

## COUNCIL WORKSHOP ITEM

**ITEM:** PLAN COMMISSION FILE NO. 07-04 – Request for approval of a proposed Special Use to authorize a two-story banking facility with a Drive-Through window and Variations.

**DATE:** August 20, 2004

**PREPARED BY:** Joseph Skach, AIA, AICP, NCARB  
Director, Department of Planning and Community Development

**PURPOSE:** Consideration of the Plan Commission's recommendation to approve the Requested Action with certain conditions.

### **DISCUSSION:**

#### Plan Commission

The petitioner, Community Bank of Downers Grove is proposing the redevelopment of the site with the construction of a new two-story (14,578 square foot) retail banking facility with office space on the second floor. The proposed bank includes four drive-through lanes with one dedicated for a 24-hour ATM. The proposed drive-through use is identified as a permitted use but subject to meeting Special Use criteria. The petitioner is also requesting five variations to allow for encroachments into each front yard for the building as well as the parking lot and landscape screening, and for a reduction in the total number of parking spaces provided.

At their May 17, 2004 meeting, the Plan Commission considered the Petitioner's request and recommended approval subject to certain conditions, as delineated in the attached Staff Report, and Draft Ordinance.

#### Post Plan Commission

As identified by Public Works, the Community Bank proposal requires a variation from Section 26-62.4 of the Village Code to allow the parking lot flooding depth to be increased from 1 foot to 2.7 and from Section 15-133.4 of the DuPage County *Countywide Stormwater and Flood Plain Ordinance* for the same purpose. These variations must be considered by the Village Stormwater and Flood Plain Oversight Committee (verses the Plan Commission) and subsequently reviewed by Village Council.

The variation requests from Village Code and DuPage County Code were reviewed by the Stormwater and Flood Plain Oversight Committee on August 18, 2004, resulting in a recommendation to the Council for consideration on August 24, 2004. A copy of the Staff Report from the Department of Public Works and recommendation is attached to this memo.

### **ATTACHMENTS:**

1. Draft Approval Ordinance
2. Staff Report with attachments dated June 16, 2004
3. Approved Minutes of Plan Commission Public Hearing dated June 21, 2004
4. Department of Public Works Stormwater Oversight Staff Report dated August 13, 2004

### **RECOMMENDATION:**

That the Village Council place consideration of the amendment request on an active agenda for September 7, 2004

C: Riccardo Ginex, Village Manager  
David Barber, Director, Public Works  
Donald Rosenthal, Director Code Services

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIAL  
USE WITH VARIATIONS FOR COMMUNITY BANK OF DOWNERS GROVE  
TO PERMIT CONSTRUCTION OF  
A TWO-STORY RETAIL BANKING FACILITY WITH A DRIVE-THROUGH**

WHEREAS, the following described property, to wit:

Lots 1 and 2 and the east 30 feet of Lot 3 in Block 4 in Foote's Addition to Town of Downers Grove, a subdivision of part of the East Half of the Northeast Quarter of Section 7 and part of the Northwest Quarter of Section 8, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded May 26, 1876 as Document 21769, in DuPage County, Illinois.

Commonly known as 1111 Warren Avenue, Downers Grove, Illinois (PIN 09-08-121-003,-004)

(hereinafter referred to as the "Property") is presently zoned in the "*B-2, General Retail Business District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a special use per Section 28-606 of the Zoning Ordinance be granted for the Bank to allow a drive-up banking window operated in conjunction with a retail bank facility including the following variations:

1. Variation from Chapter 28, Section 28-1110, *Front Yards*, to allow a 26'-9" (Forest Avenue) front yard versus the minimum 32-4 3/4" required based on the proposed plans.
2. Variation from Chapter 28, Section 28-1110, *Front Yards*, to allow a 24'-7" (Warren Avenue) front yard versus the minimum 29'-2" required based on the proposed plans.
3. Variation from Chapter 28, Section 28-1110, *Front Yards*, to allow a 3'-6" (Warren Avenue) front yard versus the minimum 25' required to allow for portions of 7 parking spaces based on the proposed plans.
4. Variation from Chapter 28, Section 28-1110, *Front Yards*, to allow a 3'-6" (Warren Avenue) front yard versus the minimum 25' required to allow for lighting standards and landscaping/screening based on the proposed plans.
5. Variation from Chapter 28, Section 28-1410, *Number of Off-Street Parking and Off-Street Loading Spaces Required*, to allow 35 off street parking spaces where 37 spaces are required.

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested special use and variations, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. 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.
2. The proposed 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.
3. 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.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

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

SECTION 1. That a Special Use of the Property is hereby granted to permit construction of a two-story banking facility with drive-up window with variations.

SECTION 2. This approval is subject to the following conditions:

1. All delivery loading/unloading operations shall occur on site; and
2. All storage of refuse shall occur completely in appropriate enclosures at all times; and
3. The existing structure must be removed not more than ninety (90) days from the issuance of a certificate of occupancy for the new structure; and
4. Substantial compliance with the plans submitted to the Plan Commission, a reduced copy of which is attached hereto and incorporated herein by reference as Exhibit A; and
5. Substantial compliance with the Staff report dated June 16, 2004, a copy of which is attached hereto and incorporated herein by reference as Exhibit B; and
6. Compliance with all Public Works/Engineering requirements/conditions as outlined in their memorandum dated June 14, 2004, a copy of which is contained in Exhibit B; and
7. Compliance with all Fire Prevention Division requirements/conditions as outlined in their memorandum dated May 19, 2004, a copy of which is contained in Exhibit B; and
8. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information; and

9. This recommendation is further conditioned that it is the Petitioner's obligation to maintain compliance with all applicable Federal, State, and Village laws, ordinances, regulations, and policies.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. 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

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## PLANNING &amp; COMMUNITY DEVELOPMENT / STAFF DEVELOPMENT TEAM REPORT

**To:** Plan Commission  
**Prepared By:** Keith R. Sbiral, Planner, Current Development Planner  
**Date Prepared:** June 16, 2004  
**Meeting Date:** June 21, 2004

KRS  
**FILE COPY**

**Project Title:** Community Bank of Downers Grove; Warren Avenue and Forest Avenue

**BACKGROUND INFORMATION**

**Petitioner:** Community Bank of Downers Grove  
c/o Michael G. Busse, President  
**Property Address:** 1111 Warren Avenue, Downers Grove  
**Existing Zoning:** B-2, General Retail Business  
**Application/Notice:** The application has been filed in conformance with applicable procedural and public notice requirements.

**Requested Action**

1. Special Use, per Chapter 28, Section 28.606, *B-2 District Special Uses*, to authorize a drive-up (banking) window operated in conjunction with a retail bank facility.
2. Variation from Chapter 28, Section 28-1110, *Front Yards*, to allow a 26'-9" (Forest Avenue) front yard versus the minimum 32-4 3/4" required based on the proposed plans.
3. Variation from Chapter 28, Section 28-1110, *Front Yards*, to allow a 24'-7" (Warren Avenue) front yard versus the minimum 29'-2" required based on the proposed plans.
4. Variation from Chapter 28, Section 28-1110, *Front Yards*, to allow a 3'-6" (Warren Avenue) front yard versus the minimum 25' required to allow for portions of 7 parking spaces based on the proposed plans.
5. Variation from Chapter 28, Section 28-1110, *Front Yards*, to allow a 3'-6" (Warren Avenue) front yard versus the minimum 25' required to allow for lighting standards and landscaping/screening based on the proposed plans.
6. Variation from Chapter 28, Section 28-1410, *Number of Off-Street Parking and Off-Street Loading Spaces Required*, to allow 35 off street parking spaces where 37 spaces are required.

**BACKGROUND****General Description**

The subject property is located at the southwest corner of the intersection of Warren Avenue and Forest Avenue. The existing former medical building currently contains temporary offices of the Community Bank of Downers Grove, with a portion of the existing building still utilized by a medical office. The petitioner is proposing the redevelopment of the site with the construction of a new two-story (14,578 square foot) retail banking facility with office space on the second floor. The proposed bank includes four drive-through lanes with one dedicated for a 24-hour ATM. Thirty-seven parking spaces will be included on the site, as well as landscaping and greenspace.

Following the completion of the new building, the medical office will close and the bank operations will move to the new building. The existing structure will then be demolished for the construction of the parking lot.

*Special Use*

Retail banking facilities and offices are permitted uses in the B-2 zoning district. Drive-up banking is a permitted use but subject to Special Use consideration per Code. The petitioner proposes full service banking Monday through Friday from 8:00 a.m. to 5:00 p.m. and Saturdays from 8:00 a.m. to 2:00 p.m. The drive-up windows are proposed to be open Monday through Friday 7:00 a.m. through 7:00 p.m. and Saturday 8:00 a.m. to 2:00 p.m. with the exception of the 24-hour ATM lane. The petitioner has provided a description of the bank operations in the attached narrative letter dated June 15, 2004, and will further address the criteria for consideration of a Special Use Request to the Plan Commission at the Plan Commission hearing per Section 28-1902 of the Zoning Ordinance, *Standards for Approval*.

**ANALYSIS****Zoning and Future Land Use Plan**  
*Surrounding Land Uses and Zoning***Table 1: Surrounding Land Uses and Zoning**

	<b>Existing Zoning</b>	<b>Existing Use</b>	<b>Future Land Use Plan</b>
<b>North</b>	R-6, Multiple Family Residence B-2, General Retail Business	Residential Uses Bank Use	Residential at 25-60 d.u. per acre (Brown)
<b>South</b>	NA (BNSF RR)	NA (BNSF RR)	NA (BNSF RR)
<b>East</b>	B-2, General Retail Business	Commercial Uses	Commercial (Red)
<b>West</b>	M-1, Light Manufacturing District	Manufacturing/Office Uses	Office Research and Manufacturing (Purple)

The subject property is currently zoned B-2, General Retail Business. The existing and proposed zoning designation of B-2 has been considered consistent with the existing Future Land Use Map designation of Office Research and Manufacturing (Purple). It should be noted that the Village is considering the Future Land Use Map designation be changed to commercial (red) to be more consistent with and supportive of the current Business District zoning.

**Site***Bulk Characteristics*

The subject property is currently comprised of two parcels (one zoning lot) with a total land area of approximately 34,758 square feet (.79 acres). Consideration should be given to a lot consolidation. Based upon the maximum Floor Area Ratio (FAR) in the B-2 District of 0.75, the property could accommodate a maximum gross floor area of 26,068 square feet with a overall building height of 35 feet. The proposed lot/building configuration meets or exceeds requirements as noted below:

**Table 2: Bulk Characteristics**

	<b>Required or Maximum</b>	<b>Proposed Community Bank Property</b>	<b>% Difference from Code Requirement</b>
<b>Lot Area</b>	NA	34,758	NA
<b>Gross Building Area</b>	26,068	14,578	-44.08
<b>Lot Width</b>	NA	131	NA
<b>Lot Depth</b>	NA	230	NA
<b>Floor Area Ratio</b>	0.75	0.42	-44.00
<b>Building Hight</b>	35	35	0

Yards and Setbacks

Proposed yards and setbacks can be summarized as follows, with variations requested from Code as noted:

**Table 3: Yards and Setbacks**

COMMUNITY BANK PARCEL REQUIRED YARDS/SETBACKS	Building Element Height	Minimum Required from Property Line (feet)	Proposed	Surplus / (Deficit) (%)	Remarks
<b><u>I. Warren Avenue</u></b>					
a. Building	28.33	29.16	24.58	-15.71	Variation Required
b. Parking		25.00	3.60	-85.60	Variation Required
c. Lighting Standard and Screening		25.00	3.60	-85.60	Variation Required
<b><u>II. Forest Avenue</u></b>					
a. Building	34.79	32.40	26.75	-17.44	Variation Required
<b><u>III. Side Yard (South)</u></b>					
a. Building	34.08	NA	15.00	NA	
b. Parking		NA	0.00	NA	
<b><u>IV. Rear Yard (West)</u></b>					
a. Building	34.08	NA	143.00	NA	
b. Parking		NA	0.00	NA	

Request for Variations

The site, given its compact size and tapered geometry, poses certain practical difficulties in addressing the complete spectrum of site, operational, Code, and aesthetic/landscaping issues. Based on discussions with Staff, the petitioner has made site plan modifications in an earnest attempt to satisfactorily address all of the issues. However, variations from Code will still be required for building, parking, landscaping, and lighting standard setbacks. The requested variations will be addressed by the petitioner to the Plan Commission at the Plan Commission hearing per the evaluation criteria set forth in Section 28-1803 of the Zoning Ordinance, *Standards for Granting a Variation*.

It should be noted that the building cannot be moved further south due to an existing 36" sanitary sewer line that is located on the property from east to west. Additionally, variations are requested to allow seven needed parking spaces and landscaping setbacks.

Parking

Per Code, required parking is based upon the gross square footage of the various uses/tenants within each tenant space or building. Based upon the proposed bank and general office uses, the Community Bank parcel requires 37 Class A parking spaces and two code compliant handicapped accessible spaces. As proposed, the Community Bank parcel will provide 35 Class A parking spaces, a deficit of 2 spaces, as well as two code compliant handicapped accessible spaces.

**Table 4: Parking Requirements**

	Required Spaces	Proposed Spaces	% Difference from Code Requirement
Required Parking	37	35	-5.41
Handicap Accessable Parking	2	2	0.00

Request for Parking Variation

A variation from Code is required for parking. The 2 space parking deficit (5.5%) requires the consideration of a parking variation. The petitioner has submitted a Parking Demand Analysis as part of the petition, which has been reviewed by the Village's Traffic Engineer which indicates the 35 spaces provided on-site will adequately meet the parking demand, and the Village's Traffic Engineer concurs with this analysis. It should be noted that parking demand analysis presumes the existing building and its uses have been removed.

Loading

Code does not require a loading/unloading area for office/banking uses under 40,000 square feet. The petitioner is proposing all deliveries will occur from the parking lot and will not occur from Warren or Forest Avenue.

Greenspace

The petitioner is proposing to increase landscaping over that currently existing and required B-2 District as noted below:

**Table 5: Greenspace**

	<b>Required</b>	<b>Proposed</b>	<b>Difference</b>
<b>Greenspace Community Bank Parcel</b>	10% or 3,476 sq.ft.	22.5% or 7,821 sq.ft.	(225% or +4,345 sq.ft.)
<b>Greenspace in the Front Yard</b>	50% of total 1,738 sq.ft.	2,763 sq.ft.	(158% or +1,025 sq.ft.)

Signs

The petitioner has been advised that at their May 18, 2004 meeting, the Village Council established a moratorium on all new signage for a period of three months to review and refine the existing sign code. All signage requires separate permits and must meet Code.

Site Lighting

It is recommended that lighting levels should not exceed 0.10-foot candles as measured at the property line of any adjacent residentially zoned lot. The properties to the northwest of the subject site are zoned R-6, Multiple Family Residential and are occupied by a multi-family development. Building/site lighting should not increase existing ambient light levels. The petitioner is using decorative fixtures to match existing Village lighting located along portions of the perimeter of the subject property. In addition, an effort has been made to provide and maintain a consistent, adequate level and quality of lighting throughout the entire parking lot, in addition to providing a consistent visual aesthetic.

**Buildings and Design**Design

The petitioner is proposing a traditionally based Georgian influenced aesthetic compatible with the historical aesthetic of the downtown. The proposed building is comprised predominantly of red/brown toned brick masonry, accented and highlighted with limestone that comprises the building base and belt courses. The façade will include painted wood windows, cedar siding at the gable ends, wood cornices and trim, and copper accents. A notable feature is the proposed green/gray slate on the roof. A colored rendering of the proposed building is attached, and sample finishes will be available at the Plan Commission hearing. The proposed design should pose an overall positive and upgraded visual/aesthetic addition to the downtown area.

**Public Works / Engineering**

Public Works has reviewed the proposed plans, per the attached memo dated June 14, 2004, as summarized below.

Site Engineering and Public Improvements

There are no outstanding public improvement issues affecting the proposed petition; however, certain procedural requirements will be required to be satisfied prior to issuance of construction and/or stormwater permits. Additional discussions with respect to the potential placement of decorative streetlights in the public right-of way can be determined prior to construction permit.

Stormwater Management

There are outstanding stormwater management issues affecting the proposed petition, and certain procedural requirements will be required to be satisfied prior to issuance of construction and/or stormwater permits. Northern portions of the site are located within a Localized Poor Drainage Area, which is regulated by the Village as a flood plain. Additionally, the area includes a Zone A flood plain on a draft revision to the DuPage County/FEMA Flood Insurance

A pre-application meeting was held June 9, 2004 with DuPage County stormwater officials, the project architect and civil engineer, and Village staff. Several additional requirements outlined in the Public Works memo will be required, including a variation from DuPage County for parking lot areas within the flood plain where 100-year inundation will exceed 1 foot in depth and compensatory excavation to offset fill in the flood plain. This issue must be resolved prior to issuance of permits.

#### Traffic and Parking

The site will be accessed by two driveways on Warren Avenue with one-way site circulation. The petitioner's parking consultant performed the attached trip generation, parking demand, and site access analysis. The consultant concludes that, although the proposed Community Bank is expected to generate additional trips, the development will not have a negative impact on the surrounding street network. Additionally with respect to site access, the traffic consultant concluded that the proposed one-way ingress and egress is adequate for the proposed use, and the stacking for the bank drive through is adequate. The study concluded that the existing parking supply is sufficient to accommodate the peak parking demand of the proposed facility during both the temporary construction period and the permanent bank and office uses and with the capability to be augmented by on-street capacity.

The Village's Traffic Engineer evaluated potential traffic impacts in light of the petitioner's consultant report and concurs with the conclusion that the project would not negatively impact traffic characteristics as compared to existing conditions and that parking supply will meet the demands of the proposed use.

#### Forestry/Landscaping

As noted above, significant additional landscaping and greenspace is proposed as part of the redevelopment of the site. The Village Forester notes that all public parkway trees will need to be protected from any construction activity.

#### **Other**

##### Fire Department

The Fire Prevention Division of the Fire Department has reviewed the proposed plans and as indicated in the attached report dated May 19, 2004, has found the proposed plans acceptable at this preliminary stage, subject to review of permit plans in the future.

#### **RECOMMENDATION:**

The Staff Development Team has reviewed the petitioner's Requested Action and concurs to recommend that the Plan Commission consider forwarding a positive recommendation to the Village Council regarding the proposal to construct a new 14,578 square foot bank and office building to include a drive-up (bank and ATM) component including requested variations, subject to the following:

1. All delivery loading/unloading operations shall occur on site;
2. All storage of refuse shall occur completely in appropriate and architecturally compatible enclosures at all times;
3. The existing structure must be removed not more than 90 days from the issuance of a certificate of occupancy for the new structure.
4. Compliance with all Public Works requirements and conditions prior to the issuance of permits as outlined in their memorandum dated June 14, 2004, and with all Fire Prevention Division requirements and conditions as outlined in their memorandum dated May 19, 2004;
5. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information;
6. This recommendation is further conditioned that it is the Petitioner's obligation to maintain compliance with all applicable Federal, State, and Village laws, ordinances, regulations, and policies.



Joseph Skach, Director, Planning and Community Development

c: Riccardo Ginex, Village Manager  
David Barber, Director, Public Works  
Don Rosenthal, Director, Code Services  
Howard Hoffman, Chief, Fire Prevention Bureau  
File



Community Bank 09-08-121-003,-004  
 Planning & Community Development

JUN 15 2004



## INTEROFFICE CORRESPONDENCE DEPARTMENT OF PUBLIC WORKS

Planning and Community  
Development

**TO:** Joseph P. Skach, AIA, AICP, Director of Planning & Community Development  
**FROM:** David H. Barber, P.E., Director of Public Works *DHB*  
**BY:** Michael D. Millette, P.E., Asst. Director of Public Works – Engineering *M.D.M.*  
 Jonathan C. Hall, P.E., Development Engineering Manager *JCH*  
**DATE:** June 14, 2004  
**RE:** Planning / Zoning Request  
 Revised Documents Community Bank  
 Public Works Department **Final Review (3<sup>rd</sup>)**

### Documents Reviewed:

- Architectural plans dated 4/8/04
- Engineering site plans dated 5/12/04

### Attachments:

- None.

### Public Works Review Summary:

Division	Representative	Date	Conclusion	Comments included
Public Works	D. Barber	-	No comments	
Engineering	M. Millette	5/26/04	Place on PC Agenda	X
Stormwater	J. Hall	6/11/04	Place on PC Agenda	X
Water	D. Bird	5/28/04	Place on PC Agenda	X
Traffic	D. Fera	6/14/04	Place on PC Agenda	X
Forestry	K. von der Heide	-	Place on PC Agenda	X
Pavement	R. Ebel	-	No comments	

### Findings:

The Public Works Department concurs with placement of the subject petition on the Plan Commission Agenda at this time. Remaining issues may be resolved during the building permit review phase. Although significant stormwater challenges exist on this site, the building on this site appears feasible with the proper engineering and regulatory steps. The petitioner has further demonstrated a commitment to do what is necessary to build within the regulations. FEMA and County timetables will likely affect the schedule of this project.

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## Public Works Department Review Details:

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### Engineering Review Comments:

Additional public improvements are not required for this project, and therefore engineering issues will be addressed during the right-of-way permit phase (concurrent with building permit review). Any needed replacements will be identified at that time.

### Stormwater Review Comments:

Following is an updated status of our previous review comments dated 2/4/04 and 4/22/04.

1. Provide site engineering plans for further review, including plans for grading, utilities, geometric / paving, pollution prevention (erosion control), standard construction details, and specifications.  
**Received**
2. Confirm the total area of the parcel(s) to be developed. Detention will not be required if the total area is less than 1.0 acres.  
**Accepted**
3. Confirm via hydrologic / hydraulic calculations the 100-year base flood elevation in this area. The topographic survey must be tied to 2 County benchmarks. A portion of the site is located within a Localized Poor Drainage Area, which is regulated by the Village as a flood plain. The area is also shown to include a Zone A flood plain of on a draft revision to the DuPage County / FEMA Flood Insurance Rate Map (May 9, 2003).  
**Not Accepted - Not received.**
4. Provide a complete DuPage County stormwater report submittal, including a flood plain section.  
**Not Accepted - Not received.**
5. Incorporate temporary and permanent Best Management Practices for stormwater quality management, as defined by IEPA and by the DuPage County Stormwater and Flood Plain Ordinance (<http://ec.dupageco.org/dec/pdf/SWOrd2000.pdf>).  
**Accepted (Proposed StormCeptor STC 1200)**
6. Provide easements for storm sewers and storm structures.
7. Consider lowering of inlet rims to ensure that flow will be captured on site.

8. Verify elevations / slopes of Forest Avenue entry walk area. For example, determine whether the southwest corner of the walk should be revised to match northeast corner of the walk and the building floor. Also, an overland overflow should be created in case the inlet were to clog or surcharge. If this is not feasible, then the pipes and inlets must be designed for the 100-year critical duration storm (inlet 50% clogged).

This site contains regulatory flood plain (Zone A) based on the latest County flood plain map. A hydrologic study was performed by the petitioner's consultant, which confirmed this designation and established the actual elevation of the flood plain. A pre-application meeting was held June 9, 2004. The project architect and civil engineer, DuPage County, and Village officials were in attendance. The following requirements were discussed and confirmed:

9. A Letter of Map Revision must be issued by FEMA prior to issuance of a building permit.
10. A variance will be required for the parking lot areas within the flood plain where 100-year inundation will exceed 1 foot in depth.
11. Compensatory excavation will be required (1.5 to 1 ratio) for all fill within the flood plain.
12. The general concept of underground vaults for compensatory flood storage is acceptable.
13. If a 10-foot buffer around the building is not raised to an elevation above the Base Flood Elevation (BFE), the building must be water-proofed to an elevation of 1 foot above the BFE.
14. The Village will require better definition of the proposed relocated flood plain boundary. This should be as far from the building as possible to reduce seepage, and to ensure that flood insurance is not required for the building.

Upon completion of these items, the revised package will be forwarded to the Village's flood plain engineering consultant for review.

**Water Division Review Comments:**

The following water review comments may be addressed with the building permit phase:

1. Based on the size of the building a sprinkler system would be required. Sprinkler service size is a 6" minimum.

2. Water main located on Warren Avenue is 12" and the water main on Forest Avenue is also a 12". The Utility drawing shows 6" on both streets
3. The 6" pressure tap on Warren is ok. The valve must be a resilient wedge type with stainless steel bolts.
4. The Valve must be in a 72" valve vault due to the size of the water main on Forest Ave.
5. The 2" tap for domestic water to the building can be tapped off the 6" fire line with the B-Box located in the R.O.W.
6. The Existing Building on the lot has an existing water service that must be disconnected at the main on Warren before the building can be demolished.
7. The water main must be a class 52 ductile iron and be poly wrapped.

**Traffic Review Comments:**

1. Show calculation that the visibility (sight triangle) requirements at Warren Avenue and Forest Avenue intersection, southwest corner are satisfied.  
**Accepted**
2. Show calculation of vehicle stacking requirement for the drive-thru facility.  
**Accepted**

**Forestry Review Comments:**

Landscape Plans were not provided for comment. All public parkway trees will need to be protected from construction activity.

c: PW Division Managers  
Director of Code Services  
Stormwater Management Engineer  
M. Dugard, Administrative Technician



**DOWNERS GROVE FIRE DEPARTMENT  
PREVENTION DIVISION**

801 Burlington Ave., Downers Grove, IL 60515  
Phone: 630-434-5983 Fax: 630-434-5593



**PLAN REVIEW COMMENTS**

**RECEIVED**

May 19, 2004

MAY 17 2004

KEITH SBIRAL  
DEVELOPMENT PLANNER  
PLANNING & COMMUNITY DEVELOPMENT

Planning and Community  
Development

RE: **Community Bank**  
**Forest Avenue and Warren Avenue**

**FILE COPY**

Pursuant to a recent plan review of the above referenced submission, I have the following comments:

**PLANS APPROVED FOR PERMIT ONLY**

**Also:**

Fire Alarm System – Submit Complete Plans

The fire alarm system shall be installed per 1996 NFPA 72, and the 1996 BOCA Building Code, with the following amendments:

1. Rate of rise heat detectors to be installed in elevator hoist ways for shunt trip replacing smoke detectors.
2. Fire alarm monitoring is not allowed by central stations.
3. Separate zones are required for smoke detectors, water flow devices, pull stations, and other detection devices regardless of building height.
4. A visual device is required on the exterior having a sprinkler system, located above the FD connection and shall activate for water flows.
5. All visual devices shall be synchronized per ADA requirements.
6. Fire alarm panels shall be capable of transmitting a 4+2 format.
7. A fire alarm system zone map shall be provided.
8. All structures requiring a fire alarm system shall have a separate fire alarm panel and phone lines, this includes any parking structures.
9. Activation of the building automatic sprinkler or fire detection system shall automatically unlock the doors. The doors shall remain unlocked until the fire protection signaling system has been reset.

### Fire Department Communication System

1. The two way communication system shall operate between the central control center and every elevator cab, elevator lobby, enclosed stairway landing, emergency generator room, building engineers office, fire pump room, remote alarm panels, and remote sprinkler riser locations.
2. The location of plug in jacks and zoning shall be determined by the Fire Department.

### Sprinkler System – Submit Complete Plans

The sprinkler system shall be installed per 1996 NFPA 13, and the 1996 BOCA Building Code, with the following amendments:

1. The use of PIV's or WPIV's is prohibited.
2. Sprinklers shall be installed throughout the building to include telecommunication, electrical power, battery, and standby engine areas.
3. Dry sprinkler systems shall have a dryer on the air compressor.
4. All sprinkler systems shall have a double check valve installed with the exception of anti-freeze systems, which will have an RPZ.
5. Where components of a sprinkler system are individually controlled and send independent zoned alarms, any main flow switches, pumps running, and other primary flow indicators, shall be connected to a supervisory zone.

### Standpipe System – Submit Complete Plans

The standpipe system shall be installed per 1996 NFPA 14, and 1996 BOCA Building Code, with the following amendments:

1. The number of risers shall be such that all parts of every flow area can be reached by 30-foot hose stream from a nozzle attached to not more than 100 feet of hose connected to the riser.
2. Standpipe hose connections shall be required to be located in enclosed stairways at each level in a multi-story building, and shall be no more than 5 feet above the floor, and shall have a 2 ½ inch hose connection.
3. Pressure regulating devices are required at standpipe connections where the pressure exceeds 100 psi regardless if fire hoses are required or if the pressure does not exceed 175 psi.
4. The riser size shall be based on hydraulic calculations for a minimum flow of 500 gpm with no exceptions.
5. System piping shall be sized for a minimum flow of 500 gpm. Where more than one riser is required, piping shall be sized to flow 500 gpm for the first riser plus 250 gpm for each additional riser and the total shall not be required to exceed 1,250 gpm, with no exceptions.
6. A residual pressure of 65 psi shall be maintained at the topmost outlet of system risers with no exceptions.

### Fire Pump – Submit Complete Plans

The fire pump shall operate automatically at all times by connection to an automatically switched emergency generator.

### Elevator Size

Elevators shall be sized as to accommodate an ambulance cot 30 by 76 inches in the horizontal position, without lifting or adjustments, and four fire fighters dressed in protective gear.

### Smoke Control – Submit Plans

The smoke control system shall be installed and operate per 1996 BOCA Building Code, and NFPA 92A.

### Emergency Lights – Submit Plans

20% of required emergency lights that are powered by an emergency generator must have battery power. Stairs shall have a battery powered emergency light at every fourth landing.

### Fire Stopping

Where fire rated assemblies are breached, a UL listed fire stopping system, or equipment shall be installed.

### Marking of Assemblies

Where fire rated assemblies are installed, they shall be marked at a minimum spacing of 20 feet with contrasting lettering at least ½ inch in size. Areas where penetrations in these assemblies are made shall have a label adjacent to the opening protective installed. Labels may be placed above drop ceilings and under carpeting as necessary.

### Fire Hydrants

1. Fire hydrants shall be placed approximately 300 feet on center.
2. No portion of a structure or building shall be over 300 feet from a fire hydrant.
3. Hydrants shall be located a minimum of 25-feet from a building or structure.

### Fire Department Connection

1. The fire department connection shall be visible from the street.
2. FD connections shall be provided with signs indicating their use with no less than on inch lettering.
3. FD connections shall be located not less than 18 inches and no more than 42 inches in elevation measured form the ground to the centerline of the inlets.
4. FD connection is 5" Stortz connection.

## Fire Department Vehicle Requirements

1. A minimum of 14 feet in height shall be required for any canopies, overhangs, or the like, for fire apparatus access.
2. A minimum of 45 feet, measure from curb to curb, shall be required for fire apparatus turning radius.
3. Curbs shall not exceed nine (9) inches in height.

If you have any questions or if I can be of any assistance, please do not hesitate to call me at (630) 434-5983.

Sincerely,

FIRE PREVENTION DIVISION

*William A. Mierzejewski*  
William A. Mierzejewski  
Fire Prevention Officer

**PC 07-04**  
**ATTACHMENTS**

JUN 17 2004

Planning and Community  
DevelopmentProject Summary/ Narrative Letter:

The proposed new building for the Community Bank of Downers Grove will be located on the southwest corner of the intersection of Forest Avenue and Warren Avenue in Downers Grove, Illinois. This two-story with full basement 14,578 gross square foot building will also include a three lane drive-thru for automotive banking with a fourth lane dedicated to 24-hour ATM facility. The first floor will be fully occupied by the Community Bank of Downers Grove with a walk-up teller line, personal banking and lending/ trust department, bank president's office and a large conference room. The vault and associated coupon booths, break room, handicap accessible men's and women's rest rooms, a community room, storage and mechanical rooms will be located in the lower level. The second floor is allocated to a large board room for potential civic or community use, men's and women's rest rooms and space for the future growth of the bank operations department. The immediate use of this second floor space will be for leased professional offices. A separate entrance has been provided for this use. All levels will be accessible by elevator and two stairs.

This masonry building will predominantly feature brick in the reddish/brown range. This brick, also featured in the two fireplace chimneys, will be subtly detailed with the use of belt courses, quoins and reveals. Limestone will be used to both breakdown the elevation scale and add another level of detail. It will be used at the major entries, decorative belt courses, the building's base and window sills. The Forest Avenue façade introduces a back-lit clock that should be visible from the Main Street Metra train station. The remainder of the façade will include painted wood windows, stained cedar siding and painted wood cornices and trim. Building entries will be designed with antique bronze metal storefront. A subtle hint of copper will be seen in the gutters, downspouts and flashing. The roof will be covered with authentic green/grey slate.

Landscape will play a very important role in the development of this site. We are working closely with a local landscape architect and designer to establish a pleasing display of mixed ground cover, flowers, plants and trees that are compatible with the Village of Downers Grove's appearance. Landscaping will also be provided to soften the use of asphalt that is needed in the parking lot area and meet the requirements of your municipal code. There will be a limestone and brick trash enclosure with wood doors that will keep all the rubbish in a controlled area. The attempt to join the north side and the south side of the railroad tracks will be accomplished by using similar materials in the new sidewalks and plazas. The plaza on the east side of the building will have a sitting area and feature statue or fountain. The signage on the corner of Warren Avenue and Forest Avenue will be constructed of like materials to the main building and have a single faced illuminating sign.

The buildings' proposed site plan, floor plans, elevations and materials were submitted to the Village of Downers Grove earlier this year. We've reviewed and incorporated the initial comments from that review and will incorporate any additional comments that may result from this more detailed submission. The building has been depicted in various community meetings chaired or attended by the mayor of Downers Grove.

### Special Use Criteria:

The proposed facility will be requesting a special use authorization from the Village of Downers Grove Municipal Code as stated in Section 28-606.B-2 District- Special Uses for a 3 lane drive through banking service. The petitioner has submitted a traffic study which was preformed by Metro Transportation Group in February 2004. On page 18 of that report, it concludes that the location of the drive- through in relationship to the building and site will be able to meet the stacking automobile requirements and will not impede driveway traffic to or from Warren Avenue.

### Variation:

The petitioner is requesting consideration of several variations from the Village of Downers Grove Municipal Code.

1. Variation from Chapter 28, Section 28.1110, Front Yard, for a reduction of the required front yard for the proposed building. The proposed front yard setback from Warren Avenue and building "A" is 24'-7" as opposed to the required 29'-2" and building "B" is 28'-4" as opposed to the required 31'-4". This is necessary because of the existing 36" sanitary line that runs through the property from the east side, originating from Warren Avenue, and continues through the west property line onto adjacent properties. Also, the proposed setback from Forest Avenue and building "D" is 26'-9" as opposed to the required 32'-4 <sup>3</sup>/<sub>4</sub>". This reduction in the setback helps meet the dimensional requirements for the parking space sizes, drive-way aisle widths and accessibility of fire department vehicles.
2. Variation from Chapter 28, Section 28.1410, Number of off-street parking spaces required, for a reduction in the required number of off-street parking spaces. The required numbers of off-street parking spaces per the Zoning Ordinance for a building of 14,578 gross square feet are 37 plus 2 handicapped spaces for the total of 39 spaces. The petitioner has presented a proposed sit plan which allows for 35 parking spaces plus 2 handicapped spaces for a total of 37 with a deficiency of 2 required spaces. Again, a traffic study has been submitted which states on page 20 of Metro Transportation report that the proposed number of parking spaces are sufficient to accommodate the parking demand generated by the proposed building. A loading space is not required per your ordinance and this building type is such that a loading space is not necessary.
3. Variation from Chapter 28, Section 28.1404, Location of Parking Spaces, for a reduction of the required yards for proposed parking. There are approximately four to six parking spaces that impede on the required setback from the property line along Warren Avenue. In trying to reach the required number of parking spaces needed for the proposed building, these parking spaces need to encroach in the required setback. However, when reviewing the enclosed landscape plan you will note that the use of landscape along Warren Avenue will minimize the public vision of the parking lot. Additionally, precedent has been set in that the existing parking lot encroaches in the required yards.
4. Variation from Chapter 28, Section 28.1110, Front Yard, for a reduction of the required front yard setback for the proposed site and parking lighting. The required front yard setback is 25'-0" from the property line. We are proposing to add five (5) fixtures in the parking lot area, three (3) fixtures along Warren Avenue and four (4) additional fixtures along Forest Avenue to provide adequate lighting for customer convenience, customer security and to unify the proposed project with the Village of Downers Grove. The

proposed light fixtures will match the existing village's light fixtures. The seven (7) total fixtures along Warren and Forest Avenues require a variance.

In conclusion, we are pleased to present to you the proposed Community Bank of Downers Grove at the intersection of Warren Ave and Forest Avenue in Downers Grove. We trust that you will agree that this facility will improve the quality and competitiveness of local banking services, enhance the tax base and most importantly will be a significant and vibrant addition to the expanding area of downtown Downers Grove.

APR 13 2004

Planning and Community  
DevelopmentDeclaration of Easement

Currently the Plat of Survey shows two easements on 1111 Warren Avenue. The easements read as follows:

7. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company recorded August 5, 1963 as document R63-26886, affects the West 10 feet and the south 3 feet of part of the land described as the East 150 feet of Lot 1 and the East 150 feet of the North 9 feet of Lot 2. [Surveyor's Note: plotted on the drawing]

8. Easement in favor of Commonwealth Edison Company recorded August 5, 1963 as document R63-26887, affects the North 5 feet of the East 150 feet of Lot 2 (except the North 9 feet thereof). [Surveyor's Note: plotted on the drawing]

These easements are for the current overhead electrical lines that run north from the southeast corner of the property line to midway through the east property line. It then runs west through the current parking lot approximately 140 feet attached to two electrical poles. Finally, the overhead wire turns north to an electrical pole that is adjacent to the existing drive-way.

The petitioner and Commonwealth Edison are currently working together to remove all overhead electrical wires and electrical poles mentioned above. We will either be amending the current easements or creating new easements to remove all overhead electrical wires and associated electrical poles. The proposed scope of work will be to install a switchgear, transformer pad, and cable protection box and transformer pedestal for village lights at the southeast corner of Lot 2. Provide underground piping from said switchgear to the northeast corner of Lot 2 to a splice box. From there, the underground pipe will continue west along the north property line adjacent to Warren Ave ending at the existing Bell Telephone Company box. All existing electrical pole mounted transformers located near the existing drive-way will then be relocated to existing electrical poles on the north side of Warren Avenue. The proposed new utility easements, as presently understood, will all be located within the property lines of the overall site.

Commonwealth Edison is preparing all drawings, pricing, documents and easements necessary for work described above. We will furnish copies of necessary documentation to the Village of Downers Grove prior to start of work.



# COMMUNITY BANK OF DOWNERS GROVE

## 1111 WARREN AVENUE

DOWNERS GROVE, ILLINOIS, 60515

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Planning and Community  
Development

**ARCHITECT**

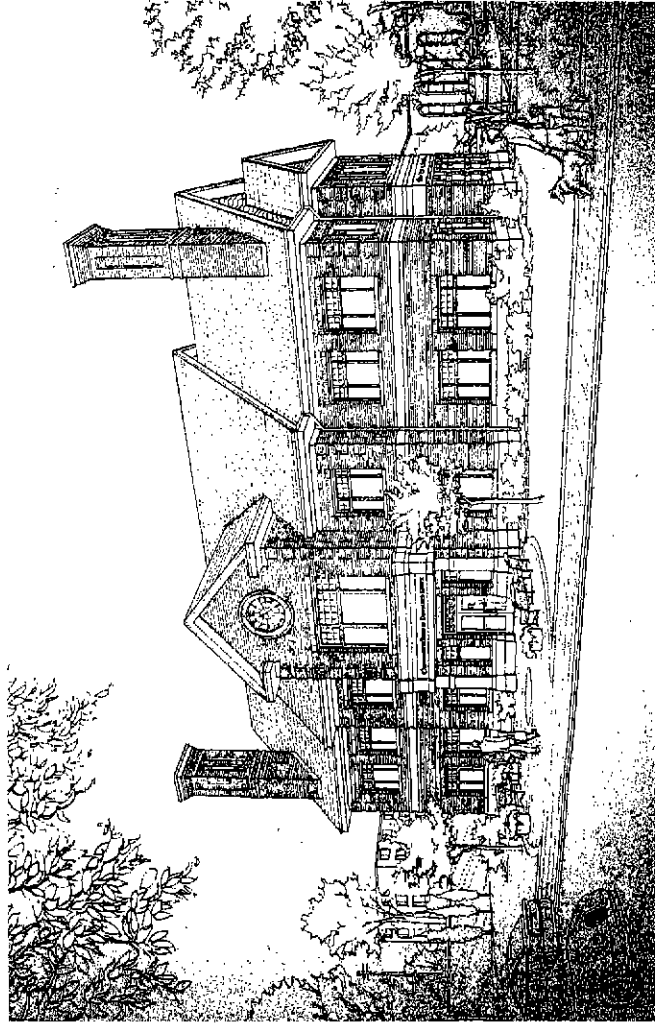
GRUND & WIESTER ARCHITECTS, INC.  
20 NORTH WACKER DRIVE, SUITE 2418  
CHICAGO, ILLINOIS 60606-3004  
T. 312.372.5353 F. 312.372.5367

**OWNER**

HINSDALE BANK AND TRUST CO.  
25 EAST FIRST AVENUE  
HINSDALE, ILLINOIS 60521  
T. 630.968.4700 F. 630.968.7600

**INDEX OF DRAWINGS**

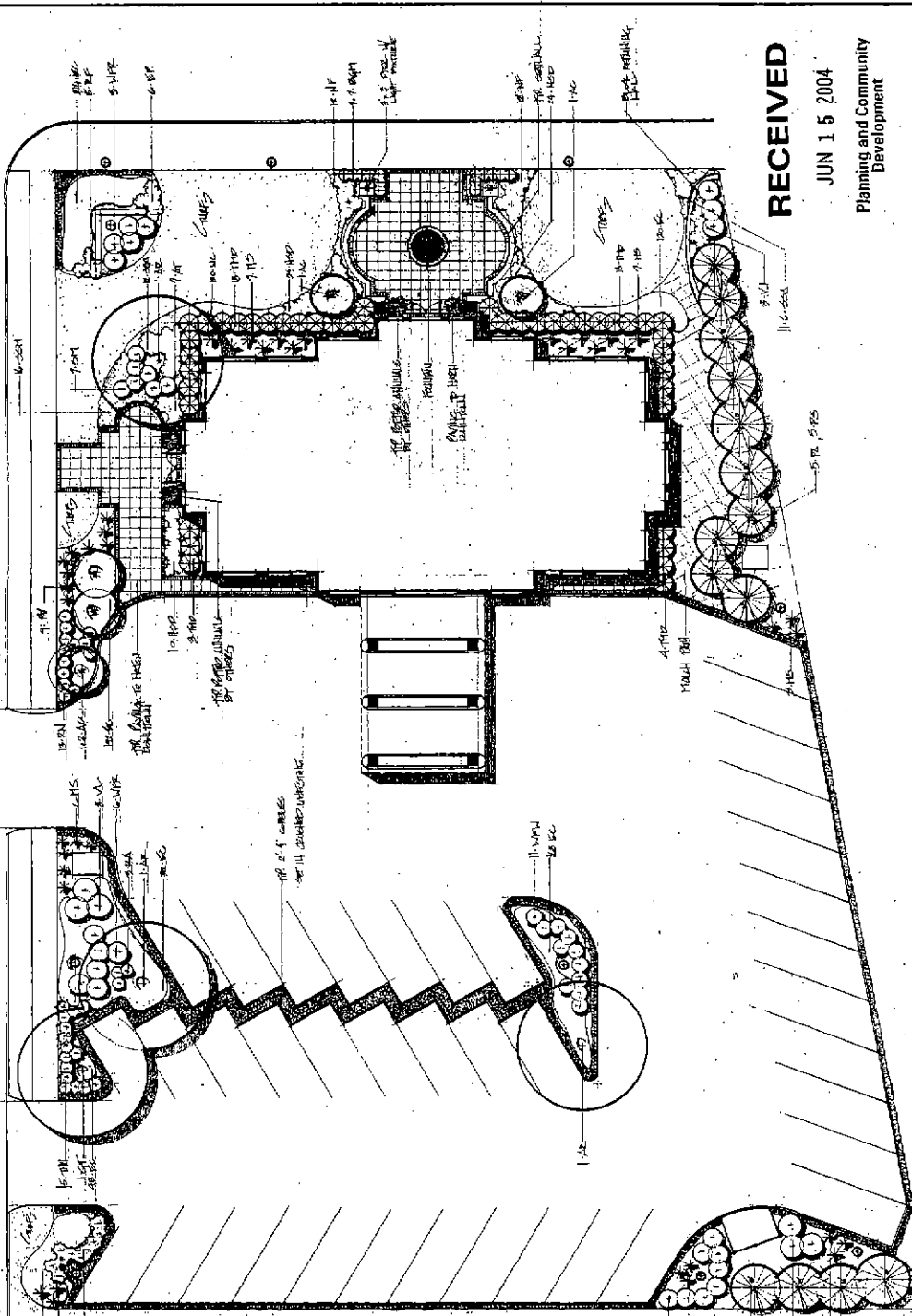
- A000 TITLE SHEET
- A100 PROPOSED ARCHITECTURAL SITE PLAN
- L1 PROPOSED LANDSCAPING PLAN
- C1 TITLE SHEET
- C2 EXISTING SITE CONDITIONS
- C3 CONSTRUCTION PLAN - PHASE 1
- C4 CONSTRUCTION PLAN - PHASE 2
- C5 SITE UTILITY PLAN
- C6 GRADING PLAN
- C7 SOIL AND EROSION CONTROL PLAN
- C8 NOTES AND DETAILS
- C9 NOTES AND DETAILS
- C10 NOTES AND DETAILS
- A100 PROPOSED LOWER LEVEL FLOOR PLAN
- A101 PROPOSED FIRST FLOOR PLAN
- A102 PROPOSED SECOND FLOOR PLAN
- A103 PROPOSED ROOF PLAN
- A200 PROPOSED EAST EXTERIOR ELEVATION
- A201 PROPOSED NORTH EXTERIOR ELEVATION
- A202 PROPOSED WEST EXTERIOR ELEVATION
- A203 PROPOSED SOUTH EXTERIOR ELEVATION
- A300 PROPOSED BUILDING SECTION



GENERAL CONTRACTOR: [REDACTED]  
 CIVIL ENGINEER: [REDACTED]  
 ELECTRICAL ENGINEER: [REDACTED]  
 MECHANICAL ENGINEER: [REDACTED]  
 PLUMBING ENGINEER: [REDACTED]  
 STRUCTURAL ENGINEER: [REDACTED]  
 LANDSCAPE ARCHITECT: [REDACTED]  
 ENVIRONMENTAL ENGINEER: [REDACTED]  
 HISTORIC PRESERVATION ARCHITECT: [REDACTED]  
 INTERIOR ARCHITECT: [REDACTED]  
 LIGHTING DESIGNER: [REDACTED]  
 SIGNAGE DESIGNER: [REDACTED]  
 SOUND DESIGNER: [REDACTED]  
 VIDEO DESIGNER: [REDACTED]  
 WEBSITE DESIGNER: [REDACTED]

A000  
sheet





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Development

PLANT LIST

NO.	SYMBOL	PLANT NAME	QUANTITY	REMARKS
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# COMMUNITY BANK & DOWNERS GROVE

GREEN GRASS INC.

PHILIP G. GARDNER  
 1111 W. 111th Street  
 Downers Grove, IL 60110  
 APRIL 8, 2004  
 J. BATH/PAUL

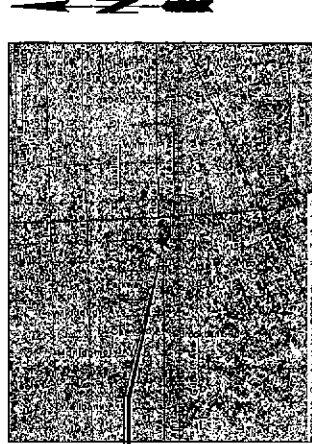


# PROPOSED IMPROVEMENTS FOR COMMUNITY BANK OF DOWNERS GROVE 1111 WARREN AVENUE DOWNERS GROVE, ILLINOIS

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JUN 15 2004  
Planning and Community  
Development

NO.	DATE	DESCRIPTION
1	05/12/04	PER VILLAGE A
2	05/12/04	PER VILLAGE A
3	05/12/04	PER VILLAGE A
4	05/12/04	PER VILLAGE A
5	05/12/04	PER VILLAGE A
6	05/12/04	PER VILLAGE A
7	05/12/04	PER VILLAGE A
8	05/12/04	PER VILLAGE A
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12	05/12/04	PER VILLAGE A
13	05/12/04	PER VILLAGE A
14	05/12/04	PER VILLAGE A
15	05/12/04	PER VILLAGE A
16	05/12/04	PER VILLAGE A
17	05/12/04	PER VILLAGE A
18	05/12/04	PER VILLAGE A
19	05/12/04	PER VILLAGE A
20	05/12/04	PER VILLAGE A



LOCATION MAP  
N.T.S.

**BENCHMARKS:**  
"X" CUT ON N/W BONNET BOLT OF FIRE HYDRANT ON THE N/W CORNER OF FRANKLIN STREET AND FOREST AVENUE  
ELEV. = 726.91 (USGS DATUM)  
"X" CUT ON NORTH BONNET BOLT OF FIRE HYDRANT ON THE N/W CORNER OF MAIN STREET AND WARREN AVENUE  
ELEV. = 719.49 (USGS DATUM)

**INDEX OF SHEETS**

- C1. TITLE SHEET
- C2. EXISTING SITE CONDITIONS
- C3. CONSTRUCTION PLAN - PHASE 1
- C4. CONSTRUCTION PLAN - PHASE 2
- C5. SITE UTILITY PLAN
- C6. SITE GRADING PLAN
- C7. SOIL AND EROSION CONTROL PLAN
- C8. NOTES AND DETAILS
- C9. NOTES AND DETAILS
- C10. NOTES AND DETAILS



**SETON ENGINEERING**  
SERVICE CORPORATION

NO.	DATE	DESCRIPTION
1	05/12/04	PER VILLAGE A
2	05/12/04	PER VILLAGE A
3	05/12/04	PER VILLAGE A
4	05/12/04	PER VILLAGE A
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18	05/12/04	PER VILLAGE A
19	05/12/04	PER VILLAGE A
20	05/12/04	PER VILLAGE A

**SETON ENGINEERING**  
SERVICE CORPORATION  
26 WEST BLAISE ST.  
PALATKA, ILLINOIS 60467-8010  
PHONE: (847) 778-2300  
FAX: (847) 778-2328  
WWW.SETONENGINEERING.COM

PROFESSIONAL DESIGN FOR  
CONSTRUCTION OF  
COMMUNITY BANK OF DOWNERS GROVE  
1111 WARREN AVENUE  
DOWNERS GROVE, ILLINOIS

TITLE SHEET  
COMMUNITY BANK OF DOWNERS GROVE  
1111 WARREN AVENUE  
DOWNERS GROVE, ILLINOIS  
SHEET NO. C1  
PROJECT 2004017  
SCALE 1/8"=1'-0"  
DATE 05/12/04  
DRAWN BY [Name]  
CHECKED BY [Name]

THESE PLANS ARE NOT VALID UNLESS SIGNED AND SEALED BY SETON ENGINEERING OF 10 SHEETS

NO.	DATE	DESCRIPTION
1	04/25/04	REVISED PER VILLAGE A
2	05/10/04	REVISED PER VILLAGE A

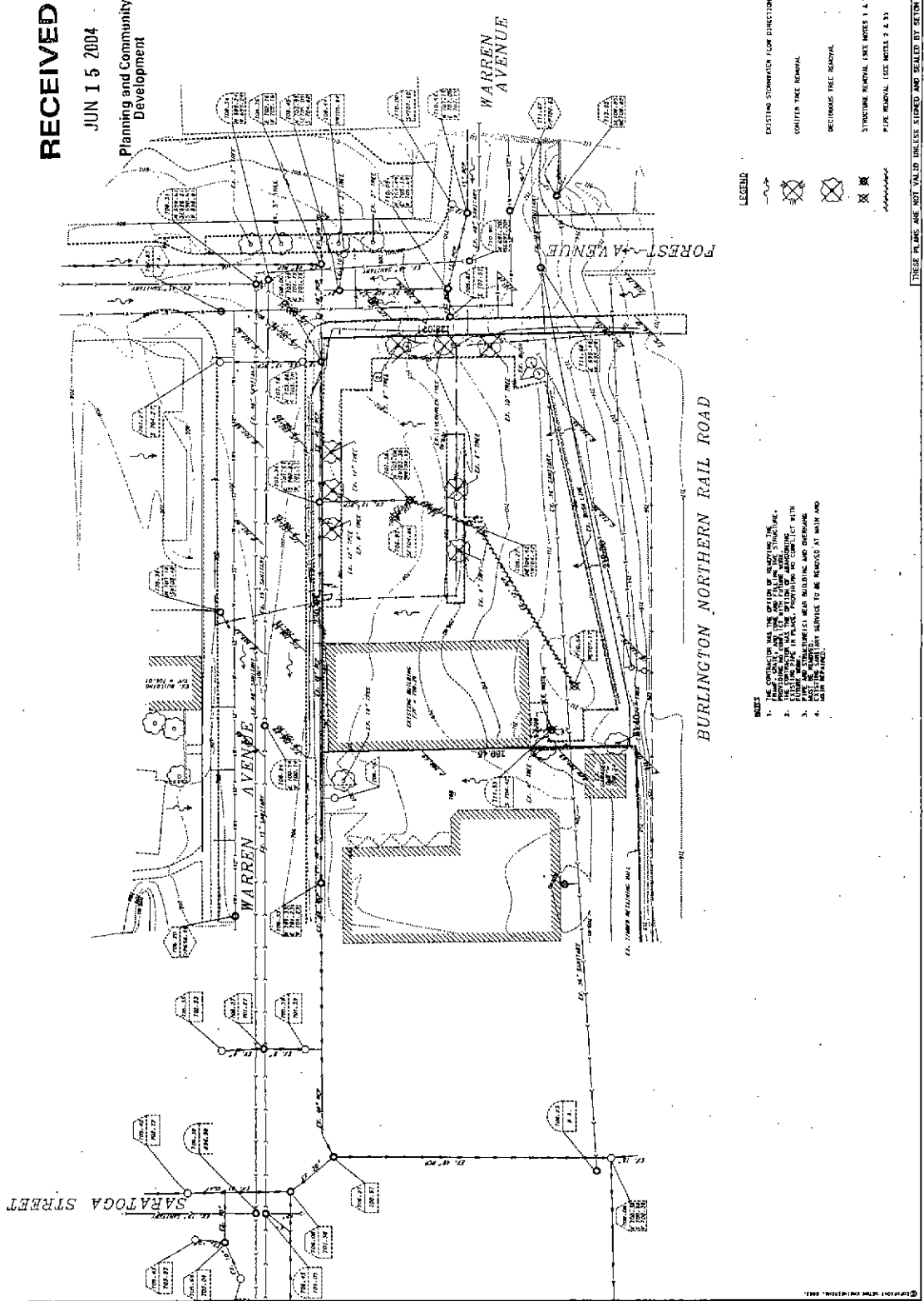
**SETON ENGINEERING**  
 CIVIL SERVICE CORPORATION  
 WWW.SETONENGINEERING.COM  
 PALATKA, ILLINOIS 60067-0018  
 PHONE: (847) 779-7300

PROFESSIONAL SEAL AND EXPIRATION DATE  
 EXISTING SITE CONDITIONS  
 COMMUNITY BANK OF DOWNERS GROVE  
 1111 WARREN AVENUE  
 DOWNERS GROVE, ILLINOIS

- LEGEND CALLOUTS  
 1" = 1' HORIZONTAL SCALE  
 1" = 4' VERTICAL SCALE  
 1" = 1' HORIZONTAL SCALE  
 1" = 4' VERTICAL SCALE  
 1" = 1' HORIZONTAL SCALE  
 1" = 4' VERTICAL SCALE  
 1" = 1' HORIZONTAL SCALE  
 1" = 4' VERTICAL SCALE

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 Development



- LEGEND**  
 [Symbol] EXISTING STORMWATER FLOW DIRECTION  
 [Symbol] CENTER LINE REMOVAL  
 [Symbol] REMOVED TREE REMOVAL  
 [Symbol] STRUCTURE REMOVAL (SEE NOTES 1 & 3)  
 [Symbol] PIPE REMOVAL (SEE NOTES 2 & 3)

- NOTES**  
 1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.  
 2. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.  
 3. ALL UTILITIES SHALL BE RELOCATED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT.  
 4. ALL UTILITIES SHALL BE RELOCATED AT THE CONTRACTOR'S EXPENSE.

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 PROJECT NO. 2004017  
 SHEET NO. C2 OF 10 SHEETS

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Planning and Community  
Development

SARATOGA STREET

WARREN AVENUE

BURLINGTON NORTHERN RAIL ROAD

WARREN AVENUE

FOREST AVENUE

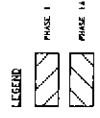
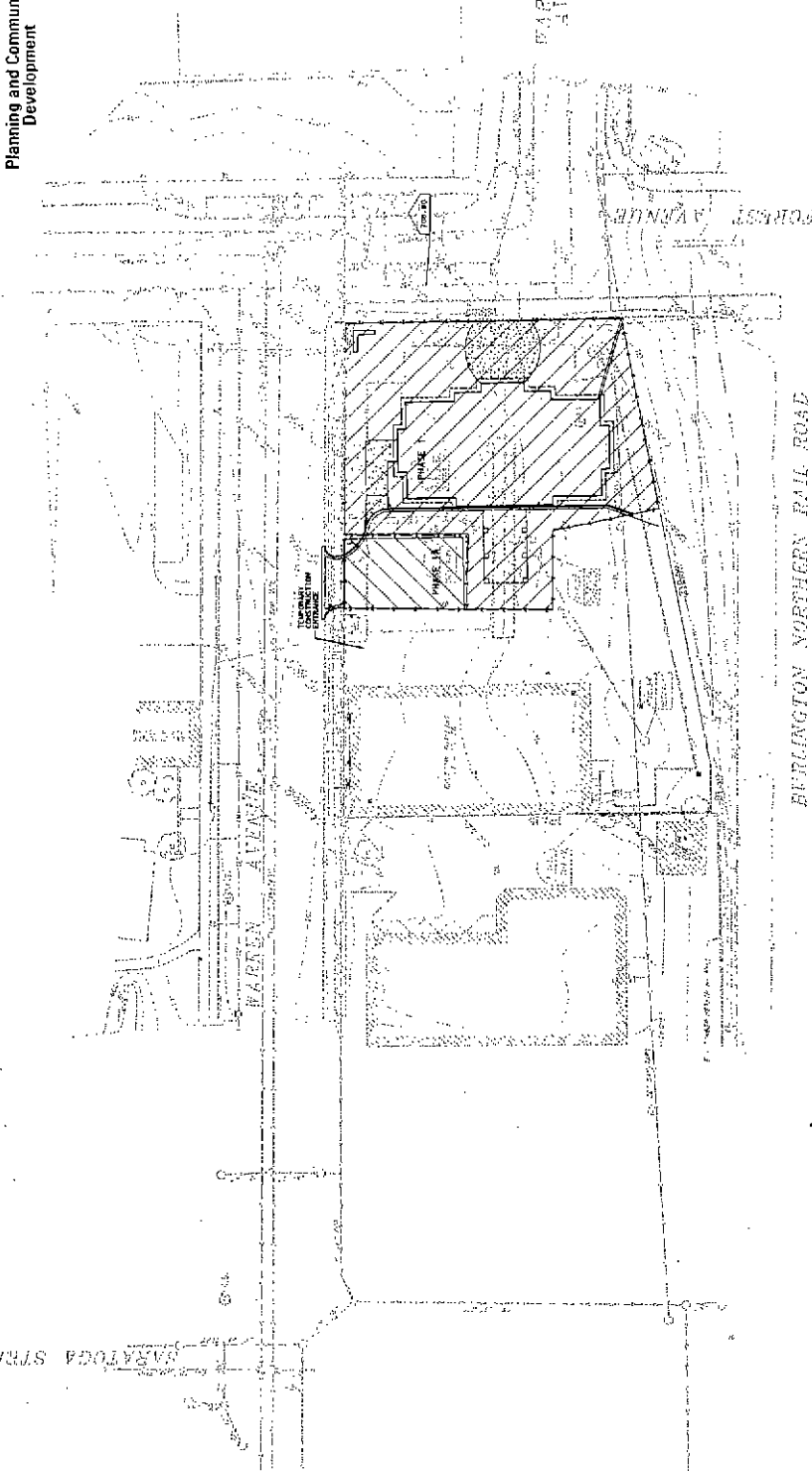
SEITON ENGINEERING  
CIVIL ENGINEERS  
WWW.SEITONENGINEERING.COM  
PALATKA, ILLINOIS 60067-4010  
PHONE: (847) 778-7200  
FAX: (847) 778-7238  
28 WEST BLADE ST.

PROFESSIONAL SEAL FOR THE  
STATE OF ILLINOIS  
DATE OF EXPIRATION: 06/30/05

CONSTRUCTION PLAN - PHASE 1  
COMMUNITY BANK OF DOWNERS GROVE  
1111 WARREN AVENUE  
DOWNERS GROVE, ILLINOIS

DATE: 04/01/04  
DESIGNED BY: JRM  
CHECKED BY: JRM  
SCALE: 1" = 20'  
PROJECT NO.: 2004017  
SHEET NO.: 03

THESE PLANS ARE NOT VALID UNLESS SIGNED AND SEALED BY SEITON ENGINEERING, INC. OF 10 SHEETS



- NOTES
1. PHASE 1 MUST BE COMPLETED PRIOR TO STARTING PHASE 1A.
  2. MAINTAIN ACCESS TO SITE AT ALL TIMES FOR NON-CONSTRUCTION VEHICLES.
  3. SEE OTHER PLAN SHEETS FOR UTILITY, BORROWING, AND PAVEMENT INFORMATION.
  4. ADJUST CONSTRUCTION PHASING BETWEEN PHASES.

ALL UTILITIES SHOWN  
TO BE EXISTING AND INSTALLED  
BY BUILDING CONTRACTOR

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JUN 15 2004

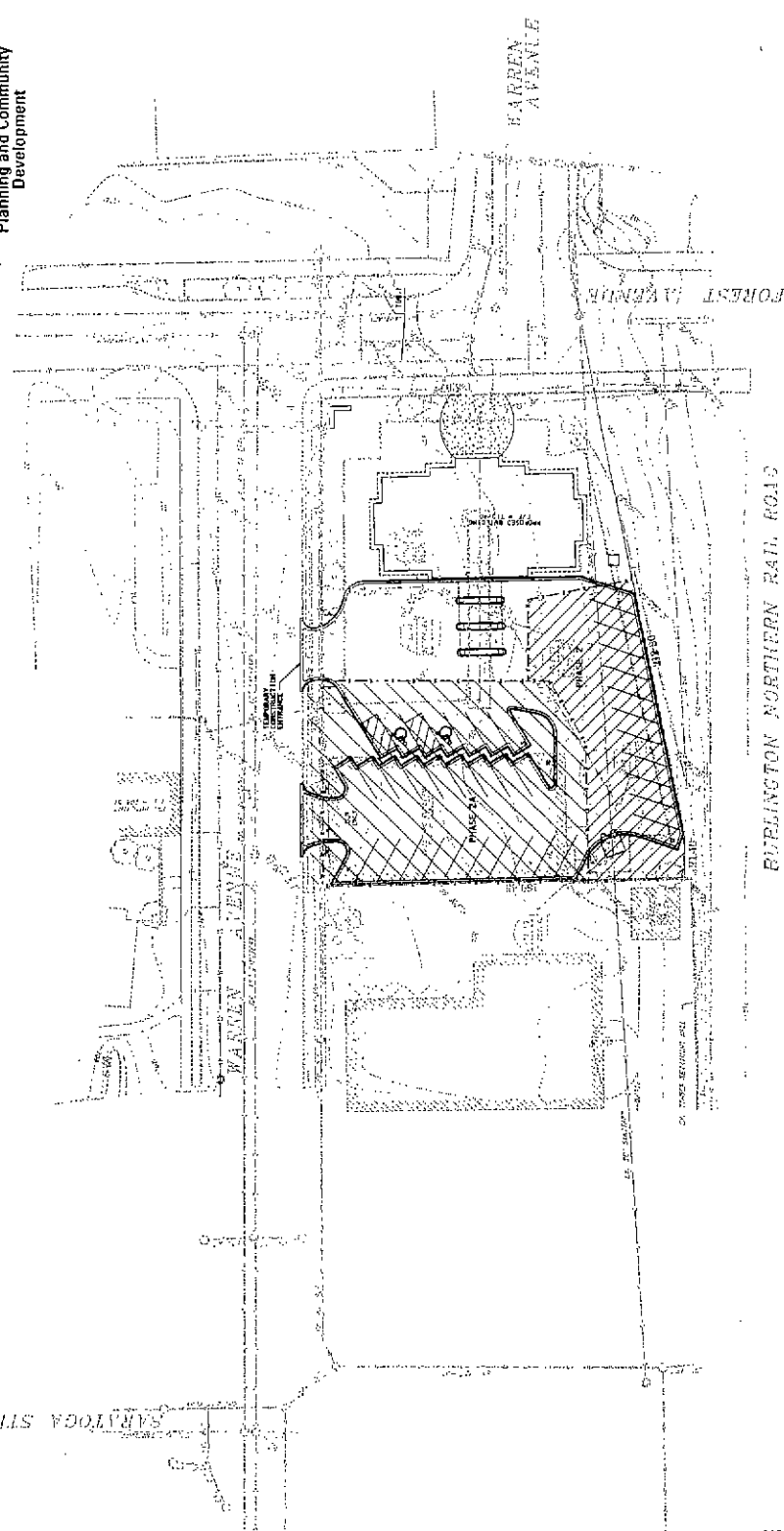
Planning and Community  
Development

**SETON ENGINEERING**  
CIVIL ENGINEERING  
SERVICE CORPORATION  
WWW.SETONENGINEERING.COM  
32 WEST SLADE ST.  
PALATKA, ILLINOIS 60067-8010  
PHONE: (847) 776-7300 FAX: (847) 776-7398

CONSTRUCTION PLAN - PHASE 2  
COMMUNITY BANK OF DOWNERS GROVE  
1111 WARREN AVENUE  
DOWNERS GROVE, ILLINOIS

DRAWING TITLE  
DRAWING NO.  
DATE  
SCALE  
PROJECT  
SHEET NO.

C4



LEGEND  
PHASE 2  
PHASE 2A

- NOTES:
1. PHASE 2 MUST BE COMPLETED PRIOR TO STARTING PHASE 2A.
  2. ALL UTILITIES TO BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
  3. SEE OTHER PLAN SHEETS FOR UTILITIES, ERECTION, AND PARKING INFORMATION.
  4. ADJUST CONSTRUCTION SEQUENCE BETWEEN PHASES.

SCALE: 1" = 20'  
SCALE: 1" = 40'

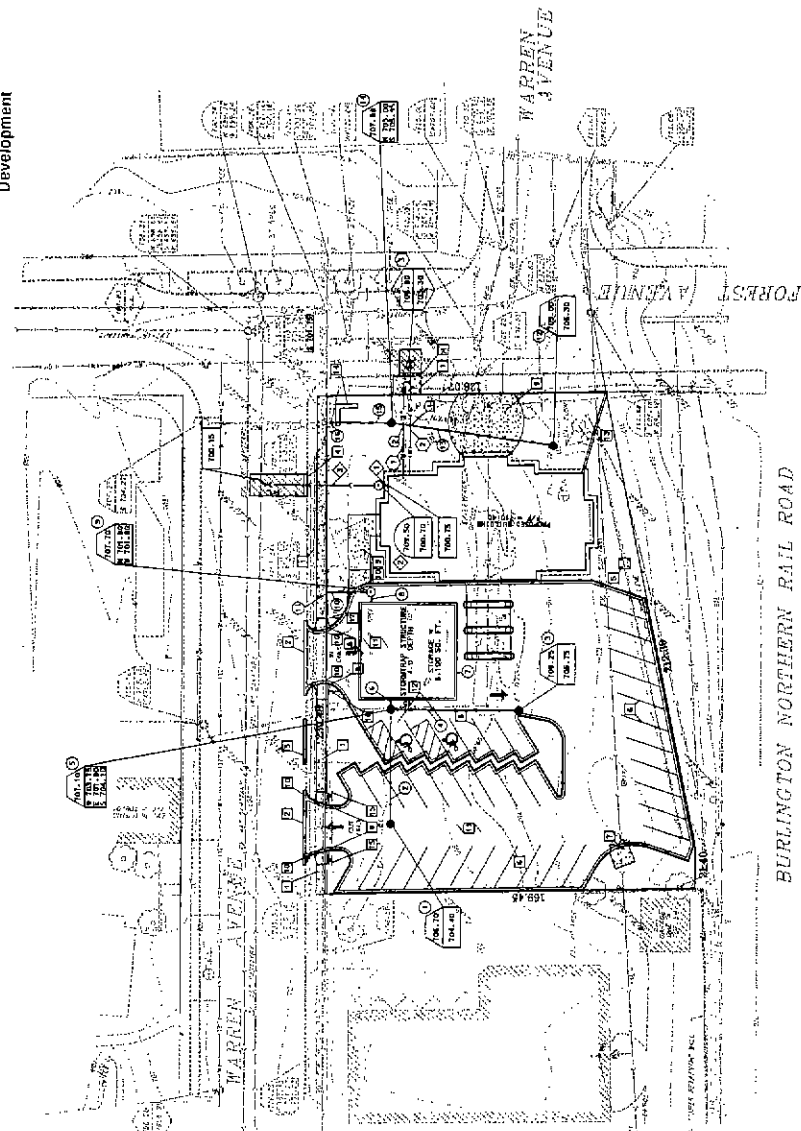
THESE PLANS ARE NOT VALID UNLESS SIGNED AND SEALED BY SETON ENGINEERING OR ITS SHEETS

DATE PLOTTED: 6/15/04 10:30 AM

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Planning and Community  
Development



- GENERAL NOTES:**
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
  2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR UTILITIES.
  3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR UTILITIES.
  4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR UTILITIES.
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  6. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS FOR UTILITIES.
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- UTILITY CROSSING SCHEDULE:**
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**NOTES:**

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REVISIONS

NO.	DATE	DESCRIPTION
1	05/12/04	ISSUED FOR PERMITS
2	05/12/04	PERMITS

**SETON ENGINEERING**  
 CIVIL SERVICE CORPORATION  
 28 WEST BROAD ST.  
 PALATKA, ILLINOIS 60462-2200  
 PHONE: (847) 778-7200  
 FAX: (847) 778-7200  
 WWW.SETONENGINEERING.COM

**SITE UTILITY PLAN**  
 COMMUNITY BANK OF DOWNERS GROVE  
 1111 WARREN AVENUE  
 DOWNERS GROVE, ILLINOIS

DESIGNED: JAS  
 DRAWN: JAS  
 DATE: 05/12/04  
 SCALE: 1" = 20'  
 PROJECT: 2004-0017  
 SHEET NO.: C5

LEGEND  
 PAVEMENT REMOVAL AND REINSTATEMENT

THESE PLANS ARE NOT VALID UNLESS SIGNED AND SEALED BY SETON ENGINEERING OF 10 SHEETS

NO.	DATE	REVISION
1	05/15/2004	ISSUE FOR PERMITS
2	05/15/2004	ISSUE FOR PERMITS
3	05/15/2004	ISSUE FOR PERMITS

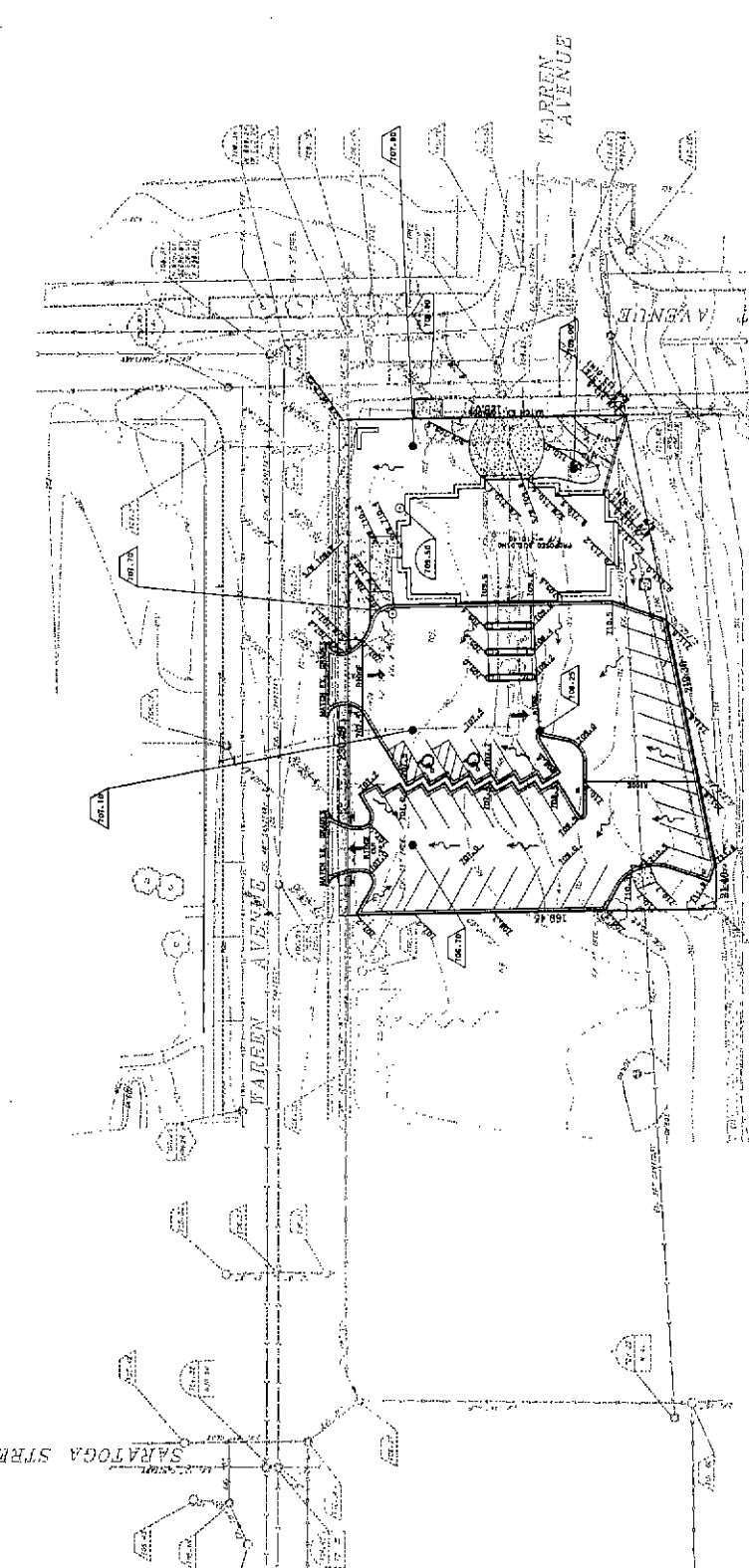
STON ENGINEERING  
 CIVIL SERVICE CORPORATION  
 31 WEST BLADE 07 PALATKA, ILLINOIS 60067-8013  
 PHONE: (847) 778-7200 FAX: (847) 778-7233  
 WWW.STONENGINEERING.COM

SITE GRADING PLAN  
 COMMUNITY BANK OF DOWNERS GROVE  
 111 WARREN AVENUE  
 DOWNERS GROVE, ILLINOIS

DATE: 05/15/2004  
 DRAWN BY: JLM  
 CHECKED BY: JLM  
 SCALE: 1" = 30'  
 PROJECT: 2004017  
 SHEET NO. C6

THESE PLANS ARE NOT VALID UNLESS SIGNED AND SEALED BY STON ENGINEERING

- NOTES:**
- ALL ELEVATIONS ARE FINISHED UNLESS NOTED OTHERWISE.
  - ALL ELEVATIONS ARE FINISHED UNLESS NOTED OTHERWISE.
- LEGEND:**
- 1. ALL ELEVATIONS ARE FINISHED UNLESS NOTED OTHERWISE.
  - 2. ALL ELEVATIONS ARE FINISHED UNLESS NOTED OTHERWISE.



**RECEIVED**  
 JUN 15 2004  
 Planning and Community  
 Development

LEGEND  
 ——— PROPOSED SUMMITTER TAP DIRECTION

RECEIVED

JUN 15 2004

Planning and Community Development

NO. 87 DATE DESCRIPTION

1 02/27/04 PER VILLAGE

2 04/28/04 PER VILLAGE

3 05/27/04 PER VILLAGE

4 06/01/04 PER VILLAGE

5 06/01/04 PER VILLAGE

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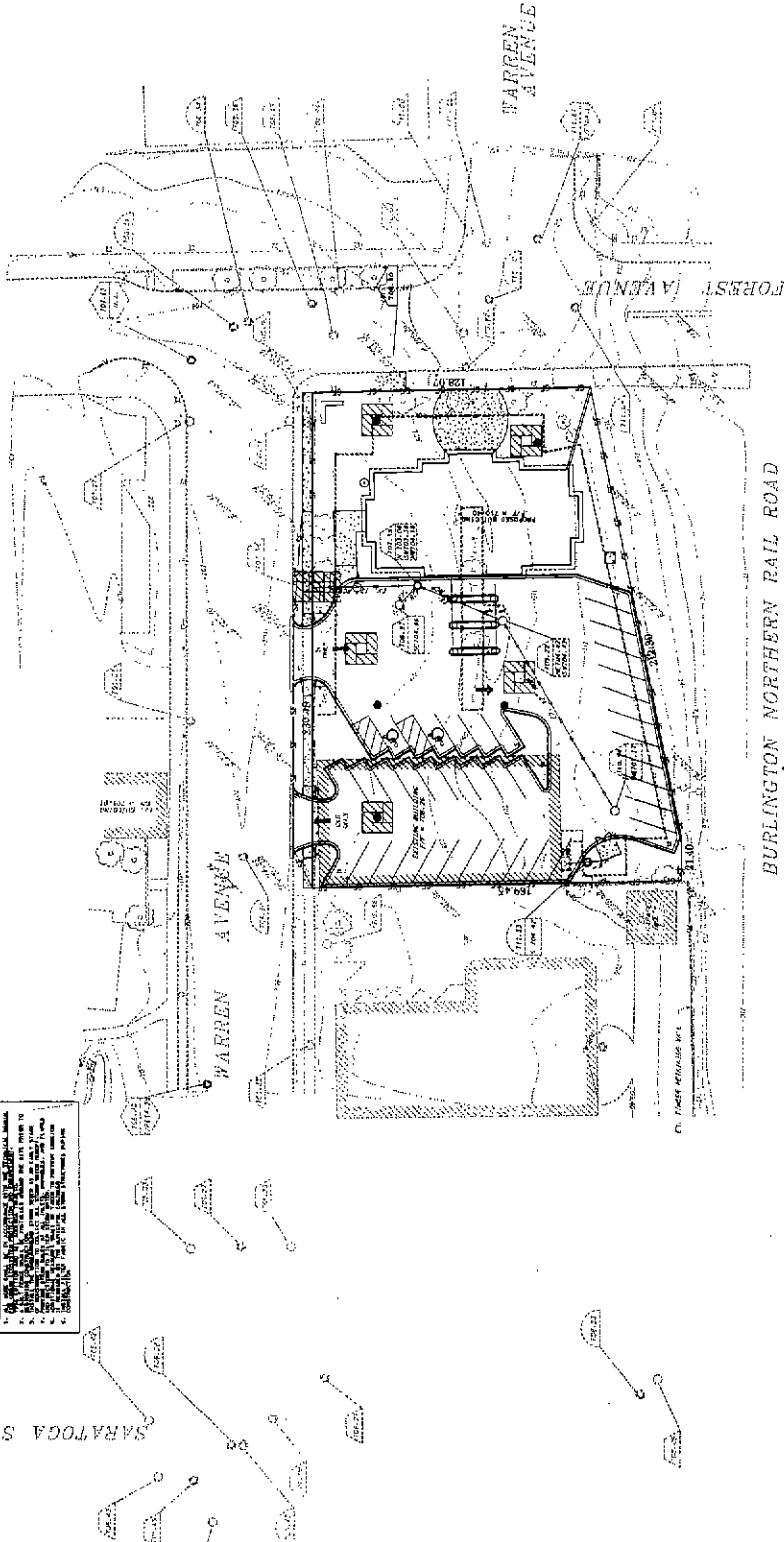
100 06/01/04 PER VILLAGE

SARATOGA STREET

LEGEND

█ EXISTING AND PROPOSED

█ PERMITS EROSION CONTROL (SEE PAGE 1)



ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. THE 2003 ILLINOIS CONSTRUCTION CODE
2. THE 2003 ILLINOIS EROSION CONTROL CODE
3. THE 2003 ILLINOIS SLOPE STABILIZATION CODE
4. THE 2003 ILLINOIS WATER POLLUTION CONTROL CODE
5. THE 2003 ILLINOIS AIR POLLUTION CONTROL CODE
6. THE 2003 ILLINOIS SOIL CONSERVATION CODE
7. THE 2003 ILLINOIS FLOOD CONTROL CODE
8. THE 2003 ILLINOIS LAND USE AND ZONING CODE
9. THE 2003 ILLINOIS PLANNING AND COMMUNITY DEVELOPMENT CODE
10. THE 2003 ILLINOIS TRANSPORTATION CODE
11. THE 2003 ILLINOIS UTILITIES CODE
12. THE 2003 ILLINOIS WASTE MANAGEMENT CODE
13. THE 2003 ILLINOIS WATER RESOURCES CODE
14. THE 2003 ILLINOIS WILDLIFE AND NATURAL RESOURCES CODE
15. THE 2003 ILLINOIS HISTORIC PRESERVATION CODE
16. THE 2003 ILLINOIS ARCHITECTURAL CODE
17. THE 2003 ILLINOIS ELECTRICAL CODE
18. THE 2003 ILLINOIS MECHANICAL CODE
19. THE 2003 ILLINOIS PLUMBING CODE
20. THE 2003 ILLINOIS FIRE ALARM AND SIGNALING CODE
21. THE 2003 ILLINOIS LIFE SAFETY CODE
22. THE 2003 ILLINOIS SAFETY CODE
23. THE 2003 ILLINOIS SECURITY CODE
24. THE 2003 ILLINOIS TELECOMMUNICATIONS CODE
25. THE 2003 ILLINOIS VIDEO CODE
26. THE 2003 ILLINOIS WIRELESS COMMUNICATIONS CODE
27. THE 2003 ILLINOIS WIRELESS VIDEO CODE
28. THE 2003 ILLINOIS WIRELESS SECURITY CODE
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99. THE 2003 ILLINOIS WIRELESS VIDEO CODE
100. THE 2003 ILLINOIS WIRELESS SECURITY CODE

NO.	BY	DATE	DESCRIPTION
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3	JAC	05/27/04	PER VILLAGE
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**STON ENGINEERING**  
 CIVIL SERVICE CORPORATION  
 WWW.STONENGINEERING.COM  
 25 WEST BLADE ST. PALATKA, ILLINOIS 60067-8013  
 PHONE: (847) 778-7330 FAX: (847) 778-7338

PROFESSIONAL DESIGN FIRM  
 STATE OF ILLINOIS  
 DATE OF EXPIRATION 12-31-04

SOIL AND EROSION CONTROL PLAN  
 COMMUNITY BANK OF DOWNERS GROVE  
 1111 WARREN AVENUE  
 DOWNERS GROVE, ILLINOIS

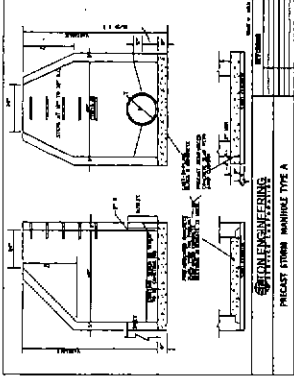
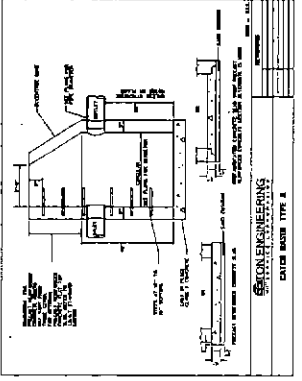
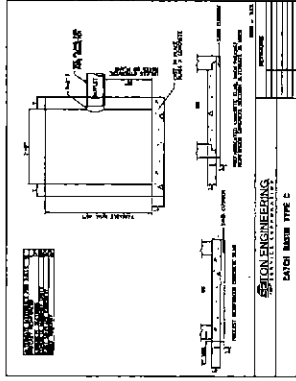
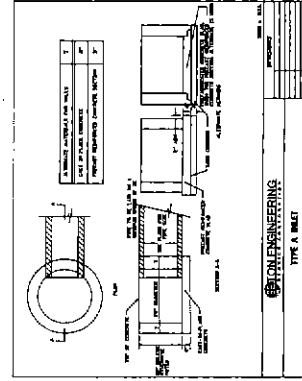
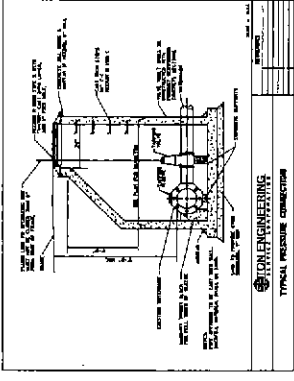
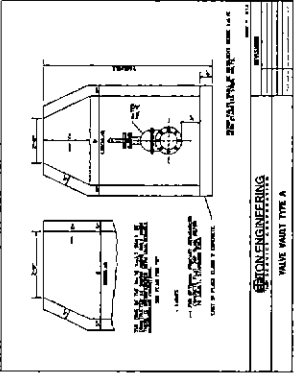
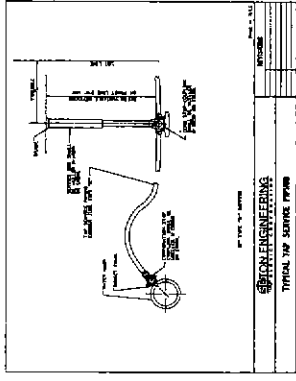
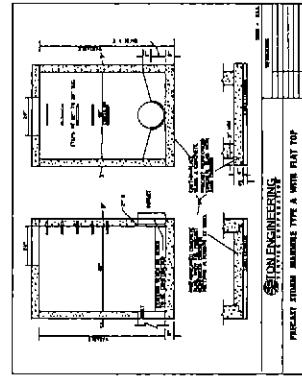
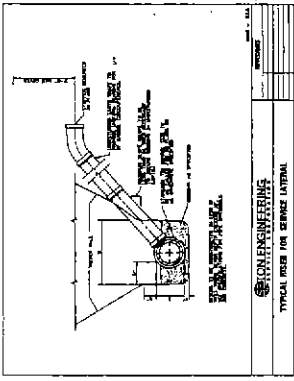
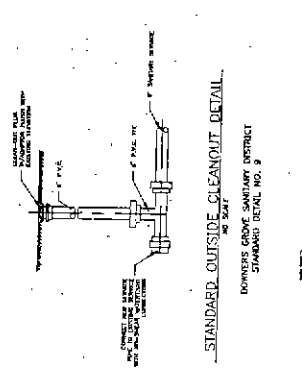
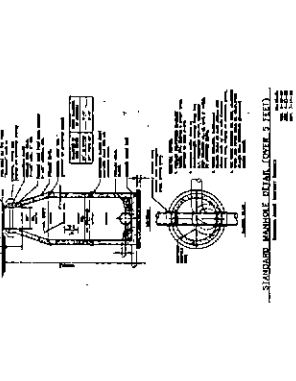
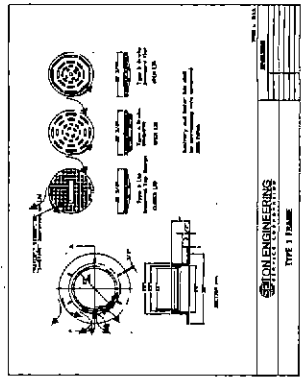
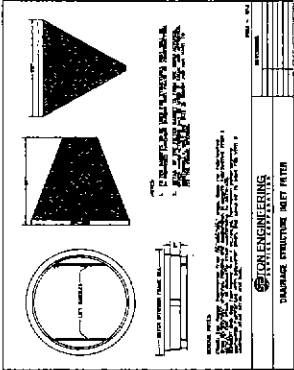
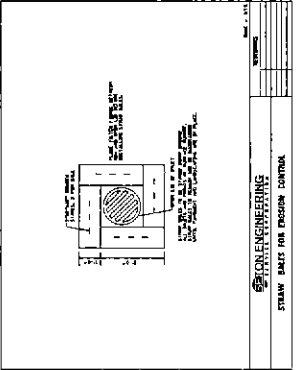
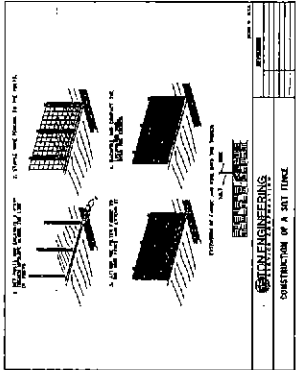
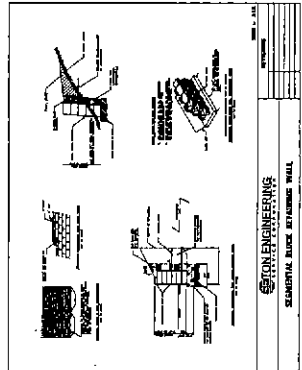
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 DESIGNED: JAC  
 CHECKED: JAC  
 DATE: 05/15/2004  
 SCALE: 1" = 30'  
 SCALE: 1" = 30'  
 PROJECT: 2004007  
 SHEET NO. C7

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NOTES AND DETAILS  
 COMMUNITY BANK OF DOWNERS GROVE  
 111 WARREN AVENUE  
 DOWNERS GROVE, ILLINOIS

DESIGNED BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: [Scale]  
 PROJECT: [Project]  
 SHEET NO.: 2004017  
 C9

**SETON ENGINEERING**  
 CIVIL SERVICE CORPORATION  
 25 WEST GLADE ST.  
 PALATKA, ILLINOIS 60067-0010  
 PHONE: (847) 770-1200  
 WWW.SETONENGINEERING.COM

NO.	DATE	DESCRIPTION
1	04/20/04	PER VILLAGE
2	05/10/04	PER VILLAGE

PROFESSIONAL DESIGNER  
 STATE OF ILLINOIS  
 LICENSE NO. [Number]

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NO.	DATE	DESCRIPTION
1	10/28/03	ISSUE FOR PERMITS
2	03/28/04	PERMITS
3	04/29/04	PERMITS
4	07/28/04	PERMITS
5	08/28/04	PERMITS
6	09/28/04	PERMITS
7	10/28/04	PERMITS
8	11/28/04	PERMITS
9	12/28/04	PERMITS
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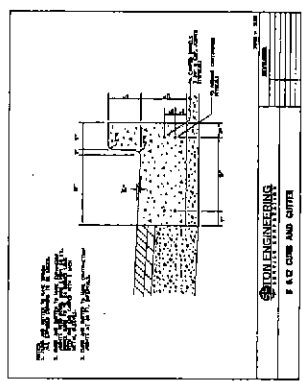
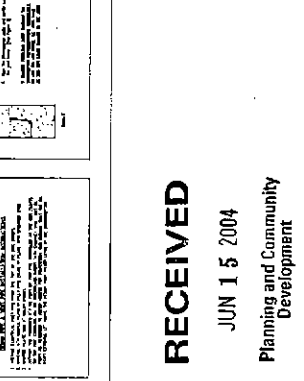
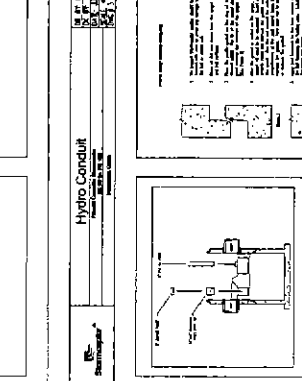
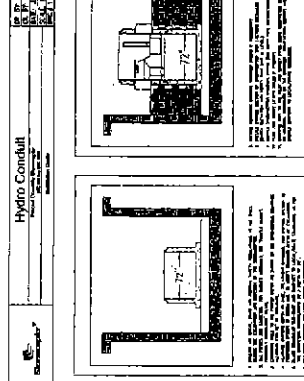
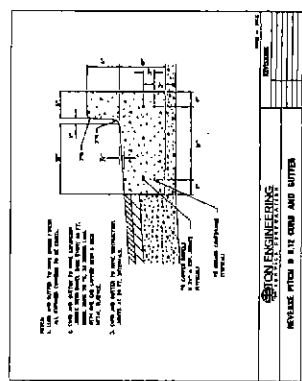
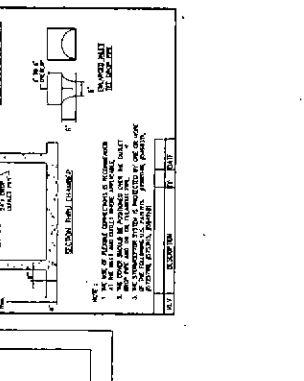
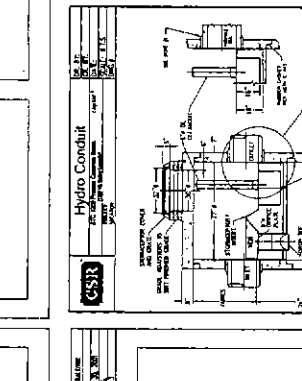
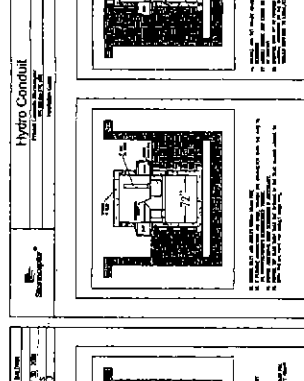
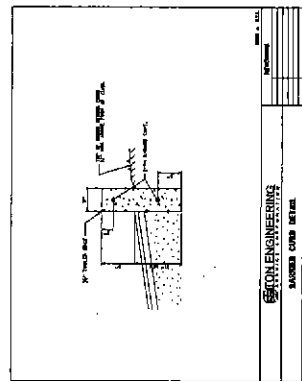
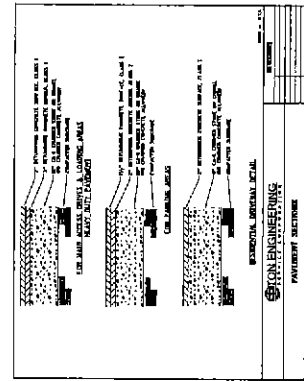
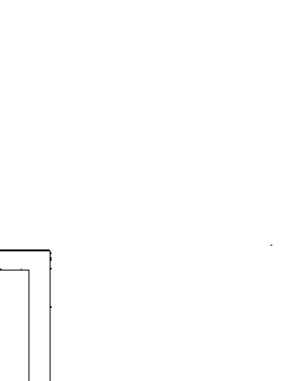
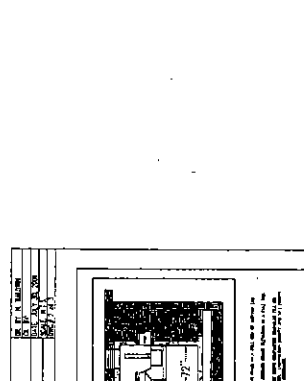
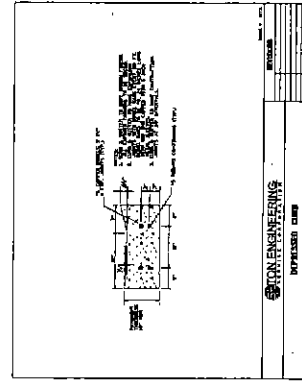
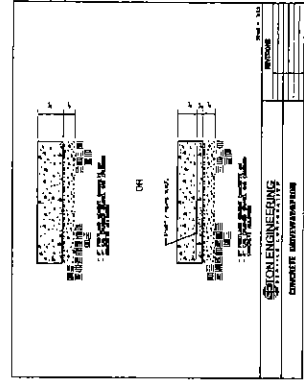
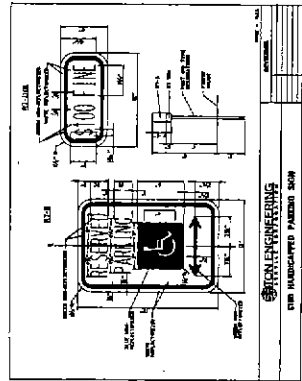
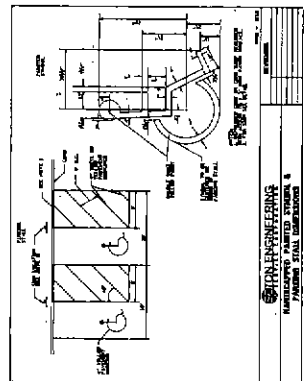
**SETON ENGINEERING**  
 CIVIL SERVICE CORPORATION  
 1111 WARREN GROVE AVENUE  
 DOWNERS GROVE, ILLINOIS 60130  
 PHONE: (647) 728-7200 FAX: (647) 728-7239  
 WWW.SETONENGINEERING.COM

PROFESSIONAL SEAL  
 (SEAL) (647) 728-7200  
 DATE OF EXPIRATION: 12/31/12

NOTES AND DETAILS  
 COMMUNITY BANK OF DOWNERS GROVE  
 1111 WARREN AVENUE  
 DOWNERS GROVE, ILLINOIS

DRAWN: DJS  
 CHECKED: JRM  
 DATE: 05/28/04  
 SCALE: 1/8" = 1'-0"  
 PROJECT: 2004017  
 SHEET NO.: C10

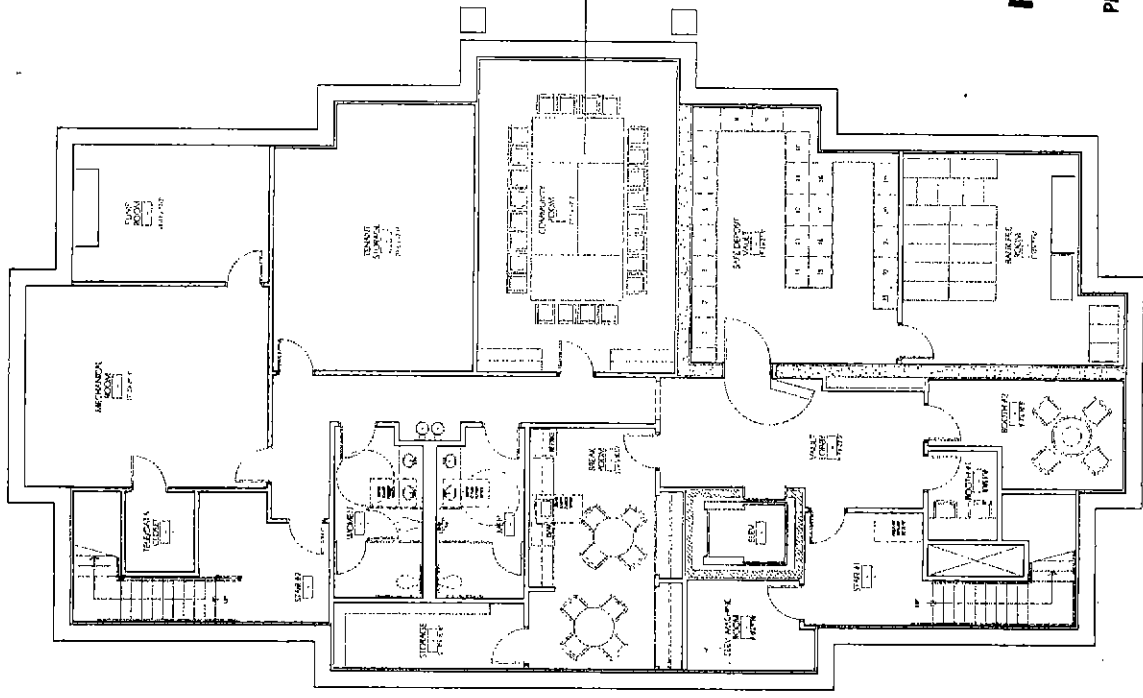
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A100

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A.1 PROPOSED LOWER LEVEL PLAN  
 1/4" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

GENERAL CONTRACTOR: [REDACTED]

PROJECT: [REDACTED]

DATE: [REDACTED]

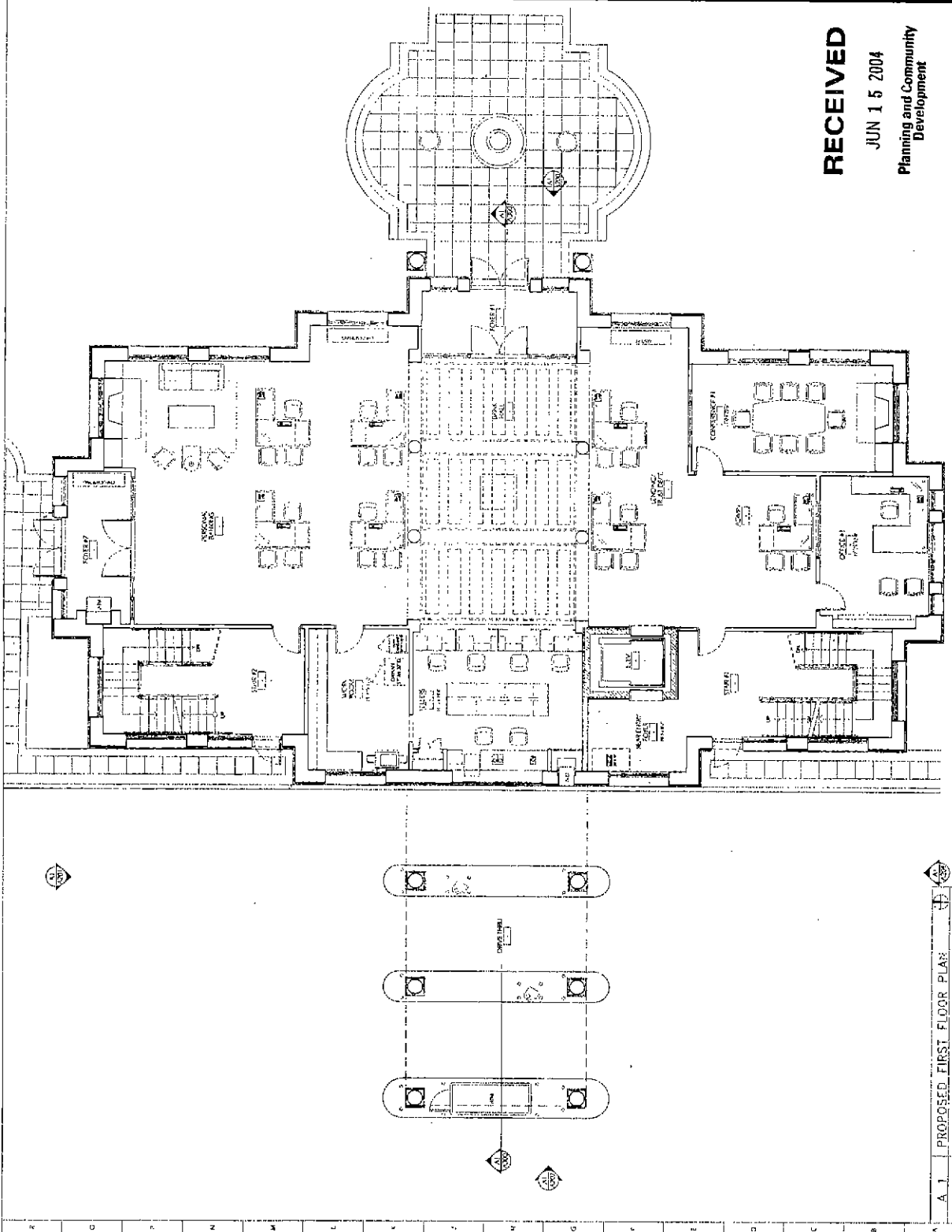
BRUNDRICKSTEINER ARCHITECTS, INC.

A101

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A.1 PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

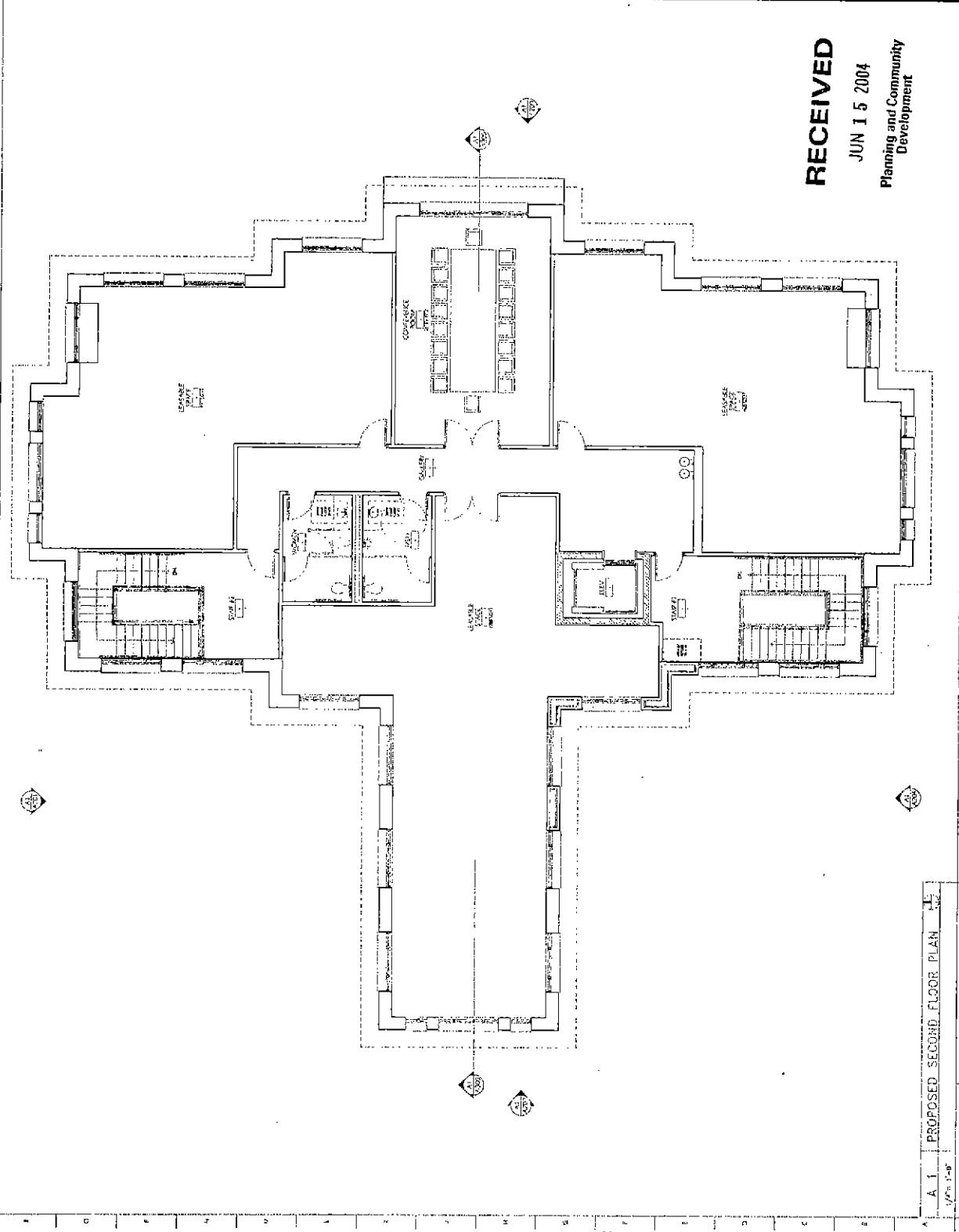
BY: [Signature] DATE: [Date]  
CHECKED BY: [Signature] DATE: [Date]

PROJECT: [Project Name]  
LOCATION: [Location]

DATE: [Date]

A102

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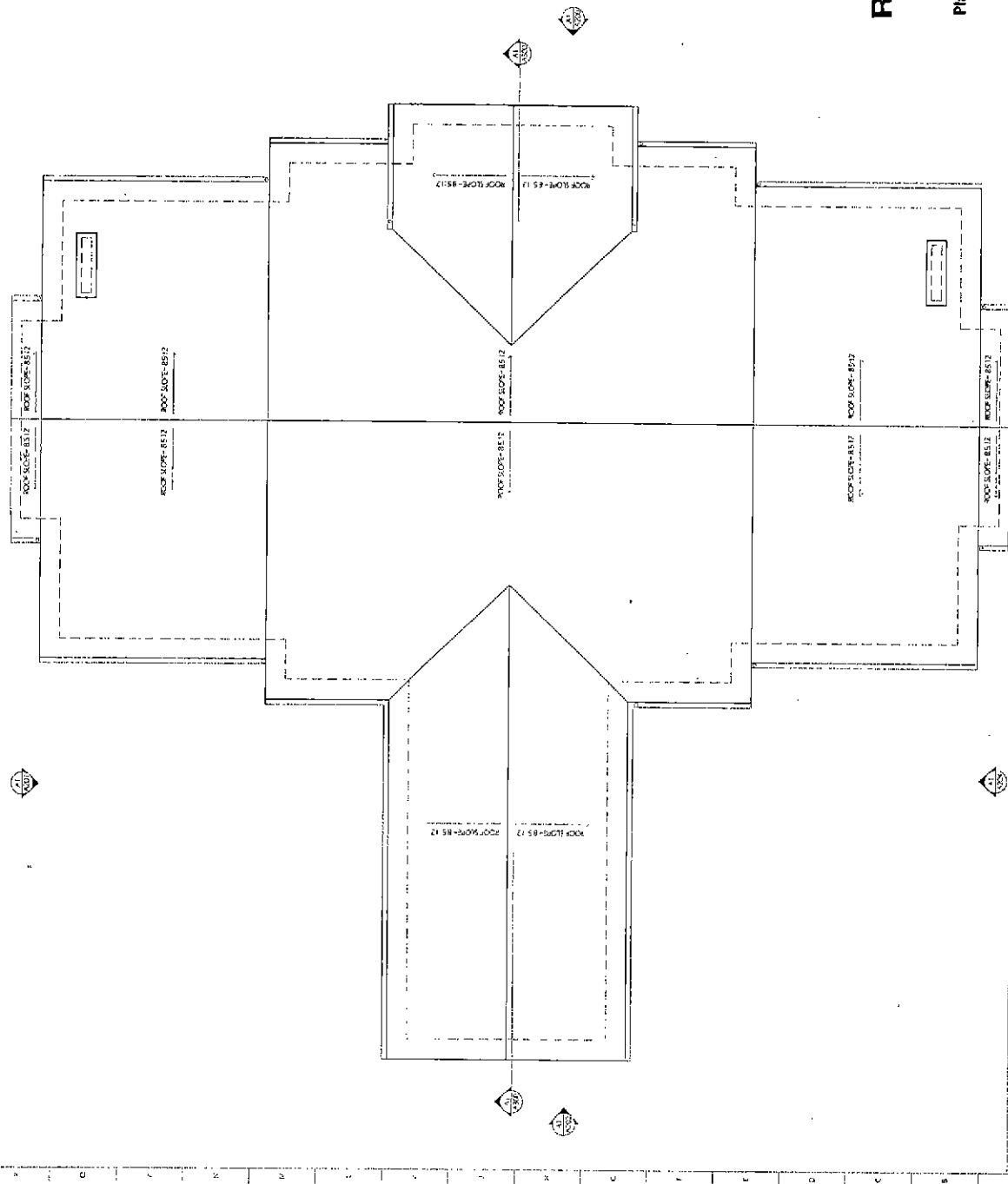
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1/8" = 1'-0"

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NO. 1098  
NO. 1099  
NO. 1100

PROJECT TITLE  
1111 W. Ave. of Downtown  
Downtown, Cal. 92101  
1111 W. Ave. of Downtown  
Downtown, Cal. 92101  
1111 W. Ave. of Downtown  
Downtown, Cal. 92101

A103

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A.1. PROPOSED ROOF PLAN  
1/4" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

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DIVISION OF COMMUNITY DEVELOPMENT  
 DIVISION OF COMMUNITY DEVELOPMENT  
 DIVISION OF COMMUNITY DEVELOPMENT  
 DIVISION OF COMMUNITY DEVELOPMENT  
 DIVISION OF COMMUNITY DEVELOPMENT

PROJECT TITLE  
 Community Bank of Downers Grove  
 1111 Madison Avenue  
 Downers Grove, Illinois 60150

**BRUNDMERSTEBER ARCHITECTS, INC.**

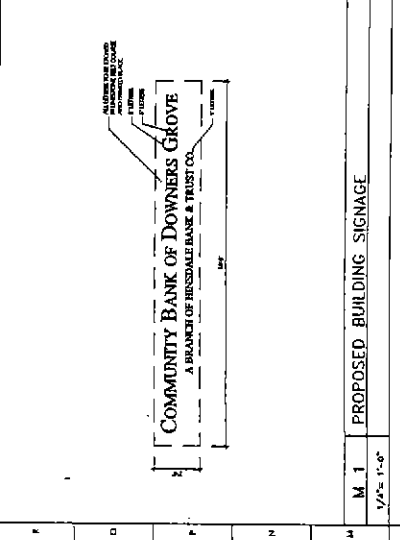
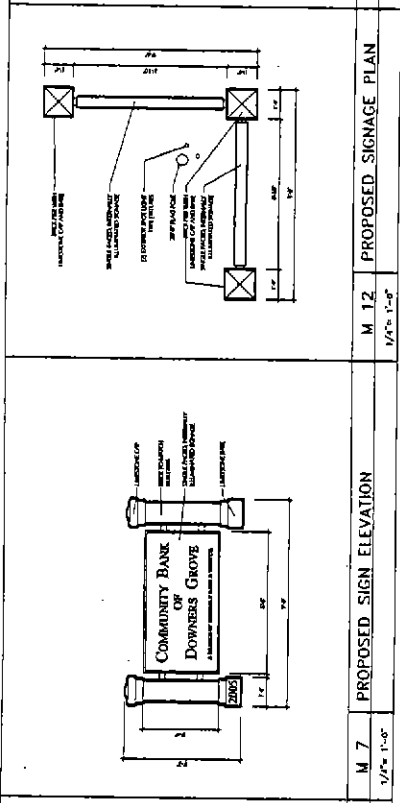
**A200**  
 ARCHITECT

**M 1** PROPOSED BUILDING SIGNAGE  
 1/2" = 1'-0"

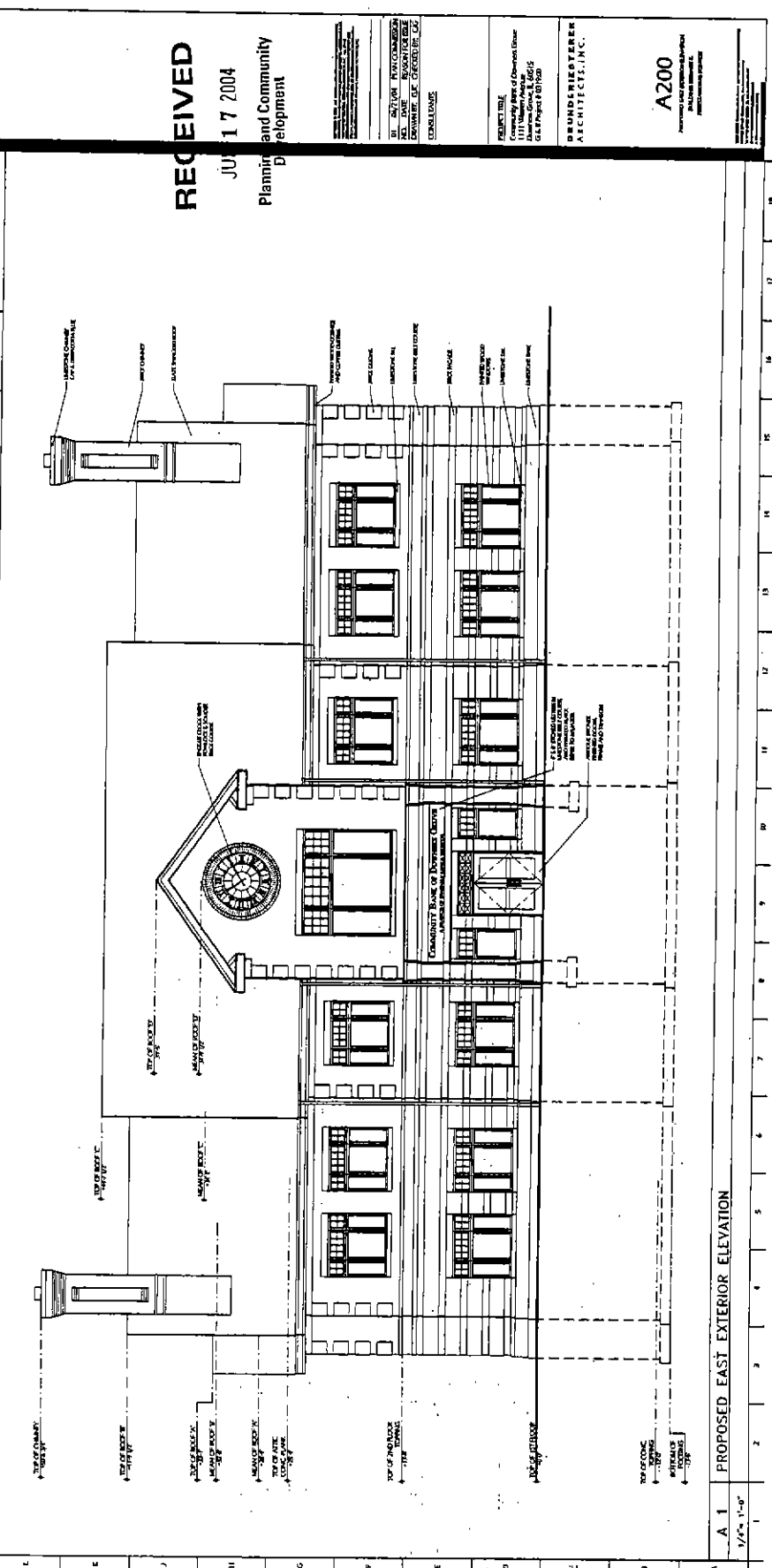
**M 7** PROPOSED SIGN ELEVATION  
 1/2" = 1'-0"

**M 12** PROPOSED SIGNAGE PLAN  
 1/4" = 1'-0"

**M 16** CODE ANALYSIS  
 N.Y.S.



**A 1** PROPOSED EAST EXTERIOR ELEVATION  
 1/2" = 1'-0"



**A 1** PROPOSED EAST EXTERIOR ELEVATION  
 1/2" = 1'-0"

DATE: 12/10/2004 11:54:34 AM

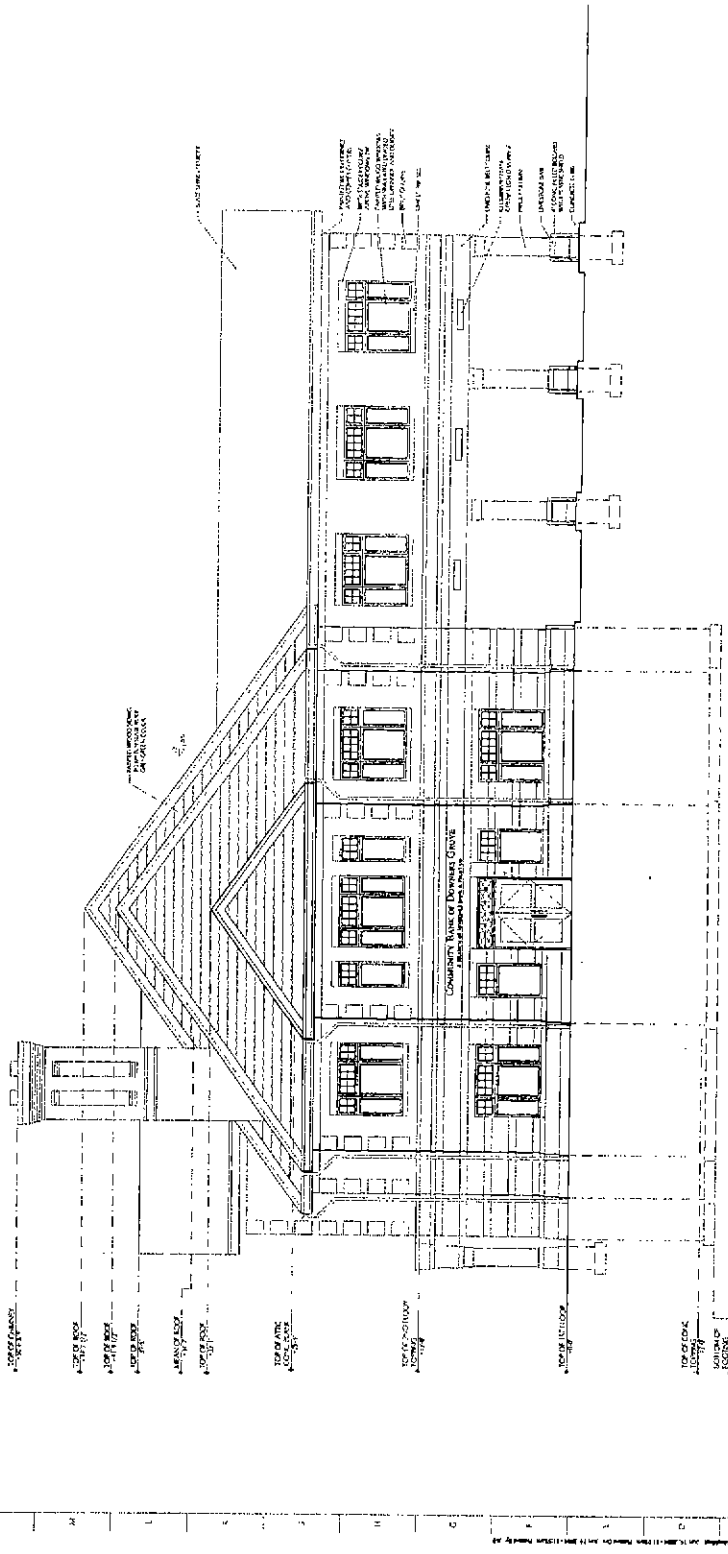
PROJECT: COMMUNITY CENTER  
NO. 10000  
DATE: 12/10/2004  
DRAWN BY: C. CHEN  
CHECKED BY: J. CHEN

PROPOSED: COMMUNITY CENTER  
NO. 10000  
DATE: 12/10/2004  
DRAWN BY: C. CHEN  
CHECKED BY: J. CHEN

GRUNDYWESTERBACH  
ARCHITECTS, INC.

AZ01

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A-1 PROPOSED NORTH EXTERIOR ELEVATION  
1/4" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

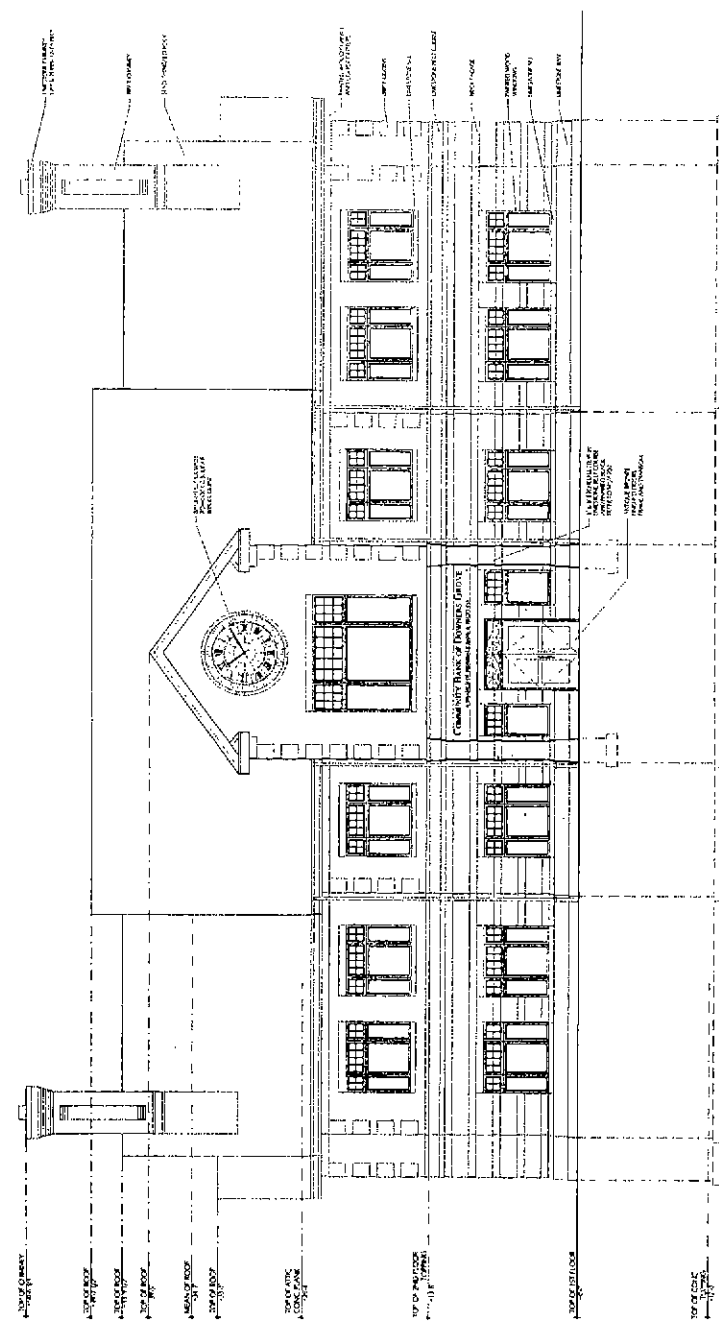
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

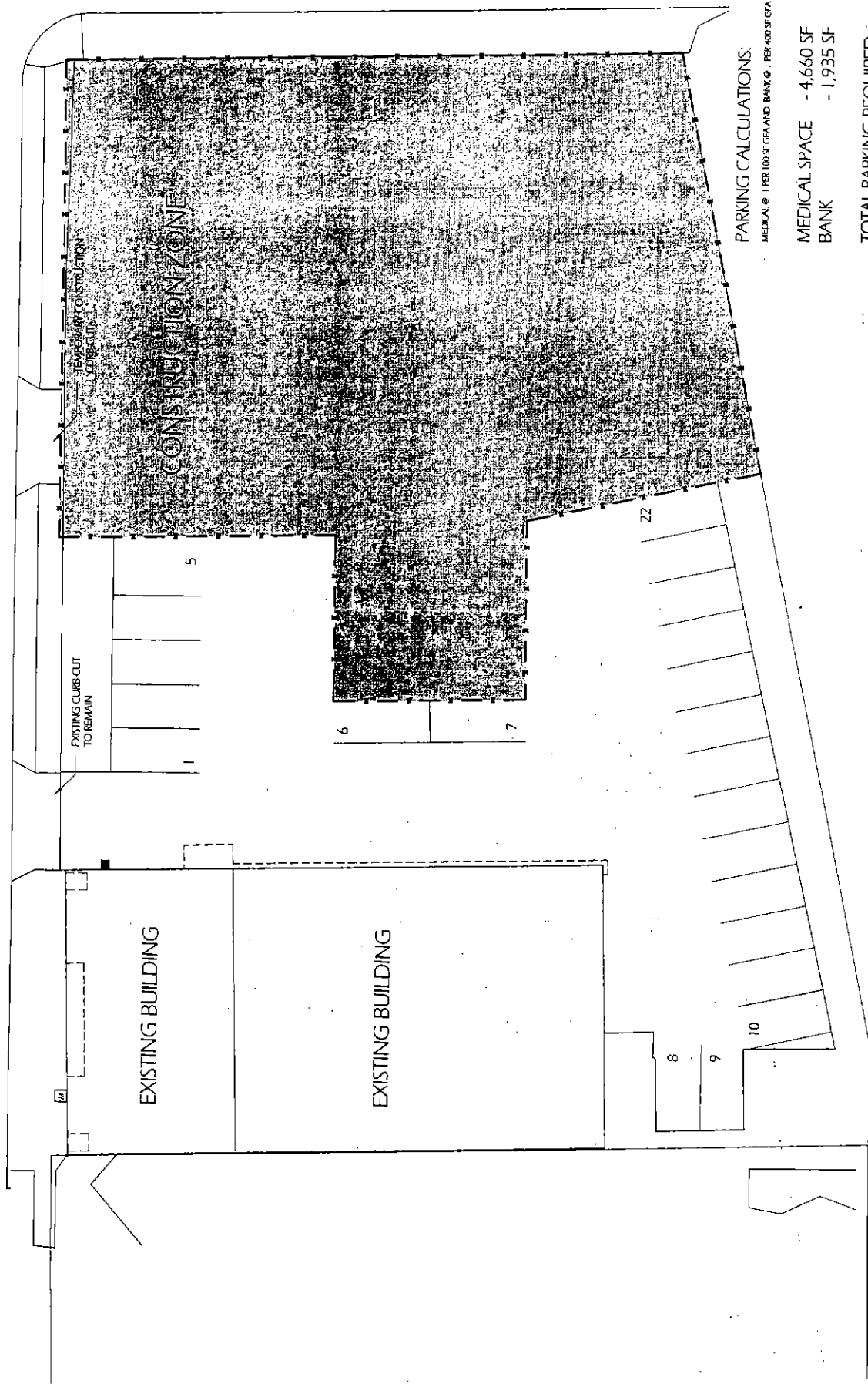
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A.1 PROPOSED WEST EXTERIOR ELEVATION

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**PARKING CALCULATIONS:**

MEDICAL @ 1 PER 100 SF GFA AND BANK @ 1 PER 400 SF GFA

MEDICAL SPACE	- 4,660 SF	47 SPACES
BANK	- 1,935 SF	5 SPACES
TOTAL PARKING REQUIRED		52 SPACES
TOTAL PARKING PROPOSED		22 SPACES
DIFFERENCE		30 SPACES

COMMUNITY BANK OF DOWNERS GROVE MAIN & DRIVE-THRU FACILITY  
 Grund & Riesterer Architects, Inc. Proj. #031900

PROPOSED CONSTRUCTION SITE PLAN AND PARKING PLAN

Scale: 1" = 20'-0"

13 JANUARY 2004





**FILE COPY**

**TRAFFIC IMPACT ANALYSIS**

for the proposed

**Community Bank of Downers Grove  
Downers Grove, Illinois**

Prepared for:

**Grund & Riesterer Architects, Inc.**

February 2004

Prepared by:

**Metro Transportation Group, Inc.  
3100 W. Higgins Road, Suite 100  
Hoffman Estates, Illinois**

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APR 13 2004

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Development

## I. INTRODUCTION

Metro Transportation Group, Inc. (Metro) was retained by Grund & Riesterer Architects, Inc. to conduct a traffic impact analysis for the proposed Community Bank of Downers Grove to be located on the southwest corner of the intersection of Forest Avenue and Warren Avenue (north) in Downers Grove, Illinois. The development will feature a two-story building with a full basement (approximately 5,000 square feet per floor; approximately 15,000 square feet total) a three-lane drive-thru window service with a fourth lane dedicated to a 24-hour ATM facility, and 38 parking spaces. The first floor is reserved for banking operations, and the second floor will be used for office/meeting space.

The purpose of this study is two-fold:

1. Determine the traffic generation and impact associated with the Community Bank of Downers Grove development.
2. Determine the parking demand for this development compared to the allocated parking supply and examine the traffic circulation within the site.

The following sections of this report present a detailed description of the proposed development, existing transportation conditions and land uses, trip generation for the proposed development, future transportation conditions, including access to/from the site, traffic analyses, and recommendations with respect to site access and circulation and to the public street system.

Sources for this study included Grund & Riesterer Architects, Inc (architect), Community Bank of Downers Grove, resources provided by the Institute of Transportation Engineers (ITE), and the historical traffic impact assessment studies of similar bank developments conducted by Metro Transportation Group, Inc.

## II. EXISTING CONDITIONS

Metro conducted field visits to inventory transportation conditions in the vicinity of the site to obtain a database for projecting future conditions. Components inventoried included: existing land uses on the proposed site, adjacent land uses, the existing surrounding roadway network, traffic controls, public transportation, on- and off-street parking availability, and existing roadway geometrics.

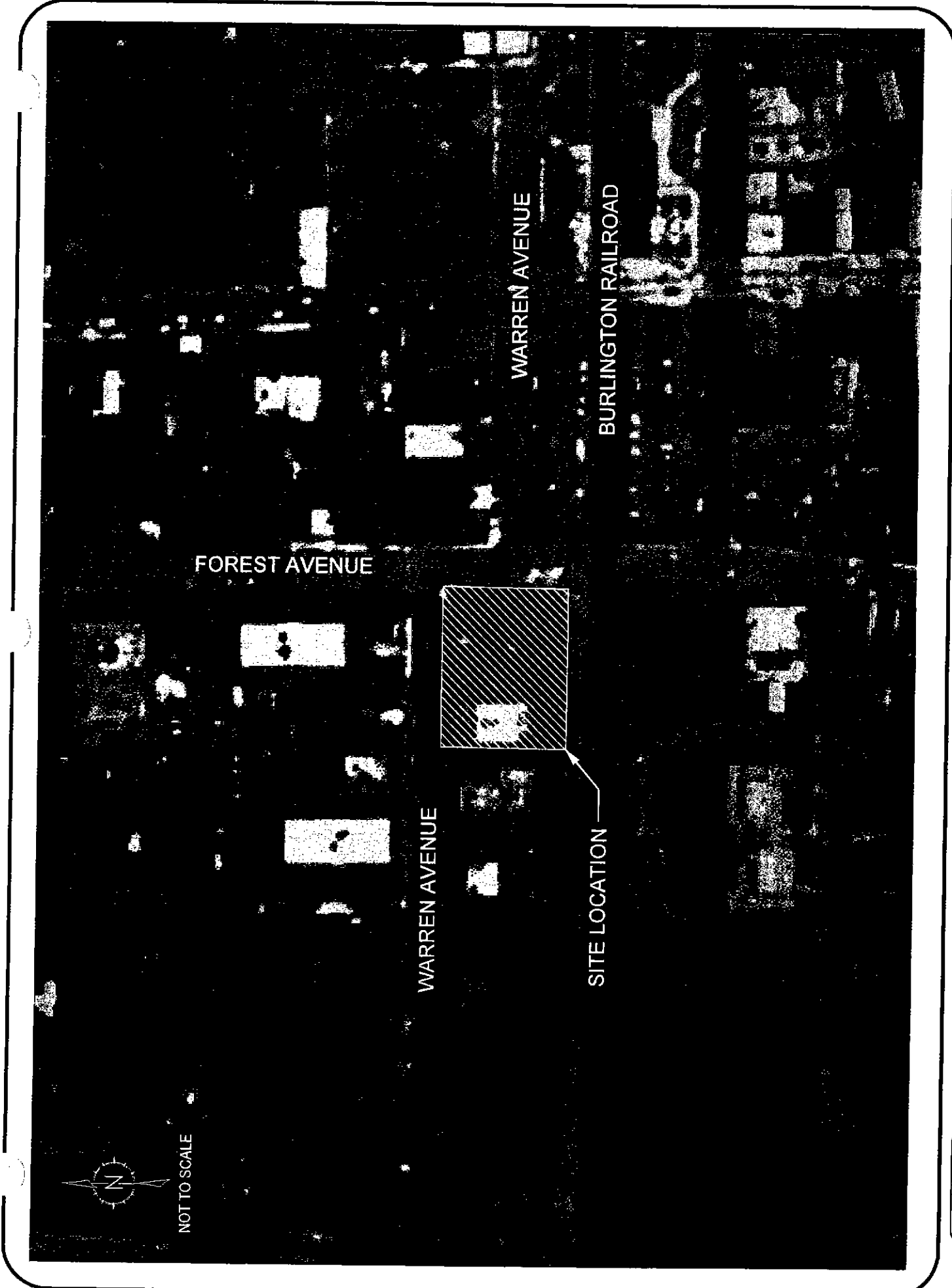
### Site Location and Accessibility

The site is located on the southwest corner of the intersection of Forest Avenue and Warren Avenue (north) in Downers Grove, Illinois (Warren Avenue is offset at its intersection with Forest Avenue). The site is currently occupied by a one-story orthopedic clinic and a 60-space parking lot, which is shared by clinic patients/staff, and commuters utilizing Metra trains. Warren Avenue to the north, Burlington Northern-Santa Fe Railroad tracks to the south, Forest Avenue to the east, and medical offices/residential to the west define the site boundaries. **Figure 1** shows the location of the site in respect to the surrounding street system. The site is located within the downtown area of Downers Grove. Residential apartments/condos are in the immediate area, and a bank drive-thru service is located on the north side of Warren Avenue. A one-way ingress driveway and a separate one-way egress driveway will access the site.

### Existing Street System Characteristics

The characteristics of the existing streets in the vicinity of the site are illustrated in **Figure 2** and described in the following below.

**Forest Avenue** is a two-lane, north/south major roadway and is the site's eastern boundary. North of Warren Avenue are apartments and single-family residential homes. South of the site and the railroad tracks is the heart of the downtown area. Forest Avenue is stop-sign controlled to southbound traveling vehicles at Warren Avenue (north), but is free-flow to northbound vehicles. However, northbound vehicles must stop at the crosswalk if pedestrians are present. Observations of the area noted pedestrian presence, but not enough to interfere with northbound through movements at this intersection. There is no posted speed limit in the vicinity of the site, but is assumed to be 25 miles per hour (mph) because of the downtown retail and residential mixture. On-street parking is provided north of Warren Avenue on both sides of the street. Parking is restricted to two hours between 6:00AM and 6:00PM Monday through Friday. This roadway is under the jurisdiction of the Village of Downers Grove.



NOT TO SCALE

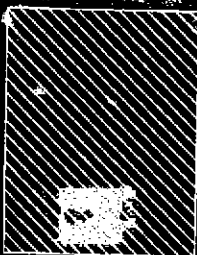


WARREN AVENUE

FOREST AVENUE

WARREN AVENUE

BURLINGTON RAILROAD

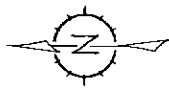


SITE LOCATION

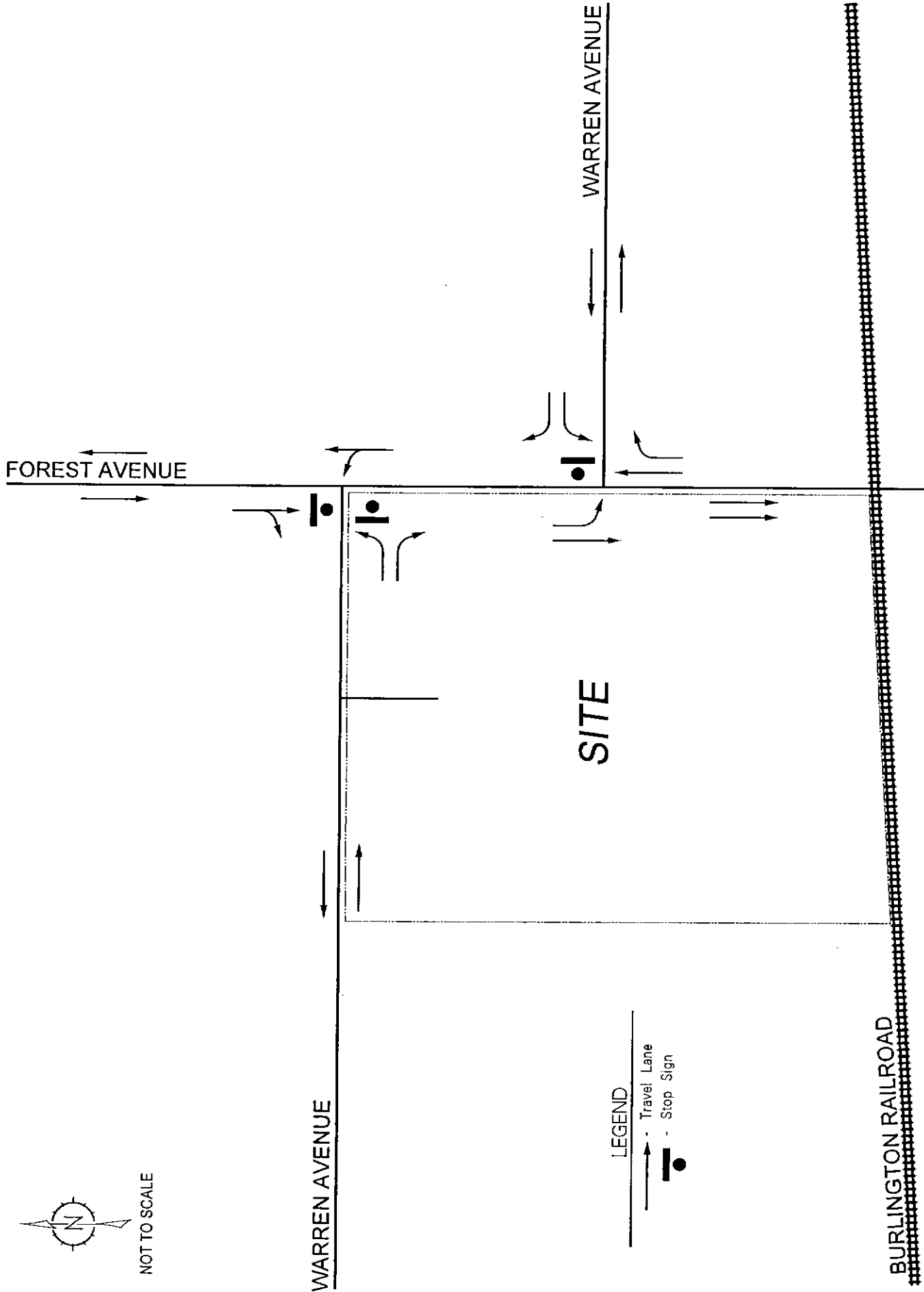


SITE LOCATION

FIGURE: 1



NOT TO SCALE



WARREN AVENUE

FOREST AVENUE

SITE

WARREN AVENUE

BURLINGTON RAILROAD

LEGEND

Travel Lane

Stop Sign

EXISTING STREET SYSTEM

FIGURE: 2



**Warren Avenue** is an east/west local road primarily serving residential neighborhoods west of the site. Warren Avenue is offset at its intersection with Forest Avenue and is under stop-sign control at both legs. East of Forest Avenue, Warren Avenue is lined with commercial and office establishments. On-street parking is provided on both sides of the street near the site and is restricted to two hours between 6:00AM and 6:00PM Monday through Friday. The posted speed limit is assumed to be 25mph. Warren Avenue is under the jurisdiction of the Village of Downers Grove.

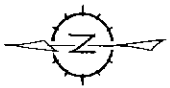
#### **Existing Traffic Volumes**

Traffic counts were conducted by Metro in January 2004. Manual traffic movement counts were performed during a weekday morning (7:00 to 9:00 A.M.), weekday afternoon (4:00 to 6:00 P.M.), and Saturday midday (11:00A.M. to 1:00P.M.) for the intersections of Forest Avenue and Warren Avenue (north) and Forest Avenue and Warren Avenue (south).

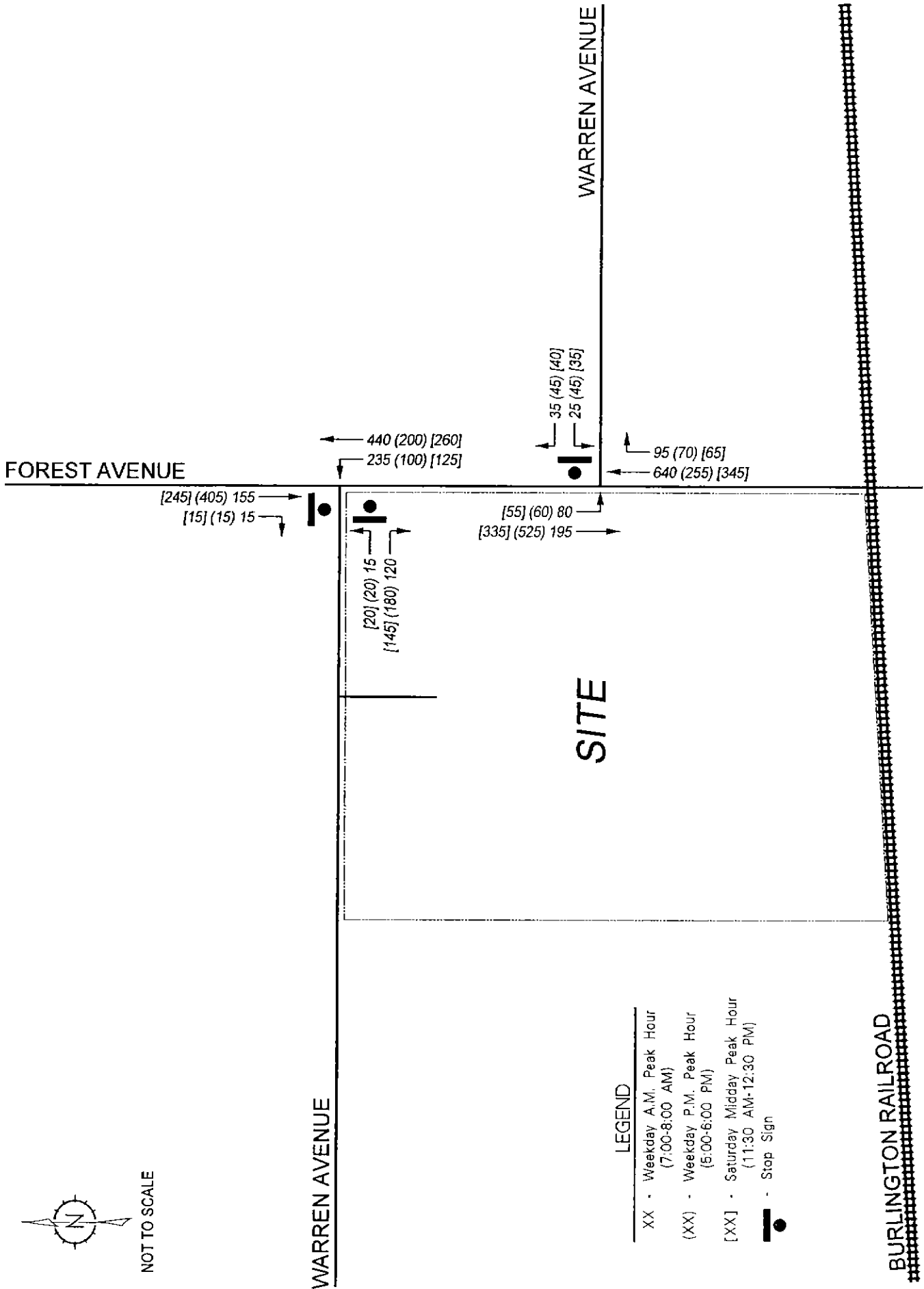
Field observations noted that traffic flowed with minimal delays within the offset intersection. Forest Avenue and subsequent side streets became disrupted when trains closed the track crossing, just south of the site. However, the roadways would resume normal progression shortly after the gates were lifted.

The traffic count data indicates that the weekday morning peak hour occurs from 7:00 to 8:00 A.M., the afternoon peak hour occurs from 5:00 to 6:00 P.M., and the Saturday midday peak hour occurs from 11:30 A.M. to 12:30 P.M.

The existing weekday morning and afternoon and Saturday midday peak-hour traffic volumes are shown in **Figure 3**. Summaries of the manual turning movement count data are contained in the Appendix of this report.



NOT TO SCALE



**LEGEND**

- XX - Weekday A.M. Peak Hour (7:00-8:00 AM)
- (XX) - Weekday P.M. Peak Hour (5:00-6:00 PM)
- [XX] - Saturday Midday Peak Hour (11:30 AM-12:30 PM)
- - Stop Sign

EXISTING TRAFFIC VOLUMES

FIGURE: 3



### III. SITE TRAFFIC CHARACTERISTICS

To evaluate the impact the proposed Community Bank of Downers Grove will have on the area street system, it was necessary to review how the bank will operate, quantify the number of vehicle trips the site will generate during the weekday morning, afternoon and Saturday midday peak hours, and then determine the directions from which this traffic will approach and depart the site.

#### Proposed Development

The existing building on the site will be razed for this development. The site will contain an approximate 15,000 square feet building (5,000 square feet per floor) with a 3-lane drive-thru service facility (a fourth, outer drive-thru lane will be a dedicated 24-hour ATM). The first floor will be reserved for banking operations (i.e. lobby, teller windows, etc.). The basement and the second floor will be used for storage, office, and meeting space. The building face will abut Forest Avenue, and the drive-thru lanes and 38-space parking area will be located behind (or to the west) of the building.

The existing site has one, full access driveway on Warren Avenue. The proposed development will convert this access to a one-way ingress driveway and also provide a one-way egress driveway located approximately 80 feet to the west. This driveway structure will promote a one-way system through the parking area.

#### Vehicle Trip Generation

In regard to the bank (5,000 square feet on the first floor of the building), typically, Metro would use trip generation data published by the Institute of Transportation Engineers (ITE) in Trip Generation, 7<sup>th</sup> Edition for banks with drive-thrus based on the square footage of the building. The number of trips generated by a 5,000 square feet bank, according to ITE, is displayed in **Table 1**.

Table 1  
ITE Trip Generation for a Bank with Drive-Thru

Land Use	AM Peak Hour Total	PM Peak Hour Total	Saturday Midday Peak Hour Total
Bank w/ Drive-Thru (5,000 S.F.)	60	230	185

However, the data used in ITE's trip generation study of drive-in banks was collected between the mid 1970s and the 1990s. Most, if not all, of this data is outdated because of the changes in banking operations with direct deposit and automated banking. In addition, ITE strongly recommends using "real-time" data wherever possible. Therefore, the volume of traffic generated by the bank was estimated using data provided by Community Bank of Downers Grove from an existing bank in the area that the Downers Grove location will aspire to become in regard to the number of daily transactions and staffing. Metro assumed a "worst-case" scenario, applying a safety factor to the counts that were conducted at the existing branch. The projected peak hour traffic for the bank includes both customer and employee vehicle trips.

The volume of traffic generated by the office/meeting space (10,000 square feet) was estimated using data published by the Institute of Transportation Engineers (ITE) in Trip Generation, 7<sup>th</sup> Edition.

Pass-by trips are typically considered in determining site-generated traffic for a land use, such as this. Pass-by trips are vehicles that are traveling next to a development and are "captured" from the immediately adjacent street system. Although a 45% pass-by trip percentage is applicable for a bank with a drive-thru facility, pass-by trips were not included in the total traffic volumes to provide for a conservative analysis.

The number of trips the entire proposed site is anticipated to generate was determined and is displayed in **Table 2**.

**Table 2**  
**Community Bank of Downers Grove Trip Generation**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Saturday Midday Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
Bank w/ Drive-Thru (5,000 S.F.)	15	5	20	35	40	75	25	30	55
Office/Meeting (10,000 S.F.)	<u>25</u>	<u>5</u>	<u>30</u>	<u>15</u>	<u>75</u>	<u>90</u>	<u>0</u>	<u>5</u>	<u>5</u>
<b>Total:</b>	<b>40</b>	<b>10</b>	<b>50</b>	<b>50</b>	<b>115</b>	<b>165</b>	<b>25</b>	<b>35</b>	<b>60</b>

As shown in Table 1, the proposed development is anticipated to generate 50 trips during the weekday morning peak hour, 165 new two-way trips during the weekday afternoon peak hour, and 60 new two-way trips during the Saturday midday peak hour.

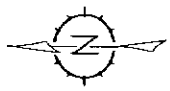
**Directional Distribution**

The directional distribution of the site-generated traffic is a function of several variables, including the origins and destinations of the population within the development's area of influence, the operational characteristics of the street system, and the ease with which motorists can travel over various sections of the system. The directional distribution for the proposed site was estimated based on existing travel patterns in the vicinity of the site. The anticipated directional distribution of the site traffic is shown in **Table 3** and illustrated in **Figure 4**.

**Table 3**  
**Community Bank of Downers Grove Trip Distribution**

<b>Routing to/from the...</b>	<b>Percent Distribution</b>
South on Forest Avenue	45%
North on Forest Avenue	30%
West on Warren Avenue	15%
East on Warren Avenue	10%
Total	100%

Based on the directional distribution, 75% of the site-generated traffic would originate from Forest Avenue, with the remaining 25% divided between the east and west directions on Warren Avenue.



NOT TO SCALE

FOREST AVENUE

← 30% →

WARREN AVENUE

← 15% →

SITE

WARREN AVENUE

← 10% →

← 45% →

BURLINGTON RAILROAD

LEGEND

XX% - Percent Distribution

● - Stop Sign



DIRECTIONAL DISTRIBUTION

FIGURE: 4

### **Site Traffic Assignment**

The site and the proposed access driveways were reviewed with respect to the existing roadway network. Based on direction of travel and driveway site access and restrictions, the site-generated trips were then assigned to the access driveways utilizing the trip generation estimates listed in Table 2 and the directional distribution outlined in Table 3. **Figure 5** illustrates the assignment of peak hour traffic generated by the site.

### **Background Development Traffic**

Background growth, or area development resulting in an increase in traffic through the nearby street system, was not considered in this study since the surrounding area is established and built-up.

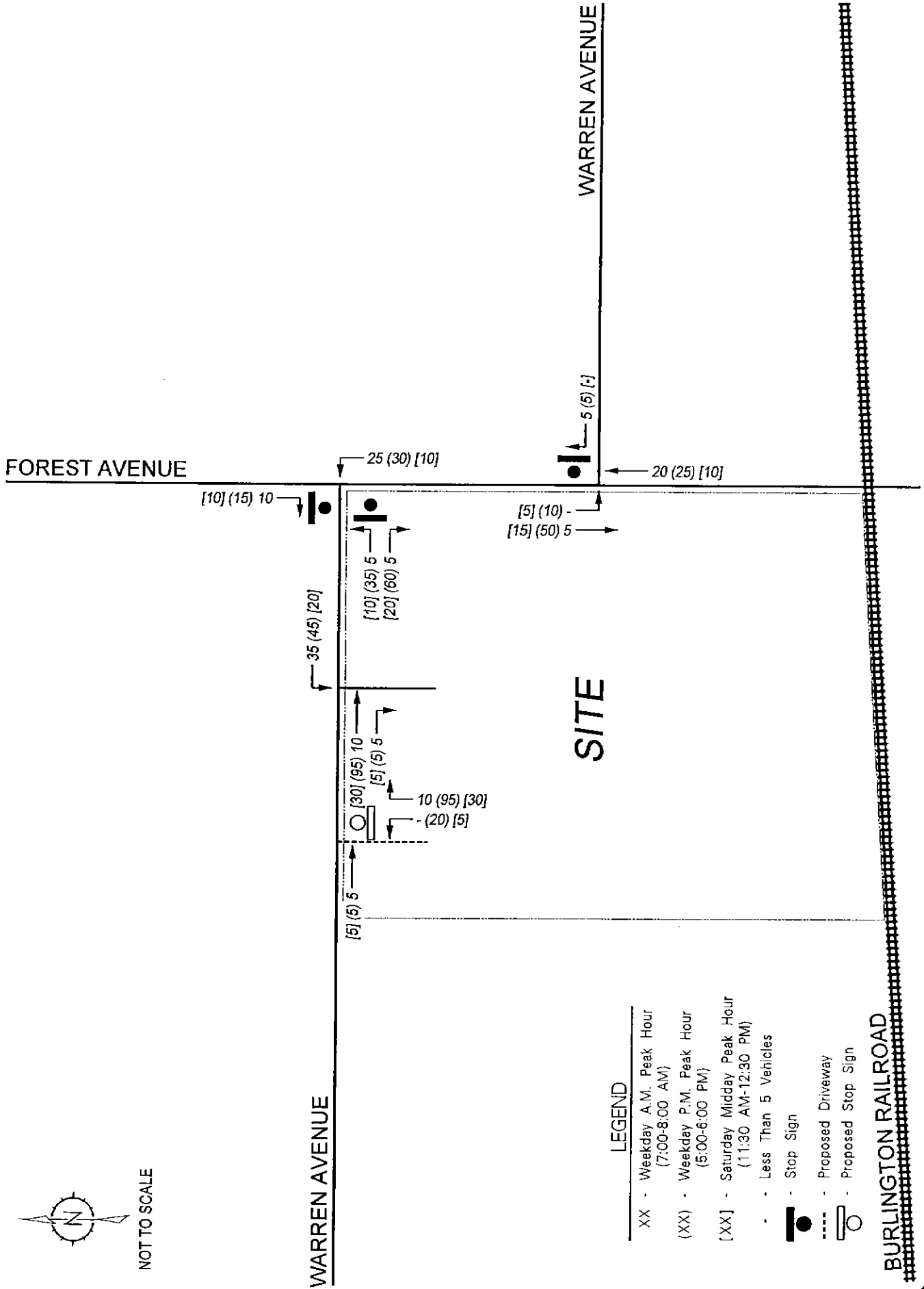
As stated earlier, the existing site is an orthopedic clinic, and train commuters share the parking lot. Traffic currently interacting with this parking lot was not removed from the existing traffic volumes, providing an even further conservative analysis for the proposed bank development.

### **Total Traffic Assignment**

The existing traffic and the anticipated site-generated traffic were combined and assigned to the roadway network to determine the future peak-hour weekday morning and afternoon, and Saturday midday traffic volumes for future conditions and are illustrated in **Figure 6**. The future traffic volumes provide the basis for the traffic assessment presented in **Section IV** of this report.



NOT TO SCALE



**LEGEND**

- XX - Weekday A.M. Peak Hour (7:00-8:00 AM)
- (XX) - Weekday P.M. Peak Hour (5:00-6:00 PM)
- [XX] - Saturday Midday Peak Hour (11:30 AM-12:30 PM)
- - - - - Less Than 5 Vehicles
- - Stop Sign
- ⋯ - Proposed Driveway
- - Proposed Stop Sign

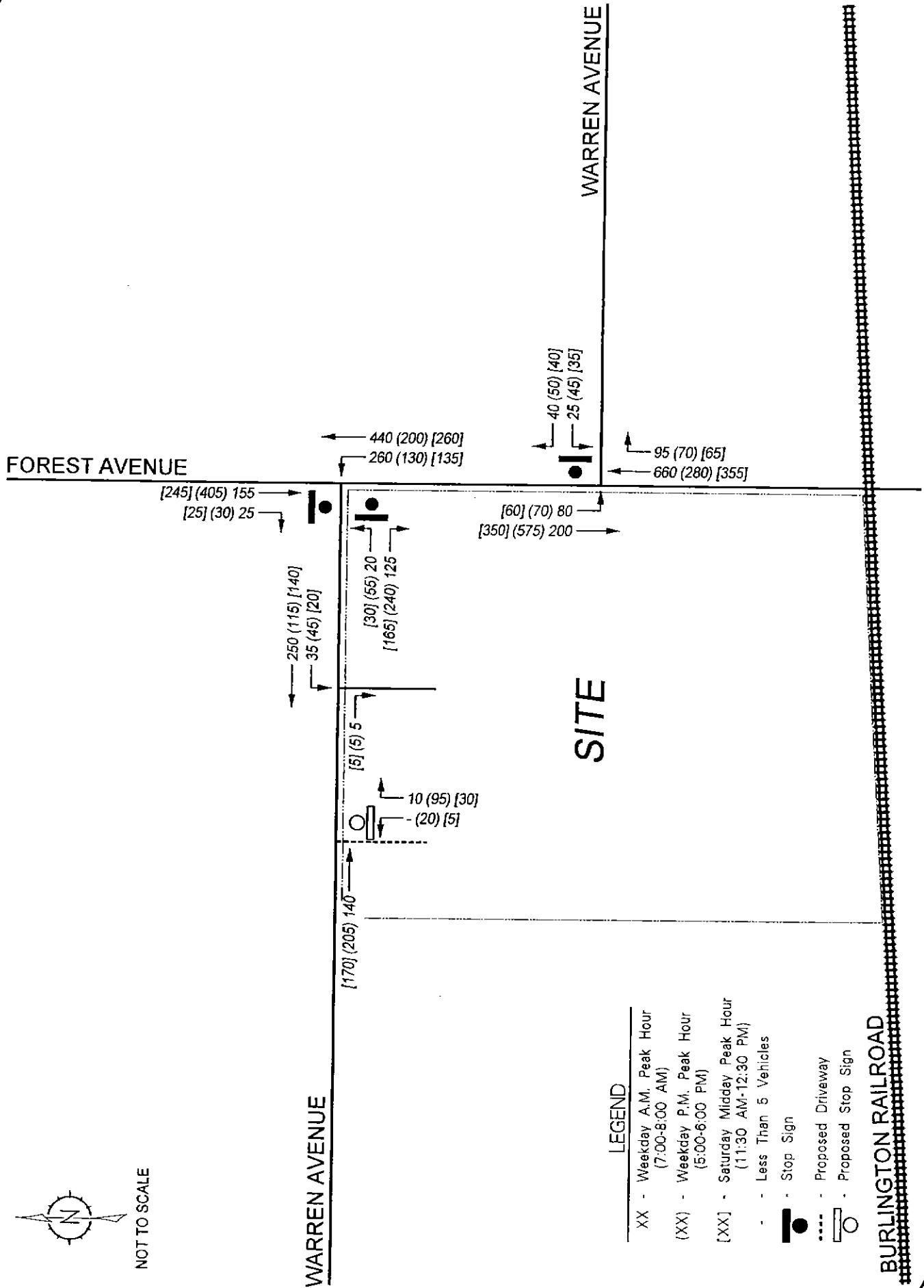


**SITE-GENERATED TRAFFIC VOLUMES**

**FIGURE: 5**



NOT TO SCALE



**LEGEND**

- XX - Weekday A.M. Peak Hour (7:00-8:00 AM)
- (XX) - Weekday P.M. Peak Hour (5:00-6:00 PM)
- [XX] - Saturday Midday Peak Hour (11:30 AM-12:30 PM)
- - - Less Than 5 Vehicles
- - Stop Sign
- ⋯ - Proposed Driveway
- - Proposed Stop Sign

TOTAL TRAFFIC VOLUMES

FIGURE: 6



#### IV. ANALYSES

Analyses were conducted to determine if the adjacent roadway network would be able to accommodate the needs of the subject development. The analyses conducted include capacity evaluation at the critical intersections of Forest Avenue and Warren Avenue (north) and Forest Avenue and Warren Avenue (south), and the two site access driveways. As the results will show, the subject development will not have a negative traffic impact on the adjacent street network.

##### **Capacity Analysis**

Capacity analyses were conducted for the weekday morning, afternoon and Saturday midday peak hours for both the existing and future conditions using the methodologies outlined in the *Highway Capacity Manual*<sup>1</sup> for two-way stop-controlled intersections (TWSC).

The unsignalized intersection analyses calculate the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free-flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches, lane characteristics, and the percentage of heavy vehicles.

The ability of an intersection to accommodate traffic flow is expressed in terms of LOS, which is assigned a letter from A to F based on the average total delay experienced by each vehicle passing through an intersection. Level of Service A is the highest (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions, and Level of Service F is the lowest (oversaturated conditions). Typically, Level of Service D is the lowest satisfactory level accepted by public agencies in Northeastern Illinois for design of peak-hour conditions. However, in dense urban areas, Level of Service E is sometimes considered acceptable for peak periods. The Highway Capacity Manual definitions for level of service and the corresponding delay for unsignalized intersections are contained in the Appendix of this report.

It is important to note that capacity analysis software is unable to compute the level of service for an intersection such as Forest Avenue and Warren Avenue (north), where the southbound movement on Forest Avenue is stop-sign controlled, but the northbound movement is not. To compensate for this predicament, analyses were performed assuming an all-way stop to determine the delay the southbound movement would experience. In addition, the traffic simulation model (developed

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<sup>1</sup> *Highway Capacity Manual*, Transportation Research Board, National Research Council, Washington, D.C., 2000.

using Synchro 5.0) shows that traffic operations perform well with the proposed development, with no obvious delays or queue lengths at the intersections.

Summaries of the capacity analysis results for the critical intersections noted above are presented in **Table 4** and outlined below. All output worksheets used for these analyses are contained in the Appendix to this report.

As the results in Table 4 show, the existing intersections will continue to operate at acceptable levels of service with the additional traffic generated by the proposed development. The time delay for the individual critical movements is increased by a maximum of 5 seconds (at the intersection of Forest Avenue and Warren Avenue – north).

***Access Driveways on Warren Avenue***

Site-generated traffic will experience minimal delay in both entering and exiting the site. The analyses for the intersection of Forest Avenue and Warren Avenue show that the queue length for the eastbound traffic on Warren Avenue is approximately 20 feet (one car length). Therefore, site-exiting traffic will be able to egress the site without being held from the queue lengths of eastbound turning movements at that intersection.

The ingress and egress driveways should provide one lane for entering and exiting movements, respectively. The egress driveway should be under stop-sign control.

Table 3  
 Capacity Analysis Summary for Critical Intersections

Intersection	Weekday AM Peak Hour				Weekday PM Peak Hour				Saturday Midday Peak Hour			
	Existing		Future		Existing		Future		Existing		Future	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Forest Ave at Warren Ave (north)	EBL-D	27.7	EBL-D	31.6	EBL-C	18.7	EBL-C	24.0	EBL-C	17.7	EBL-C	19.0
	EBR-A	9.9	EBR-A	10.0	EBR-B	13.7	EBR-C	15.4	EBR-B	10.9	EBR-B	11.2
Forest Ave at Warren Ave (south)	WBL-C	23.4	WBL-C	24.3	WBL-C	16.7	WBL-C	18.5	WBL-C	16.0	WBL-C	16.6
	WBR-C	15.4	WBR-C	16.0	WBR-B	10.4	WBR-B	10.6	WBR-B	11.2	WBR-B	11.3
	SBL-A	1.1	SBL-A	1.1	SBL-A	0.5	SBL-A	0.6	SBL-A	0.5	SBL-A	0.5
Ingress Driveway at Warren Ave	N/A	N/A	WBL-A	0.2	N/A	N/A	WBL-A	0.3	N/A	N/A	WBL-A	0.1
Egress Driveway at Warren Ave	N/A	N/A	NBL-A	9.4	N/A	N/A	NBL-B	10.5	N/A	N/A	NBL-A	9.6
			NBR-A	9.4	NBR-B		NBR-B	10.5			NBR-A	9.6

All intersections are unsignalized.  
 LOS = Level of Service  
 Delay is measured in seconds  
 N/A = Not applicable

## V. PARKING DEMAND AND CIRCULATION

A parking occupancy study of existing conditions was performed to determine the existing parking demand. This study was used to determine if the allocated parking spaces for the new development would be sufficient, specifically while the development is under construction, where only 22 parking spaces would be available. In addition, the drive-thru stacking capability and parking circulation is examined.

### Existing Parking Conditions

The existing parking lot contains approximately 60 parking spaces. Two spaces are reserved for accessible parking, and 10 spaces are reserved for the orthopedic clinic only (signage is posted restricting these spaces' use). Train commuters use the far end of the lot and are parked there generally from 7:00AM to 5:00PM Monday through Friday. It is our understanding that commuters will no longer be allowed to use this parking lot with the new Community Bank of Downers Grove development.

### Parking Survey

Parking conditions were observed to obtain the basis for determining the future parking impact of the subject development. Parking occupancy counts were conducted every 15 minutes on Monday, January 26, 2003 between 7:00AM and 5:00PM. A Monday was chosen since this day represents the most patient visits to the orthopedic clinic.

The survey attempted to separate the clinic patients, commuters, and construction vehicles that currently utilize the lot. **Table 5** tabulates the hourly parking survey results for the 7:00AM to 5:00PM time period, and the percentage used related to capacity.

**Table 5**  
**Parking Occupancy Summary**

Time	Parking Area 60 Spaces	
	Occupancy	% Used
7:00AM	9	15%
8:00AM	21	35%
9:00AM	26	43%
10:00AM	27	45%
11:00AM	25	42%
12:00PM	18	30%
1:00PM	18	30%
2:00PM	22	37%
3:00PM	17	28%
4:00PM	14	23%
<b>AVERAGE:</b>	<b>20</b>	<b>33%</b>

As Table 5 shows, the parking lot is less than 50% occupied at any one time during the weekday. The survey also indicates that approximately 67% of the users of this lot are related to train commuters, which will be removed with the new development. Only 2 construction vehicles were noted on the property during this survey.

Observations during the survey noted sufficient parking for both patients and commuters throughout the day.

#### **Future Parking Demand**

The Village Code indicates that one parking space is needed for every 400 gross square feet of office space, equating to 37.5, or 38 parking spaces (15,000 square feet/400 square feet). Therefore, the site plan provides what the Village Code requires.

While the proposed development is under construction, the existing orthopedic clinic, and a temporary banking facility will be open, with only 22 of the planned 38 parking spaces available. Assuming the temporary banking facility is 2,500 square feet (an overestimate), the Village Code would require 7 parking spaces, 15 parking spaces less than the allocated 22 parking spaces. In addition, users of the clinic peaked at 9 vehicles during a single hour.

Assuming that the train commuters are removed from the parking area (as planned), the 22 parking spaces allocated during the construction period are more than adequate to meet the parking demand of 16 vehicles.

#### **Drive-Thru Banking Facility**

The development calls for a three-lane drive-thru facility with a fourth, outer lane dedicated to a 24-hour ATM facility. A bypass lane is provided to access the additional parking and to exit the facility without impeding the drive-thru progression. According to accepted standards, the drive-thru facility should provide 4 stacking spaces for each drive-thru lane (for a total storage capacity of 16 vehicles). It should be noted, however, the data used in for these accepted standards was collected between the mid 1970s and the 1990s. Most, if not all, of this data is outdated because of the changes in banking operations with direct deposit and automated banking. Present data shows that 2 stacking spaces for each drive-thru lane is more than sufficient. The location of the drive-thru facility in respect to the access driveway can accommodate 16 vehicles in queue. In other words, all drive-thru stacking will be contained on the premises without impeding driveway access turning movements to/from Warren Avenue or the parking area.

**Proposed Parking Layout**

The driveway access and parking layout provides a one-way system through the site. A bypass lane is provided at the drive-thru to allow vehicles to access the parking area. The four parking stalls located along the south property line closest to the proposed building should be aligned as 90 degree parking stalls. The proposed angled parking would be difficult for users bypassing the drive-thru lane to swing around to properly park in these spaces.

A "DO NOT ENTER" sign should be posted at the exit driveway to deter opposing traffic from entering the one-way system.

## **VI. CONCLUSIONS AND RECOMMENDATIONS**

The following are conclusions and recommendations in regard to the proposed Community Bank of Downers Grove development.

1. The proposed development will not have a negative impact on the surrounding roadway network. The nearby intersections will continue to operate at the same levels of service, with a negligible increase in overall delay.
2. Traffic generated by the existing land use and pass-by trips in relation to the proposed bank were not considered in this study, thereby providing an overall conservative traffic analysis for the proposed development.
3. Both access driveways should provide one ingress and one egress lane, respectively, and the exit driveway should be under "STOP"-sign control.
4. The proposed 38 parking spaces are sufficient to accommodate the parking demand generated by the development. Based on a current parking occupancy study, 67% of the occupancy is related to train commuters, which will be removed with this new development. The 22 parking spaces allocated during construction of this new development will also be sufficient to accommodate the parking demand.
5. All drive-thru stacking will be contained on the premises without impeding driveway access turning movements to/from Warren Avenue or the parking area.
6. A "DO NOT ENTER" sign should be posted at the exit driveway to deter opposing traffic from entering the one-way system.
7. Based on the site plan dated January 13, 2004, the location of the sign at the intersection of Warren Avenue and Forest Avenue is acceptable and will not obstruct the turning sight distance to eastbound traffic.

**FILE COPY**

**RECEIVED**

20 May 2004

MAY 21 2004

Keith Sbiral  
Current Development Planner  
Village of Downers Grove  
801 Burlington Ave.  
Downers Grove, Illinois 60515-4776

Planning and Community  
Development

**RE: Community Bank of Downers Grove  
1111 Warren Avenue  
Downers Grove, Illinois 60515  
GNR Project No: 0319.00  
Re: Flood Plain Review Addendum**

Dear Keith:

We are in receipt of the comments prepared by John Hall, P.E., Development Engineer Manager, dated May 19, 2004.

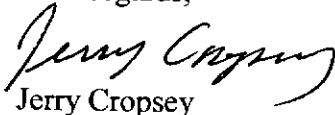
We would be happy to meet with the project team and Staff Development Team at your earliest convenience. Once you've established a date and time, please let me know because I would like to have Christopher Burke's and Seton Engineering's office at that meeting. I also agree that this meeting should take place prior to the June Plan Commission Agenda.

In addition, in the second paragraph of John Hall's comments, he states that underground chambers will likely be required to provide for the compensatory excavation quantity. If you refer to drawing C5 in the most current submittal, Seton Engineering has already provided a "Stormtrap Structure" that is 45'x 45'x 4' deep in the northern portion of the parking lot that does drain to the existing 48" RCP which runs parallel to Warren Avenue.

Also, the building is located within the Warren Avenue setbacks because of the existing 36" sanitary line which runs in the east-west direction on the south side of the proposed building. The proposed building will have a usable lower level that would interfere with the existing sanitary line if the building was relocated further south on the property.

Please do not hesitate to contact me if you have any questions or concerns.

With regards,



Jerry Cropsey

**Grund & Riesterer Architects, Inc.**

cc: Mike Busse- Community Bank of Downers Grove  
Tom McCabe/ John Clark- Seton Engineering  
Lara Sup/ Thomas Burke- Christopher B. Burke Engineering, LTD.



## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### FAX

v: 630.434.5520

f: 630.434.5572

**To:** **Mike Busse**  
Community Bank of Downers Grove  
1111 Warren Avenue  
Downers Grove, Illinois 60521

**Voice:** 630.325.1032

**Fax:** **630.968.7600**

**From:** **Keith R. Sbiral**  
Current Development Planner

**Subject:** **Community Bank Petition Review**

**Date:** May 19, 2004

**Pages:** 3 including this cover sheet.

Mr. Busse:

In an effort to keep the project moving forward, the Staff Development Team has continued to review the project as well as the status of the stormwater review with the Public Works Department. Please see attached Public Works memo outlining the status of the stormwater review.

We would like to schedule a meeting between the project team and the Staff Development Team for as soon as possible to ensure that all requirements can be met for the June Plan Commission Agenda. I will contact you tomorrow to determine a meeting date and time. I have forwarded this fax to the project architect as your assistant noted you are out of the office today.

Thanks,

Keith

Attachments

c: Gerald Cropsey/Chuck Grund, Grund & Riesterer Architects  
Rick Ginex, Village Manager  
Joseph Skach, Director, Planning and Community Development  
Dave Barber, Director, Public Works  
File



**INTEROFFICE CORRESPONDENCE  
DEPARTMENT OF PUBLIC WORKS**

**TO:** Joseph P. Skach, AIA, AICP, Director of Planning & Community Development  
Keith Sbiral, Planner

**FROM:** Jonathan Hall, P.E., Development Eng. Manager / Stormwater Administrator

**DATE:** May 19, 2004

**RE:** Planning / Zoning Petition for Special Use  
Community Bank (SWX Forest & Warren)  
Public Works Department - **Flood Plain Review Addendum**

**Additional Documents Reviewed:**

- Flood plain study by CBBBEL dated May 2004

**Attachments:**

- None.

**Addendum to PW Review Memo Dated April 22, 2004:**

As discussed in our previous review of this project, DuPage County has included the northern part of the proposed bank site in their preliminary Digital Flood Insurance Rate Map (DFIRM). Based on that information, we required the petitioner to establish a flood elevation and boundary on the site. The modeling performed by Christopher B. Burke Engineering, under contract with Seton Engineering, confirmed the approximate flood plain boundary shown on the County DFIRM. The study also established an elevation, a level of detail which was not included in DuPage County's study.

At this point, it appears that approximately half (northern) of the proposed building is located within the 100-year flood plain. This will add significantly to the site engineering challenges to realign the flood plain boundary. It appears that underground chambers will be required to provide for the compensatory excavation quantity. These will likely be located beneath the parking lot and must drain to the storm sewer main on Warren Avenue.

The petitioner's architect has indicated that they intend to build the bank and satisfy all of the special flood plain requirements. Although challenging, we do not currently see a reason why this cannot be accomplished if they are willing to put forth the resources.

The petitioner should be reminded that reduction of the Warren Avenue setback , which requires a code variance, allows the building to be located slightly closer to the flood plain area. This may or may not significantly affect the petitioner's ability to meet stormwater requirements, but variances that conflict with flood plains may be viewed negatively by the Plan Commission .

c: David Barber, Director of Public Works  
Michael Millette, Asst. Director of Public Works - Engineering  
Alicia Hightower, Stormwater Management Engineer  
M. Dugard, Administrative Technician

10 May 2004

Thomas Burke  
Lara Sup  
Christopher B. Burke Engineering, LTD.  
9575 West Higgins Road  
Suite 600  
Rosemont, Illinois 60018-4920

**RE: Community Bank of Downers Grove**  
1111 Warren Avenue  
Downers Grove, Illinois  
**GNR Project No: 0319.00**  
**Re: Localized Poor Drainage Area for Forest and Warren Avenue**  
Village of Downers Grove, DuPage County, Illinois

Dear Tom & Lara:

We are in receipt of your memo to Tom McCabe, dated May 5, 2004, and the TR-20 hydrologic modal.

In response to the report and your initial summary, we understand that the Local Poor Drainage Area has been calculated to be 709.4 feet. This information has been forwarded to our civil engineers, Seton Engineering, and they are in the process of reviewing and modifying their drawings to reflect the 709.4 feet. However, it is our understanding that the Village of Downers Grove Stormwater and Floodplain Ordinance states that a commercial building, such as the proposed building, developed on the site needs to be elevated to one foot above the base flood elevation and not three feet as your memo states. Again, Seton Engineering is modifying their drawing to reflect this one foot above base flood elevation.

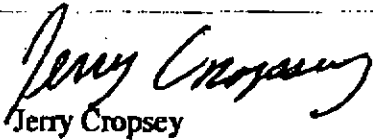
More importantly, the proposed building has been designed to make use of a lower level. Given the Village of Downers Grove Zoning criteria, i.e. building height, parking requirements, building setbacks, etc., we needed to design usable space below grade. This space will be functional for the Bank Vault and associated Coupon Booths, Break Room for bank employees and Mechanical Room(s). We've been very successful in the past providing these types of functional spaces below grade with no water infiltration. To be more specific, we've designed buildings adjacent to wetland plains, flood plains and retention and detention ponds. We've developed typical foundation detail used on all new buildings some which have redundant levels of protection. This system may include drainage mats, Bentonite sealers at the foundation and footing, Volclay waterproofing and sheet waterproofing on the foundation walls and footings, drainage tile on both the interior and exterior of the building and in some cases under the slab. We will work closely with our consultants to develop a redundant sump pump system as required. Additionally, for this project, we will work with a soils engineer to develop the possibility of a slurry type or clay type of wall around the perimeter of the building to control the watershed if necessary. This facility will be provided with a natural gas fueled emergency stand-by electrical generator set.

Mr. Thomas Burke  
Lara Sup  
10 May 2004

Our first hand experience developing solutions for significant above and/ or below grade water hopefully will alleviate any general concerns and allow the Village of Downers Grove to give their approval of the proposed Community Bank of Downers Grove.

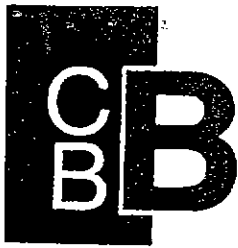
Please do not hesitate to contact me if you have any questions or concerns.

With regards,



Jerry Cropsey  
**Grund & Riesterer Architects, Inc.**

cc: Mike Busse- Community Bank of Downers Grove  
Chuck Grund- Grund & Riesterer Architects, Inc.  
Jon Hall, PE- Village of Downers Grove Stormwater Administrator  
Dennis Jones- Hinsdale Bank & Trust Co.  
Tom McCabe- Seton Engineering



RECEIVED

MAY 14 2004

Planning and Community  
Development

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 West Higgins Road • Suite 600 • Rosemont, Illinois 60018-4920 • TEL (847) 823-0500 • FAX (847) 823-0520

May 5, 2004

Seton Engineering  
35 West Slade Street  
Palatine, IL 60067

Attention: Tom McCabe

Subject: Localized Poor Drainage Area Analysis for Forest and Warren Avenue  
Village of Downers Grove, DuPage County, Illinois  
(CBBEL Project No. 04-230)

Dear Mr. McCabe:

Christopher B. Burke Engineering, Ltd. (CBBEL) has completed a localized poor drainage area (LPDA) analysis for the intersection of Forest Avenue and Warren Avenue, located in Downers Grove, IL.

To determine the LPDA elevation on the subject site, a TR-20 hydrologic model was developed. The DuPage County 2-foot topographic map was used to delineate the watershed tributary to the site. A total of 221.7 acres of residential land is tributary to the LPDA area. The topographic map was also used to develop the elevation storage relationship. Seton Engineering provided CBBEL with a survey of the 48" RCP storm sewer along Warren Avenue and underneath the Burlington Northern Rail Road that drains the site. An HY-8 Culvert Analysis model was used to develop the elevation discharge relationship for the subject site and surrounding properties.

The elevation of the LPDA was calculated to be 709.4 feet. This elevation is in relation to the DuPage County datum. The LPDA elevation on the Seton Engineering Survey would be approximately 708.4 feet, using the datum conversion. According to the DuPage County 2-foot topographic map, a portion of the bank property is located within the LPDA.

According to the Village of Downers Grove Stormwater and Floodplain Ordinance, any development in an area identified as an LPDA shall comply with the provisions of the ordinance to the same extent as property within a regulatory floodplain. Therefore, upon development of the site, any usable space shall be elevated to at least three feet above the base flood elevation. Any fill of land at or below the BFE will have to be incrementally compensated for at a mitigation ratio of 1.5:1.

We provided our calculations and a map depicting the watershed and LPDA boundary with this letter report.

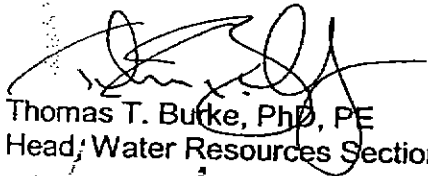
**RECEIVED**

MAY 14 2004

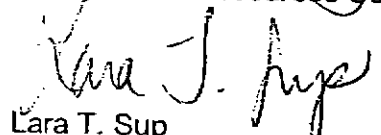
Planning and Community  
Development

Please call if you have any questions or would like to discuss the results of this study.

Sincerely,



Thomas T. Burke, PhD, PE  
Head, Water Resources Section III



Lara T. Sup  
Water Resources Engineer

Encl: As Noted.

Cc: Jon Hall, PE – Village of Downers Grove Stormwater Administrator

LTS  
C:\PROJECTS\bank\L.050504.doc

L.050504.doc

1

\*\*\*\*\*80-80 LIST OF INPUT DATA FOR TR-20 HYDROLOGY\*\*\*\*\*

JOB TR-20	LPDA ANALYSIS - CBBEL PROJECT NO.	NO PLOTS	EXISTING DRAINAGE
TITLE	CRITICAL DURATION, 100-YEAR STORM	EXIST.T20	LTS 5/04
5 RAINFL 6	.05		
8	0.16	.33	.43
8	.60	.66	.75
8	.82	.84	.88
8	.92	.94	.96
8	1.00		.97
8			.98
9 ENDTBL			
5 RAINFL 7	.05		
8	0.03	.08	.12
8	.22	.29	.39
8	.70	.76	.81
8	.91	.93	.95
8	1.00		.97
8			.98
9 ENDTBL			
5 RAINFL 8	.05		
8	0.00	0.03	0.06
8	0.15	0.19	0.23
8	0.38	0.45	0.57
8	0.85	0.89	0.92
8	1.00		0.95
8			0.97
8			0.98
9 ENDTBL			
5 RAINFL 9	.05		
8	0.02	.05	.08
8	.13	.16	.19
8	.28	.32	.35
8	.51	.59	.72
8	1.00		.84
8			.92
9 ENDTBL			
3 STRUCT 10			
8	704.0	0.0	0.0
8	708.0	0.35	3.6
8	710.0	24.3	7.5
8	711.0	124.47	11.15
8	712.0	267.32	14.8
9 ENDTBL			
3 STRUCT 20			
8	709.0	0.0	0.0
8	710.0	0.001	1.65
8	710.5	95.46	4.6
8	711.0	270.0	7.55
8	712.0	763.68	17.58
9 ENDTBL			
3 STRUCT 30			

HUFF 1ST  
QUARTILE  
MEDIAN -  
POINT  
PAGE 14  
CIRC 173

HUFF 2ND  
QUARTILE  
MEDIAN -  
POINT  
PAGE 14  
CIRC 173

DIM-LESS  
BULL70  
3RDQTR

HUFF 4TH  
QUARTILE  
MEDIAN -  
POINT  
PAGE 14  
CIRC 173

WEST  
DETENTIO  
POND

EAST  
LPDA  
AREA

\*\*\*\*\*80-80 LIST OF INPUT DATA (CONTINUED)\*\*\*\*\*

8	706.4	0.0	0.0	
8	707.0	138.46	0.42	BANK
8	708.0	151.84	3.12	LPDA
8	709.0	164.39	11.07	AREA
8	710.0	175.95	19.02	
8	712.0	189.0	48.02	
9 ENDTBL				
6 RUNOFF 1 1	1 .07156	89.	0.75	1 0 0 1 0 1 WEST
6 RESVOR 2 10 1	2 704.0			1 0 0 1 0 1 WESTR
6 RUNOFF 1 2	3 .16141	88.	1.25	1 0 0 1 0 1 EAST
6 RESVOR 2 20 3	4 709.0			1 0 0 1 0 1 EASTR
6 ADDHYD 4 11 2 4 5				1 0 0 1 0 1 ADDHYD
6 RUNOFF 1 3	6 .11344	88.	1.0	1 0 0 1 0 1 LPDA
6 ADDHYD 4 22 5 6 7				1 0 0 1 0 1 ADDHYD
6 RESVOR 2 30 7	1 706.4			1 0 0 1 0 1 LPDAR
ENDATA				
7 INCREM 6	0.3			
7 COMPUT 7 1 30	0.0	3.56	1.	6 2 99 1 100-1
ENDCMP 1				
7 COMPUT 7 1 30	0.0	4.85	3.	6 2 99 2 100-3
ENDCMP 1				
7 COMPUT 7 1 30	0.0	5.68	6.	6 2 99 3 100-6
ENDCMP 1				
7 COMPUT 7 1 30	0.0	6.59	12.	7 2 99 4 100-1
ENDCMP 1				

```

7 COMPUT 7 1 30 0.0 7.58 24. 8 2 99 5 100-2
  ENDCMP 1
7 COMPUT 7 1 30 0.0 8.16 48. 8 2 99 5 100-2
  ENDCMP 1
  ENDJOB 2

```

\*\*\*\*\*END OF 80-80 LIST\*\*\*\*\*

EXECUTIVE CONTROL OPERATION INCREM ID

RECORD

MAIN TIME INCREMENT = .30 HOURS

EXECUTIVE CONTROL OPERATION COMPUT ID 100-1

RECORD

FROM XSECTION 1

TO STRUCTURE 30

```

STARTING TIME = .00 RAIN DEPTH = 3.56 RAIN DURATION = 1.00 RAIN TABLE NO. = 6 ANT. MOIST. COND = 2
ALTERNATE NO. = 99 STORM NO. = 1 MAIN TIME INCREMENT = .30 HOURS

```

OPERATION RUNOFF CROSS SECTION 1

```

PEAK TIME(HRS)          PEAK DISCHARGE(CFS)          PEAK ELEVATION(FEET)
    .78                    110.13                       (RUNOFF)

```

RUNOFF VOLUME ABOVE BASEFLOW = 2.37 WATERSHED INCHES, 109.55 CFS-HRS, 9.05 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 10

```

PEAK TIME(HRS)          PEAK DISCHARGE(CFS)          PEAK ELEVATION(FEET)
    1.72                    23.56                       709.94

```

RUNOFF VOLUME ABOVE BASEFLOW = 1.91 WATERSHED INCHES, 88.10 CFS-HRS, 7.28 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RUNOFF CROSS SECTION 2

```

PEAK TIME(HRS)          PEAK DISCHARGE(CFS)          PEAK ELEVATION(FEET)
    1.18                    180.96                       (RUNOFF)

```

RUNOFF VOLUME ABOVE BASEFLOW = 2.30 WATERSHED INCHES, 239.21 CFS-HRS, 19.77 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 20

```

PEAK TIME(HRS)          PEAK DISCHARGE(CFS)          PEAK ELEVATION(FEET)
    1.49                    159.90                       710.68

```

RUNOFF VOLUME ABOVE BASEFLOW = 2.11 WATERSHED INCHES, 219.94 CFS-HRS, 18.18 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION ADDHYD CROSS SECTION 11

```

PEAK TIME(HRS)          PEAK DISCHARGE(CFS)          PEAK ELEVATION(FEET)
    1.50                    182.74                       (NULL)

```

RUNOFF VOLUME ABOVE BASEFLOW = 2.05 WATERSHED INCHES, 308.04 CFS-HRS, 25.46 ACRE-FEET; BASEFLOW = .00 CFS

```

TR20 XEQ 05-05-04 09:15
1 PASS 1
  REV PC 09/83(.2)
  PAGE 1

```

```

LPDA ANALYSIS - CBBEL PROJECT NO.          EXISTING DRAINAGE
CRITICAL DURATION, 100-YEAR STORM EXIST.T20 LTS 5/04

```

JOB

OPERATION RUNOFF CROSS SECTION 3

```

PEAK TIME(HRS)          PEAK DISCHARGE(CFS)          PEAK ELEVATION(FEET)
    .98                    148.22                       (RUNOFF)

```

RUNOFF VOLUME ABOVE BASEFLOW = 2.28 WATERSHED INCHES, 166.96 CFS-HRS, 13.80 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION ADDHYD CROSS SECTION 22

```

PEAK TIME(HRS)          PEAK DISCHARGE(CFS)          PEAK ELEVATION(FEET)
    1.30                    286.99                       (NULL)

```

RUNOFF VOLUME ABOVE BASEFLOW = 2.12 WATERSHED INCHES, 475.00 CFS-HRS, 39.25 ACRE-FEET; BASEFLOW = .00 CFS

\*\*\* WARNING - STRUCTURE 30 DELTA T IS TOO LARGE. O / 2 > S / DELTA T OCCURED 3 TIMES STARTING WITH POINT 13

OPERATION RESVOR STRUCTURE 30

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
1.97	160.64	708.70
3.93	50.20	706.62
4.53	21.45	706.49
5.12	10.15	706.44
5.71	5.51	706.42
6.29	3.38	706.41
6.84	2.26	706.41

RUNOFF VOLUME ABOVE BASEFLOW = 2.21 WATERSHED INCHES, 493.62 CFS-HRS, 40.79 ACRE-FEET; BASEFLOW = .00 CFS

EXECUTIVE CONTROL OPERATION ENDCMP  
ID

RECORD

COMPUTATIONS COMPLETED FOR PASS 1

EXECUTIVE CONTROL OPERATION COMPUT  
ID 100-3

RECORD

FROM XSECTION 1

TO STRUCTURE 30

STARTING TIME = .00 RAIN DEPTH = 4.85 RAIN DURATION = 3.00 RAIN TABLE NO. = 6 ANT. MOIST. COND = 2  
ALTERNATE NO. = 99 STORM NO. = 2 MAIN TIME INCREMENT = .30 HOURS

OPERATION RUNOFF CROSS SECTION 1

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
1.00	101.70	(RUNOFF)

1

TR20 XEQ 05-05-04 09:15  
1 PASS 2  
REV PC 09/83(.2)  
PAGE 2

LPDA ANALYSIS - CBBEL PROJECT NO.

EXISTING DRAINAGE

JOB

CRITICAL DURATION, 100-YEAR STORM EXIST.T20 LTS 5/04

RUNOFF VOLUME ABOVE BASEFLOW = 3.61 WATERSHED INCHES, 166.91 CFS-HRS, 13.79 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 10

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
2.15	42.18	710.18

RUNOFF VOLUME ABOVE BASEFLOW = 3.11 WATERSHED INCHES, 143.72 CFS-HRS, 11.88 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RUNOFF CROSS SECTION 2

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
1.44	175.35	(RUNOFF)

RUNOFF VOLUME ABOVE BASEFLOW = 3.47 WATERSHED INCHES, 361.60 CFS-HRS, 29.88 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 20

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
1.73	164.70	710.70

RUNOFF VOLUME ABOVE BASEFLOW = 3.28 WATERSHED INCHES, 342.12 CFS-HRS, 28.27 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION ADDHYD CROSS SECTION 11

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
1.84	200.31	(NULL)

RUNOFF VOLUME ABOVE BASEFLOW = 3.23 WATERSHED INCHES, 485.84 CFS-HRS, 40.15 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RUNOFF CROSS SECTION 3

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
1.24	137.85	(RUNOFF)

RUNOFF VOLUME ABOVE BASEFLOW = 3.48 WATERSHED INCHES, 254.92 CFS-HRS, 21.07 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION ADDHYD CROSS SECTION 22

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
1.64	309.85	(NULL)

1

TR20 XEQ 05-05-04 09:15 LPDA ANALYSIS - CBBEL PROJECT NO. EXISTING DRAINAGE JOB  
 1 PASS 2  
 REV PC 09/83(.2) CRITICAL DURATION, 100-YEAR STORM EXIST.T20 LTS 5/04  
 PAGE 3

RUNOFF VOLUME ABOVE BASEFLOW = 3.31 WATERSHED INCHES, 740.76 CFS-HRS, 61.22 ACRE-FEET; BASEFLOW = .00 CFS

\*\*\* WARNING - STRUCTURE 30 DELTA T IS TOO LARGE. O / 2 > S / DELTA T OCCURED 2 TIMES STARTING WITH POINT 19

OPERATION RESVOR STRUCTURE 30

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
2.89	168.90	709.39
5.72	26.89	706.52
6.32	12.90	706.46
6.91	7.02	706.43
7.49	4.31	706.42
8.03	2.89	706.41

RUNOFF VOLUME ABOVE BASEFLOW = 3.34 WATERSHED INCHES, 747.81 CFS-HRS, 61.80 ACRE-FEET; BASEFLOW = .00 CFS

EXECUTIVE CONTROL OPERATION ENDCMP ID

RECORD

COMPUTATIONS COMPLETED FOR PASS 2

EXECUTIVE CONTROL OPERATION COMPUT ID 100-6

RECORD

FROM XSECTION 1

TO STRUCTURE 30

STARTING TIME = .00 RAIN DEPTH = 5.68 RAIN DURATION = 6.00 RAIN TABLE NO. = 6 AMT. MOIST. COND = 2  
 ALTERNATE NO. = 99 STORM NO. = 3 MAIN TIME INCREMENT = .30 HOURS

OPERATION RUNOFF CROSS SECTION 1

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
1.24	75.24	(RUNOFF)
6.16	11.78	(RUNOFF)

RUNOFF VOLUME ABOVE BASEFLOW = 4.43 WATERSHED INCHES, 204.50 CFS-HRS, 16.90 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 10

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
2.73	39.46	710.15

RUNOFF VOLUME ABOVE BASEFLOW = 3.91 WATERSHED INCHES, 180.36 CFS-HRS, 14.91 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RUNOFF CROSS SECTION 2

1

TR20 XEQ 05-05-04 09:15 LPDA ANALYSIS - CBBEL PROJECT NO. EXISTING DRAINAGE JOB  
 1 PASS 3  
 REV PC 09/83(.2) CRITICAL DURATION, 100-YEAR STORM EXIST.T20 LTS 5/04

PAGE 4

PEAK TIME(HRS)                      PEAK DISCHARGE(CFS)                      PEAK ELEVATION(FEET)  
 1.73                                      141.25                                      (RUNOFF)

RUNOFF VOLUME ABOVE BASEFLOW = 4.32 WATERSHED INCHES,    449.72 CFS-HRS,    37.16 ACRE-FEET;    BASEFLOW = .00 CFS

OPERATION RESVOR    STRUCTURE 20

PEAK TIME(HRS)                      PEAK DISCHARGE(CFS)                      PEAK ELEVATION(FEET)  
 2.06                                      138.38                                      710.62

RUNOFF VOLUME ABOVE BASEFLOW = 4.11 WATERSHED INCHES,    427.80 CFS-HRS,    35.35 ACRE-FEET;    BASEFLOW = .00 CFS

OPERATION ADDHYD    CROSS SECTION 11

PEAK TIME(HRS)                      PEAK DISCHARGE(CFS)                      PEAK ELEVATION(FEET)  
 2.33                                      166.87                                      (NULL)

RUNOFF VOLUME ABOVE BASEFLOW = 4.04 WATERSHED INCHES,    608.17 CFS-HRS,    50.26 ACRE-FEET;    BASEFLOW = .00 CFS

OPERATION RUNOFF    CROSS SECTION 3

PEAK TIME(HRS)                      PEAK DISCHARGE(CFS)                      PEAK ELEVATION(FEET)  
 1.52                                      107.08                                      (RUNOFF)

RUNOFF VOLUME ABOVE BASEFLOW = 4.32 WATERSHED INCHES,    316.07 CFS-HRS,    26.12 ACRE-FEET;    BASEFLOW = .00 CFS

OPERATION ADDHYD    CROSS SECTION 22

PEAK TIME(HRS)                      PEAK DISCHARGE(CFS)                      PEAK ELEVATION(FEET)  
 1.96                                      255.78                                      (NULL)

RUNOFF VOLUME ABOVE BASEFLOW = 4.13 WATERSHED INCHES,    924.24 CFS-HRS,    76.38 ACRE-FEET;    BASEFLOW = .00 CFS

OPERATION RESVOR    STRUCTURE 30

PEAK TIME(HRS)                      PEAK DISCHARGE(CFS)                      PEAK ELEVATION(FEET)  
 3.41                                      165.49                                      709.09  
 6.61                                      82.44                                      706.76  
 7.15                                      42.76                                      706.59  
 7.70                                      21.26                                      706.49  
 8.26                                      11.33                                      706.45

RUNOFF VOLUME ABOVE BASEFLOW = 4.07 WATERSHED INCHES,    910.13 CFS-HRS,    75.21 ACRE-FEET;    BASEFLOW = .00 CFS

TR20 XEQ 05-05-04 09:15                      LPDA ANALYSIS - CBBEL PROJECT NO.                      EXISTING DRAINAGE                      JOB  
 1 PASS 4  
 REV PC 09/83(.2)                      CRITICAL DURATION, 100-YEAR STORM EXIST.T20 LTS 5/04  
 PAGE 5

EXECUTIVE CONTROL OPERATION ENDCMP                      RECORD  
 ID  
 \*                      COMPUTATIONS COMPLETED FOR PASS 3

EXECUTIVE CONTROL OPERATION COMPUT                      RECORD  
 ID 100-1  
 +                      FROM XSECTION 1  
 +                      TO STRUCTURE 30  
 STARTING TIME = .00    RAIN DEPTH = 6.59    RAIN DURATION= 12.00    RAIN TABLE NO.= 7    ANT. MOIST. COND= 2  
 ALTERNATE NO.=99    STORM NO.= 4    MAIN TIME INCREMENT = .30 HOURS

OPERATION RUNOFF    CROSS SECTION 1

PEAK TIME(HRS)                      PEAK DISCHARGE(CFS)                      PEAK ELEVATION(FEET)  
 5.25                                      52.80                                      (RUNOFF)

12.08 8.19 (RUNOFF)  
 RUNOFF VOLUME ABOVE BASEFLOW = 5.31 WATERSHED INCHES, 245.07 CFS-HRS, 20.25 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 10

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
6.22	40.93	710.17

RUNOFF VOLUME ABOVE BASEFLOW = 4.77 WATERSHED INCHES, 220.38 CFS-HRS, 18.21 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RUNOFF CROSS SECTION 2

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
5.64	111.10	(RUNOFF)
12.18	17.45	(RUNOFF)

RUNOFF VOLUME ABOVE BASEFLOW = 5.19 WATERSHED INCHES, 540.75 CFS-HRS, 44.69 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 20

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
5.88	109.27	710.54

RUNOFF VOLUME ABOVE BASEFLOW = 5.00 WATERSHED INCHES, 521.20 CFS-HRS, 43.07 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION ADDHYD CROSS SECTION 11

1

TR20 XEQ 05-05-04 09:15 LPDA ANALYSIS - CBBEL PROJECT NO. EXISTING DRAINAGE JOB  
 1 PASS 4  
 REV PC 09/83(.2) CRITICAL DURATION, 100-YEAR STORM EXIST.T20 LTS 5/04  
 PAGE 6

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
6.04	149.05	(NULL)

RUNOFF VOLUME ABOVE BASEFLOW = 4.93 WATERSHED INCHES, 741.58 CFS-HRS, 61.28 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RUNOFF CROSS SECTION 3

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
5.47	80.19	(RUNOFF)
12.18	12.54	(RUNOFF)

RUNOFF VOLUME ABOVE BASEFLOW = 5.19 WATERSHED INCHES, 380.08 CFS-HRS, 11.41 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION ADDHYD CROSS SECTION 22

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
5.89	223.09	(NULL)

RUNOFF VOLUME ABOVE BASEFLOW = 5.02 WATERSHED INCHES, 1121.66 CFS-HRS, 92.69 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 30

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
7.16	160.84	708.72
10.21	76.29	706.73
10.79	60.74	706.66
11.26	51.42	706.62

RUNOFF VOLUME ABOVE BASEFLOW = 4.99 WATERSHED INCHES, 1115.08 CFS-HRS, 92.15 ACRE-FEET; BASEFLOW = .00 CFS

EXECUTIVE CONTROL OPERATION ENDCMP

RECORD

ID

COMPUTATIONS COMPLETED FOR PASS 4

EXECUTIVE CONTROL OPERATION COMPUT RECORD  
 ID 100-2  
 + FROM XSECTION 1 TO STRUCTURE 30  
 + STARTING TIME = .00 RAIN DEPTH = 7.58 RAIN DURATION= 24.00 RAIN TABLE NO.= 8 ANT. MOIST. COND= 2  
 ALTERNATE NO.=99 STORM NO.= 5 MAIN TIME INCREMENT = .30 HOURS

OPERATION RUNOFF CROSS SECTION 1  
 1

TR20 XEQ 05-05-04 09:15 LPDA ANALYSIS - CBBEL PROJECT NO. EXISTING DRAINAGE JOB  
 1 PASS 5  
 REV PC 09/83(.2) CRITICAL DURATION, 100-YEAR STORM EXIST.T20 LTS 5/04  
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PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
15.52	36.09	(RUNOFF)
23.90	8.48	(RUNOFF)

RUNOFF VOLUME ABOVE BASEFLOW = 6.27 WATERSHED INCHES, 289.59 CFS-HRS, 23.93 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 10

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(PEET)
16.00	33.10	710.09

RUNOFF VOLUME ABOVE BASEFLOW = 5.68 WATERSHED INCHES, 262.33 CFS-HRS, 21.68 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RUNOFF CROSS SECTION 2

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(PEET)
15.76	78.24	(RUNOFF)
24.09	17.68	(RUNOFF)

RUNOFF VOLUME ABOVE BASEFLOW = 6.15 WATERSHED INCHES, 640.84 CFS-HRS, 52.96 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 20

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(PEET)
16.04	76.41	710.40
24.30	16.94	710.09

RUNOFF VOLUME ABOVE BASEFLOW = 5.96 WATERSHED INCHES, 620.74 CFS-HRS, 51.30 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION ADDHYD CROSS SECTION 11

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(PEET)
16.02	109.50	(NULL)
24.25	25.44	(NULL)

RUNOFF VOLUME ABOVE BASEFLOW = 5.87 WATERSHED INCHES, 883.07 CFS-HRS, 72.98 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RUNOFF CROSS SECTION 3

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(PEET)
15.63	55.86	(RUNOFF)
23.99	12.86	(RUNOFF)

1

TR20 XEQ 05-05-04 09:15 LPDA ANALYSIS - CBBEL PROJECT NO. EXISTING DRAINAGE JOB  
 1 PASS 5  
 REV PC 09/83(.2) CRITICAL DURATION, 100-YEAR STORM EXIST.T20 LTS 5/04  
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RUNOFF VOLUME ABOVE BASEFLOW = 6.15 WATERSHED INCHES, 450.45 CFS-HRS, 37.23 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION ADDHYD CROSS SECTION 22

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
15.87	164.16	(NULL)
24.11	37.82	(NULL)

RUNOFF VOLUME ABOVE BASEFLOW = 5.96 WATERSHED INCHES, 1333.52 CFS-HRS, 110.20 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 30

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
16.58	146.82	707.62
24.16	38.09	706.57

RUNOFF VOLUME ABOVE BASEFLOW = 5.97 WATERSHED INCHES, 1335.34 CFS-HRS, 110.35 ACRE-FEET; BASEFLOW = .00 CFS

EXECUTIVE CONTROL OPERATION ENDCMP  
ID

RECORD

COMPUTATIONS COMPLETED FOR PASS 5

EXECUTIVE CONTROL OPERATION COMPUT  
ID 100-2

RECORD

FROM XSECTION 1  
TO STRUCTURE 30

STARTING TIME = .00 RAIN DEPTH = 8.16 RAIN DURATION = 48.00 RAIN TABLE NO. = 8 ANT. MOIST. COND = 2  
ALTERNATE NO. = 99 STORM NO. = 5 MAIN TIME INCREMENT = .30 HOURS

OPERATION RUNOFF CROSS SECTION 1

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
31.06	19.75	(RUNOFF)
43.05	4.64	(RUNOFF)
47.85	4.71	(RUNOFF)

RUNOFF VOLUME ABOVE BASEFLOW = 6.84 WATERSHED INCHES, 315.81 CFS-HRS, 26.10 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 10

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
31.56	18.02	709.48
48.16	4.23	708.32

RUNOFF VOLUME ABOVE BASEFLOW = 6.13 WATERSHED INCHES, 283.21 CFS-HRS, 23.40 ACRE-FEET; BASEFLOW = .00 CFS

TR20 REQ 05-05-04 09:15  
PASS 6  
REV PC 09/83(.2)  
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LPDA ANALYSIS - CBBEL PROJECT NO. EXISTING DRAINAGE  
CRITICAL DURATION, 100-YEAR STORM EXIST.T20 LTS 5/04

JOB

OPERATION RUNOFF CROSS SECTION 2

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
31.11	43.80	(RUNOFF)
42.82	10.36	(RUNOFF)
47.89	10.33	(RUNOFF)

RUNOFF VOLUME ABOVE BASEFLOW = 6.72 WATERSHED INCHES, 699.91 CFS-HRS, 57.84 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 20

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
31.35	43.52	710.23
48.10	10.12	710.05

RUNOFF VOLUME ABOVE BASEFLOW = 6.53 WATERSHED INCHES, 679.96 CFS-HRS, 56.19 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION ADDHYD CROSS SECTION 11

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
31.40	61.57	(NULL)

48.11 14.34 (NULL)  
 RUNOFF VOLUME ABOVE BASEFLOW = 6.41 WATERSHED INCHES, 963.17 CFS-HRS, 79.60 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RUNOFF CROSS SECTION 3

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
31.08	30.93	(RUNOFF)
43.05	7.31	(RUNOFF)
47.86	7.35	(RUNOFF)

RUNOFF VOLUME ABOVE BASEFLOW = 6.72 WATERSHED INCHES, 491.88 CFS-HRS, 40.65 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION ADDHYD CROSS SECTION 22

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
31.21	92.18	(NULL)
47.94	21.61	(NULL)

RUNOFF VOLUME ABOVE BASEFLOW = 6.51 WATERSHED INCHES, 1455.05 CFS-HRS, 120.25 ACRE-FEET; BASEFLOW = .00 CFS

TR20 XEQ 05-05-04 09:15 LPDA ANALYSIS - CBBEL PROJECT NO. EXISTING DRAINAGE JOB  
 1 PASS 6  
 REV PC 09/83(.2) CRITICAL DURATION, 100-YEAR STORM EXIST.T20 LTS 5/04  
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OPERATION RESVOR STRUCTURE 10

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
31.25	92.12	706.80
47.96	21.57	706.49

RUNOFF VOLUME ABOVE BASEFLOW = 6.51 WATERSHED INCHES, 1454.99 CFS-HRS, 120.24 ACRE-FEET; BASEFLOW = .00 CFS

EXECUTIVE CONTROL OPERATION ENDCMP RECORD  
 ID  
 COMPUTATIONS COMPLETED FOR PASS 6

EXECUTIVE CONTROL OPERATION ENDJOB RECORD  
 ID

TR20 XEQ 05-05-04 09:15 LPDA ANALYSIS - CBBEL PROJECT NO. EXISTING DRAINAGE JOB  
 1 SUMMARY  
 REV PC 09/83(.2) CRITICAL DURATION, 100-YEAR STORM EXIST.T20 LTS 5/04  
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SUMMARY TABLE 1 - SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED  
 (A STAR(\*) AFTER THE PEAK DISCHARGE TIME AND RATE (CFS) VALUES INDICATES A FLAT TOP HYDROGRAPH  
 A QUESTION MARK(?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT.)

SECTION/ STRUCTURE	STANDARD CONTROL	RAIN DRAINAGE	ANTEC TABLE	MAIN MOIST	PRECIPITATION	PRECIPITATION			PEAK DISCHARGE			
						BEGIN	AMOUNT	DURATION	RUNOFF	ELEVATION	TIME	RATE
ID	OPERATION	AREA	#	COND	INCREM	(HR)	(IN)	(HR)	AMOUNT	(FT)	(HR)	(CFS)
RATE		(SQ MI)							(IN)			
(CSM)					(HR)							
ALTERNATE	99	STORM	1									
XSECTION 1	RUNOFF	.07	6	2	.30	.0	.00	1.05	2.37	---	.78	110.13
1539.1												
STRUCTURE 10	RESVOR	.07	6	2	.30	.0	.00	1.05	1.91	709.94	1.72	23.56
329.2												
XSECTION 2	RUNOFF	.16	6	2	.30	.0	.00	1.05	2.30	---	1.18	180.96

1121.1	STRUCTURE 20	RESVOR	.16	6	2	.30	.0	.00	1.05	2.11	710.68	1.49	159.90
990.6	XSECTION 11	ADDHYD	.23	6	2	.30	.0	.00	1.05	2.05	---	1.50	182.74
784.4													
	XSECTION 3	RUNOFF	.11	6	2	.30	.0	.00	1.05	2.28	---	.98	148.22
1306.6													
	XSECTION 22	ADDHYD	.35	6	2	.30	.0	.00	1.05	2.12	---	1.30	286.99
828.5													
	STRUCTURE 30	RESVOR	.35	6	2	.30	.0	.00	1.05	2.21	708.70	1.97	160.64
463.7													
ALTERNATE 99 STORM 2													
	XSECTION 1	RUNOFF	.07	6	2	.30	.0	.00	3.00	3.61	---	1.00	101.70
1421.2													
	STRUCTURE 10	RESVOR	.07	6	2	.30	.0	.00	3.00	3.11	710.18	2.15	42.18
589.4													
	XSECTION 2	RUNOFF	.16	6	2	.30	.0	.00	3.00	3.47	---	1.44	175.35
1086.3													
	STRUCTURE 20	RESVOR	.16	6	2	.30	.0	.00	3.00	3.28	710.70	1.73	164.70
1020.4													
	XSECTION 11	ADDHYD	.23	6	2	.30	.0	.00	3.00	3.23	---	1.84	200.31
859.8													
	XSECTION 3	RUNOFF	.11	6	2	.30	.0	.00	3.00	3.48	---	1.24	137.85
1215.2													
	XSECTION 22	ADDHYD	.35	6	2	.30	.0	.00	3.00	3.31	---	1.64	309.85
894.5													
	STRUCTURE 30	RESVOR	.35	6	2	.30	.0	.00	3.00	3.34	709.39	2.89	168.90
487.6													
ALTERNATE 99 STORM 3													
	XSECTION 1	RUNOFF	.07	6	2	.30	.0	.00	6.00	4.43	---	1.24	75.24
1051.5													
	STRUCTURE 10	RESVOR	.07	6	2	.30	.0	.00	6.00	3.91	710.15	2.73	39.46
551.4													
	XSECTION 2	RUNOFF	.16	6	2	.30	.0	.00	6.00	4.32	---	1.73	143.25
887.5													
	STRUCTURE 20	RESVOR	.16	6	2	.30	.0	.00	6.00	4.11	710.62	2.06	138.38
857.3													
	XSECTION 11	ADDHYD	.23	6	2	.30	.0	.00	6.00	4.04	---	2.33	166.87
716.3													
	XSECTION 3	RUNOFF	.11	6	2	.30	.0	.00	6.00	4.32	---	1.52	107.08
943.9													
	XSECTION 22	ADDHYD	.35	6	2	.30	.0	.00	6.00	4.13	---	1.96	255.78
738.4													
	STRUCTURE 30	RESVOR	.35	6	2	.30	.0	.00	6.00	4.07	709.09	3.41	165.49
477.7													
ALTERNATE 99 STORM 4													
	XSECTION 1	RUNOFF	.07	7	2	.30	.0	.00	12.00	5.31	---	5.25	52.80
737.8													
	STRUCTURE 10	RESVOR	.07	7	2	.30	.0	.00	12.00	4.77	710.17	6.22	40.93
572.0													
	XSECTION 2	RUNOFF	.16	7	2	.30	.0	.00	12.00	5.19	---	5.64	111.10
688.3													
	STRUCTURE 20	RESVOR	.16	7	2	.30	.0	.00	12.00	5.00	710.54	5.88	109.27
677.0													
	XSECTION 11	ADDHYD	.23	7	2	.30	.0	.00	12.00	4.93	---	6.04	149.05
639.8													

TR20 XEQ 05-05-04 09:15 LPDA ANALYSIS - CBBEL PROJECT NO. EXISTING DRAINAGE JOB  
 1 SUMMARY  
 REV PC 09/83 (.2) CRITICAL DURATION, 100-YEAR STORM EXIST.T20 LTS 5/04  
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SUMMARY TABLE 1 - SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED  
 (A STAR(\*) AFTER THE PEAK DISCHARGE TIME AND RATE (CFS) VALUES INDICATES A FLAT TOP HYDROGRAPH  
 A QUESTION MARK(?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT.)

SECTION/ STRUCTURE	STANDARD CONTROL	DRAINAGE	RAIN TABLE	ANTEC MOIST	MAIN TIME	PRECIPITATION	RUNOFF	PEAK DISCHARGE
-----------------------	---------------------	----------	---------------	----------------	--------------	---------------	--------	----------------

ID	OPERATION	AREA	#	COND	INCREM	BEGIN	AMOUNT	DURATION	AMOUNT	ELEVATION	TIME	RATE
RATE		(SQ MI)			(HR)	(HR)	(IN)	(HR)	(IN)	(FT)	(HR)	(CFS)
(CSM)												
ALTERNATE 99 STORM 4												
XSECTION 3	RUNOFF	.11	7	2	.30	.0	.00	12.00	5.19	---	5.47	80.19
706.9												
XSECTION 22	ADDHYD	.35	7	2	.30	.0	.00	12.00	5.02	---	5.89	223.09
644.0												
STRUCTURE 30	RESVOR	.35	7	2	.30	.0	.00	12.00	4.99	708.72	7.16	160.84
464.3												
ALTERNATE 99 STORM 5												
XSECTION 1	RUNOFF	.07	8	2	.30	.0	.00	24.00	6.27	---	15.52	36.09
504.3												
STRUCTURE 16	RESVOR	.07	8	2	.30	.0	.00	24.00	5.68	710.09	16.00	33.18
462.5												
XSECTION 2	RUNOFF	.16	8	2	.30	.0	.00	24.00	6.15	---	15.76	78.24
484.7												
STRUCTURE 20	RESVOR	.16	8	2	.30	.0	.00	24.00	5.96	710.40	16.04	76.41
473.4												
XSECTION 11	ADDHYD	.23	8	2	.30	.0	.00	24.00	5.87	---	16.02	109.50
470.0												
XSECTION 3	RUNOFF	.11	8	2	.30	.0	.00	24.00	6.15	---	15.63	55.86
492.4												
XSECTION 22	ADDHYD	.35	8	2	.30	.0	.00	24.00	5.96	---	15.87	164.16
473.9												
STRUCTURE 30	RESVOR	.35	8	2	.30	.0	.00	24.00	5.97	707.62	16.58	146.82
423.8												
XSECTION 1	RUNOFF	.07	8	2	.30	.0	.00	48.00	6.84	---	31.06	19.75
275.9												
STRUCTURE 10	RESVOR	.07	8	2	.30	.0	.00	48.00	6.13	709.48	31.56	18.02
251.8												
XSECTION 2	RUNOFF	.16	8	2	.30	.0	.00	48.00	6.72	---	31.11	43.80
271.3												
STRUCTURE 20	RESVOR	.16	8	2	.30	.0	.00	48.00	6.53	710.23	31.35	43.52
269.7												
XSECTION 11	ADDHYD	.23	8	2	.30	.0	.00	48.00	6.41	---	31.40	61.57
264.3												
XSECTION 3	RUNOFF	.11	8	2	.30	.0	.00	48.00	6.72	---	31.08	30.93
272.7												
XSECTION 22	ADDHYD	.35	8	2	.30	.0	.00	48.00	6.51	---	31.21	92.18
266.1												
STRUCTURE 30	RESVOR	.35	8	2	.30	.0	.00	48.00	6.51	706.80	31.25	92.12
265.9												

1

TR20 XEQ 05-05-04 09:15 LPDA ANALYSIS - CBBEL PROJECT NO. EXISTING DRAINAGE JOB  
 1 SUMMARY  
 REV PC 09/83(.2) CRITICAL DURATION, 100-YEAR STORM EXIST.T20 LTS 5/04  
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SUMMARY TABLE 3 - DISCHARGE (CFS) AT XSECTIONS AND STRUCTURES FOR ALL STORMS AND ALTERNATES

XSECTION/ STRUCTURE ID	DRAINAGE AREA (SQ MI)	STORM NUMBERS.....				
		1	2	3	4	5
0 STRUCTURE 30	.35					
+						
ALTERNATE 99		160.64	168.90	165.49	160.84	92.12
0 STRUCTURE 20	.16					
+						
ALTERNATE 99		159.90	164.70	138.38	109.27	43.52
0 STRUCTURE 10	.07					
+						
ALTERNATE 99		23.56	42.18	39.46	40.93	18.02
0 XSECTION 1	.07					
+						
ALTERNATE 99		110.13	101.70	75.24	52.80	19.75
0 XSECTION 2	.16					
+						

ALTERNATE	99		180.96	175.35	143.25	111.10	43.80
0 XSECTION	3	.11					
+							
ALTERNATE	99		148.22	137.85	107.08	80.19	30.93
0 XSECTION	11	.23					
+							
ALTERNATE	99		182.74	200.31	166.87	149.05	61.57
0 XSECTION	22	.35					
+							
ALTERNATE	99		286.99	309.85	255.78	223.09	92.18
END OF 1 JOBS IN THIS RUN							

CURRENT DATE: 05-05-2004  
CURRENT TIME: 09:13:13

FILE DATE: 05-05-2004  
FILE NAME: BANK

FHWA CULVERT ANALYSIS  
HY-8, VERSION 6.1

SITE DATA		CULVERT SHAPE, MATERIAL, INLET						
INLET	OUTLET	CULVERT	BARRELS	SPAN	RISE	MANNING	INLET	
NO. (ft)	(ft)	(ft)	MATERIAL	(ft)	(ft)	n	TYPE	
1	699.53	698.51	285.00	1 RCP	4.00	4.00	.012	CONVENTIONAL
2								
3								
4								
5								
6								

SUMMARY OF CULVERT FLOWS (cfs)

ELEV (ft)	TOTAL	1	2	3	4	5	6	ROADWAY	ITR
703.53	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.00	1
703.63	20.0	20.0	0.0	0.0	0.0	0.0	0.0	0.00	1
703.95	40.0	40.0	0.0	0.0	0.0	0.0	0.0	0.00	1
704.06	60.0	60.0	0.0	0.0	0.0	0.0	0.0	0.00	1
704.47	80.0	80.0	0.0	0.0	0.0	0.0	0.0	0.00	1
705.01	100.0	100.0	0.0	0.0	0.0	0.0	0.0	0.00	1
705.80	120.0	120.0	0.0	0.0	0.0	0.0	0.0	0.00	1
707.10	140.0	140.0	0.0	0.0	0.0	0.0	0.0	0.00	1
708.62	160.0	160.0	0.0	0.0	0.0	0.0	0.0	0.00	1
710.35	180.0	180.0	0.0	0.0	0.0	0.0	0.0	0.00	1
712.10	200.0	189.0	0.0	0.0	0.0	0.0	0.0	9.81	10
712.00	189.0	189.0	0.0	0.0	0.0	0.0	0.0	0.0	OVERTOPPING

SUMMARY OF ITERATIVE SOLUTION ERRORS

HEAD ELEV (ft)	HEAD ERROR (ft)	TOTAL FLOW (cfs)	FLOW ERROR (cfs)	% FLOW ERROR
703.53	0.000	0.00	0.00	0.00
703.63	0.000	20.00	0.00	0.00
703.95	0.000	40.00	0.00	0.00
704.06	0.000	60.00	0.00	0.00
704.47	0.000	80.00	0.00	0.00
705.01	0.000	100.00	0.00	0.00
705.80	0.000	120.00	0.00	0.00
707.10	0.000	140.00	0.00	0.00
708.62	0.000	160.00	0.00	0.00
710.35	0.000	180.00	0.00	0.00
712.10	-0.006	200.00	1.22	0.61

<1> TOLERANCE (ft) = 0.010  
<2> TOLERANCE (%) = 1.000

SUMMARY OF ITERATIVE SOLUTION ERRORS

CURRENT DATE: 05-05-2004  
CURRENT TIME: 09:13:13

FILE DATE: 05-05-2004  
FILE NAME: BANK

PERFORMANCE CURVE FOR CULVERT 1 - 1( 4.00 (ft) BY 4.00 (ft)) RCP

DIS- HEAD- INLET OUTLET  
CHARGE WATER CONTROL CONTROL FLOW NORMAL CRIT. OUTLET TW OUTLET TW

FLOW (cfs)	ELEV. (ft)	DEPTH (ft)	DEPTH (ft)	TYPE <F4>	DEPTH (ft)	DEPTH (ft)	DEPTH (ft)	DEPTH (ft)	DEPTH (ft)	VEL. (fps)	VEL. (fps)
0.00	703.53	0.00	4.00	0-NF	0.00	0.00	0.00	0.00	5.02	0.00	0.00
20.00	703.63	1.77	4.10	4-FFt	1.25	1.31	4.00	5.02	1.59	0.00	0.00
40.00	703.95	2.75	4.42	4-FFt	1.82	1.88	4.00	5.02	3.18	0.00	0.00
60.00	704.06	3.53	4.53	3-M1f	2.33	2.33	4.00	5.02	4.77	0.00	0.00
80.00	704.47	4.31	4.94	3-M1f	2.85	2.70	4.00	5.02	6.37	0.00	0.00
100.00	705.01	5.20	5.47	3-M1f	4.00	3.02	4.00	5.02	7.96	0.00	0.00
120.00	705.80	6.27	6.12	3-M1f	4.00	3.28	4.00	5.02	9.55	0.00	0.00
140.00	707.10	7.57	6.89	3-M1f	4.00	3.49	4.00	5.02	11.14	0.00	0.00
160.00	708.62	9.09	7.78	3-M1f	4.00	3.70	4.00	5.02	12.73	0.00	0.00
180.00	710.35	10.82	8.78	3-M1f	4.00	3.91	4.00	5.02	14.32	0.00	0.00
188.97	712.97	11.66	13.44	4-FFt	4.00	4.00	4.00	5.02	15.04	0.00	0.00

El. inlet face invert 699.53 ft El. outlet invert 698.51 ft  
El. inlet throat invert 0.00 ft El. inlet crest 0.00 ft

\*\*\*\* SITE DATA \*\*\*\*  
\*\*\*\*\* CULVERT INVERT \*\*\*\*\*  
INLET STATION 0.00 ft  
INLET ELEVATION 699.53 ft  
OUTLET STATION 285.00 ft  
OUTLET ELEVATION 698.51 ft  
NUMBER OF BARRELS 1  
SLOPE (V/H) 0.0036  
CULVERT LENGTH ALONG SLOPE 285.00 ft

\*\*\*\* CULVERT DATA SUMMARY \*\*\*\*  
\*\*\*\*\*  
BARREL SHAPE CIRCULAR  
BARREL DIAMETER 4.00 ft  
BARREL MATERIAL CONCRETE  
BARREL MANNING'S n 0.012  
INLET TYPE CONVENTIONAL  
INLET EDGE AND WALL SQUARE EDGE WITH HEADWALL  
INLET DEPRESSION NONE

\*\*\*\*\*

CURRENT DATE: 05-05-2004  
CURRENT TIME: 09:13:13

FILE DATE: 05-05-2004  
FILE NAME: BANK

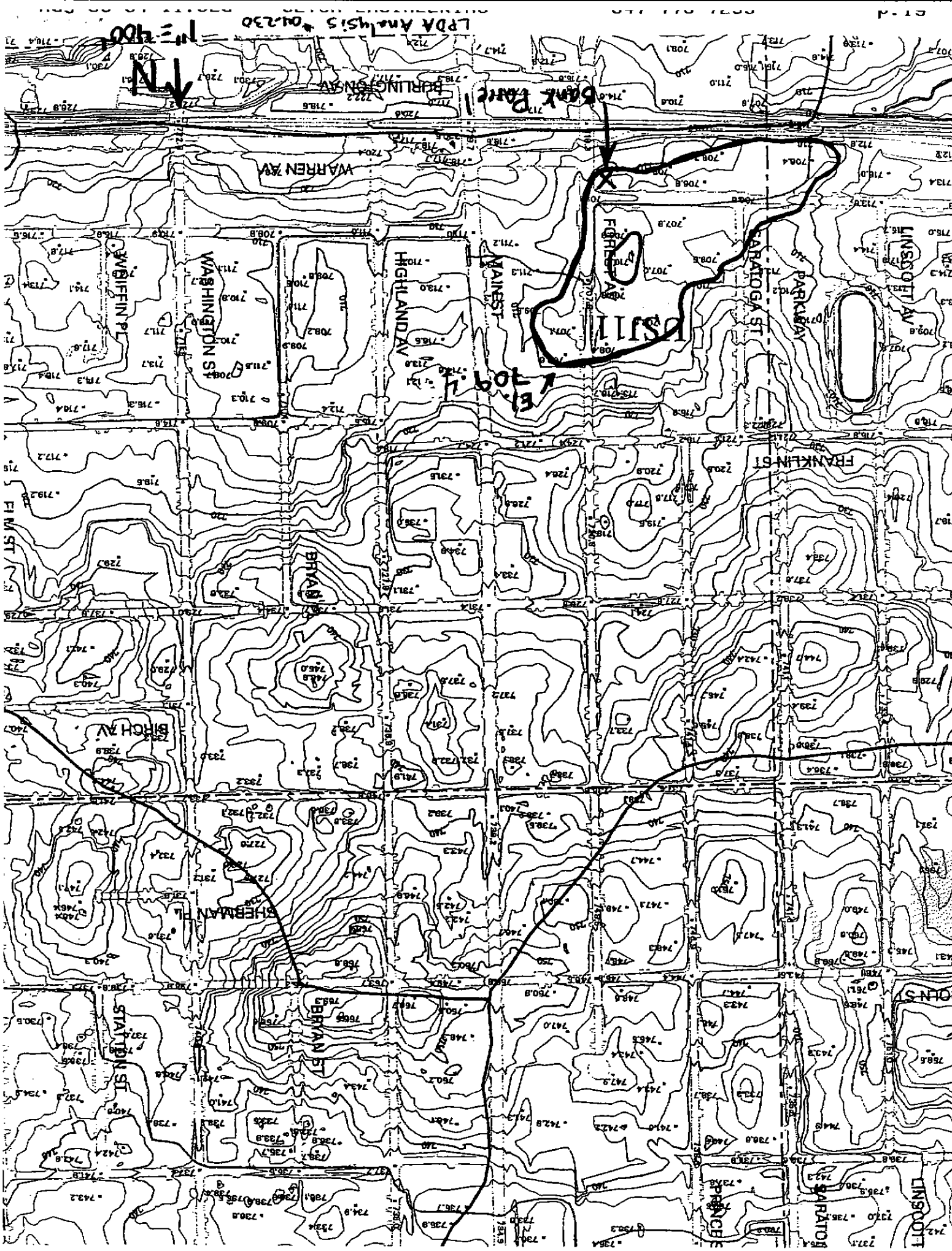
#####  
##### TAILWATER #####  
#####

CONSTANT WATER SURFACE ELEVATION  
703.53

#####  
##### ROADWAY OVERTOPPING DATA #####  
#####

ROADWAY SURFACE	PAVED
EMBANKMENT TOP WIDTH	60.00 ft
CREST LENGTH	100.00 ft
OVERTOPPING CREST ELEVATION	712.00 ft

#####



*Barbar*

# DRAFT

**Brian Krajewski**

---

**From:** Busse, Michael [MBUSSE@hinsdalebank.com]  
**Sent:** Tuesday, April 27, 2004 10:57 AM  
**To:** 'bkrajewski@vil.downers-grove.il.us'; 'bwyssocki@downersgrove.org'; 'tsisul@sisullaw.com'  
**Subject:** Today's item

Brian, Barb, Tom,

We presented our formal petition on April 12th of this month in anticipation of being on the docket for the public meeting with the Planning Commission in May. Today I was told that we will not be on the May program because there were a couple of issues that still needed to be addressed - an hydroic study and a DuPage County submittal (I'd be clearer in my description but I was told I'd get a fax of the items in question after the internal village meeting, but it went to the architect instead). I'm still waiting to get it.

However, I believe I have enough of the basics to convey what occurred. We were not notified until today that we would not make the May meeting (and today at 9:00 a.m. was the deadline for the info to be provided to the newspaper for publication to meet that deadline). We have had our stationary engineer working with a company to do the studies in question; that company's representative, Tom Burk, has been waiting for the Village to get back to him with more specific information that the village would need. He's been waiting for close to 2 weeks with no follow up until today.

I really don't understand what is going on. On the one hand people like the mayor, members of the chamber, et al are enthusiastic about the building, what it will do for downtown, and for the tax roles. Yet, when it comes down to a timely response or common courtesy those who have the responsibility for really moving if forward (or holding it up as the case may be) they act in a different way. I went to a high school whose motto was "facta non verba", deeds not words. I would suggest that if the village is really in favor of economic development that all of its parts respond in a timely way, be clear in what is needed, and if they can't operate within a time frame that would seem to be reasonable, then they ought to tell people that it will be longer rather than the expected time.

There is probably more to what I have passed on to you here, but I needed to tell you this was a surprise to me and not a pleasant one. As recently as last Wednesday I made a report to the board of directors indicating that we were on track for the May meeting and the subsequent steps in the process. It is not just me that winds up with egg one's face when something like this occurs.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

4/27/2004



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April 27, 2004

Michael G. Busse, President  
Community Bank  
1111 Warren Avenue  
Downers Grove, IL 60515

**FILE COPY**

**RECEIVED**

APR 27 2004

Planning and Community  
Development

**Subject:** Property Owner Response to invitation to discuss future proposed Village Land Use Map Changes; 1111 Warren Avenue.

**Ref:** Village to property owner letter dated April 19, 2004

Dear Mr. Michael Busse,

Thank your for responding so quickly to our referenced, subject letter.

Per your phone conversation on April 23, 2004, with Lori Sommers, you stated that you agreed with the proposed land use designation change from ORM to Commercial on your property per the sent exhibits. Again, please note that these changes would not mean a zoning change to your property. The current B-2 Zoning and its associated rights would remain the same.

In addition, we re-extend our initial invitation to meet with us to answer any questions you may have. Please feel free to do so at anytime. Please contact Lori Sommers, the staff planner for the project, to set up a convenient meeting date and time should you wish to do so. Lori can be reached at 630.434.6893. Lori will contact you in the future to advise of the expected date for Plan Commission consideration of the land use designation change should you wish to attend. We very much look forward to the opportunity of talking with you. Again, thank you for your prompt response.

Sincerely,  


Joseph Skach, AIA, AICP, NCARB  
Director, Planning and Community Development

c: Rick Ginex, Village Manager  
Don Rosenthal, Director, Code Services  
File





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**FILE COPY**

April 19, 2004

Michael G. Busse, President  
Community Bank  
1111 Warren Avenue  
Downers Grove, IL 60515

**COMMUNITY  
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**Subject:** Proposed Village Land Use Map Changes; 1111 Warren Avenue.

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Dear Mr. Michael Busse,

The Village has been discussing the issues regarding the general business environment in the Village as well as the important issues with respect to business attraction and retention. In a review of business oriented properties in or adjacent to the Village, we recognized that several properties, although clearly established as commercial/business entities, had land use designations that are either residential or other non-commercial designations.

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The Village is considering updating the Future Land Use Plan/Map in this regard and would like to update the map so that the land use color on the map is reflecting the desired commercial use or the established commercial use actually on the property. In your case, the Future Land Use Plan shows your property as Office Research and Manufacturing (purple on the map) and the Village proposes this be changed to red or "commercial" to be consistent with the current B-2, General Retail Business District zoning. A copy of the current Future Land Use Map and a map noting these proposed changes are enclosed for your reference. Also, please note that a Future Land Use Map change would not mean a zoning change on the Zoning Map so your B-2 zoning and its associated rights would remain the same.


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We would like to extend an invitation to you to meet with us in order to answer any questions or to provide additional information. Also, you may also have some additional information about your property/business that may be helpful for us to know about.

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630.434.5460  
FAX 630.434.5495

Please feel free to contact Lori Sommers, the staff planner for the project, to set up a convenient meeting date and time. Lori can be reached at 630.434.6893. We very much look forward to the opportunity of talking with you.

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Joseph Skach, AIA, AICP, NCARB  
Director, Planning and Community Development

Attachments

c: Rick Ginex, Village Manager  
Don Rosenthal, Director, Code Services  
File



Via Facsimile and Post

February 11, 2004



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Dennis J. Jones  
Hinsdale Bank and Trust Company  
25 East First Street  
Hinsdale, IL 60521

**Re: 1111 Warren Avenue; Proposed Community Bank with Drive-Thru Facility;  
Special Use**

Dear Mr. Jones,

Thank you for the opportunity for the Staff Development Team (SDT) to provide a preliminary review of the concept plan for the proposed Community Bank of Downers Grove. The Future Land Use Plan designates the property as Office Research and Manufacturing, however, consistent with past practice the property is zoned B-2, General Retail Business District. A Drive-Thru facility is a listed use requiring Special Use approval in the B-2 zoning district.

At this preliminary stage, the SDT offers the following observations to address in a future submission:

1. Provide a recent Plat of Survey/existing site plan accurately indicating existing conditions. Consolidation of the two existing lots is recommended as part of the petition process.
2. Provide a revised Site Plan indicating all building related dimensions, parking space and drive aisle dimensions, gross square footage calculations (measured outside wall to outside wall), setbacks of all structures and parking, and other dimensions demonstrating compliance with Code criteria. Note that the proposed building currently encroaches 2.5 feet into the required front yard (based on the indicated 35 foot height). The site plan or a separate context diagram should be expanded/provided to indicate curb cuts to the north of the property and proximity of the railroad to the south. Off-site improvements/repairs such as sidewalk and streetscape improvements are proposed they should be noted on plans. Exterior refuse storage should be provided for in an architecturally compatible enclosure and verification should be provided indicating the enclosure shown is adequate to contain refuse at all times.
3. Provide a parking and traffic impact assessment particularly in light of both the proximity to the railroad tracks and the temporary parking arrangement during construction. Reconfiguration of the proposed parking space geometry may be required. Please note that the size of angled parking spaces is measured as the smallest rectangular area within the parking space. Section 28-1405(a), *Size of Parking Spaces*, requires parking spaces to be no less than 9 feet wide and 18.5 feet deep. The measurement of the proposed spaces vary (see attached diagram). Note that accessible spaces are to be provided in addition to the Code-calculated parking requirement. Also note that at least six spaces shown on the proposed plan are located in the required front yard adjacent to Warren Avenue.
4. Section 28-1405(a) establishes minimum driveway aisle widths of no less than 18 feet for 60-degree parking spaces. The western most drive-thru aisle should be stripped and an 18-foot drive aisle must be provided between the drive-thru and adjacent parking.



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5. Provide revised building elevation drawings indicating all building related dimensions, including height, per Code. Annotate key/major material designations on the elevation drawings. The limits of the proposed canopy structure should be indicated on the site plan. A colored/rendered representation of the completed building will be required for Plan Commission consideration and should be provided for preliminary review.
6. Provide a zoning analysis table indicating/summarizing compliance with requirements per Code (see attached sample).
7. A landscape plan denoting location and species (Latin and common name) should be submitted. Attention should be given to landscape treatment at all four property lines including required parking buffers per Section 28.1406 *Design of Off-Street Parking Areas*. The proposed freestanding signage is required to be setback 8 feet from the lot line.
8. Please note Engineering, Stormwater, Traffic, Forestry, and Water Division comments are outlined on the attached memo from the Department of Public Works dated, February 4, 2004. Fire Prevention Division requirements are attached in a memo dated January 19, 2004. As noted in our meeting January 13, 2004, a traffic study will be required, specific attention should be given to the temporary variation required to occupy the existing building.
9. For future reference I have attached a Plan Commission Application Packet. Note that a project narrative addressing/demonstrating project background (purposed project, hours of operation for bank and drive-thru, construction timeline, etc.), compliance with Code, and the conditions for approval of a Special Use (Section 28.1902 *Standards for Approval*), must be included and verbally presented to the Plan Commission at the public hearing. If any variation is requested, variation standards must also be addressed per Section 28.1803, *Standards for Granting a Variation* or other applicable sections of Code.
10. Based on the current submitted plans several variations from Code would need to be requested and considered as part of the petition process. The petition would currently consist of the following requests for variations. These are preliminary, based only on the currently submitted concept plan, and may be modified upon submission of more complete and detailed plans:
  - a. Variation from Chapter 28, Section 28.1110, *Front Yard*, for a reduction of the required front yard for the proposed building. The required front yard is based on the indicated 35-foot building height.
  - b. Variation from Chapter 28, Section 28.1519, (*Sign*) *Regulations for the B-2 General Retail District*, for a reduction of the required setback for the proposed freestanding sign.
  - c. Variation from Chapter 28, Section 28.1404, *Location of Parking Spaces*, for a reduction of the required yard(s) for proposed parking.
  - d. Variation from Chapter 28, Section 28.1410, *Number of off-street parking and off-street loading spaces required* for a reduction in the required number of off-street parking spaces. Accessible spaces must be provided in addition to spaces required by code. Please note that though submitted plans indicate 38 spaces, several spaces are shown within the required yard(s) and can only be utilized by way of an approved variation from yard requirements.

Also note, as we had originally discussed when this project was considered for the Maple Avenue and Main Street site as well as more recently on the current proposed site, the Village is committed to the goal of preserving and expanding commercial retail space in the Village's





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downtown areas. Consequently, additional consideration should be given to this possibility for this project.

The above comments are preliminary. A more detailed review will be conducted upon the receipt of more detailed and revised plans. As always, we would be happy to discuss the issues with you further. Please do not hesitate to contact me at 630-434-5520 with any additional questions.

Sincerely,

Keith R. Sbiral  
Current Development Planner

c: Charles Grund, Project Architect  
Mike Busse, Community Bank of Downers Grove  
Joseph Skach, Director, Planning and Community Development  
Mike Millette, Assistant Director Public Works, Engineering  
Jon Hall, Stormwater Manager/Engineer  
Dorin Fera, Traffic Engineering Manager  
File



**DRAFT**

**PRELIMINARY ZONING ANALYSIS**

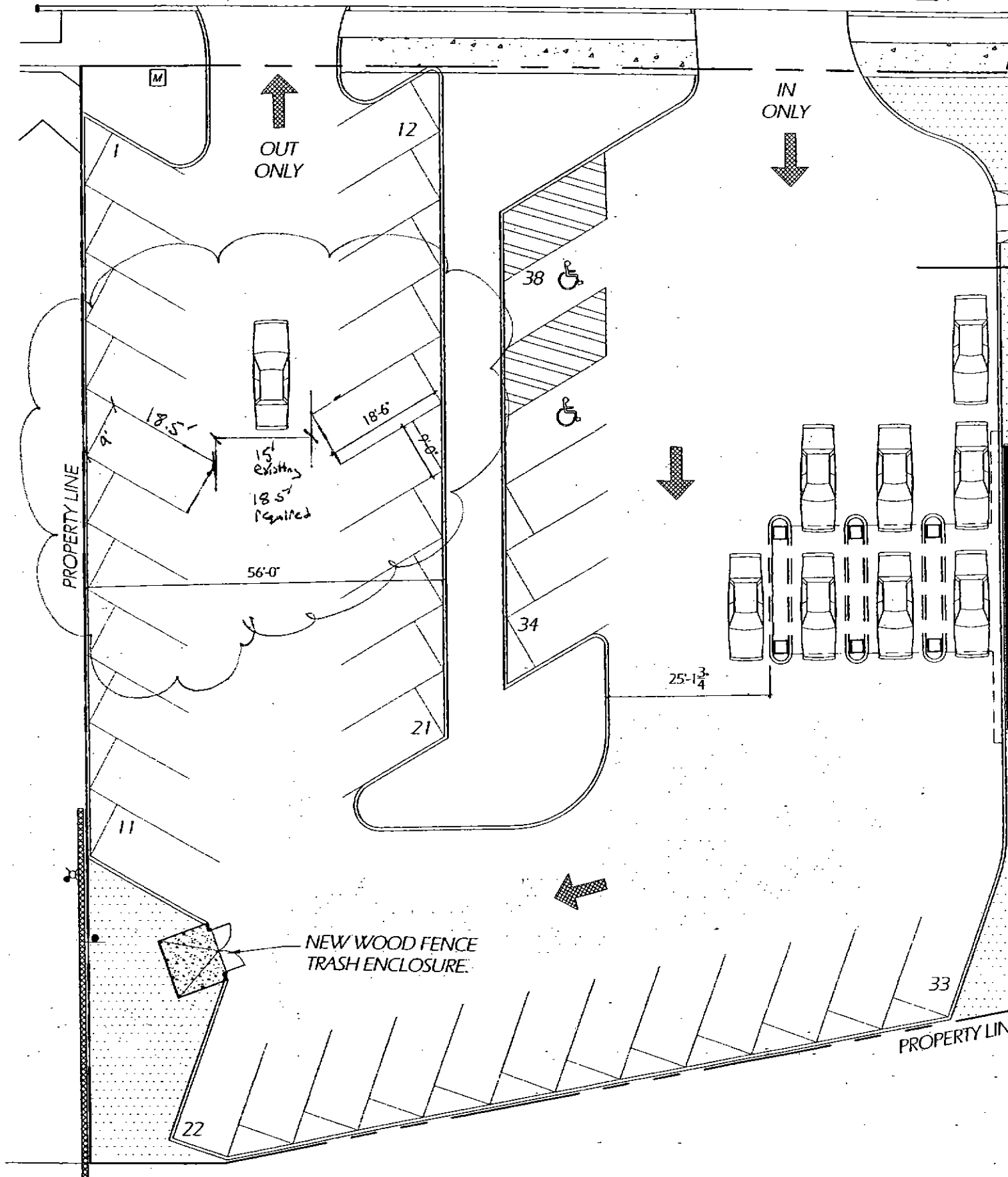
Project: Proposed Community Bank

Location: 1111 Warren Avenue

Date: 02/09/04

CRITERIA	FACTORS	REMARKS
Existing Zoning	B-2	
Proposed Zoning	B-2	
Proposed Use	Bank with Drive-Thru Corner	
Lot Type (Standard, Corner, etc.) CRITERION (Code Ref.)	FACTOR	
Lot Area (SF) (Ch. 28:)	Minimum	
Building (SF Max.) (FAR= (Ch. 28:)	0.75	
Building Coverage (SF) (Ch. 28:)	Minimum	
Green Space (SF) (Ch. 28, PD)	Minimum	
Building Height (FT) (Ch. 28:)	Maximum	
Lot Width (LF) (Ch. 28:)	Minimum	
Lot Depth (LF) (Ch. 28:)	Needed	
Front Yard Depth (LF) (Ch. 28:)	Minimum	
Side Yards Depth (LF) (Ch. 28:)	Two Side; Min.	
Rear Yard Depth (LF) (Ch. 28:)	Minimum	
Parking (1 Space(s) per XX SF= (Ch. 28:)	1 per 400 gross square feet	
Loading (1 Berth(s) per XX SF= (Ch. 28:)	NA	
	Required or Maximum B-2 Special Use	Difference (%)
	NA	NA
	25,745	-43.4
	NA	NA
	3,432 total (1,716 in the front yard)	??
	35.0'	0
	NA	NA
	NA	NA
	32.5'	+8.3
	NA	NA
	NA	NA
	37 + 2 ADA	-2.7
	36 + 2 ADA	

Sq. Ft. estimated from GIS, please provide Total Lot Area.  
 Estimated based on above square footage. Confirm that Gross Square Footage is measured outside wall to outside wall)  
 Greenspace calculations must be indicated on plans per Code.  
 Estimated based on submitted plans. Plans must indicate building height per Code.  
 Based on 25' required + 7.5' for height. Applies to Warren and Franklin.  
 ADA parking is required in addition to Code required parking.  
 Although a loading space is not required per Code, an indication of a loading plan should be provided on plans.



Chairman Jirik stated the final step is the Plan Commission's deliberation of the petition. When deliberation is over, a motion is presented. Chairman Jirik explained the motion can be to either recommend approval based on the information provided, it can be to recommend approval with changes or revisions or it can be to recommend denial. The recommendation along with the minutes, exhibits, etc. is forwarded to the Mayor and the members of the Village Council for further processing.

Chairman Jirik explained there are four items on this evening's agenda. Chairman Jirik noted with regard to one of this evening's petitions the Commission will make a final determination, and they are acting in an advisory mode for the other three petitions.

Joseph Skach, Director Planning & Community Development, asked to be recognized regarding the agenda and a petition on the agenda, and the Chairman agreed. With respect to File PC-10-04, Mr. Skach advised the Plan Commission the background conditions regarding that petition have changed. The petitioner is here this evening to address the Plan Commission but will be requesting a continuance because of those changed conditions and also requesting an opportunity to address certain outstanding issues. Mr. Skach asked the Plan Commission to consider the possibility of moving the last item on the agenda up in consideration of the request for a continuance.

Chairman Jirik responded that on occasion the Plan Commission takes petitions out of order. He asked how many people in attendance were present for the fourth item on the agenda, File PC-10-04, 5512 Main Street. As only a few people raised their hands, the Chairman noted the majority of the audience was present for other matters on the agenda. Chairman Jirik stated File PC-10-04 would remain as the last item on the agenda. Chairman Jirik explained for those wondering what Item No. 4 on the agenda is, there are petition packets available on the shelves on both sides of the Council chamber. Chairman Jirik called the public hearing to order.

**PUBLIC HEARING: FILE NO. PC-07-04** - Petition seeking: 1) Special Use approval for a drive-thru bank and 2) approval of certain variations from Code – Property located at the southwest corner of Warren and Forest Avenues, commonly known as 1111 Warren Avenue, Downers Grove, IL (PIN Nos. 09-08-121-003,-004); Community Bank of Downers Grove, Michael G. Busse/Hinsdale Bank & Trust, Dennis Jones, Owner

Chairman Jirik asked if there was a representative of the petitioner present.

Michael Busse, President of Community Bank of Downers Grove, stated he is a resident of Downers Grove living at 5472 Bending Oaks Place. He explained they are asking approval for a special use for the drive-through as well as certain variations. Mr. Busse advised he would like to talk about the non-technical aspects of the bank, and he wanted to have other people who are representing them and working with them as consultants speak to the technical issues. Chairman Jirik agreed.

Mr. Busse stated he would be explaining why they wanted the bank to be a part of Downers Grove, the organizational aspects of the bank and their philosophy regarding community banking.

Mr. Busse stated Chuck Grund of the architectural firm of Grund & Reisterer, Tom McCabe, their consulting civil engineer with Seaton Engineering, Chris Paul, their landscape architect with Green Grass and Dennis Jones, Chairman of Hinsdale Bank and Trust are all present this evening to answer any questions.

Mr. Busse noted Downers Grove has great demographics when you are thinking about a place to have a community bank. There is an excellent mix of ages, incomes, homeownership, a good combination of commercial, retail and professional businesses. There is significant opportunity for expansion. Downers Grove is a good place to live and raise a family, and it also fits into the Hinsdale Bank and Trust's plan to expand along the Burlington/Santa Fe Railroad.

Mr. Busse explained Community Bank of Downers Grove is a branch of Hinsdale Bank and Trust. Hinsdale Bank and Trust in turn is a part of Wintrust Financial Corporation, a five billion dollar financial services holding company. Wintrust has two primary lines of business; banking and personal financial asset management. On the banking side, Wintrust owns ten banks, all of which have been started as de novo banks since 1991. Wintrust is presently in negotiations to buy two more banks that would fit within that description. In total, it operates over 40 different banking entities, primarily throughout the Chicago suburban area. One of the acquisitions they are currently looking at will take them up into Wisconsin.

On the personal financial asset management side of the business, Mr. Busse explained they provide full service brokerage, personal financial asset management and advisory services as well as trust services through the Wayne Hummer Group of companies. Mr. Busse stated Wayne Hummer is another entity that is a part of the Wintrust organization.

With regard to the Hinsdale Bank, Mr. Busse stated the bank was formed and started in 1993. It presently has over \$800 million in assets and is budgeted this year to earn over \$6.5 million dollars. Other banks that are a part of Hinsdale Bank include the Riverside Bank, Bank of Clarendon Hills and the Community Bank of Western Springs.

Mr. Busse advised community banking has always been a part of the Wintrust organization, and it has some fairly well defined ideas about what a community bank should be about and what it should do. The banks always have to be full service, modern facilities that are staffed by local friendly, bright people who understand the community and who understand the need to put the customer first. Mr. Busse stressed that it is always about customer service. They also feel they have a responsibility to the shareholders to earn a fair return on their investment. They also understand that as a community bank they need to give back to the community. They need to be active, supportive and involved with the community, its residents and its businesses.

Mr. Busse stated although they have only been in business three months, he could demonstrate how they are giving back to the community. They have had three different promotions since they started. The first promotion was done in conjunction with the Tivoli. The second promotion was done in conjunction with Every Day's a Sundae, and the third promotion was done with Wannemakers. They have given out Mother's Day and Father's Day gifts, and tickets to the first run performance of the latest Harry Potter film. They will be the sponsor of the Extreme Amazon Slide and Obstacle Course in the Lot of Fun at the Downers Grove Heritage Fest this upcoming weekend. They will also be the co-sponsors of the District 58 Foundation's Kelly Miller Circus. Mr. Busse explained when they open a Founder's Account, they allow their Founders to designate one of five local, not-for-profit entities and they make a donation in their name. By the end of the June, they will have made donations of close to \$5,000 to those five entities.

With regard to the building, Mr. Busse indicated it is going to be an architecturally significant addition to downtown Downers Grove. He thinks of it as a bookend with the Tivoli for the northern part of the central business district. It will be an imposing and striking addition to downtown Downers Grove. It will also be an inviting place for their customers and for Downers Grove residents. He commented that obviously people will come to do their banking, but they will also come to have their meetings and to relax. With the approval of this bank, in the future residents will be able to come and sit by the fountain in the plaza. In the wintertime, they will be able to come in and get warm at one of the two fireplaces. Founders will be able to come and look at their names on their bricks in the plaza. Junior savers will be able to come in and make their deposits and get treat dollars. Mr. Busse expressed the hope that business people will be there to discuss deals. Senior citizens and not-for-profit organizations will be there to get free checking accounts.

Mr. Busse stated he liked to think of the building as a place people will want to come to; it will not merely be a place they are going to stop at on their way to someplace else. It will be a destination bank.

Mr. Busse turned the presentation over to Chuck Grund.

Chuck Grund, principal of Grund and Reisterer Architects, 20 North Wacker Drive, Chicago, explained he has been working with Village officials for about 3-4 months preparing this package. As the building is located on the north-south axis at the corner of Forest and Warren Avenues, they like to look at it as a bookend to the Tivoli. This is a full service bank, two stories with a full basement. Banking services occupy the entire first floor. The service end of the banking business such as safe deposit vaults, coupon booths and support services are in the basement. At the present time, the second floor has been designed as leasable space. Preliminarily they have divided that space into three separate parcels and have created a separate entry off the parking lot so that any of those professionals can come and go as they please and not interfere with banking services. The second floor also has a boardroom that is not used for bank purposes very often so it is really a room that can be used by the community. Mr. Grund pointed out in Western Springs the boardroom is used three or four times a week by members of the community.

The boardroom will have its own entry and elevator access. It is completely ADA compliant.

Mr. Grund explained they build a lot of their buildings in brick and stone because when you see a brick and stone building, the immediate reaction is permanence. The attitude of this bank group is to build to last a long time. This particular building will have brownish-reddish brick with true limestone detailing and a greenish gray slate roof. Mr. Grund acknowledged a noteworthy attitude this group has is to build in true natural materials; no concrete or imitation shingles. They try not to do renaissance stone and more often than not they are able to use real limestone.

Mr. Grund pointed out landscaping also plays a very important role in the development of this site. They sought to hire a local landscape architect, someone who is familiar with the rules and regulations in Downers Grove. Some of the variances they will be asking for have been compensated for by a significant amount of landscaping over and above what the Code requires.

Mr. Grund stated the plaza on the east side of the building is a "welcoming plaza". People that come to this bank may go inside and get their cup of coffee and cookies and then go outside and sit in the plaza for an hour. They may not transact any business. Mr. Grund noted the same thing happens as they enter the bank. The waiting area is large and welcoming and more often than not they will get two or three people who just enjoy coming to the bank sitting down and relaxing. They may not transact any business.

Mr. Grund advised incorporated with the landscape program is a complete use of the streetscape program in Downers Grove down to the sidewalk patterns, the use of stone borders as seen in the downtown area, lighting and trash containers.

Mr. Grund stated the request for a special use for a drive-through is an allowed special use in the Code. They will require a setback variation from Forest Avenue of 26 feet 9 inches as opposed to the required setback of 34 feet 8-1/2 inches. They will also require a setback variation from Warren Avenue of 24 feet 7 inches as opposed to the required 29 feet 2 inches. Mr. Grund explained these variations are necessary because of the existing 36 inch sanitary line that runs through the property from the east side, originating from Warren Avenue and continues through the west property line onto adjacent properties.

Based on their civil engineer's analysis, Mr. Grund explained they are building as close to this sanitary sewer as possible. As you drive into the site, the Fire Department needs access to the site, not only to get their trucks in but more importantly to make the turn and get their trucks out. These two issues necessitated the building being closer to Warren Avenue.

Mr. Grund advised they are also seeking a variation with regard to the location of parking spaces. The Village Code says parking in the first 25 foot setback is not allowed. They are requesting a setback from 25 feet to 3 feet six inches so that they can park some cars

in that area. Seven parking spaces would be affected. Mr. Grund pointed out there is existing parking in the setback.

Mr. Grund next referenced the request for a variation in the reduction of the front yard from 25 feet to 3 feet 6 inches for site lighting. They would like to get site lighting not only for the parking lot but closer to the sidewalk so that the pedestrian way is well lit. Mr. Grund indicated their last request for a variation is for a reduction in the number of parking spaces from 37 to 35. Mr. Grund acknowledged the traffic study shows this should not prove problematic.

Mr. Grund stated it is their belief that the requested special use and variations address and satisfy the standards for approval and standards for granting a variation. Specific to the special use requested, the drive-through is necessary and desirable for the bank. It will not be detrimental to the health, safety and general welfare of the surrounding residents or the commercial employees. It complies with the Village of Downers Grove Code requirements as well.

With respect to the listed variations, Mr. Grund explained they are in harmony with the general provisions of Village's Zoning Ordinance; they will not alter the essential character of the locality. Mr. Grund stated they believe it will enhance the local character especially from a landscaping point of view. The requested variations will not impair adequate supply of light to the adjacent properties, will not increase traffic congestion and are consistent with the current B-2 zoning designation.

In conclusion, Mr. Grund stated they were pleased to present to the Plan Commission the proposed Community Bank of Downers Grove at the intersection of Warren and Forest Avenues. Mr. Grund expressed the hope that the Plan Commission would agree that this facility will improve the quality and competitiveness of local banking services, enhance the tax base and more importantly will be a significant and vibrant addition to the expanding area of downtown Downers Grove. They also believe it will be a catalyst for new development at the north end of downtown.

Mr. Grund noted the civil engineer and the landscape architect are available to answer any questions.

Chairman Jirik asked Staff for its presentation.

Mr. Sbiral stated the bank is requesting a special use for the drive-through portion of the facility. There are five variations, four of which are for a reduction in the front yard requirements. The petitioner is proposing the redevelopment of the southwest corner of Forest and Warren Avenues. The redevelopment will be for a two-story building that is approximately 14,500 square feet, which will include four drive-through lanes, one being dedicated for a 24-hour drive-through ATM. Thirty-seven parking spaces are included on the site as well as landscaping and green space.

With respect to the special Use, Mr. Sbiral explained drive-up banking is a permitted use but is subject to special use approval per Code. This particular drive-through is proposed to be open from 7:00 a.m. to 7:00 p.m. Monday through Friday and Saturday from 8:00 a.m. to 2:00 p.m. with the exception of the 24 hour ATM drive-through.

Mr. Sbiral noted the petitioner addressed the special use criteria found in Section 28-1902 of the Zoning Ordinance.

Mr. Sbiral explained the surrounding zoning to the north is B-2 as is the site itself, to the east is B-2, and there is a small 50 foot portion of R-6 zoning to the north of the property. The Burlington Northern Santa Fe railroad tracks are to the south of the property. To the west of the property the zoning is M-1, Light Manufacturing.

Mr. Sbiral noted the Village is currently considering a Future Land Use Map change and have gone through discussions over the last year to change this site from the Manufacturing designation to a Red Commercial designation, which would be consistent with what is being proposed here tonight.

With respect to the site, Mr. Sbiral stated the proposed lot and building meets or exceeds all of the bulk requirements as far as lot area, gross building area, floor area ratio and building height. Mr. Sbiral noted the building is just under 35 feet in height.

With respect to the variations that are being required with regard to the yards and setbacks, Mr. Sbiral noted with regard to Warren Avenue, the figures in Table 3 are in error. He pointed out the figures shown on the front page of the Staff report are correct. The building itself is being requested to have a variation. There is a sewer line on the south side of this building, and parking and access requirements to the west necessitate the building being placed where it is. The variations as noted are between 15 and 17 percent for the building setbacks. The parking setback as well as the screening and lighting standards for the parking lot are also being requested to allow an additional seven parking spaces.

With respect to the parking variation itself, Mr. Sbiral stated 37 parking spaces are required, and the petitioner is providing 35 spaces and two required handicap accessible spaces for a 5.41% parking variation request.

With respect to green space, Mr. Sbiral advised the proposed plan significantly exceeds the green space requirements by several hundred percent.

With respect to the proposed signage, Mr. Sbiral stated there are proposed signs for the front of the building as well as a monument sign at the corner of Warren and Forest Avenues. Mr. Sbiral noted the Village Council instituted a sign moratorium in May of this year. Permits will have to be sought after the moratorium has ended and at the time of construction of the building.

With respect to stormwater management, Mr. Sbiral pointed out there is a localized poor drainage area as well as a flood plain area on the site. The petitioner, as well as the Village Stormwater Management Staff, met with the County. The localized poor drainage area will require additional management methods as far as how the bank is going to provide some storage area for water. This is all being handled through the County appeal process and is mentioned in the Public Works' memo. Mr. Sbiral noted Jon Hall, Stormwater Engineering Manager, is present if there are any specific questions about stormwater management.

With respect to traffic and parking, Mr. Sbiral stated the only issue beyond the variation is that during the temporary construction period there will be some juggling of parking spaces as they build the new building and maintain their presence in the existing building and then tear down that building.

With respect to the Fire Department, Mr. Sbiral advised the Fire Prevention Division of the Fire Department has found the proposed plans acceptable.

In conclusion, Mr. Sbiral stated Staff concurs to recommend that the Plan Commission consider forwarding a positive recommendation to the Village Council regarding the proposal subject to the following conditions:

1. All delivery and loading/unloading operations shall occur on site;
2. All storage of refuse shall occur completely in appropriate and architecturally compatible enclosures at all times;
3. The existing structure must be removed not more than 90 days from the issuance of a certificate of occupancy for the new structure;
4. Compliance with the Public Works requirements and conditions prior to the issuance of permits as outlined in their memorandum dated June 14, 2004 and with all the Fire Prevention Division requirements and conditions as outlined in their memorandum dated May 19, 2004;
5. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information;
6. This recommendation is further conditioned that it is the Petitioner's obligation to maintain compliance with all applicable Federal, State and Village laws, ordinances, regulations and policies.

Mr. Sbiral stated he would be happy to answer any questions.

Chairman Jirik asked if there was anyone in the audience who wished to speak for or against this petition. There was no response, and Chairman Jirik closed the public participation portion of the Public Hearing.

Chairman Jirik next asked if there were any questions or comments from the Plan Commission members.

For the record, Mr. Nicholaou asked Mr. Hall if he was comfortable with what is being proposed. Mr. Hall responded the petitioner has been working hard to address all the stormwater issues as outlined in the Public Works memo. He acknowledged that there are some significant issues on the site. They will need a variance from DuPage County for parking lot elevation relative to the flood plain. Mr. Hall noted that is a fairly new revision to the flood plain. While the petitioner is working hard to correct that issue, it will affect the timetable of the issuance of the eventual permit. Mr. Hall stated because this summer the site will officially be mapped on the FEMA floodplain maps, the petitioner would have to obtain a Letter of Map Revision from FEMA to officially remove the northern part of the site from the flood plain so that the building will not be considered to be in the flood plain. Mr. Hall indicated, if the petitioner takes all the necessary steps and follows all the rules, there should not be an issue or a problem from a stormwater perspective.

Mr. Griesbaum congratulated the group on a great-looking building and presentation on how much involved the bank will be with the community of Downers Grove. With respect to parking, Mr. Griesbaum asked Staff how does this compare to other banks in the area, like Bank One up on Ogden Avenue or West Suburban Bank on Main Street off of Maple Avenue. Mr. Sbiral indicated he did not know but pointed out the variation from Code is relatively small, five percent with the two spaces. Mr. Sbiral stated he would have to look at the plans of the banks Mr. Griesbaum mentioned to see how they match up to current Code.

Mr. Griesbaum asked for clarification of Condition No. 1 in Staff's recommendation. Mr. Sbiral explained for any building less than 40,000 square feet our Zoning Code does not require a specific loading area be implemented on the site. However, rather than loading and unloading of deliveries off of the street, the Village prefers that this be done on site.

Mr. Waechtler asked Mr. Sbiral to point out where that loading/unloading area would be located. Mr. Sbiral commented it is not specifically shown on the site plan, but it could be in any of the areas on the east side of the parking lot. Mr. Waechtler asked if the petitioner knew where that loading/unloading would occur. Mr. Grund referenced the bottom left corner of the building, which is where the secondary entrance is located for elevator access and access to the professional offices on the second floor as a possible loading/unloading area. Mr. Grund commented most deliveries to their other banking facilities occur in the morning. Mr. Grund also noted there is room at the side of the drive-through canopy for a truck to pull in, come across the site, unload and move on. For clarification, Mr. Waechtler asked how many times a day would loading/unloading occur. Mr. Busse advised it would occur very infrequently. Mr. Dennis Jones of Hinsdale Bank stated the Downers Grove site would have more room than any of their current sites. The two largest trucks that will frequent this location are the cash truck and an on-site document shredding truck, which occurs once a week and takes 15-20 minutes.

Mr. Stark asked someone to point out on the map where the railroad tracks are. He questioned if the railroad tracks were on the property line. Mr. Sbiral noted where the railroad tracks are located and that they are in the BNSF right of way.

Mr. McCormick asked the petitioner about the construction timetable, assuming the Village Council approves the project. He explained he travels through that intersection on a fairly regular basis. He expressed concern regarding the effect of construction on traffic at the Warren and Forest Avenue intersection. Mr. Grund stated there are 18 months remaining on the lease of the existing facility. Mr. Grund indicated 18 months from today their hope would be to have the new building constructed and be in the process of taking down the small building and creating the parking lot. There may be some time issues in obtaining the permitting in terms of the flood issues. They remain optimistic that they would be up and running in 18 months. With regard to the actual construction period, Mr. Grund stated these buildings take as few as nine months or as many as twelve months, generally speaking. The site plan in the Plan Commission packet shows construction traffic coming in off of Warren Avenue so that they stay away from the Warren-Forest intersection. There will be a construction in and out entry as well as maintaining a portion of the existing parking lot for customers. There would be a cyclone fence around the site, and the remaining portion of the lot servicing the existing building would have its own entry.

Mr. Waechtler asked if they have typically incorporated three drive-through lanes and one ATM lane at their other banks. Mr. Dennis Jones responded that the Riverside bank does not have any drive-through lanes. The Village of Riverside does not allow drive-throughs in their central business district. The Western Springs location has the same configuration as is proposed for the Downers Grove location. At the Hinsdale location, there is a separate drive-through facility north of the railroad tracks, which also has the same configuration as this location. Clarendon Hills is a tighter site and has two drive-through lanes. Mr. Waechtler explained his reason for asking this question is because the petitioner is requesting a variation from the setback on Forest Avenue. He questioned if the elimination of one drive-through lane would reduce some of the requested setback variation. The response was that it would not reduce the requested setback variation. Mr. Waechtler asked, if the building was moved towards the drive-through lanes to the west and one drive-through lane was eliminated, could this reduce the requested setback variation. Mr. Jones stated the traffic study was done with this configuration drive-through lanes and the stacking is key. If you reduce it by one lane, you may have more cars waiting in the line to get service. The current plan shows three, potentially four cars in the stacking mode. Mr. Waechtler asked Mr. Jones if they have a stacking problem at their Clarendon Hills bank, which has two drive-through lanes and an ATM lane. Mr. Jones responded it is not a big problem. He pointed out Clarendon Hills has 6,000 residents. Mr. Jones stated the projections relative to the level of banking activity that they anticipate in a handful of years would require this kind of configuration. Mr. Jones explained they are building for five to ten years from now. Mr. Jones pointed out they do not really know what the banking world will be like ten years from now and expressed the possibility that drive-throughs may become passé. Mr. Jones stated their traffic study

indicates that as long as they have appropriate passing capability in the parking lot itself there should not be a problem.

Mr. Waechtler next referred to page 16 of the traffic study prepared by their consultant. Mr. Sbiral acknowledged that Metro Transportation did the traffic study. Mr. Waechtler noted the configuration shown on page 16 is rather interesting. As you go south on Forest there is a major stop sign and a pathway crossing. As you go north on Forest over the railroad tracks there is no stop but it does say you have to yield to pedestrians. Mr. Waechtler noted Warren Avenue has a major stop sign as you are going east. Mr. Waechtler stated the delays at that intersection went from 27.7 seconds to 31.6 seconds. That seems to be minimal, but it is a 14.1% increase. That was the weekday a.m. peak hour. The weekday p.m. peak hour went from 18.7 seconds to 24 seconds, which is a 28.3% increase. Saturdays are a little better because there is no commuter traffic. Saturdays went 17.7 seconds to 19 seconds, which was a 7.3% increase. Mr. Waechtler asked if the Village's Traffic Engineer feels this is a significant impact on that intersection. Mr. Sbiral responded the level of service does not change in those situations, and the Village's Traffic Engineer concurs in the Public Works memo.

With reference to the first page of the Staff report, Chairman Jirik referenced variations four and five, which are for a fairly significant amount and asked Staff for confirmation that the intent was for a fairly specific variation for a specific activity as opposed to just a variation. Mr. Sbiral agreed and stated Number Four is specific only for placing portions or entire parking spaces inside of that 25-foot yard. Number Five takes into account two things; one is the required landscaping and screening which is shown on their landscape plan. Mr. Sbiral noted the Plan Commission has seen this requested variation in previous petitions due to the way our Ordinance is worded which states the petitioner must request that variation. Secondly, the lighting standards are located three and one-half feet from the property line. Mr. Sbiral noted that might change. Community Bank is talking to Public Works about potentially moving those lighting standards into the right of way where the Village's existing lights are now.

Chairman Jirik opined it was good to have dialog regarding intent so that there is clarity. With this clarity, Chairman Jirik stated looking at Warren Avenue requested variation Number Three has a smaller change from the 29 feet 2 inches required to 24 feet 7 inches requested. For the specified uses in variation Numbers Four and Five, the requested variation is much larger, but it is for a particular specified activity.

Mr. Sbiral stated the requested Variations Numbers Two and Three are tied specifically to the building and specifically to this site plan.

Chairman Jirik asked if there were any further questions or comments. Hearing none, Chairman Jirik called for a motion noting that the Plan Commission is in a recommendation mode with regard to this petition.

**WITH RESPECT TO FILE NO. PC-07-04, MR. GRIESBAUM MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO**

**THE VILLAGE COUNCIL REGARDING THE PROPOSAL TO CONSTRUCT A NEW 14,578 SQUARE FOOT BANK AND OFFICE BUILDING TO INCLUDE A DRIVE-UP (BANK AND ATM COMPONENT) INCLUDING REQUESTED VARIATIONS SUBJECT TO THE FOLLOWING:**

- 1. ALL DELIVERY LOADING/UNLOADING OPERATIONS SHALL OCCUR ON SITE;**
- 2. ALL STORAGE OF REFUSE SHALL OCCUR COMPLETELY IN APPROPRIATE AND ARCHITECTURALLY COMPATIBLE ENCLOSURES AT ALL TIMES;**
- 3. THE EXISTING STRUCTURE MUST BE REMOVED NOT MORE THAN 90 DAYS FROM THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE NEW STRUCTURE;**
- 4. COMPLIANCE WITH ALL PUBLIC WORKS REQUIREMENTS AND CONDITIONS PRIOR TO THE ISSUANCE OF PERMITS AS OUTLINED IN THEIR MEMORANDUM DATED JUNE 14, 2004, AND WITH ALL FIRE PREVENTION DIVISION REQUIREMENTS AND CONDITIONS AS OUTLINED IN THEIR MEMORANDUM DATED MAY 19, 2004;**
- 5. ANY CHANGES TO THE CONDITIONS REPRESENTED BY THE PETITIONER AS THE BASIS FOR THIS PETITION, WHETHER THOSE CHANGES OCCUR PRIOR TO OR AFTER VILLAGE APPROVAL, SHALL BE PROMPTLY REPORTED TO THE VILLAGE. THE VILLAGE RESERVES THE RIGHT TO RE-OPEN ITS REVIEW PROCESS UPON RECEIPT OF SUCH INFORMATION.**
- 6. THIS RECOMMENDATION IS FURTHER CONDITIONED THAT IT IS THE PETITIONER'S OBLIGATION TO MAINTAIN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE LAWS, ORDINANCES, REGULATIONS, AND POLICIES.**

**MR. NICHOLAOU SECONDED THE MOTION.**

Chairman Jirik asked if there were any further questions regarding the variations requested. Chairman Jirik asked if the intent of Mr. Griesbaum's motion was to recommend approval of the requested variations as outlined in the Staff report, and Mr. Griesbaum and Mr. Nicholaou concurred.

Mr. Waechtler asked if Condition Number Four, which references Public Works requirements, includes any County stormwater issues. Mr. Hall responded that the County issues were identified in the Public Works memo dated June 14, 2004. Hearing no further questions, Chairman Jirik asked for a roll call:

**ROLL CALL:**

**AYE: Mr. Griesbaum, Mr. Nicholaou, Mr. Kahlke, Mr. McCormick, Mrs. Reynolds, Mr. Stark, Mr. Waechtler, Chairman Jirik**

**NAY: None**

**Motion passed unanimously.**

Chairman Jirik announced anyone wishing to follow the review process to determine the date when this would be scheduled before the Mayor and Village Council should contact Staff. Mr. Sbiral stated because of the 4<sup>th</sup> of July holiday, this petition would probably be heard at the second workshop date in July.

**PUBLIC HEARING: FILE NO. PC-08-04** – Petition seeking final plat approval for the Pettit Resubdivision (3 single family lots) – Property located on the west side of Plymouth Street, approximately 172 feet south of 61<sup>st</sup> Street, commonly known as 6124 Plymouth Street, Downers Grove, IL (PIN 09-18-410-003); Gregg Pettit, Petitioner/Owner

Chairman Jirik asked if there was a representative of the petitioner present.

Greg Pettit, 6124 Plymouth Street, Downers Grove, stated in 1979 he and his wife purchased a house on three acres of land in Downers Grove on Plymouth Street. In about 1985, the Ponstein Builders group came through and advised them they were purchasing the parcel next to the Pettits and developing the area. They asked if the Pettits were interested in participating in that development. Mr. Pettit indicated they sold off two acres retaining just over one acre. Ponstein Builders put in a street right beside them. The Pettits changed their address from 61<sup>st</sup> Street to Plymouth Street, which was very difficult to explain because they did not move but merely changed their address. Mr. Pettit stated good neighbors with young children moved in. His children and the neighborhood children all grew up together. All the children are either in college or going off to college and are past the stage of playing in the lot next door. He and his wife have decided it is a good time to subdivide. They originally were just going to strike off one lot beside their lot but instead decided to divide the parcel into three lots as it is very large; 253 feet wide by 180 feet deep.

Mr. Pettit stated his belief that all concerns brought up by Staff have been addressed. They are not asking for any variations. All of the lots are at least Code or larger. Mr. Pettit asked the Plan Commission to recommend final approval of the proposed three-lot subdivision.

Chairman Jirik asked Staff for its presentation.

Mr. Sbiral explained this is a Final Plat of Subdivision request per Chapter 20 Subdivision Control Ordinance, Section 20-505, Final Plat – Petition. Mr. Sbiral stated in 1985 the property was originally annexed and rezoned as part of Plymouth Place Subdivision. The parcel is just over one acre in size, and the zoning of the property is R-3, Single Family Residential. The zoning of the properties to the north, south and east of the subject property is also R-3, Single Family Residential. The property to the west is unincorporated DuPage County, R-4, Single Family Residence. Mr. Sbiral noted the proposal is consistent with the Future Land Use Map designation of Residential, 0-6 dwelling units per acre, with a resulting density of 2.86 dwelling units per acre.



INTEROFFICE CORRESPONDENCE  
DEPARTMENT OF PUBLIC WORKS

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**To:** Stormwater and Flood Plain Oversight Committee

**From:** Jonathan Hall, P.E. *JH*  
Development Engineer / Stormwater Administrator

**Date:** August 13, 2004

**Re:** **Stormwater and Flood Plain Oversight Committee**  
**August 18, 2004 Public Hearing**  
**Agenda Item V - A**  
**Petition No. 2004-01**  
**Flood Plain Variance**  
**1111 Warren Avenue**

**Petition Summary:**

Community Bank of Downers Grove has requested a variance from Section 26-62.4 of the *Downers Grove Stormwater and Flood Plain Ordinance*, which restricts the flooding depth on parking lots to one (1) foot. This will also require a variance from Section 15-133.4 of the DuPage County *Countywide Stormwater and Flood Plain Ordinance*. Both ordinances read as follows:

4. In areas outside the regulatory floodway but within the flood plain, maximum flow depths on new parking lots shall not exceed one foot during the base flood condition and shall be designed for protection against physical flood damages. Flood hazard in parking areas below the base flood elevation shall be clearly posted.

The depth of floodwater inundation on the proposed parking lot would range from zero up to 2.7 feet in the event that the *base flood* were to occur.

**Staff Analysis:**

The Committee should carefully consider how the variance petition meets the requirements of section 26-120.10:

10. The Oversight Committee shall consider, and the Village Council may grant, such petition for a variance only when it is consistent with the general purpose and intent of this Ordinance and when the development meets the requirements specified in Section 26-51 of this Ordinance as well as the following conditions:
  - a. Granting the variance shall not alter the essential character of the area involved, including existing stream uses; and

- b. Carrying out the strict letter of the provisions of this Ordinance would create an undue or particular hardship or difficulty on a specific developer or owner; and
- c. The relief requested is the minimum necessary and there are no means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit the reasonable continuation of the development; and
- d. The applicant's circumstances are unique and do not represent a general condition or problem; and
- e. The subject development is exceptional as compared to other developments subject to the same provision; and
- f. A development proposed for a special management area could not be constructed if it were limited to areas outside the special management area.

In addition to the above criteria, please also take into consideration the following factors:

- 1. A parking lot currently exists on the site. A variance is required only because the site is being *redeveloped*.
- 2. Staff is not aware of any past flooding at the subject location.
- 3. The Ordinance requires signs to be posted in areas of the parking lot below the *base flood elevation* (26-62.4).
- 4. The bank's service hours are such that overnight parking is not necessary for customers.
- 5. The DuPage County Stormwater Management Committee will meet to discuss this variance request at their next available meeting. (This has been tentatively scheduled for September 7, 2004.) This County Committee has concurred with granting of similar variances in the past when the following criteria were met:
  - a. Compliance with all conditions in Section 15-236.10 of the *Countywide Stormwater and Flood Plain Ordinance* (identical language as Village Code Section 26-120.10).
  - b. No overnight / long-term parking.
  - c. Demonstration that the variance will not result in a negative impact to any off-site property.

**Committee Action Options:**

- 1. Recommend to the Village Council that the variance be granted.
- 2. Recommend to the Village Council that the variance be granted with modifications.
- 3. Recommend to the Village Council that the variance be granted contingent upon concurrence from the DuPage County Stormwater Management Committee.
- 4. Recommend to the Village Council that the variance be denied.

5. Continue the Public Hearing to a future date.

Written recommendation shall be made to the Council within 35 days of the public hearing's closure.

**Attachments:**

- Variance petition application
- Stormwater Permit Submittal Report dated 6/3/04
- Architectural plans dated 6/21/04