

ORDINANCE NO. _____

**AN ORDINANCE APPROVING AN AMENDMENT TO
PLANNED DEVELOPMENT #1 TO APPROVE AN OUTDOOR SEATING AREA FOR THE
PROPERTY LOCATED AT 2001 W. 63RD STREET, DOWNERS GROVE, ILLINOIS**

WHEREAS, the Village Council has previously, on September 16, 1968 adopted Ordinance No. 1354 designating certain property as Planned Development #1; and,

WHEREAS, the Village Council has, from time to time, approved various preliminary and final site plans and amendments thereto for Planned Development #1; and,

WHEREAS, the Owners have filed a written petition with the Village conforming to the requirements of the Comprehensive Zoning Ordinance and requesting amendment of Planned Development #1 to amend the site plan and obtain final site plan approval for an outdoor seating area on the southeast side of the restaurant building located at 2001 W. 63rd Street.

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and it appears that said Plan Commission has given the required public notice, has conducted a public hearing respecting the petition on April 2, 2002, and has made its findings and recommendations dated April 23, 2002, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and

WHEREAS, the Village Council has considered the record before the Plan Commission, as well as the recommendations of Plan Commission.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

SECTION 1. That the provisions of the preamble are incorporated into and made a part of this ordinance as if fully set forth herein.

SECTION 2. The following plans and specifications are approved to amend the site plan and approve an amended final site plan for a portion of the site to permit a restaurant outdoor seating area:

1. Proposed site plan dated 04/29/02, reduced copy attached hereto and incorporated herein by

reference as Exhibit A.

2. Landscape Plan/Elevation Plan, dated 03/08/02, reduced copy attached hereto and incorporated herein by reference as Exhibit B.

3. Patio Detail Plan dated 04/29/02, reduced copy attached hereto and incorporated herein by reference as Exhibit C.

SECTION 3. The approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of the Downers Grove Plan Commission regarding File No. 1076, dated April 23, 2002 and as set forth in the minutes of their April 2, 2002 meeting.

SECTION 4. That the proposed outdoor seating area is consistent with and complimentary to the overall planned development site plan and with the requirements of the B-2 zoning district as an exceptional permitted use as outlined under Section 28-1610 of the zoning ordinance pertaining to exceptional permitted uses within plan developments.

SECTION 5. That the Mayor and Village Clerk are authorized to sign the above described plans.

SECTION 6. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk

FILE 1076
 REVISED
 Exhibit A
 (2 of 2)

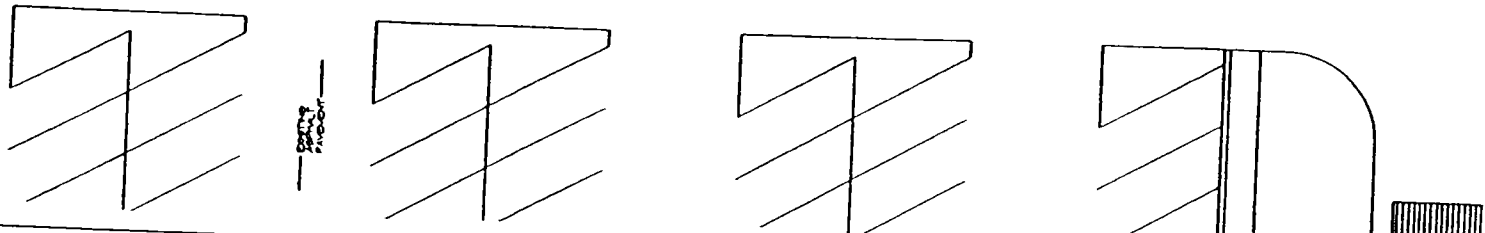
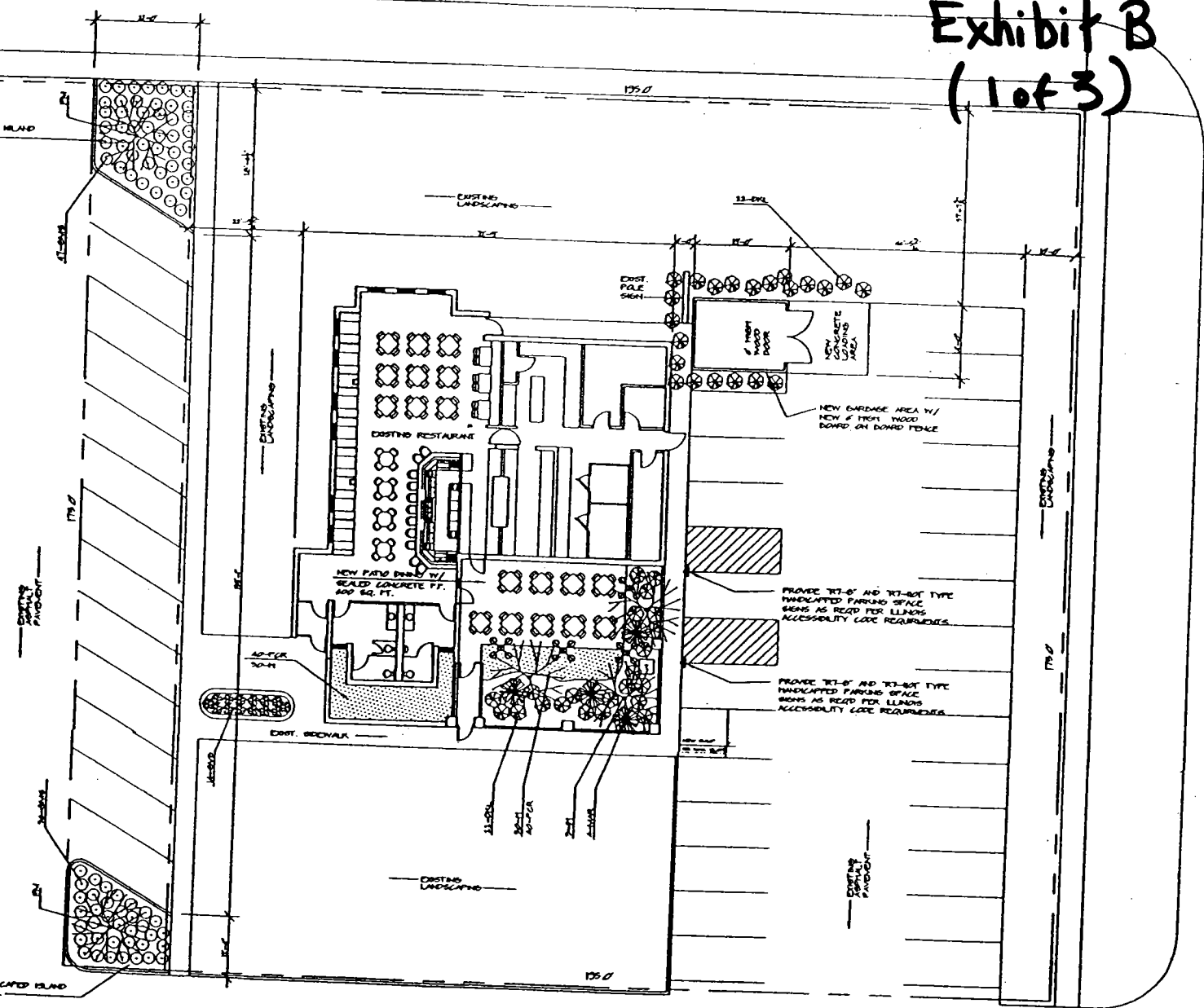
SITE STATISTICS

	EXISTING		PROPOSED		COMMENTS
SITE AREA (0.7 ACRES)	34,125 SQ. FT.	100%	34,125 SQ. FT.	100%	
BUILDING	3,900 SQ. FT.	11.42%	3,900 SQ. FT.	11.42%	
SIDEWALKS	1,840 SQ. FT.	5.4%	1,840 SQ. FT.	5.4%	
REFUSE AREA	266 SQ. FT.	0.8%	266 SQ. FT.	0.8%	RELOCATED
PATIO DINING (HARD SURFACE)	NONE	0%	600 SQ. FT.	1.7%	
PAVEMENT	12,350 SQ. FT.	36.19%	11,510 SQ. FT.	33.73%	
LANDSCAPING	15,769 SQ. FT.	46.20%	16,009 SQ. FT.	46.91%	

PARKING REQUIREMENTS

EXISTING RETAIL AREA WITHIN PLANNED UNIT DEVELOPMENT	7,148 SQ. FT. @ 1/300 = 237 REQD PARKING SPACES
EXISTING GYROS RESTAURANT WITHIN SHOPPING CENTER	900 SQ. FT. @ 1/100 = 9 REQD PARKING SPACES
OUR EXISTING RESTAURANT	3,288 SQ. FT. @ 1/100 = 33 REQD PARKING SPACES
OUR EXISTING LOUNGE	612 SQ. FT. @ 3/100 = 19 REQD PARKING SPACES
OUR PROPOSED PATIO DINING	600 SQ. FT. @ 1/100 = 6 REQD PARKING SPACES
TOTAL REQUIRED PARKING SPACES	= 304
ACTUAL EXISTING PARKING SPACES	= 352 (SURPLUS OF 352-304 = 48 SPACES)

4/29/02



PLANTING KEY/LIST

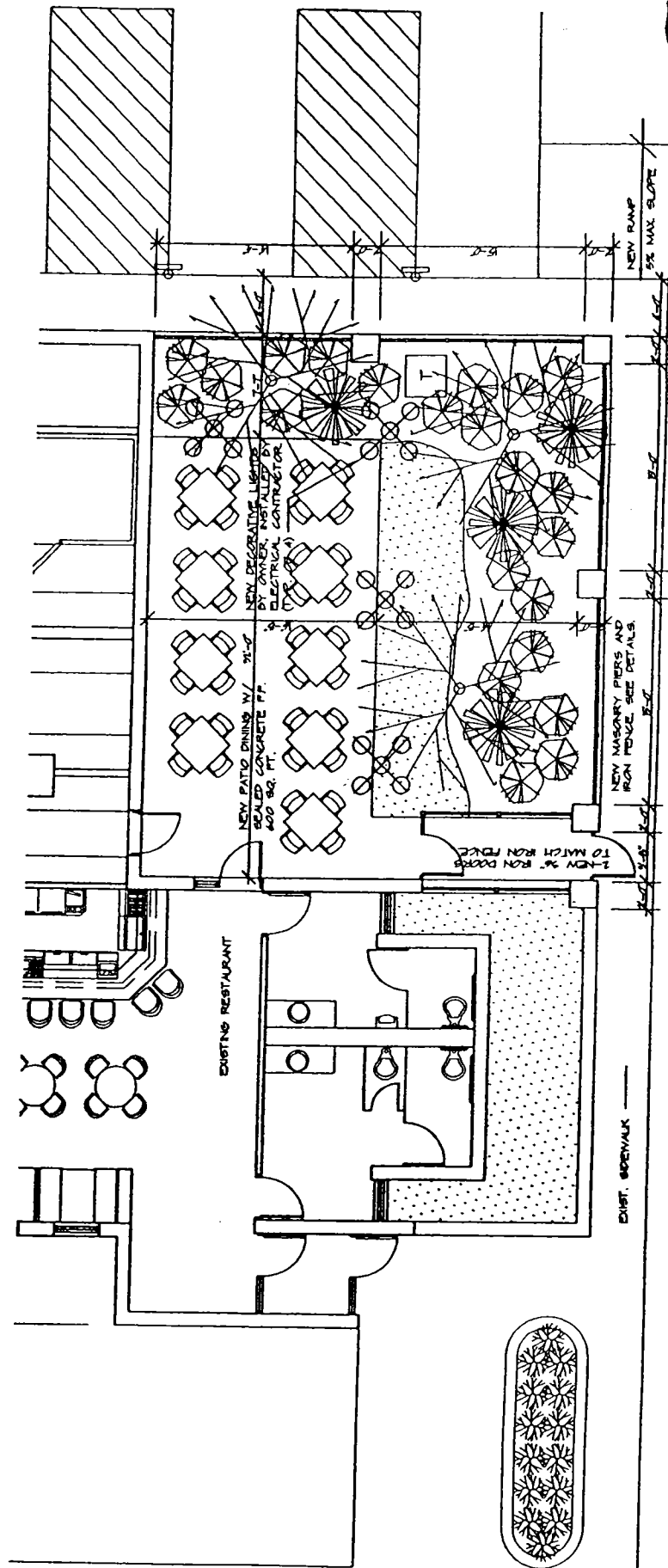
NUMBER	SIZE	KEY	LATIN NAME	COMMON NAME
80	1-GAL.	H	HEMEROCALLIS HAPPY RETURNS / HAPPY RETURNS DAYLILY	
80	1-GAL.	PCR	ROSA FLOWER CARPET PINK / CARPET ROSE	
83	15"	GWS	SPIREA JAPONICA GOLDMOUNT / GOLDMOUNT SPIREA	
44	30"	DRL	SYRINGA MEYERI PALDIN / DWARF KOREAN LLAC	
4	15"	GVD	DURUS ELEGANT / CHICAGO LAND GREEN DOXWOOD	
4	5"	MAR	TRILIA OCCIDENTALIS TERRY / MISSION ARBORVITAE	
3	2 1/2"	PI	GLEDITSIA TRIACANTHOS IMPERIAL / IMPERIAL HONEYLOCUST	
2	2 1/2"	PM	ALER PLATINODES PARKWAY / PARKWAY MAPLE	

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

3/8/02



FILE 1076
4/29/02
Exhibit C



PATIO DETAILED PLAN

1/16" = 1'-0"



SCALE: