VILLAGE OF DOWNERS GROVE

COUNCIL ACTION SUMMARY

INITIATED: Applicant (Name) **DATE:** September 7, 2004

RECOMMENDATION FROM: Plan Commission (Board or Department) **FILE REF:** PC-07-04

NATURE OF ACTION:

_X_ Ordinance

___ Resolution

___ Motion

___ Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "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", as presented.

SUMMARY OF ITEM:

At their meeting of June 21, 2004 the Plan Commission unanimously recommended that a Special Use with variations be granted for the property located at 1111 Warren Avenue, for a two-story retail banking facility.

RECORD OF ACTION TAKEN:

1\wp8\cas.04\SU-ComBank-PC-07-04

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

I:\wp8\ord.04\SU-Community

COMMUNITY BANK OF DOWNERS GROVE
1111 WARREN AVENUE
DOWNERS GROVE, ILLINOIS, 60515

ARCHITECT

GRUND & RIESTERER 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

GENERAL NOTES/MATERIALS REVIEW

NO.	DATE	REASON FOR ISSUE
01	05/28/04	PLAN COMMISSION

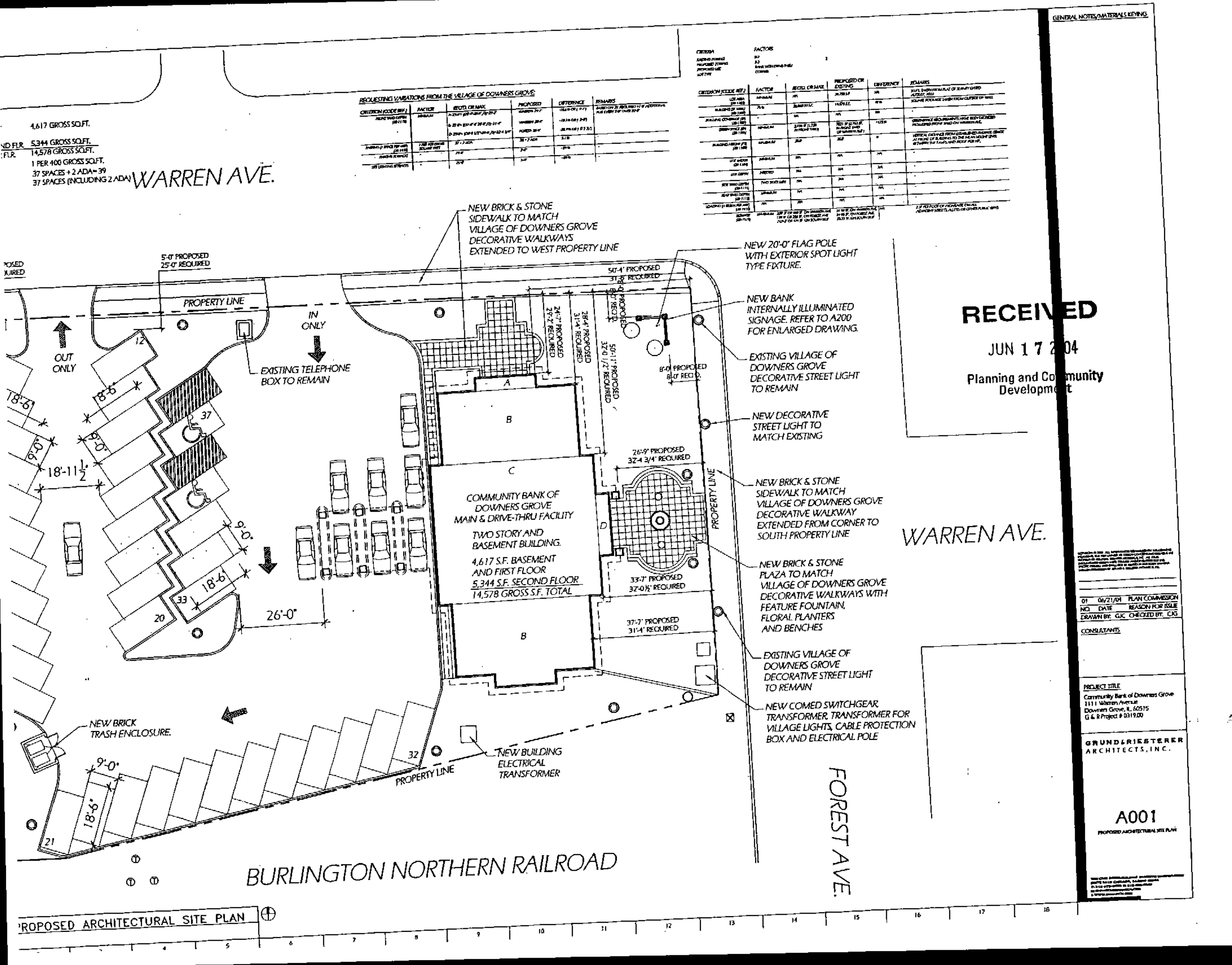
DRAWN BY: GJC CHECKED BY: CJG

CONSULTANTS

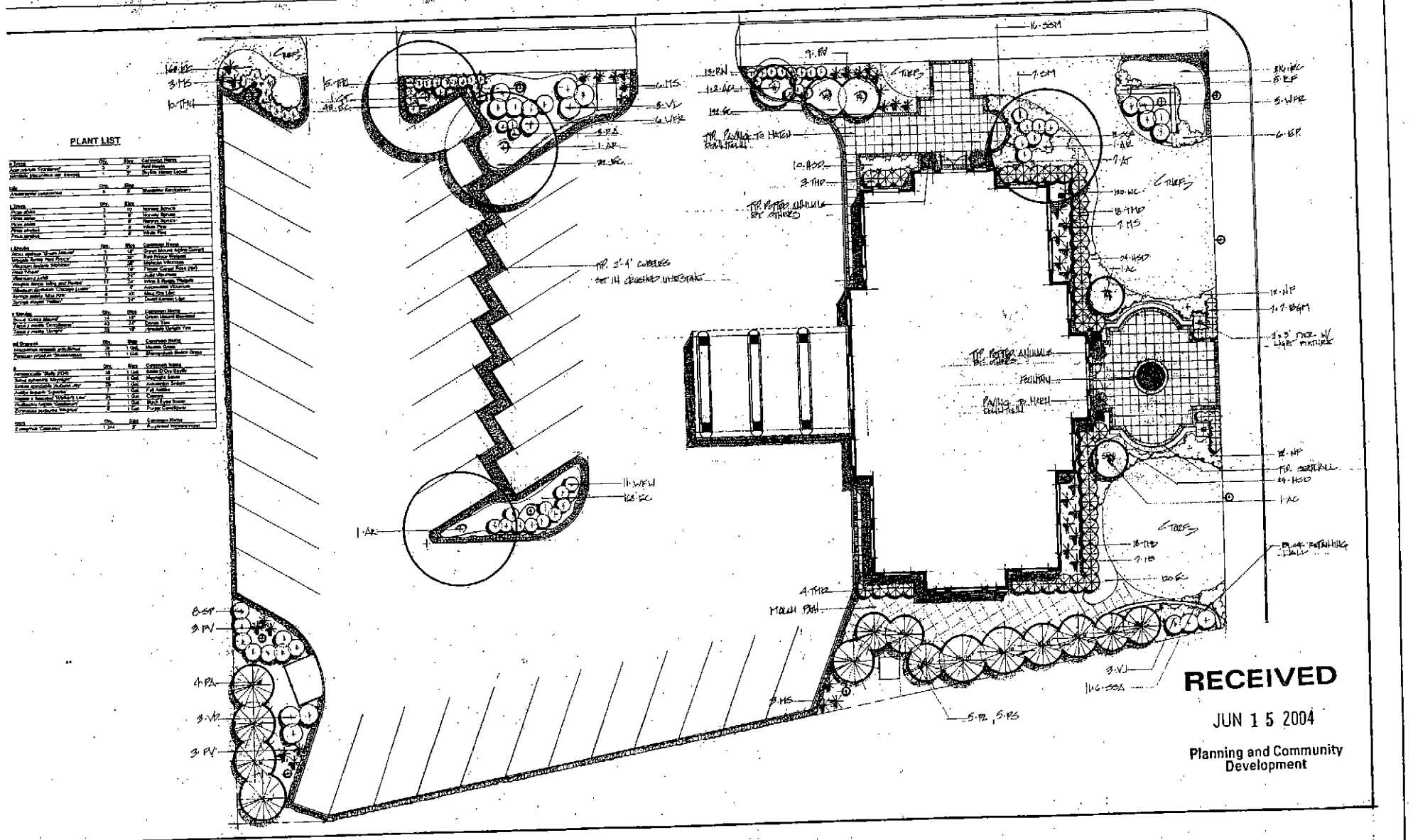
PROJECT TITLE
Community Bank of Downers Grove
1111 Warren Avenue
Downers Grove, IL 60515
G.R.A Project # 031900

GRUND&RIESTERER ARCHITECTS, INC.

A000
TITLE SHEET



4,617 GROSS SQ.FT.
5,344 GROSS SQ.FT.
14,578 GROSS SQ.FT.
1 PER 400 GROSS SQ.FT.
37 SPACES + 2 ADA= 39
37 SPACES (INCLUDING 2 ADA)
WARREN AVE.
REQUESTING VARIATIONS FROM THE VILLAGE OF DOWNERS GROVE
NEW BRICK & STONE SIDEWALK TO MATCH VILLAGE OF DOWNERS GROVE DECORATIVE WALKWAYS EXTENDED TO WEST PROPERTY LINE
5'-0" PROPOSED
25'-0" REQUIRED
PROPERTY LINE
OUT ONLY
IN ONLY
EXISTING TELEPHONE BOX TO REMAIN
NEW 20'-0" FLAG POLE WITH EXTERIOR SPOT LIGHT TYPE FIXTURE.
NEW BANK INTERNALLY ILLUMINATED SIGNAGE. REFER TO A200 FOR ENLARGED DRAWING.
EXISTING VILLAGE OF DOWNERS GROVE DECORATIVE STREET LIGHT TO REMAIN
NEW DECORATIVE STREET LIGHT TO MATCH EXISTING
NEW BRICK & STONE SIDEWALK TO MATCH VILLAGE OF DOWNERS GROVE DECORATIVE WALKWAY EXTENDED FROM CORNER TO SOUTH PROPERTY LINE
NEW BRICK & STONE PLAZA TO MATCH VILLAGE OF DOWNERS GROVE DECORATIVE WALKWAYS WITH FEATURE FOUNTAIN, FLORAL PLANTERS AND BENCHES
EXISTING VILLAGE OF DOWNERS GROVE DECORATIVE STREET LIGHT TO REMAIN
NEW COMED SWITCHGEAR, TRANSFORMER, TRANSFORMER FOR VILLAGE LIGHTS, CABLE PROTECTION BOX AND ELECTRICAL POLE
COMMUNITY BANK OF DOWNERS GROVE MAIN & DRIVE-THRU FACILITY
TWO STORY AND BASEMENT BUILDING.
4,617 S.F. BASEMENT AND FIRST FLOOR
5,344 S.F. SECOND FLOOR
14,578 GROSS S.F. TOTAL
50'-4" PROPOSED
31'-8" REQUIRED
24'-1" PROPOSED
29'-2" REQUIRED
28'-4" PROPOSED
31'-4" REQUIRED
50'-11" PROPOSED
32'-0 1/2" REQUIRED
8'-0" PROPOSED
8'-0" REQ'D.
26'-9" PROPOSED
32'-4 3/4" REQUIRED
33'-7" PROPOSED
32'-0½" REQUIRED
37'-7" PROPOSED
31'-4" REQUIRED
18'-11½"
18'-6"
9'-0"
26'-0"
NEW BRICK TRASH ENCLOSURE.
NEW BUILDING ELECTRICAL TRANSFORMER
BURLINGTON NORTHERN RAILROAD
FOREST AVE.
WARREN AVE.
RECEIVED
JUN 17 2004
Planning and Community Development
GENERAL NOTES/MATERIALS KEYING
01 06/21/04 PLAN COMMISSION
NO. DATE REASON FOR ISSUE
DRAWN BY: GJC CHECKED BY: CJG
CONSULTANTS
PROJECT TITLE
Community Bank of Downers Grove
1111 Warren Avenue
Downers Grove, IL 60515
G & R Project # 0319.00
GRUNDERIESTERER ARCHITECTS, INC.
A001
PROPOSED ARCHITECTURAL SITE PLAN
PROPOSED ARCHITECTURAL SITE PLAN



PLANT LIST			
Trees	**Qty.**	**Size**	**Common Name**
Acer rubrum 'Franksred'	3	3"	Red Maple
Amelanchier x grandiflora 'Autumn Brilliance'	1	3"	Serviceberry 'Autumn Brilliance'
Palms	**Qty.**	**Size**	
Chamaerops humilis	6	B+	Mediterranean Fan Palm
Evergreen Trees	**Qty.**	**Size**	
Abies concolor	3	6'	White Fir
Picea abies	3	6'	Norway Spruce
Picea pungens	1	6'	Blue Spruce
Pinus nigra	1	6'	Austrian Pine
Pinus strobus	2	6'	White Pine
Deciduous Trees	**Qty.**	**Size**	**Common Name**
Betula nigra 'Heritage'	5	12'	Heritage River Birch
Cercidiphyllum japonicum	3	3"	Katsura Tree
Gleditsia triacanthos inermis 'Skyline'	3	3"	Skyline Thornless Locust
Liquidambar styraciflua 'Rotundiloba'	3	3"	Fruitless Sweetgum
Malus 'Prairifire'	3	3"	Prairifire Crabapple
Quercus bicolor	3	3"	Swamp White Oak
Quercus rubra	3	3"	Northern Red Oak
Tilia cordata 'Greenspire'	3	3"	Greenspire Linden
Shrubs	**Qty.**	**Size**	**Common Name**
Aronia melanocarpa 'Autumn Magic'	11	24"	Autumn Magic Chokeberry
Buxus x 'Green Velvet'	43	18"	Green Velvet Boxwood
Cornus sericea 'Kelseyi'	11	24"	Kelsey Dwarf Red Osier Dogwood
Euonymus alatus 'Compacta'	7	24"	Compact Burning Bush
Hydrangea paniculata 'Grandiflora'	7	24"	Peegee Hydrangea
Juniperus chinensis 'Sea Green'	3	24"	Sea Green Juniper
Juniperus chinensis 'Sea Spray'	3	24"	Sea Spray Juniper
Juniperus horizontalis 'Wiltonii'	3	18"	Wilton Carpet Juniper
Juniperus sabina 'Tamariscifolia'	3	24"	Tamarix Juniper
Juniperus scopulorum 'Moonglow'	3	24"	Moonglow Juniper
Juniperus virginiana 'Grey Owl'	3	24"	Grey Owl Juniper
Physocarpus opulifolius 'Dart's Gold'	3	24"	Dart's Gold Ninebark
Rhus aromatica 'Gro-Low'	3	24"	Gro-Low Fragrant Sumac
Spiraea x bumalda 'Anthony Waterer'	3	18"	Anthony Waterer Spirea
Taxus x media 'Hicksii'	3	24"	Hicks Upright Yew
Taxus x media 'Tauntonii'	3	24"	Taunton Spreading Yew
Taxus x media 'Upright'	3	24"	Upright Yew
Perennials	**Qty.**	**Size**	**Common Name**
Calamagrostis acutiflora 'Karl Foerster'	36	1 Gal.	Karl Foerster Feather Reed Grass
Hemerocallis 'Stella d'Oro'	36	1 Gal.	Stella D'Oro Daylily
Hosta 'Francee'	12	1 Gal.	Francee Hosta
Hosta 'Frances Williams'	12	1 Gal.	Frances Williams Hosta
Hosta 'Sum and Substance'	12	1 Gal.	Sum and Substance Hosta
Iris germanica 'Immortality'	24	1 Gal.	Immortality White Iris
Iris germanica 'Jane Phillips'	24	1 Gal.	Jane Phillips Iris
Iris germanica 'Wabash'	24	1 Gal.	Wabash Iris
Liatris spicata 'Kobold'	36	1 Gal.	Kobold Gayfeather
Rudbeckia fulgida 'Goldsturm'	24	1 Gal.	Goldsturm Black-Eyed Susan
Sedum x 'Autumn Joy'	12	1 Gal.	Autumn Joy Sedum
Vines	**Qty.**	**Size**	**Common Name**
Euonymus fortunei 'Coloratus'	1,344	2"	Purpleleaf Wintercreeper

RECEIVED
JUN 15 2004
Planning and Community Development

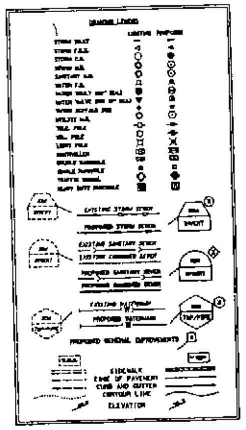
ss Grove, IL
1 Warren Ave.
: 1/8"=1'-0"
- 8, 2004
HSch / C.Paul

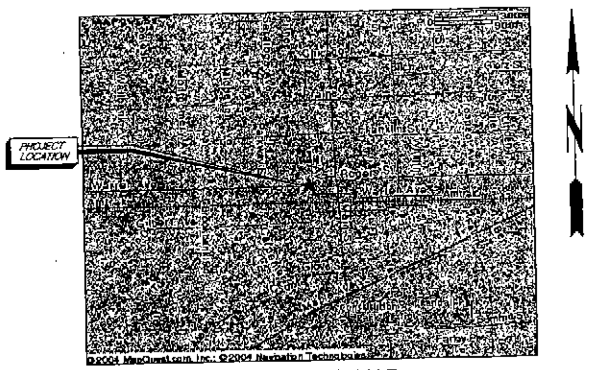
GREEN GRASS, INC.

COMMUNITY BANK of DOWNERS GROVE

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

RECEIVED
JUN 1 5 2004
Planning and Community Development





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

48 Hours Before You Dig (TWO WORKING DAYS)

SETON ENGINEERING SERVICE CORPORATION

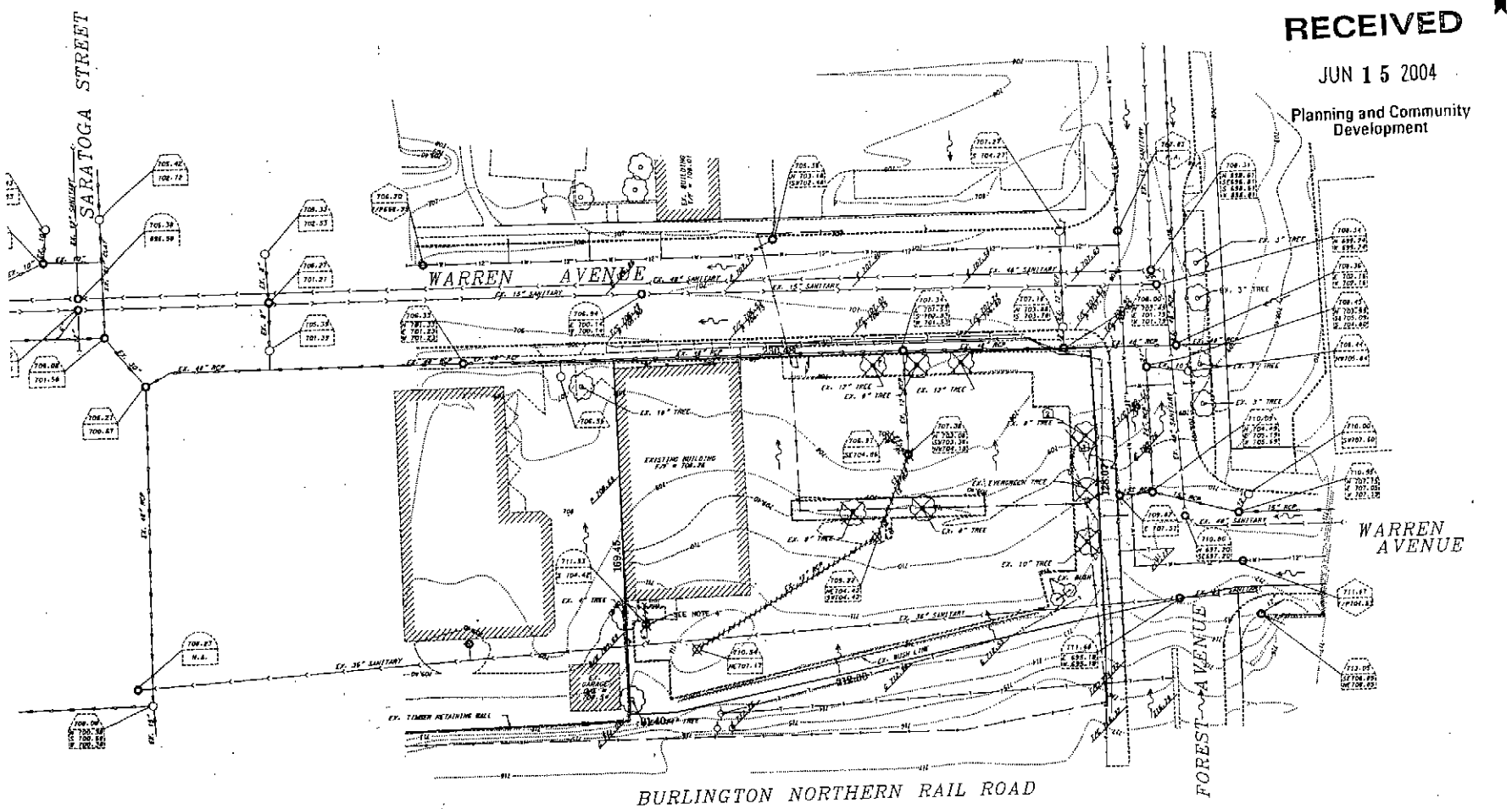
THESE PLANS ARE NOT VALID UNLESS SIGNED AND SEALED BY SETON ENGINEERING

REVISIONS			
NO.	BY	DATE	DESCRI
1	PAS	4/29/04	PER VILLA
2	JAC	05/12/04	PER VILLA

SETON ENGINEERING SERVICE CORPORATION CIVIL ENGINEERS
WWW.SETONCIVIL.COM
35 WEST SLADE ST. PALATINE, ILLINOIS 60067-6010

TITLE SHEET
COMMUNITY BANK OF DOWNERS GROVE
1111 WARREN AVENUE
DOWNERS GROVE ILLINOIS

DRAWN: DJG
DESIGNED: JRK
CHECKED: TJM
DATE: 03/15/20
SCALE H: NONE
SCALE V: NONE
PROJECT 2004017
SHEET NO. C1
OF 10 SHEE



ELEVATION CALLOUTS

T/C = TOP OF CURB
D/C = DEPRESSED CURB
S/W = SIDEWALK
P = PAVEMENT
G = GROUND
B/R = BOTTOM OF RETAINING WALL
T/R = TOP OF RETAINING WALL
T/F = TOP OF FINISHED FLOOR
T/F = TOP OF FOUNDATION
G/F = GARAGE FLOOR

RECEIVED
JUN 15 2004
Planning and Community Development

NOTES

1. THE CONTRACTOR HAS THE OPTION OF REMOVING THE FRAME, GRATE, AND CORE AND FILLING THE STRUCTURE, PROVIDING NO CONFLICT WITH FUTURE WORK.
2. THE CONTRACTOR HAS THE OPTION OF ABANDONING EXISTING PIPE IN PLACE, PROVIDING NO CONFLICT WITH FUTURE WORK.
3. PIPE AND STRUCTURE(S) NEAR BUILDING AND OVERHANG MUST BE REMOVED.
4. EXISTING SANITARY SERVICE TO BE REMOVED AT MAIN AND MAIN REPAIRED.

LEGEND

- EXISTING STORMWATER FLOW DIRECTION
- CONIFER TREE REMOVAL
- DECIDUOUS TREE REMOVAL
- STRUCTURE REMOVAL (SEE NOTES 1 & 3)
- PIPE REMOVAL (SEE NOTES 2 & 3)

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	PKS	4/29/04	PER VILLAGE A
2	JMC	05/26/04	PER VILLAGE A

SETON ENGINEERING SERVICE CORPORATION
CIVIL ENGINEERS
WWW.SETONCIVIL.COM
35 WEST SLADE ST. PALATINE, ILLINOIS 60067-5010
PHONE: (847) 776-7200 FAX: (847) 776-7239

PROFESSIONAL DESIGN FIRM
LICENSE #184-002036
DATE OF EXPIRATION 4-30-05

EXISTING SITE CONDITIONS
COMMUNITY BANK OF DOWNERS GROVE
1111 WARREN AVENUE
DOWNERS GROVE, ILLINOIS

DRAWN:	DJG
DESIGNED:	JRK
CHECKED:	TJM
DATE:	03/15/2004
SCALE H:	1" = 20'
SCALE V:	NONE
PROJECT	2004017
SHEET NO.	C2

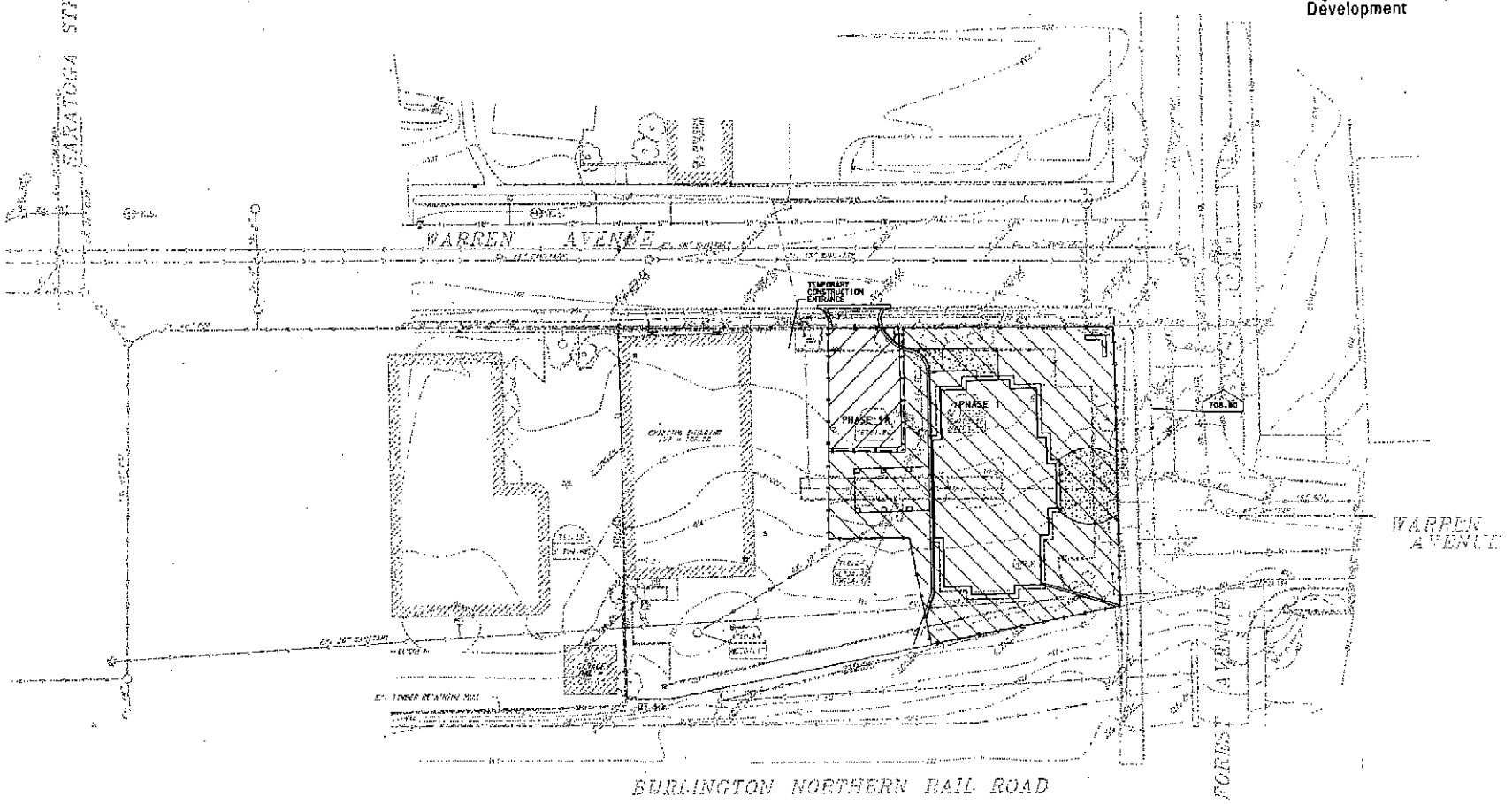
THESE PLANS ARE NOT VALID UNLESS SIGNED AND SEALED BY SETON ENGINEERING

OF 10 SHEETS

RECEIVED

JUN 15 2004

Planning and Community Development



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, GRADING, AND PAVEMENT INFORMATION.
4. ADJUST CONSTRUCTION FENCING BETWEEN PHASES.

LEGEND

- PHASE 1
- PHASE 1A
- —X— 6' CHAIN LINK FENCE (TO BE FURNISHED AND INSTALLED BY BUILDING CONTRACTOR)

REVISIONS

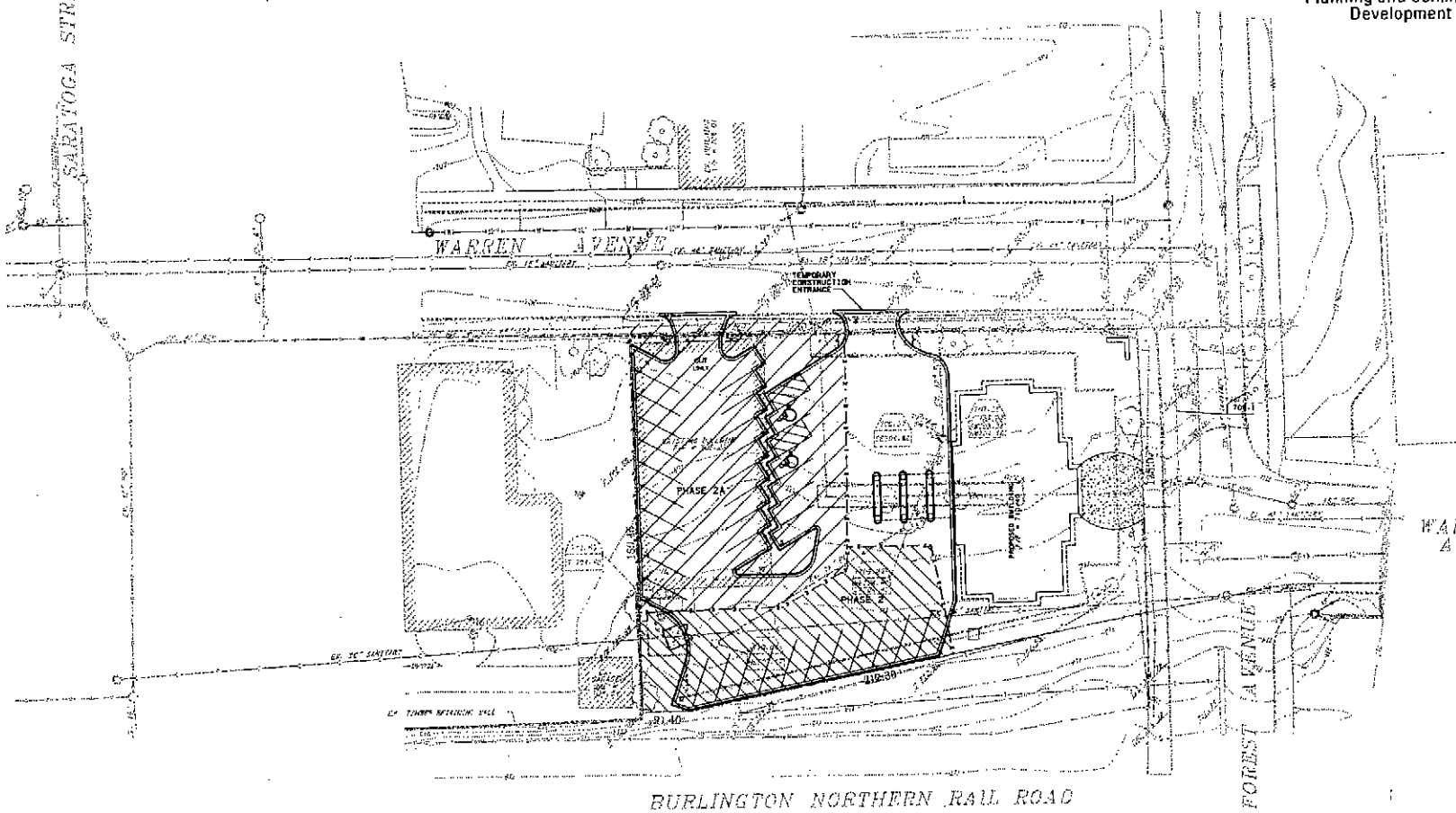
NO.	BY	DATE	DESCRIPTION
1	PSS	4/29/04	PER VILLAGE
2	JAC	05/18/04	PER VILLAGE

SETON ENGINEERING SERVICE CORPORATION
C I V I L E N G I N E E R S
35 WEST SLADE ST. PALATINE, ILLINOIS 60067-5810
PHONE: (847) 776-7200 FAX: (847) 776-7239
WWW.SETONCIVIL.COM

PROFESSIONAL DESIGN FIRM
LICENSE #184-002036
DATE OF EXPIRATION: 4-30-05

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

DRAWN:	DJG
DESIGNED:	JAK
CHECKED:	JJM
DATE:	03/15/2004
SCALE H:	1" = 20'
SCALE V:	NONE
PROJECT	2004017
SHEET NO.	C3



NOTES:

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

LEGEND

- PHASE 2
- PHASE 2A
- —X— 6' CHAIN LINK FENCE (TO BE FURNISHED AND INSTALLED BY BUILDING CONTRACTOR)

THESE PLANS ARE NOT VALID UNLESS SIGNED AND SEALED BY ARCHITECT OR ENGINEER

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	BJK	4/29/04	PER VILLAGE
2	JMC	05/03/04	PER VILLAGE

SETON ENGINEERING
SERVICE CORPORATION
CIVIL ENGINEERS
35 WEST BLADE ST. PALATINE, ILLINOIS 60067-6010
PHONE: (847) 776-7200 FAX: (847) 776-7239
WWW.SETONCIVIL.COM

PROFESSIONAL DESIGN FIRM
LICENSE #184-002036
DATE OF EXPIRATION 4-30-05

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

DRAWN:	DJO
DESIGNED:	JNK
CHECKED:	TJM
DATE:	03/15/2004
SCALE: H:	1" = 20'
SCALE: V:	NONE
PROJECT	2004017
SHEET NO.	C4

TABLE OF IMPROVEMENTS

STORM SEWER

24" CATCH BASIN: TYPE C WITH TYPE 1 FRAME AND OPEN LID
49 L.F. - 12" RCP @ 1.33%
48" CATCH BASIN: TYPE C WITH TYPE 1 FRAME AND OPEN LID
55 L.F. - 12" RCP @ 3.00%
48" CATCH BASIN: TYPE A WITH TYPE 1 FRAME AND OPEN LID
5 L.F. - 12" RCP @ 1.67%
45" x 45" x 4' REINFORCED CONCRETE STORMTRAP VAULT OR APPROVED EQUAL. FLOOR OF VAULT ELEV. = 701.85
5 L.F. - 12" RCP @ 1.67%
STORMCEPTOR STC 1200 OR APPROVED EQUAL
18 L.F. - 12" RCP @ 1.50%
PLUG EXISTING CONNECTION WITH NON-SHRINK MORTAR AND MACHINE CORE NEW CONNECTION. PROPOSED INV. = 701.53
24" CATCH BASIN: TYPE C WITH TYPE 1 FRAME AND OPEN LID
71 L.F. - 12" RCP WITH C-443 "O" RING JOINTS @ 0.50%
48" CATCH BASIN: TYPE A WITH TYPE 1 FRAME AND OPEN LID
95 L.F. - 12" RCP @ 4.81%
MACHINE CORE EXISTING STRUCTURE

SANITARY SEWER

5 L.F. - 6" D.I.P., CL. 52 SANITARY SERVICE @ 1.00%
1 INSPECTION SANITARY MANHOLE, TYPE A, 48" DIAMETER
55 L.F. - 6" D.I.P., CL. 52 SANITARY SERVICE @ 1.00%

WATERMAIN

45 L.F. - 2" TYPE K COPPER WATER SERVICE, INCLUDING CURB BOX AND AUXILIARY VALVE (DOMESTIC SERVICE)
54 L.F. - 6" D.I.P. POLYWRAPPED WATERMAIN
1 - 6" x 6" PRESSURE CONNECTION WITH 6" RESILIENT WEDGE VALVE WITH STAINLESS STEEL BOLTS IN 72" DIA. PRECAST CONCRETE VAULT.

PERMANENT PAVEMENT IMPROVEMENTS

REMOVE EXISTING SIDEWALK. REPLACE WITH PORTLAND CEMENT CONCRETE SIDEWALK, 5" THICK. INSTALL 2 THROUGH HANDICAPPED RAMPS. (TYP.)
REMOVE EXISTING CURB AND GUTTER AND REPLACE WITH DEPRESSED COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12.
REMOVE EXISTING DEPRESSED CURB AND GUTTER AND REPLACE WITH COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12. (NORMAL PITCH) (TYP.)
REMOVE EXISTING CURB AND GUTTER AND REPLACE WITH COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12. (NORMAL PITCH) (TYP.)
CONCRETE UTILITY PAD (SIZE TO BE SET BY UTILITY)
PAINT PAVEMENT MARKINGS - LINE, 4" (WHITE) PER IDOT STANDARDS AND SPECIFICATIONS (TYPICAL).
CONCRETE APRON FOR TRASH ENCLOSURE. SEE DETAIL ON SHEET C10 AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12. (NORMAL PITCH) (TYP.)
PORTLAND CEMENT CONCRETE SIDEWALK.
DEPRESSED CURB AND GUTTER AT SIDEWALKS, TYPICAL.
BITUMINOUS PAVEMENT (SEE DETAILS ON SHEET C10).
HANDICAPPED PARKING STALLS AND SIGNAGE. SEE DETAILS ON SHEET C10.
SEGMENTAL BLOCK RETAINING WALL. SEE DETAILS ON SHEET C8.
BANK SIGN (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
DO NOT ENTER SIGN (M.U.T.C.D. R5-1, 30" X 30") AND "STOP" SIGN (M.U.T.C.D. R1-1, 30" X 30") MOUNTED BACK TO BACK ON SAME POST
ONE WAY SIGN (M.U.T.C.D. R6-2L, 24" X 30")
ONE WAY SIGN (M.U.T.C.D. R6-2R, 24" X 30")

NOTE:
CURB AND GUTTER SHALL BE TYPE B-6.12 (REVERSE PITCH), UNLESS NOTED OTHERWISE.

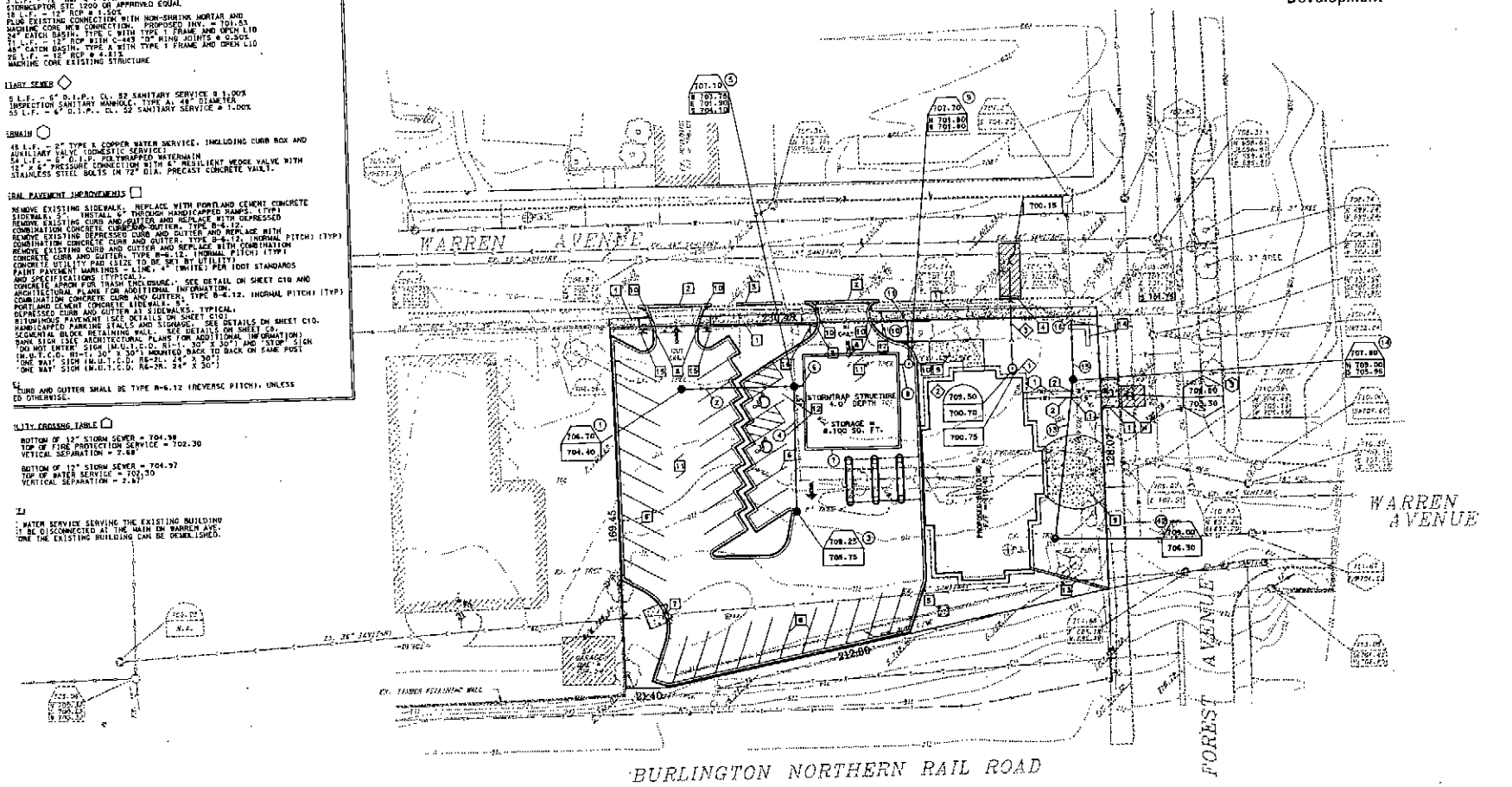
UTILITY CROSSING TABLE

BOTTOM OF 12" STORM SEWER = 704.98
TOP OF FIRE PROTECTION SERVICE = 702.30
VERTICAL SEPARATION = 2.68

BOTTOM OF 12" STORM SEWER = 704.97
TOP OF WATER SERVICE = 702.30
VERTICAL SEPARATION = 2.67

NOTE:
1. WATER SERVICE SERVING THE EXISTING BUILDING MUST BE DISCONNECTED AT THE MAIN ON WARREN AVE. BEFORE THE EXISTING BUILDING CAN BE DEMOLISHED.

RECEIVED
JUN 15 2004
Planning and Community Development



LEGEND

PAVEMENT REMOVAL AND REPLACEMENT

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

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	PAS	4/29/04	PER VILLAGE
2	JAC	05/12/04	PER VILLAGE

SETON ENGINEERING
SERVICE CORPORATION
CIVIL ENGINEERS
WWW.SETONCIVIL.COM
38 WEST SLADE ST. PALATINE, ILLINOIS 60067-5010
PHONE: (847) 778-7200 FAX: (847) 778-7230

PROFESSIONAL DESIGN FIRM
LICENSE #184-002036
DATE OF EXPIRATION 4-30-05

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

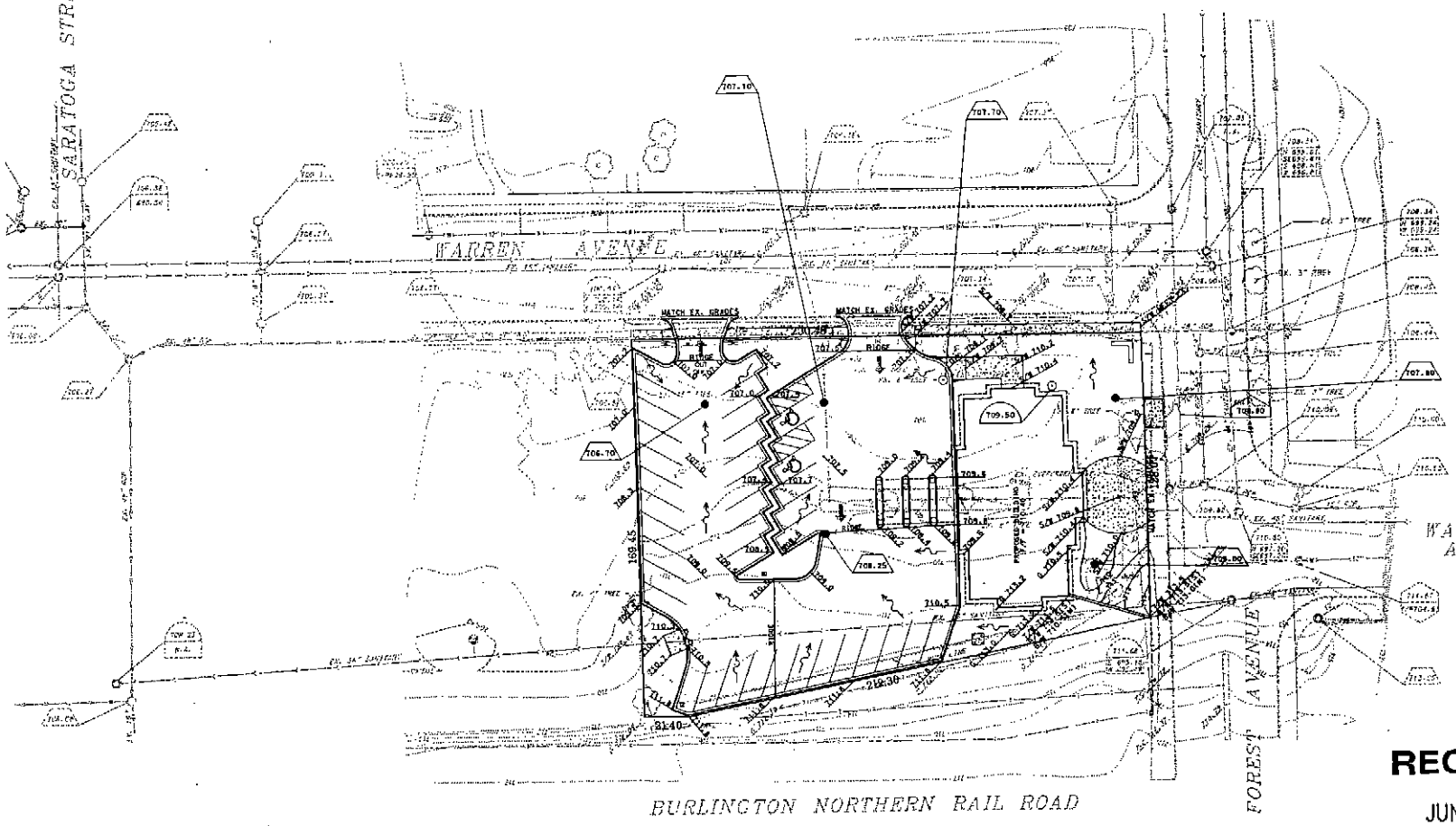
DRAWN:	DJG
DESIGNED:	JRK
CHECKED:	TJM
DATE:	03/15/2004
SCALE H:	1" = 20'
SCALE V:	NONE
PROJECT	2004017
SHEET NO.	C5
OF	10 SHEETS

ELEVATION CALLOUTS

T/C = TOP OF CURB
D/C = DEPRESSED CURB
S/W = SIDEWALK
P = PAVEMENT
G = GROUND
B/W = BOTTOM OF RETAINING WALL
T/W = TOP OF RETAINING WALL
T/F = TOP OF FINISHED FLOOR
T/F = TOP OF FOUNDATION
G/F = GARAGE FLOOR

NOTES:

1. ALL ELEVATIONS ARE PAVEMENT GRADES UNLESS NOTED OTHERWISE.
2. TOP OF CURB ELEVATIONS ARE SIX (6") INCHES HIGHER THAN PAVEMENT GRADES UNLESS NOTED OTHERWISE.



RECEIVED
JUN 15 2004
Planning and Community Development

LEGEND

PROPOSED STORMWATER FLOW DIRECTION

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

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	JAS	4/20/04	PER VILLAGE
2	JAC	05/12/04	PER VILLAGE

SETON ENGINEERING
SERVICE CORPORATION
CIVIL ENGINEERS
WWW.SETONCIVIL.COM
35 WEST BLADE ST. PALATINE, ILLINOIS 60067-5010
PHONE: (847) 776-7200 FAX: (847) 776-7239

PROFESSIONAL DESIGN FIRM
LICENSE #184-002036
DATE OF EXPIRATION: 4-30-05

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

DRAWN:	DJG
DESIGNED:	JRK
CHECKED:	JJM
DATE:	03/15/2004
SCALE H:	1" = 20'
SCALE V:	NONE
PROJECT	2004017
SHEET NO.	C6
OF	10 SHEETS

05/12/2004 02:36:24 PM

RECEIVED

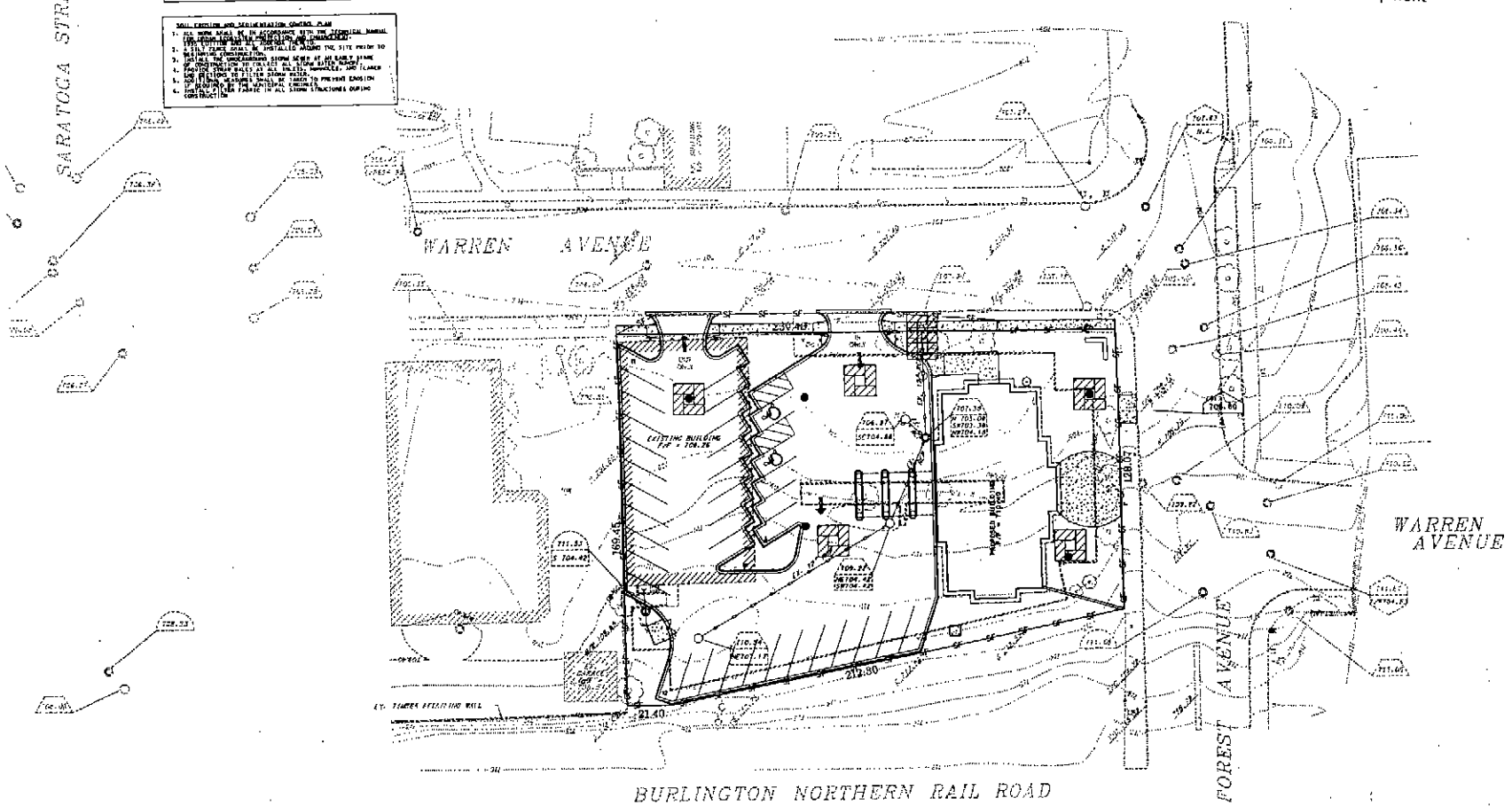
JUN 15 2004

Planning and Community Development

LEGEND

INLET AND PIPE PROTECTION

—SF— PERIMETER EROSION BARRIER (SILT FENCE)



NO.	BY	DATE	DESCRIPTION
1	PAS	4/29/04	PER VILLAGE
2	JAK	05/12/04	PER VILLAGE

REVISIONS

SETON ENGINEERING SERVICE CORPORATION
CIVIL ENGINEERS
WWW.SETONCIVIL.COM
35 WEST SLADE ST. PALATINE, ILLINOIS 60067-5010
PHONE: (847) 776-7200 FAX: (847) 776-7239

PROFESSIONAL DESIGN FIRM
LICENSE 184-002026
DATE OF EXPIRATION 4-30-05

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

DRAWN: DJG
DESIGNED: JRK
CHECKED: JJM
DATE: 03/15/2004
SCALE H: 1" = 20'
SCALE V: NONE
PROJECT 2004017
SHEET NO. C7

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

OF 10 SHEETS

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

SHEET NO. C8 OF 10 SHEETS

PROJECT 2004017

SCALE H: NONE
SCALE V: NONE
DATE: 03/15/2004
CHECKED: TJW
DESIGNED: JMR
DRAWN: DJG

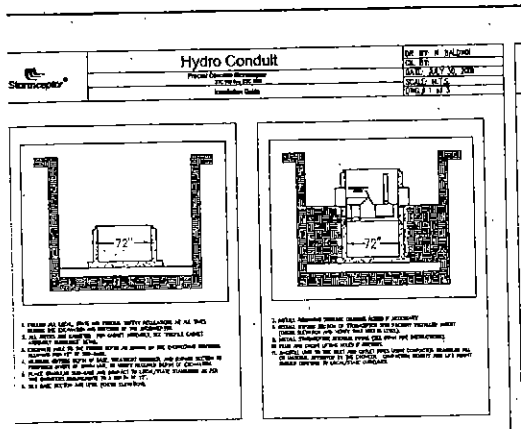
NOTES AND DETAILS
COMMUNITY BANK OF DOWNERS GROVE
1111 WARREN AVENUE
DOWNERS GROVE, ILLINOIS

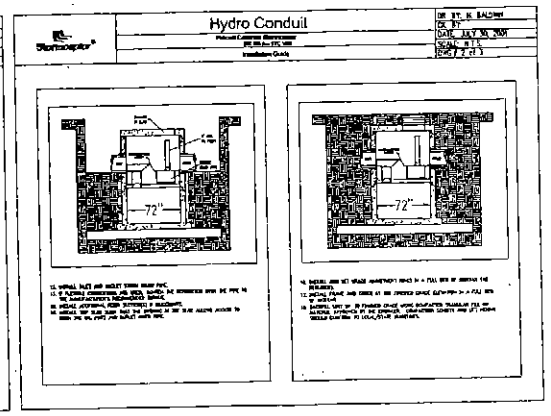
PROFESSIONAL DESIGN FIRM
LICENSE #184-003936
DATE OF EXPIRATION 4-30-05

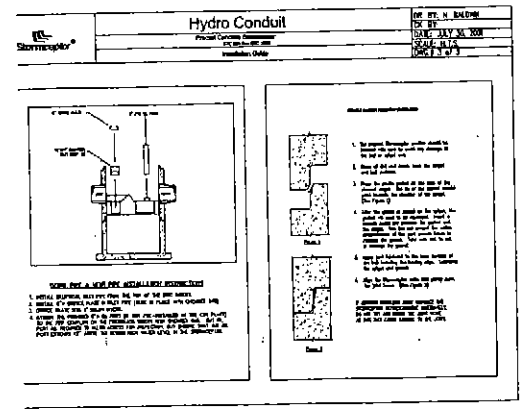
SETON ENGINEERING
SERVICE CORPORATION
CIVIL ENGINEERS
35 WEST SLADE ST.
PALATINE, ILLINOIS 60067-5010
PHONE: (847) 776-7200
WWW.SETONCIVIL.COM
FAX: (847) 776-7230

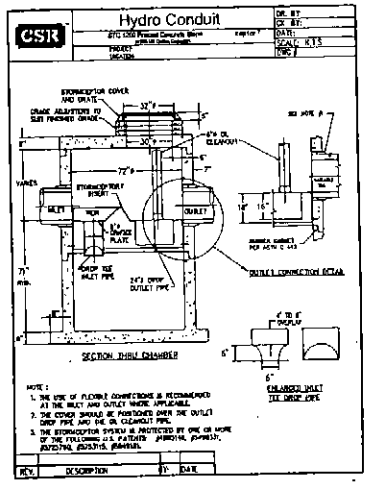
NO.	BY	DATE	DESCRIPTION
1	PAS	4/29/04	PER VILLAGE
2	JMR	05/17/04	PER VILLAGE

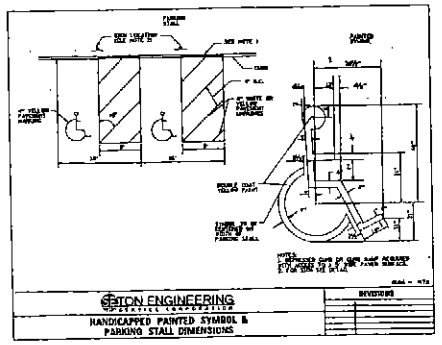
REVISIONS

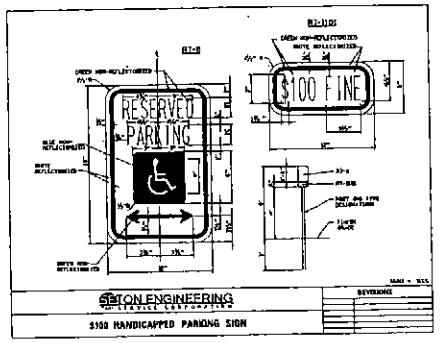


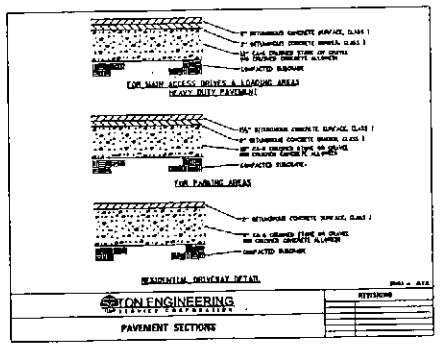


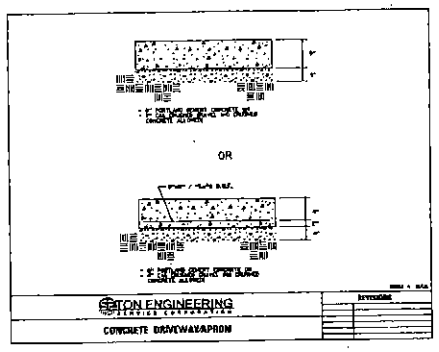


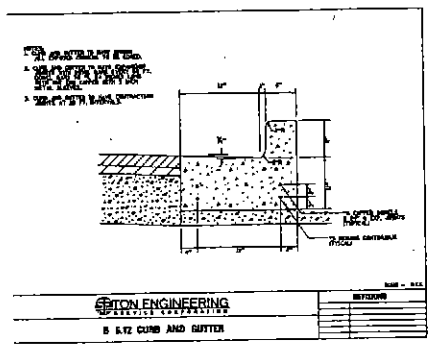


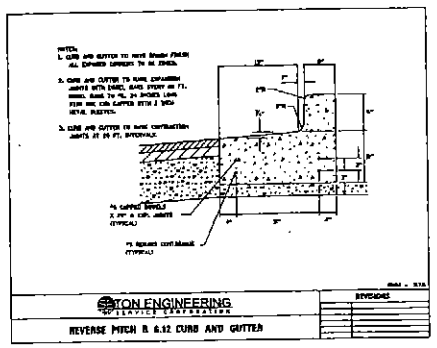


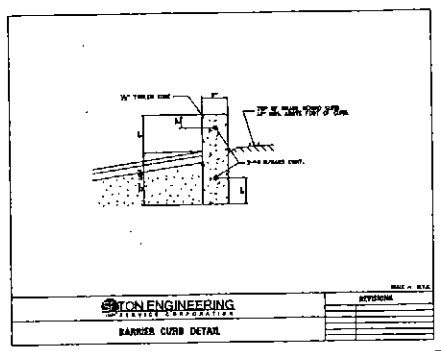


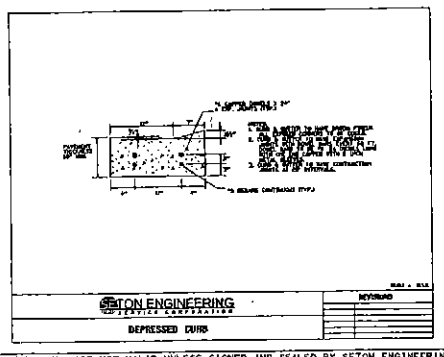












RECEIVED

JUN 15 2004

Planning and Community Development

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	PAS	4/29/04	PER VILLAGE
2	JAK	05/12/04	PER VILLAGE

SETON ENGINEERING
SERVICE CORPORATION
CIVIL ENGINEERS
WWW.SETONDIVIL.COM
36 WEST BLADE ST. PALATINE, ILLINOIS 60067-5010
PHONE: (847) 776-7300 FAX: (847) 776-7239

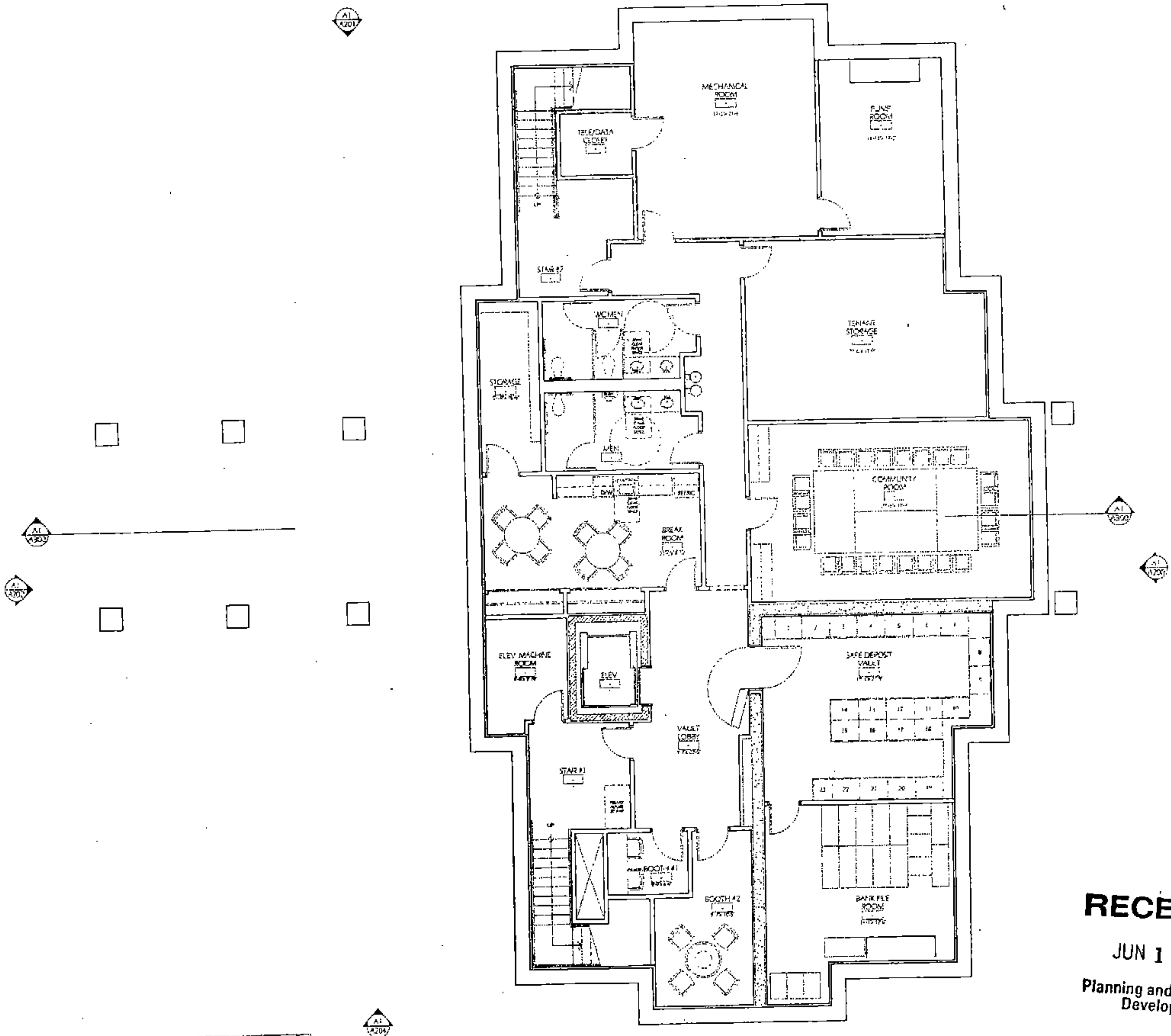
PROFESSIONAL DESIGN FIRM
LICENSE #184-002036
DATE OF EXPIRATION 4-30-05

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

DRAWN:	DJG
DESIGNED:	JAK
CHECKED:	TJM
DATE:	03/15/2004
SCALE H:	NONE
SCALE V:	NONE
PROJECT	2004017
SHEET NO.	C10
OF	10 SHEETS

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

05/12/2004 02:41:33 PM



A 1 PROPOSED LOWER LEVEL PLAN

RECEIVED
JUN 1 5 2004
Planning and Community Development

GENERAL NOTES/MATERIALS KEYING

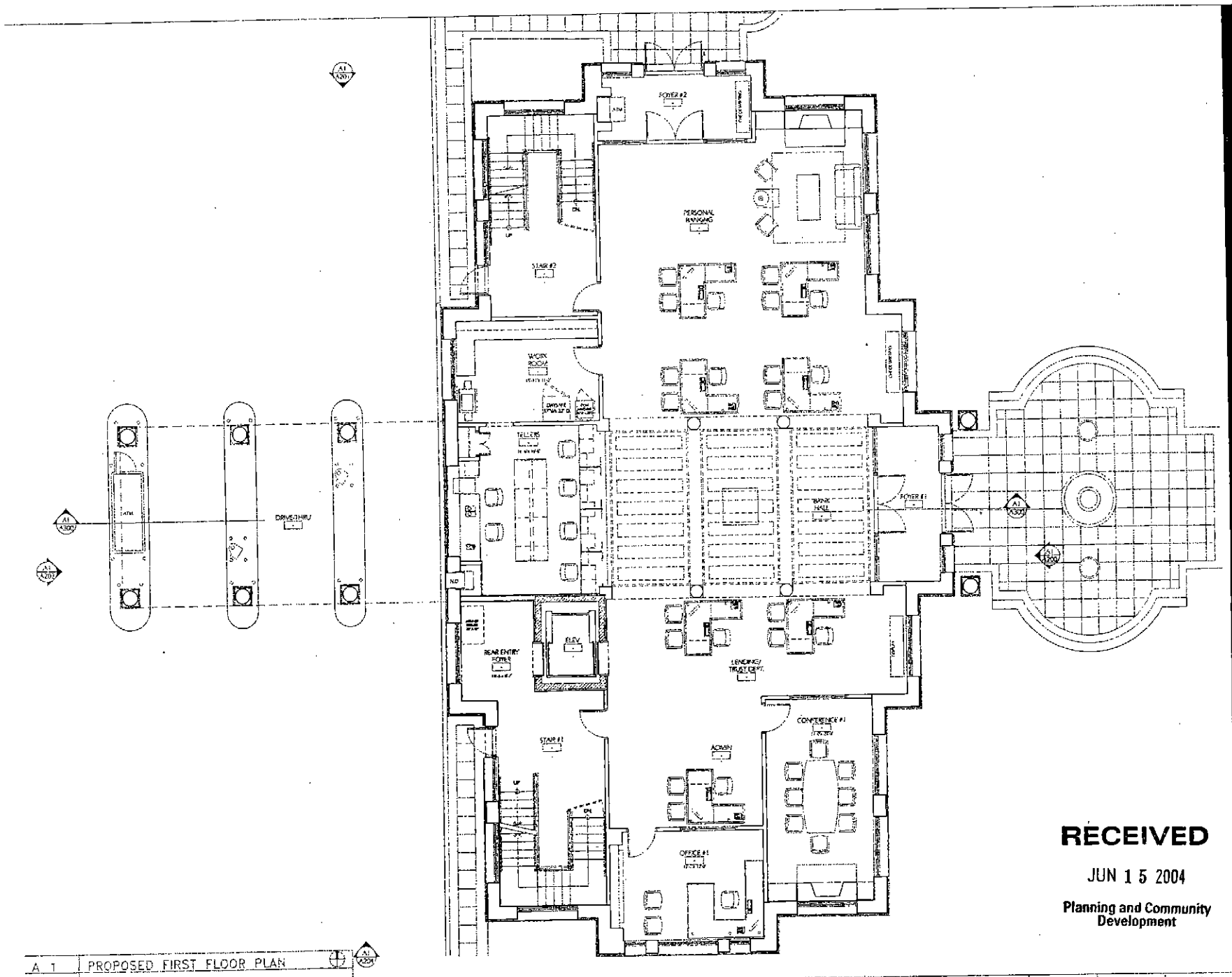
01	04/08/04	PLAN COMMISSION
NO	DATE	REASON FOR ISSUE
DRAWN BY: G/C		CHECKED BY: G/C

CONSULTANTS

PROJECT TITLE
Community Bank of Downers Grove
[illegible] Warren Avenue
Downers Grove, IL 60515
G & R Project # 0219.00

GRUNDLRIESTERER
ARCHITECTS, INC.

A100
PROPOSED LOWER LEVEL PLAN



A 1 PROPOSED FIRST FLOOR PLAN

1/4"= 1'-0"

RECEIVED

JUN 1 5 2004

Planning and Community Development

GENERAL NOTES/MATERIALS KEYING

NO	DATE	REASON FOR ISSUE
01	04/09/04	PLAN COMMISSION

DRAWN BY: GJK CHECKED BY: CJG

CONSULTANTS

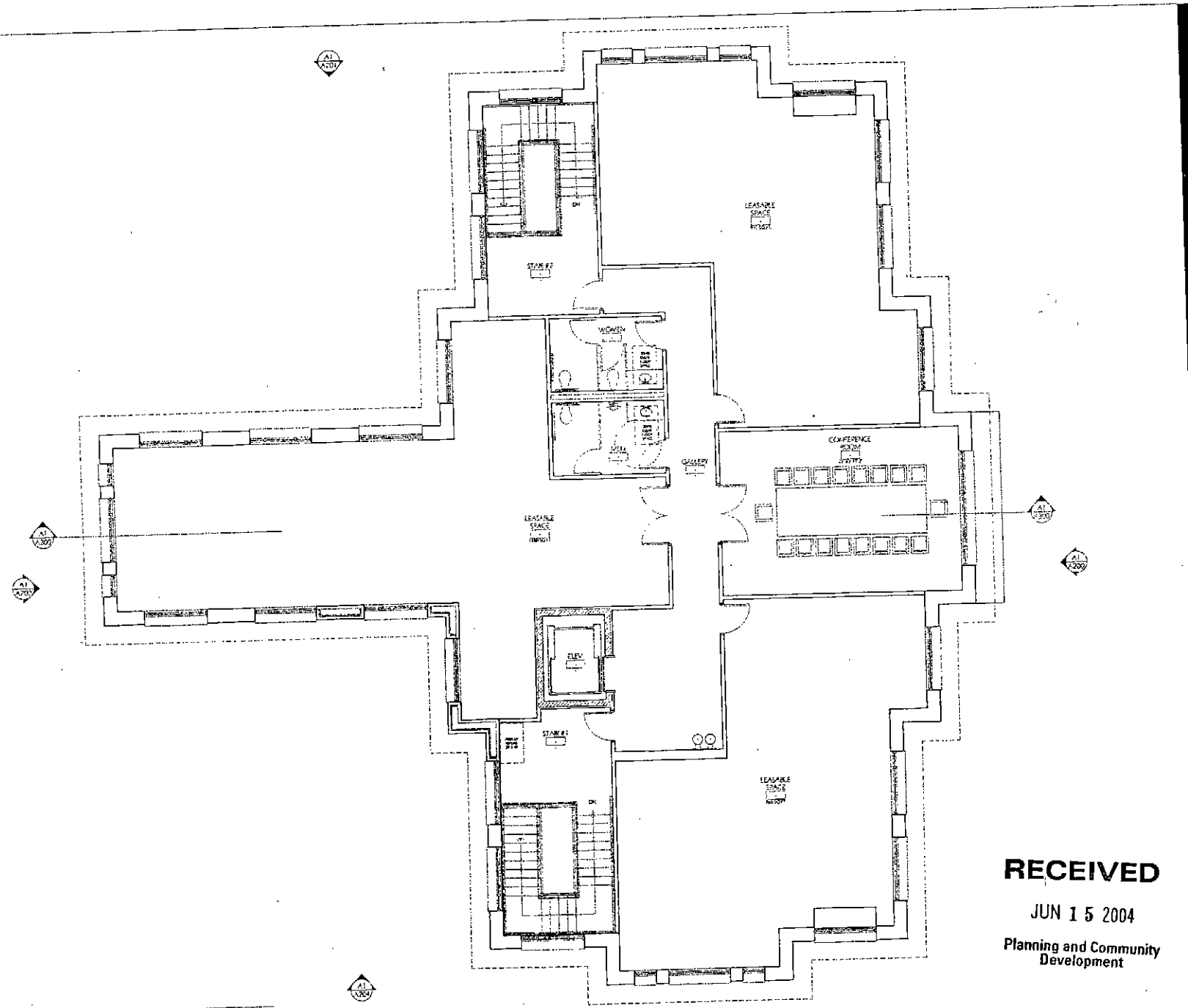
PROJECT TITLE

Community Bank of Downers Grove
1111 Warren Avenue
Downers Grove, IL 60515
G & R Project # 0319.00

GRUNDER/RIESTERER ARCHITECTS, INC.

A101

PROPOSED FIRST FLOOR PLAN



A 1 PROPOSED SECOND FLOOR PLAN

1/4"= 1'-0"

GENERAL NOTES/MATERIALS KEYING

NO.	DATE	REASON FOR ISSUE
01	04/08/04	PLAN COMMISSION

DRAWN BY: GJC CHECKED BY: GJS

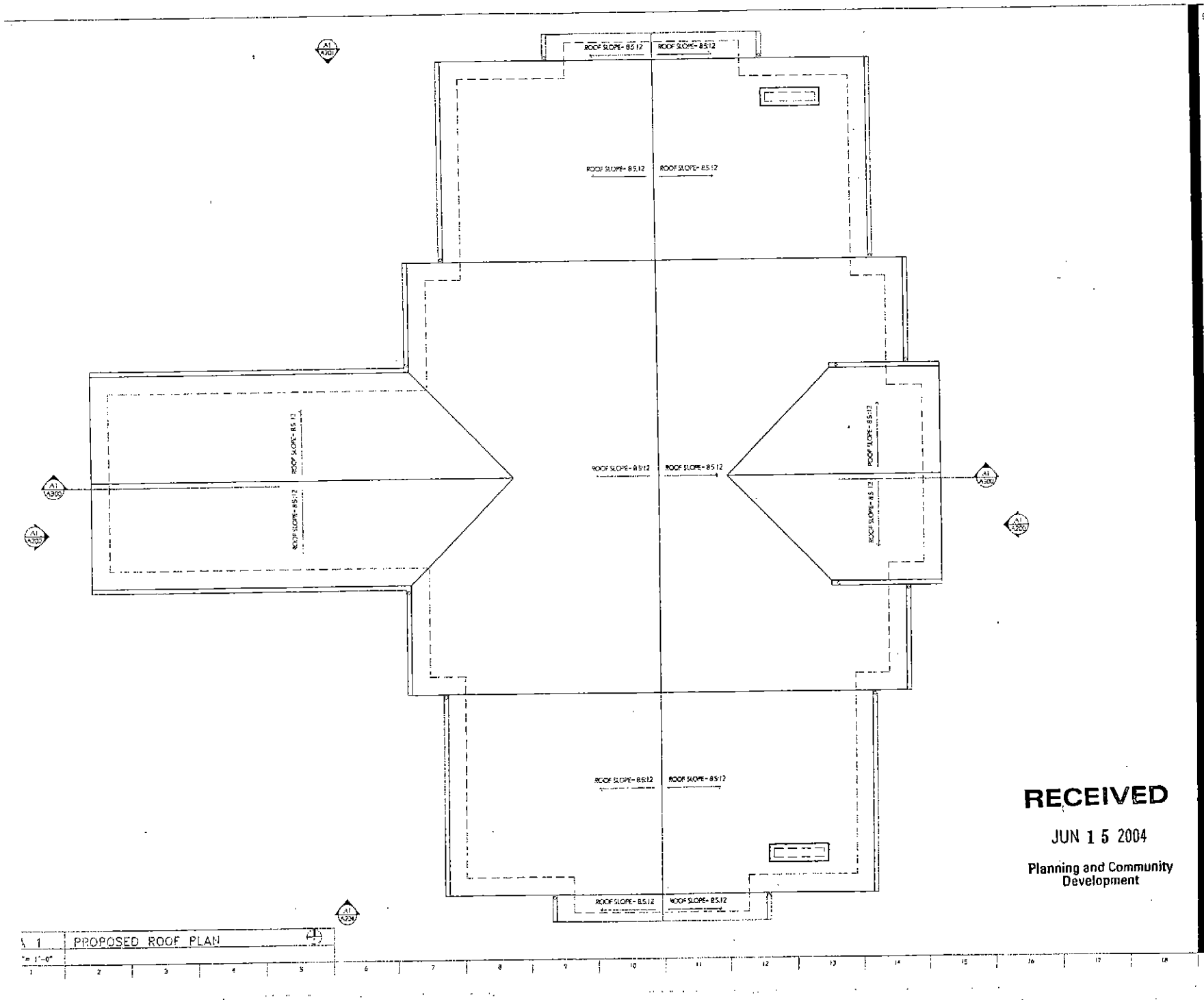
CONSULTANTS

PROJECT TITLE
Community Bank of Downers Grove
2211 Warren Avenue
Downers Grove, IL 60515
G.R.I. Project # 0319.00

GRUNDLRIESTERER
ARCHITECTS, INC.

A102
PROPOSED SECOND FLOOR PLAN

RECEIVED
JUN 15 2004
Planning and Community Development



1 PROPOSED ROOF PLAN

1" = 1'-0"

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

GENERAL NOTES/MATERIALS/SIDING

01	06/21/04	PLAN COMMISSION
NO.	DATE	REASON FOR ISSUE

DRAWN BY: G.K. CHECKED BY: C.G.

CONSULTANTS

PROJECT TITLE

Community Bank of Downers Grove
1111 Warren Avenue
Downers Grove, IL 60515
G & R Project # 0319.00

GRUND & RIESTERER ARCHITECTS, INC.

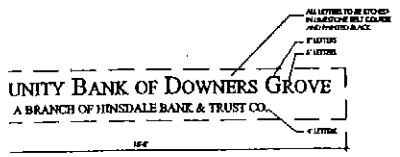
A103

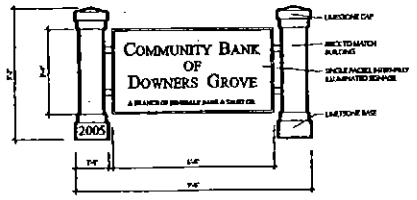
PROPOSED ROOF PLAN

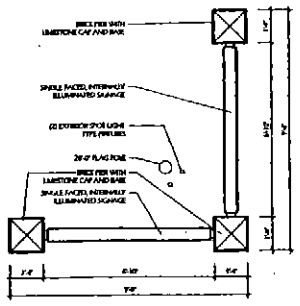
RECEIVED

JUN 15 2004

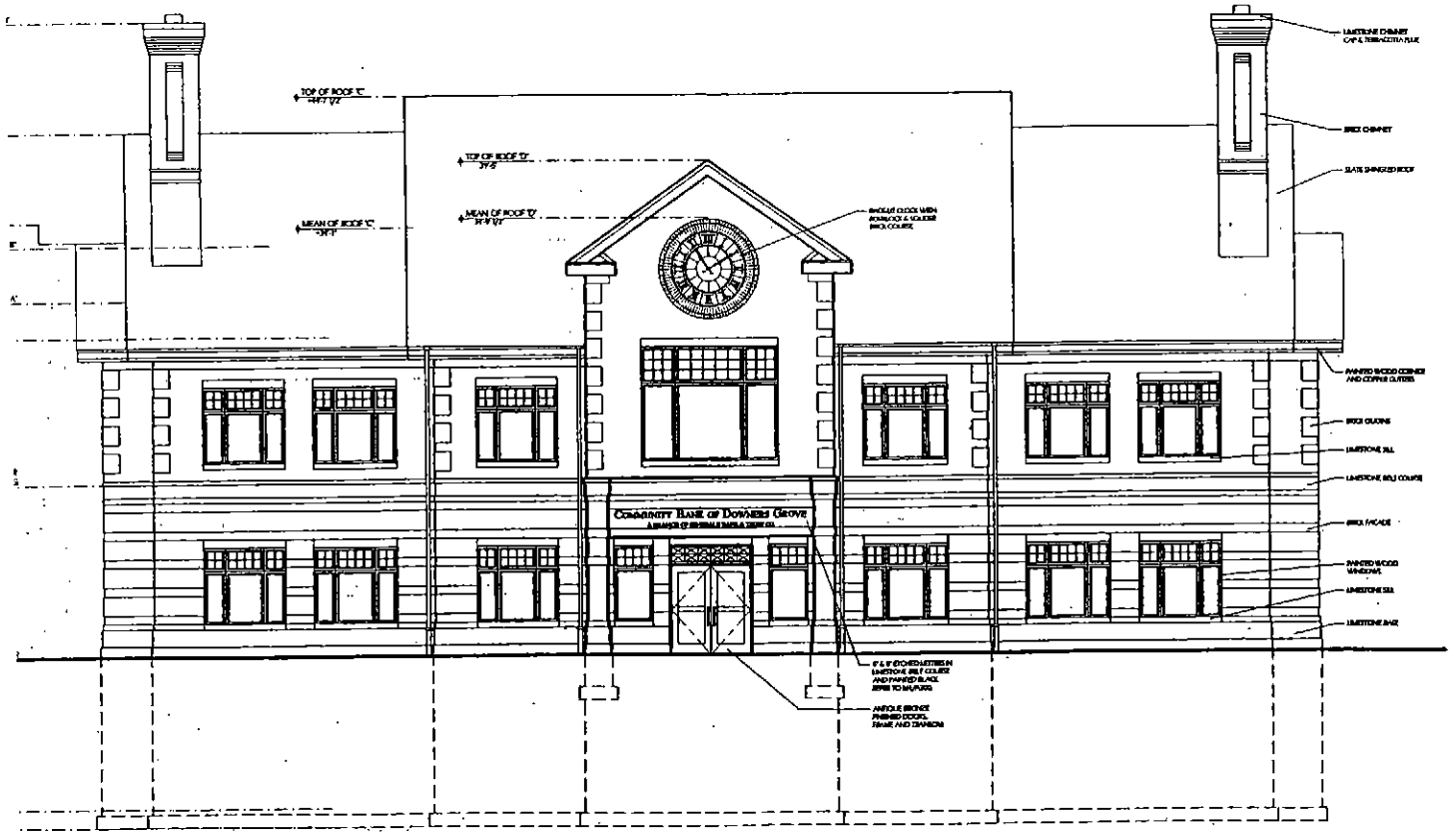
Planning and Community Development







OSED BUILDING SIGNAGE	M 7	PROPOSED SIGN ELEVATION	M 12	PROPOSED SIGNAGE PLAN	M 16	CODE ANALYSIS
	1/4"= 1'-0"		1/4"= 1'-0"		N.T.S.	



SED EAST EXTERIOR ELEVATION

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

GENERAL NOTES/MATERIALS KEYING

RECEIVED
JUL 17 2004
Planning and Community Development

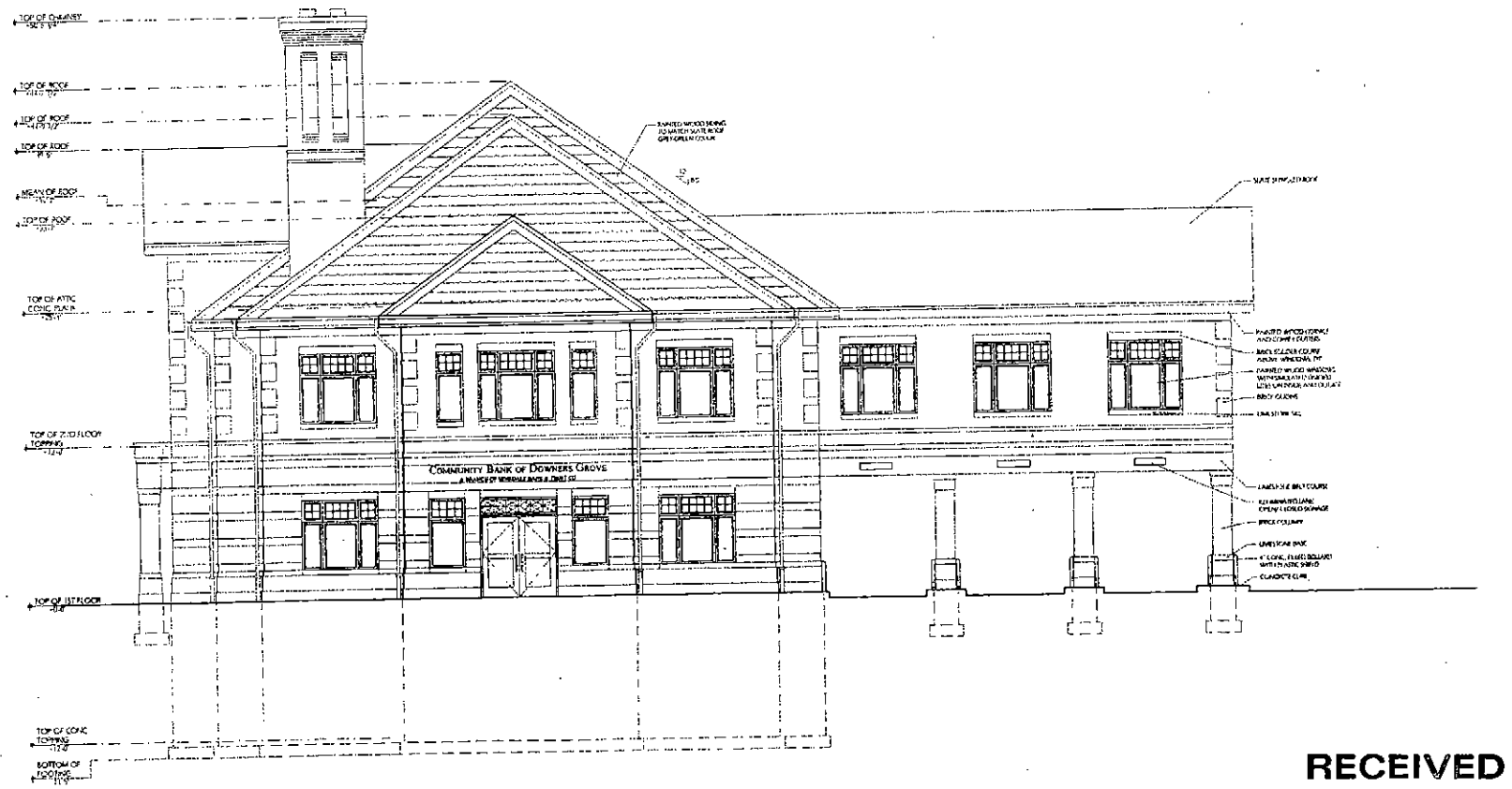
01 06/21/04 PLAN COMMISSION
NO. DATE REASON FOR ISSUE
DRAWN BY: GJC CHECKED BY: CJG

CONSULTANTS

PROJECT TITLE
Community Bank of Downers Grove
1111 Warren Avenue
Downers Grove, IL 60515
G & R Project # 03119.00

GRUNDER/KETTERER ARCHITECTS, INC.

A200



A 1 PROPOSED NORTH EXTERIOR ELEVATION

1/4"= 1'-0"

RECEIVED

JUN 15 2004

Planning and Community Development

GENERAL NOTES/MATERIALS KEYTAG

NO	DATE	REASON FOR ISSUE
01	06/21/04	PLAN COMMISSION

DRAWN BY: G.J.C. CHECKED BY: C.G.

CONSULTANTS

PROJECT TITLE

Community Bank of Downers Grove
1111 Warren Avenue
Downers Grove, IL 60515
G & S Project # 0315.00

GRUND & NIEBSTERER ARCHITECTS, INC.

A201

PROPOSED NORTH EXTERIOR ELEVATION

A 1 PROPOSED WEST EXTERIOR ELEVATION

1/8" = 1'-0"

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

RECEIVED

JUN 15 2004

Planning and Community Development

GENERAL NOTES/MATERIALS KEYNS

NO.	DATE	REASON FOR ISSUE
01	06/21/04	PLAN COMMISSION

DRAWN BY: GJC CHECKED BY: GJS

CONSULTANTS

PROJECT TITLE

Community Bank of Downers Grove
1111 Warren Avenue
Downers Grove, IL 60515
G & R Project # 0319.00

GRUND & RIESTERER ARCHITECTS, INC

A202

PROPOSED WEST EXTERIOR ELEVATION

RECEIVED

JUN 15 2004

Planning and Community Development

A 1 PROPOSED SOUTH EXTERIOR ELEVATION

1/8" = 1'-0"

GENERAL NOTES/MATERIALS KEYNO

NO.	DATE	REASON FOR ISSUE
01	06/21/04	PLAN COMMISSION

DRAWN BY: GJC CHECKED BY: CJG

CONSULTANTS

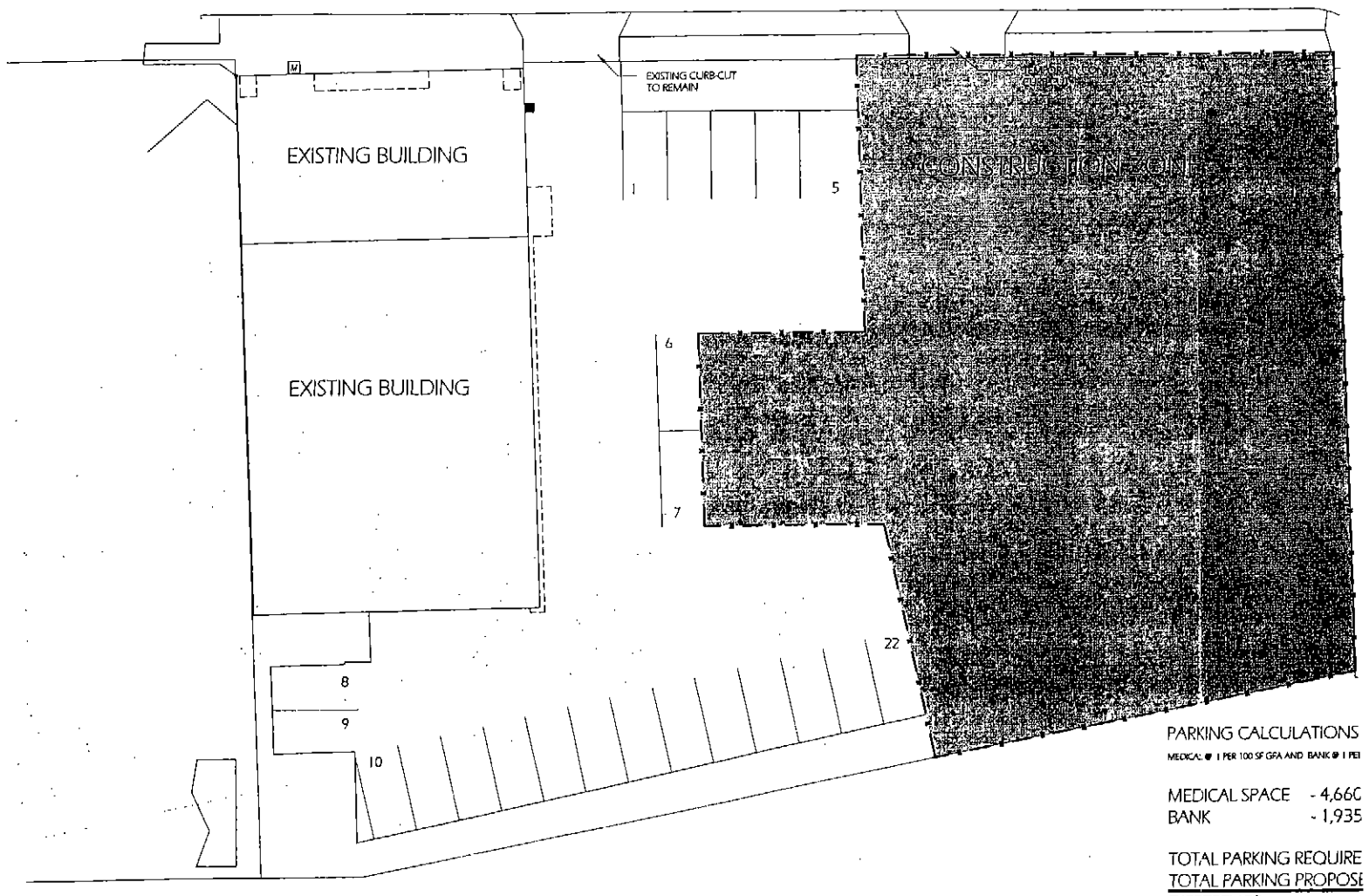
PROJECT TITLE

Community Bank of Downers Grove
1111 Warren Avenue
Downers Grove, IL 60515
G & R Project # 03190.00

GRUNDER/IESTERER ARCHITECTS, INC.

A203

PROPOSED SOUTH EXTERIOR ELEVATION



PARKING CALCULATIONS

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

MEDICAL SPACE - 4,66C
BANK - 1,935

TOTAL PARKING REQUIRE
TOTAL PARKING PROPOSE
DIFFERENCE

PLANNING & COMMUNITY DEVELOPMENT / STAFF DEVELOPMENT TEAM REPORT

KRS FILE COPY

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

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.*

Blumberg No. 5118 EXHIBIT B

ANALYSIS

Zoning and Future Land Use Plan

Surrounding Land Uses and Zoning

Table 1: Surrounding Land Uses and Zoning

	Existing Zoning	Existing Use	Future Land Use Plan
North	R-6, Multiple Family Residence B-2, General Retail Business	Residential Uses Bank Use	Residential at 25-60 d.u. per acre (Brown)
South	NA (BNSF RR)	NA (BNSF RR)	NA (BNSF RR)
East	B-2, General Retail Business	Commercial Uses	Commercial (Red)
West	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

	Required or Maximum	Proposed Community Bank Property	% Difference from Code Requirement
Lot Area	NA	34,758	NA
Gross Building Area	26,068	14,578	-44.08
Lot Width	NA	131	NA
Lot Depth	NA	230	NA
Floor Area Ratio	0.75	0.42	-44.00
Building Hight	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
I. Warren Avenue					
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
II. Forest Avenue					
a. Building	34.79	32.40	26.75	-17.44	Variation Required
III. Side Yard (South)					
a. Building	34.08	NA	15.00	NA	
b. Parking		NA	0.00	NA	
IV. Rear Yard (West)					
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
Requied 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

	Required	Proposed	Difference
Greenspace Community Bank Parcel	10% or 3,476 sq.ft.	22.5% or 7,821 sq.ft.	(225% or +4,345 sq.ft.)
Greenspace in the Front Yard	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.

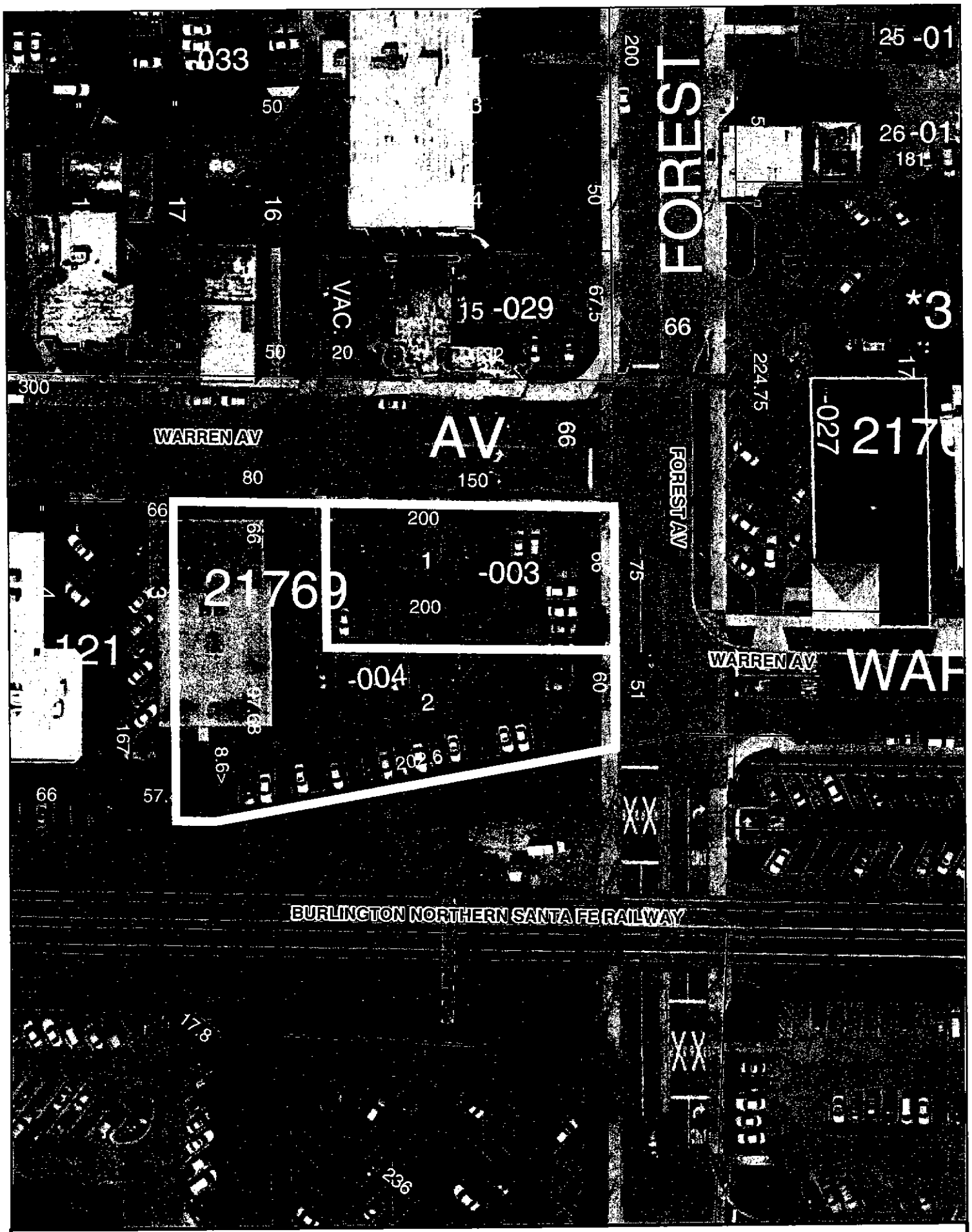
Other
Fire Department
The Fire Prevention Division of the Fire Department has reviewed the proposed plans and as indicated in the attached report dated May 19, 2004, has found the proposed plans acceptable at this preliminary stage, subject to review of permit plans in the future.

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

P:\P&CD\PROJECTS\PLAN_COMMISSION\2004 PC Petition Files\PC-07-04 Community Bank of Downers Grove\Maps\CommunityBank.mxd 5/2/04 LAS

FILE COPY

RECEIVED
JUN 15 2004
Planning and Community Development

INTEROFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC WORKS

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

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.

Public Works Department Review Details:

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 northest 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

May 19, 2004

KEITH SBIRAL
DEVELOPMENT PLANNER
PLANNING & COMMUNITY DEVELOPMENT

RE: Community Bank
Forest Avenue and Warren Avenue

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 ob 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 pf 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

GRUND & RIESTERER ARCHITECTS, INC

RECEIVED

JUN 17 2004

Planning and Community Development

Project 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 subtlety 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.

THE CIVIC OPERA BUILDING 20 NORTH WACKER DRIVE SUITE 2418 CHICAGO, ILLINOIS 60606
T: 312-372-5353 F: 312-372-5367 E: GNRARCH@GNRARCH.COM I: WWW.GNRARCH.COM

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 ¾". 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.

GRUND & RIESTERER ARCHITECTS, INC

Declaration 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.

THE CIVIC OPERA BUILDING 20 NORTH WACKER DRIVE SUITE 2418 CHICAGO, ILLINOIS 60606
T: 312-372-5353 F: 312-372-5367 E: GNRARCH@GNRARCH.COM I: WWW.GNRARCH.COM

EDWARD J. MOLLOY & ASSOCIATES, LTD.

LAND & CONSTRUCTION SURVEYORS

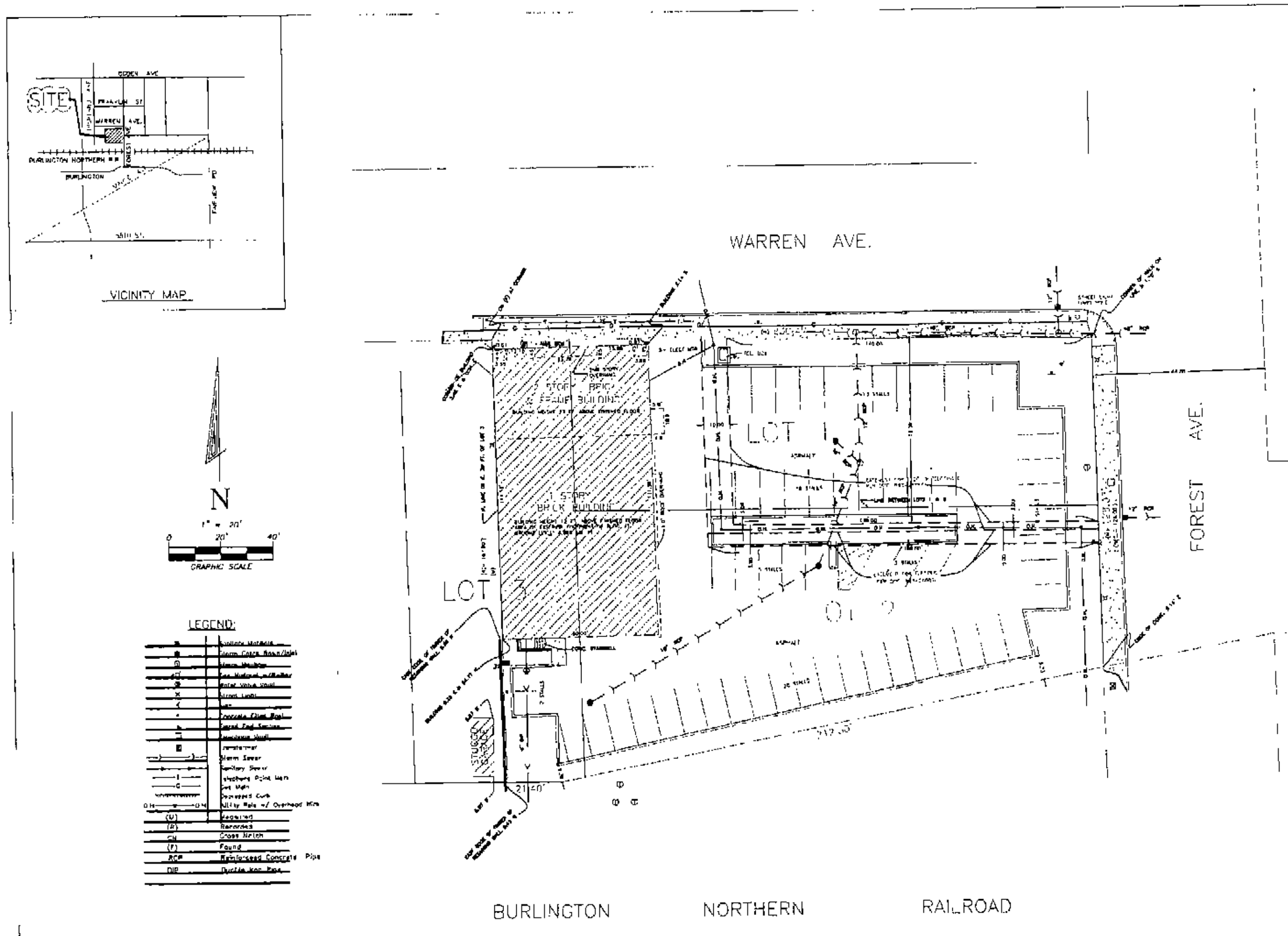
1230 [illegible] STREET, [illegible], ILLINOIS [illegible] (630) 595-2627 Fax (630) [illegible]

PLAT OF SURVEY

OF

LOTS 1 AND 2 AND THE EAST 30 FEET OF LOT 3 IN BLOCK 4 IN [illegible]'S ADDITION TO TOWN OF DOWNERS GROVE, A SUBDIVISION OF PART THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7 AND PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 24, 1878 AS DOCUMENT 21743, IN DUPAGE COUNTY, ILLINOIS

COMMONLY KNOWN AS 1111 WARREN AVENUE, DOWNERS GROVE, ILLINOIS



RECEIVED

APR 13 2004

Planning and Community Development

THIS SURVEY REFLECTS MATTERS OF TITLE AS SHOWN IN STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE [illegible], EFFECTIVE DATE JUNE [illegible], 2003

NOTES CORRESPONDING TO NUMBERED EXCEPTIONS IN SCHEDULE B OF TITLE COMMITMENT

7. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED AUGUST 5, 1983 AS DOCUMENT R83-[illegible], AFFECTS THE WEST 10 FEET AND THE SOUTH 3 FEET OF PART OF THE LAND DESCRIBED AS THE EAST 100 FEET OF LOT 1 AND THE EAST 100 FEET OF THE NORTH [illegible] FEET OF LOT 2. [SURVEYOR'S NOTE: PLOTTED ON THE DRAWING]

8. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY RECORDED AUGUST 3, 1983 AS DOCUMENT R83-[illegible] AFFECTS THE NORTH 5 FEET OF THE EAST 100 FEET OF LOT 2 (EXCEPT THE NORTH 8 FEET THEREOF). [SURVEYOR'S NOTE: PLOTTED ON THE DRAWING]

FLOOD MAP NOTATION

AN EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 170204-0006-C, MAP REVISED DATE OCTOBER 18, 1983 SHOWS THAT THE PROPERTY SURVEYED HEREON IS NOT SUBJECT TO FLOOD RISK AND THAT SAID PROPERTY FALLS WITHIN ZONE "C" (AREA OF MINIMAL FLOODING).

AREA OF TRACT SURVEYED:
34,758 SQUARE FEET OR 0.7979 ACRES

ALTA/ACSM LAND TITLE SURVEY

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, EDWARD J. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO,
HINSDALE BANK & TRUST COMPANY, AN ILLINOIS BANKING CORPORATION,
WILLIAM [illegible], M.D.; [illegible], M.D.;
NBD TRUST COMPANY OF ILLINOIS, AS SUCCESSOR TRUSTEE TO NBD PARK RIDGE BANK [illegible] CITIZENS BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1950 AND KNOWN AS TRUST NO. 66-4317,
STEWART TITLE GUARANTY COMPANY,

THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA), THE AMERICAN CONGRESS ON SURVEYING & MAPPING (ACSM) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, 10 AND 11(a) OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, I FURTHER CERTIFY THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED AT [illegible], ILLINOIS THIS 29TH DAY OF AUGUST, A.D. 2003

EDWARD J. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1617
MY LICENSE EXPIRES NOVEMBER 30, 2004 AND IS RENEWABLE

FOR: DOWNERS GROVE ORTHOPEDICS
ORDER NO.: 2003-0604
FILE: 8-38-11
PROJECT NO. 1434

COMMUNITY BANK OF DOWNERS GROVE
1111 WARREN AVENUE
DOWNERS GROVE, ILLINOIS, 60515

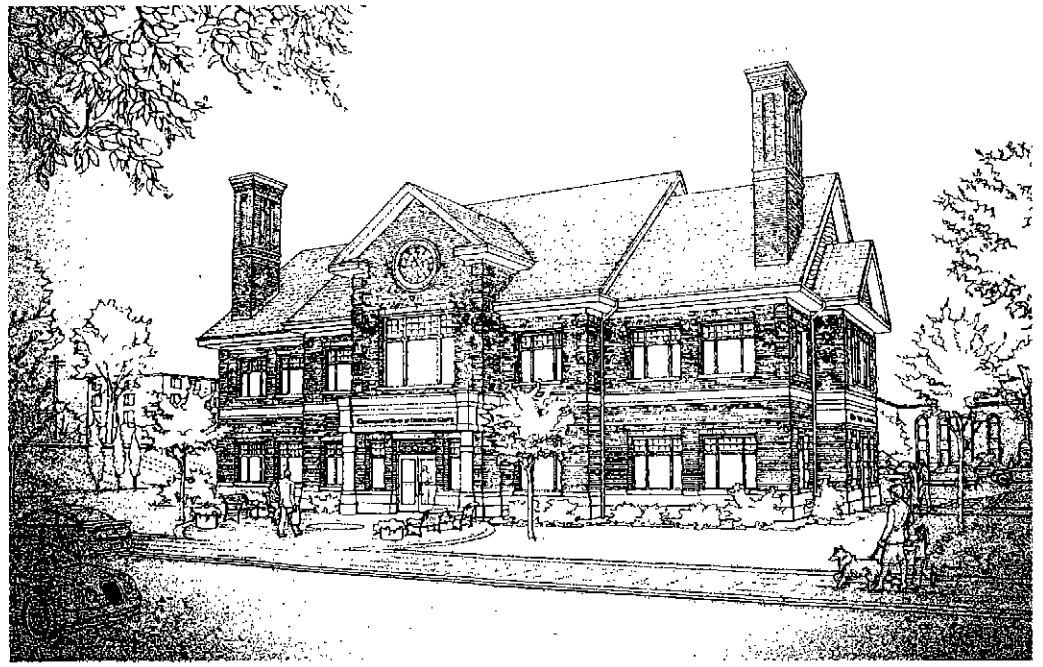
ARCHITECT

GRUND & RIESTERER 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



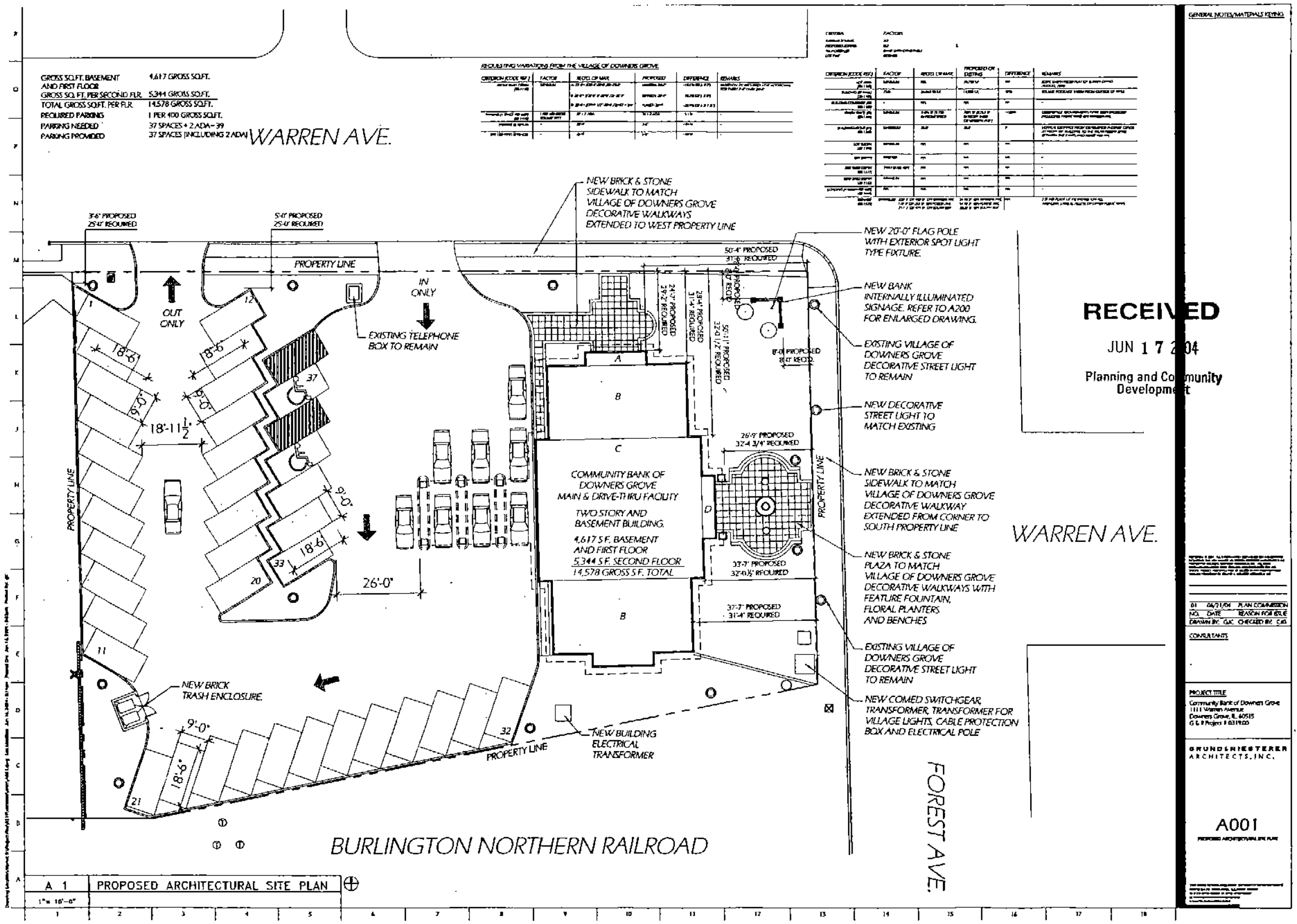
01 04/06/04 PLAN COMMISSION
NO. DATE REASON FOR ISSUE
DRAWN BY: G.K. CHECKED BY: G.R.

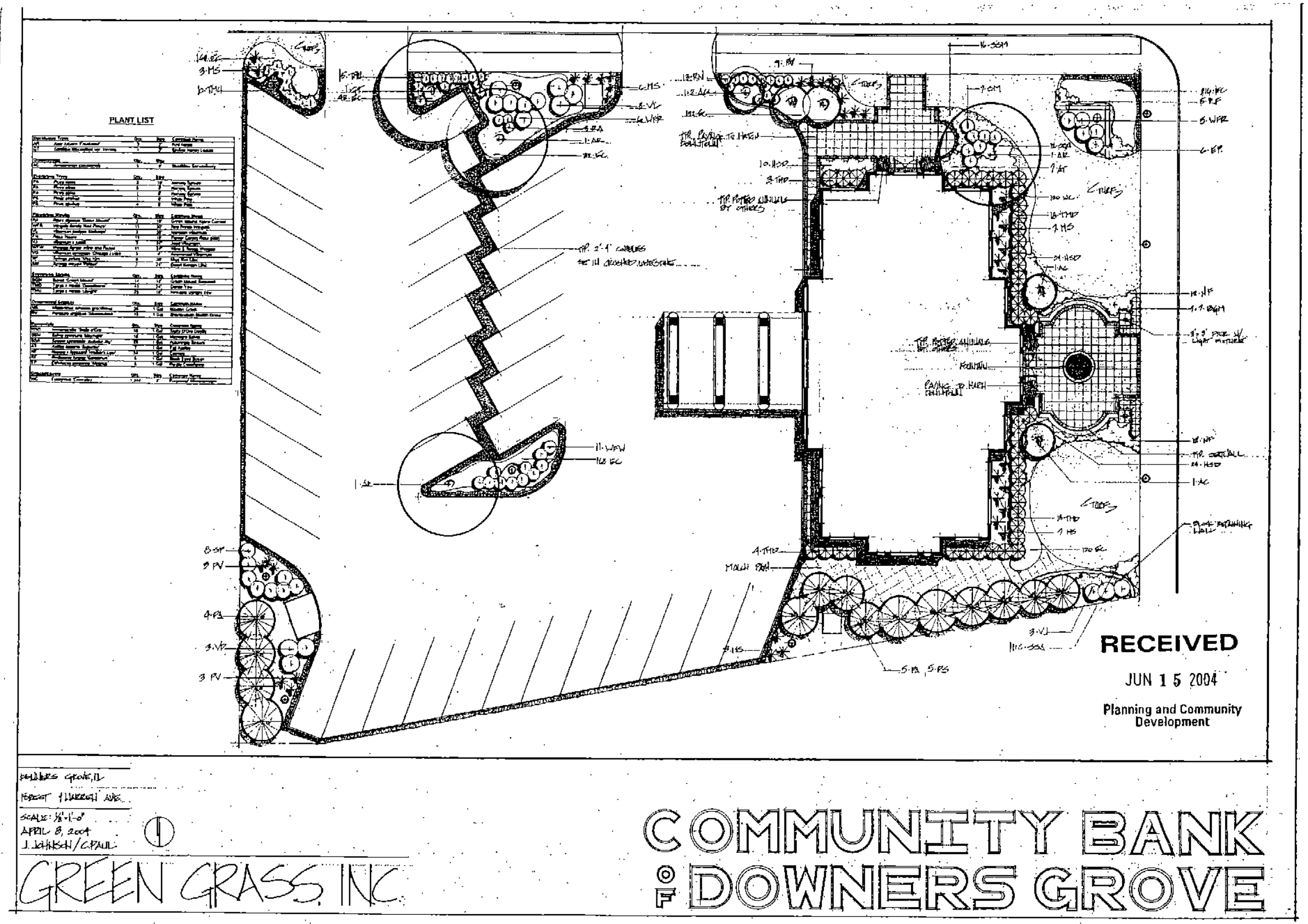
CONSULTANTS

PROJECT TITLE
Community Bank of Downers Grove
1111 Warren Avenue
Downers Grove, IL 60515
G & R Project # 03.01.002

GRUND & RIESTERER ARCHITECTS, INC.

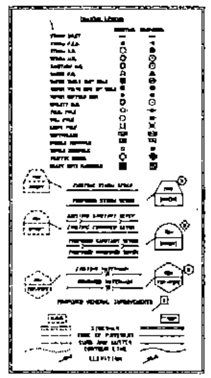
A000
title sheet

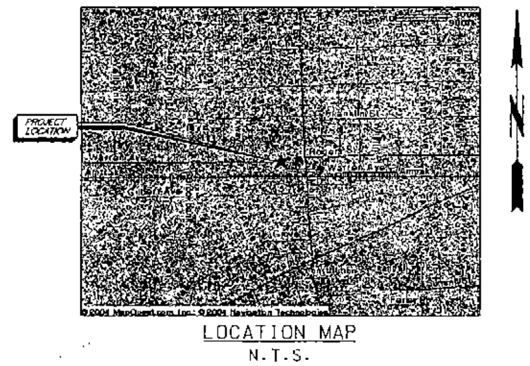

GROSS SQ.FT. BASEMENT AND FIRST FLOOR 4,617 GROSS SQ.FT.
GROSS SQ. FT. PER SECOND FLR. 5,344 GROSS SQ.FT.
TOTAL GROSS SQ.FT. PER FLR. 14,578 GROSS SQ.FT.
REQUIRED PARKING 1 PER 400 GROSS SQ.FT.
PARKING NEEDED 37 SPACES + 2 ADA = 39
PARKING PROVIDED 37 SPACES (INCLUDING 2 ADA)
WARREN AVE.
NEW BRICK & STONE SIDEWALK TO MATCH VILLAGE OF DOWNERS GROVE DECORATIVE WALKWAYS EXTENDED TO WEST PROPERTY LINE
NEW 20'-0" FLAG POLE WITH EXTERIOR SPOT LIGHT TYPE FIXTURE.
NEW BANK INTERNALLY ILLUMINATED SIGNAGE. REFER TO A200 FOR ENLARGED DRAWING.
EXISTING VILLAGE OF DOWNERS GROVE DECORATIVE STREET LIGHT TO REMAIN
NEW DECORATIVE STREET LIGHT TO MATCH EXISTING
NEW BRICK & STONE SIDEWALK TO MATCH VILLAGE OF DOWNERS GROVE DECORATIVE WALKWAY EXTENDED FROM CORNER TO SOUTH PROPERTY LINE
NEW BRICK & STONE PLAZA TO MATCH VILLAGE OF DOWNERS GROVE DECORATIVE WALKWAYS WITH FEATURE FOUNTAIN, FLORAL PLANTERS AND BENCHES
EXISTING VILLAGE OF DOWNERS GROVE DECORATIVE STREET LIGHT TO REMAIN
NEW COMED SWITCHGEAR, TRANSFORMER, TRANSFORMER FOR VILLAGE LIGHTS, CABLE PROTECTION BOX AND ELECTRICAL POLE
EXISTING TELEPHONE BOX TO REMAIN
NEW BUILDING ELECTRICAL TRANSFORMER
NEW BRICK TRASH ENCLOSURE
COMMUNITY BANK OF DOWNERS GROVE MAIN & DRIVE-THRU FACILITY
TWO STORY AND BASEMENT BUILDING.
4,617 S.F. BASEMENT AND FIRST FLOOR
5,344 S.F. SECOND FLOOR
14,578 GROSS S.F. TOTAL
PROPERTY LINE
IN ONLY
OUT ONLY
WARREN AVE.
FOREST AVE.
BURLINGTON NORTHERN RAILROAD
A 1 PROPOSED ARCHITECTURAL SITE PLAN
RECEIVED
JUN 17 2004
Planning and Community Development
A001


PLANT LIST
RECEIVED
JUN 1 5 2004
Planning and Community Development
COMMUNITY BANK OF DOWNERS GROVE
GREEN GRASS INC
SCALE: 1/8"=1'-0"
APRIL 8, 2004

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

RECEIVED
JUN 15 2004
Planning and Community Development





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

SETON ENGINEERING
SERVICE CORPORATION

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

REVISIONS

SETON ENGINEERING
SERVICE CORPORATION
CIVIL ENGINEERS
WWW.SETONCIVIL.COM
35 WEST BLACK ST. PALATINE, ILLINOIS 60067-8010
PHONE: (847) 776-7200 FAX: (847) 776-7239

TITLE SHEET
COMMUNITY BANK OF DOWNERS GROVE
1111 WARREN AVENUE
DOWNERS GROVE, ILLINOIS

DRAWN: DJG
DESIGNED: JRK
CHECKED: TJM
DATE: 03/15/2004
SCALE H: NONE
SCALE V: NONE
PROJECT 2004017
SHEET NO. C1
OF 10 SHEETS

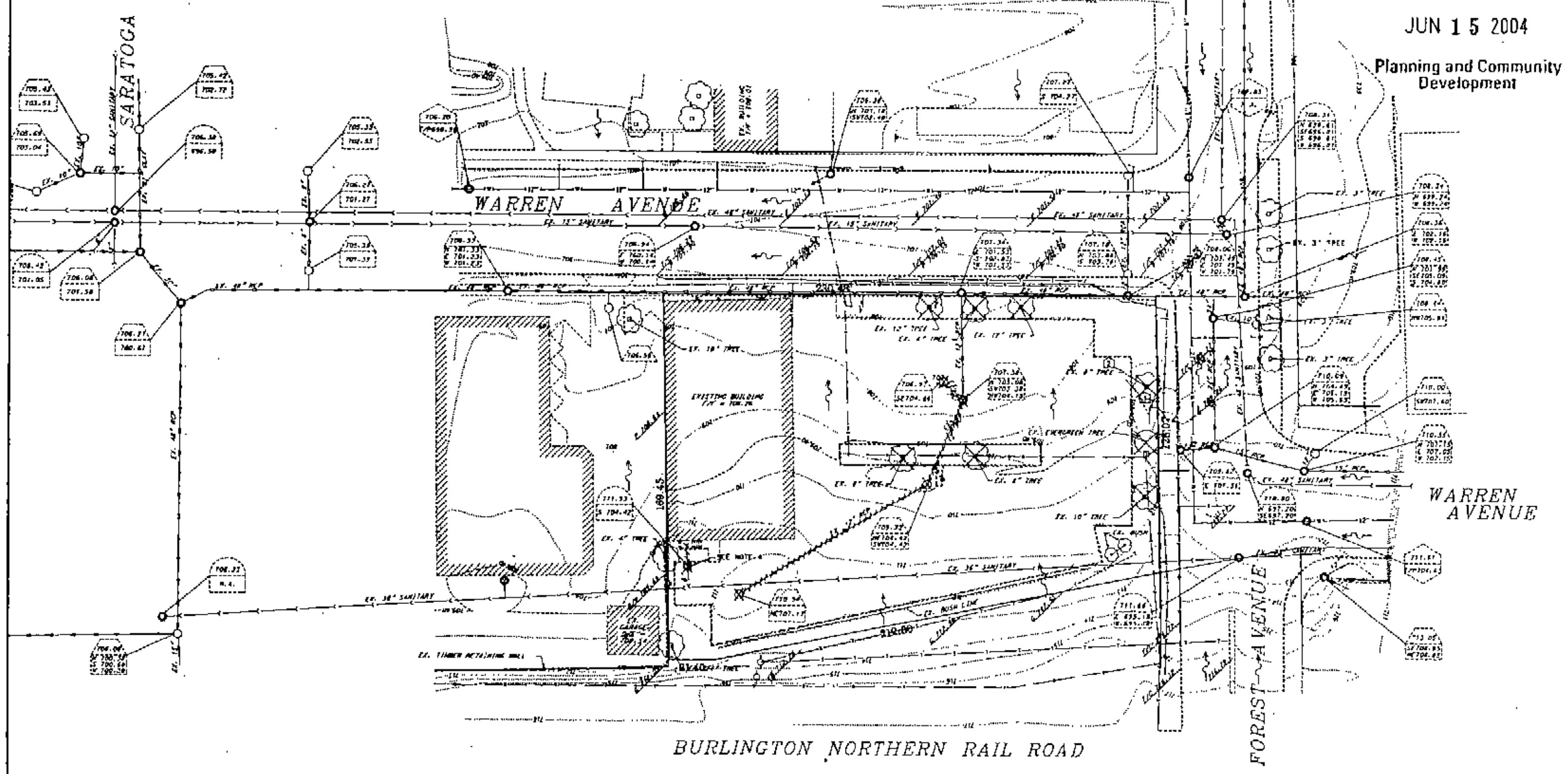
CLEVATION CALLOUTS

T/C = TOP OF CURB
D/C = DEPRESSED CURB
S/W = SIDEWALK
P = PAVEMENT
G = GROUND
B/W = BOTTOM OF RETAINING WALL
T/W = TOP OF RETAINING WALL
F/F = TOP OF FINISHED FLOOR
T/F = TOP OF FOUNDATION
G/F = GARAGE FLOOR

RECEIVED

JUN 1 5 2004

Planning and Community Development



NOTES

1. THE CONTRACTOR HAS THE OPTION OF REMOVING THE FRAME, GRATE, AND CONE AND FILLING THE STRUCTURE, PROVIDING NO CONFLICT WITH FUTURE WORK.
2. THE CONTRACTOR HAS THE OPTION OF ABANDONING EXISTING PIPE IN PLACE, PROVIDING NO CONFLICT WITH FUTURE WORK.
3. PIPE AND STRUCTURE(S) NEAR BUILDING AND OVERHANG MUST BE REMOVED.
4. EXISTING SANITARY SERVICE TO BE REMOVED AT MAIN AND MAIN REPAIRED.

LEGEND

- EXISTING STORMWATER FLOW DIRECTION
- CONIFER TREE REMOVAL
- DECIDUOUS TREE REMOVAL
- STRUCTURE REMOVAL (SEE NOTES 1 & 3)
- PIPE REMOVAL (SEE NOTES 2 & 3)

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

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	PAS	4/29/04	PER VILLAGE
2	JAC	05/12/04	PER VILLAGE

SETON ENGINEERING
SERVICE CORPORATION
CIVIL ENGINEERS
WWW.SETONCIVIL.COM
36 WEST GLADE ST. PALATINE, ILLINOIS 60067-8010
PHONE: (847) 776-7200 FAX: (847) 776-7239

PROFESSIONAL DESIGN FIRM LICENSE #184-002036 DATE OF EXPIRATION 4-30-05

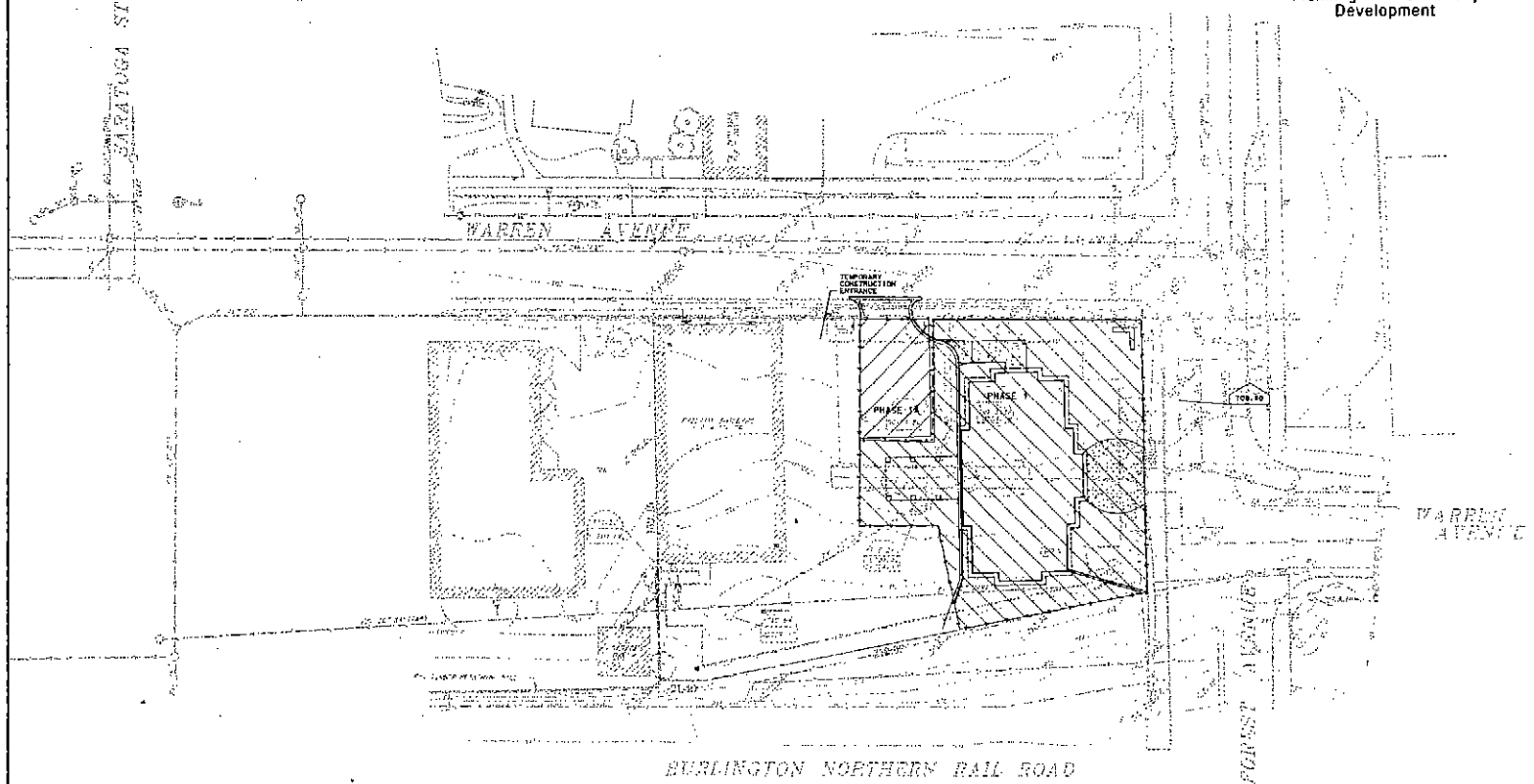
EXISTING SITE CONDITIONS
COMMUNITY BANK OF DOWNERS GROVE
1111 WARREN AVENUE
DOWNERS GROVE, ILLINOIS

DRAWN: DJG
DESIGNED: JRK
CHECKED: TJM
DATE: 03/15/2004
SCALE H: 1" = 20'
SCALE V: NONE

PROJECT 2004017

SHEET NO. C2

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, GRADING, AND PAVEMENT INFORMATION.
4. ADJUST CONSTRUCTION FENCING BETWEEN PHASES.

LEGEND

- PHASE 1
- PHASE 1A
- —X— 6' CHAIN LINK FENCE (TO BE FURNISHED AND INSTALLED BY BUILDING CONTRACTOR)

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

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	PAS	7/29/04	PER VILLAGE
2	JMC	09/20/04	PER VILLAGE

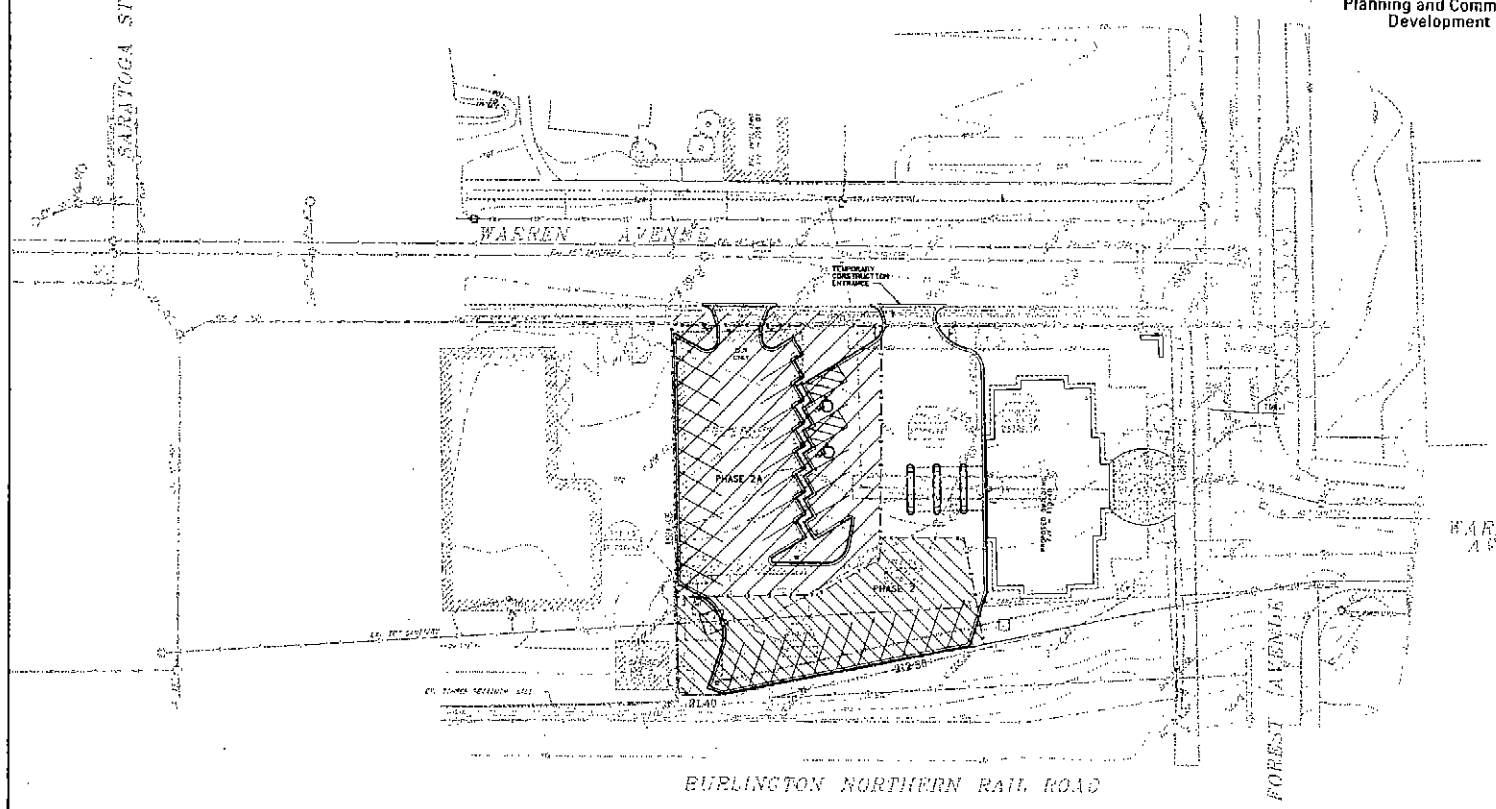
SETON ENGINEERING SERVICE CORPORATION
CIVIL ENGINEERS
38 WEST BLADE ST. PALATINE, ILLINOIS 60067-4019
PHONE: (847) 776-7200 FAX: (847) 776-7233
WWW.SETONCIVIL.COM

PROFESSIONAL DESIGN FIRM LICENSE #184-002926 DATE OF EXPIRATION 4-30-05

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

DRAWN:	DJC
DESIGNED:	JMK
CHECKED:	TJM
DATE:	03/15/2004
SCALE H:	1" = 20'
SCALE V:	NONE
PROJECT	2004017
SHEET NO.	C3

OF 10 SHEETS



NOTES:

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

LEGEND

PHASE 2

PHASE 2A

—X— 6' CHAIN LINK FENCE (TO BE FURNISHED AND INSTALLED BY BUILDING CONTRACTOR)

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

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	AAJ	4/21/04	PER VILLAGE
2	JMC	05/12/04	PER VILLAGE

SETON ENGINEERING
SERVICE CORPORATION
CIVIL ENGINEERS
35 WEST BLADE ST. WWW.SETONCIVIL.COM PALATINE, ILLINOIS 60067-8510
PHONE: (847) 776-7200 FAX: (847) 776-7220

PROFESSIONAL DESIGN FIRM
LICENSE #184-007006
DATE OF EXPIRATION: 4-30-05

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

DRAWN:	DJG
DESIGNED:	JMK
CHECKED:	TJM
DATE:	03/15/2004
SCALE H:	1" = 20'
SCALE V:	NONE
PROJECT	2004017
SHEET NO.	C4
OF	10 SHEETS

RECEIVED

JUN 1 5 2004

Planning and Community Development

SCHEDULE OF IMPROVEMENTS

STORM SEWER ○

1. 24" CATCH BASIN, TYPE C WITH TYPE 1 FRAME AND OPEN LID
2. 48 L.F. - 12" RCP @ 1.33%
3. 48" CATCH BASIN, TYPE C WITH TYPE 1 FRAME AND OPEN LID
4. 55 L.F. - 12" RCP @ 3.00%
5. 48" CATCH BASIN, TYPE A WITH TYPE 1 FRAME AND OPEN LID
6. 3 L.F. - 12" RCP @ 1.67%
7. 45' x 45' x 4' REINFORCED CONCRETE STORMTRAP VAULT OR APPROVED EQUAL. FLOOR OF VAULT ELEV. = 701.65
8. 3 L.F. - 12" RCP @ 1.67%
9. STORMCEPTOR STC 1200 OR APPROVED EQUAL
10. 18 L.F. - 12" RCP @ 1.50%
11. PLUG EXISTING CONNECTION WITH NON-SHRINK MORTAR AND MACHINE CORE NEW CONNECTION. PROPOSED INV. = 701.53
12. 24" CATCH BASIN, TYPE C WITH TYPE 1 FRAME AND OPEN LID
13. 71 L.F. - 12" RCP WITH C-443 "O" RING JOINTS @ 0.50%
14. 48" CATCH BASIN, TYPE A WITH TYPE 1 FRAME AND OPEN LID
15. 76 L.F. - 12" RCP @ 4.01%
16. MACHINE CORE EXISTING STRUCTURE

SANITARY SEWER ◇

1. 5 L.F. - 6" D.I.P., CL. 52 SANITARY SERVICE @ 1.00%
2. INSPECTION SANITARY MANHOLE, TYPE A, 48" DIAMETER
3. 55 L.F. - 6" D.I.P., CL. 52 SANITARY SERVICE @ 1.00%

WATERMAIN ⬡

1. 45 L.F. - 2" TYPE K COPPER WATER SERVICE, INCLUDING CURB BOX AND AUXILIARY VALVE (DOMESTIC SERVICE)
2. 54 L.F. - 6" D.I.P. POLYWRAPPED WATERMAIN
3. 12" x 6" PRESSURE CONNECTION WITH 6" RESILIENT WEDGE VALVE WITH STAINLESS STEEL BOLTS IN 72" DIA. PRECAST CONCRETE VAULT.

GENERAL PAVEMENT IMPROVEMENTS □

1. REMOVE EXISTING SIDEWALK. REPLACE WITH PORTLAND CEMENT CONCRETE SIDEWALK, 5". INSTALL 6" THROUGH HANDICAPPED RAMPS. (TYP)
2. REMOVE EXISTING CURB AND GUTTER AND REPLACE WITH DEPRESSED COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12.
3. REMOVE EXISTING DEPRESSED CURB AND GUTTER AND REPLACE WITH COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12, (NORMAL PITCH) (TYP)
4. REMOVE EXISTING CURB AND GUTTER AND REPLACE WITH COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12, (NORMAL PITCH) (TYP)
5. CONCRETE UTILITY PAD (SIZE TO BE SET BY UTILITY)
6. PAINT PAVEMENT MARKINGS - LINE, 4" (WHITE) PER IDOT STANDARDS AND SPECIFICATIONS (TYPICAL).
7. CONCRETE APRON FOR TRASH ENCLOSURE. SEE DETAIL ON SHEET C10 AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
8. COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12, (NORMAL PITCH) (TYP)
9. PORTLAND CEMENT CONCRETE SIDEWALK, 5".
10. DEPRESSED CURB AND GUTTER AT SIDEWALKS, TYPICAL.
11. BITUMINOUS PAVEMENT (SEE DETAILS ON SHEET C10)
12. HANDICAPPED PARKING STALLS AND SIGNAGE. SEE DETAILS ON SHEET C10.
13. SEGMENTAL BLOCK RETAINING WALL. SEE DETAILS ON SHEET C4.
14. BANK SIGN (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
15. 'DO NOT ENTER' SIGN (M.U.T.C.D. R5-1, 30" X 30") AND 'STOP' SIGN (M.U.T.C.D. R1-1, 30" X 30") MOUNTED BACK TO BACK ON SAME POST
16. 'ONE WAY' SIGN (M.U.T.C.D. R6-2L, 24" X 30")
17. 'ONE WAY' SIGN (M.U.T.C.D. R6-2R, 24" X 30")

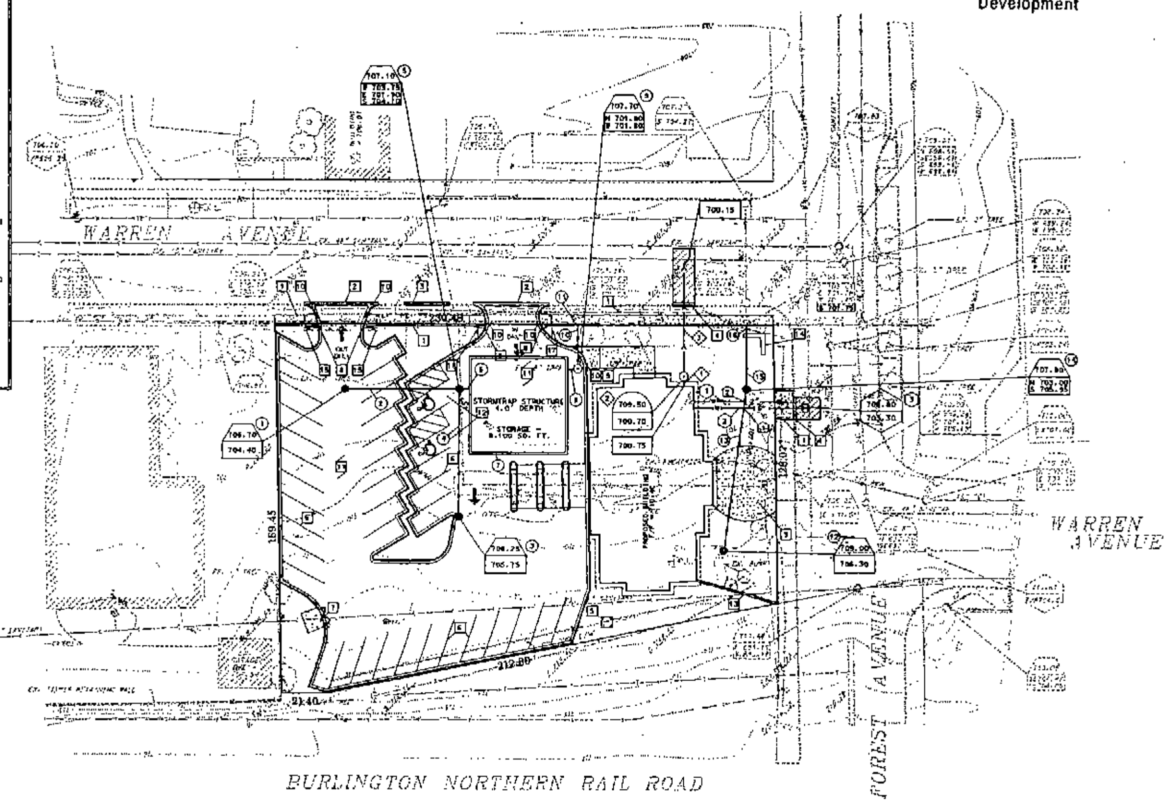
NOTE:
ALL CURB AND GUTTER SHALL BE TYPE B-6.12 (REVERSE PITCH), UNLESS NOTED OTHERWISE.

UTILITY CROSSING TABLE ⬡

1. BOTTOM OF 12" STORM SEWER = 704.38
   TOP OF FIRE PROTECTION SERVICE = 702.30
   VERTICAL SEPARATION = 2.68'
2. BOTTOM OF 12" STORM SEWER = 704.97
   TOP OF WATER SERVICE = 702.30
   VERTICAL SEPARATION = 2.67'

NOTE:

THE WATER SERVICE SERVING THE EXISTING BUILDING MUST BE DISCONNECTED AT THE MAIN ON WARREN AVE. BEFORE THE EXISTING BUILDING CAN BE DEMOLISHED.



LEGEND

PAVEMENT REMOVAL AND REPLACEMENT

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	PAS	4/29/04	PER VILLAGE
2	JAC	05/12/04	PER VILLAGE

SETON ENGINEERING
SERVICE CORPORATION
CIVIL ENGINEERS
WWW.SETONCIVIL.COM
36 WEST SLADE ST. PALATINE, ILLINOIS 60067-5010
PHONE: (847) 776-7200 FAX: (847) 776-7239

PROFESSIONAL DESIGN FIRM LICENSE 184-002036 DATE OF EXPIRATION 4-30-05

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

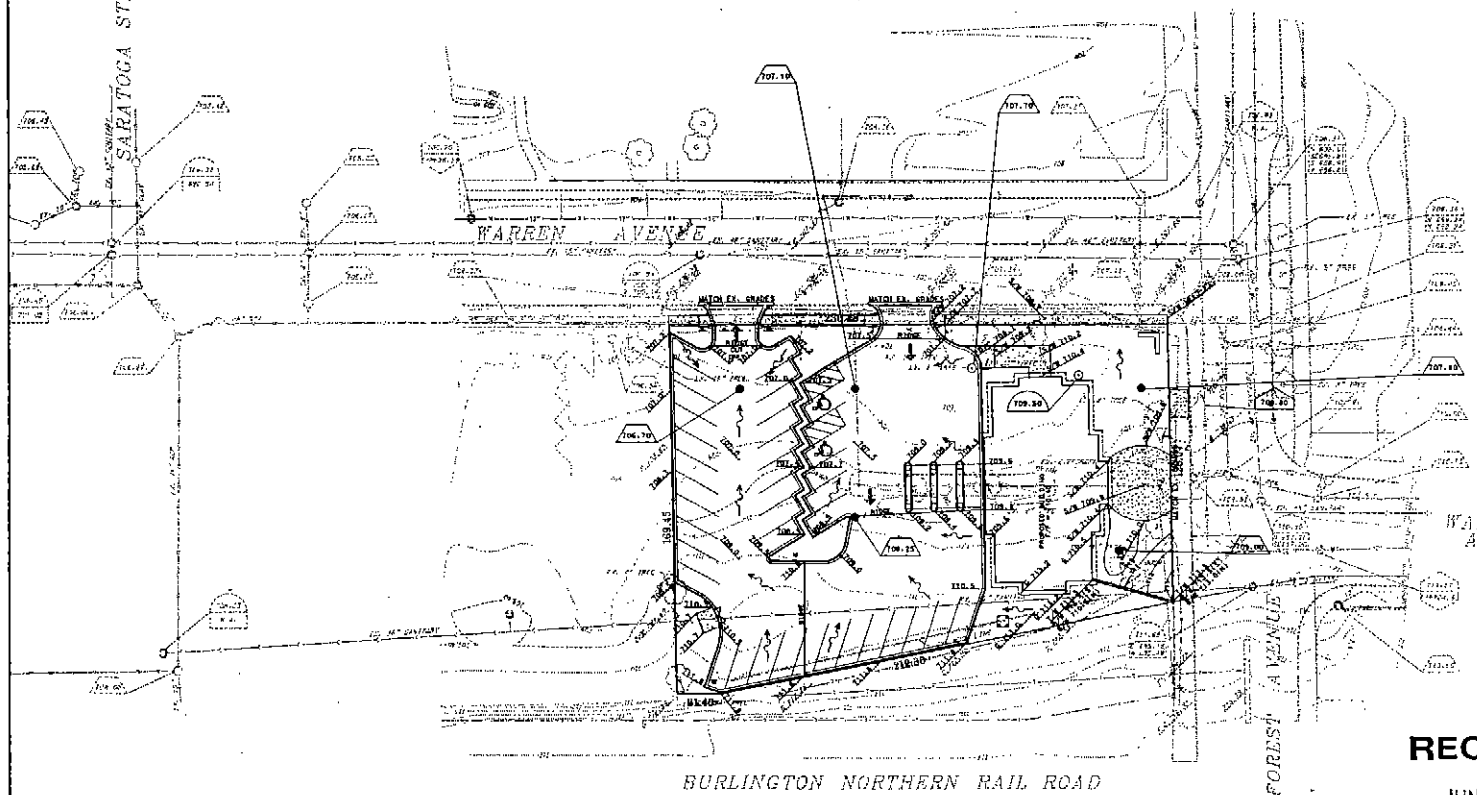
DRAWN:	DJG
DESIGNED:	JRL
CHECKED:	TJM
DATE:	03/15/2004
SCALE H:	1" = 20'
SCALE V:	NONE
PROJECT	2004017
SHEET NO.	C5
OF	10 SHEETS

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

ELEVATION CALLOUTS

TC/XX.X = TOP OF CURB
GC/XX.X = DEPRESSED CURB
SW/XX.X = SIDEWALK
PV/XX.X = PAVEMENT
CB/XX.X = CATCH BASIN
BW/XX.X = BOTTOM OF RETAINING WALL
TW/XX.X = TOP OF RETAINING WALL
FF/XX.X = TOP OF FINISHED FLOOR
TF/XX.X = TOP OF FOUNDATION
GF/XX.X = GARAGE FLOOR

NOTES:
1. ALL ELEVATIONS ARE PAVEMENT GRADES UNLESS NOTED OTHERWISE.
2. TOP OF CURB ELEVATIONS ARE SIX (6") INCHES HIGHER THAN PAVEMENT GRADES, UNLESS NOTED OTHERWISE.



RECEIVED
JUN 15 2004
Planning and Community Development

LEGEND

PROPOSED STORMWATER FLOW DIRECTION

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

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	JMS	7/22/04	PER VILLAGE
2	JMS	09/22/04	PER VILLAGE

SETON ENGINEERING
SERVICE CORPORATION
CIVIL ENGINEERS
WWW.SETONCIVIL.COM
35 WEST SLADE ST. PALATINE, ILLINOIS 60067-5010
PHONE: (847) 776-7200 FAX: (847) 776-7239

PROFESSIONAL DESIGN FIRM
LICENSE #184-002036
DATE OF EXPIRATION: 4-30-05

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

DRAWN:	BJG
DESIGNED:	JRK
CHECKED:	JJM
DATE:	03/15/2004
SCALE H:	1" = 20'
SCALE V:	NONE
PROJECT	2004017
SHEET NO.	C6
OF	10 SHEETS

RECEIVED

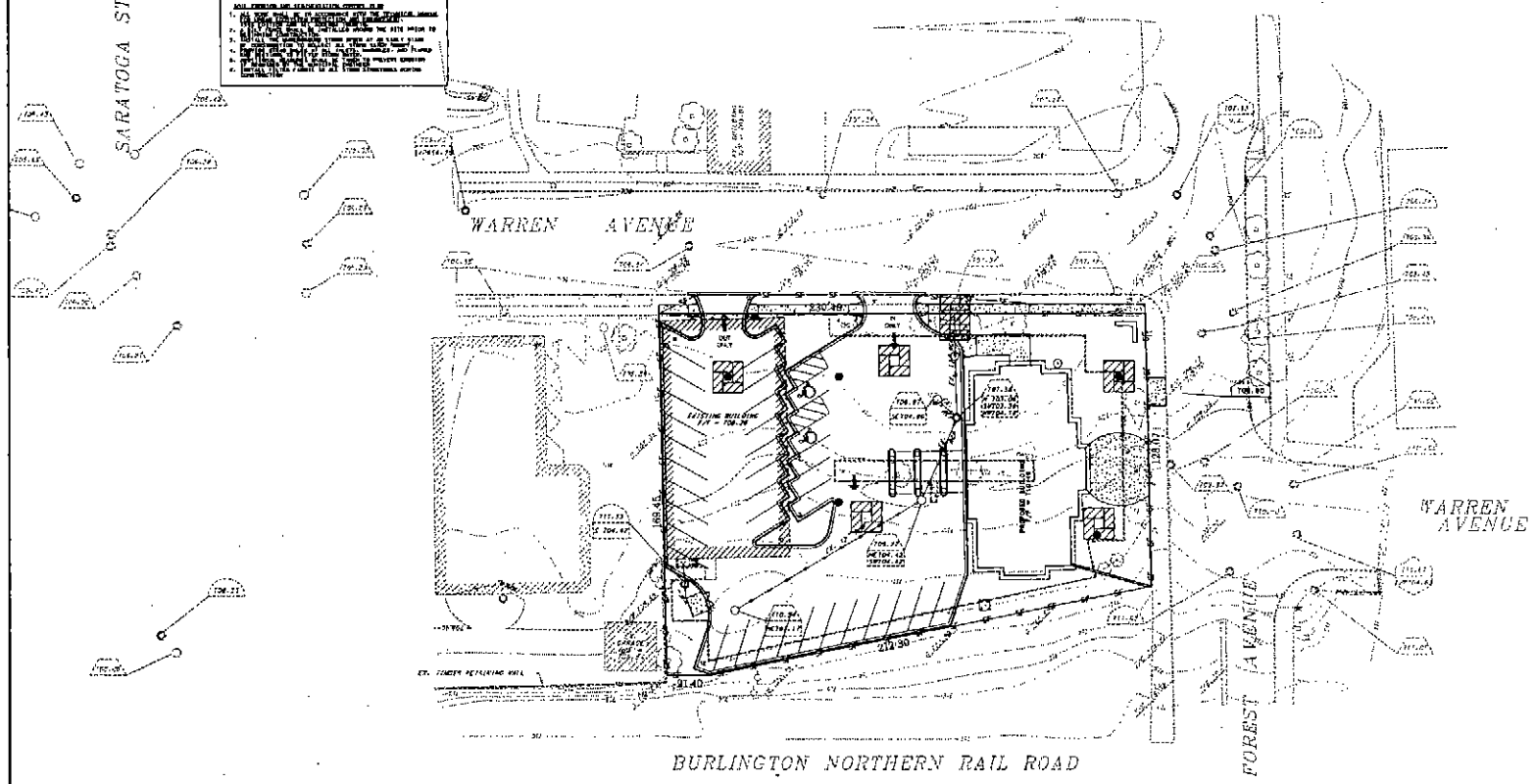
JUN 15 2004

Planning and Community Development

LEGEND

INLET AND PIPE PROTECTION

—SF— PERIMETER EROSION BARRIER (SILT FENCE)



REVISIONS

NO.	BY	DATE	DESCRIPTION
1.	PJS	7/29/04	PER VILLAGE
2.	JAC	10/19/04	PER VILLAGE

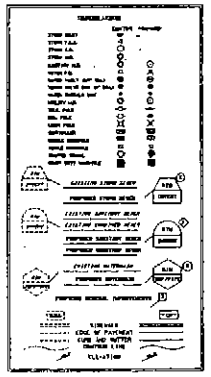
SETON ENGINEERING SERVICE CORPORATION
CIVIL ENGINEERS
WWW.SETONCIVIL.COM
35 WEST SLADE ST. PALATINE, ILLINOIS 60067-5010
PHONE: (847) 776-7300 FAX: (847) 776-7239

PROFESSIONAL DESIGN FIRM
LICENSE 184-000306
DATE OF EXPIRATION 4-30-05

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

DRAWN:	DJG
DESIGNED:	JWK
CHECKED:	TJM
DATE:	03/15/2004
SCALE H:	1" = 20'
SCALE V:	NONE
PROJECT	2004017
SHEET NO.	C7
OF	10 SHEETS

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



RECEIVED

JUN 1 5 2004

Planning and Community
Development

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

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	PAS	4/29/04	PER VILLAGE
2	JAC	05/12/04	PER VILLAGE

SETON ENGINEERING
SERVICE CORPORATION
CIVIL ENGINEERS
WWW.SETONCIVIL.COM
35 WEST SLADE ST. PALATINE, ILLINOIS 60067-5010
PHONE: (847) 776-7200 FAX: (847) 776-7330

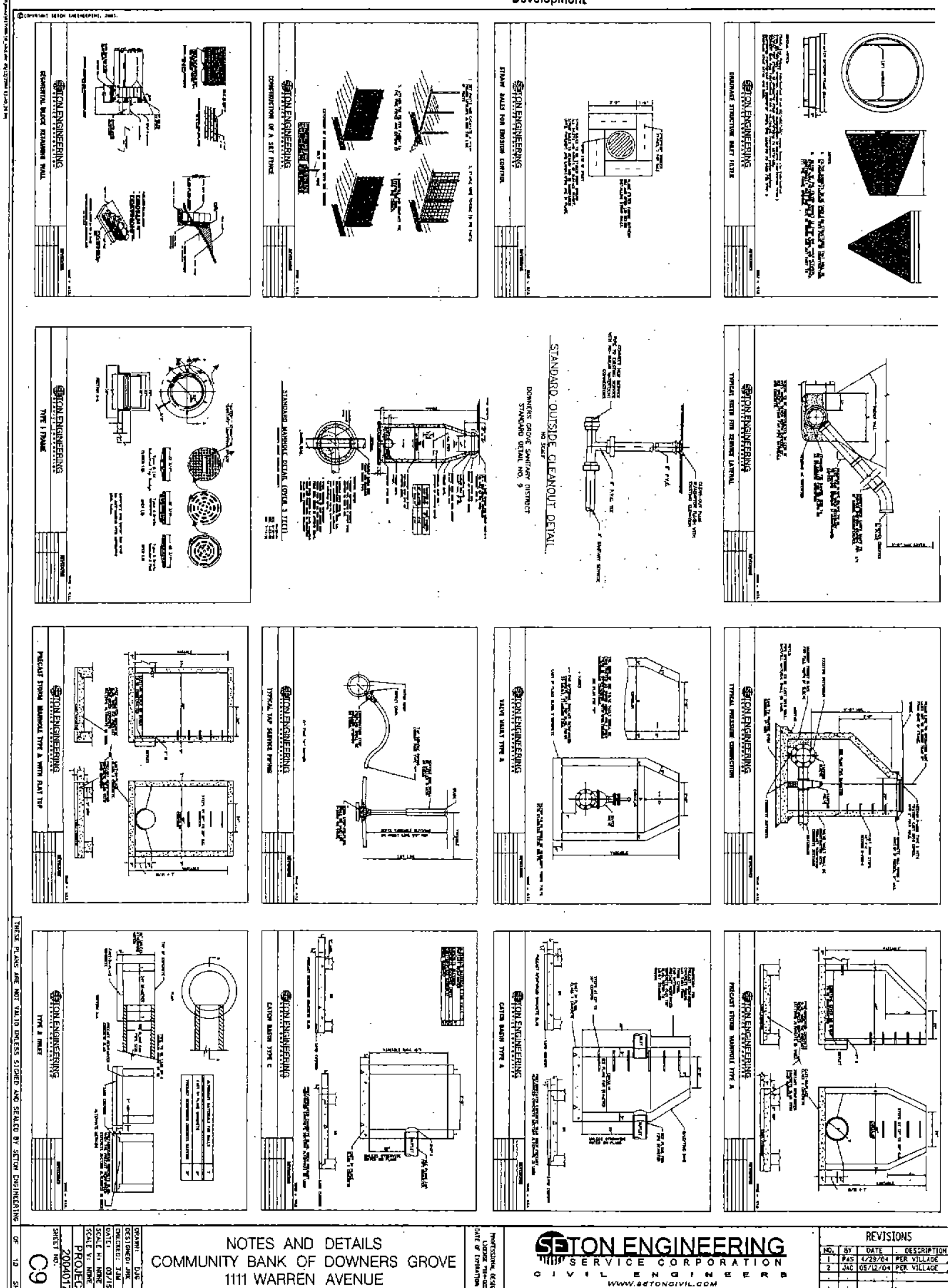
PROFESSIONAL DESIGN FIRM
LICENSE *184-002036
DATE OF EXPIRATION: 4-30-05

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

DRAWN:	DJG
DESIGNED:	JMK
CHECKED:	TJM
DATE:	03/15/2004
SCALE H:	NONE
SCALE V:	NONE

PROJECT
2004017

SHEET NO.
C8
OF 10 SHEETS



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

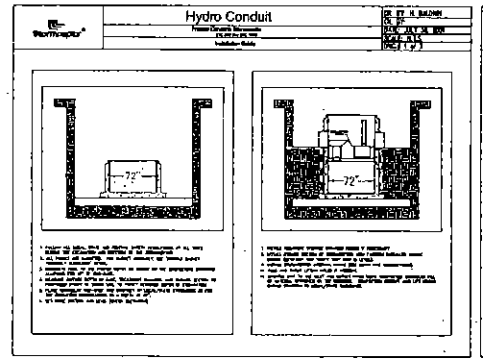
REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	PAS	4/29/04	PER VILLAGE
2	JAC	05/12/04	PER VILLAGE

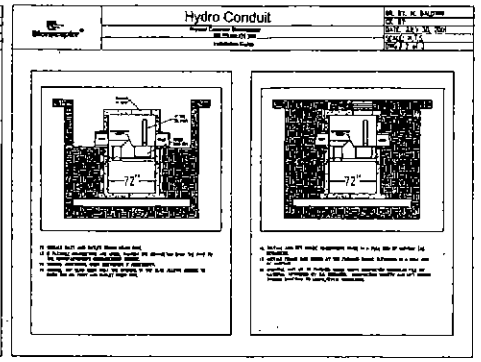
SETON ENGINEERING
SERVICE CORPORATION
CIVIL ENGINEERS
WWW.SETONCIVIL.COM
35 WEST BLADE ST. PALATINE, ILLINOIS 60067-6010
PHONE: (847) 776-7200 FAX: (847) 776-7339

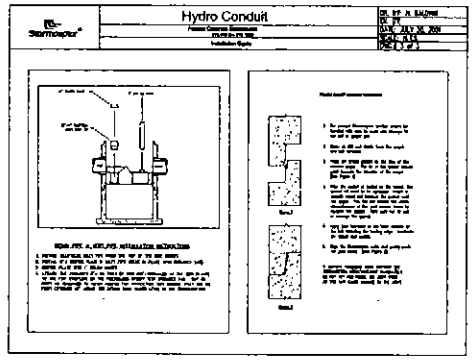
PROFESSIONAL DESIGN FIRM LICENSE 184-002205 DATE OF EXPIRATION 4-30-05

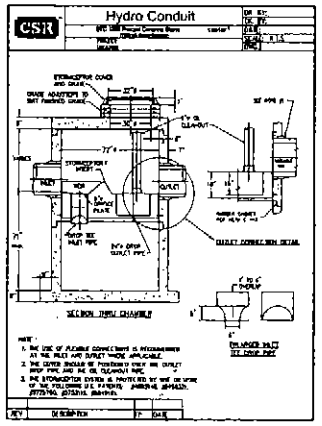
NOTES AND DETAILS
COMMUNITY BANK OF DOWNERS GROVE
1111 WARREN AVENUE
DOWNERS GROVE, ILLINOIS

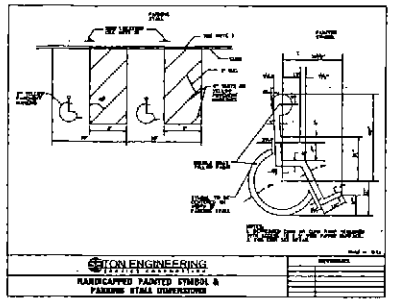
DRAWN: DJG
DESIGNED: JPK
CHECKED: JJM
DATE: 03/15/2004
SCALE H: NONE
SCALE V: NONE
PROJECT 2004017
SHEET NO. C9 OF 10 SHEETS

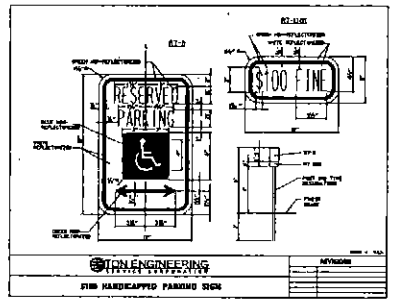


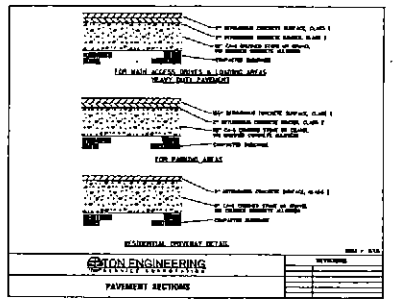


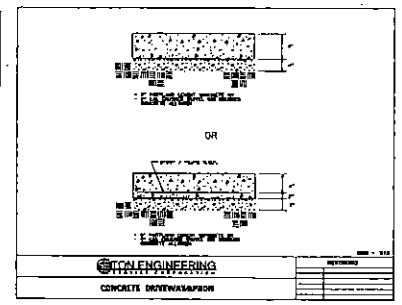


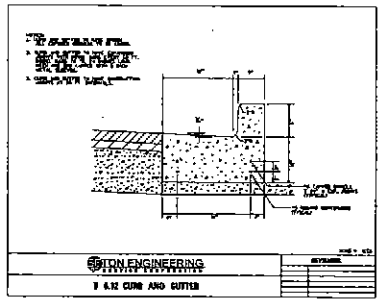


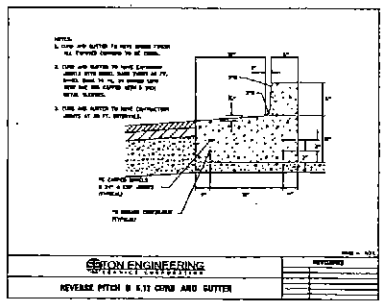


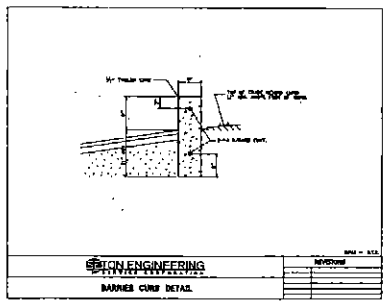


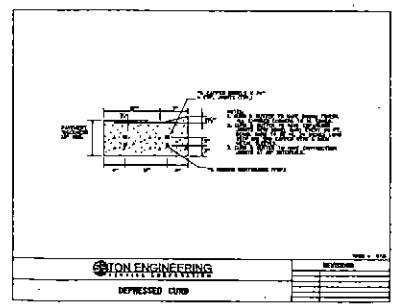












RECEIVED
JUN 15 2004
Planning and Community Development

SETON ENGINEERING
SERVICE CORPORATION
CIVIL ENGINEERS
WWW.SETONCIVIL.COM
35 WEST BLADE ST. PALATINE, ILLINOIS 60067-8010
PHONE: (847) 776-7230 FAX: (847) 776-7239

REVISIONS

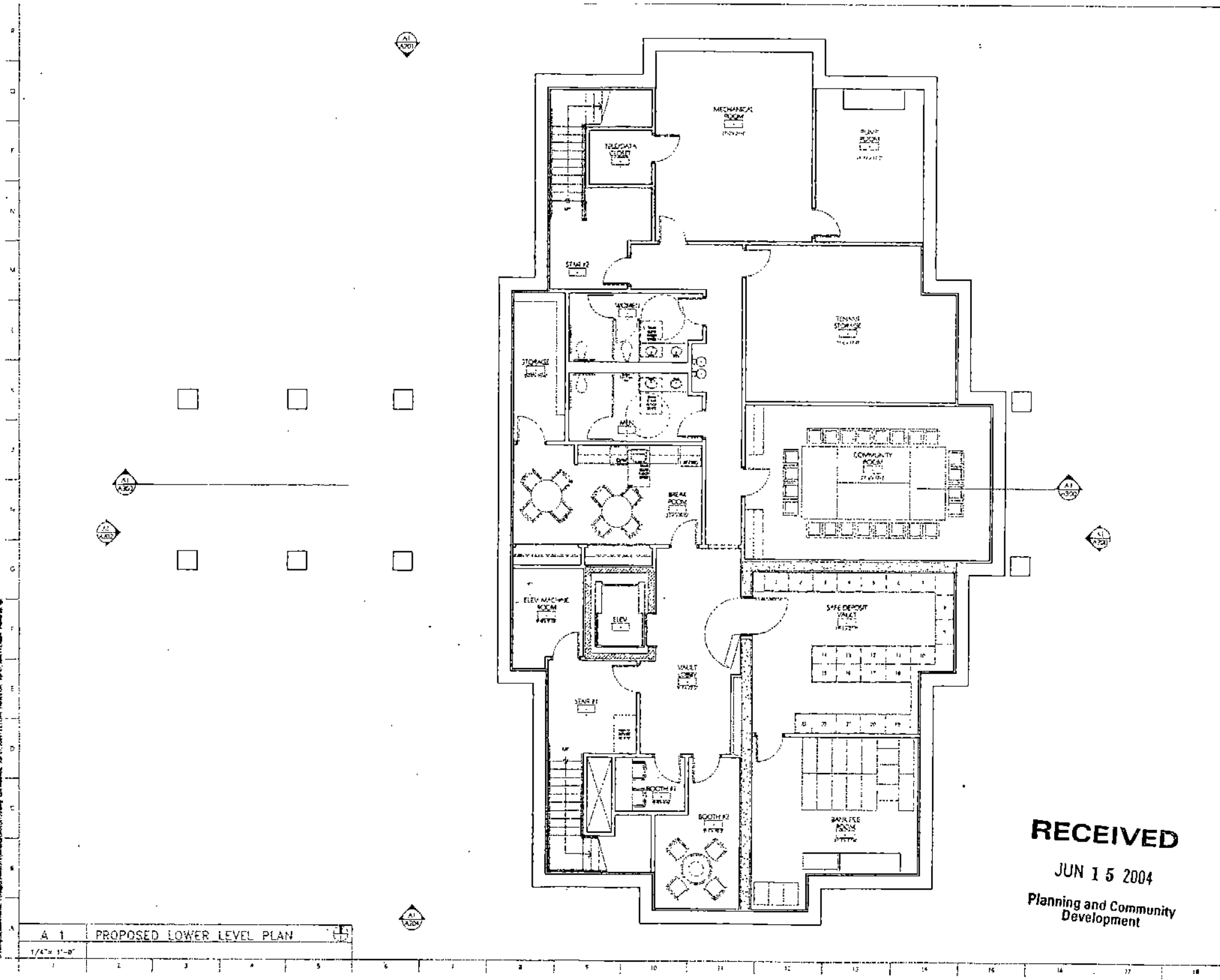
NO.	BY	DATE	DESCRIPTION
1	PSS	4/29/04	PER VILLAGE
2	JRK	05/12/04	PER VILLAGE

PROFESSIONAL DESIGN FIRM
LICENSE 184-000030
DATE OF EXPIRATION: 4-30-05

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

DRAWN: DJB
DESIGNED: JRK
CHECKED: TJN
DATE: 03/15/2004
SCALE H: NONE
SCALE V: NONE
PROJECT
2004017
SHEET NO.
C10

OF 10 SHEETS



A 1 PROPOSED LOWER LEVEL PLAN

1/4" = 1'-0"

RECEIVED

JUN 1 5 2004

Planning and Community Development

GENERAL NOTES/MATERIALS KEYING

01	04/08/04	PLAN COMMISSION
NO.	DATE	REASON FOR ISSUE
DRAWN BY: GJC	CHECKED BY: GJG	

CONSULTANTS:

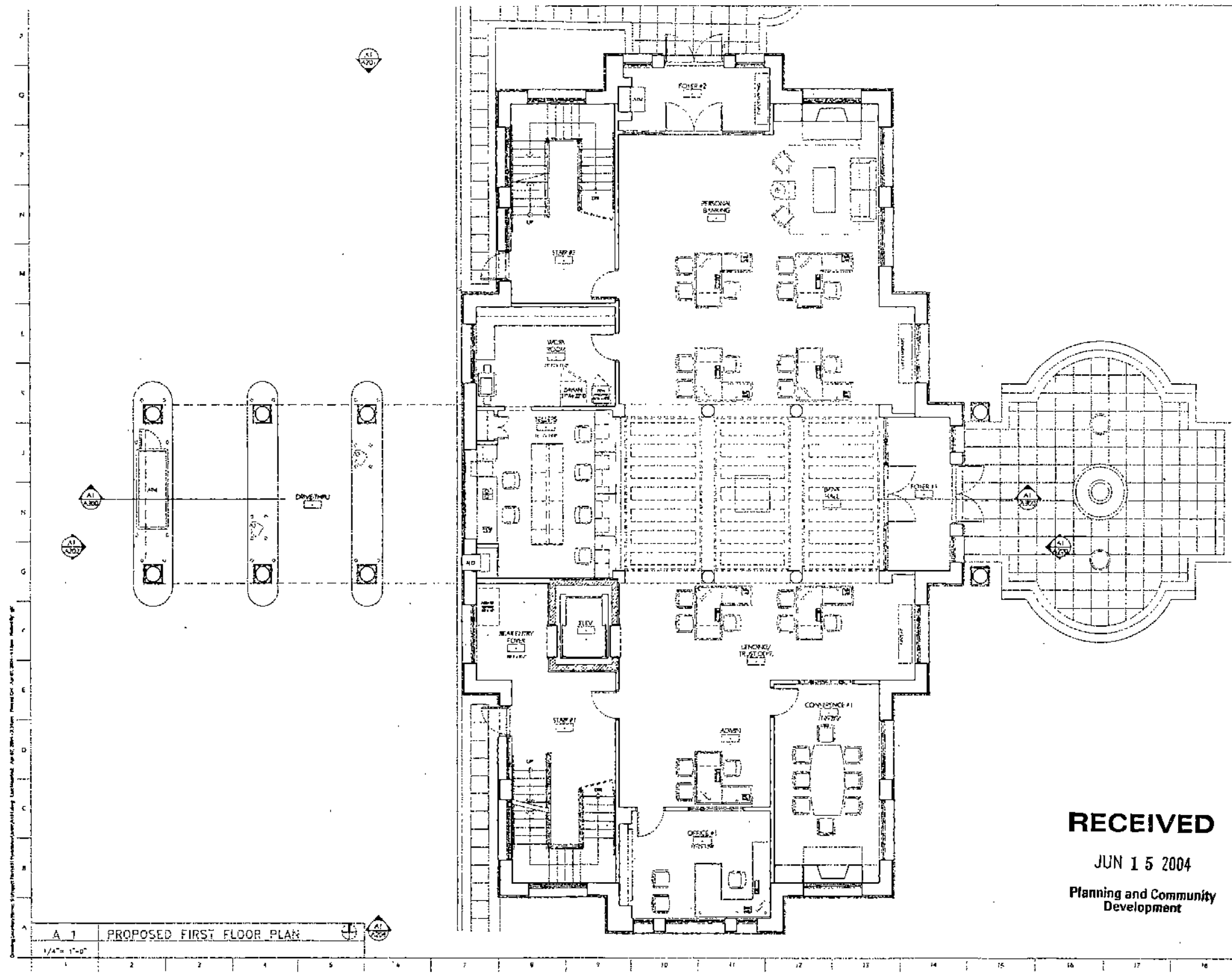
PROJECT TITLE:

Community Bank of Downers Grove
1111 Warren Avenue
Downers Grove, IL 60515
G&R Project # 031950

GRUNDGRIESTERER ARCHITECTS, INC.

A100

PROPOSED LOWER LEVEL PLAN



RECEIVED

JUN 1 5 2004

Planning and Community Development

GENERAL NOTES/MATERIALS KEYING

NO	DATE	REASON FOR ISSUE
01	06/08/04	PLAN COMMISSION

DRAWN BY: GJC CHECKED BY: GJG

CONSULTANTS

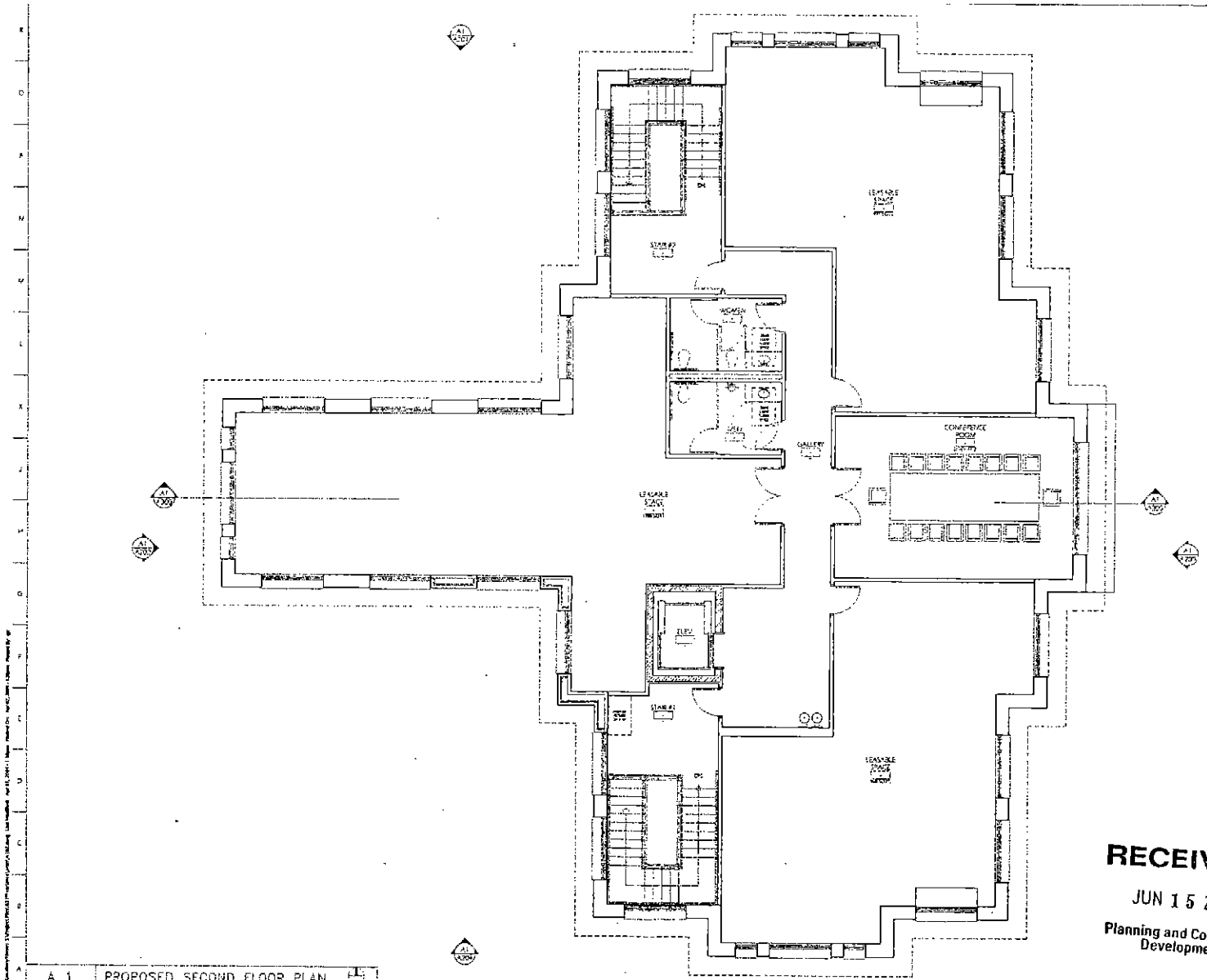
PROJECT TITLE

Community Bank of Downers Grove
1111 Warren Avenue
Downers Grove, IL 60515
G & R Project # 0319.00

GRUND & RIESTERER ARCHITECTS, INC.

A101

PROPOSED FIRST FLOOR PLAN



A 1 PROPOSED SECOND FLOOR PLAN

1/4"= 1'-0"

RECEIVED

JUN 15 2004

Planning and Community Development

GENERAL NOTES/MATERIALS KEYED

CONSULTANTS

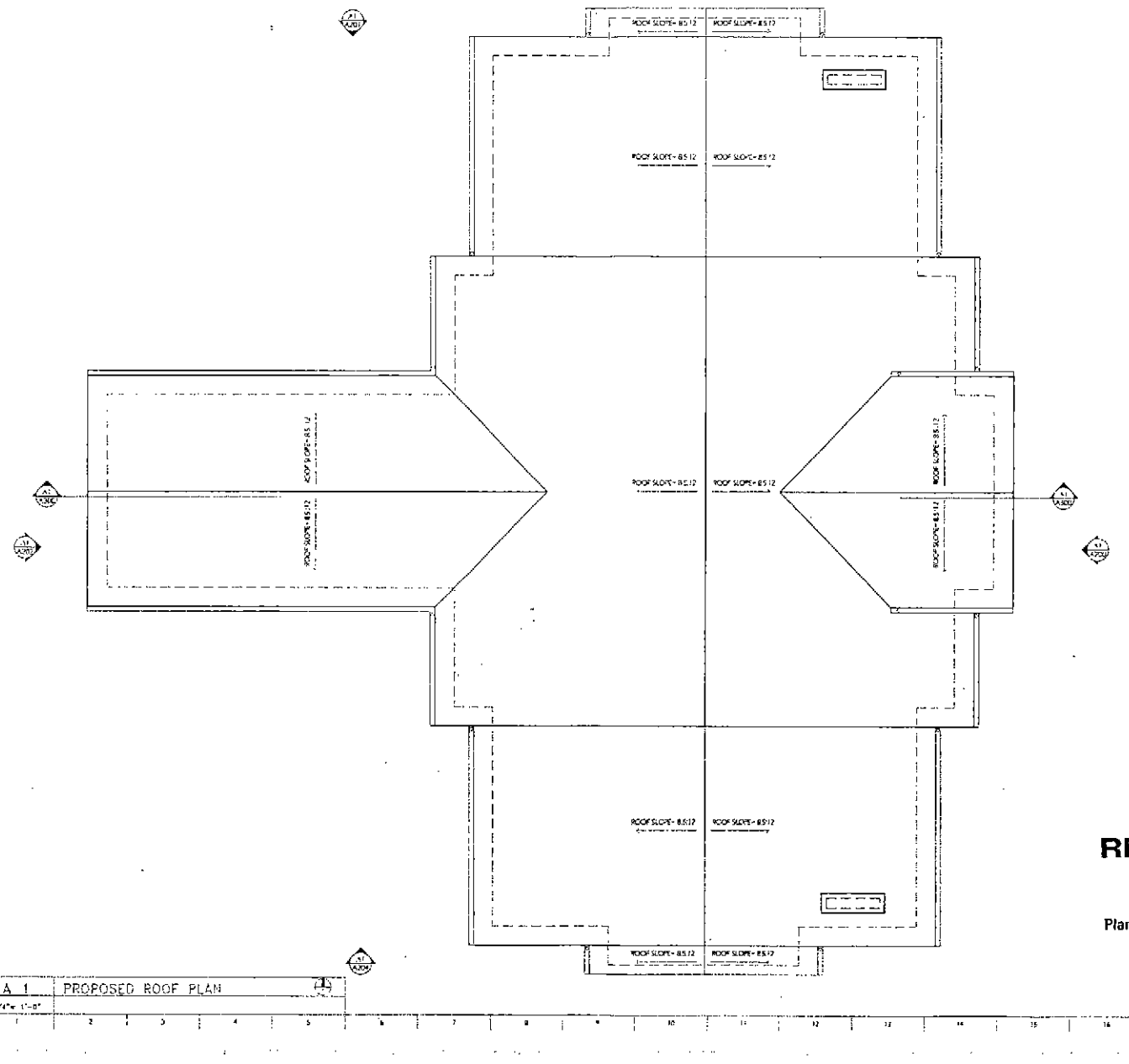
PROJECT TITLE

Community Bank of Downers Grove
1111 Ogden Avenue
Downers Grove, IL 60515
G.E.P. Project # 031920

GRUNDER/ESTERER ARCHITECTS, INC.

A102

PROPOSED SECOND FLOOR PLAN



A 1 PROPOSED ROOF PLAN

1/4"= 1'-0"

GENERAL NOTES MATERIALS KEYNOTES

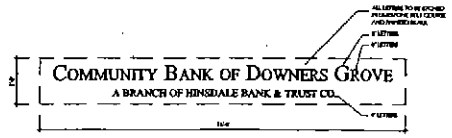
BY 06/21/04 PLAN COMMISSION
NO. DATE REASON FOR ISSUE
DRAWN BY: CJC CHECKED BY: CJC

CONSULTANTS

PROJECT TITLE
Community Bank of Downers Grove
3111 Warren Avenue
Downers Grove, IL 60515
G & R Project # 0319.00

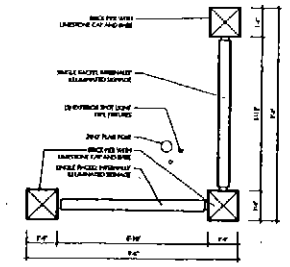
GRUNDER/ESTERER ARCHITECTS, INC.

A103
PROPOSED ROOF PLAN



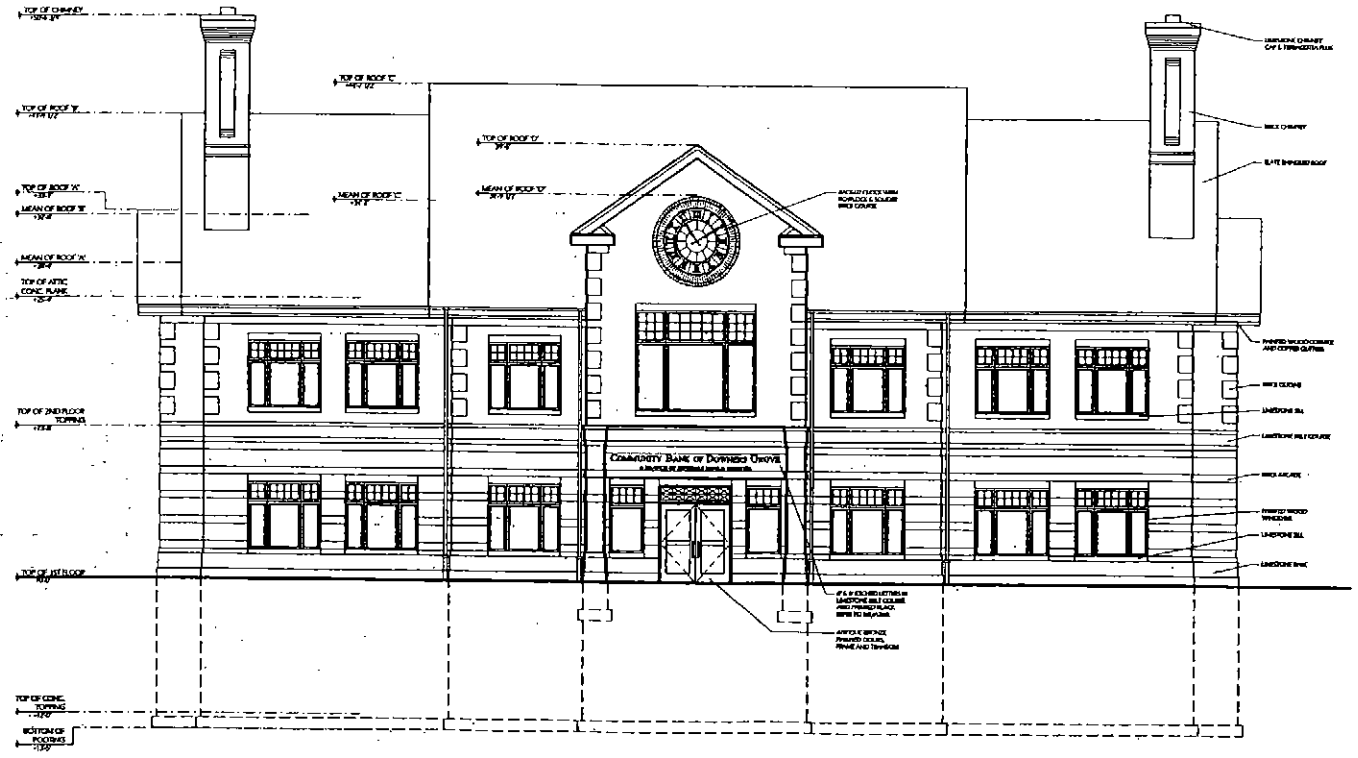
M 1 | PROPOSED BUILDING SIGNAGE
1/4"= 1'-0"

M 7 | PROPOSED SIGN ELEVATION
1/4"= 1'-0"



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

M 16 | CODE ANALYSIS
N.T.S.



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

RECEIVED
JUL 17 2004
Planning and Community Development

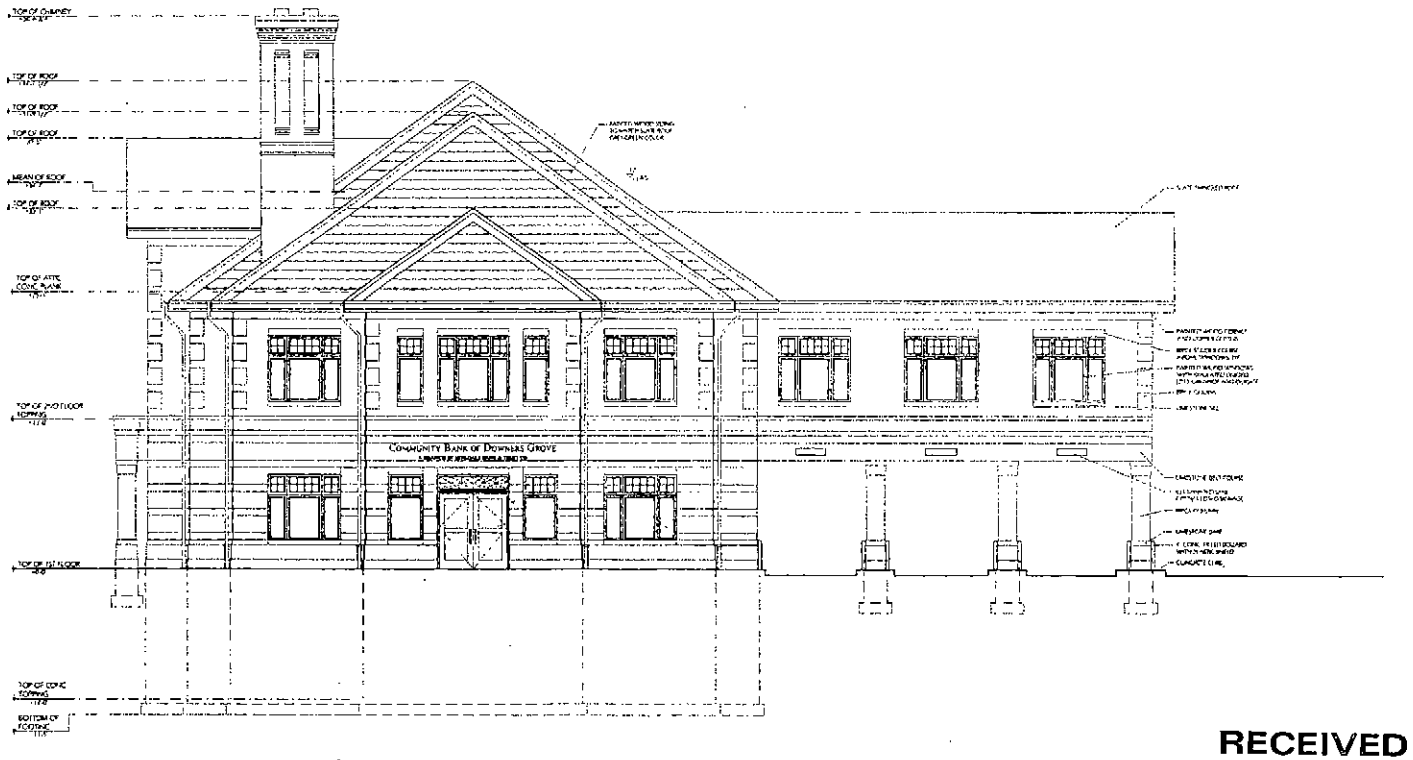
01 04/21/04 PLAN COMMISSION
NO. DATE REASON FOR ISSUE
DRAWN BY: GJC CHECKED BY: CJG

CONSULTANTS

PROJECT TITLE
Community Bank of Downers Grove
1111 Warren Avenue
Downers Grove, IL 60515
G & B Project # 031920

GRUNDLER&TERNER ARCHITECTS, INC.

A200



RECEIVED

JUN 15 2004

Planning and Community Development

A.1 PROPOSED NORTH EXTERIOR ELEVATION

1/4"= 1'-0"

GRUNDLRIESTERER ARCHITECTS, INC

A201

RECEIVED

JUN 15 2004

Planning and Community Development

A.1 PROPOSED WEST EXTERIOR ELEVATION

1/4"= 1'-0"

01 09/21/04 PLAN COMMISSION
NO. DATE REASON FOR ISSUE
DRAWN BY: GJC CHECKED BY: CJG

CONSULTANTS

PROJECT TITLE
Community Bank of Downers Grove
1111 Ogden Avenue
Downers Grove, IL 60515
G.S.A. Project # 031100

GRUNDGRIESTEBER ARCHITECTS, INC.

A202

PROPOSED WEST EXTERIOR ELEVATION

A 1 PROPOSED SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"

RECEIVED

JUN 1 5 2004

Planning and Community Development

01	06/21/04	PLAN COMMISSION
NO	DATE	REASON FOR ISSUE

DRAWN BY: GJC CHECKED BY: CJG

CONSULTANTS

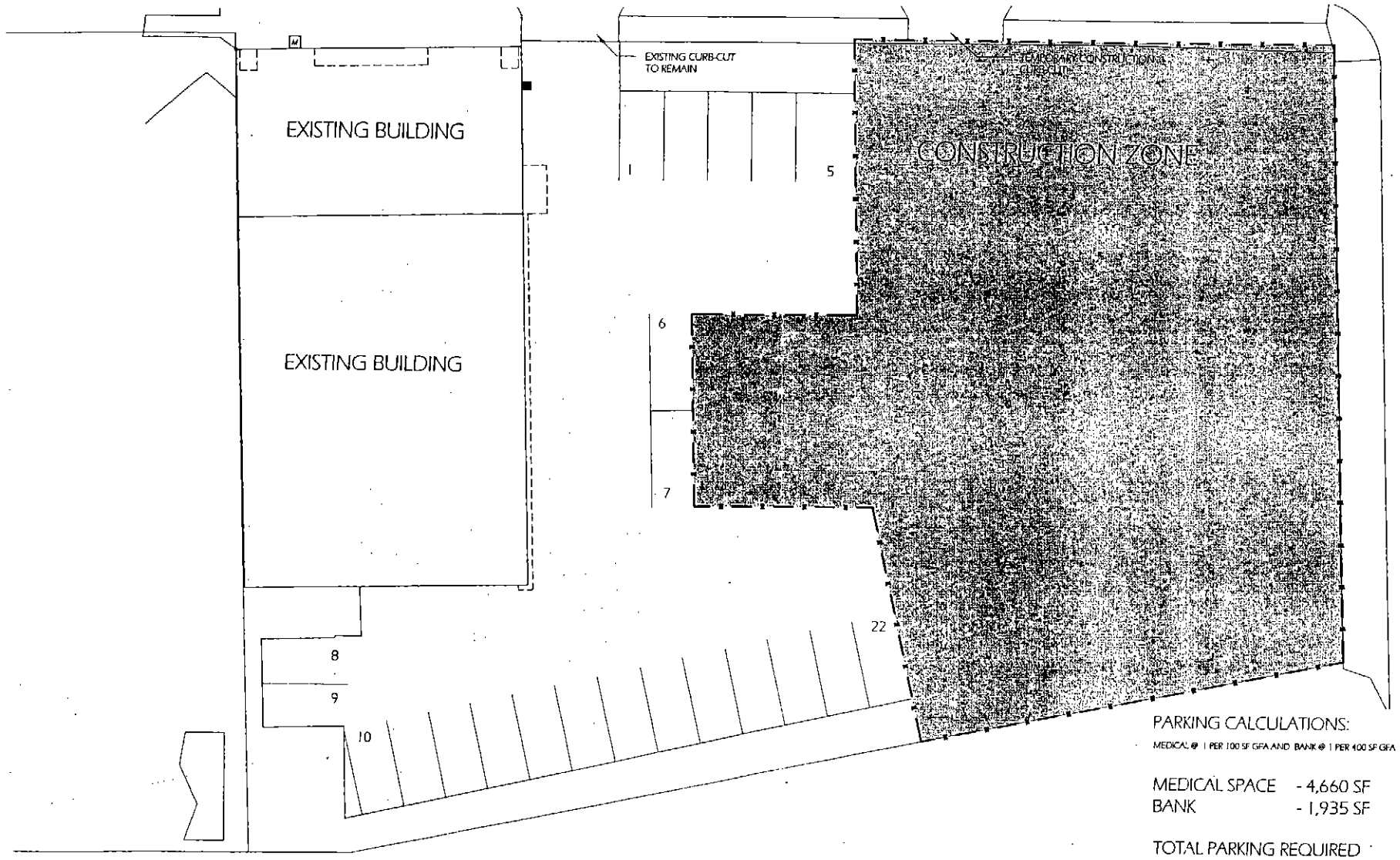
PROJECT TITLE

Community Bank of Downers Grove
1111 Warren Avenue
Downers Grove, IL 60515
G & R Project #031700

GRUNDER RIESTERER ARCHITECTS, INC

A203

PROPOSED SOUTH EXTERIOR ELEVATION



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. #0319.00

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

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.

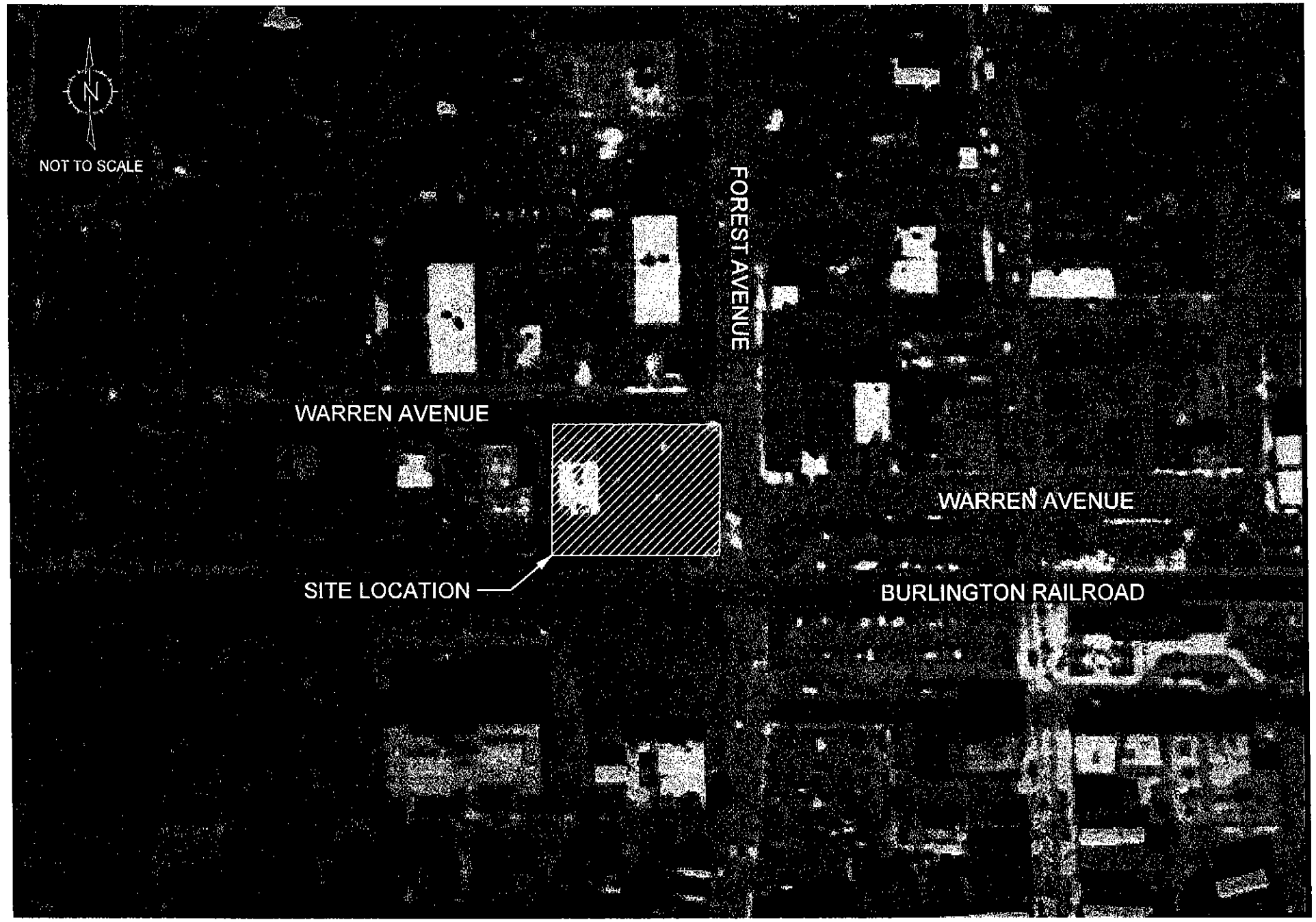
Site Location and Accessibility

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.

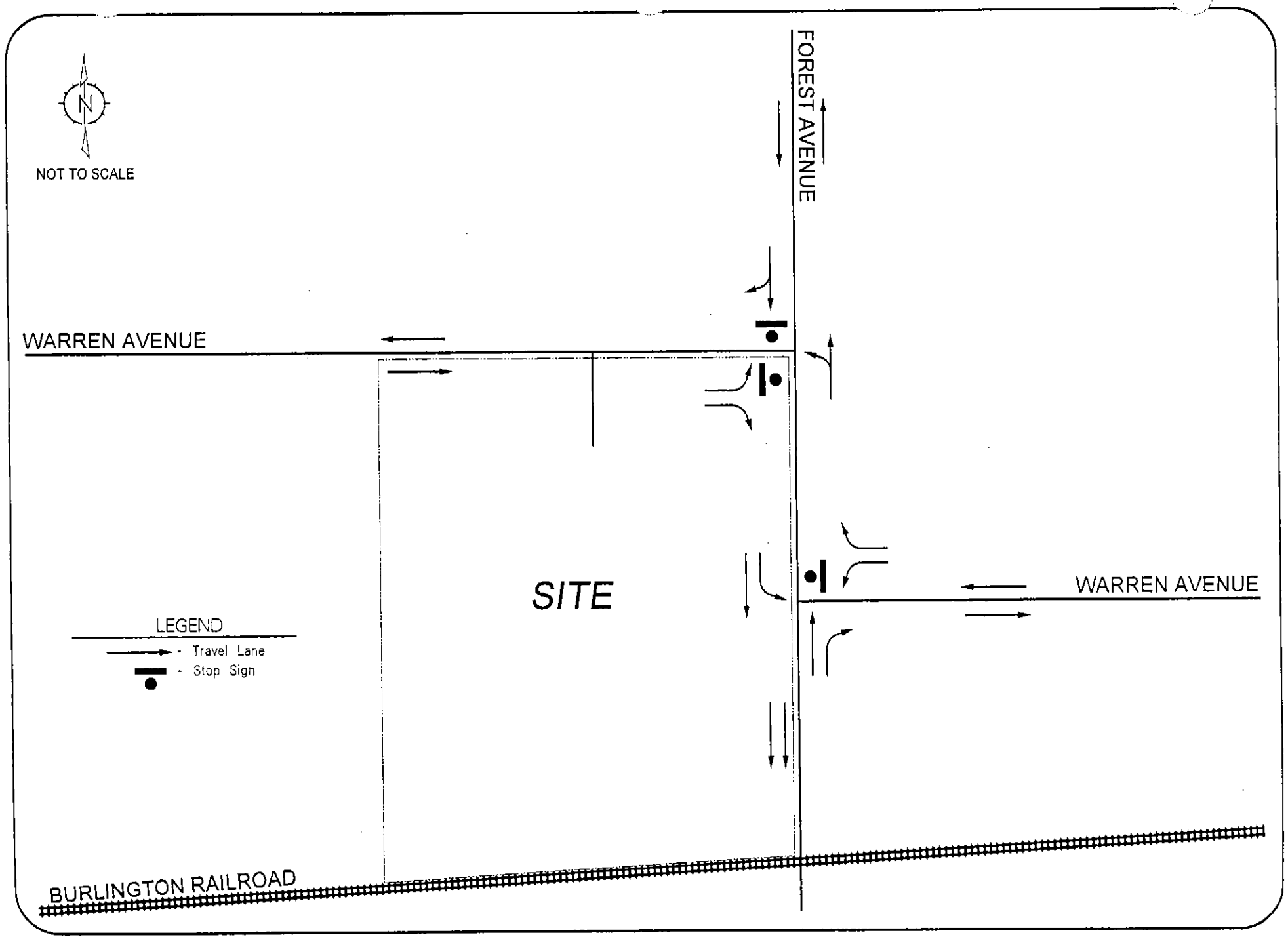
Forest Avenue is a two-lane, north/south major roadway and is the site's eastern boundary. North of Warren Avenue are apartments and single-family residential homes. South of the site and the railroad tracks is the heart of the downtown area. Forest Avenue is stop-sign controlled to southbound traveling 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.



METRO

SITE LOCATION

FIGURE: 1



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.

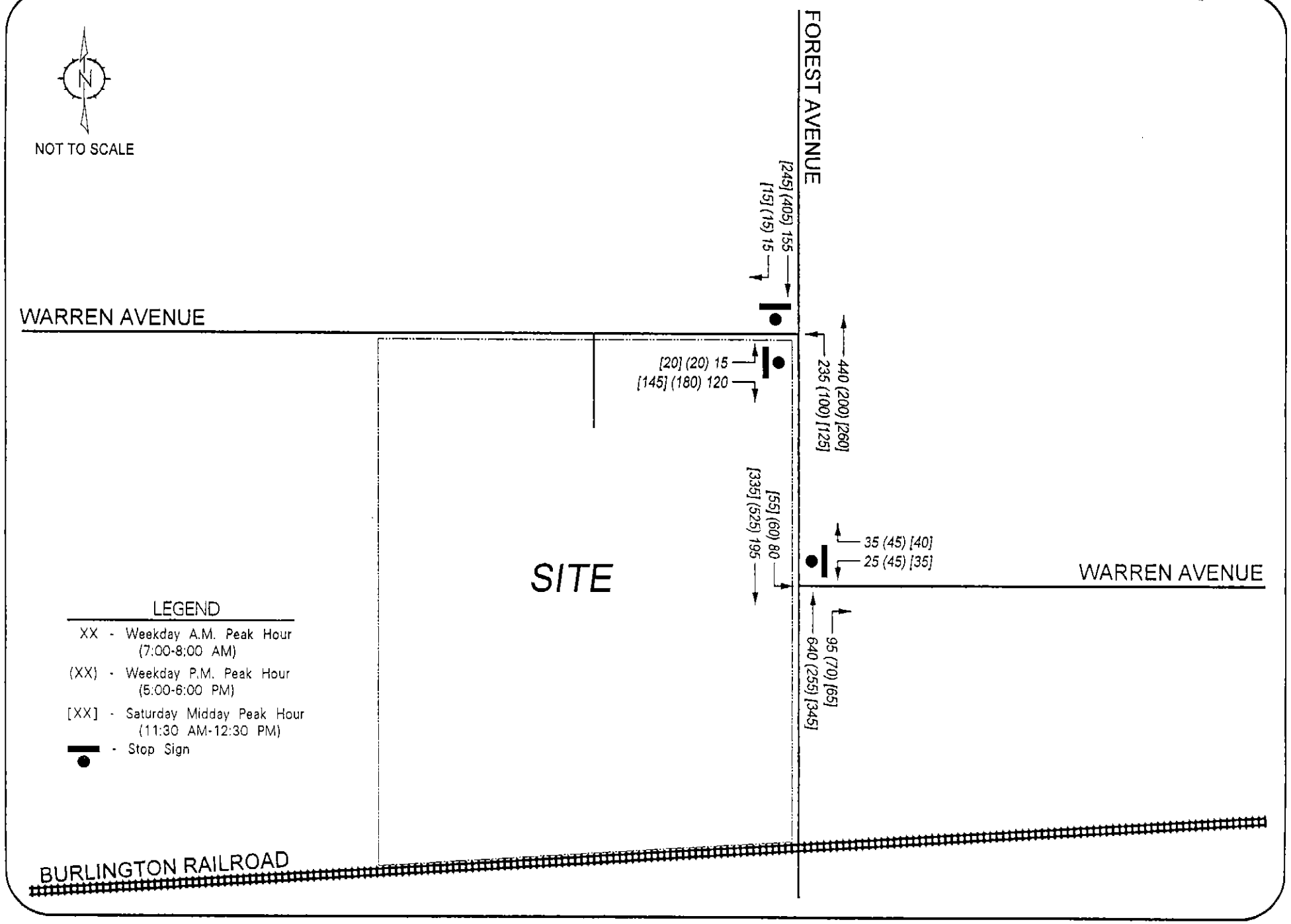
Existing Traffic Volumes

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.



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, 7th 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, 7th 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.)	25	5	30	15	75	90	0	5	5
Total:	**40**	**10**	**50**	**50**	**115**	**165**	**25**	**35**	**60**

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.

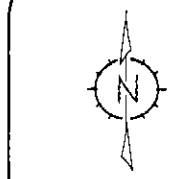
Directional Distribution

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

Routing to/from the...	Percent Distribution
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

45%

10%

WARREN AVENUE

LEGEND

XX% - Percent Distribution

- Stop Sign

BURLINGTON RAILROAD

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.

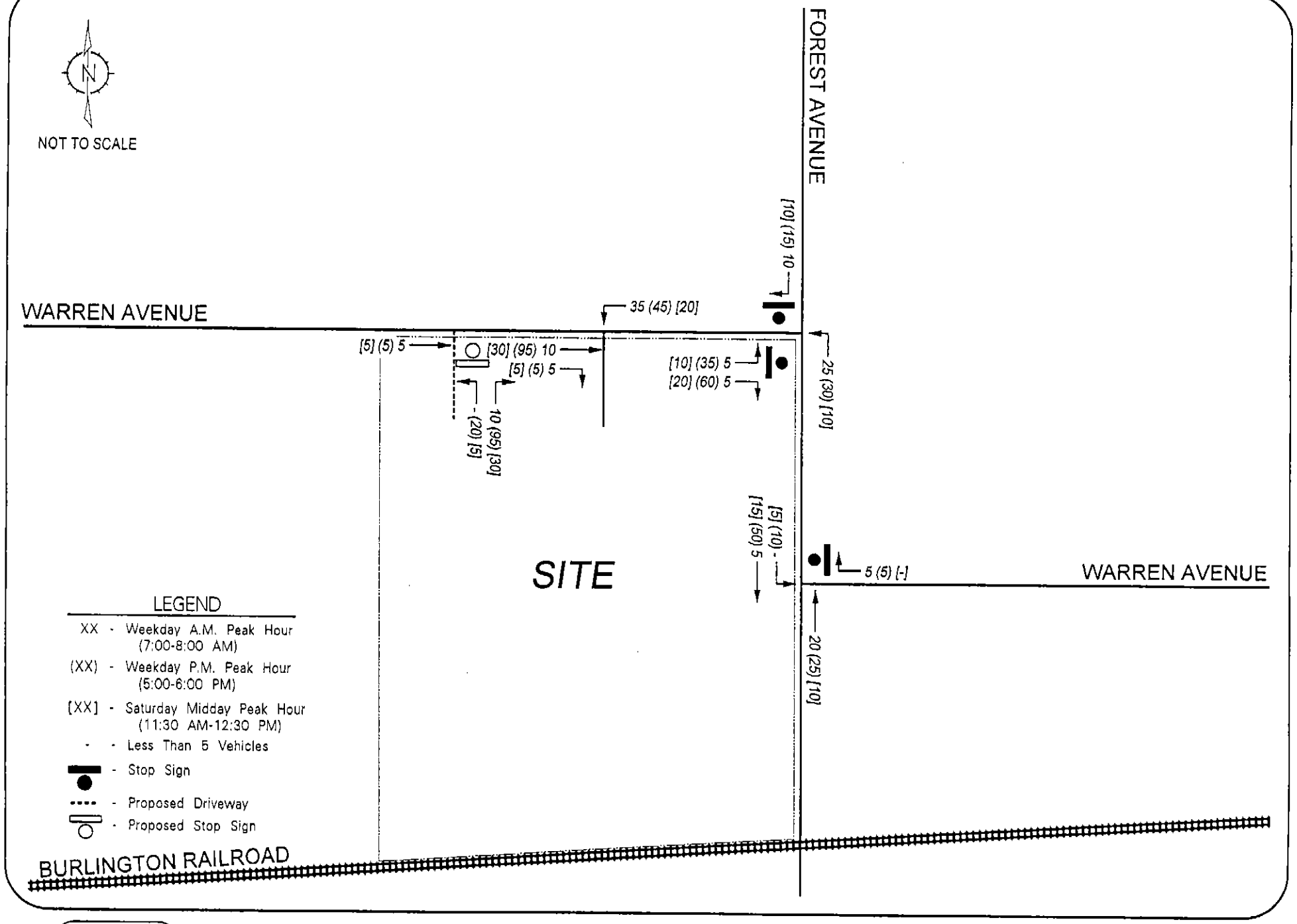
Background Development Traffic

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.

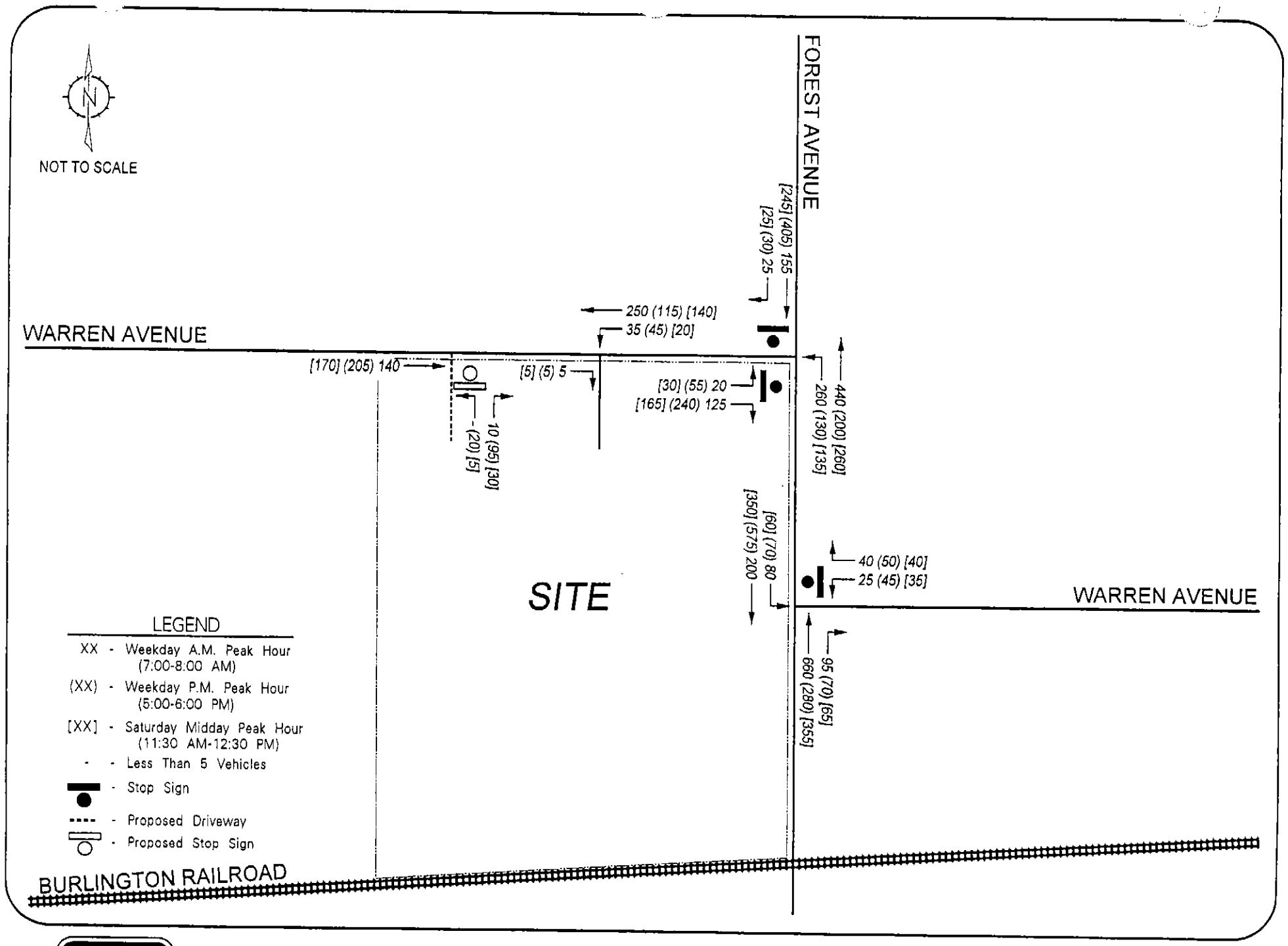
Total Traffic Assignment

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.



SITE-GENERATED TRAFFIC VOLUMES

FIGURE: 5



METRO

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*[1] 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

[1] *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 EBR-A	27.7 9.9	EBL-D EBR-A	31.6 10.0	EBL-C EBR-B	18.7 13.7	EBL-C EBR-C	24.0 15.4	EBL-C EBR-B	17.7 10.9	EBL-C EBR-B	19.0 11.2
Forest Ave at Warren Ave (south)	WBL-C WBR-C SBL-A	23.4 15.4 1.1	WBL-C WBR-C SBL-A	24.3 16.0 1.1	WBL-C WBR-B SBL-A	16.7 10.4 0.5	WBL-C WBR-B SBL-A	18.5 10.6 0.6	WBL-C WBR-B SBL-A	16.0 11.2 0.5	WBL-C WBR-B SBL-A	16.6 11.3 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 NBR-A	9.4 9.4	N/A	N/A	NBL-B NBR-B	10.5 10.5	N/A	N/A	NBL-A NBR-A	9.6 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

	Parking Area 60 Spaces	
Time	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%
AVERAGE:	**20**	**33%**

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.

GRUND & RIESTERER ARCHITECTS, INC.

FILE COPY

RECEIVED
MAY 21 2004
Planning and Community Development

20 May 2004

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

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 45x 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.

THE CIVIC OPERA BUILDING 20 NORTH WACKER DRIVE SUITE 2418 CHICAGO, ILLINOIS 60606
T: 312-372-5353 F: 312-372-5367 E: GNRARCH@GNRARCH.COM I: WWW.GNRARCH.COM

FILE COPY

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

GRUND & RIESTERER ARCHITECTS, INC.

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 May5, 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 there 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

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road • Suite 600 • Rosemont, Illinois 60018-4920 • TEL (847) 823-0500 • FAX (847) 823-0520

RECEIVED
MAY 14 2004
Planning and Community Development

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.

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
TITLE     LPDA ANALYSIS - CBBEL PROJECT NO.          NOPLOTS
TITLE     CRITICAL DURATION, 100-YEAR STORM EXIST.T20 LTS 5/04
 5 RAINFL 6              .05                                          HUFF 1ST
 8          0.           .16          .33          .43          .52   QUARTILE
 8          .60          .66          .71          .75          .79   MEDIAN -
 8          .82          .84          .86          .88          .90   POINT
 8          .92          .94          .96          .97          .98   PAGE 14
 8          1.00                                                     CIRC 173
 9 ENDTBL
 5 RAINFL 7              .05                                          HUFF 2ND
 8          0.           .03          .08          .12          .16   QUARTILE
 8          .22          .29          .39          .51          .62   MEDIAN -
 8          .70          .76          .81          .85          .88   POINT
 8          .91          .93          .95          .97          .98   PAGE 14
 8          1.00                                                     CIRC 173
 9 ENDTBL
 5 RAINFL 8              .05
 8          0.00         0.03         0.06         0.09         0.12  DIM-LESS
 8          0.15         0.19         0.23         0.27         0.32  BULL70
 8          0.38         0.45         0.57         0.70         0.79  3RDQTR
 8          0.85         0.89         0.92         0.95         0.97
 8          1.00
 9 ENDTBL
 5 RAINFL 9              .05                                          HUFF 4TH
 9          0.           .02          .05          .08          .10   QUARTILE
 8          .13          .16          .19          .22          .25   MEDIAN -
 8          .28          .32          .35          .39          .45   POINT
 8          .51          .59          .72          .84          .92   PAGE 14
 8          1.00                                                     CIRC 173
 9 ENDTBL
 3 STRUCT      10
 8                       704.0        0.0          0.0               WEST
 8                       708.0        0.35         3.6               DETENTIO
 8                       710.0        24.3         7.5               POND
 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               EAST
 8                       710.0        0.001        1.65              LPDA
 8                       710.5        95.46        4.6               AREA
 8                       711.0        270.0        7.55
 8                       712.0        763.68       17.58
 9 ENDTBL
 3 STRUCT      30
1

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

 8                       706.4        0.0          0.0               BANK
 8                       707.0        138.46       0.42              LPDA
 8                       708.0        151.84       1.12              AREA
 8                       709.0        164.39       11.07
 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
0*******************************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
1
```



```
 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	10.25	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) (RUNOFF)
1	1.90	101.70	

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 2

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) (RUNOFF)
1.44	175.35	

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) (NULL)
1.84	200.31	

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) (RUNOFF)
1.24	137.85	

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) (NULL)
1.64	309.85	

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 ANT. 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

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(FEET)
1.73	143.25	(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

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 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,    31.41 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
    PAGE   7


          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(FEET)
             16.00                      33.10                       710.05

  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(FEET)
             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(FEET)
             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(FEET)
             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(FEET)
             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
    PAGE   8


  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 RECORD
ID
+ COMPUTATIONS COMPLETED FOR PASS 5

EXECUTIVE CONTROL OPERATION COMPUT RECORD
ID 100-2
+ 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)
41.05	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
1

TR20 XEQ 05-05-04 09:15 LPDA ANALYSIS - CIBEL PROJECT NO. EXISTING DRAINAGE JOB
1 PASS 6
REV PC 09/83(.2) CRITICAL DURATION, 100-YEAR STORM EXIST.T20 LTS 5/04
PAGE 9

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
1


 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
    PAGE  10


 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
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
    PAGE  11
```

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 ID	STANDARD CONTROL OPERATION	DRAINAGE AREA (SQ MI)	RAIN TABLE #	ANTEC MOIST COND	MAIN TIME INCREM (HR)	PRECIPITATION BEGIN (HR)	PRECIPITATION AMOUNT (IN)	PRECIPITATION DURATION (HR)	RUNOFF AMOUNT (IN)	PEAK DISCHARGE ELEVATION (FT)	PEAK DISCHARGE TIME (HR)	PEAK DISCHARGE RATE (CFS)	RATE (CSM)
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											

1

TR20 XEQ 05-05-04 09:15 LPDA ANALYSIS - CBBEL PROJECT NO. EXISTING DRAINAGE JOB
1 SUMMARY
REV PC 09/81(.2) CRITICAL DURATION, 100-YEAR STORM EXIST.T20 LTS 5/04
PAGE 12

SUMMARY TABLE 1 - SSLECTED 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 (SQ MI)	#	COND	INCREM (HR)	BEGIN (HR)	AMOUNT (IN)	DURATION (HR)	AMOUNT (IN)	ELEVATION (FT)	TIME (HR)	RATE (CFS)	RATE (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 10	RESVOR	.07	8	2	.30	.0	.00	24.00	5.68	710.09	16.00	33.10	462.6
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	492.6
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 - CSBEL PROJECT NO. EXISTING DRAINAGE JOB
1 SUMMARY
REV PC 09/83(.2) CRITICAL DURATION, 100-YEAR STORM EXIST.T20 LTS 5/04
PAGE 13

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
1END OF  1 JOBS IN THIS RUN
```

RRENT DATE: 05-05-2004 FILE DATE: 05-05-2004
RRENT TIME: 09:13:13 FILE NAME: BANK

FHWA CULVERT ANALYSIS
HY-8, VERSION 6.1

SITE DATA			CULVERT SHAPE, MATERIAL, INLET				
INLET ELEV. (ft)	OUTLET ELEV. (ft)	CULVERT LENGTH (ft)	BARRELS SHAPE MATERIAL	SPAN (ft)	RISE (ft)	MANNING n	INLET TYPE
699.53	698.51	285.00	1 RCP	4.00	4.00	.012	CONVENTIONAL

MMARY OF CULVERT FLOWS (cfs) FILE: BANK DATE: 05-05-2004

EV (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	OVERTOPPING	

UMMARY OF ITERATIVE SOLUTION ERRORS FILE: BANK DATE: 05-05-2004

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

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

RRENT DATE: 05-05-2004 FILE DATE: 05-05-2004
RRENT TIME: 09:13:13 FILE NAME: BANK

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

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

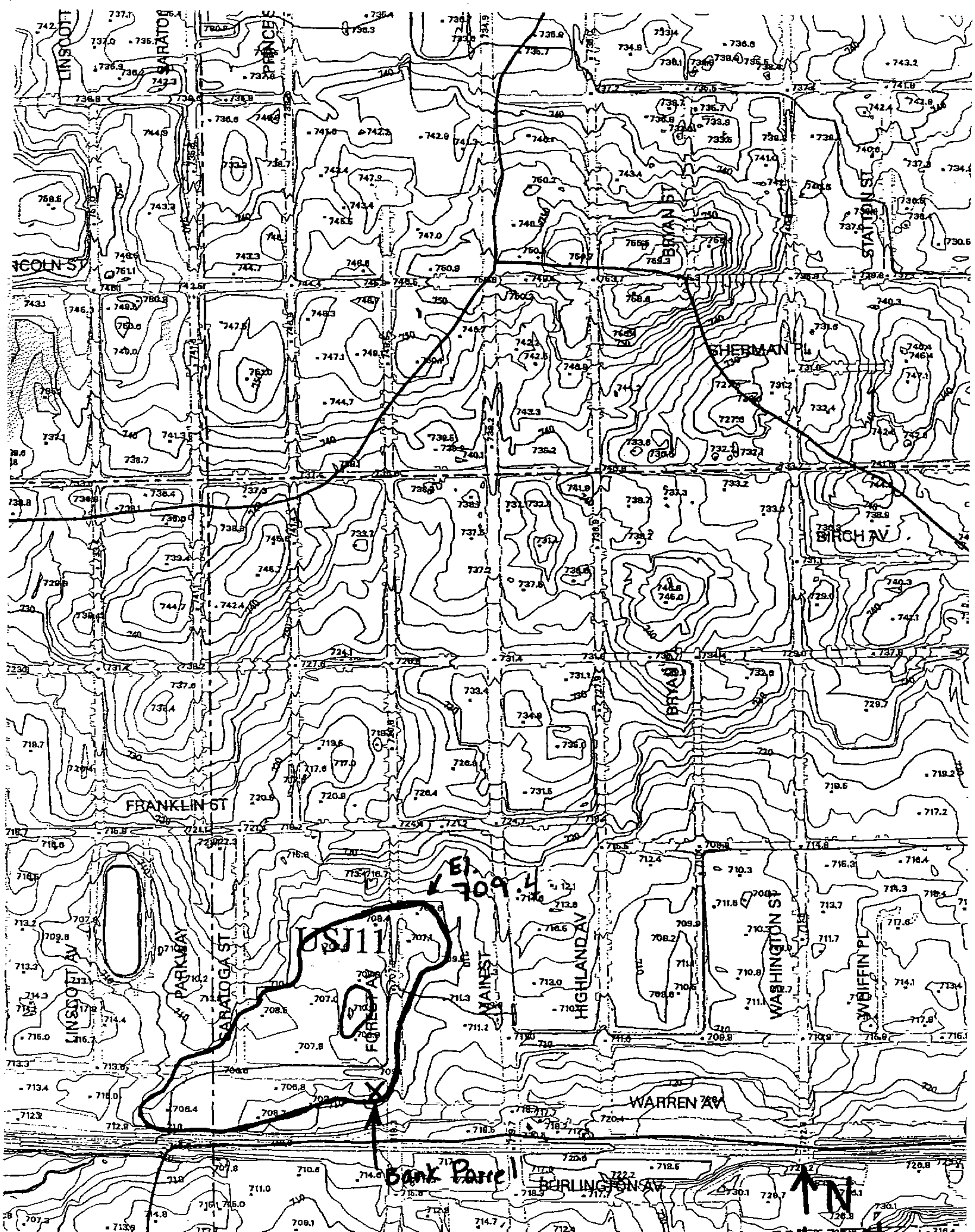
RRENT DATE: 05-05-2004 FILE DATE: 05-05-2004
RRENT TIME: 09:13:13 FILE NAME: BANK

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



LPDA Analysis #04-230
1" = 400'
N
Bank Parcel
El. 709.4
USJ11
BURLINGTON AV
WARREN AV
FRANKLIN ST
LINCOLN ST
SHERMAN PL
BIRCH AV
BRYAN ST
HIGHLAND AV
MAIN ST
WASHINGTON ST
WHIFFIN PL
SARATOGA ST
PARKWAY
LINSCOTT AV
FOREST AV
PRINCE
STATION ST

Barber

DRAFT

Brian Krajewski

From: Busse, Michael [MBUSSE@hinsdalebank.com]

Sent: Tuesday, April 27, 2004 10:57 AM

To: 'bkrajewski@vil.downers-grove.il.us'; 'bwysocki@downersgrove.org'; 'tsisul@sisullaw.com'

Subject: Today's item

Brian, Barb, Tom,
We presented our formal petition on April12th 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 hydrolic 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.

http://www.downers.us

COMMUNITY
RESPONSE CENTER
630.434.CALL (2255)

CIVIC CENTER
801 Burlington Ave.
Downers Grove
Illinois 60515-4776
630.434.5500
TDD 630.434.5511
FAX 630.434.5571

FIRE DEPARTMENT
ADMINISTRATION
5701 Main Street
Downers Grove
Illinois 60515-1506
630.434.5980
FAX 630.434.5998

POLICE DEPARTMENT
825 Burlington Ave.
Downers Grove
Illinois 60515-4783
630.434.5600
FAX 630.434.5690

PUBLIC WORKS
DEPARTMENT
5101 Walnut Ave.
Downers Grove
Illinois 60515-4074
630.434.5460
FAX 630.434.5495

DEPARTMENT OF
SOCIAL & HEALTH
SERVICES
1042 Curtiss Street
Downers Grove
Illinois 60515-4761
630.434.5595
FAX 630.434.5599

April 27, 2004

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

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

http://www.downers.us

COMMUNITY
RESPONSE CENTER
630.434.CALL (2255)

CIVIC CENTER
801 Burlington Ave.
Downers Grove
Illinois 60515-4776
630.434.5500
TDD 630.434.5511
FAX 630.434.5571

FIRE DEPARTMENT
ADMINISTRATION
6701 Main Street
Downers Grove
Illinois 60515-1506
630.434.5980
FAX 630.434.5998

POLICE DEPARTMENT
825 Burlington Ave.
Downers Grove
Illinois 60515-4783
630.434.5600
FAX 630.434.5690

PUBLIC WORKS
DEPARTMENT
5101 Walnut Ave.
Downers Grove
Illinois 60515-4074
630.434.5460
FAX 630.434.5495

DEPARTMENT OF
SOCIAL & HEALTH
SERVICES
842 Curtiss Street
Downers Grove
Illinois 60515-4761
630.434.5595
FAX 630.434.5599

COME HOME DOWNERS GROVE

FILE COPY

April 19, 2004

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

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

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.

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.

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.

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.

Sincerely,

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

Attachments

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

ww.vil.downers-grove.il.us

OMMUNITY
ESPONSE CENTER
30.434.CALL (2255)

IVIC CENTER
)1 Burlington Ave.
owners Grove
inois 60515-4776
30.434.5500
DD 630.434.5511
AX 630.434.5571

RE DEPARTMENT
DMINISTRATION
'01 Main Street
owners Grove
inois 60515-1506
30.434.5980
AX 630.434.5998

)LICE DEPARTMENT
:5 Burlington Ave.
owners Grove
inois 60515-4783
30.434.5600
AX 630.434.5690

)BLIC WORKS
EPARTMENT
01 Walnut Ave.
owners Grove
inois 60515-4074
0.434.5460
AX 630.434.5495

EPARTMENT OF
)CIAL & HEALTH
:RVICES
2 Curtiss Street
owners Grove
inois 60515-4761
0.434.5595
AX 630.434.5599

FILE COPY

February 11, 2004

Via Facsimile and Post

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.

ww.vil.downers-grove.il.us

OMMUNITY
ESPONSE CENTER
30.434.CALL (2255)

IVIC CENTER
)1 Burlington Ave.
owners Grove
linois 60515-4776
30.434.5500
DD 630.434.5511
AX 630.434.5571

IRE DEPARTMENT
DMINISTRATION
701 Main Street
owners Grove
linois 60515-1506
30.434.5980
AX 630.434.5998

OLICE DEPARTMENT
25 Burlington Ave.
owners Grove
inois 60515-4783
30.434.5600
AX 630.434.5690

UBLIC WORKS
EPARTMENT
.01 Walnut Ave.
owners Grove
inois 60515-4074
30.434.5460
AX 630.434.5495

EPARTMENT OF
OCIAL & HEALTH
ERVICES
-2 Curtiss Street
owners Grove
inois 60515-4761
0.434.5595
AX 630.434.5599

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

ww.vil.downers-grove.il.us

OMMUNITY
ESPONSE CENTER
30.434.CALL (2255)

IVIC CENTER
)1 Burlington Ave.
owners Grove
linois 60515-4776
30.434.5500
DD 630.434.5511
AX 630.434.5571

IRE DEPARTMENT
DMINISTRATION
701 Main Street
owners Grove
linois 60515-1506
30.434.5980
AX 630.434.5998

OLICE DEPARTMENT
25 Burlington Ave.
owners Grove
linois 60515-4783
30.434.5600
AX 630.434.5690

UBLIC WORKS
EPARTMENT
101 Walnut Ave.
owners Grove
linois 60515-4074
30.434.5460
AX 630.434.5495

EPARTMENT OF
OCIAL & HEALTH
ERVICES
12 Curtiss Street
owners Grove
inois 60515-4761
30.434.5595
AX 630.434.5599

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

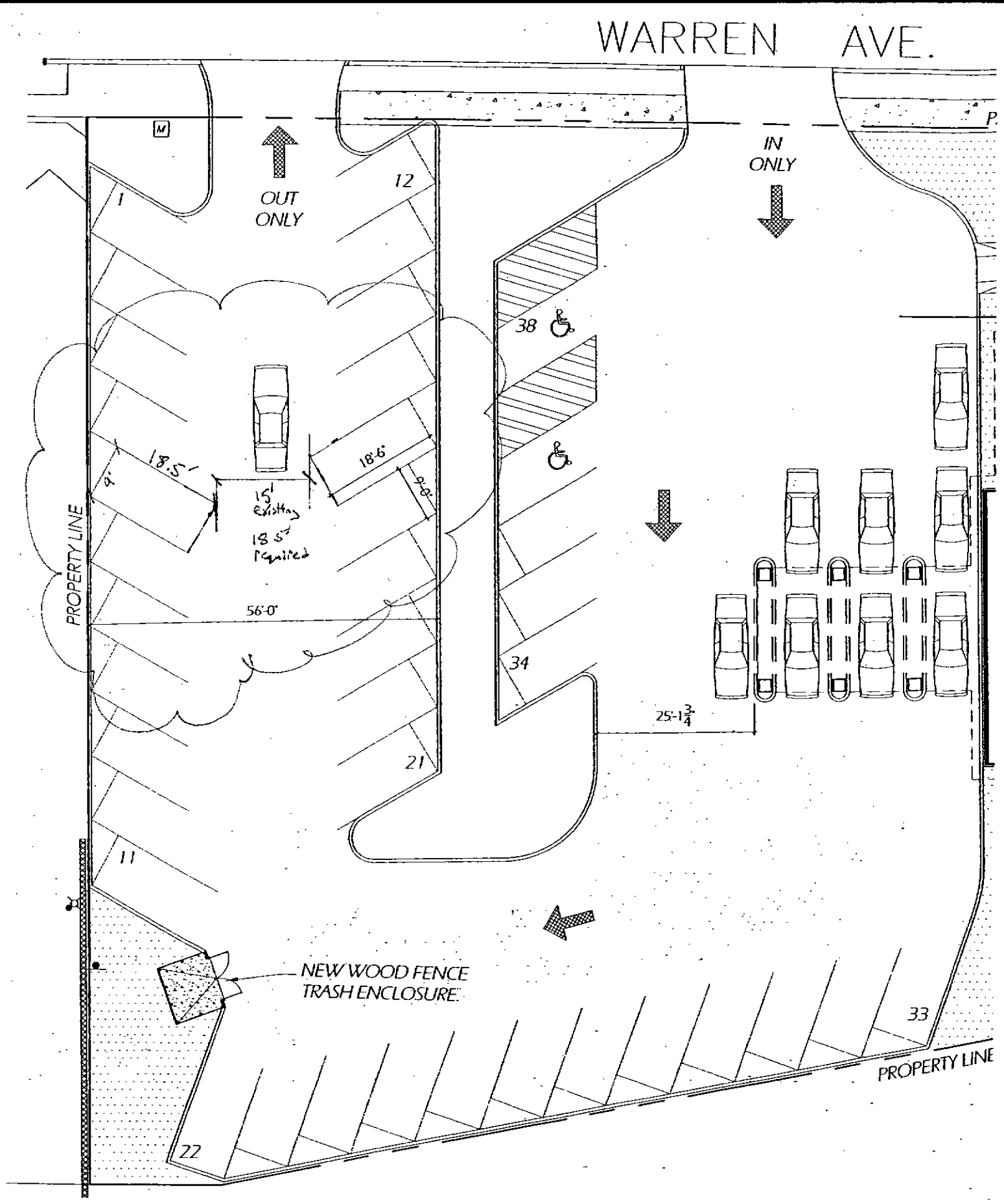
PRELIMINARY ZONING ANALYSIS

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				
Lot Type (Standard, Corner, etc.)	Corner				
CRITERION (Code Ref.)	**FACTOR**	**Required or Maximum B-2 Special Use**	**Proposed or Existing**	**Difference (%)**	
Lot Area (SF) (Ch. 28:)	Minimum	NA	34,326	NA	Sq. Ft. estimated from GIS, please provide Total Lot Area.
Building (SF Max.) (FAR= (Ch. 28:)	0.75	25,745	14,578	-43.4	Estimated based on above square footage. Confirm that Gross Square Footage is measured outside wall to outside wall)
Building Coverage (SF) (Ch. 28:)		NA	NA	NA	
Green Space (SF) (Ch. 28, PD)	Minimum	3,432 total (1,716 in the front yard)	??	??	Greenspace calculations must be indicated on plans per Code.
Building Height (FT) (Ch. 28:)	Maximum	35.0'	35.0'	0	Estimated based on submitted plans. Plans must indicate building height per Code.
Lot Width (LF) (Ch. 28:)	Minimum	NA	NA	NA	
Lot Depth (LF)	Needed	NA			
Front Yard Depth (LF) (Ch. 28:)	Minimum	32.5'	30	+8.3	Based on 25' required + 7.5' for height. Applies to Warren and Franklin.
Side Yards Depth (LF) (Ch. 28:)	Two Side; Min.	NA	NA	NA	
Rear Yard Depth (LF) (Ch. 28:)	Minimum	NA	NA	NA	
Parking (1 Space(s) per XX SF= (Ch. 28:)	1 per 400 gross square feet	37 + 2 ADA	36 + 2 ADA	-2.7	ADA parking is required in addition to Code required parking.
Loading (1 Berth(s) per XX SF= (Ch. 28:)	NA				Although a loading space is not required per Code, an indication of a loading plan should be provided on plans.



COMMUNITY BANK OF DOWNERS GROVE MAIN & DRIVE-THRU FACILITY PROPC

Grund & Riesterer Architects, Inc. Proj. #0319.00