

## COUNCIL WORKSHOP ITEM

**ITEM:** Zoning Board of Appeals File No. C-1-02  
**DATE:** February 12, 2002  
**PREPARED BY:** Kenneth J. Rathje, Director Planning Services  
**PURPOSE:** To obtain approval for a special use for a public park to be improved with an Interpretative Visitors' Center and accessory parking facilities for property located at the Southeast corner of the intersection of Highland Avenue and 31st Street, Downers Grove, Illinois

### DISCUSSION:

At its January 23, 2002 meeting, the Zoning Board of Appeals voted unanimously to recommend that the Village Council approve the petition seeking a special use for a public park/Interpretative Visitors' Center/accessory parking facilities for the property located at the Southeast corner of Highland Avenue and 31st Street. The proposed use would be in conjunction with the Lyman Woods property and would provide an educational facility for use by students and adults. The Board made this recommendation based upon the evidence presented by the petitioner that the special use meets all of the requirements established by the Village's Zoning Ordinances. The Board noted that approval of this special use is contingent upon the approval of rezoning being sought under Case MC-2-02.

### ATTACHMENT:

1. Letter to Mayor & Council from Zoning Board of Appeals Chairman Dated February 12, 2002.
2. Draft Minutes of the Zoning Board of Appeals Public Hearing on January 23, 2002
3. Staff Findings regarding Case C-1-02 with Attachments

### RECOMMENDATION:

Approval by Ordinance



Village of  
DOWNERS GROVE  
ILLINOIS

*Civic Center*

801 Burlington Avenue  
Downers Grove  
Illinois 60515-4776  
630.434.5500  
TDD 630.434.5511  
FAX 630.434.5571

*CBD Redevelopment Office*

1015 Curtiss Street  
Downers Grove  
Illinois 60515  
630.434.5940  
FAX 630.968.6346

*Fire Department*

*Administration*

3900 Highland Avenue  
Downers Grove  
Illinois 60515-1506  
630.434.5980  
FAX 630.434.5988

*Police Department*

825 Burlington Avenue  
Downers Grove  
Illinois 60515-4783  
630.434.5600  
FAX 630.434.5690

*Public Works Department*

5101 Walnut Avenue  
Downers Grove  
Illinois 60515-4074  
630.434.5460  
FAX 630.434.5495

*Department of*

*Social & Health Services*

842 Curtiss Street  
Downers Grove  
Illinois 60515-4761  
630.434.5595  
FAX 630.434.5599

*Village of*

*Downers Grove Web site*

<http://www.vil.downers-grove.il.us>

*Info Line*

630.434.6800

February 12, 2002

Mayor Brian Krajewski and Village Council  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, IL 60515

**RE: C-1-02** A petition seeking a special use for a public park to be improved with an Interpretative (Visitors') Center and accessory parking facilities for property located at the Southeast corner of the intersection of Highland Avenue and 31st Street, Downers Grove, IL (PIN NOS. 06-32-101-001, -002, -034, -047, -048, -049, -050, -051); Forest Preserve District of DuPage County and Downers Grove Park District; Owners/Petitioners

Dear Mayor Krajewski and Village Council:

At its January 23, 2002 meeting, the Zoning Board of Appeals made the following unanimous recommendation in case C-1-02:

**Mr. Lukas moved that in Case C-1-02 the Board recommend to the Village Council approval of the special use for an Interpretive Visitors' Center and accessory parking facility as shown on the site plan and associated drawings submitted by the petitioner. Mr. Gray seconded the Motion.**

**AYES: Mr. Lukas, Mr. Gray, Mr. Benes, Mr. Sleeter,  
Ch. White**

**NAYS: None**

**Chairman White declared the Motion carried unanimously.**

The Board based its recommendation on the fact that it believed, based upon the evidence presented, that the request met all of the requirements established in the Village's Zoning Ordinance for a special use.

Sincerely,

VILLAGE OF DOWNERS GROVE

*William White*

William White, Chairman  
Zoning Board of Appeals

WW/tmh

**SEE CASE MC-2-02  
FOR ZBA PUBLIC HEARING MINUTES**

**PUBLIC HEARING:**

**C-1-02** A petition seeking a special use for a public park to be improved with an Interpretative (Visitors') Center and accessory parking facilities for property located at the Southeast corner of the intersection of Highland Avenue and 31st Street, Downers Grove, IL (PIN NOS. 06-32-101-001, -002, -034, -047, -048, -049, -050, -051); Forest Preserve District of DuPage County and Downers Grove Park District; Owners/Petitioners

**FINDINGS:**

1. The DuPage County Forest Preserve District, which is a co-owner of the subject property with the Downers Grove Park District, is seeking approval of a special use petition so that they may construct an Interpretative (Visitors') Center which will serve the Lyman Woods Forest Preserve. The Zoning Ordinance lists, "Public parks and playgrounds...", as a special use in the R-1, single family zoning district under Section 28-502 (q).
2. Specifically, the Forest Preserve District is proposing to construct a one-story building which the District intends to utilize as an Interpretative Center for individuals who visit the Lyman Woods Forest Preserve. The proposed building is to include space for exhibitions, a multi-purpose gathering area, offices, storage facilities and bathroom facilities. In addition to the interior space, the petitioner's plans indicate that the structure will include covered porches. The plans indicate that the overall square footage of the building is to be 3,820 square feet, of which 2,800 square feet of floor area will be interior space with the remaining 1,020 square feet of floor area being covered porch area.

The proposed building has been depicted on the site plan as being located approximately 620 feet east of the east right of way line of Highland Avenue and approximately 231 feet south of the south right of way line of 31st Street.

The petitioner's plans indicate that the structure is to be somewhat "T" shaped. The plans indicate that the building is to be constructed of a masonry material which has been described by the petitioner's documentation as a colored cementitious panel siding with aluminum trim. The building is to have a maximum width of 84 feet and a maximum depth of 47 feet 10 inches exclusive of the covered porch. The covered porch adds approximately 12 feet 6 inches to the depth of the proposed structure. With respect to building height, the plans indicate that the building is partially to be built into a berm with a maximum exposure of approximately 14 feet 11 inches.

3. In addition to the building, the petitioner's plans propose the construction of a 24 space parking lot. The proposed parking lot will be accessed via 31st Street. The

proposed driveway is to be located opposite of the westerly driveway which serves the Highland Landmark planned development to the north. As 31st Street is a County roadway, an access permit must be issued by the County's Division of Transportation. Representatives of the Forest Preserve have contacted the County Highway Department to determine their criteria for issuing an access permit. The Division of Transportation has provided a list of modifications to the petitioner's street access engineering plans that must be made prior to the County Division of Transportation issuing an access permit to 31st Street. The Planning Staff called Robert Kolar, Permits Administrator for the Division of Transportation, on January 11, 2002. Mr. Kolar confirmed that the Forest Preserve District will be issued an access permit for a full access driveway in the location depicted on the petitioner's plans once the corrections, which are essentially details, are made and of course subject to normal permitting details, such as bonding, etc., being satisfied.

The proposed parking facilities have been designed to meet the Village's parking space dimensional criteria with spaces measuring 9 feet x 18.5 feet with access to be provided by a 24 foot wide aisle. At the rate of one parking space per 300 square feet using a very conservative approach of including the floor area of the covered porch area, a minimum of 13 spaces must be provided for a 3,920 square foot building. The proposed plans indicate that there are to be 24 spaces of which one space is to be configured to meet the State's Handicap Accessibility parking space requirements. Based upon the total number of spaces to be provided, a minimum of one space must be a handicap accessible space.

It should be noted that the petitioner has designed the driveway in order to accommodate bus access and egress as it is anticipated that the proposed Interpretive Center will be utilized for environmental and nature education programs. It appears that the driveway facility will have capacity for several buses to park while students are visiting the Interpretive Center and the Forest Preserve.

The petitioner's plans indicate that there are to be three light standards for purposes of illuminating the parking lot and driveway area installed as part of the construction of this facility. Two of the lights are to be located at the south edge of the parking lot, and one light is to be located at the southwesterly edge of the driveway adjacent to the building. The lights are to be installed with cut-offs which will shield the area located to the south of the lights. According to the plans submitted by the petitioner, lighting levels are to be fairly moderate with a light level of 1.0 foot candles or less as measured at a distance beyond approximately 40 feet from the base of the lighting structures.

4. With respect to stormwater engineering issues, the petitioner's representative has been working with the Village's Stormwater Engineer with respect to the design for a stormwater detention facility for the proposed development. The materials which were submitted by the petitioner depict that there are to be two detention

areas. The one located to the northeast of the site will have a volume of approximately 18,787 cubic feet or 0.431 acre feet with a second basin to be located near the westerly boundary of the site which is to have a capacity of approximately 10,460 cubic feet or .240 acre feet.

The Village's stormwater management consultant has reviewed the petitioner's stormwater management plans and has provided a written analysis indicating how the plans comply with the Village's stormwater control ordinance.

5. In its deliberation of the proposed special use petition, the Board may wish to review and consider the conditions which are necessary for the granting of a special use as enumerated under Section 28-1902 (i) through (iv) which read as follows:
- “(i) That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community.
  - (ii) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
  - (iii) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
  - (iv) That it is one of the special uses specifically listed for the district in which it is to be located.”

#### CONCLUSION:

The DuPage County Forest Preserve District along with the Downers Grove Park District are pursuing approval of a special use so that they may develop an Interpretative Center and parking facilities for the use of visitors to this Forest Preserve. The District has prepared plans which are consistent with the requirements of the Village's Zoning Ordinance with respect to the proposed use as a special use and with respect to setback, number and size of parking spaces. Additionally, the District, through its consultants, have prepared preliminary drainage engineering plans for the proposed development which have been reviewed by the Village Staff and the Village's stormwater engineering consultants who have determined that the plans have been prepared in a manner that is consistent with the requirements of the Ordinance.

It would be appropriate for the Board to forward a recommendation to the Village Council regarding the proposed special use petition provided that the Board is able to make the necessary findings for the special use as such are enumerated under Section 28-1902 of the Zoning Ordinance.

KJR:amd  
Attachments  
01/17/02



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## Memorandum

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DATE: January 16, 2002

TO: Kenneth Rathje, Director, Planning Services Department,  
Village of Downers Grove

FROM: P. Kay Whitlock, P.E., Stormwater Administrator

SUBJECT: Lyman Woods Public Enhancement Project  
(CBBEL Project No. 01-528B3)

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As requested, Christopher B. Burke Engineering, Ltd. (CBBEL) has completed a review of the stormwater management portions of the revised Stormwater Management Permit Application document dated January 4, 2002 submitted for the subject site on behalf of the Forest Preserve District of DuPage County by Teng & Associates, Inc.

CBBEL reviewed the December 14, 2001 Stormwater Management Permit Application and prepared a December 18, 2001 comment letter. In a December 19, 2001 letter, Teng & Associates, Inc. (TENG) responded to CBBEL's December 18, 2001 stormwater management permit application review letter. In this letter, TENG agreed to make the appropriate revisions to the calculations and engineering plans to comply with the comments which is the purpose of the January 4, 2002 submittal.

We are in agreement that the proposed stormwater management plan presented to date is in substantial compliance with the Ordinance. We have sent the applicant a comment memorandum today that will require minor revisions to the construction plans that do not impact the proposed stormwater management plan.

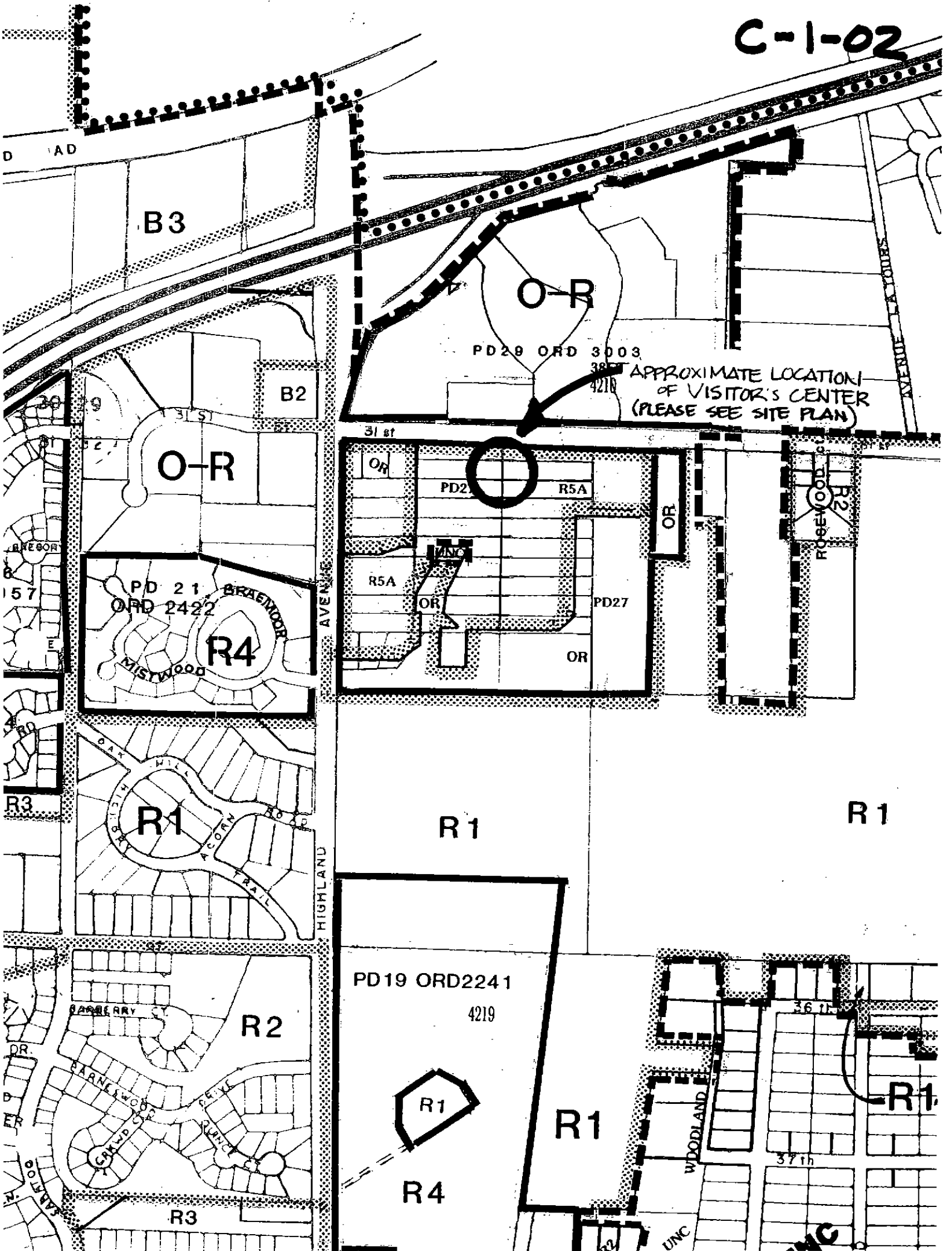
The proposed project is within a 1.5-acre portion of the Lyman Woods Forest Preserve located south of 31<sup>st</sup> Street. The project consists of the construction of one building, an access road from 31<sup>st</sup> Street, a 25-space parking lot and two stormwater management basins. Runoff from the site will be directed to the west and east stormwater management basins via sheet flow, vegetated swales and culverts. The required detention storage for the proposed improvements is 0.651 acre-feet whereas the two proposed stormwater management basins would provide 0.671 acre-feet.

Neither floodplain nor wetlands are located on-site. There is no off-site area tributary to the site. The Forest Preserve of DuPage County and the Village of

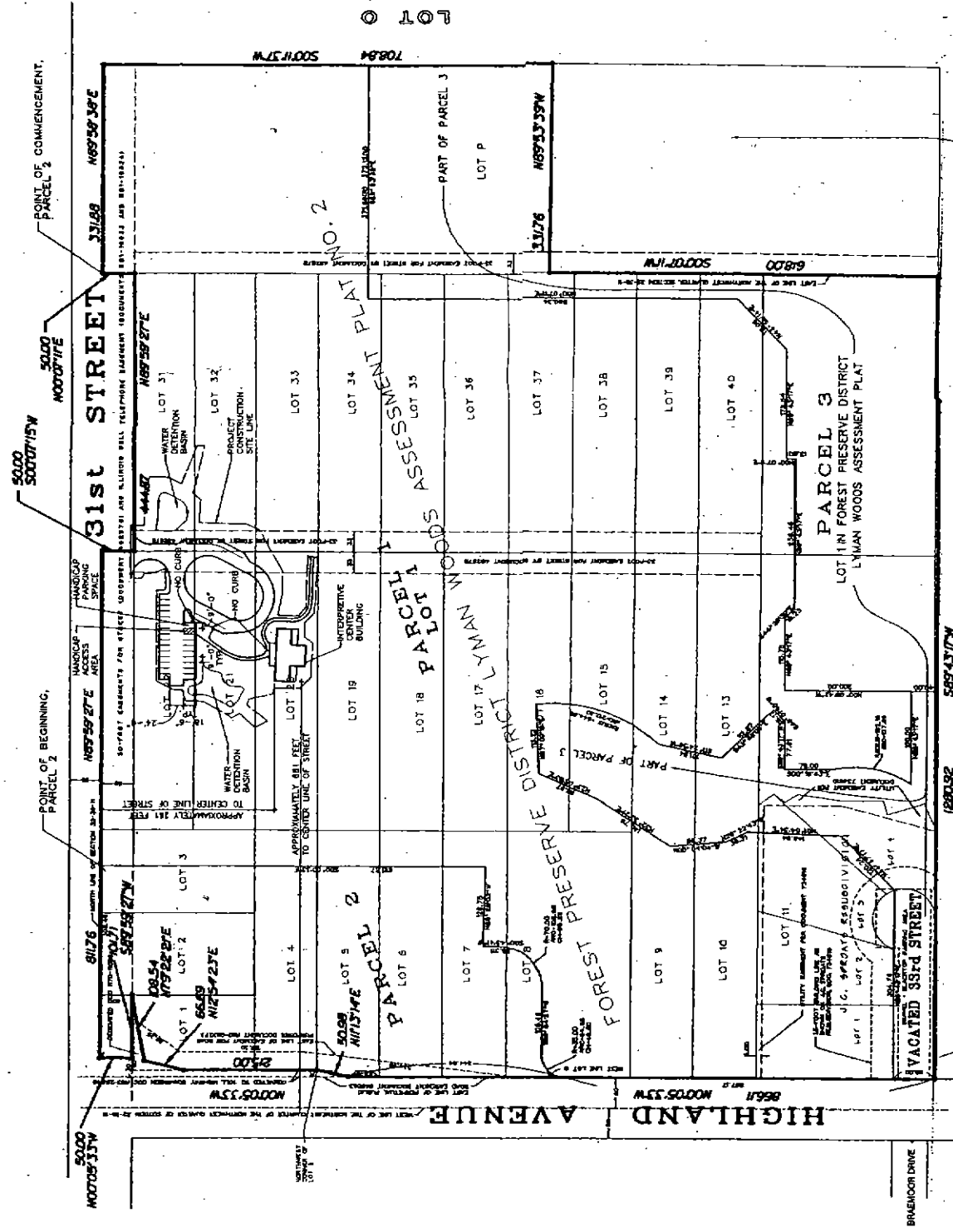
Downers Grove Park District will maintain the stormwater facilities after development is complete.

PKW/drd

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YORK TOWNSHIP SUPERVISORS  
 ASSUMPTION PLAT NO. 2



FOREST PRESERVE DISTRICT-GEORGE WILLIAMS COLLEGE ASSESSMENT PLAT

JANUARY 11, 2002  
 FOREST PRESERVE DISTRICT  
 DUPAGE COUNTY  
 LYMAN WOODS  
 PUBLIC ENHANCEMENT PROJECT  
 SITE PLAN  
 ZONING EXHIBIT

LEGEND

A. APPROXIMATE TOTAL AREA OF LYMAN WOODS FOREST PRESERVE  
(ENTIRE LAND AREA NOT SHOWN): 138 ACRES.

B. TOTAL AREA OF LYMAN WOODS PUBLIC ENHANCEMENT PROJECT CONSTRUCTION  
SITE: 1.557 ACRES.

C. APPROXIMATE TOTAL PAVED AREA WITHIN THE  
CONSTRUCTION SITE LINE:

- 1. PARKING & DRIVEWAYS: .45 ACRES
  - 2. WALKS .05 ACRES
- TOTAL = .50 ACRES

D. TOTAL AREA OF INTERPRETIVE CENTER BUILDING.

- 1. BUILDING: 2,800 S.F.
  - 2. COVERED PORCHES: 1,020 S.F.
- TOTAL = 3,820 S.F.

E. TOTAL NUMBER OF PARKING SPACES REQUIRED BY DOWNERS GROVE ZONING  
ORDINANCE: 1 SPACE PER 300 S.F. OF BUILDING AREA

TOTAL AREA OF INTERPRETIVE CENTER BUILDING: 3,820 S.F.  
REQUIRED TOTAL = 13 SPACES

F. TOTAL NUMBER OF PARKING STALLS PROVIDED: 24.

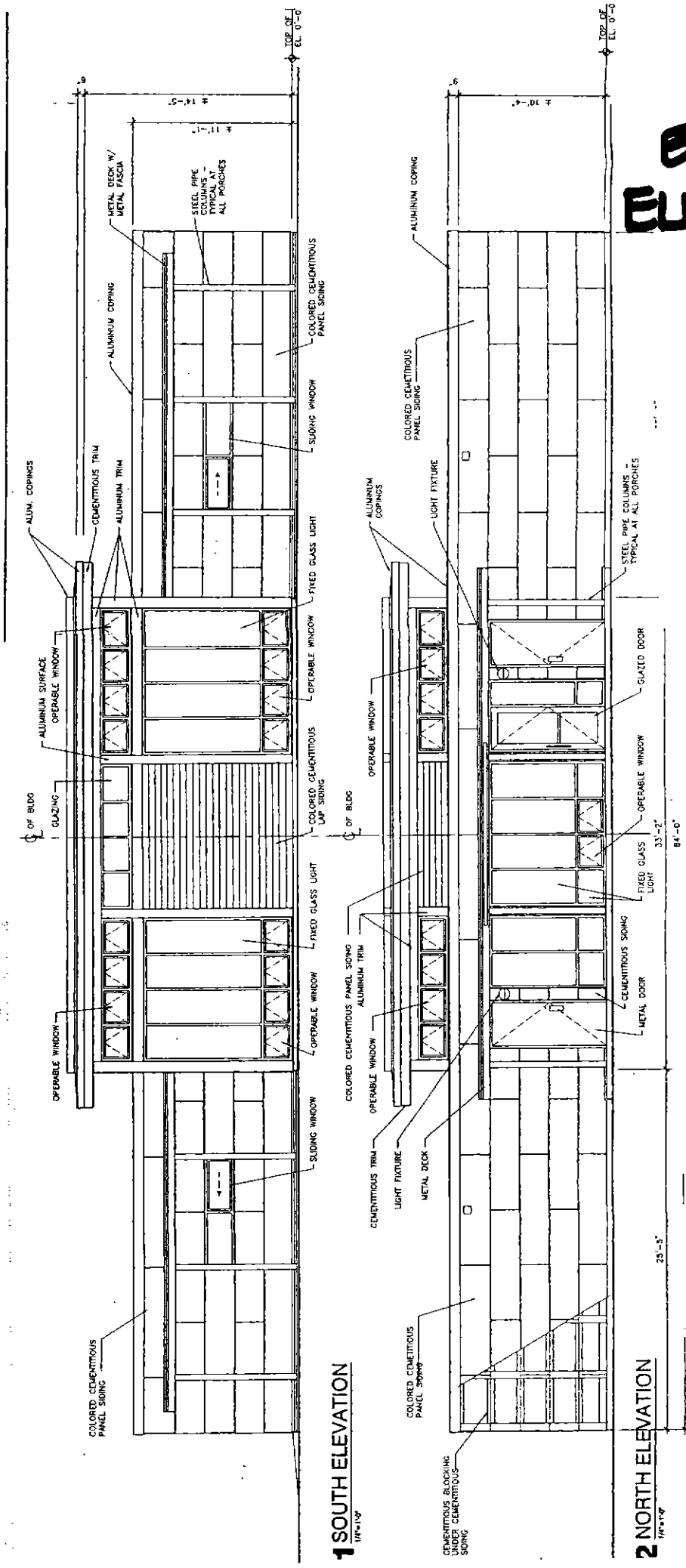
G. TOTAL NUMBER OF PARKING SPACES REQUIRED TO BE ACCESSIBLE TO  
PERSONS WITH DISABILITIES. (AMERICANS WITH DISABILITIES ACT AND ILLINOIS  
ENVIRONMENTAL BARRIERS ACT): 1 UP TO 25 STALLS.

H. TOTAL NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED: 1.



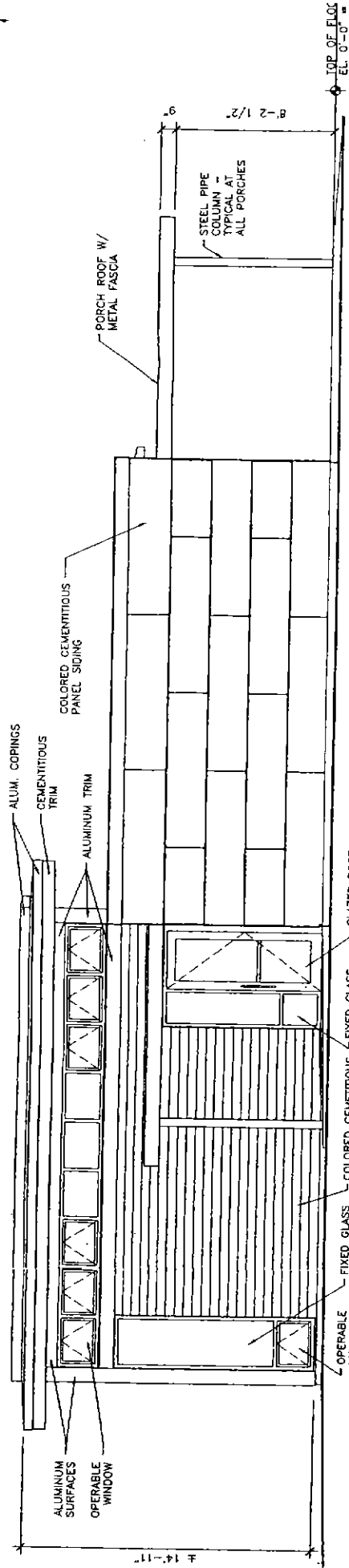
# C-1-02

## BUILDING ELEVATIONS

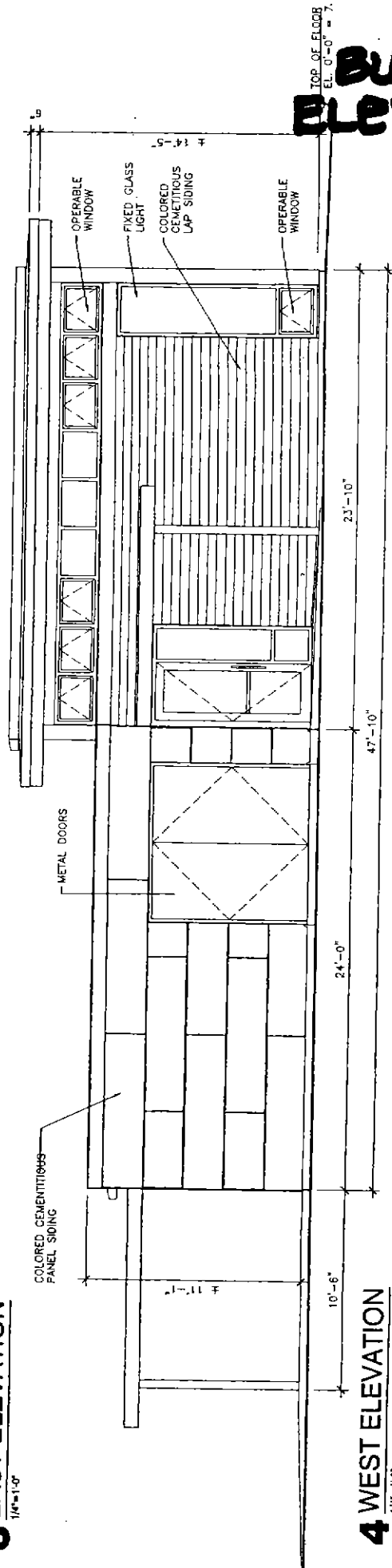


C-1-02

# BUILDING ELEVATIONS



**3 EAST ELEVATION**  
1/4"=1'-0"



**4 WEST ELEVATION**  
1/4"=1'-0"

TOP OF FLOOR  
EL. 0'-0" = 7'

TOP OF FLOOR  
EL. 0'-0" = 7'









**TENG**

105 N. WASHINGTON ST., CHICAGO, IL 60611  
TELEPHONE 312/415-5000

**LEGEND:**

-  AREA OVERLAP OF CONSTRUCTION AND EXISTING STRUCTURE OF TREE
-  TREE TO BE REMOVED IN CONSTRUCTION ZONE #19
-  TREE TO REMAIN IN CONSTRUCTION ZONE #175
-  TREE OUTSIDE OF CONSTRUCTION ZONE

**NOTES:**

1. SURVEY DIMENSIONS ARE TAKEN AT THE BASE OF TREE.

DATE: 8/17/01	PROJECT NO.: 01 3102 01
DRAWN: GJP	APPROVED: [Signature]
CHECKED: [Signature]	DATE: 8/17/01
SCALE: AS SHOWN	PROJECT: 01 3102 01
DATE: 8/17/01	PROJECT: 01 3102 01
DATE: 8/17/01	PROJECT: 01 3102 01

FOREST PRESERVE DISTRICT  
DUPAGE COUNTY  
LYMAN WOODS  
PUBLIC ENHANCEMENT PROJECT  
TREE LOCATION  
PLAN  
**C-2.2**

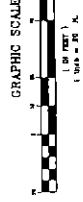
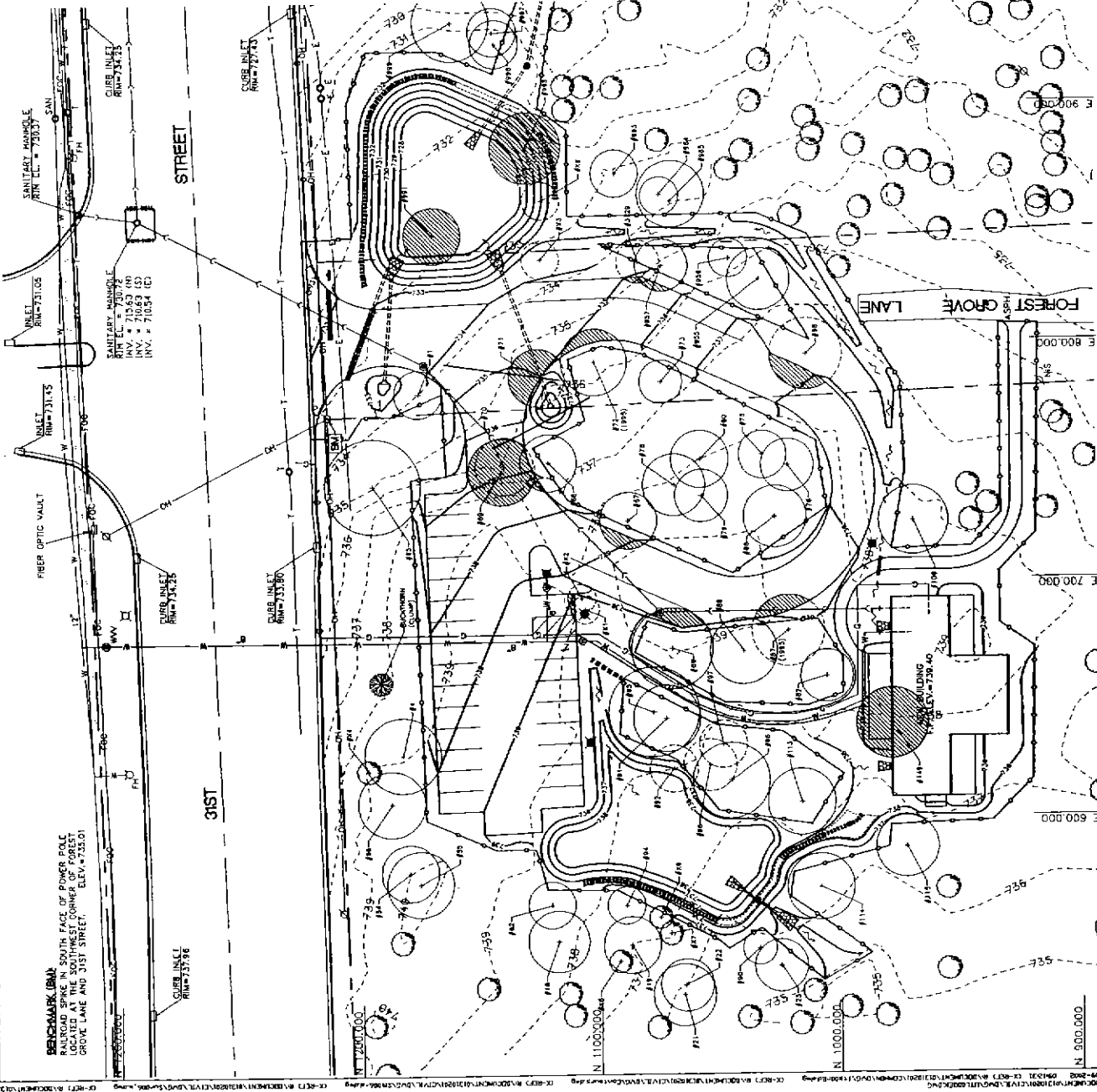
**EXISTING TREE REMOVAL SCHEDULE:**

TREE #	1985 TREE #	SPECIES	SIZE (CANOPY)	CONDITION
1	1	RED OAK	24' x 14'	FAIR
2	2	RED OAK	16' x 12'	FAIR
3	3	WHITE OAK	16' x 12'	FAIR
4	4	RED OAK	16' x 12'	FAIR
5	5	RED OAK	16' x 12'	FAIR
6	6	RED OAK	16' x 12'	FAIR
7	7	RED OAK	16' x 12'	FAIR
8	8	RED OAK	16' x 12'	FAIR
9	9	RED OAK	16' x 12'	FAIR
10	10	RED OAK	16' x 12'	FAIR
11	11	RED OAK	16' x 12'	FAIR
12	12	RED OAK	16' x 12'	FAIR
13	13	RED OAK	16' x 12'	FAIR
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45	45	RED OAK	16' x 12'	FAIR
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100	100	RED OAK	16' x 12'	FAIR

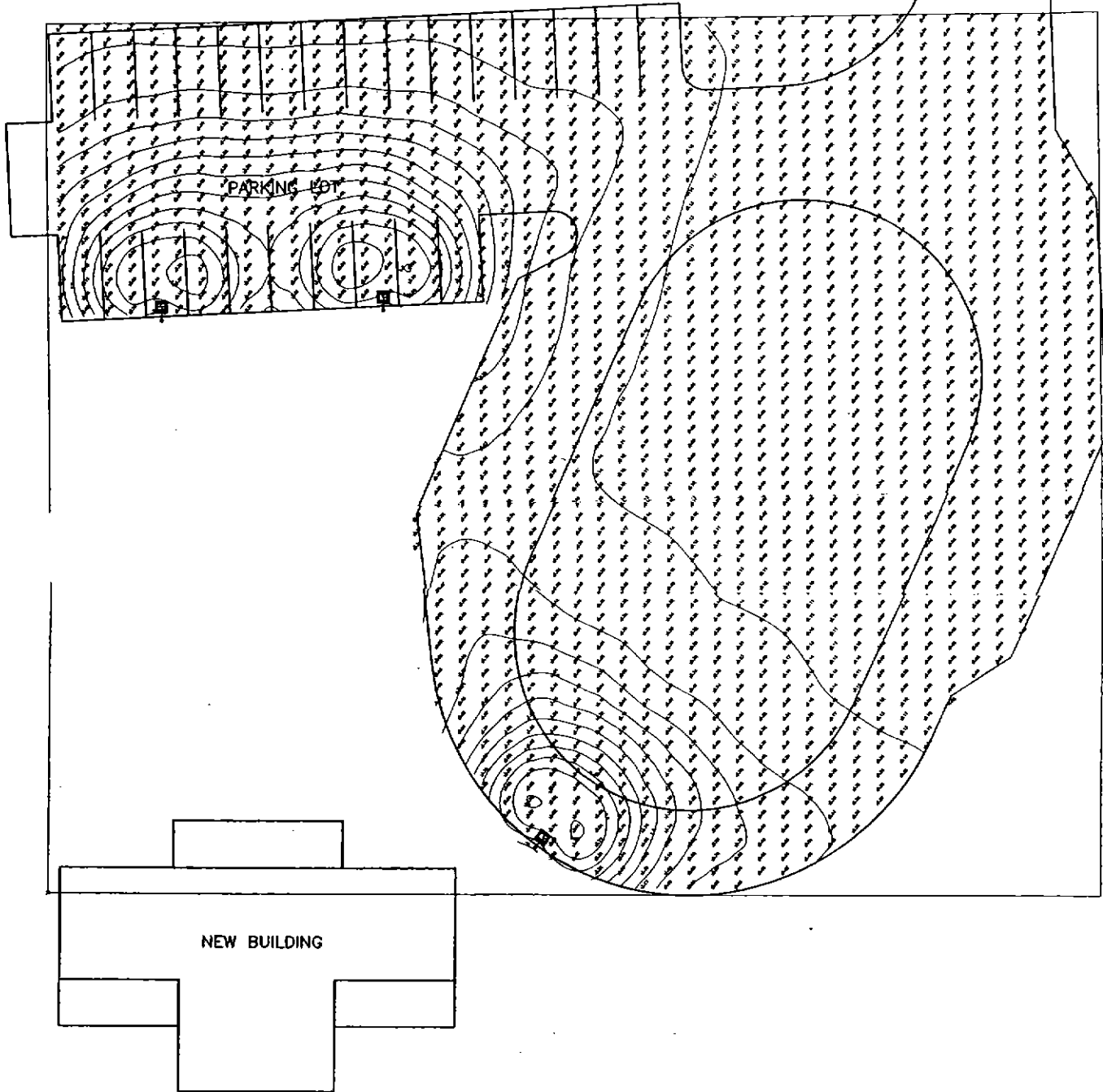
\* TREE TO BE REMOVED FURTHER TO REMAIN DURING CONSTRUCTION DOCUMENTS PHASE.

**EXISTING TREE IN CONSTRUCTION ZONE TO REMAIN SCHEDULE:**

TREE #	1985 TREE #	SPECIES	SIZE (CANOPY)	CONDITION
1	1	RED OAK	13' x 10'	GOOD
2	2	RED OAK	13' x 10'	FAIR
3	3	RED OAK	13' x 10'	FAIR
4	4	RED OAK	13' x 10'	GOOD
5	5	SHEDDING BUCKEYE	13' x 10'	GOOD
6	6	SHEDDING BUCKEYE	13' x 10'	GOOD
7	7	WHITE OAK	13' x 10'	FAIR
8	8	WHITE OAK	13' x 10'	FAIR
9	9	WHITE OAK	13' x 10'	FAIR
10	10	WHITE OAK	13' x 10'	GOOD
11	11	WHITE OAK	13' x 10'	GOOD
12	12	WHITE OAK	13' x 10'	GOOD
13	13	WHITE OAK	13' x 10'	GOOD
14	14	WHITE OAK	13' x 10'	GOOD
15	15	WHITE OAK	13' x 10'	GOOD
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60	60	WHITE OAK	13' x 10'	GOOD
61	61	WHITE OAK	13' x 10'	GOOD
62	62	WHITE OAK	13' x 10'	GOOD
63	63	WHITE OAK	13' x 10'	GOOD
64	64	WHITE OAK	13' x 10'	GOOD
65	65	WHITE OAK	13' x 10'	GOOD
66	66	WHITE OAK	13' x 10'	GOOD
67	67	WHITE OAK	13' x 10'	GOOD
68	68	WHITE OAK	13' x 10'	GOOD
69	69	WHITE OAK	13' x 10'	GOOD
70	70	WHITE OAK	13' x 10'	GOOD
71	71	WHITE OAK	13' x 10'	GOOD
72	72	WHITE OAK	13' x 10'	GOOD
73	73	WHITE OAK	13' x 10'	GOOD
74	74	WHITE OAK	13' x 10'	GOOD
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76	76	WHITE OAK	13' x 10'	GOOD
77	77	WHITE OAK	13' x 10'	GOOD
78	78	WHITE OAK	13' x 10'	GOOD
79	79	WHITE OAK	13' x 10'	GOOD
80	80	WHITE OAK	13' x 10'	GOOD
81	81	WHITE OAK	13' x 10'	GOOD
82	82	WHITE OAK	13' x 10'	GOOD
83	83	WHITE OAK	13' x 10'	GOOD
84	84	WHITE OAK	13' x 10'	GOOD
85	85	WHITE OAK	13' x 10'	GOOD
86	86	WHITE OAK	13' x 10'	GOOD
87	87	WHITE OAK	13' x 10'	GOOD
88	88	WHITE OAK	13' x 10'	GOOD
89	89	WHITE OAK	13' x 10'	GOOD
90	90	WHITE OAK	13' x 10'	GOOD
91	91	WHITE OAK	13' x 10'	GOOD
92	92	WHITE OAK	13' x 10'	GOOD
93	93	WHITE OAK	13' x 10'	GOOD
94	94	WHITE OAK	13' x 10'	GOOD
95	95	WHITE OAK	13' x 10'	GOOD
96	96	WHITE OAK	13' x 10'	GOOD
97	97	WHITE OAK	13' x 10'	GOOD
98	98	WHITE OAK	13' x 10'	GOOD
99	99	WHITE OAK	13' x 10'	GOOD
100	100	WHITE OAK	13' x 10'	GOOD



C.1.02  
PHOTOMETRIC



LYMAN WOODS PUBLIC ENHANCEMENT PROJECT  
SITE LIGHTING CALCULATIONS



VILLAGE OF DOWNERS GROVE, ILLINOIS
PETITION FOR
SPECIAL USE PERMIT

To: The Zoning Board of Appeals
Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60515-4776

\$400.00 Fee Residential
\$550.00 Commercial
Application # C-1-92
Date Filed

Application must be filed in TRIPLICATE. Two copies of a Registered Surveyor's Plat of Survey and a statement in writing by the applicant showing that the proposed conditional use will conform to the requirements set forth in the Zoning Ordinance must accompany the application.

1. Applicant/Forest Preserve District of Telephone 630-933-7200
Owner DuPage County
Address 3580 Naperville Road, Wheaton, IL 60187-8761

2. Applicant/Downers Grove Park District Telephone 630-963-1304
Owner
Address 2455 Warrenville Road, Downers Grove, Illinois 60515

3. Applicant is (check one) Attorney Agent Other (specify) Owners
(Submit Letter of Authorization from Owner)

4. The present owner acquired title to the property on (date) Parcel 1: 12/30/96; Parcel 2: 12/21/98; Parcel 3: 07/11/95

5. Location of property Southeast of 31st Street and Highland Avenue

6. Legal Description of property and P.I.N. # See attached Exhibit "A"
Please Note: Parcels 2 and 3 owned by Forest Preserve District

7. Present Zoning District Parcels 1 & 3 - OR; Parcel 2 - R5A (Petition pending to rezone all of said property to R1)

8. Zoning Ordinance reference Article X §2.1
(Article, Section, Paragraph, Sub-paragraph)

9. Applicant requests approval of above-described property for the following use Visitor Center as shown in the attached Site Concept Plan prepared by Teng & Associates, Inc.

10. Brief description of the improvement proposed, together with architect's rendering of building
Construction of visitor's center

11. A list of the names and addresses of all persons to whom the latest general real estate tax bills were sent for all property situated within 250 feet of the subject property
See attached Exhibit "B"

(Attach list of names and address, if room provided is insufficient.)

I hereby certify that the above statements and all accompanying statements and drawings are true and correct to the best of my knowledge.

Signature of Applicant see below

**APPLICATIONS FOR SPECIAL USE PERMITS TO ALLOW INCREASED DENSITY SHOULD INCLUDE THE FOLLOWING**

- A. Percentage of lot area to be covered by building or buildings \_\_\_\_\_
- B. Number of proposed one-bed units \_\_\_\_\_ x 750 sq. ft. \_\_\_\_\_  
two-bed units \_\_\_\_\_ x 1250 sq. ft. \_\_\_\_\_  
three-bed units \_\_\_\_\_ x 3000 sq. ft. \_\_\_\_\_
- C. Number of parking spaces provided \_\_\_\_\_  
Under cover \_\_\_\_\_ Outdoor \_\_\_\_\_ TOTAL \_\_\_\_\_

Applications for Conditional Use Permits to permit uses conditionally authorized in the M-1 and M-2 Manufacturing Districts should include proof of compliance with performance standards as prescribed in Article IX, Section 28-903 and Section 28-906.

Date of Public Hearing \_\_\_\_\_

Action taken by the Board \_\_\_\_\_

Chair \_\_\_\_\_

Submitted to Village Council (date) \_\_\_\_\_

Action Taken by the Council \_\_\_\_\_

Date \_\_\_\_\_

APPLICANT:

FOREST PRESERVE DISTRICT OF DUPAGE COUNTY (as to all Parcels)

BY: William J. May  
Vice President

APPLICANT:

DOWNERS GROVE PARK DISTRICT (as to Parcel 1 only)

BY: Susan Chusek

# Kuhn, Mitchell, Moss, Kocsis & Lechowicz, LLC

Attorneys at Law

Daniel L. Kuhn  
Paul M. Mitchell  
Jonathan Y. Moss  
Brian M. Kocsis  
Alan E. Lechowicz

Pamela L. Kohn Andrews  
Michael F. Roe  
Christopher J. Ziemba  
Kevin M. Coyne  
Thomas Lageotakes

December 10, 2001

Village of Downers Grove  
Zoning Board of Appeals  
801 Burlington Avenue  
Downers Grove, Illinois 60515-4776

Re: Forest Preserve District of DuPage County  
and Downers Grove Park District  
Special Use Permit for Visitors' Center  
at Lyman Woods, Southeast corner  
of Highland Avenue and 31<sup>st</sup> Street, Downers Grove

Dear Chairman Beggs and Members of the Zoning Board of Appeals:

## INTRODUCTION

The Petitioners are the Forest Preserve District of DuPage County, Illinois (the "Forest Preserve District") and the Downers Grove Park District (the "Park District"). The Petitioners have filed four petitions with the Village as follows:

1. Petition for Special Use Permit to allow a Visitors' Center to be constructed on the subject property.
2. Petition for Map Amendment to the Zoning Ordinance to rezone the subject property from OR and R-5A to R-1.
3. Petition to Repeal and Exclude the Planned Development Designation for a Portion of Planned Development #27 which requests that the planned unit development which affects a portion of the property be repealed.
4. Petition for Annexation to the Village of Downers Grove which requests that a small portion of the subject property which is not in the Village be annexed into the Village.

PROPOSED DEVELOPMENT

1. The Forest Preserve District and the Park District intend to build a Visitors' Center which will include an Interpretive Center Building, parking for 24 cars, a bus drop-off area and parking for two buses, additional ADA accessible trails, restorative landscaping and stormwater detention. The Interpretive Center will serve as the public entry point for the Lyman Woods Preserve. The one-story structure has a footprint of approximately 3,730 square feet, consisting of 2,890 square feet of interior space and 840 square feet of covered exterior porches. The building will accommodate exhibits and instruction programs for the public on natural resources, preservation and stewardship.

2. The Lyman Woods Master Site Plan developed by the Conservation Design Forum, in conjunction with the Park District, dated December 9, 1999, was used as the framework for the overall site development. The boundary limits for the design of the building and site for this project are within an approximately 3 acre portion of the preserve fronting on 31<sup>st</sup> Street.

3. The hours of operation are anticipated to be

Monday through Friday from 8:30 A.M. to 4:30 P.M. and  
Saturday from 9:00 A.M. to 1:00 P.M., with a few evenings  
per week from approximately 7:00 P.M. to 10:00 P.M.

4. Entrance to the facility is from 31<sup>st</sup> Street to the north. Water, sanitary, gas, electric and telephone are connected to the existing facilities on 31<sup>st</sup> Street.

5. The Village requires 13 parking spaces for the site at a rate of 1 space per 300 square feet of building area. The District will more than satisfy this requirement by providing 24 spaces, plus spaces for two buses.

6. The Petitioners recognize the need for proper drainage and have developed a plan that incorporates the best engineering practices and methods into the solution so as to provide the required stormwater storage while disturbing as little of the preserve and trees as possible. The Petitioners plan to provide stormwater storage by the construction of two dry-bottom detention basins, one northwest and one northeast of the Interpretive Center Building. These storage areas comply with stormwater storage requirements.

SPECIAL USE PERMIT

Upon the subject property being rezoned, it will be entirely located in an R-1 district. Subparagraphs (h) and (9) of Section 28-502 of the Municipal Code provides that "government facilities", "public parks and playgrounds" and "municipal community center" are allowable special uses in an R-1 district. Section 28-1902 provides the standards for approval of a special use and declares that the Village may authorize such a use provided the following is established:

1. *That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*

The Visitors' Center is a desirable improvement to the Lyman Woods Preserve. The project will create an Interpretive Center which will accommodate exhibits and institutional programs on natural resources, preservation and stewardship which will be a valuable asset for the public. The location is appropriate and desirable in that it is adjacent to the Lyman Woods Preserve with accessible trails leading from the Interpretive Center to the Preserve. This facility will contribute to the general welfare and be a valuable asset of the community.

2. *That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*

The Interpretive Center will not be detrimental to the health, safety, morals or general welfare of the neighbors in the area. The actual improvements are on a site of approximately 3 acres which is part of the Lyman Woods Preserve consisting of approximately 43 acres. The northeasterly detention basin is set back approximately 20 feet from the South line of 31<sup>st</sup> Street, with the parking lot and the building being set back approximately 48 feet and 240 feet, respectively. In addition, the improvements are approximately 530 feet from the east line of Highland Avenue, 640 feet from the east line of Lyman Woods Preserve, and 970 feet from the south line of the preserve. Moreover, with the landscaping and existing vegetation, it is doubtful whether the improvements will even be visible by any adjacent residents.

The parking lot will provide parking for 24 cars and two buses, which is more than the required parking. The addition of the site-generated traffic should have minimal impact on the traffic flow on 31<sup>st</sup> Street. It is anticipated that very rarely will anything near the 24 parking spaces be used since much of the use of the Interpretive Center will be by groups traveling to the Center by bus. The buses will have a nominal effect upon traffic.

3. *That the proposed use will comply with the regulations specific in this zoning ordinance for the District in which the proposed use is to be located.*

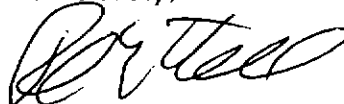
The Interpretive Center and improvements will comply with all applicable lot and bulk requirements of the Village. The parking and loading to be provided will comply with both the general and specific requirements of the Village Zoning Ordinance. The site of 43 acres will comply with Section 28-502(h) which states that for a special use for government facilities the site must be no less than 10 acres.

4. *That it is one of the special uses specifically listed for the district in which it is to be located.*

Section 28-502 designates special uses allowed in the R-1 District, including "government facilities", "public parks and playgrounds", and "municipal community center".

Petitioners, the Forest Preserve District and the Park District, respectfully request that the Zoning Board of Appeals recommend approval of this project. The Forest Preserve District is obtaining a State grant for a portion of the cost of the improvements. The grant requires that construction begin and that the improvements be completed by a certain date. The Petitioners request that the Board recommend approval of this project as soon as possible.

Sincerely,



Paul M. Mitchell

C-1-02  
AND  
MC - 2-02

FPD/LYMAN WOODS

06-32-100-012  
Lazzara Properties II, LLC  
7048 North Barry Avenue  
Rosemont, IL 60018

06-32-100-042  
Healthcare Compare Corp.  
Attn: Joseph Witters  
3200 Highland Avenue  
Downers Grove, IL 60515

06-32-110-001  
Norman R. & P. Farnsworth  
1041 Braermoor Drive  
Downers Grove, IL 60515

06-32-110-002  
Caryn M. Stack  
1043 Braermoor Drive  
Downers Grove, IL 60515

06-32-110-003  
Anna D. Slovack, Trustee  
1428 Colony Place  
Venice, FL 34292

06-32-110-004  
Dan D. & Lynne J. Romito  
1014 Braermoor Drive  
Downers Grove, IL 60515

06-32-110-005  
Robert L. Emanuele  
1049 Braermoor Drive  
Downers Grove, IL 60515

06-32-110-006  
Louis J. Gatzolis  
3131 Finley Road  
Downers Grove, IL 60515

06-32-110-007  
Catherine Kobor  
1002 Braermoor Drive  
Downers Grove, IL 60515

06-32-110-008  
Edward & Mary Ann Drager  
1004 Braermoor Drive  
Downers Grove, IL 60515

06-32-110-009  
Kathryn Williams  
1005 Mistwood Lane  
No. 1005-D  
Downers Grove, IL 60515

06-32-110-010  
Mary V. Dempsey  
120 Ocean Boulevard  
No. B-2  
Del Ray Beach, FL 33483

06-32-110-011  
Richard Sullivan  
1009 Mistwood Lane  
No. B  
Downers Grove, IL 60515

06-32-110-012  
Peter & Nancy E. Sorensen  
1004 Mistwood Lane  
Downers Grove, IL 60515

Exhibit B

06-32-110-013  
Ian MacDonald  
c/o Equibank - Tax Department  
2 Oliver Plaza  
Pittsburgh, PA 15222

06-32-110-015  
Vicki J. Schanlaber  
1010 Mistwood Lane  
No. A  
Downers Grove, IL

06-32-110-017  
Leonard & Joseph Heinz  
1013 Mistwood Lane  
No. D  
Downers Grove, IL 60515

06-32-110-019  
Leonard & Phyllis Zullo  
1026 Mistwood Lane  
No. A  
Downers Grove, IL 60515

06-32-110-021  
Henry H. & Florence Koci  
1030 Mistwood Lane  
No. D  
Downers Grove, IL 60515

06-32-110-023  
Michael & Audrey Ruston  
1009 Braermoor Drive  
Downers Grove, IL 60515

06-32-110-014  
Cheryl J. Troxel  
1008 Mistwood Lane  
No. B  
Downers Grove, IL 60515

06-32-110-016  
Zimmerman & K. Rostam  
1012 Mistwood Lane  
No. 1012-B  
Downers Grove, IL 60515

06-32-110-018  
Gary & Stacy Ryndak  
1024 Mistwood Lane  
No. D.  
Downers Grove, IL 60515

06-32-110-020  
James T. Chippas  
1028 Mistwood Lane  
No. B  
Downers Grove, IL 60515

06-32-110-022  
First National Bank of LaGrange,  
Trust 3431  
620 North Burlington Avenue  
LaGrange, IL 60525

06-32-110-024  
Mary H. Watson  
1011 Braermoor Drive - No. B  
Downers Grove, IL 60515

06-32-110-025  
Molex, Inc.  
2222 Wellington Court  
Lisle, IL 60532

06-32-110-027  
May K. Carter  
1017 Braeremoor Drive  
Downers Grove, IL 60515

06-32-110-029  
John & Virginia Rogers  
1012 Braeremoor Drive  
Downers Grove, IL 60515

06-32-110-031  
August & Violet VanDyke  
1016 Braeremoor Drive - No. 1016-A  
Downers Grove, IL 60515

06-32-110-033  
Michael F. Roche  
1020 Braeremoor Drive - No. 1020C  
Downers Grove, IL 60515

06-32-110-035  
Philip P. Romeo  
1024 Braeremoor Drive - No. 1024-A  
Downers Grove, IL 60515

06-32-110-037  
T.A. Madrzyk & M. Troxel  
1028 Braeremoor Drive  
Downers Grove, IL 60515

06-32-110-039  
Edward L. & John Campbell  
1032 Braeremoor Drive - No. D  
Downers Grove, IL 60515

06-32-110-026  
Rosemary K. Meszaros  
1015 Braeremoor Drive - No. 1015-B  
Downers Grove, IL 60515

06-32-110-028  
James J. & Jean Crawford  
1010 Braeremoor Drive  
Downers Grove, IL 60515

06-32-110-030  
Joseph & Helen Warren  
1014 Braeremoor Drive - No. 1040-D  
Downers Grove, IL 60515

06-32-110-032  
W. Slayton  
1018 Braeremoor Drive  
Downers Grove, IL 60515

06-32-110-034  
Ralph M. Euwema  
1022 Braeremoor Drive - No. C  
Downers Grove, IL 60515

06-32-110-036  
Normac Foods, Inc.  
9500 NW 4<sup>th</sup> Street  
Oklahoma City, OK 73127

06-32-110-038  
First Bank Mortgage  
For DeLonzo  
135 North Meramec  
St. Louis, MO 63105

06-32-110-040  
Thomas S. Tyszka  
1034 Braeremoor Drive  
Downers Grove, IL 60515

06-32-110-041  
Michele D. Pfister  
1036 Braeremoor Drive - No. 1036-A  
Downers Grove, IL 60515

06-32-110-043  
Bruce S. & Judith Pipkin  
1040 Braeremoor Drive - No. A  
Downers Grove, IL 60515

06-32-110-045  
Ira Aronson  
1044 Braeremoor Drive - No. D  
Downers Grove, IL 60515

06-32-110-047  
Downers Grove National Bank,  
Trust No. 99-007  
1013 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-049  
John J. Gammuto  
1017 Mistwood Lane - No. A  
Downers Grove, IL 60515

06-32-110-051  
George R. Clark  
1012 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-053  
Phillip Gordon, Jr. & T. Gordon  
1025 Mistwood Lane - No. A  
Downers Grove, IL 60515

06-32-110-055  
Curtis & Ruth Babcock  
1029 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-042  
Cathye E. Rosengarden  
1038 Braeremoor Drive - No. B  
Downers Grove, IL 60515

06-32-110-044  
Hans & Agatha Wassemaar  
1042 Braeremoor Drive - No. B  
Downers Grove, IL 60515

06-32-110-046  
Michael Ferdkoff  
~~142 Maple Avenue~~ 1015 Mistwood Lane No. D  
Downers Grove, IL 60515

06-32-110-048  
John Caine  
1015 Mistwood Lane - No. 1015-A  
Downers Grove, IL 60515

06-32-110-050  
Charles R. Baburek  
1019 Mistwood Lane - No. 1019-B  
Downers Grove, IL 60515

06-32-110-052  
Jean H. Frain  
1023 Mistwood Lane - No. D  
Downers Grove, IL 60515

06-32-110-054  
R. & Jeanmenne Friedmann  
1027 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-057  
Sheryl A. Adams  
103\_\_ Mistwood Lane  
Downers Grove, IL 60515

06-32-110-058  
William & S. Zumstein  
1033 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-059  
Dorothy A. DeGrange  
1048 Braermoor Drive  
Downers Grove, IL 60515

06-32-110-060  
Joseph Bigane III  
1050 Braermoor Drive  
Downers Grove, IL 60515

06-32-110-061  
Donald E. Sulzer  
1052 Braermoor Drive  
Downers Grove, IL 60515

06-32-110-062  
Robert & Linda Hubeny  
1100 Mistwood Lane - No. D  
Downers Grove, IL 60515

06-32-110-063  
Albert & Olga Rodriguez  
1101 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-064  
Paul & Lorraine Orsetti  
395 Edenvale Lane  
Watsonville, CA 95076

06-32-110-065  
Fay C. McCutchan  
1103 Mistwood Lane - No. A  
Downers Grove, IL 60515

06-32-110-066  
Norma J. Olds  
P. O. Box B  
Downers Grove, IL 60515

06-32-110-067  
Estelle J. Damore  
1105 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-068  
Aspasia Colias  
1106 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-069  
Loella B. Bailey  
1107 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-070  
~~Burnside Construction Co.~~ *Roscoe X*  
~~18400 South Halsted Street~~ *1109 Mistwood Ln*  
Glenwood, IL 60425 *No. B*

06-32-110-071  
Edmund & Maureen Burke  
1111 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-072  
Charles C. Coomey  
1113 Mistwood Lane - No. D  
Downers Grove, IL 60515

06-32-110-073  
Edward & Rita Kavanagh  
1115 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-074

E. Douglas Schwartz, et al  
3950 Lyndhurst Court  
Sarasota, FL 34235

06-32-110-076

Michael & Maureen Edwards  
1121 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-078

Violet M. Morris  
1125 Mistwood Place  
Downers Grove, IL 60515

06-32-110-080

RSD Professional Bldg.  
1129 Mistwood Place - No. B  
Downers Grove, IL 60515

06-32-110-082

Paul J. Adams  
1133 Mistwood Place - No. B  
Downers Grove, IL 60515

06-32-110-084

Richard & Sandra Wright  
1137 Mistwood Place - No. D  
Downers Grove, IL 60515

06-32-110-086

Vincent & Carole Malfese  
1141 Mistwood Place - No. B  
Downers Grove, IL 60515

06-32-110-088

Walter E.  
1145 Mistwood Place  
Downers Grove, IL 60515

06-32-110-075

Kathi M. Regas  
1119 Mistwood Lane - No. A  
Downers Grove, IL 60515

06-32-110-077

Paula A. Hindle  
1123 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-079

Chester & Shirley Olofson  
1128 Mistwood Place  
Downers Grove, IL 60515

06-32-110-081

Gladys Kadtker Kersten  
1131 Mistwood Place  
Downers Grove, IL 60515

06-32-110-083

Thomas Delrose  
1135 Mistwood Place  
Downers Grove, IL 60515

06-32-110-085

Charles & \_\_ D. Fulanovich  
1193 Mistwood Place  
Downers Grove, IL 60515

06-32-110-087

Romano Real Estate Limited  
Partnership  
c/o Anthony Romano  
1926 77<sup>th</sup> Court  
Elmwood Park, IL 60707

06-32-110-089

James L. Clark  
1147 Mistwood Place  
Downers Grove, IL 60515

06-32-110-090  
Frank M., Jr. & D.M. Casper  
1149 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-092  
Jeffrey P. Purcell  
5 Baybrook Court  
Oak Brook, IL 60523

06-32-110-094  
John & Susan Francis  
1157 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-096  
David & Jennifer Year  
1161 Mistwood Court  
Downers Grove, IL 60515

06-32-110-098  
Roxolana Poluchowicz  
21387 North Highwood Street  
Kildeer, IL 60047

06-32-110-100  
Jeffrey Shultz  
1165 Mistwood Court  
Downers Grove, IL 60515

06-32-110-102  
Mary L. Gallahue  
1167 Mistwood Court  
Downers Grove, IL 60515

06-32-110-104  
Kenneth & Marjorie Bell  
1169 Mistwood Court - No. B  
Downers Grove, IL 60515

06-32-110-091  
Annette Goetz  
1151 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-093  
James E. O'Malley  
1155 Mistwood Lane - No. A  
Downers Grove, IL 60515

06-32-110-095  
Donna Coughlin  
1159 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-097  
J. Marshall & M. Seelander  
1162 Mistwood Court - No. D  
Downers Grove, IL 60515

06-32-110-099  
June Schaaf  
1164 Mistwood Court  
Downers Grove, IL 60515

06-32-110-101  
Helen Regan  
1166 Mistwood Court  
Downers Grove, IL 60515

06-32-110-103  
Louis & Yvonne Oswald  
58 Briarwood Lane  
Oak Brook, IL 60523

06-32-110-105  
John Mundie  
1170 Mistwood Court - No. B  
Downers Grove, IL 60515

06-32-110-106  
Patricia Stachura  
1171 Mistwood Court - No. D  
Downers Grove, IL 60515

06-32-110-108  
John L. Janczor  
120 North LaSalle Street - No. 800  
Chicago, IL 60602

06-32-110-110  
Jeffrey F. Camacho  
1178 Mistwood Lane - No. B  
Downers Grove, IL 60515

06-32-110-112  
Bruce M. Johnson  
1182 Mistwood Court - No. B  
Downers Grove, IL 60515

06-32-110-114  
Miriam B. Geist  
1033 Braermoor Drive - No. A  
Downers Grove, IL 60515

06-32-110-116  
R. Plechty & S. Hester  
1037 Braermoor Drive  
Downers Grove, IL 60515

06-32-110-118  
Robert & Diane Magnuson  
1138 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-120  
David R. Demian  
1142 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-107  
Bernard Dudek  
1172 Mistwood Court - No. D  
Downers Grove, IL 60515

06-32-110-109  
John T. & Charlene Hays  
1176 Mistwood Court  
Downers Grove, IL 60515

06-32-110-111  
Diane C. Berner  
1180 Mistwood Court  
Downers Grove, IL 60515

06-32-110-113  
Susan F. Wagner  
1184 Mistwood Court - No. E  
Downers Grove, IL 60515

06-32-110-115  
Marcia S. Kaplan  
1035 Braermoor Drive  
Downers Grove, IL 60515

06-32-110-117  
George Arquilla, Jr.  
1039-D Braermoor Drive  
Downers Grove, IL 60515

06-32-110-119  
Elinore Panich  
1140 Mistwood Lane - No. A  
Downers Grove, IL 60515

06-32-110-121  
Kathryn Peck  
1144 Mistwood Lane  
Downers Grove, IL 60515

06-32-110-122  
James S. & Janet L. Leifel  
1037 Braermoor Drive  
Downers Grove, IL 60515

06-32-110-124  
Anaise J. Clery  
1150 Mistwood Lane - No. A  
Downers Grove, IL 60515

06-32-110-126  
James P. McCarthy  
1154 Mistwood Lane - No. C.  
Downers Grove, IL 60515

06-32-100-033  
Sharon Salzman  
1006 Braermoor Drive  
Downers Grove, IL 60515

06-29-305-011  
State of Illinois

06-29-307-005  
Opus/AEW Office Div. Co.  
c/o Opus North Corp.  
9700 Higgins Road - No. 900  
Rosemont, IL 60018

06-32-200-013  
Forest Preserve District of DuPage County

06-32-110-123  
Oak Brook Bank, Trust 2071  
c/o Leonard Maniscalco  
1148 Mistwood Lane - No. D  
Downers Grove, IL 60515

06-32-110-125  
Mark Simmons  
1152 Mistwood Lane  
Downers Grove, IL 60515

06-32-100-032  
Catherine Poulos  
1008 Braermoor Drive  
Downers Grove, IL 60515

06-32-304-008  
J. & L. Norco  
1091 Black Oak Drive  
Downers Grove, IL 60515

06-32-307-004  
Highland Landmark Trust  
c/o Henderson Global  
737 North Michigan Avenue  
No. 1950  
Chicago, IL 60611

06-32-200-004  
Peter Diamond  
651 31<sup>st</sup> Street  
Downers Grove, IL 60515

06-32-200-006  
F. Spangenberg  
625 West 31<sup>st</sup> Street  
Downers Grove, IL 60515

06-32-103-013  
Allan L. Becker  
3234 Highland Avenue  
Downers Grove, IL 60515

06-32-103-014  
Hans & Spomenka Luedi  
3244 Highland Avenue  
Downers Grove, IL 60515

06-29-305-1010  
State of Illinois

C-1-02  
AND  
MC-2-02

LEGAL NOTICE: VILLAGE OF DOWNERS GROVE NOTICE OF PUBLIC HEARING - Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals at 7:30 p.m. on Wednesday, January 23, 2002 in the Council Chambers of the Village Hall, 801 Burlington Avenue, Downers Grove, Illinois, on a petition (Case #C-01-02) seeking a special use for an Interpretative (Visitors') Cetner as well as a petition (Case #MC-2-02) seeking rezoning from O-R, Office Research and R-5A, Townhouse Residence District to R-1, Single Family Residence District. The property is located at the Southeast corner of the intersection of Highland Avenue and 31st Street, Downers Grove, Illinois and is legally described as follows:

Parcel 1:

Lot 1 in Forest Preserve District-Lyman Woods Assessment Plat No. 2, being an assessment plat of part of the North Half of Section 32, Township 39 North, Range 11, East of the Third Principal Meridian, according to the said Assessment Plat recorded September 9, 1997, as Document R97-135026, in DuPage County, Illinois (PIN 06-32-101-047)

Parcel 2:

That part of Lots 1 through 5 inclusive, in York Township Supervisor's Assessment Plat No. 4, also known as Butterfield Woods, of part of the Southwest Quarter of Section 29 and the Northwest Quarter of Section 32, all in Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded August 23, 1943 as Document 452578, more particularly described as follows:

Commencing at the Northeast corner of Lot 31 in said York Township Supervisor's Assessment Plat, thence South 89 degrees 59 minutes 27 seconds West along the North line of Lots 3, 22, and 31 in said York Township Supervisor's Assessment Plat No. 4, a distance of 948.18 feet to the point of beginning; thence South 00 degrees 00 minutes 33 seconds East, 615.67 feet; thence North 88 degrees 28 minutes 02 seconds West, 126.75 feet; thence South 00 degrees 43 Minutes 41 seconds West, 28.18 feet to a point of curvature; thence southwesterly along the arc of a curve concave to the Northwest, having a radius of 70.00 feet; having a chord bearing of South 45 degrees 19 minutes 04 seconds West for a distance of 108.95 feet to a point of tangency; thence South 89 degrees 54 minutes 27 seconds West, 105.49 feet to a point of curvature; thence southwesterly along the arc of a curve, being concave to the Southeast, having a radius of 35.00 feet, having a chord bearing South 44 degrees 54 minutes 27 seconds West for a distance of 54.98 feet to a point of tangency, being a point on the West line of said Lot 8; thence North

00 degrees 05 minutes 33 seconds West along the West line of said Lots 5, 6, 7 and 8, a distance of 344.94 feet to a point 50.00 feet northerly of the Southwest corner of said Lot 5; thence North 11 degrees 13 minutes 14 seconds East, 50.98 feet to a point on the North line of said Lot 5 that is 10.00 feet East of the Northwest corner of said Lot 5; thence North 00 degrees 05 minutes 33 seconds West along a line 10.00 feet East of and parallel with the West line of Lots 1 and 4 in said York Township Supervisor's Assessment Plat No. 4 a distance of 215.00 feet to the most southerly corner of a parcel of land dedicated per Document No. R70-11086; thence North 12 degrees 54 minutes 23 seconds East along the East line of a parcel of land dedicated per Document No. R70-11086, a distance of 66.69 feet; thence North 79 degrees 22 minutes 21 seconds East along the South line of a parcel of land dedicated per Document No. R70-11086, a distance of 108.54 feet to the most easterly corner of a parcel of land dedicated per Document No. R70-11086, said point being on the East line of Lot 1 in said York Township Supervisor's Assessment Plat No. 4, 50.00 feet South of the Northeast corner thereof; thence South 89 degrees 59 minutes 27 seconds West along a line 50.00 feet South of and parallel with the North line of Lot 1 in said York Township Supervisor's Assessment Plat No. 4, a distance of 101.71 feet to a point on a line 30.00 feet East of and parallel with the West line of said Lot 1; thence North 00 degrees 05 minutes 33 seconds West along said parallel line, being 30.00 feet East of the West line of Lot 1 in said York Township Supervisor's Assessment Plat No. 4, a distance of 50.00 feet to the North line of said Lot 1; thence North 89 degrees 59 minutes 27 seconds East along the North line of Lots 1, 2 and 3 in said York Township Supervisor's Assessment Plat No. 4, a distance of 308.49 feet to the point of beginning, all in DuPage County, Illinois (PIN Nos. 06-32-101-001, -002, -048, -049, -050, -051).

Parcel 3:

Lot 1 in Forest Preserve District-Lyman Woods Assessment Plat, being an assessment plat of part of the North Half of Section 32, Township 39 North, Range 11 East of the Third Principal Meridian, according to said Assessment Plat recorded October 16, 1995, as Document R95-142635, in DuPage County, Illinois (PIN No. 06-32-101-034).

Individuals with a disability requiring a reasonable accommodation in order to participate in any meeting should contact the Community Relations Department (630) 434-5560 prior to the meeting. Wheelchair

access may be gained through the side (south) entrance of Village Hall.

All interested persons should attend this hearing and will be given an opportunity to be heard. The hearing may be continued from time to time without further public notice. Zoning Board of Appeals, William White, Chairman. Published in the Downers Grove Reporter, Friday, January 4, 2004.

C-1-02  
MC-2-02