevelopment is designed in scale with, and complementary to, existing adjacent development.

10. Establish a program to assist businesses and property owners with façade improvements, landscaping, parking improvements, and modernization of aging structures and facilities.

12. Initiate programs to incentivize the improvement and rehabilitation of older commercial

buildings and areas which are, or are becoming, functionally obsolete including improvements to facades, signage, streetscaping, landscaping, and parking areas.

Goal 2: *Enhance the economic viability, productivity, appearance and function of the Village's commercial corridors, including Butterfield Road, Ogden Avenue, 63rd Street and 75th Street.*

Objectives

4. Encourage appropriate signage along corridors to ensure safe traffic movements into, out of, and through commercial areas.

6. Maximize the exposure and capitalize on the access to I-88 and I-355 by clustering uses and businesses that benefit from, and cater to, a larger regional market and employment base near interchanges and promoting and encouraging better signage and appearances on facades fronting the interstates.

7. Review and update signage ordinances being flexible to the desire and necessity of business identification but mindful of its potential to block views, create visual clutter and detract from the appearance of the Village and its commercial areas.

Additionally, it should be noted that page 50 of the comprehensive plan discusses how the village may deal with large, empty commercial buildings not easily repurposed, by enacting "white elephant ordinances." It claims that a municipality should "draw from a large toolkit to avoid a situation which may encourage blight." Such a situation is precisely what the applicant seeks to avoid by reinvesting in aesthetic improvements to the subject property.

SECTION IV: EVALUATION OF PROPOSAL ACCORDING TO OBJECTIVES OF PLANNED UNIT DEVELOPMENT (§4.030.A.2)

APPLICABLE OBJECTIVES, RESPONSES

a. implementation of and consistency with the comprehensive plan and other relevant plans and policies;

The proposal is consistent with the comprehensive plan. See PART 7 of SECTION III for a detailed analysis of consistency with the comprehensive plan

b. flexibility and creativity in responding to changing social, economic and market conditions allowing greater public benefits than could be achieved using conventional zoning and development regulations;

Fry's willingness to commit resources toward aesthetic enhancements to its facility, including the replacement of two wall signs with a new tollway monument sign, speaks to the criticality of expressway visibility to its business model and the need to remain competitive in a changing retail environment. These enhancements will increase the aesthetic appeal of the existing site while simultaneously drawing additional shoppers to the Butterfield Road commercial corridor.

Fry's chose to develop the location on Finley Road due to its proximity to the I-88 and I-355 corridor, as well as to Finley Road and Butterfield Road, which are both busy, commercial thoroughfares with many commercial and retail establishments. The visibility of Fry's signs at this location is extremely important to the success of Fry's business. Fry's signs need to be legible at much greater distances than those of the strip centers on Butterfield Road, to traffic traveling at higher speeds, and to a greater proportion of customers coming from greater distances, many for the first time. The proposal represents a creative and flexible solution that reaches an appropriate compromise between conventional zoning and development regulations and the needs of a regional retail use with more than 2,850 feet of frontage, 1,540 feet of which is located along the tollway.

c. efficient and economical provision of public facilities and services;

No changes are proposed as a part of this planned unit development that will negatively impact the provision of public facilities and services.

d. variety in housing types and sizes to accommodate households of all ages, sizes, incomes and lifestyle choices;

No housing units are proposed as part of this planned unit development.

e. compact, mixed-use development patterns where residential, commercial, civic and open spaces are located in close proximity to one another;

No change of land use is proposed as part of this planned unit development.

f. a coordinated transportation system that includes an inter-connected hierarchy of facilities for motorized and non-motorized travel;

No changes are proposed as a part of this planned unit development that will negatively impact the transportation system or facilities for motorized or non-motorized travel.

g. high-quality buildings and improvements that are compatible with surrounding areas, as determined by their arrangement, massing, form, character and landscaping;

Fry's proposes to add architectural enhancement to the façade of its existing building through the use of color. These enhancements are compatible with existing commercial uses in the Butterfield Road commercial district, which often employee similar practices to break-up long facades. Fry's sign proposal is in keeping with signs on nearby uses, such as XSport Fitness. No changes are proposed to the existing building massing or form as a part of this planned unit development.

h. the protection and enhancement of open space amenities and natural resource features;

No changes are proposed as a part of this planned unit development that will negatively impact existing open space amenities and natural resource features.

i. the incorporation of sustainable development features including green infrastructure practices in landscapes and parking area, to maximize the aesthetic and water quality benefits of best practices in stormwater management; and

Fry's proposes to remove four parking spaces located in a remote portion of the parking lot and replace them with a landscaped area at the location of the proposed tollway monument sign, thereby removing a small amount of impervious surface from the site and replacing it with appropriate landscaping. No changes are proposed as a part of this planned unit development that will negatively impact stormwater management.

j. attractive, high-quality landscaping, lighting, architecture and signage, including the use of native landscaping that reflects the unique character of the village and the surrounding area.

The existing Fry's development includes extensive perimeter landscaping, particularly along its west, south and east property lines, with well-maintained interior parking lot landscaping in place. Landscaping along Finley Road utilizes a combination of low plants, shrubs and trees to positive effect, and similar landscaping would be provided at the base of the proposed tollway monument sign. Existing signage is attractive and well maintained, and the proposed monument sign will be similar to existing signage in terms of style. The addition of red banding within the existing elevation reliefs will provide additional architectural delineation to the building's large, blank facades (in excess of 1,500 feet of total façade length). These improvements will help enhance Fry's image at one of the village's most visible commercial locations. No changes to lighting are proposed as a part of this planned unit development.

EDWARD J. MOLLOY & ASSOCIATES, LTD.
LAND & CONSTRUCTION SURVEYORS
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700
e-mail: jmolloy@ejmolloy.com

ALTA/ACSM LAND TITLE SURVEY

OF

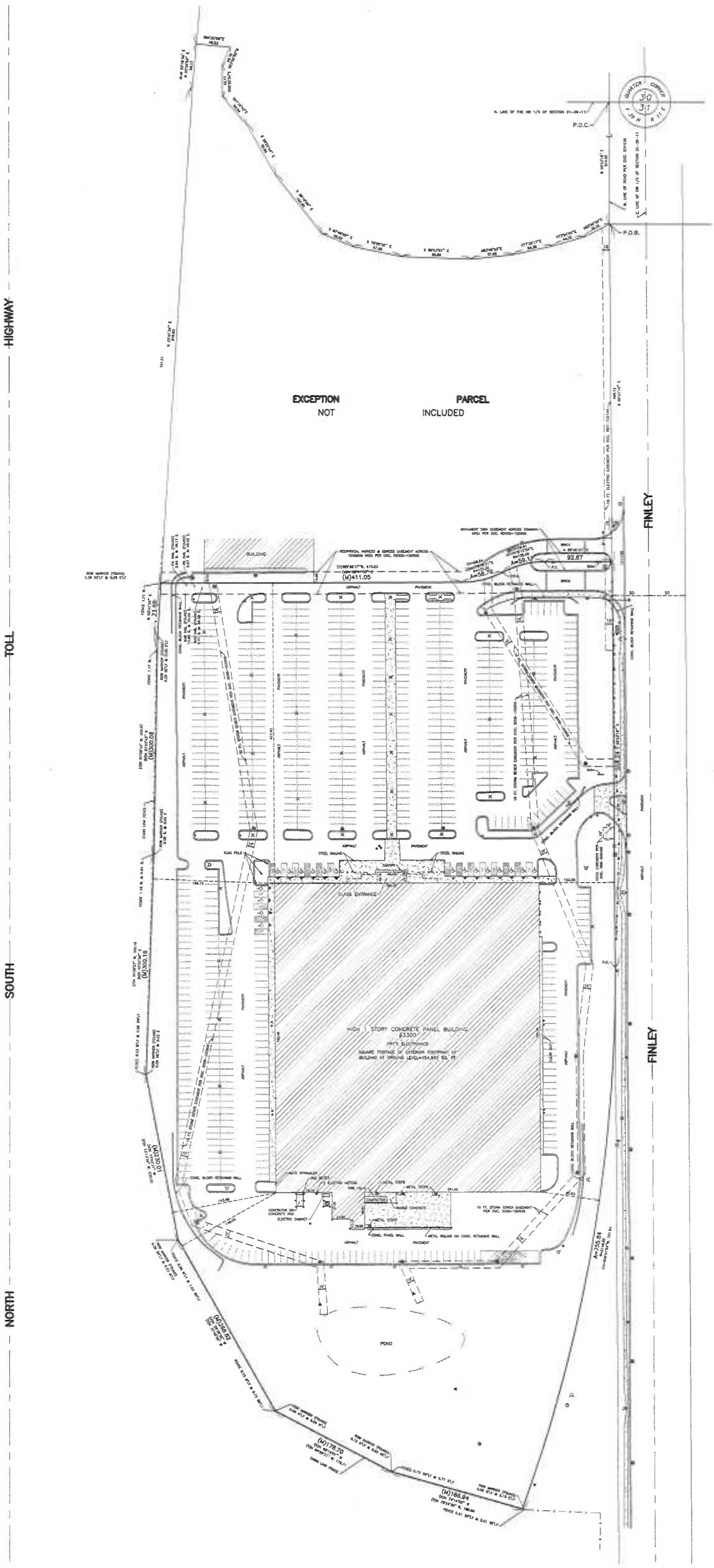
THAT PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST 1/4 WITH THE WEST LINE OF FINLEY ROAD ACCORDING TO THE PLAT OF DEDICATION RECORDED JULY 15, 1959 AS DOCUMENT NO. 931536, SAID WEST LINE OF FINLEY ROAD BEING A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 (BEARINGS AND DISTANCES REFERRED TO IN THIS LEGAL DESCRIPTION AS "RECORD" ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM-EAST ZONE AND SHOWN ON PLATS OF SURVEY PREPARED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY); THENCE SOUTH 00 DEGREES 23 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE OF FINLEY ROAD, 514.02 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 23 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE OF FINLEY ROAD, 1014.98 FEET TO A POINT OF CURVATURE IN SAID WEST LINE; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID FINLEY ROAD, BEING A CURVED LINE CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 2148.80 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 753.84 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE NORTH-SOUTH TOLLWAY (THE CHORD OF SAID ARC BEARS SOUTH 09 DEGREES 41 MINUTES 54 SECONDS WEST, 751.94 FEET); THE FOLLOWING 8 COURSES ARE ALONG THE EASTERLY LINE OF THE NORTH-SOUTH TOLLWAY; THENCE NORTH 74 DEGREES 14 MINUTES 00 SECONDS WEST, 188.94 FEET (RECORD NORTH 76 DEGREES 24 MINUTES 30 SECONDS WEST, 188.84 FEET) TO A POINT 528.25 FEET EAST OF STATION 1245+50.12 ON THE CENTER LINE OF THE NORTH-SOUTH TOLLWAY, AS MEASURED AT RIGHT ANGLES TO SAID CENTER LINE; THENCE NORTH 62 DEGREES 16 MINUTES 01 SECONDS WEST, 178.70 FEET (RECORD NORTH 64 DEGREES 28 MINUTES 31 SECONDS WEST, 178.71 FEET) TO A POINT 367.02 FEET EAST OF STATION 1244+40.98 ON THE CENTER LINE OF THE NORTH-SOUTH TOLLWAY, AS MEASURED AT RIGHT ANGLES TO SAID CENTER LINE; THENCE NORTH 29 DEGREES 38 MINUTES 29 SECONDS WEST (RECORD NORTH 31 DEGREES 48 MINUTES 55 SECONDS WEST), 288.82 FEET TO A POINT 234.54 FEET EAST OF STATION 1248+74.38 ON THE CENTER LINE OF THE NORTH-SOUTH TOLLWAY, AS MEASURED AT RIGHT ANGLES TO SAID CENTER LINE; THENCE NORTH 11 DEGREES 03 MINUTES 31 SECONDS WEST, 230.01 FEET (RECORD NORTH 13 DEGREES 13 MINUTES 59 SECONDS WEST, 230.00 FEET) TO A POINT 190.00 FEET EAST OF STATION 1251+00 ON THE CENTER LINE OF THE NORTH-SOUTH TOLLWAY, AS MEASURED AT RIGHT ANGLES TO SAID CENTER LINE; THENCE NORTH 02 DEGREES 00 MINUTES 58 SECONDS EAST, 300.18 FEET (RECORD NORTH 00 DEGREES 09 MINUTES 27 SECONDS WEST, 300.19 FEET) TO A POINT 200.00 FEET EAST OF STATION 1254+00 ON THE CENTER LINE OF THE NORTH-SOUTH TOLLWAY, AS MEASURED AT RIGHT ANGLES TO SAID CENTER LINE; THENCE NORTH 01 DEGREES 03 MINUTES 43 SECONDS EAST, 300.06 FEET (RECORD NORTH 01 DEGREES 06 MINUTES 43 SECONDS WEST, 300.07 FEET) TO A POINT 205.00 FEET EAST OF STATION 1257+00 ON THE CENTER LINE OF THE NORTH-SOUTH TOLLWAY, AS MEASURED AT RIGHT ANGLES TO SAID CENTER LINE; THENCE NORTH 03 DEGREES 41 MINUTES 34 SECONDS EAST (RECORD NORTH 01 DEGREES 31 MINUTES 09 SECONDS EAST), 751.51 FEET TO A POINT 252.00 FEET EAST OF STATION 1264+50.00 ON THE CENTER LINE OF THE NORTH-SOUTH TOLLWAY, AS MEASURED AT RIGHT ANGLES TO SAID CENTER LINE; THENCE NORTH 03 DEGREES 29 MINUTES 54 SECONDS EAST (RECORD NORTH 03 DEGREES 18 MINUTES 34 SECONDS EAST), 36.17 FEET ALONG A STRAIGHT LINE, THE NORTHERLY EXTENSION OF WHICH RUNS TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, 283.00 FEET EAST OF THE CENTER LINE OF THE NORTH-SOUTH TOLLWAY, AS MEASURED AT RIGHT ANGLES TO SAID CENTER LINE; THENCE SOUTH 84 DEGREES 30 MINUTES 08 SECONDS EAST, 46.23 FEET; THENCE SOUTH 23 DEGREES 58 MINUTES 52 SECONDS WEST, 28.70 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 24 SECONDS EAST, 42.11 FEET; THENCE SOUTH 41 DEGREES 10 MINUTES 43 SECONDS EAST, 30.04 FEET; THENCE SOUTH 29 DEGREES 22 MINUTES 44 SECONDS EAST, 79.90 FEET; THENCE SOUTH 38 DEGREES 18 MINUTES 08 SECONDS EAST, 102.90 FEET; THENCE SOUTH 87 DEGREES 40 MINUTES 00 SECONDS EAST, 45.52 FEET; THENCE SOUTH 78 DEGREES 29 MINUTES 35 SECONDS EAST, 67.95 FEET; THENCE SOUTH 88 DEGREES 03 MINUTES 51 SECONDS EAST, 95.54 FEET; THENCE NORTH 83 DEGREES 49 MINUTES 53 SECONDS EAST, 57.95 FEET; THENCE NORTH 77 DEGREES 36 MINUTES 17 SECONDS EAST, 34.30 FEET; THENCE NORTH 73 DEGREES 54 MINUTES 04 SECONDS EAST, 44.32 FEET; THENCE NORTH 62 DEGREES 59 MINUTES 26 SECONDS EAST, 36.32 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART CONVEYED BY SPECIAL WARRANTY DEED RECORDED JUNE 28, 2005 AS DOCUMENT R2005-136239 AND RE-RECORDED SEPTEMBER 9, 2005 AS DOCUMENT R2005-189449, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

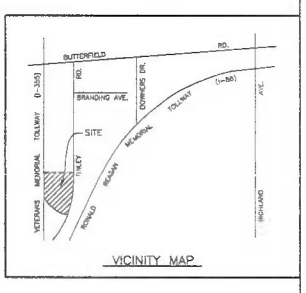
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST 1/4 WITH THE WEST LINE OF FINLEY ROAD ACCORDING TO THE PLAT OF DEDICATION RECORDED JULY 15, 1959 AS DOCUMENT NO. 931536, SAID WEST LINE OF FINLEY ROAD BEING A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 (BEARINGS AND DISTANCES REFERRED TO IN THIS LEGAL DESCRIPTION AS "RECORD" ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM-EAST ZONE AND SHOWN ON PLATS OF SURVEY PREPARED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY); THENCE SOUTH 00 DEGREES 23 MINUTES 16 SECONDS EAST, ALONG SAID WEST LINE OF FINLEY ROAD, 514.02 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 23 MINUTES 16 SECONDS EAST, ALONG SAID WEST LINE OF FINLEY ROAD, 460.72 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 43 SECONDS WEST, A DISTANCE OF 92.87 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 125.00 FEET AND AN ARC LENGTH OF 59.11 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET AND AN ARC LENGTH OF 58.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, A DISTANCE OF 410.23 TO A POINT ON THE EASTERLY LINE OF THE NORTH-SOUTH TOLLWAY; THENCE NORTH-EASTERLY, ALONG THE EASTERLY LINE OF SAID NORTH-SOUTH TOLLWAY FOR THE FOLLOWING 2 COURSES; 1) THENCE NORTH 03 DEGREES 41 DEGREES 34 MINUTES EAST, A DISTANCE OF 679.83 FEET TO A POINT BEING 252.00 FEET EASTERLY OF STATION 1264 + 50.00 ON THE CENTER LINE OF THE NORTH-SOUTH TOLLWAY, AS MEASURED AT RIGHT ANGLES TO SAID CENTER LINE; 2) THENCE NORTH 05 DEGREES 29 MINUTES 54 SECONDS EAST, A DISTANCE OF 36.17 FEET ALONG A STRAIGHT LINE, THE NORTHERLY EXTENSION OF WHICH RUNS TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31 BEING 283.00 FEET EAST OF THE CENTER LINE OF THE NORTH-SOUTH TOLLWAY, AS MEASURED AT RIGHT ANGLES TO SAID CENTER LINE; THENCE SOUTH 84 DEGREES 30 MINUTES 08 SECONDS EAST, A DISTANCE OF 46.23 FEET; THENCE SOUTH 23 DEGREES 58 MINUTES 52 SECONDS WEST, A DISTANCE OF 28.70 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 24 SECONDS EAST, A DISTANCE OF 42.11 FEET; THENCE SOUTH 41 DEGREES 10 MINUTES 43 SECONDS EAST, A DISTANCE OF 30.04 FEET; THENCE SOUTH 29 DEGREES 22 MINUTES 44 SECONDS EAST, A DISTANCE OF 79.90 FEET; THENCE SOUTH 38 DEGREES 18 MINUTES 08 SECONDS EAST, A DISTANCE OF 102.90 FEET; THENCE SOUTH 87 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 45.52 FEET; THENCE SOUTH 78 DEGREES 29 MINUTES 35 SECONDS EAST, A DISTANCE OF 67.95 FEET; THENCE SOUTH 88 DEGREES 03 MINUTES 51 SECONDS EAST, A DISTANCE OF 95.54 FEET; THENCE NORTH 83 DEGREES 49 MINUTES 53 SECONDS EAST, A DISTANCE OF 57.95 FEET; THENCE NORTH 77 DEGREES 36 MINUTES 17 SECONDS EAST, A DISTANCE OF 34.30 FEET; THENCE NORTH 73 DEGREES 54 MINUTES 04 SECONDS EAST, A DISTANCE OF 44.32 FEET; THENCE NORTH 62 DEGREES 59 MINUTES 26 SECONDS EAST, A DISTANCE OF 36.32 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3300 FINLEY ROAD, DOWNERS GROVE, IL



LEGEND:

- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin/Inlet
- Flared End Section
- Fire Hydrant w/B-Box
- Water Valve Vault
- Light Pole
- Traffic Sign
- Utility Pole W/Overhead Wire
- Anchor for Power Pole
- Traffic Signal Pole
- Traffic Signal Pole With Arm
- Traffic Signal Vault
- Concrete Filled Post
- Telephone Pedestal
- Telephone Manhole
- Electric Transformer
- Electric Manhole
- Depressed Curb
- (M) Measured
- (R) Record
- (D) Deed
- R Radius
- A Arc



VICINITY MAP

SURVEYOR'S NOTES

TITLE COMMITMENT: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. NCS-429108-SC WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2010:

5. EASEMENT OVER A PORTION OF THE LAND AS DESCRIBED THEREIN FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RECORDED DECEMBER 29, 1997 AS DOCUMENT NUMBER R97-200144. [PLOTTED ON THE DRAWING]

7. EASEMENT OVER A PORTION OF THE LAND AS DESCRIBED THEREIN FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RECORDED JANUARY 20, 1998 AS DOCUMENT NUMBER R98-009499. [PLOTTED ON THE DRAWING]

8. AGREEMENT FOR ENFORCEMENT OF FIRE LANE RESTRICTIONS ON PRIVATE PROPERTY RECORDED OCTOBER 20, 1998 AS DOCUMENT R98-218835, MADE BY AND BETWEEN THE VILLAGE OF DOWNERS GROVE, AN ILLINOIS MUNICIPAL CORPORATION AND FIRST SECURITY BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 1996-1. [FIRE LANES PER ATTACHMENT B TO DOCUMENT R98-218835 NO LONGER CORRESPOND TO DRIVING LANES.]

9. RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED JULY 18, 2005 AS DOCUMENT R2005-152905, MADE BY AND BETWEEN URBS IN HORTO, LP, AN ILLINOIS LIMITED PARTNERSHIP AND DGR REALTY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY AND BETWEEN URBS IN HORTO, LP, AN ILLINOIS LIMITED PARTNERSHIP AND DGR REALTY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY RECORDED APRIL 20, 2006 AS DOCUMENT R2006-072720. [PLOTTED ON THE DRAWING]

TAX PARCEL PERMANENT INDEX NUMBER: 06-31-101-017-0000

FLOOD MAP DESIGNATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17043C0807H WITH A MAP REVISED DATE OF DECEMBER 16, 2004, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

SUMMARY OF PAINT STRIPED PARKING SPACES: THE PROPERTY CONTAINS A TOTAL OF 829 PARKING SPACES INCLUDING 18 DESIGNATED HANDICAP SPACES.

ACCESS STATEMENT: THE PROPERTY HAS DIRECT ACCESS TO AND FROM FINLEY ROAD, A LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREET OR HIGHWAY.

AREA STATEMENT: THE PROPERTY CONTAINS 705,112 SQUARE FEET OR 16.1871 ACRES.

ENCROACHMENT STATEMENT: THERE DOES NOT APPEAR TO BE ANY ENCROACHMENTS ONTO OR OFF OF THE PROPERTY.

NUMBERED ITEMS IN TABLE "A" OF 2005 MINIMUM STANDARD DETAIL REQUIREMENTS:
2. VICINITY MAP.
3. FLOOD ZONE DESIGNATION.
4. LAND AREA.
7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
6. SUBSTANTIAL VISIBLE IMPROVEMENTS.
9. PARKING AREAS AND STRIPING
10. INDICATION OF ACCESS TO PUBLIC WAY.
11(a). LOCATION OF UTILITIES AS DETERMINED BY OBSERVED EVIDENCE.

MARCH 18, 2010: ADD NAME TO CERTIFICATE.

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, JOHN M. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND PRESIDENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL CORPORATION, HEREBY CERTIFY TO:
COLUMBUS LIFE INSURANCE COMPANY;
URBS IN HORTO, L.P., AN ILLINOIS LIMITED PARTNERSHIP;
FIRST AMERICAN TITLE INSURANCE COMPANY;
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) IN 2005, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8, 9, 10 AND 11(a) OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AT BENSENVILLE, ILLINOIS THIS 8TH DAY OF MARCH , A.D. 2010

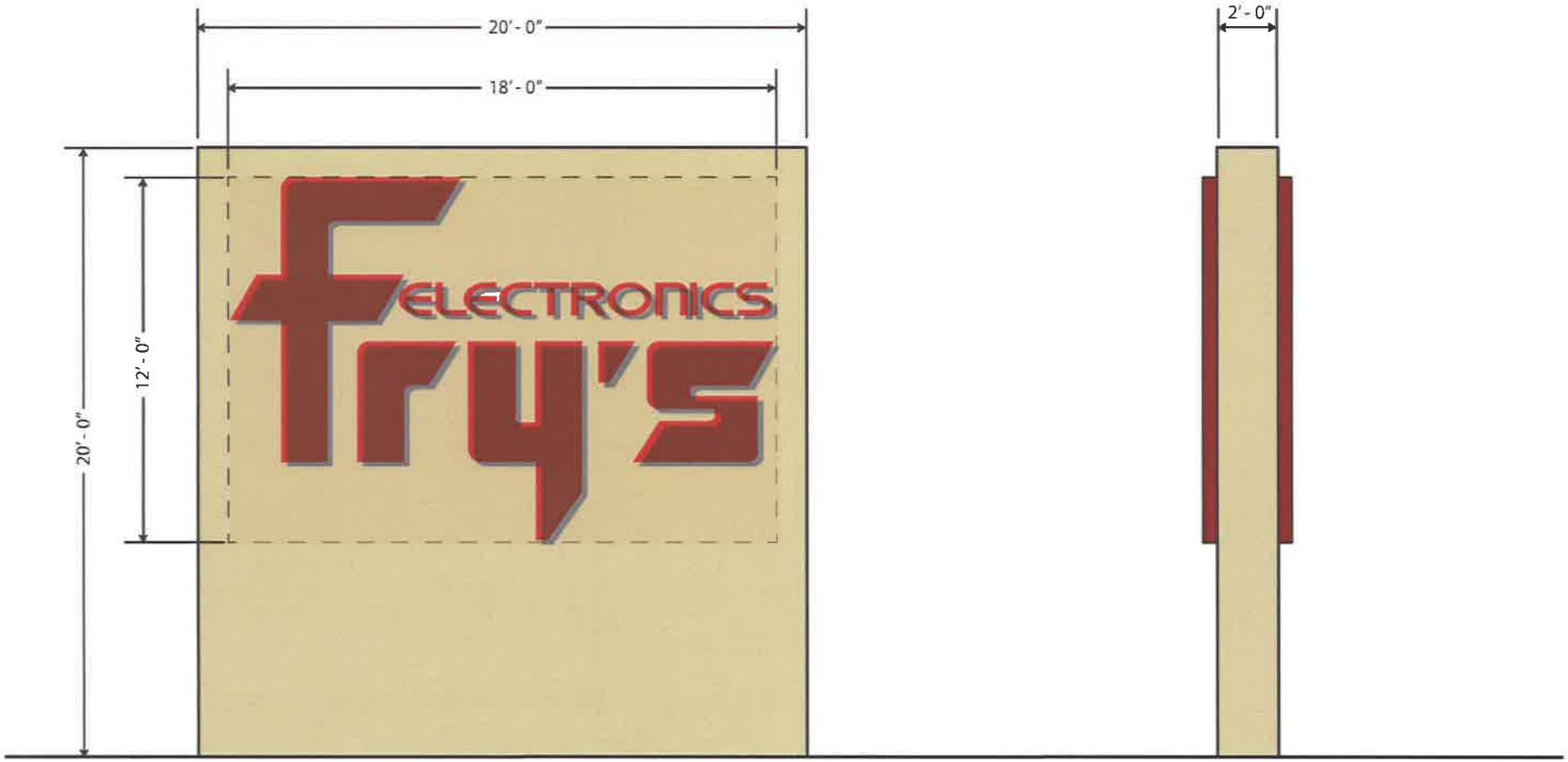
EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL CORPORATION

JOHN M. MOLLOY
PRESIDENT/ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3432
MY LICENSE EXPIRES NOVEMBER 30, 2010 AND IS RENEWABLE

VALID ONLY WITH EMBOSSED SEAL

DRAFTED BY: BJE
ORDERED BY: URBS IN HORTO, L.P.
ORDER NO.: 2010-0045
FILE: 31-39-11
PROJECT NO.: 460

RECEIVED
OCT 26 2016
BY:



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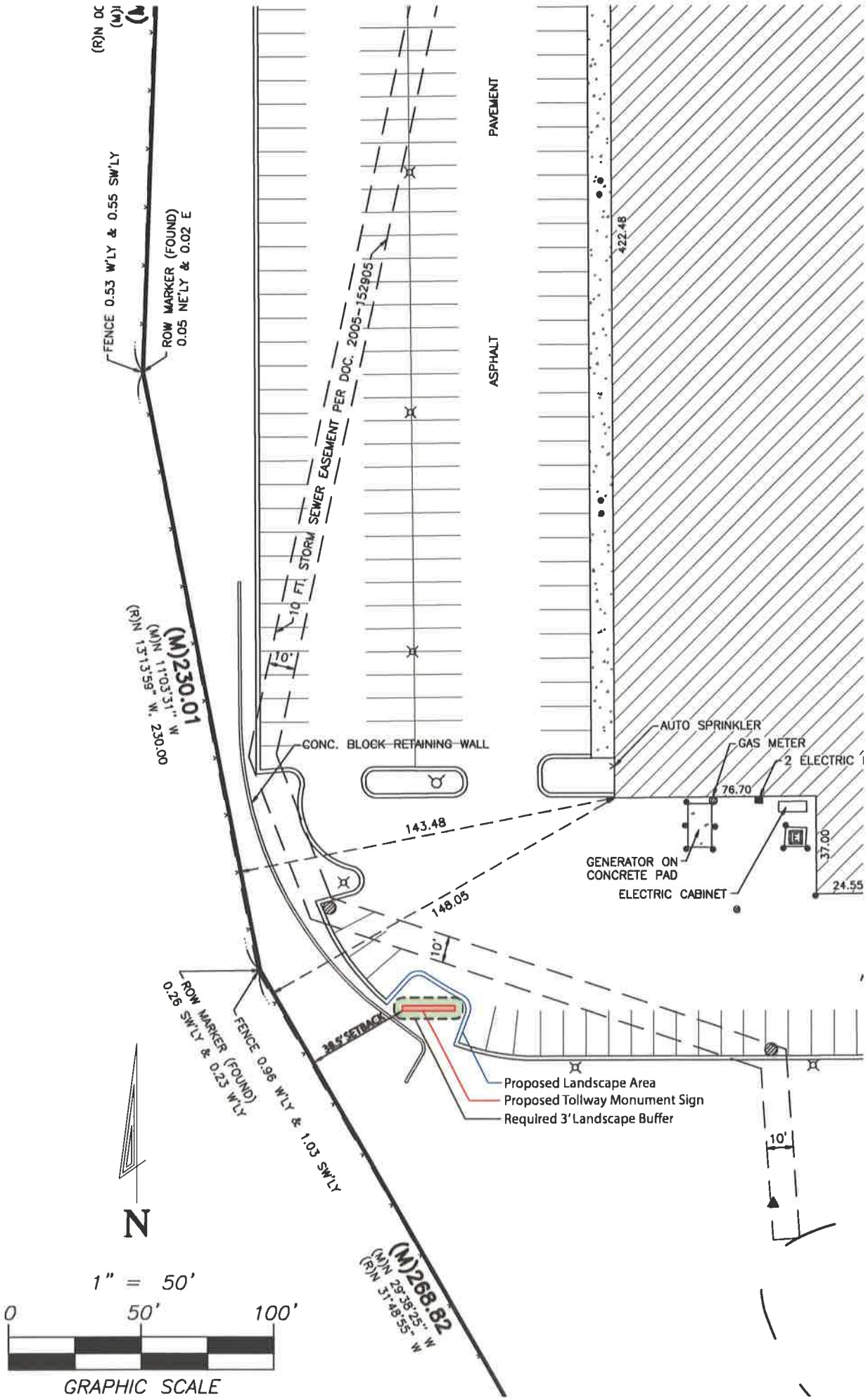

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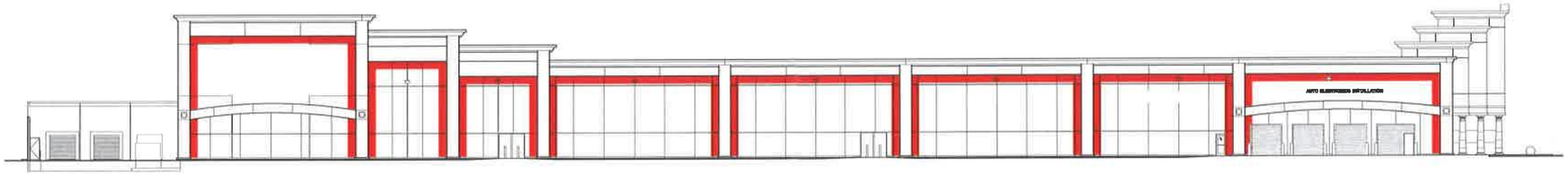
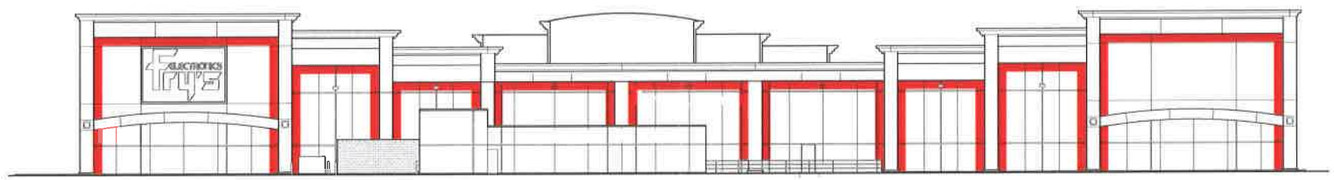
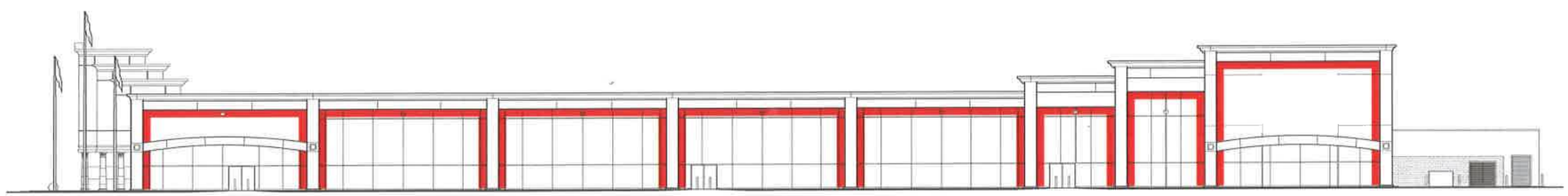


EAST ELEVATION

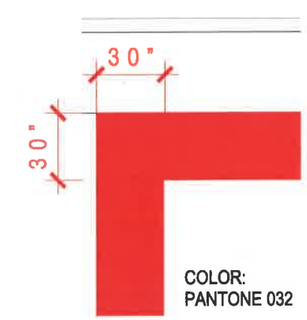


SOUTH ELEVATION



WEST ELEVATION

NORTH ELEVATION



COLOR:
PANTONE 032

RECEIVED
OCT 26 2016
BY:

PROPOSED ELEVATIONS

VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
NOVEMBER 7, 2016 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0047 3604 Douglas Road	Zoning Map Amendment	Swati Pandey Planner

REQUEST
The petitioner is requesting a Zoning Ordinance Map Amendment to rezone the subject property from R-2, Residential Detached House 2, to R-1, Residential Detached House 1.

NOTICE
The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER & APPLICANT: Elizabeth Beckmann
3612 Douglas Road
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-2, Residential Detached House 2
EXISTING LAND USE: Single Family Residential
PROPERTY SIZE: 15,923 square feet (0.37 acres)
PIN: 06-32-406-021

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-1, Residential Detached House 1	Single Family Residential
SOUTH:	R-1, Residential Detached House 1	Single Family Residential
WEST:	R-2, Residential Detached House 2	Single Family Residential
EAST:	Unincorporated DuPage County	Single Family Residential

ANALYSIS

SUBMITTALS
This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Plat of Survey
3. Proposal Narrative

PROJECT DESCRIPTION

The subject property, commonly known as 3604 Douglas Road, is located at the southwest corner of 36th Street and Douglas Road. Currently the property is zoned R-2, Residential Detached House 2 and is 15,923 square feet in size. The property is improved with a single family home and two accessory structures, a detached garage and shed. The petitioner owns contiguous properties at 3604 and 3612 Douglas Road and is requesting to rezone the property at 3604 Douglas Road to R-1, Residential Detached House 1, for consistent zoning across properties under common ownership. The zoning district north of 36th Street is R-1, to the west is zoned R-2 with properties to the east located in unincorporated DuPage County with a zoning classification of R-4, Single Family Detached. The Village's Future Land Use Plan identifies this whole area as single family residential.

The petitioner is proposing to rezone and consolidate the two lots for future development and potential expansion of the existing house on 3612 Douglas Road. Rezoning has been sought prior to consolidation and construction on the properties to have one consistent set of zoning requirements. The petitioner will be required to administratively consolidate both lots and demolish existing structures on 3604 Douglas Road prior to the issuance of a building permit for any improvements to the property. Any development or improvements to the property will be required to follow the setbacks and bulk regulations of the R-1 zoning designation, if approved. The petitioner intends to move forward with the project in the near future.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan's Residential Areas Plan identifies the property as part of the traditional grid type of residential development. This area contains grid style street layouts. The subject property is similar in lot size and width to the neighboring R-1 zoned residential lots. The proposed rezoning will have no impact on the existing development patterns of this area as the land use will remain single family residential. The proposed rezoning from R-2 to R-1 is consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is currently zoned R-2, Residential Detached House 2 which allows for a single family structure. A comparative analysis of the bulk requirements for both the R-1 and R-2 districts are found in the table below:

Zoning Ordinance Lot Regulations	**R-1 District Lot Regulations**	**R-2 District Lot Regulations**	**Existing Measurements (3604 Douglas Road)**
Minimum Lot Area	20,000 sq. ft.	15,000 sq. ft.	15,923 sq. ft.
Minimum Lot Width	100 ft.	85 ft.	117.27 ft.

Zoning Ordinance Bulk Regulations	R-1 District Bulk Requirements	R-2 District Bulk Requirements
Street Setback	40 feet	35 feet
Side Setback	10 feet	11.73 feet
Rear Setback	20 feet	20 feet

The proposed R-1, Residential Detached House 1, zoning classification is appropriate for this property given the intended outcome and driving reason behind this request: to expand the footprint of an existing single family home across existing lot lines. Once the two parcels are consolidated, the new lot as an R-1 property will be in full compliance with the bulk requirements for the R-1 zoning district.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet from the property in addition to posting the public hearing notice sign and publishing the legal notice in *Downers Grove Suburban Life*. Staff received five inquiries regarding the application, but there were no concerns.

FINDINGS OF FACT

Section 28.12.030.I. Review and Approval Criteria for Zoning Map Amendments

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors:

(1) The existing uses and zoning of nearby property.

The property is surrounded by single family residential lots with similar lot widths and lot area under the R-1 zoning designation. If rezoned to R-1, the property will remain detached single family residential. The proposed use and zoning are consistent with the uses and sizes of the nearby properties. This standard has been met.

(2) The extent to which the particular zoning restrictions affect property values.

The proposed rezoning will not negatively affect property values. The use will remain residential. This standard has been met.

(3) The extent to which any determination in property value is offset by an increase in the public health, safety and welfare.

The proposed rezoning will not impact property values or the public health, safety and welfare of the community. The existing use is single family and the proposed use will remain single family residential. This standard has been met.

(4) The suitability of the subject property for the zoned purposes.

The property is currently zoned single family residential and will remain a single family residence district if rezoned from R-2 to R-1. This standard has been met.

(5) The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.

The house at 3604 Douglas Road has been vacant since June 2016, when the petitioner purchased the property. Prior to this date the property was a single family residential use. This standard has been met.

(6) The value to the community of the proposed use.

The rezoning and future consolidation of the property will maintain the integrity of the corner lot and blend with the similarly sized R-1 zoned properties in terms of lot and bulk requirements for the property. The property owner is investing in the property to improve the existing house which adds value to the community by investing and improving the Village's quality housing stock. This standard has been met.

(7) The Comprehensive Plan.

The Village has carefully planned its land use development as evidenced by the adoption of the Comprehensive Plan in 2011. The Plan identifies that expansion and redevelopment of the existing housing stock is important along with replacement of some aging homes within the context and character of the existing neighborhoods. The petitioner is proposing to redevelop this property with improvements to the existing house which follows the Comprehensive Plan. This standard has been met.

RECOMMENDATIONS

The proposed zoning map amendment of the property is compatible with the Comprehensive Plan and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition.

Staff Report Approved By:

_____

Stanley J. Popovich, AICP
Director of Community Development

SP:sp
-att

0 10 20 Feet

3604 Douglas Road Location Map

N

September 30,2016
Plan Commission - Department of Community Development
801 Burlington Avenue - Downers Grove, Il 60515

To whom it may concern:

I currently reside at 3612 Douglas Rd. Downers Grove and have recently purchased the adjacent property at 3604 Douglas Rd. Downers Grove.
I respectfully request consideration and approval of this re-zoning request from R2 to an R1 for the property at 3604 Douglas Rd, Downers Grove, Il.

1. **The existing use and zoning of nearby property:**
   - The adjacent properties are single-family homes.
2. **The extent to which particular zoning restrictions affect property values:**
   ***-There is no effect on property values*.**
3. **The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare:**
   - This does not diminish property values.
4. **The suitability of the subject property for the zoned purposes:**
   - Currently single family zoning; petition to change (3604 Douglas DG -R2) to zoning of current home (3612 Douglas DG – R1)
5. **The length of time that subject property has been vacant as zoned, considering the context of the land development in the vicinity:**
   - Previous owner passed away June 2016.
6. **The value to the community of the proposed use:**
   - No storm water concerns. Plan to demolish structure, reducing number of curb cuts.
7. **The comprehensive plan:**
   - The Comp.Plan shows this parcel is single-family. Two combined properties have characteristics of R1 zoning.

-Future plans for the listed properties are to adjoin both, demolish structure on 3604 Douglas DG, making way for future plans of the adjoined properties.

Thank you,

Elizabeth Beckmann

Elizabeth Beckmann, Owner
630.461.3410 M
630.963.3863 H

AS–BUILT FOUNDATION SURVEY

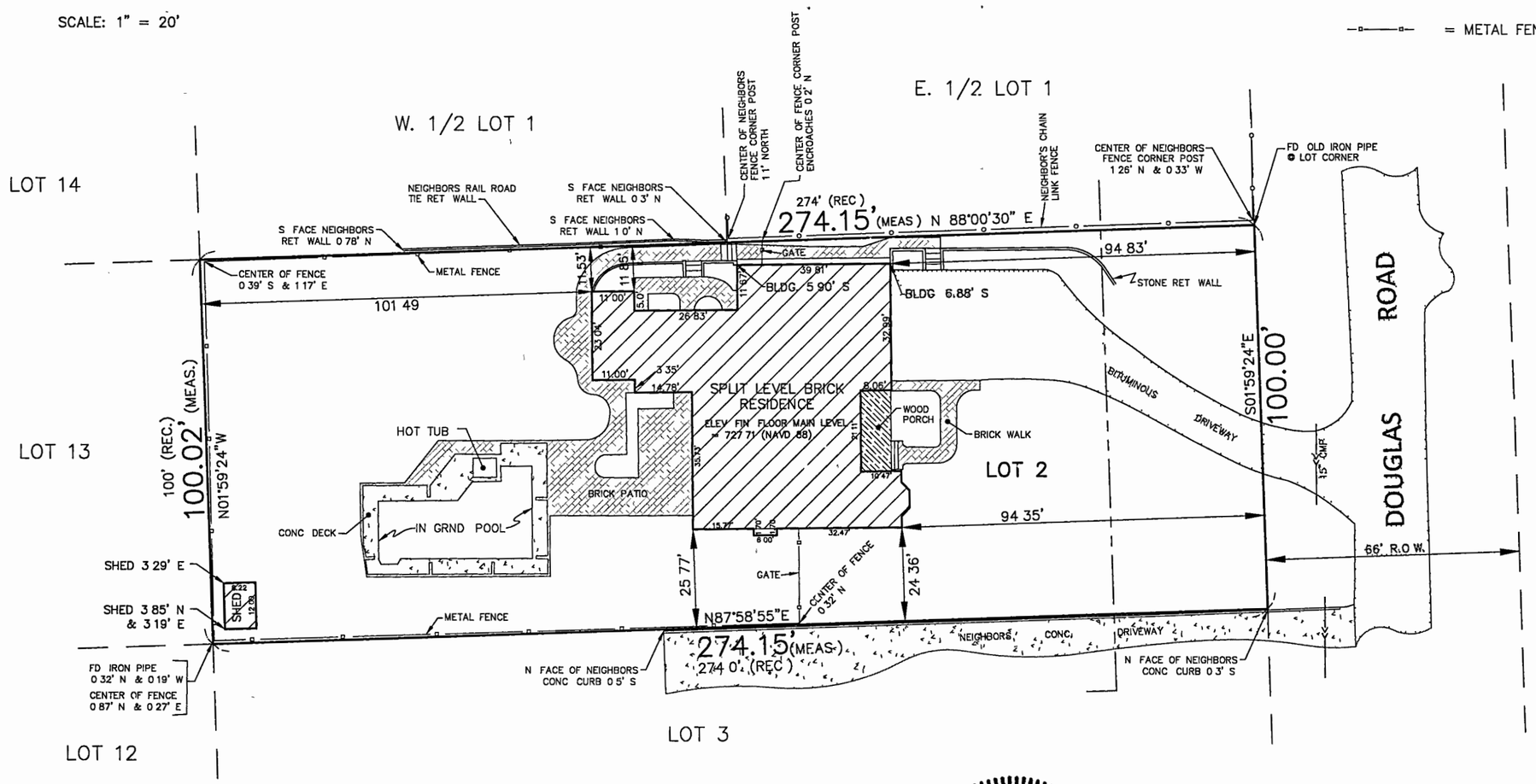
LOT 2, IN BLOCK 2, IN A T McINTOSH AND COMPANY'S FAIRVIEW AVENUE SUBDIVISON, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, IL

COMMONLY KNOWN AS 3612 DOUGLES RD , DOWNERS GROVE, IL
PERMANENT INDEX NO 06–32–406–009

SCALE: 1" = 20'

LEGEND

- = BRICK PAV'T
- = WOOD PORCH
- = BITUMINOUS PAV'T
- = CONC. PAV'T.
- = WOOD FENCE
- = METAL FENCE



PROFESSIONAL LAND SURVEYOR
WILLIAM C DOLAND II
035-002732
LAKE BARRINGTON ILLINOIS
STATE OF ILLINOIS

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, WILLIAM C DOLAND II, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY
DATED AT BARRINGTON, ILLINOIS THIS 24rd DAY OF AUGUST, 2015

ILL L S # 35–2732

* AS–BUILT FOUNDATION SUERVEY DECEMBER 2, 2015
* RE–SURVEYED ON AUGUST 9, 2016

PROJECT NO 16–273

ACCURATE SURVEY SERVICE, INC.
28 W 123 INDUSTRIAL AVE
BARRINGTON, IL 60010
PHONE. (847) 381–8735

ARS
Surveying Service LLC
REAL ESTATE SURVEYORS
1229 LAKEVIEW COURT
ROMEOVILLE, ILLINOIS 60446
PH:(630) 226-9200 FAX: (630) 226-9234
EMAIL: SURVEY@ARSSURVEY.COM

PLAT OF SURVEY

BASIS OF BEARING:
SOUTH LINE OF 36TH. STREET AS MONUMENTED AND OCCUPIED PER RECORDED SUBDIVISION PLAT N 87°49'22"E(A).

N W E S
SCALE: 1"=25'

LOT 1 (EXCEPT THE WEST 137.0 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF) IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S FAIRVIEW AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1923 AS DOCUMENT 169326, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SURVEY:
"CONTAINING 15,995 SQ. FT. 0.37 ACRES MORE OR LESS"

STATE OF ILLINOIS
}SS
COUNTY OF WILL

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 24TH **DAY OF** AUGUST**, A.D., 2016, AT ROMEOVILLE, ILLINOIS.**

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035- 3482

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

CLIENT WILLIAMS ESTATE
JOB NO. 25914-16
FIELDWORK DATE. 08-23-16

LEGEND

(R) = RECORD	(NW) = NORTHWESTERLY		= CHAIN LINK FENCE
(M) = MEASURED	(NE) = NORTHEASTERLY		= WIRE FENCE
(D) = DEED	(SW) = SOUTHWESTERLY		= SPLIT RAIL FENCE
(C) = CALCULATED	(SE) = SOUTHEASTERLY		= WOOD FENCE
(L) = ARC LENGTH	(RAD)= RADIUS		= METAL FENCE
(CH)= CHORD	(A) = ASSUMED	P.U. & D.E.	= PUBLIC UTILITY & DRAINAGE EASEMENT
(R.O.W.) = RIGHT OF WAY	(F.I.P.) = FOUND IRON PIPE		
	(F.I.R.) = FOUND IRON ROD	B.S.L.	= BUILDING SETBACK LINE

MARK A. LINDSTROM
PROFESSIONAL LAND SURVEYOR NO. 35-3482 ROMEOVILLE, ILLINOIS
STATE OF ILLINOIS

LICENSE EXPIRES ON NOVEMBER 30, 2016

VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
NOVEMBER 7, 2016 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0049 3830 Venard Road	Final Plat of Subdivision	Scott Williams Planner

REQUEST
The petitioner is requesting Final Plat of Subdivision approval to subdivide one residential lot into two lots with an exception for one of the lots to have a width of 73.78 feet where 75 feet is required.

NOTICE
The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER/APPLICANT: Vinko Topic
436 Bunning Drive
Downers Grove, IL 60516

PROPERTY INFORMATION

EXISTING ZONING: R-3, Residential Detached House 3
EXISTING LAND USE: Single Family Residential
PROPERTY SIZE: 0.65 acre (28,205 square feet)
PINS: 06-31-407-016

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-3, Residential Detached House 3	Single Family Residential
SOUTH:	R-3, Residential Detached House 3	Single Family Residential
EAST:	R-3, Residential Detached House 3	Single Family Residential
WEST:	R-3, Residential Detached House 3	Single Family Residential

ANALYSIS

SUBMITTALS
This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Location Map
3. Proposal Narrative
4. Zoning Analysis
5. Plat of Survey

6. Plat of Subdivision
7. Grading Plan

PROJECT DESCRIPTION - OVERVIEW

The subject property, commonly known as 3830 Venard Road, is located on the west side of Venard Road, approximately 165 feet north of Parrish Court. The property is zoned R-3, Residential Detached House 3 and is 28,205 square feet in size, measuring 150 feet wide at the street property line. The northern property line is not straight and changes direction twice which gives the parcel an irregular shape. The total length is 233.72 feet whereas the southern property line is 216.08 feet. The property is improved with a one-story single family house and a detached garage.

The applicant is petitioning to subdivide the property to allow two detached single family homes. Section 20.301 of the Subdivision Ordinance requires all new lots to be at least 75 feet wide, 140 feet deep, and have a minimum lot area of 10,500 square feet. The proposed subdivision meets these requirements except for the northern lot width. Although the lot width at the street property line is 75 feet, the zoning ordinance states that lot width is measured along the street setback line. For the R-3 Zoning District, the street setback is 30 feet (also referred to as the "building line"). Because the Lot 1 northern side property line angles towards the interior of the lot, this width is 73.78 feet along the setback line and is narrower than the width at the street property line.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan's Residential Areas Plan identifies the property as part of the Suburban/Curvilinear type of residential development. Defining characteristics of this area include cul-de-sacs, meandering streets, and varying lot sizes. The proposed rezoning will not have a significant impact on the existing development patterns of this area as the land use will remain single family residential.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is currently zoned R-3, Residential Detached House 3 which allows for a single family structure. A comparative analysis of the lot and bulk requirements for both lots are found in the table below:

R-3 Zoning Ordinance Lot Regulations	Required	Proposed Lot 1	Proposed Lot 2
Minimum Lot Area	10,500 sq. ft.	13,191.7 sq. ft.	15,013.4 sq. ft.
Minimum Lot Width (along street setback)	75 ft.	73.78 ft.	75 ft.
Minimum Lot Frontage	40 ft.	75 ft.	75 ft.
North side setback	10% of lot width	8.02 ft.	7.73 ft.
South side setback	10% of lot width	7.58 ft.	7.73 ft.
Street Setback	30 ft.	30.25 ft.	30.31 ft.
Rear setback	20 ft.	136 ft. (approx.)	146 ft. (approx.)

Lot 1 will not meet the minimum lot width requirements for the underlying zoning district by 1.22 feet as measured along the street setback. The lot width at the street property line will be 75 feet. As shown, the side setbacks will exceed the minimum of 7.3 feet and have the same setback as if the property was 75 feet wide along the street setback. Purchasing the additional 1.22 feet from the property to the north (3800 Venard Road) would increase the nonconforming setback for that structure and is not an option.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The final plat of subdivision is in substantial compliance with Section 20.301 of the Subdivision Ordinance, except for the Lot 1 exception to have a reduced width by 1.22 feet as measured at the street setback line.

3830 Venard Road	**Lot Width (required 75 ft.)**	**Lot Depth (required 140 ft.)**	**Lot Area (required 10, 500 sq. ft.)**
Lot 1	***73.78 ft. (exception requested)***	223 ft.	13,191.7 sq. ft.
Lot 2	75 ft.	216 ft.	15,013.4 sq. ft.

The reduction in the lot width would allow for the construction of two new single family homes. The petitioner will provide 5-foot wide public utility and drainage easements along both side lot lines and a 10-foot wide public utility and drainage easement along the rear property lines.

If the final subdivision is approved, the petitioner will be required to pay park and school donations for the new lots. The petitioner will receive credit for the existing single family home on the property. A park and school donation of $24,101.44 ($8,724.24 District 58, $4,094.61 District 99, $11,282.59 Park District) will have to be paid prior to the Village executing the final plat of subdivision.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is not proposing any public improvements as part of this application. A sidewalk is currently located at front of the house and all utilities are provided. The street is already curb-and-guttered. All other engineering and public improvements will take effect when an application is made to develop the parcels.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet from the property in addition to posting the public hearing notice sign and publishing the legal notice in *Downers Grove Suburban Life*. Staff spoke with three residents who had informational inquiries, but there were no remaining concerns. One resident wanted to make sure drainage was addressed.

FINDINGS OF FACT

Section 20.602.c Exceptions.

(c) An exception shall be recommended by the Plan Commission only if it finds that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of this Chapter. In its consideration of the standards of practical difficulties or particular hardships, the Commission may consider, but is not limited to, the following:

(1) The extent to which the proposed exception impacts on the value or reasonable use of surrounding properties;

This exception will not negatively impact nor diminish the reasonable use of the surrounding properties. The proposed development will meet all setback rquirements. Side and rear public utility and drainage easements shall be added to both properties. Conceptual engineering was submitted and the proposed homes will have to comply with the Village Stormwater Ordinance. This standard has been met.

(2) *Whether the exception is consistent with the trend of development in the area and the surrounding uses;*
Although parcel sizes in the area vary, the majority of the lot widths are closer to 75 feet than 150 feet. The subdivision is consistent with the trend in development. This standard has been met.

(3) *The characteristics of the property which support or mitigate against the granting of the exception;*
The parcel is irregularly shaped and very large compared to the neighboring properties. The proposed lot is the required width at the street property line, but the alignment of the northern property line reduces the lot width to 73.28 at the street setback line. Furthermore, land cannot be purchased from the property to the north (3800 Venard Road) and added to Lot 1 because it would increase an existing setback nonconformity at 3800 Venard Road. This standard has been met.

(4) *Whether the exception is in conformance with the general plan and spirit of this Chapter;*
While Lot 1 does not meet the width requirement at the street setback line, Lots 1 and 2 comply with all other bulk requirements. The proposed lot dimensions would be more compatible with the neighboring properties. The Comprehensive Plan notes residential areas should provide for a variety of housing types. The proposed subdivision is in conformance with the general plan and spirit of Comprehensive Plan and the Subdivision Ordinance. This standard has been met.

(5) *Whether the exception will alter, or be consistent with, the essential character of the locality.*
The current parcel is not consistent with the character of the locality because the dimensions are more characteristic of R-1, Residential Detached House 1 zoning district. The proposal is more consistent with the character of the locality due to the smaller lot dimensions. This standard has been met.

RECOMMENDATIONS

The proposed Plat of Subdivision with an exception of the property is compatible with the Comprehensive Plan and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition subject to the following conditions:

1. The plat of subdivision shall substantially conform to the staff report and the final plat of subdivision prepared by Wolf Pack Consulting revised October 27, 2016, except as such plans may be modified to conform to the Village codes and ordinances.
2. Post Construction and Volume Control Stormwater Best Management Practices (BMPs) shall be required for both lots in accordance with the Village Stormwater Ordinance.
3. The park and school donations, in the amount of $24,101.44 ($8,724.24 District 58, $4,094.61 District 99, $11,282.59 Park District), shall be paid prior to Village Council approval and signing the plat of subdivision.
4. A demolition permit shall be issued for the existing house prior to the Village signing the plat of subdivision.

Staff Report Approved By:

Stanley J. Popovich, AICP
Director of Community Development
SP:sw
-att

• Civil Engineering
• Land Surveying
• Land Planning
• Stormwater Management

Wolf Pack
CONSULTING, LLC

September 20, 2016

Mr. Scott Williams

Development Planner
Community Development
Village of Downers Grove

RE: PROPOSED TOPIC RESUBDIVISION
3830 VENARD ROAD
DOWNERS GROVE, ILLINOIS

Dear Mr. Williams,

On behalf Vinko Topic, in support of his desire to re-subdivide his property at 3830 Venard Road, please find attached Petition for Plan Commission and Plan Commission Petitioners Submittal Checklist with related attachments including:

1 copy of Surrounding Property Owner information for parcels with 250 feet, Prepared by DuPage County IT- GIS Department, dated September 7, 2016,

1 signed copy of the Village's Certification of Public Notice Information
1 Signed and Notarized copy of the Villages Land Trust Disclosure Form

6 copies of the proposed Plat of Subdivision, 24" x 36", dated _____
6 copies of the proposed Site Engineering and Grading Plan, 11" x 17", dated _____

The proposed re-subdivision includes one Exception for the front yard width. While the overall property width at the right-of-way for the underlying parcel is 150 feet, the width at the 30 foot building setback line is 1.22 feet narrower as the north and south lines are not parallel. The underlying parcel is irregular in shape but as can be seen on the Plat of Re-subdivison the subdivided lots are over 25% larger than required by the zoning and larger than all of the adjoining lots which are predominately 75' x 140', 10,500 square feet.

As proposed the subdivided lots could be considered slightly more desirable than the adjoining lots because of the additional lot area. While the width of Lot 1 at the building line is 1.22 feet narrower and the shape of the lot is irregular these limitations do not restrict the construction of a home similar to any of the surrounding properties. A sample foundation plan has been shown on the proposed grading and an elevation has been provided, titled "The Sabine", Plan 2223 AD. With the Villages approval, Topic Builders would like to construct the approximately 3200 square foot home on the subdivided lot 1.

The proposed re-subdivision is consistent with the trend of development in the area and the surrounding uses. It allows for the construction of homes similar to the all of the adjoining properties and the homes in the surrounding neighborhoods.

The Exception resulted from a small irregularity in the overall geometry when the adjoining property was subdivided. While an attempt was made to provide the required 75 foot frontage on the resulting parcel a slight inconsistency in the bearing of the of first 35 feet resulted in a 1.22 foot shortage at the building line on the Topic Parcel. As can be seen on the Topic plat of re-subdivision, the width at the right-of-way line is the required 75 feet. The only other way to potentially remedy this deficiency would be to acquire a small sliver of property form the adjoining neighbor. Unfortunately, when the home on the adjoining lot was constructed it inadvertently encroached on the line and selling off the necessary 1.22 feet sliver would only further exacerbate this condition.

The requested Exception is in conformance with the general plan and the spirit of the subdivision ordinance. All other requirements for setback and size in this zoning are easily met. By granting the requested Exception homes of similar size and value can be built on the resulting subdivided lots.

By granting the requested Exception to reduce the required width at the building setback line from 75 feet to 73.78 feet on Lot 1, the two resulting lots of the Topic Resubdivision will be more consistent with the adjoining parcels. Homes proposed to be constructed by Topic builders will be consistent with all of their neighbors in every aspect. Reduction of the requirement by 1.22 feet will not negatively affect the drainage, or essential character of the locality

On behalf of Vinko Topic I respectfully request that the Plan Commission recommend and the Village Council approve the Topic Re-subdivision. Should you have any questions, or need any additional information please do not hesitate to contact me directly at (630) 935-0847.

Respectfully Submitted:
Wolf Pack Consulting, LLC

Philip J. Wolf

Philip J. Wolf, P.E., LEED AP
Managing Partner

0 20 40 Feet

3830 Venard Road Location Map

N

3830 Venard Road – Surrounding properties

ZONING ANALYSIS

Project Name:	**TOPIC RESUB - ZONING ANALYSIS**
Address:	3830 Venard Road
PIN(s):	06-31-407-016
Zoning District:	R-3
Existing Use:	Single Family Residential
Proposed Use:	Single Family Residential
Petition Type:	Resubdivision
Deviations:	Reduced front yard required width from 75' to 73.78'

Requirement	*Factor*	*Required*	*Proposed/Existing*	*Meets Req.?*	*Difference*
Lot Area	Minimum	10,500	Lot 1 -13,191.7 sq ft	Yes	+ 2.691.7 sq ft
Lot Area	Minimum	10,500	Lot -15,013.4 sq ft	Yes	+ 4,513.4 sq ft
Lot Width *	Minimum	75'	Lot 1 -73.78	No	- 1.22'
Lot Width	Minimum	75'	Lot 2 - 75'	Yes	
Front Setback	Minimum	30'	30'	Yes	
Rear Yard	Minimum	20'	20'	Yes	
Side Yard	Minimum	10% or 6 Feet	10% +	Yes	1 Inch
Height	Maximum	35'	35'	Yes	
Building Coverage	Minimum	32%	To be determined	Yes	+ 141,994.7 sq ft

Remarks:

* Width at Building Line (At right-of-way width = 75')

Exception required on lot 1 only

NELSON SURVEYORS, LLC.

PLAT OF SURVEY

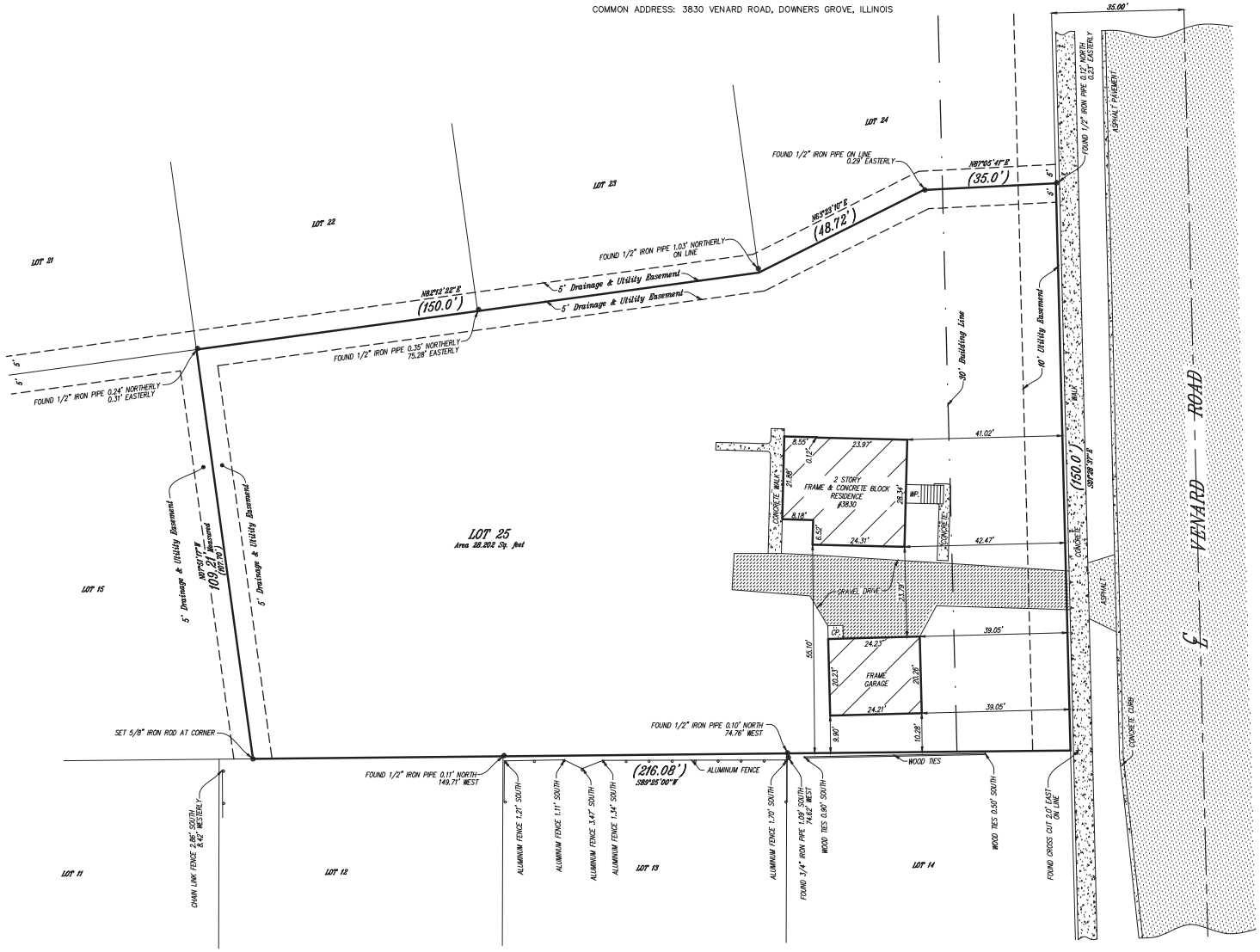
LOT 25 IN ORCHARD TERRACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 3830 VENARD ROAD, DOWNERS GROVE, ILLINOIS

NELSON SURVEYORS, LLC.
418 S. CASS AVENUE
WESTMONT, ILLINOIS 60559
NELSONSURVEYORSLLC.COM
(815) 436-8520 OFFICE
(815) 436-8528 FAX

LEGEND

- ● MONUMENT FOUND/SET
- (50.0') RECORD DIMENSION
- PUE. PUBLIC UTILITY EASEMENT
- DE. DRAINAGE EASEMENT
- CP. CONCRETE PORCH



MY LICENSE EXPIRES NOVEMBER 30, 2016

STATE OF ILLINOIS) SS.
COUNTY OF DUPAGE)

I, MICHAEL J. NELSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL MEASUREMENTS BEING CORRECTED TO THE STANDARD AT 68 DEGREES FAHRENHEIT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

WESTMONT, ILLINOIS. SEPTEMBER 10, 2015

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3095
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.004838 EXPIRES 04/30/2017
FIELD WORK COMPLETED ON SEPTEMBER 10, 2015

NOTES:

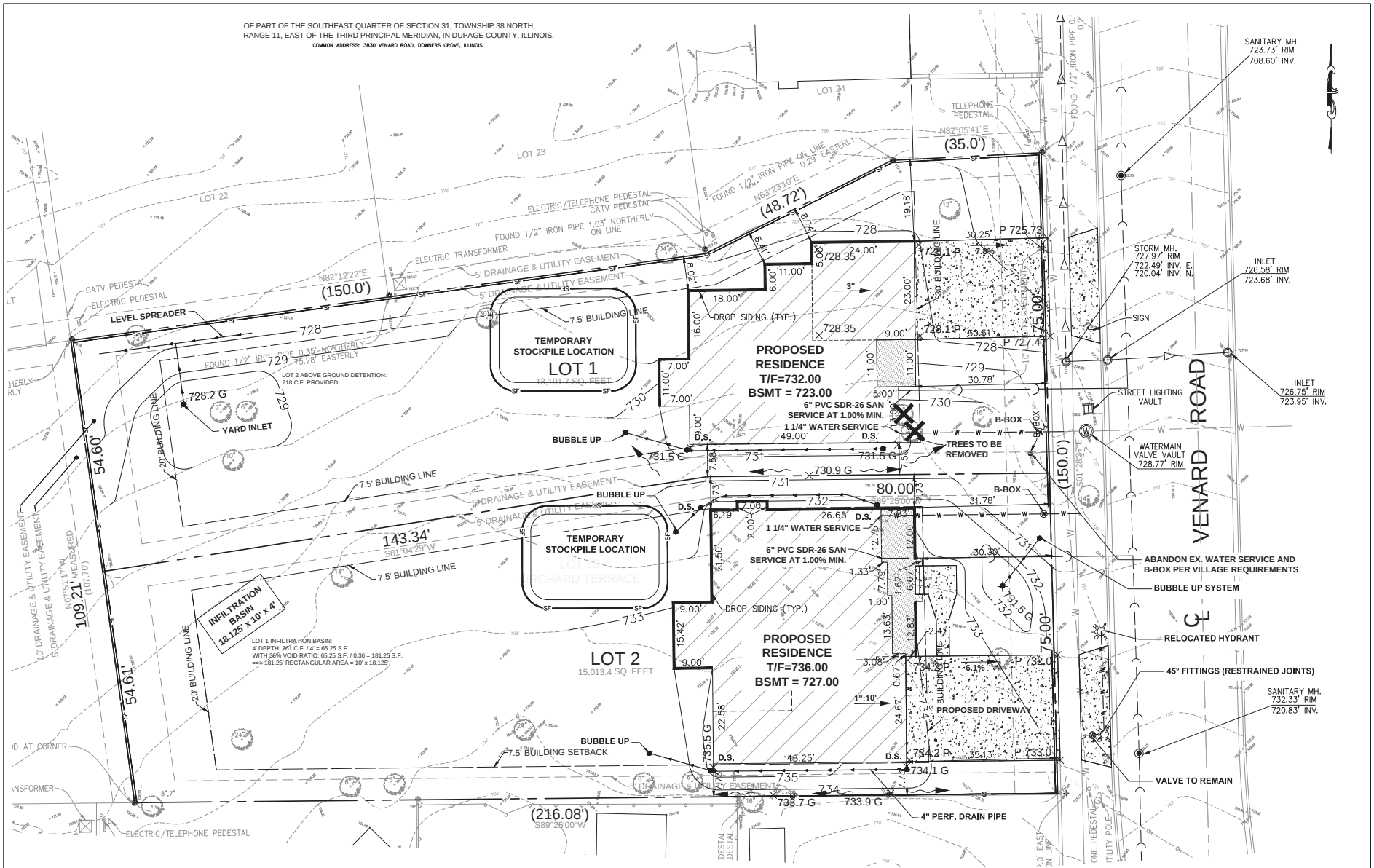
THIS COPY NOT VALID WITHOUT EMBOSSED SEAL.
ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. COMPARE THE LEGAL DESCRIPTION, BUILDING LINES, AND EASEMENTS AS SHOWN HEREON WITH YOUR DEED OR TITLE POLICY.
CONSULT THE LOCAL AUTHORITIES FOR ADDITIONAL SETBACK LINES AND RESTRICTIONS NOT SHOWN HEREON. COMPARE ALL POINTS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES AT ONCE.
DO NOT ASSUME DISTANCES FROM SCALED MEASUREMENTS MADE HEREON.

SEPTEMBER 10, 2015 BOUNDARY SURVEY
MAY 29, 2010 UPDATE SURVEY
MARCH 29, 2006 UPDATE SURVEY
SEPTEMBER 6, 2000 ORIGINAL SURVEY

PREPARED FOR:	DANIEL JIREA		
DATE:	SEPTEMBER 10, 2015		
SCALE:	1"=20'	DRAWN BY:	MJN.
JOB#	00-400-4	FLD. BK/PG:	49-4

OF PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 3830 VENARD ROAD, DOWNERS GROVE, ILLINOIS



SITE DATA

EXISTING LOT COVERAGE
EX. HOME = 918 S.F.
EX. GARAGE = 504 S.F.
EX. WALKS (PRIVATE) = 199 S.F.
EX. GRAVEL DRIVE = 1,195 S.F.

TOTAL EX. IMPERVIOUS AREA = 2,816 S.F.

PROPOSED IMPERVIOUS LOT COVERAGE
LOT 1 PROPOSED IMPERVIOUS AREA = 3,914 S.F.
LOT 2 PROPOSED IMPERVIOUS AREA = 2,985 S.F.

NEW IMPERVIOUS AREA ADDED FROM EXISTING > 700 S.F., THEREFORE BMPs ARE REQUIRED

EX. IMPERVIOUS AREA / 2 LOTS = 2,816 / 2 = 1,408 S.F. PER LOT

IMPERVIOUS AREA CHANGE FROM EX.:
LOT 1: 3,914 - 1,408 = 2,506 S.F.
LOT 2: 2,985 - 1,408 = 1,577 S.F.

BMPs REQUIRED=
LOT 1: 1.25" x 2,506 S.F. = 261.0 CUBIC FEET REQ'D
LOT 2: 1.25" x 1,577 S.F. = 164.3 CUBIC FEET REQ'D

BENCHMARK:

TAGGED BOLT OF FIRE HYDRANT NEAR THE SOUTHEAST CORNER OF LOT 25 AS SHOWN HEREON.

ELEVATION = 734.18' (NAVD 88)

NOTE:
THE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION FOR THIS PROJECT IS BASED ON A BOUNDARY AND TOPOGRAPHIC FIELD SURVEY PREPARED BY WOLFPACK CONSULTING, LLC ON 07-29-2016. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE OWNER, ARCHITECT, AND ENGINEER IN WRITING OF ANY DIFFERING CONDITIONS.

REVISIONS

10-27-16	REVISED LOT 2 BUILDING
10-24-16	REVISED PER VILLAGE COMMENTS

SUSTAINABLE DESIGN | SUSTAINABLE LIVING

Wolf Pack CONSULTING, LLC

Civil Engineering
Land Planning
Land Surveying
Project Entitlements
Stormwater Management

1612 Ogden Avenue, Suite 202, Lisle, IL 60532
Office: (630) 964-1177 • wolfpackcg.com

PHILIP J. WOLF
062-053190
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
10-27-16
EXP 11-30-17

PROPOSED GRADING PLAN

3830 VENARD ROAD

DOWNERS GROVE, ILLINOIS

PROJ. MGR.:	PJW
PROJ. ENG.:	
DRAWN BY:	KM
DATE:	09-19-16
SCALE:	1"=10'

SHEET NO.

C1.0

PROJ. NUMBER:

FINAL PLAT OF SUBDIVISION
TOPIC SUBDIVISION

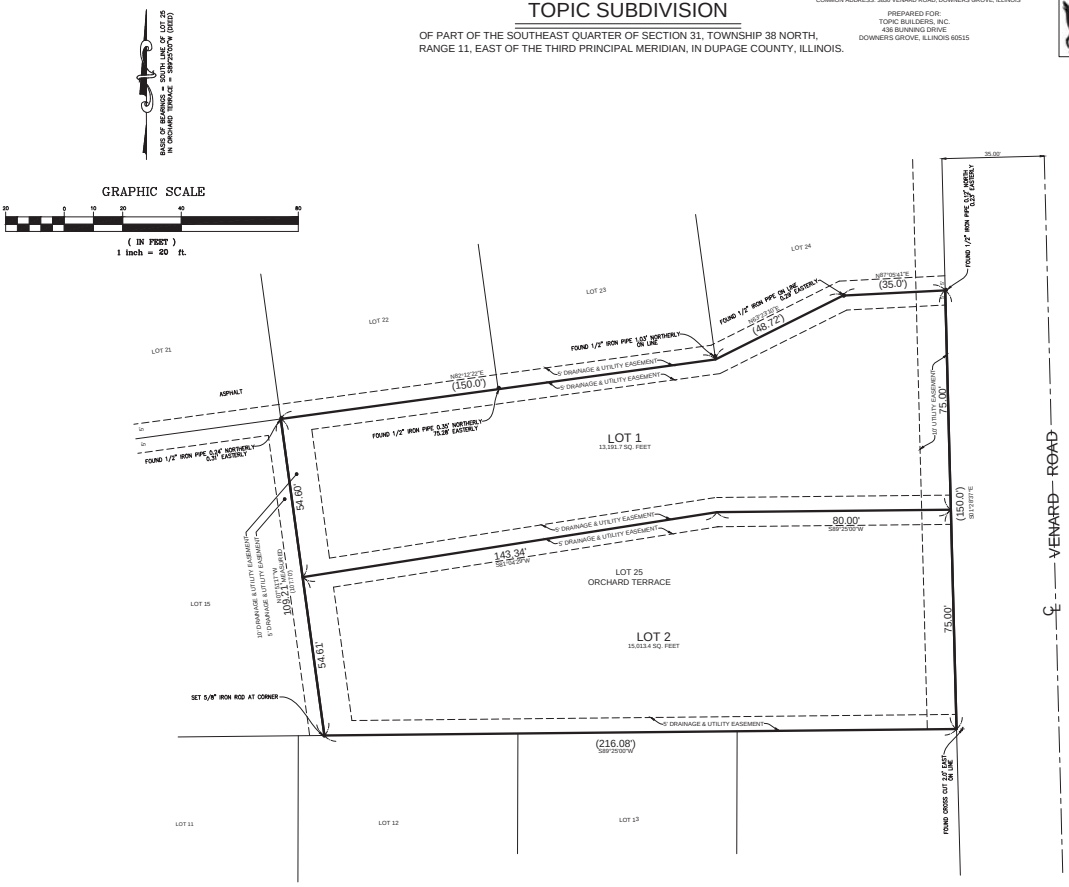
OF PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-31-407-016-0000

COMMON ADDRESS: 3830 VENARD ROAD, DOWNERS GROVE, ILLINOIS

PREPARED FOR:
TOPIC BUILDERS, INC.
436 BUNNING DRIVE
DOWNERS GROVE, ILLINOIS 60515

Wolf Pack Consulting, LLC
1612 Ogden Avenue, Suite 202, Lisle, IL 60532
Office: (815) 436-8520 • wolfpackdg.com
Illinois Professional Design Firm No. 184-007246



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

I, VINKO TOPIC, AS TRUSTEE OF THE TOPIC FAMILY DECLARATION OF TRUST DATED JANUARY 5, 2006, DO HEREBY CERTIFY THAT AS A HOLDER OF THE RECORD TITLE TO THE PROPERTY DESCRIBED HEREON, THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

DATED THIS_____, DAY OF_____, A.D. 20____.

_____
VINKO TOPIC

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT VINKO TOPIC AS TRUSTEE FOR THE TOPIC FAMILY DECLARATION OF TRUST IS PERSONALLY KNOWN BY ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS_____, DAY OF_____, A.D. 20____.

_____
NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

THE UNDERSIGNED, VINKO TOPIC, AS TRUSTEE FOR THE TOPIC FAMILY DECLARATION OF TRUST OF THE PROPERTY DESCRIBRED HEREON IN THE SURVEYOR'S'S CERTIFICATE, TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE DISTRICT 99 HIGH SCHOOL DISTRICT AND DISTRICT 58 ELEMENTARY SCHOOL DISTRICT, IN DUPAGE COUNTY, ILLINOIS.

DATED AT_____, ILLINOIS THIS____DAY OF_____, A.D., 20____.

_____
VINKO TOPIC

PLAN COMMISSION

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, THIS _____DAY OF_____, A.D. 20____.

_____
PLAN COMMISSION CHAIRMAN

DOWNERS GROVE SANITARY DISTRICT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

I, _____COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____.

_____
DOWNERS GROVE SANITARY DISTRICT COLLECTOR

DOWNERS GROVE VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

I, _____COLLECTOR OF THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____.

_____
DOWNERS GROVE VILLAGE COLLECTOR

VILLAGE COUNCIL

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

APPROVED THIS_____ DAY OF_____, A.D. 20____ BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

_____
MAYOR

_____
VILLAGE CLERK

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY AND AT&T TELEHOLDINGS INCORPORATED, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED EASEMENT, UTILITY EASEMENT, PUBLIC UTILITY EASEMENT, P.U.E. (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS COMMON ELEMENTS, AND THE PROPERTY DESIGNATED ON THE PLAT AS COMMON AREA OR AREAS, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED EASEMENT, UTILITY EASEMENT, PUBLIC UTILITY EASEMENT, P.U.E. (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM COMMON ELEMENTS SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE CONDOMINIUM PROPERTY ACT, CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM COMMON AREA OR AREAS IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS OUTLOTS, COMMON ELEMENTS, OPEN SPACE, OPEN AREA, COMMON GROUND, PARKING AND COMMON AREA. THE TERM COMMON AREA OR AREAS, AND COMMON ELEMENTS INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

DECLARATION OF RESTRICTIVE COVENANTS

DECLARATION OF RESTRICTIVE COVENANTS THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

(A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION.

(B) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED PUBLIC UTILITY AND/OR DRAINAGE EASEMENT , OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS,
TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER. THE PROPERTY WITHIN THE DOTTED LINES ON THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LAND COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS. NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE
FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT:

1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION, EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS.

2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

3. IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO DR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.

4. IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

5. THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS. IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

DATED THIS_____, DAY OF_____, A.D. 20____.

_____
VINKO TOPIC

_____
NOTARY PUBLIC

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

I, _____, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND JAY STOCKI, THE OWNER OF THE LAND DEPICTED HEREON, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKEIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION. FUTHERMORE, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS_____ DAY OF _____A.D., 20____

_____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

_____ 062-053190
STATE REGISTRATION NUMBER

_____ 11-30-2017
REGISTRATION EXPIRATION DATE

DATED THIS_____ DAY OF _____, A.D. 20____

_____
VINKO TOPIC

COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THS _____ DAY OF _____, A.D. 20____.

_____
COUNTY CLERK

COUNTY RECORDER

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF CUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF_____, A.D. 20____, AT_____O'CLOCK___ M. AS DOCUMENT NUMBER_____

_____
COUNTY RECORDER

MICHAEL J. NELSON
035-3095
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WESTMONT, ILLINOIS

MY LICENSE EXPIRES NOVEMBER 30, 2016

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

THIS IS TO CERTIFY THAT I, MICHAEL NELSON, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3095, HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY DESCRIBED AS FOLLOWS:

LOT 25 IN ORCHARD TERRACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY AND RESUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I, FURTHER CERTIFY THAT THE PROPERTY IS SITUATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED BY FLOOD INSURANCE RATE MAP, PER MAP NO. 17043C0607H WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004.

I, FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS WITHIN THE VILLAGE OF DOWNERS GROVE, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT WESTMONT, ILLINOIS, THIS 24TH DAY OF OCTOBER, 2016.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3095
MY LICENSE EXPIRES 11/30/2016
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.004838 EXPIRES 04/30/2017

I, MICHAEL NELSON, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3095, HEREBY AUTHORIZE THE PLAT OFFICER OF THE VILLAGE OF DOWNERS GROVE AND/OR ITS DESIGNATED AGENTS TO RECORD THIS PLAT OF SUBDIVISION WITH THE OFFICE OF THE DUPAGE COUNTY RECORDER OF DEEDS.

GIVEN UNDER MY HAND AND SEAL AT WESTMONT, ILLINOIS, THIS 24TH DAY OF OCTOBER, 2016.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3095
MY LICENSE EXPIRES 11/30/2016
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007246-0010 EXPIRES 04/30/2017

3200 SQ FT

FRONT ELEVATION

SCALE 1/4"=1'-0"

3700 SqFT.

VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
NOVEMBER 7, 2016 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0051 Drive-Through Banking Facility at 1512 Ogden Avenue	Special Use	Scott Williams Planner

REQUEST
The petitioner is requesting approval for a Special Use for a drive-through banking facility at 1512 Ogden Avenue which is located in the B-3, General Services and Highway Business zoning district.

NOTICE
The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: 1512 Partners
c/o: Mr. Baxter Phillip
529 N. Grant Street
Westmont, IL 60559

APPLICANT: Brian Reno
Stantec Architecture
135 South LaSalle, Suite 3100
Chicago, IL 60603

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Commercial Site
PROPERTY SIZE: 33,000 sq ft (0.75 acres)
PINS: 09-06-401-007 & -008

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-2, Residential Detached House 2	Single Family Residential
SOUTH:	B-3, General Services and Highway Business	Corridor Commercial
EAST:	B-3, General Services and Highway Business	Corridor Commercial
WEST:	B-3, General Services and Highway Business	Corridor Commercial

ANALYSIS

SUBMITTALS
This report is based on the following documents, which are on file with the Department of Community Development:

1. Project Narrative
2. Plat of Survey
3. Architectural Plans
4. Site Plan
5. Landscape Plan
6. Photometric Plan

PROJECT DESCRIPTION

The applicant is proposing to construct a 3,902 square foot bank on the north side of Ogden Avenue at the intersection of Seeley Avenue and Ogden Avenue, commonly known as 1512 Ogden Avenue. This B-3, General Services and Highway Business (B-3) zoned property currently contains a commercial site that houses a flower store. The applicant is proposing a new one-story building that will include a three lane drive-through covered by a canopy on the west side of the building. The ATM and teller window are accessed from the lane closet to the building. A drive-through facility is an allowable Special Use in the B-3 zoning district per Section 5.010 of the Zoning Ordinance.

Currently, the subject property is improved with a one-story commercial building and a surface parking lot. The site contains two curb cuts from Ogden Avenue. The subject property contains two lots of record which will require the applicant to administratively consolidate the lots if the project is approved.

Proposed Development

In addition to the 3, 902 square-foot building, the development will be improved with 19 off-street parking spaces, lighting, landscaping and screening. The location of the existing curb cuts will be maintained as one-way entry and exit points. The proposed drive-through facility is located on the western side of the building. Traffic will enter the site at the east driveway and use one of two aisles: the aisle closest to the building feeds the drive-through stacking lanes; the other aisle conveys traffic to parking spaces. There is angled 45 degree parking on the eastern side and angled 60 degree parking at the rear. There will be a 16 foot by-pass lane for vehicles exiting the site and not using drive-through.

The 10 foot wide stacking lanes will be setback 25 feet off the side property line and more than 50 feet off the rear property line, per VODG Section 28.7.130.E (see Zoning Compliance Table below). The drive-through facility meets all other design and safety criteria found in Section 7.130 of the Zoning Ordinance.

Per Section 7.030 of the Zoning Ordinance, financial institutions require 3.5 spaces per 1,000 square feet of gross floor area. A total of 19 spaces including one handicap space is shown where 14 total are required. A screened trash enclosure will be placed in the rear yard. The main building entrance on the eastern elevation will connect to the public right-of- way via a sidewalk.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The property is designated as corridor commercial in the Future Land Use Plan. Corridor Commercial uses should include a blend of commercial retail, office and smaller regional commercial retail. This development achieves this goals.

The proposed project advances many other goals of the Comprehensive Plan which include:

- Redeveloping properties with new uses that complement the nearby land uses
- Adding new uses which will serve the nearby residents and the larger region
- Constructing a new building with high quality materials
- Better access management off of Ogden Avenue
- Adding perimeter landscaping and screening

The proposed project is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned B-3, General Services and Highway Business. The bulk requirements of the proposed development in the B-3 zoning district are summarized in the following table:

1512 Ogden Avenue	Required	Proposed
South Setback (Street Yard)	75ft [1]	83ft
West Setback (Side Yard)	0 ft	57 ft
North Setback (Rear Yard)	20 ft	66 ft
East Setback (Side Yard)	0 ft	53 ft
Floor Area Ratio	0.75 (max)	0.14
Building Height	60 ft (max)	20 ft
Drive-through setback (west)	25 ft (min)	25 ft
Drive-through setback (north)	50 ft (min)	70 ft
Number of Stacking Spaces (per lane)	4	4
Landscaped Open Space	10% (3,300 sq. ft.)	26% (8,560 sq. ft.)
Street Yard Landscaped Open Space	50% (1,650 sq. ft.)	88% (2,900 sq. ft.)
Parking Spaces	14	19

[1] Principal building 75' setback from the centerline of Ogden Avenue.

The proposal is compliant with all the bulk regulations in the B-3 zoning district. All parking spaces are screened with landscaping with a total of five trees added to the site including the street yard and at the end of the parking rows. A 6-foot solid fence is proposed on the rear property line adjacent to residential. All future signage will comply with the Sign Ordinance.

The applicant's proposal is consistent with the Village's Zoning Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

Village engineers reviewed the proposed plans and noted there is an existing detention facility comprised of surface and pipe storage that is within a dedicated storm water easement. The proposed development reduces the impervious area onsite. A conceptual engineering plan with volume calculations and stormwater detention was provided. The petitioner will be required to meet all village engineering standards and comply with all applicable codes when formally submitting for a permit.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division has reviewed the proposed plans and will require the building to include a fire alarm and sprinkler system that meet the Village's code requirements.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet of the property in addition to posting the public hearing notice sign and publishing the legal notice in the *Downers Grove Suburban Life*. There was one informational inquiry from the public and no concerns were expressed once the details of the special use were conveyed.

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FINDINGS OF FACT

The petitioner is requesting a Special Use to construct a commercial building with a drive-through facility. Staff finds that the proposal meets the standards for granting a Special Use as outlined below:

Section 28.12.050.H Approval Criteria

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

1. *That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*
The property is located in the B-3, General Service and Highway Business zoning district. Under Section 5.010 of the Zoning Ordinance, a drive-through facility is listed as an allowable Special Use in the B-3 zoning district. This standard has been met.

2. *That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
The proposed redevelopment is desirable within the Ogden Avenue corridor and will contribute to the general welfare of the community. The proposed drive-through development will meet various Comprehensive Plan goals which includes complementing existing uses and adding uses that cater to the nearby residents and to the larger region. This standard has been met.

3. *That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*
The proposed development and drive-through facility will not be detrimental to the health, safety or general welfare of persons residing in or working in the vicinity and will not be injurious to property values or improvements in the vicinity. Access management off of Ogden Avenue will also be improved with one-way entry and exit points. The on-site circulation has been designed in a manner that will separate stacking lanes from drive-aisles and parking spots. Moreover, landscaping and screening will be added which will create a buffer for the adjacent properties. This standard has been met.

RECOMMENDATIONS

The proposed Special Use request is consistent with the Comprehensive Plan, the Zoning Ordinance and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission recommend the Village Council to **approve** the requested petition as requested in case 16-PLC-0051 subject to the following conditions:

1. The Special Use shall substantially conform to the staff report and architectural drawings prepared by Stantec Architecture dated October 28, 2016, except as such plans, including signage, may be modified to conform to the Village codes and ordinances.
2. IDOT approval will have to be submitted prior to issuance of the building permit.
3. All proposed site improvements shall be approved by the Village Engineer.
4. Prior to issuing a building permit, an administrative lot consolidation shall be completed.
5. The building shall be equipped with an automatic suppression system and an automatic and manual fire alarm system.
6. All proposed signs shall meet the Village Sign Ordinance.

Staff Report Approved By:

_____

Stanley J. Popovich, AICP

Director of Community Development

SP; sw
-att

0 10 20 Feet

1512 Ogden Avenue Location Map

N

Stantec Architecture Inc.
135 South LaSalle Street Suite 3100, Chicago IL 60603-4139

October 6, 2016
File:

Attention: Department of Community Development,
Village of Downers Grove
Attention: Scott Williams

801 Burlington Avenue
Downers Grove, IL 60515

Dear Scott,

Reference: Project Summary / Narrative Letter for 1512 Ogden Avenue request for Drive up Banking Special Use Approval

Outlined below on behalf of 1512 Partners and US Bank NA is our project Summary and Narrative letter for the proposed application for Special use for a drive up Bank facility.

The project site is 33,000 SF and is situated on the North side of 1512 Ogden Avenue (state Route 34, Walter Payton Memorial Highway), in the Village of Downers Grove, IL. The project site is zoned B3 General Services and Highway Business. Site has a south frontage on Ogden Avenue with two existing curb cuts which will be retained. The lots to the east and west property lines are also zoned B3 General Services and Highway Business. The north rear lot line abuts residential uses.

The existing building is proposed to be demolished was a former Pizza Hut. It is currently occupied by Phillips Flowers.

US Bank proposes to build a new 3,902 SF bank branch and a three lane drive up canopy. While the Bank is a permitted use by right under the zoning the drive requires special use application and approval by Village Board.

The proposed special use is consistent with and in substantial compliance with all village council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

1. The proposed use is expressly authorized as a special use in the B3 General Services and Highway Business District in which it is to be located;

2. The proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community by providing drive up convenience and safety for Bank Patrons, Adequate **code required parking has been provided, and the new site plan has One way**

Reference: Project Summary / Narrative Letter for 1512 Ogden

circulation that limits the number of traffic movements on Ogden Avenue improving convenience and traffic safety;

3. The proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity due to design attributes including;

New masonry and Fire sprinkle red Bank branch building and drive thru canopy constructed to latest building code standards;

New Screen fence and additional landscaping along the rear property line abutting the residential use;

Counter clockwise Traffic circulation that points car headlights toward the street instead of towards residential use when queuing in the drive;

Additional landscaped space and Conformance with the latest Landscape Ordinance along Ogden Avenue;

Plan includes conformance for drive up setbacks from property lines and adjacent uses;

Accessible pedestrian connection from exiting right of way sidewalk;

New LED site lighting in the immediate drive up area and parking area that will not spill onto adjacent property.

US bank intends to break ground on the Project in spring of 2017 and complete construction as soon as weather permits.

On behalf of our clients we appreciate your consideration and ask that you grant the drive up Bank Special Use for this proposed Development.

Regards,

STANTEC ARCHITECTURE INC.

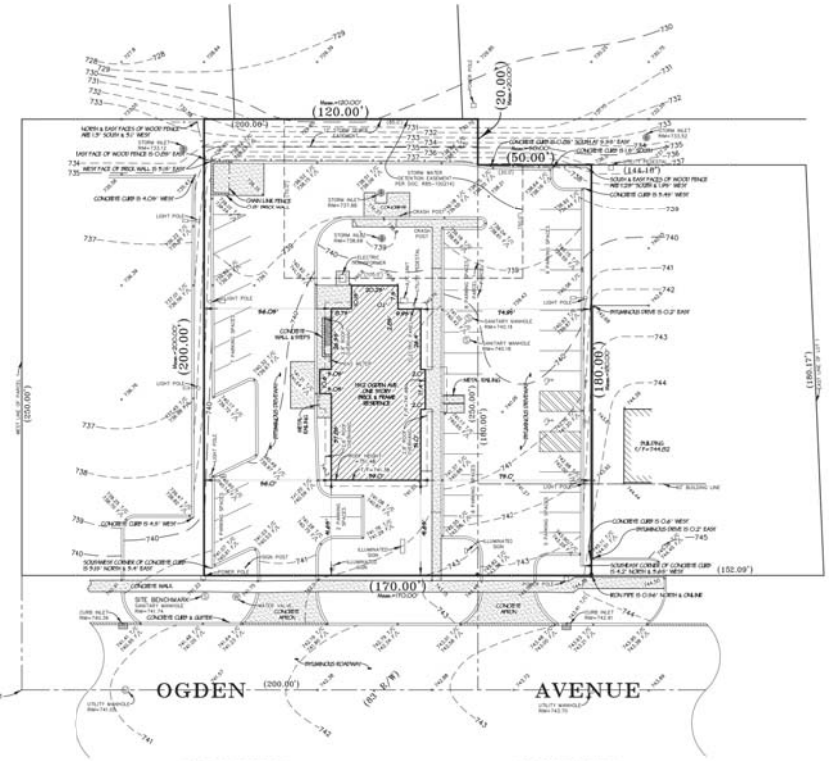
Brian Reno
Principal
Phone: (312) 262-2290

ALTA/NSPS SURVEY

AREA OF SITE - 32,999 SQ. FT.
AREA OF BUILDING - 3,217 SQ. FT.

SURVEY LEGEND

UTILITY LEGEND



LEGAL DESCRIPTION

PARCEL 1:
PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT IN THE CENTER LINE OF OLD PLANK ROAD, (NOW OGDEN AVENUE) 473.8 FEET EASTERLY FROM A POINT OF INTERSECTION OF SAID CENTER LINE WITH THE WEST LINE OF SAID EAST HALF OF SECTION 6; THENCE EASTERLY ALONG SAID CENTER LINE 200.0 FEET; THENCE NORTHERLY 250.0 FEET ON A LINE WHICH FORMS A RIGHT ANGLE WITH SAID CENTER LINE; THENCE WESTERLY 200 FEET ON A LINE PARALLEL WITH SAID CENTER LINE OF OLD PLANK ROAD; THENCE SOUTHERLY 250.0 FEET TO THE POINT OF BEGINNING (EXCEPT THE SOUTH 50 FEET THEREOF) AND EXCEPT THE WEST 80.0 FEET THEREOF), IN DU PAGE COUNTY, ILLINOIS.
PARCEL 2:
THE WEST 50 FEET OF LOT 1 IN SCHUMACHER'S SUBDIVISION OF PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 1959 AS DOCUMENT 915950, IN DU PAGE COUNTY, ILLINOIS.

SCHEDULE B ITEMS
3. SHOWN HEREON
6. NOT PLOTTABLE
7. SHOWN HEREON
8. SHOWN HEREON

NOTES:
1.) UTILITIES SHOWN HEREON REFLECT THOSE OBSERVED ON THE GROUND AT THE TIME THE FIELD WORK WAS PERFORMED.
2.) WHILE PERFORMING THE FIELD WORK FOR THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT CONSTRUCTION OR EXCAVATION AT THIS SITE.
3.) INFORMATION SHOWN HEREON IS BASED ON ACTUAL MEASUREMENTS MADE IN THE FIELD AND NOT THE UTILIZATION OF ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, LASER SCANNING OR OTHER TECHNOLOGIES.
4.) THIS PROPERTY IS ZONED B-3, GENERAL SERVICES AND HIGHWAY BUSINESS DISTRICT.
ZONING REQUIREMENTS:
75' BUILDING LINE FROM RIGHT OF WAY CENTERLINE
50' PARKING SETBACK FROM RIGHT OF WAY CENTERLINE
20' REAR LINE BUILDING SETBACK (PROPERTY ABUTS RESIDENTIAL DISTRICT.

FLOOD CERTIFICATION

THIS IS TO CONFIRM THAT AS OF THIS DATE, NO PORTION OF THE ABOVE MENTIONED PROPERTY IS LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAP IN OUR FILES, AS FAR AS CAN BE DETERMINED.

COMMUNITY PANEL NO.: 17043 C 0001 H
EFFECTIVE DATE: DECEMBER 16, 2004
ZONE: X

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

CERTIFIED TO: 1512 PARTNERS
U.S. BANK NATIONAL ASSOCIATION
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS _____ OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/02/16. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 2nd DAY OF August A.D. 2016.
BY _____ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3551.
MY LICENSE EXPIRES NOVEMBER 30, 2016.

P.I.N.: 09-06-401-007
P.I.N.: 09-06-401-008

NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

SITE BENCHMARK ELEV.=741.75 (NAVD 88)
RIM OF SANITARY MANHOLE IN PARKWAY 9.0' SOUTH & 0.5' EAST OF THE SOUTHWEST CORNER OF THE SITE

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NCS-803740-MPLS
DATED JULY 14, 2016 WAS USED
IN PREPARATION OF THIS PLAT.

Ordered By:
Lillig & Thorsness, ltd.
1900 Spring Road, Suite 200
Oak Brook, Illinois 60523
(630) 571-1900

Field Bk. No.	09/02/16	Drawn By:	CMG
Scale	1" = 20'	Checked By:	EAC
Dr. No.	35b-13/16	Approved:	ADC
Date	Revision		

ALTA/NSPS SURVEY
1512 OGDEN AVENUE, DOWNERS GROVE
DU PAGE COUNTY, ILLINOIS
Prepared For: LILLIG & THORSNESS, LTD
Prepared By: CARRADUS LAND SURVEY, INC.
Sheet 1 of 1
Project # 28557-AL

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APPLICANT ARCHITECT
Brian.Reno@stantec.com

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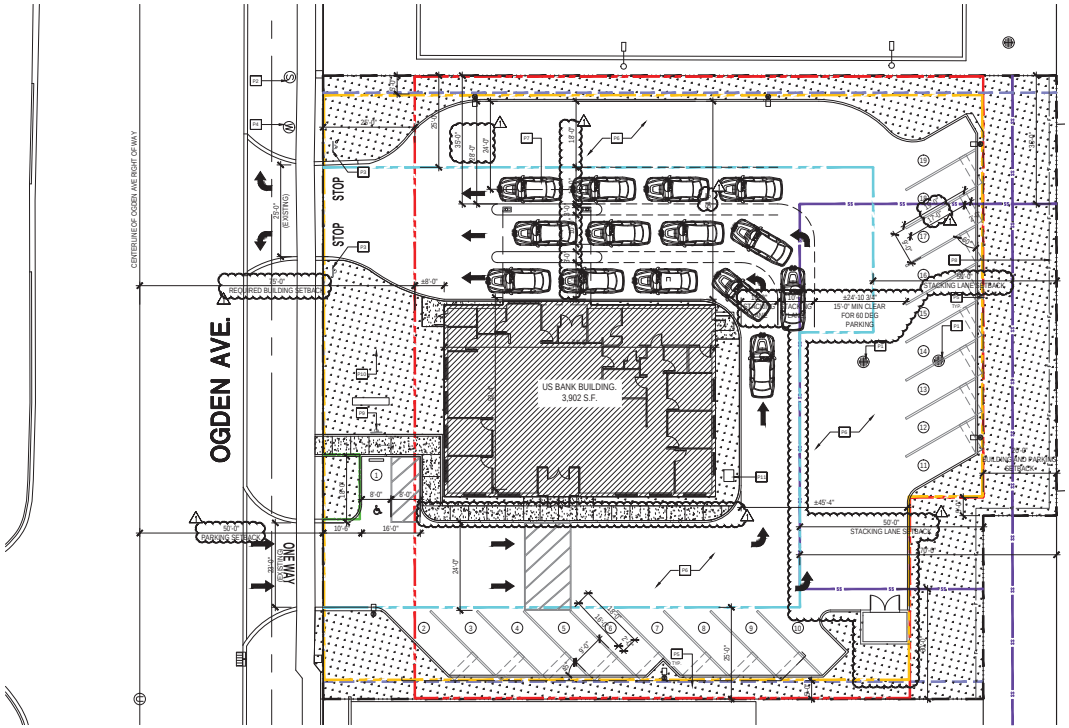
1512 OGDEN AVE.
DOWNERS GROVE, IL
60515

SURVEY

2007676002

PROFESSIONAL ENGINEER
MICHAL BARTUSEWICZ
62-066222
STATE OF ILLINOIS

C100



N

A1
A100

SITE PLAN - OPTION 1

SCALE: 1/16" = 1'-0"

0 15 30 60

ZONING & DEED RESTRICTIONS

BUILDING SETBACKS:
FRONT: 25FT (FROM PROPERTY LINE)
SIDE: N/A
BACK: 20FT (FROM PROPERTY LINE)

PARKING SETBACKS:
FRONT: 50FT (FROM CENTER LINE OF OGDEN AVE.)
SIDE: 5FT (FROM PROPERTY LINE)
BACK: 20FT (FROM PROPERTY LINE)

STACKING LANE SETBACKS:
FRONT: N/A.
SIDE: 25FT (FROM PROPERTY LINE)
BACK: 50FT (FROM PROPERTY LINE)

UTILITY SETBACKS:
FRONT: N/A.
SIDE: 5FT (FROM PROPERTY LINE)
BACK: N/A.

STORM WATER COLLECTION EASEMENT:
FRONT: N/A.
SIDE: 30FT (FROM WEST PROPERTY LINE) 35FT (FROM EAST PROPERTY LINE)
BACK: 30FT (FROM PROPERTY LINE)

SITE DATA

AREAS SUMMARY:

- PROPERTY AREA:	33,000 SF
- BUILDING AREA:	3,902 SF
- DRIVE-THRU CANOPY AREA:	703 SF
- LANDSCAPE AREA REQ'D. (10% OF PROPERTY AREA):	3,300 SF
- LANDSCAPE AREA PROVIDED:	8,560 SF
- FRONT YARD LANDSCAPE REQUIRED: (50% OF REQUIRED LANDSCAPE)	1,650 SF
- FRONT YARD LANDSCAPE PROVIDED:	2,900 SF

- 7' WIDE LANDSCAPE ISLANDS REQUIRED EVERY 20 STALLS (MAX.) NOT APPLICABLE

PARKING SUMMARY:
3,902 SF FINANCIAL (3.5 STALLS / 1000 SF) = 14 REQUIRED PARKING STALLS PER CITY CODE

(1) ADA PARKING SPACED REQUIRED _ (1) PROVIDED

PARKING TABLE:	REQUIRED	PROVIDED*
STANDARD	13	18
ACCESSIBLE	1	1
TOTAL	14	19

NOTE:
DETAILED CIVIL DRAWINGS AND LANDSCAPE ARCHITECTURE DRAWINGS WILL BE SUBMITTED WITH UPCUMMING SUBMITTALS

SITE PLAN KEYNOTES

P1	EXISTING STORM INLET RIM
P2	EXISTING SANITARY MANHOLE
P3	"DO NOT ENTER" SIGN
P4	EXISTING WATER VALVE
P5	24" GRASS LANDSCAPE ONLY FOR PARKING OVERHANG
P6	CONCRETE PARKING LOT AND DRIVEWAYS. GC TO PROVIDE BID ALTERNATE FOR ASPHALT
P7	DRIVE-THRU CANOPY
P8	FENCE
P9	ADA PARKING STALL AND SIGN
P10	MONUMENT SIGN TO BE APPROVED UNDER SEPARATE PERMIT
P11	ELECTRICAL TRANSFORMER

LEGEND

- BUILDING SETBACK
- PARKING SETBACK
- STACKING LANE SETBACK
- STORM WATER COLLECTION EASEMENT
- UTILITY EASEMENT
- PROPERTY LINE
- NEW LANDSCAPE AREA

PARKING LOT LIGHTING, LED LUMINARIES
COLOR: BRONZE HEIGHT: 25'
MANUF.: CREE MODEL: OSQ-A-NM-3ME-U-40K-ML
METHOD OF SHIELDING: INTERNAL CONFIGURATION OF FIXTURE

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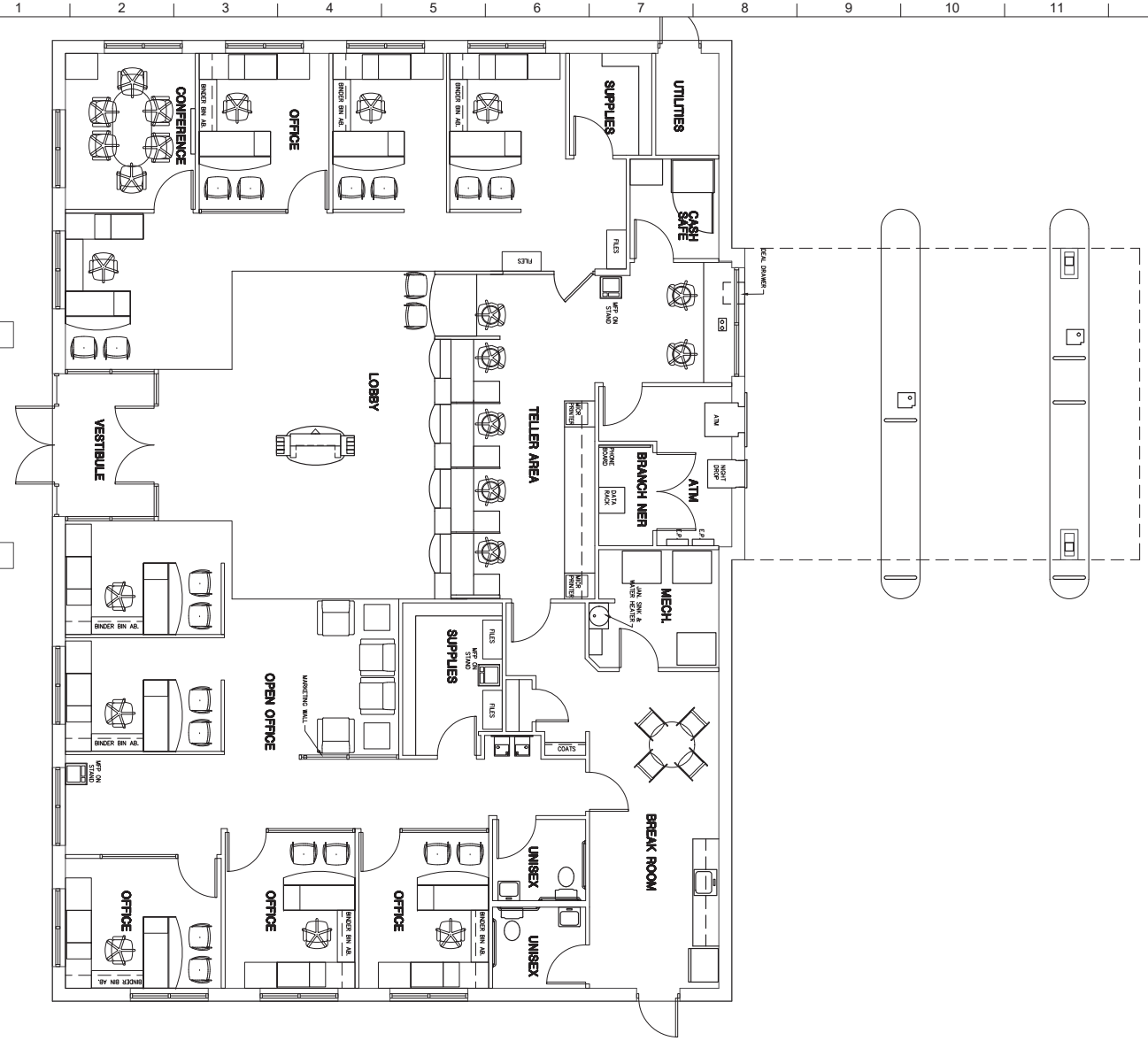
DOWNERS GROVE, IL
60515

ARCHITECTURAL
SITE PLAN

2007676002

A-100



A1 / A102 FLOOR PLAN
1/4" = 1'-0"

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FLOOR PLAN

2007676002

A102

1 A-103 **Exterior Colored Elevation- North**
3/16" = 1'-0"

2 A-103 **Exterior Colored Elevation- East**
3/16" = 1'-0"

3 A-103 **Exterior Colored Elevation- South**
3/16" = 1'-0"

4 A-103 **Exterior Colored Elevation- West**
3/16" = 1'-0"

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EXTERIOR COLORED RENDERINGS

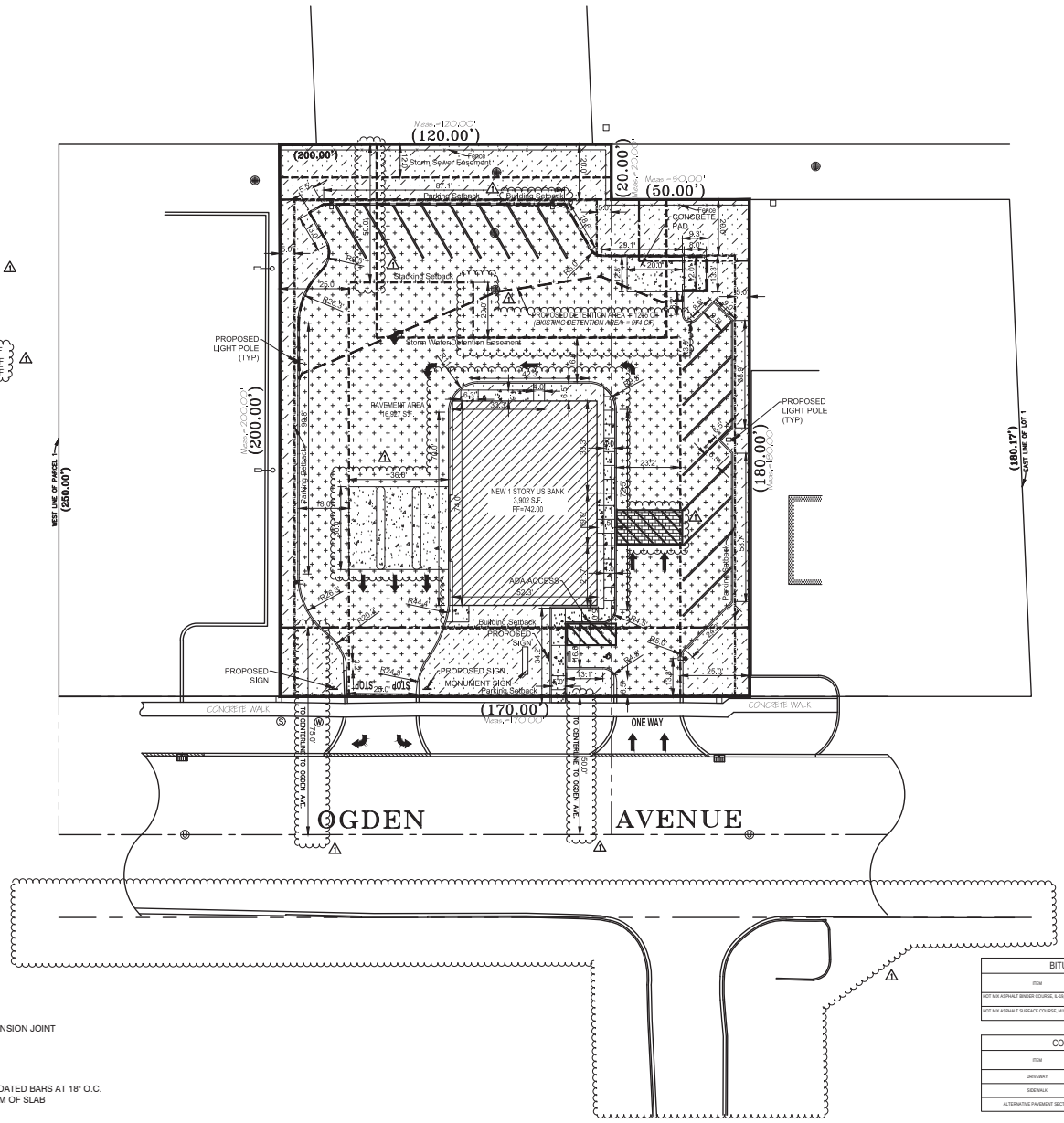
2007676002

A-103

LEGEND

- PARKING AREA — 5" PC CONCRETE, 4" CA-6
- LANDSCAPING* — 6" TOPSOIL
  *REFER TO LANDSCAPE PLAN FOR PLANTING DETAILS AND LOCATIONS
- BUILDINGS
- SIDEWALK / CONC. PAD — 5" PCC / 6" PCC (JOINTS REINFORCED, SEE DETAIL), 5" CA-6 / 6" CA-6
- DEPRESSED CURB
- CROSSWALK AREA — *MATERIAL TO DIFFER FROM PARKING AREA

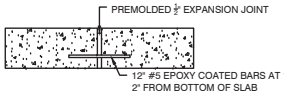
EXISTING IMPERVIOUS AREA	= 24,197 SF
PROPOSED IMPERVIOUS AREA	= 23,046 SF
NET CHANGE	= -1,151 SF



NOTES:

1. ALL DIMENSIONS ARE MEASURED FROM EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. ALL NON PAVED AREAS TO BE RE-SPREAD WITH A MINIMUM OF 6" TOPSOIL AND STABILIZED WITH ESTABLISHED VEGETATIVE COVER. SEEDING MAY NEED TO BE SUPPLEMENTED WITH MULCH AS CONDITIONS WARRANT.
3. PAVEMENT MARKINGS AND STRIPING (4-INCH WIDE) SHALL BE WHITE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATION SECTION 1095.02.
4. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, APRONS, AND SIDEWALK AND FOR A DISTANCE OF 2 FEET ON EITHER SIDE OF THE SAME AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH CA-6 & THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS.
5. ALL EXISTING WATER, GAS, STORM SEWER, SANITARY SEWER, AND OTHER APPURTENANCES SHALL BE REMOVED, RAISED, OR LOWERED AS REQUIRED TO MEET PROPOSED GRADES.
6. EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR CONTRACTORS GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND LOCATE ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.
7. RIM ELEVATION IS FLOW LINE ELEVATION.
8. ALL FRAMES AND LIDS SHALL BE PER IDOT STANDARDS.

CONCRETE PADS REINFORCEMENT DETAIL AT CONSTRUCTION JOINTS (12" MAX SPACING FOR ALL JOINTS)



BITUMINOUS MIXTURE REQUIREMENT

ITEM	DESIGN COMPACTIVE EFFORT	AC TYPE	VOIDS	MAX RAP
HOT MIX ASPHALT BINDER COURSE, IL-19,N50	50	PG 64-22 OR PG58-22	4%	25%
HOT MIX ASPHALT SURFACE COURSE, MIX "C" N50	50	P-64-22	4%	25%

CONCRETE MIXTURE REQUIREMENT

ITEM	AIR ENTRAINMENT	28 DAY MIX DESIGN STRENGTH	MAX SLUMP	MIN. STRENGTH REQUIRED PRIOR TO OPEN
DRIVEWAY	5%-8%	4,000 PSI	4"	3,000 PSI
SIDEWALK	5%-8%	3,000 PSI	4"	3,000 PSI
ALTERNATIVE PAVEMENT SECTION	5%-8%	4,000 PSI	4"	3,000 PSI

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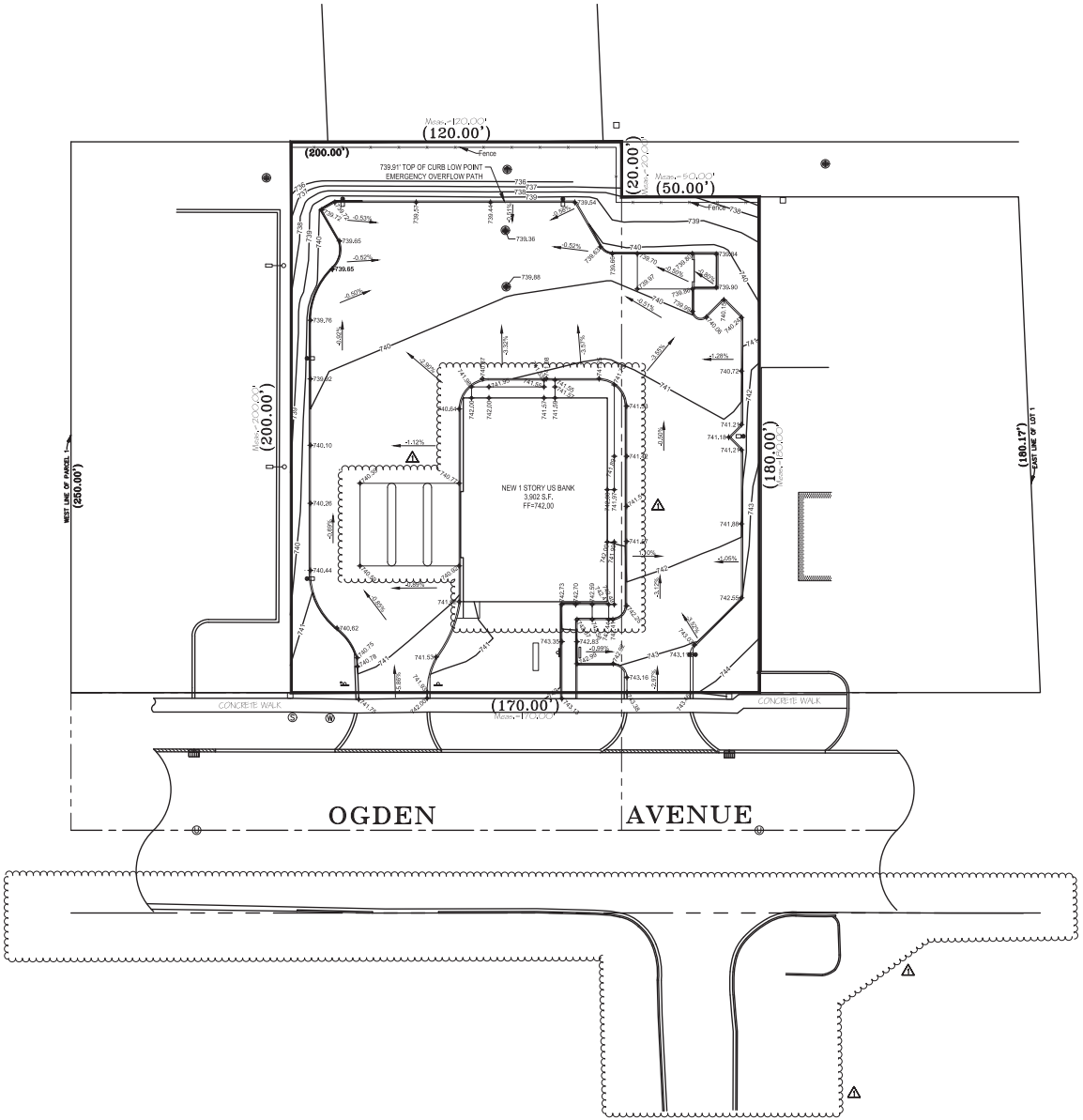
1512 OGDEN AVE.
DOWNERS GROVE, IL
60515

SITE PLAN

2007676002

PROFESSIONAL ENGINEER MICHAL BARTUSIEWICZ 62-066222 STATE OF ILLINOIS

C300



N

0' 20' 40'
1" = 20'

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NOTES:

1. ALL GRADES ARE EDGE OF PAVEMENT, OR FINISHED GRADE, UNLESS NOTED OTHERWISE.
2. ADJUST CURB HEIGHT TO ACHIEVE PROPER SIDEWALK SLOPES AS REQUIRED. NO CURB SHALL EXCEED 6" IN HEIGHT MEASURED FROM THE FLOW LINE OF ADJACENT GUTTER.
3. ALL NON PAVED AREAS TO BE RESTORED PER THE LANDSCAPE PLAN.
4. ALL EXCESS SPOILS AND DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AN SHALL BE DISPOSED OF IN A LEGAL MANNER.
5. EXCESSIVE SOIL AND DEBRIS SHALL BE REMOVED FROM PUBLIC STREETS AS OFTEN AS REQUIRED.
6. A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE.
7. INLET PROTECTION TO BE PROVIDED AT ALL EXISTING AND PROPOSED OPEN GRATES DURING CONSTRUCTION.
8. SITE IS MAPPED ZONE OF MINIMAL FLOODING (ZONE X) PER FEMA FIRM PANEL 17043C0901H, EFFECTIVE DATE DECEMBER 16, 2004

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DOWNERS GROVE, IL
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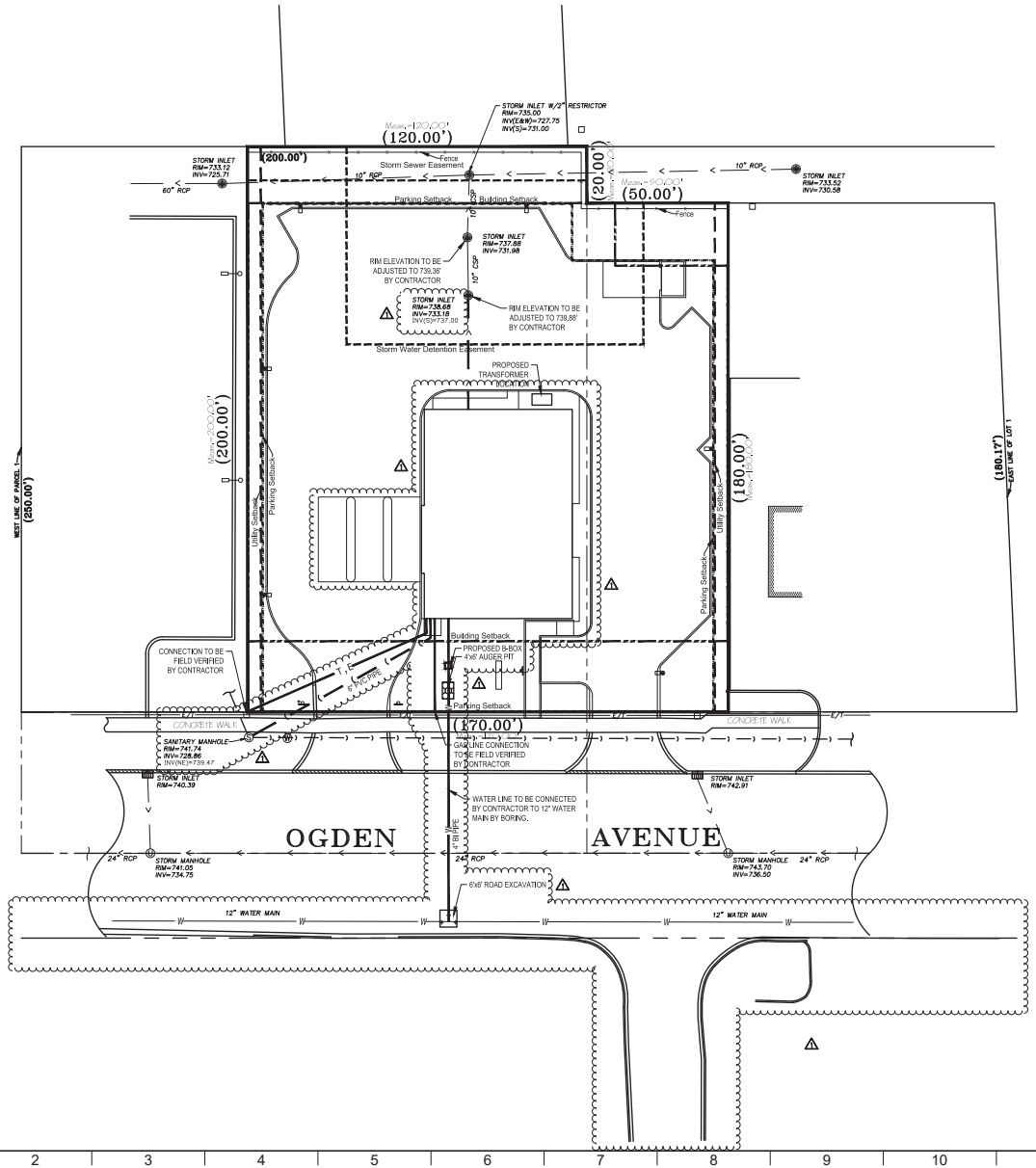
GRADING PLAN

2007676002

PROFESSIONAL ENGINEER
MICHAL BARTUSIEWICZ
62-066222
STATE OF ILLINOIS

C400



NOTES:

1. CAUTION: ALL UTILITY LOCATIONS APPROXIMATE. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES BY CALLING "JULIE" THE ILLINOIS DIG LINE AT 811.
2. FOR SYMBOLS AND ABBREVIATIONS SEE SURVEY SHEET.
3. ALL EXISTING UTILITIES TO BE REMOVED BY CONTRACTOR UNLESS SPECIFIED ON PLAN.
4. GAS LINE CONNECTION TO BE DETERMINED BY CONTRACTOR WITH COORDINATION WITH GAS COMPANY.
5. ELECTRIC LINE CONNECTION TO BE DETERMINED BY CONTRACTOR WITH COORDINATION WITH ELECTRIC COMPANY.
5. COMMUNICATION LINE CONNECTION TO BE DETERMINED BY CONTRACTOR WITH COORDINATION WITH COMMUNICATION COMPANY.
6. ALL INVERTS SHOWN WERE BASED ON ALTA/NSPS SURVEY DATED 8/2/16, ENGINEERING SITE PLAN FOR PIZZA HUT DATED 8/13/84, AND PLAT OF SURVEY DATED 5/21/84 (BOOK 118, PAGE 147).
9. THE EXISTING WATER SERVICE DISCONNECTION SHALL BOTH BE MADE AT THE MAIN.
10. THE PROPOSED SERVICE CONNECTION MUST BE AT LEAST 18" FROM THE EXISTING SERVICE DISCONNECT.
11. THE EXISTING B-BOX SHALL BE COMPLETELY REMOVED AND A NEW B-BOX SHALL BE PROVIDED IN A NON-PAVED AREA OF THE RIGHT-OF-WAY.
12. THE PROPOSED WATER SERVICE MUST MAINTAIN A 10 FOOT MINIMUM HORIZONTAL SEPARATION FROM SANITARY SERVICE.
13. NEW WATER SERVICE CONNECTION MUST BE A MINIMUM OF 4 FEET FROM A FIRE HYDRANT.
14. THE PROPOSED WATER SERVICE SHALL BE AUGERED UNDER THE ROAD.
15. THE WATER SERVICE SHALL BE AUGERED THROUGH ANY CRITICAL ROOT ZONE OF PARKWAY TREES. ANY WORK THAT CANNOT BE AUGERED MUST BE HAND DUG.
16. THE MINIMUM SANITARY SEWER PIPE SIZE OF 6" DIAMETER FOR ALL BUILDING SERVICES.
17. THE SANITARY SEWER PIPE MAXIMUM OF 45° ELBOW WITH A MINIMUM OF 1% SLOPE.
18. SANITARY SEWER PIPE MATERIAL MUST MEET THE FOLLOWING REQUIREMENTS:
18.1. PVC PIPE WITH A SDR OF 26, COMPLYING WITH ASTM D2241, 160 PSI PRESSURE PIPE PUSH-ON BELL AND SPIGOT TYPE WITH RUBBER RING SEAL GASKET ASTM D3139.
18.2. DUCTILE IRON PIPE, AWWA C-151, CLASS 51, WITH RUBBER-GASKET JOINTS AWA C-111. ALL PIPE AND FITTINGS MUST HAVE CORROSION PROTECTION USING H2SEWER SAFE BY GRIFFIN PRODUCTS (SUPERCOAT LINING) OR APPROVED EQUAL AND EXTERIOR POLYETHYLENE TUBE COMPLYING WITH ANSI/AWWA C105/A 21.5-93, WITH A THICKNESS NOT LESS THAN 8 MILS.

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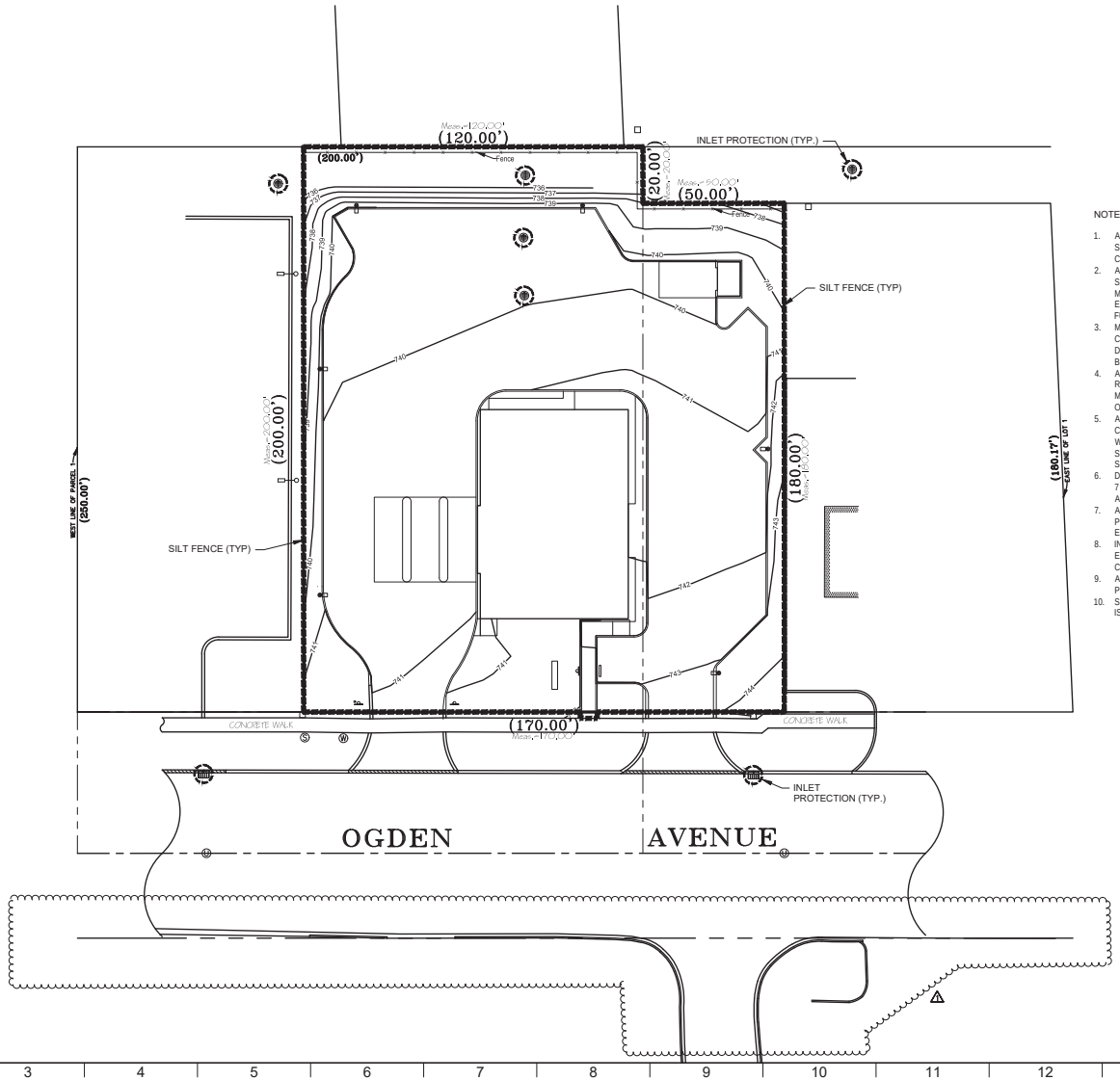
UTILITY PLAN

2007676002

PROFESSIONAL ENGINEER
MICHAL BARTUSIEWICZ
62-066222
STATE OF ILLINOIS

C500



NOTES:

1. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO STABILIZED CONSTRUCTION ENTRANCES ONLY.
2. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEED TO ASSURE EFFECTIVE PERFORMANCE AND INTENDED FUNCTION.
3. MAJOR AMENDMENTS OF THE EROSION CONTROL PLANS SHALL BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO BE APPROVED.
4. ANY SEDIMENT REACHING PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY APPROPRIATE MEANS (NO FLUSHING IS ALLOWED) BEFORE END OF EACH WORK DAY.
5. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPENSED WITHIN 30 DAYS AFTER THE FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES.
6. DISTURBED AREAS SHALL BE STABILIZED WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.
7. A SILT FENCE SHALL BE INSTALLED AROUND SITE PERIMETER AND AS NEEDED TO PREVENT EROSION.
8. INLET PROTECTION TO BE PROVIDED AT ALL EXISTING AND PROPOSED OPEN GRATES DURING CONSTRUCTION.
9. ALL NON PAVED AREAS ARE TO BE RESTORED PER THE LANDSCAPING PLAN.
10. SITE WATERING OR OTHER APPROVED METHOD IS TO BE UTILIZED TO PREVENT AIR POLLUTION.

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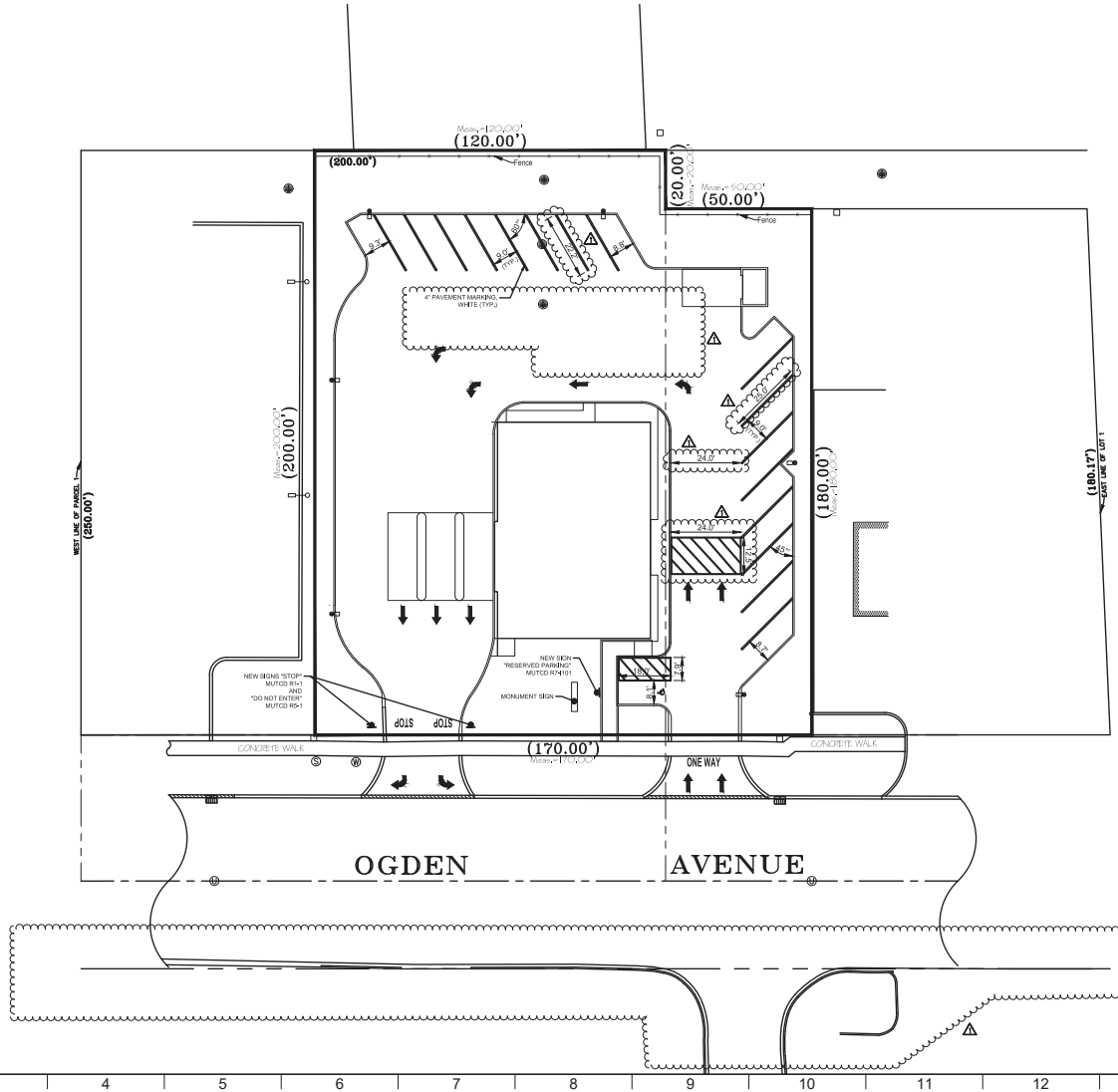
EROSION CONTROL PLAN

2007676002

PROFESSIONAL ENGINEER
MICHAL BARTUSIEWICZ
62-066222
STATE OF ILLINOIS

C600



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NOTES:

1. ALL PAVEMENT MARKINGS TO MEET ILLINOIS DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
2. ALL SIGNS TO MEET REQUIREMENTS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ALL ARROW AND LETTERING MARKINGS TO MATCH MUTCD DIMENSIONS.
4. ALL SIGNS ARE TO BE PROVIDED BY US BANK VENDORS.
5. PAVEMENT MARKINGS AND STRIPING (4-INCH) SHALL BE WHITE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATION SECTION 1095.02.

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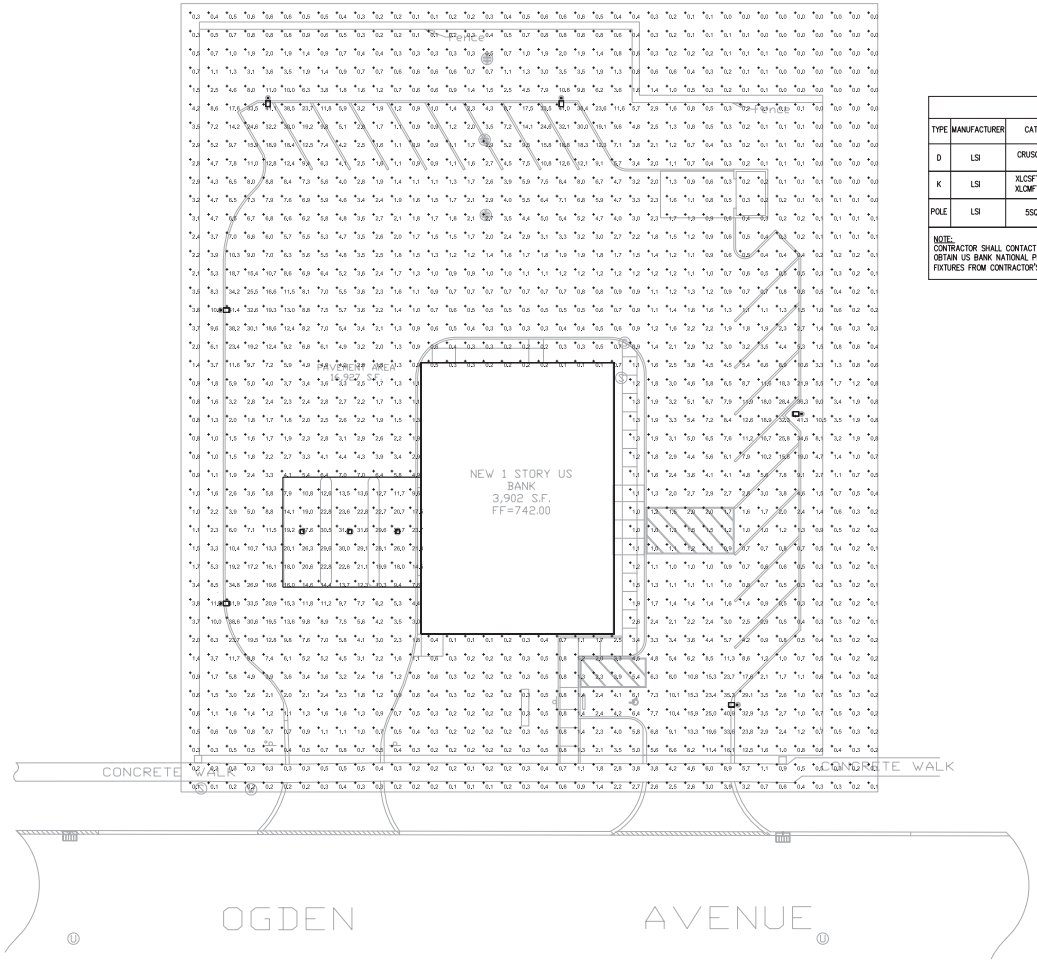
SIGNING AND PAVEMENT MARKING PLAN

2007676002

PROFESSIONAL ENGINEER
MICHAL BARTUSEWICZ
62-066222
STATE OF ILLINOIS

C700



NOTES:

1. ALL SITE LIGHTING SHALL BE EXTINGUISHED OR REDUCED TO SECURITY-LEVEL INTENSITY NO LATER THAN 30 MINUTES AFTER THE CLOSE OF BUSINESS.
2. ALL LIGHTING SHALL COMPLY WITH ALL RELEVANT ASPECTS OF THE ILLINOIS ENERGY CONSERVATION CODE, CURRENT EDITION, AS ADOPTED BY VILLAGE OF DOWNERS GROVE, IL.

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS NO.	LAMPS TYPE	VOLTS	VA	MOUNTING	DESCRIPTION
D	LSI	CRUSCLEDLWCWUEWHT	1	140W LED	120	140	RECESSED	OUTDOOR WATER-RESISTANT LED CANOPY LIGHTING FIXTURE, MOUNTED 11'-0" ABOVE GRADE.
K	LSI	XLCSFTLEDHOCW120BRZ XLCMFTLEDHOCW120BRZ	1	140W LED	120	140	POLE MTD	OUTDOOR POLE MOUNT LED LIGHTING FIXTURE. PROVIDE ALL REQUIRED ACCESSORIES FOR COMPLETE INSTALLATION.
POLE	LSI	SSQB5SO7G18BRZ						18'-0" TALL, 5" ROUND POLE. PROVIDE ALL REQUIRED MOUNTING ACCESSORIES FOR COMPLETE INSTALLATION.

NOTE:
CONTRACTOR SHALL CONTACT BRITTANY KOESTER WITH LSI INDUSTRIES TO OBTAIN US BANK NATIONAL PREFERRED PRICING AND PURCHASE LIGHT FIXTURES FROM CONTRACTOR'S VENDOR.

N

1 E101 **SITE PHOTOMETRIC PLAN**

8 4 0 4 8 16 24 32 40
SCALE: 1/16" = 1'-0"

Stantec

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LICENSE #:001.0117259 EXP 11/30/2016

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1	REVISION PER SUP STAFF REVIEW	10-28-2016
	SPECIAL USE PERMIT APPLICATION	10-07-2016
	LAND USE OPINION APPLICATION	09-27-2016

usbank

1512 OGDEN AVE.
DOWNERS GROVE, IL
60515

SITE
PHOTOMETRIC PLAN

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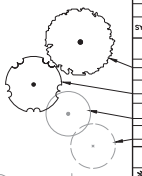
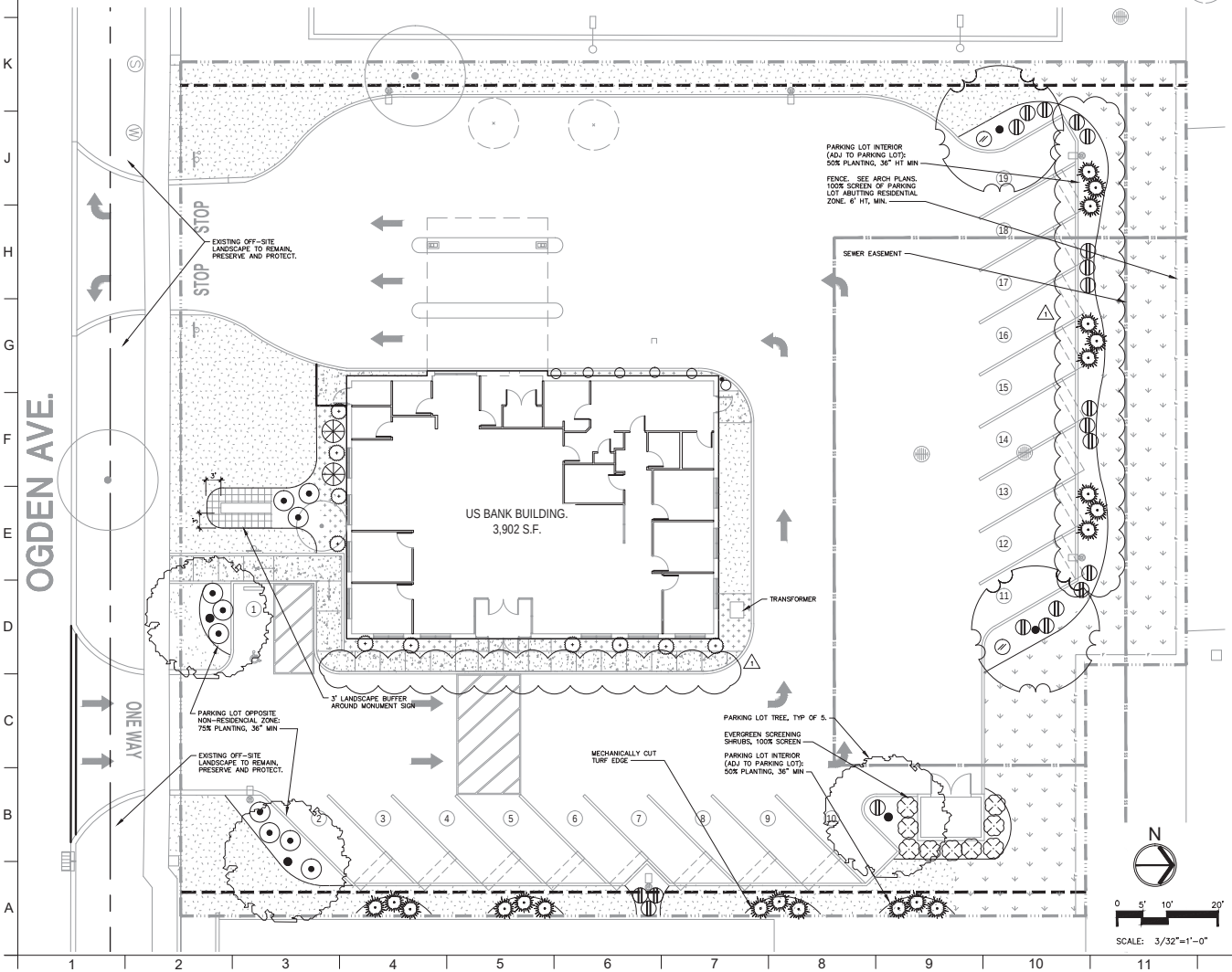
LICENSED PROFESSIONAL ENGINEER SUNGHOO ROY 062-049128 11/30/17 EXPIRES ILLINOIS

1 ES101





PLANTING LEGEND

SYMBOL	SIZE	QTY.	MATURE HT./WIDTH	BOTANICAL NAME	DECID. EVRGRN CONIFER	COMMON NAME
TREES						
	2.5 CAL	3	30'/30'	ACER GRISEUM	D	PAPERBARK MAPLE
	2.5 CAL	2	20'/25'	CERCIS CANADENSIS 'FOREST PANSY'	D	FOREST PANSY REDBUD
	–	2	–	EXISTING ON-SITE TREE TO REMAIN	–	–
	–	2	–	EXISTING ON-SITE TREE TO BE REMOVED	–	–
SHRUBS						
	5 GAL.	21	3' / 4'	CORNUS STOLONIFERA 'FARROW'	D	DWF REDTWIG DOGWOOD
	5 GAL.	9	6' / 4'	TAXUS CUSPIDATA "TVURDY"	E	EMERALD PEAK YEW
	5 GAL.	10	3' / 4'	ROSA KNOCK-OUT	D	KNOCK-OUT ROSE
	5 GAL.	20	4' / 4'	ILEX VERTICILATA "RED SPRITE"	E	RED SPRITE WINTERBERRY
	5 GAL.	2	3' / 3'	SPIRAEA X BUMALDA "FROEBELII"	D	FROEBEL SPIRAEA
	1 GAL.	4	18"/2'	WEIGELA FLORIDA "VERMEIG"	D	MY MONET WEIGELA
	5 GAL.	12	3'/3'	ABIES BALSAMEA "NANA"	E	DWF BALSAM FIR
	1 GAL.	2	3'/3'	PINUS MUGO "MOPS"	E	DWF MUGO PINE
GROUNDCOVERS**/ MASS PLANTINGS						
	SOD	4390 S.F.	–	TURF	–	–
	1 GAL. 18" O.C.	200 S.F.	8"	VINCA MINOR	–	PERIWINKLE
	HYDRO SEED	2890 S.F.	–	GRASS SEED – REPAIR MIX	–	–
	1 GAL. 24" O.C.	80 S.F.	24"	HELICTOTRICHON SEMPERVIRENS	E	BLUE OAT GRASS
SITE FEATURES – TYPICAL						
		NOT SHOWN		ROOT BARRIER: INSTALL AT TREES (EXCEPT PALMS) PLANTED 4' OR LESS FROM CURBS, BUILDINGS, OR PAVEMENT. HOWARD WIRE CLOTH COMPANY, HAYWARD, CA. (510)887-8787 OR 24" LINEAR PLASTIC PANEL FROM DEEP ROOT OR EQUAL.		

TOTAL LANDSCAPED AREA: 8,560 S.F.

**GROUND COVERS TO EXTEND UNDER SHRUBS AND TREES WHICH IS NOT SHOWN ON THE PLAN DUE TO LEGIBILITY. CONTRACTOR TO INCLUDE SUFFICIENT PLANTS TO ACCOMPLISH THE SPACING SHOWN IN SHRUB BEDS TO WITHIN 3" OF EACH PLANTED SHRUB.

GENERAL NOTES

1. ALL PLANTING AREAS SHALL BE COVERED FIRST WITH A 2" LAYER OF ORGANIC COMPOST AND TOPDRESSED WITH A 3" (MINIMUM) DEEP LAYER OF 3/4" MINUS HARDWOOD MULCH.
2. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
3. OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR TREE PLANTING :
   - BETWEEN STREET TREES = 30 FT.
   - DRIVEWAY CUTS AND FIRE HYDRANTS = 7 FT.
   - UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METER AND MAINS = 5 FT.
4. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED. SEE CIVIL PLANS.
5. A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
6. LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
7. PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS.

CITY SPECIFIC REQUIREMENTS

- ☑ 8.020.C.1: 50% SCREEN OF PARKING LOT ABUTTING ADJACENT PARKING LOT. 36" HT, MIN.
- ☑ 8.020.C.2: 100% SCREEN OF PARKING LOT ABUTTING RESIDENTIAL ZONE. 6' HT, MIN.
- ☑ 8.030.B3: AT LEAST 1 SHADE TREE MUST BE PROVIDED FOR EACH 150 SQUARE FEET OF LANDSCAPE ISLAND. 700 SF ISLANDS/150 = 5 SHADE TREES REQUIRED, 5 SHADE TREES PROVIDED.
- ☑ 8.040.D&F: SCREEN REFUSE/RECYCLING WITH 80% EVERGREEN PLANTS, 6' TALL, MIN.
- ☑ LANDSCAPE AREA REQ'D. (10% OF PROPERTY AREA):
  - PROPERTY AREA: 33,000 SF
  - LANDSCAPE AREA REQUIRED: 3,300 SF
  - LANDSCAPE AREA PROVIDED: 8,560 SF
- ☑ FRONT YARD LANDSCAPE REQ'D: (50% OF REQ'D LANDSCAPE)
  - LANDSCAPE AREA REQUIRED: 3,300 SF
  - FRONT YARD LANDSCAPE REQ'D: 1,650 SF
  - FRONT YARD LANDSCAPE PROVIDED: 2,900 SF
- ☑ ALL REQUIRED SHRUBS SHALL BE AT LEAST 18" IN HT AT PLANTING.
- ☑ PROVIDE A 3' LANDSCAPED AREA AROUND MONUMENT SIGN
- ☑ PLANTS ARE NOT INVASIVE

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LICENSED LANDSCAPE ARCHITECT
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157-004446
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9-1-2016
EXP. 8-31-17

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PRELIMINARY
LANDSCAPE PLAN

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