



## MANAGER'S MEMO ITEM

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**ITEM:** PLAN COMMISSION FILE NO. PC 19-05 Request for approval of a Special Use to authorize a Residential Multiple-Family use with parking variations at 4929 Forest Avenue.

**WORKSHOP DATE:** August 23, 2005

**PREPARED BY:** Lori Sommers, AICP, Planner

**PURPOSE:** To consider the Plan Commission's recommendation regarding a proposed Special Use to authorize Residential, Multiple-Family condominium and a Variation from Chapter 28, Section 28-1802 (r); size of parking spaces and design of off-street parking areas.

### **BACKGROUND:**

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The petitioner is seeking approval of a Special Use in the *DB - Downtown Business District* to allow an 18,737 square foot, five-story, twenty-four unit condominium per Chapter 28, Section 28.610(d)(1); *DB Downtown Business District, Special Uses* and a Variation from Chapter 28, Section 28-1802 (r); size of parking spaces and design of off-street parking areas, to allow a 21.8 foot drive aisle versus the minimum requirement of 24 feet and to allow a minimum parking stall width of 8 feet verses the required 8.5 feet. The proposed project is a five story building and will have an internal private parking garage on the first level of the building which will enter from Forest Avenue.

The proposed project requires a variation from the requirements for the size of parking spaces and design of off-street parking areas, to allow a 21.8 foot drive aisle versus the minimum requirement of 24 feet and also to allow a minimum parking stall width of 8 feet verses the required 8.5 feet. The petitioner notes that this variation request is needed since they are required to raise the level of the parking garage above the FEMA flood plain which causes the parking garage ramp to decrease the building footprint available for the parking area. As this is a private garage for residential use, staff does not have significant concerns regarding the reduction in parking stall space.

At their July 28, 2005 meeting, the Plan Commission considered the proposed project and recommend by a vote of 9-0 that the project be approved subject to the Staff's recommendations outlined in the Staff report and attached Draft Ordinance. Additionally, the Plan Commission recommended that all required public improvements are to be completed by the petitioner and accepted by the Village prior to the issuance of any certificates of occupancy.

### **ATTACHMENTS:**

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1. Draft Ordinance authorizing a Special Use with Variations
2. Staff Report with attachment dated July 26, 2005
3. Draft Minutes of Plan Commission Public Hearing dated August 1, 2005

### **STAFF RECOMMENDATION:**

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Staff recommends approval of the proposed project.

### **REQUESTED COURSE OF ACTION:**

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That the Village Council place consideration of the Ordinance approving the proposed Ordinance amendment on the September 6, 2005 Council Meeting agenda.

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

**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR A MULTI-FAMILY CONDOMINIUM UNIT LOCATED AT 4929 FOREST AVENUE WITH VARIATIONS**

WHEREAS, the following described property, to wit:

Lots 21, 22 and 23 in the Resubdivision of Block 5 of E. H. Prince and Company's Addition to Downers Grove, a subdivision in Sections 5, 6, 7 and 8, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of said Resubdivision recorded October 24, 1891 as Document 46830, in DuPage County, Illinois.

Commonly known as 4929, 4933 and 4937 Forest Avenue, Downers Grove, IL (PIN's 09-08-116-008,-009 and 010)

(hereinafter referred to as the "Property") is presently zoned in the "DB Downtown 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 28-1902 of the Zoning Ordinance be granted to allow an Multiple Family Residential Condominium including the following Variations:

- A. Variation from Chapter 28, Section 28-1802 (r), *Drive Aisles*, to allow a 21.8 foot drive aisle versus the minimum requirement of 24 feet.
- B. Variation from Chapter 28, Section 28-1802 (r), *Parking Spaces*, to allow an 8 foot parking stall width versus the minimum requirement of 8.5 feet

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. That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.
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 a Multiple Family Residential Condominium including the requested Variations as outlined under Item A & B above.

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

1. Compliance with the plans incorporated herein by reference as Group Exhibit A; and
2. Compliance with the Staff Report dated July 26, 2005 and all plans attached as recommended by the Plan Commission, a copy of which is attached hereto and incorporated herein by reference as Group Exhibit B; and
3. Compliance with all Public Works/Engineering requirements/conditions as outlined in their memorandum dated July 5, 2005, a copy of which is contained in Group Exhibit B; and
4. Compliance with all Fire Prevention Division requirements/conditions as outlined in their memoranda dated June 14, 2005, a copy of which are contained in Group Exhibit B; and
5. Payment of \$43,307.84 to the Village of Downers Grove for School and Park District donations.
6. All required public improvements are to be completed by the Petitioner and accepted by the Village prior to the issuance of any Certificates of Occupancy.
7. 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. Changes may require additional review; and
8. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use with Variations 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

3wp#Ord.058U-ForestCode-7C-19-05

**PLANNING STAFF REPORT**

**To:** Plan Commission  
**Prepared By:** Lori Sommers, AICP  
**Date Prepared:** July 26, 2005  
**Meeting Date:** August 1, 2005

**Project Title:** PC 19-05; 4929 Forest Avenue

**BACKGROUND INFORMATION:**

**Petitioner:** 4929 Forest LLC, Michael Prince  
PMB 427, 1921 W. Wilson St., Ste A  
Batavia, IL 60510-7610

**Property Address:** 4929, 4933, 4937 Forest Avenue.

**Existing Zoning:** DB - Downtown Business

**Application/Notice:** The application has been filed in conformance with applicable procedural and public notice requirements.

**Requested Action:**

1. Approval of Special Use to authorize Residential, Multiple-Family, an 18,737 square foot, five-story, twenty-four unit condominium per Chapter 28, Section 28.610(d)(1); *DB Downtown Business District, Special Uses*.
2. Approval of a Variation from Chapter 28, Section 28-1802 (r); size of parking spaces and design of off-street parking areas, to allow a 21.8 foot drive aisle versus the minimum requirement of 24 feet and to allow a minimum parking stall width of 8 feet versus the required 8.5 feet.

**BACKGROUND****General Description**

The petitioner is seeking approval of a Special Use in the *DB - Downtown Business District* to allow a 24 unit condominium located at 4929 Forest Avenue. The proposed project is a five story building and will have an internal private parking garage on the first level of the building which will enter from Forest Avenue.

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

	Existing Zoning	Existing Use	Future Land Use Plan
North	Village DB	Residential	Commercial
South	Village DB	Commercial	Commercial
East	Village DB	Commercial	Commercial
West	Village DB	Commercial	Commercial
	Village DT	Multiple Family Residences	Residential at 25-60 du/acre

The Future Land Use Plan designates the subject property as Commercial and is consistent with the Urban Density Land Use with less than 60 units per acre. The proposed density for the project is 45.8 units per acre. The proposed use is allowed subject to approval of a Special Use, and the proposal, if approved, would be consistent with the existing zoning and Future Land Use Map designations. It should be noted that the zoning designation for the property *DB - Downtown Business District's* intent is to allow increased density in downtown development either by right or with Special Use approval.

**Site**Site Characteristics

The subject property is located along Forest Avenue and is comprised of three parcels of land which contain two buildings which will be razed. The total land area of the property is 22,847 square feet or .53 acres.

An alley is adjacent to the property and runs from Franklin Street north to Main Street to the east. There is no drivable access from the alley into the garage. Access into the private parking garage is proposed from Forest Avenue. A portion of the property is located within a FEMA regulated flood plain.

#### Proposed Site Plan/Yards and Setbacks

In the *DB – Downtown Business District* there are no requirements for front, side, or rear setbacks. The petitioner however, has provided a minimum setback of at least 5 feet around the building excluding staircases. The petitioner has noted these areas are desirable for landscaping and to provide light and ventilation for the units should additional surrounding development be proposed.

#### Bulk Characteristics

The petitioner is proposing 951.9 square feet per dwelling unit versus the minimum *DB – Downtown Business District* requirement of 800 square feet per dwelling unit.

The maximum building height in the *DB – Downtown Business District* is 70 feet as measured from the average grade to the midpoint between the eave and the peak. The proposed condominium is proposed to be 70 feet tall on the front elevation.

#### **Building and Design**

The Village continues its efforts to foster the best possible development design for downtown. Staff recommended that consideration be given to designing additional details on the exterior elevations of the project to be more consistent with new development in the Village's downtown as noted in the June 23, 2005 letter (attached).

As indicated on the attached plans, the petitioner is proposing the exterior of the building be designed to look like three separate row houses to provide a more residential character to the development. In an effort to achieve this look the petitioner provided varying window designs on each section of the building and also proposes complementary colors of brick for the exterior of the building.

#### **Public Works/Engineering**

Public Works has reviewed the proposed plans per the attached memo dated July 5, 2005.

#### Engineering and Stormwater Management

A portion of the project falls within a FEMA-regulated flood plain. The Village's Consultant for Stormwater, Christopher B. Burke Engineering, Ltd. reviewed the project as noted in the attached memo dated June 6, 2005. Issues still exist for grading and storm sewer design to accommodate on-site and off-site runoff. A combination of surface and subsurface drainage routes must be designed to accommodate on site and off-site flow. Modifications to the plan will be approved at time of permit.

#### Traffic

The Traffic Division has reviewed the proposed plans and traffic study submitted by the petitioner. The Traffic Division finds that the current proposal addresses traffic circulation and safety issues in a satisfactory matter and no outstanding issues exist.

#### Parking Variation

The proposed project will require a variation from the requirements for the size of parking spaces and design of off-street parking areas, to allow a 21.8 foot drive aisle versus the minimum requirement of 24 feet and also to allow a minimum parking stall width of 8 feet versus the required 8.5 feet. The petitioner notes that this variation request is needed since they are required to raise the level of the parking garage above the FEMA flood plain which causes the parking garage ramp to decrease the building footprint available for the parking area. The variation request for the size of parking spaces does not exceed the 10% variation the Plan Commission is able to review. As this is a private garage for residential use, staff does not have significant concerns regarding the reduction in parking stall space. Table 2: Parking Requirements shows the number and various parking stall widths.

**Table 2: Parking Requirements:**

Parking Stall Dimensions		
Size	#	Code Requirement
8'-6"	9	8'-6" x 18'
8'-4-3/4"	2	8'-6" x 18'
8'-4-5/8"	17	8'-6" x 18'
8'-2"	4	8'-6" x 18'
Compact Stalls 8'	3	8' x 16'
Handicap Stalls 8'	2	2
<b>TOTAL</b>	37	33.6

Forestry/Landscaping

The Forestry Division has reviewed the proposed plans and noted that existing parkway trees were not included on the plan. Parkway trees shall be fenced, or paid for if they are in the path of new driveways. Parkway trees will require protection per Village standards prior to any construction activity on the site. Any required tree removal must be approved by the Village Forester and applicable replacement fees must be paid prior to issuance of a right-of-way permit.

**Fire Department**

The Fire Prevention Division of the Fire Department has reviewed the proposed plans, and as noted in the attached memorandum dated June 14, 2005, all requirements for approval, including fire sprinkler and alarm systems for the proposed residential structures. All requirements noted in the memorandum must be met at the time of Permit review.

**Other**School and Park District Donations

Chapter 20, Subdivision Ordinance, Section 20-300, *Park and School Donation*, establishes the schedule of school and park district donations. The petitioner has stated the intent to construct 16 two-bedroom and 8 one-bedroom residences.

The preliminary required total donation obligation is \$43,307.84. Note that the rooms indicated as "storage" rooms on the submitted floorplans have not been included in the bedroom count for the calculation of this donation. Payment of these donations must be made to the Village prior to the granting of final approval and are subject to confirmation by the Code Services Department upon application for building permits.

**STANDARDS FOR APPROVAL**Special Use Approval

Multiple-Family Residential Developments are authorized Special Uses in the *DB - Downtown Business Zoning District*, requiring consideration by the Plan Commission and the Village Council. The petitioner has provided a synopsis of the proposed project in the attached correspondence dated May 24, 2005 and will further address the criteria for consideration of a Special Use Request at the Plan Commission hearing.

Section 28-1902 of the Zoning Ordinance establishes the Standards for Approval of a Special Use. The petitioner has responded to these standards in the attached Project Summary and will address these issues to the Plan Commission at the public hearing regarding this petition. The Village Council may authorize a Special Use provided evidence is presented to establish the following:

- (a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity;

- (c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any Variation(s) authorized pursuant to Section 28-1802;
- (d) That it is one of the Special Uses specifically listed for the district in which it is to be located.

Request for Variations

The proposed size of parking spaces and design of off-street parking areas Variation requires evaluation per Section 28-1803 of the Zoning Ordinance, *Standards for Granting a Variation*: “A Variation shall be permitted only if the Board finds that it is in harmony with the general provisions and interests of this Zoning Ordinance and that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of this Zoning Ordinance. In its consideration of the standards of practical difficulties or particular hardship, the Board shall require that:

- (1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
- (2) The plight of the owner is due to unique circumstances; and
- (3) The Variation, if granted, will not alter the essential character of the locality.”

**RECOMMENDATION**

Staff believes the Requested Action is substantially consistent with the Future Land Use Plan, Zoning Ordinance, and Planning Documents of the Village. Staff recommends the Plan Commission forward a favorable recommendation and Finding of Fact to the Village Council with respect to the petitioner’s Requested Action, subject to the following conditions:

1. Payment of \$43,307.84 to the Village for School and Park District donations.
2. Compliance with all issues as outlined in the Public Works memorandum dated July 5, 2005 prior to permitting;
3. Compliance with all Fire Prevention Division requirements and conditions as outlined in their memorandum dated June 14, 2005;
4. 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. Changes may require additional review of the Special Use or Variations.

Attachments



**INTEROFFICE CORRESPONDENCE  
DEPARTMENT OF PUBLIC WORKS**

**TO:** Keith Sbiral, Director, Planning & Community Development  
**FROM:** David H. Barber, P.E., Director of Public Works *DHB*  
**BY:** Michael D. Millette, P.E., Asst. Director of Public Works – Engineering *MDM*  
 Jonathan C. Hall, P.E., Development Engineering Manager *JH*  
**DATE:** July 5, 2005  
**RE:** Planning / Zoning Request  
 Proposed Condominium Development – 4929-4937 Forest Avenue  
 Public Works Department - **Fourth Review**

**Documents Reviewed:**

- Map of Topography prepared by C. M. Lavoie & Associates, Inc. dated January 28, 2005.
- Architectural Plan Set prepared by BE Design *revised June 29, 2005.*
- Stormwater Calculations prepared by STS Consultants Ltd. dated May 17, 2005.
- *Letter and additional stormwater calculations prepared by STS Consultants Ltd. dated June 15, 2005*
- *Site engineering plan sheets C-01 to C-06 by STS Consultants revised June 29, 2005.*

**Attachments:**

- Stormwater Review letter prepared by Christopher B. Burke Engineering, Ltd. dated June 29, 2005.

**Public Works Review Summary:**

Division	Representative	Date	Conclusion	Comments included
Engineering	M. Millette	07-05-05	See comments	X
J. Hall	A. Humphries	07-05-05	See comments	X
Water	D. Bird	07-05-05	See Comments	X
Traffic	D. Fera	07-05-05	No Comment	
Forestry	K. von der Heide	07-05-05	See Comments	X
Pavement	J. Tucker	07-05-05	No Comment	

**Findings:**

The Public Works Department concurs with placement of the subject petition on the Plan Commission agenda.

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## Public Works Department Review Details:

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### Engineering Review Comments From July 5, 2005:

Underground details are repeated three times on sheet C-03.

### Engineering Review Comments From March 29, 2005:

1. Provide traffic impact analysis.  
***Refer to Traffic review.***
2. Address site distance issues at vehicle entry / exits. Mirrors may be required due to apparent blind spots.  
***Refer to Traffic review.***
3. Traffic control signs may be required upon further review.  
***Refer to Traffic review.***
4. Explain refuse removal plan. Address vertical clearance / turning movements of disposal trucks, duration of exterior storage if needed, and pick-up location. Confirm with Fire Department acceptability of interior refuse storage location.  
***Refer to Traffic and Fire reviews.***
5. Provide engineering site plan to allow further comment.  
***Received – See additional comments.***

### Stormwater Review Comments From June 13, 2005

1. The comments from Christopher B. Burke Engineering, Ltd.'s June 29, 2005 letter may be addressed at the time of permit review.

### Stormwater Review Comments From March 31, 2005 (*status update in bold italics*)

1. Provide site engineering plans for review.  
***Received – See additional comments.***
2. A portion of each of the three lots is within a FEMA-regulated flood plain (Zone A). The Village will determine whether a base flood elevation established in this area can be utilized for this project. A LOMR-F from FEMA may be required.  
***Refer to CBBEL review.***
3. Provide cross-sections and calculations for flood plain compensatory storage (1.5:1 excavation to fill ratio required for any fill below the base flood elevation).  
***Refer to CBBEL review.***

4. Site stormwater runoff storage (detention) will not likely be required, because the total area of the 3 parcels is less than 1 acre.  
**Refer to CBBEL review.**
5. Provide all topographic survey information relative to County benchmark used for previous study (Forest and Warren). Note benchmark description, number, and elevation on the plans.  
**Refer to CBBEL review.**
6. Provide a complete stormwater submittal in DuPage County tabular format.  
**Refer to CBBEL review.**
7. Grading and storm sewer design must accommodate on-site and off-site tributary runoff. On-site and possibly off-site storm sewers will likely be required to convey runoff to the Forest Avenue storm sewer main. Neighboring property drainage shall not be negatively impacted by this development.  
**Not Accepted - We were unable to confirm any measures planned by the developer in this regard. Positive drainage away from the proposed structure is required. A combination of surface and subsurface drainage routes must be designed to accommodate on site and off-site flow (especially north and south sides of the building).**
8. Upon receipt of a full submittal, the Village will forward all pertinent information to our engineering consultant for stormwater compliance review.  
**Refer to CBBEL review.**
9. Additionally, the following requirements from Section 26-62.14 of the Village Code shall be met:

26.62.14 When a structure is elevated by some means other than filling in the regulatory flood plain:

- a. All electrical, heating, ventilating, plumbing, and air conditioning equipment shall be located at least one foot above the highest base flood elevation; and
- b. Elevation can be accomplished using stilts, piles, walls, or other foundations. Areas below the lowest floor that are subject to flooding shall be designed so that hydrostatic forces on exterior walls are automatically equalized by allowing for the entry and exit of floodwater and shall be anchored and aligned in relation to flood flows and adjoining structures so as to minimize exposure to known hydrodynamic forces such as currents, waves, ice, and floating debris. Designs for meeting this requirement shall be prepared, signed, and sealed by a structural engineer or architect and meet or exceed the following minimum criteria:
  - (1) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding; and
  - (2) The bottom of all openings shall be no higher than one foot above grade; and

(3) Openings may be equipped with screens, louvers, valves, or other coverings or devices, provided that such coverings and devices do not impede the automatic entry and exit of floodwater; and

- c. All materials and structures less than one foot above the base flood elevation shall be resistant to flood damage.

**Refer to CBBEL review.**

**Additional Stormwater Comments (6-10-05):**

10. Refer also to CBBEL review letter dated June 6, 2005.

**Water Division Review Comments from March 31, 2005: (Revised 7/1/05)**

1. There is a 6" water main located on Forest. **(Correction: The Confirmed Water Main size on Forrest is 8" and is correct on Plan )**
2. The proposed building would be required to have a fire sprinkler system. **(Approved)**
3. Concerned about 6" main being adequate to handle fire system and domestic water. **(Comment eliminated due to correction noted in line 1.)**
4. Would also require a compound water meter for domestic water. **(Approved)**
5. Backflow RPZ's required on both fire and domestic water. **(Approved)**
6. All existing water service would be required to be disconnected at the main. **(Approved )**

**Traffic Review Comments:**

Refer to attached memo dated 4/1/05. All traffic comments have been addressed.

**Forestry Review Comments From June 8, 2005:**

Existing parkway trees were not included on plan. Parkway trees shall be fenced, or paid for if they are in the path of new driveways.

**Forestry Review Comments From April 1, 2005:**

Parkway trees will require protection per Village standards prior to any construction activity on the site. Any required tree removal must be approved by the Village Forester and applicable replacement fees must be paid prior to issuance of a right-of-way permit.

**Pavement Division Review Comments:**

No comments.

- c: PW Division Managers
  - D. Rosenthal, Director of Code Services
  - A. Hightower, Stormwater Management Engineer
  - S. Connell, Administrative Technician
  - L. Sup, CBBEL



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

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

June 29, 2005

Village of Downers Grove  
Public Works Department - Engineering  
5101 Walnut Ave.  
Downers Grove, IL 60515

Attention: Jon Hall, PE

Subject: 2<sup>nd</sup> Stormwater Management Review for 4929 Forest Ave. Condos  
(CBBEL Project No. 01-528B267)

Dear Mr. Hall:

Christopher B. Burke Engineering, Ltd. (CBBEL) has reviewed the following documents:

1. Site Plan for 4929 Forest Ave. Condominiums, prepared by STS Consultants, Ltd., dated May 13, 2005, revised June 15, 2005.
2. Map of Topography, prepared by CM Lavoie & Associates, Inc., dated June 20, 2005.
3. Floodplain Calculations for 4929 Forest Ave. Condominiums, prepared by STS Consultants, Ltd., dated May 17, 2005, revised June 15, 2005.
4. Comment Response Letter for 4929 Forest Ave. Condominiums, prepared by STS Consultants, Ltd., dated June 15, 2005.

**Project Description**

The proposed project consists of building a new condominium complex on approximately 0.5 acres. The project does not require detention.

CBBEL has reviewed the plans and offers the following comments that need to be addressed to make the stormwater permit application in conformance with the Downers Grove Stormwater and Flood Plain Ordinance (Ordinance #4271). This review did not include the review of utility installations or connections. The site improvement area does not contain wetland or Localized Poor Drainage Area (LPDA). However, floodplain and riparian environment is located on the project site. The 100-year Base Flood Elevation (BFE) is approximately 709.4, DuPage County datum. The 10-year BFE is 706.93, which is below the lowest existing grade of 707, therefore no 0- to 10-year floodplain exists on the site.

### CBBEL Comments

1. It is our understanding that a riparian submittal, completed by an environmental specialist will be submitted at a later time. CBBEL has not received or reviewed a riparian submittal to date.
2. The underdrain system currently only drains the center of the site. The system should be expanded to drain the entire crawl space under the building.
3. Calculations for the underdrain system must be provided that document existing and proposed conditions of the site. Under existing conditions, only a portion of the site flowed into the storm sewer to the east. Under proposed conditions, the applicant is proposing a tie-in into this storm sewer for the underdrain system. The calculations must show that the proposed tie-in is less than what drained to the storm sewer under existing conditions.
4. Only 118.8 ft<sup>2</sup> of opening area was shown on the architectural plans. Additional openings must be added to account for the required 128.9 ft<sup>2</sup> of opening area. Please be aware that only the area below the BFE may be utilized.
5. For the openings to equalize any hydrostatic pressure that may be applied to the walls by floodwater, the openings must be on opposite walls of the structure (or all four). It appears that the majority of the openings are shown on the north and west sides of the buildings. Please revise the openings under final engineering to show that the openings will be somewhat balanced on all four walls.
6. The garage floor elevation appears to be 712 according to the architectural plans. The floor should be raised to 712.4 to meet the floodplain requirements of the Ordinance.

**After these comments are addressed, a revised site plan and calculations should be delivered to Thomas Burke at CBBEL AND to Jon Hall at the Village of Downers Grove.**

An advance copy of this letter may be provided to a permit applicant as a Village service to expedite the review and response process, but it does not include a comprehensive review from the Village of Downers Grove.

The applicant should be reminded that certain issues are reviewed only by the Village, and that the final responsibility for interpretation of the Village Code rests with the Village. The applicant should expect to receive additional review comments from the Public Works Department, Code Services Department, and the Planning and Community Development Department as applicable.

Sincerely,



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

Cc: Michael Baker, Marek Klonowski – STS Consultants  
Mike Prince – Applicant, 4929 Forest Ave LLC  
Alicia Humphries – Village of Downers Grove, Public Works

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**VILLAGE OF DOWNERS GROVE**  
**INTEROFFICE MEMORANDUM**

**TO:** Amanda Browne, Senior Planner  
**FROM:** Dorin Fera, Traffic Engineering Manager  
**DATE:** April 1, 2005  
**RE:** **Traffic Review**  
**4937 Forest Avenue CONDOS**

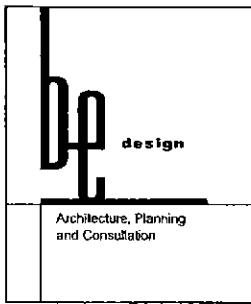
Based on our review of the proposed plans, the Traffic Division has the following comments:

*Current Conditions of Approval*

1. A Traffic Impact Study needs to be prepared for this development
2. Petitioner should provide roadway access via Forest Avenue, and remove the access from the alley. We do not support the major traffic flow from this development utilizing an alley.
3. We do not support the tandem parking spaces. There is too much potential for misuse and also restricts owners into having two compact cars, which is hard to enforce. The tandem spaces should be re-designed to single spaces only.
4. One additional Handicapped space is required per State requirements.
5. The petitioner should dimension the actual sizes of parking spaces on the plan sheet.
6. The petitioner should show the parking rate utilized to calculate the total number of spaces required.

These are our preliminary comments on this proposed development.- Additional comments may be offered after the Petitioner has had opportunity to make refinements.

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**BAILEY EDWARD DESIGN**  
900 North Franklin #604  
Chicago, Illinois 60610

**The Office Of Kenneth L. Nelson**  
1103 S. Mattis Avenue  
Champaign, Illinois 61821

## **PROJECT SUMMARY FOR 4929 FOREST CONDOMINIUMS**

Date:

05/24/2005

Project Address:

4929 Forest Avenue

Downers Grove, IL 60515

The proposed development is a twenty-four-unit condominium located at 4929 Forest Avenue in the Downtown Business District. The five-story, masonry building will consist of a parking garage on the first level and six residential units on each of the four levels above the parking garage. The building has a footprint of 18,737 square feet and is located on a 22,847 square foot site. The building's lot area per unit (951.9 sf/unit), floor area ratio (2.9), height (70'-0"), setbacks and number of parking spaces all conform to the Village's requirements. Since the building will be located in the Downtown Business District as a special use, there are no requirements for front, side yard and rear yard setbacks.

As defined by the zoning code, residential developments in the Downtown Business District are an authorized special use. In order to be granted a special use the proposed development must meet the four criteria indicated in Section 28-1902 of the zoning ordinance. The proposed building does so with the exception of a slight variance requested for parking.

The first criteria is that the development at the particular location is necessary to provide a service or facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. The proposed development is a twenty four unit condominium building located on Forest Avenue. The units will be large by condominium standards with the smallest one bedroom unit at 1926sf and the largest two bedroom unit at 2,389sf. There will be sixteen two bedroom units and eight one bedroom units. The intent of this development is to provide its residents the opportunity to downsize from their homes without having to sacrifice living space and amenities they have grown accustomed to in order to experience condominium ownership. The life style option the proposed development represents will be a benefit to residents desiring to remain in Downers Grove, especially to be near

the downtown. This development will also benefit downtown businesses. These residents will have convenient access to all the downtown shops, restaurants and amenities. The existing neighborhood, at present, is diversified with various commercial structures located to the south of the proposed development, some remaining single family homes to the far north and with a large, older multi family building located across the street. The exterior of the proposed building has been designed to look like three separate row houses in order to provide a residential character to the development. Exterior porches have been uniquely designed to resemble porches on single-family homes instead of typical apartment balconies. The windows vary on each section of the building to provide visual variety to the streetscape. Complimentary colors of brick further enhance the row house aesthetic. The exterior look of the building will help to mediate between the commercial uses present to the south of the development and the remaining residential uses to the north.

The second criteria is that the use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

The proposed use being residential will not cause any detrimental effects to the existing business or residences. Further the proposed development is a high end development so property values should increase with the proposed development in place, thus bringing more tax income to the Village. The proposed multi family use fits into the Village's overall strategy of encouraging residential developments in its Downtown Business District.

The third criteria is that the proposed use will comply with the regulations specified in this zoning ordinance for the district in which the proposed use is to be located or will comply with any variations authorized pursuant to Section 28-1802. As stated in the introductory paragraphs of this summary the proposed development meets the bulk regulations for the district and this particular use. Variations to the size of parking spaces and drive aisles are being requested as authorized by section 28-1802 and are reviewed in detail below.

The fourth criteria for approval of a special use is that the project is one of the special uses specifically listed for the district in which it is to be located. This multi family residential use is one that is a listed special use for the Downtown Business District which the proposed development is located in.

The following is the detail for the third criteria, specifically, the Section 28-1802 parking variations. The site for this proposed development is located on a flood plain according to FEMA's December, 2004 revised map that was published. To comply with various FEMA and Village ordinances, the parking level must be elevated above the flood plain. Due to this hardship, variations to the minimum width of a parking space and the width of access aisles are being sought. The entrance ramp to the parking level must bridge between the side walk level and raise to the level required above the flood plain, nearly five feet of elevation. The overall ramp length decreases the building foot print available for parking area. The entrance to the garage was originally proposed from the alley, the highest area of our site. However, after the traffic study, and discussions with the Traffic Department, this rear location was not acceptable. Several

modifications to the parking design have been designed while working with staff to provide a design within 10% of the ordinance required dimensions, including the reduction of parking spaces and the relocation of building columns and access stairs. Expansion of the building footprint to the property line to provide additional space for parking was not possible due to the requirement to provide compensatory water storage for the flood plain. A landscaped area on Forest Avenue and side yard set backs were desired for aesthetic reasons. The side yard set backs will also provide for light and ventilation for the residential units should future developments be constructed. The proposed design represents a safe garage layout that will provide for the needs of the building occupants. Below I have addressed each variation individually according to the three conditions for granting a variation per section 28-1802(r) of the zoning ordinance.

Per section 28-1405 the width of a standard parking space is to be 8'-6". A variation to provide 23 of the 37 spaces ranging from 8'-2" to 8'-4 3/4" is being sought based on compliance with the conditions stated below.

1. The required size of spaces is not necessary or appropriate due to the nature of the use which the parking serves, including such considerations as the degree to which there is turnover of parked vehicles as a result of the use, and the necessity to provide space for loading and unloading of goods, as in a retail use.

The smaller spaces proposed will be adequate for use in a private garage associated with a residential use with no turnover or concerns for loading and unloading as in a retail use.

2. The owner for the variation can provide snow removal in such manner that plowed snow can be stored elsewhere on the property within the parking spaces themselves.

All of the parking for the proposed development is interior, no snow removal will be required for parking spaces.

3. The reduction in the required size of spaces or aisles will not create a hazardous condition for the movement of vehicles within the parking area. A partial variation to allow for a certain percentage of space for compact vehicles may be, but is not necessarily a part of the conditions of the variation.

The design and layout of the parking places does not create hazardous conditions for the movement of vehicles.

Per section 28-1405 the width of a drive aisle with double loaded 90 degree parking is 24'-0". A variation to provide aisles that are 21'-8" is being sought based on compliance with the conditions stated below:

1. The required size of spaces is not necessary or appropriate due to the nature of the use which the parking serves, including such considerations as the degree to which there is turnover of parked vehicles as a result of the use, and the necessity to provide space for loading and unloading of goods, as in a retail use.

The smaller drive aisles proposed will be adequate as there will be no turnover because the spaces will be assigned specifically to each resident. With the number of parking spaces available, there will be infrequent use of the drive aisles by more than one vehicle at a time.

2. The owner for the variation can provide snow removal in such manner that plowed snow can be stored elsewhere on the property within the parking spaces themselves.

Again, all of the parking for the proposed development is interior, no snow removal will be required for the parking area.

3. The reduction in the required size of spaces or aisles will not create a hazardous condition for the movement of vehicles within the parking area. A partial variation to allow for a certain percentage of space for compact vehicles may be, but is not necessarily a part of the conditions of the variation.

The design and layout of the parking aisles does not create hazardous conditions for the movement of vehicles. The proposed layout is very simple and will allow for cars to enter and exit their spaces, and to circulate within the garage space.

This proposed development of a twenty-four unit condominium will be an attractive addition to the existing neighborhood. The plans meet the criteria for an authorized special use. This is a privately funded project that is beneficial to the Downtown Business District, the Village of Downers Grove and the neighborhood.

Sincerely,

Robin Whitehurst AIA

design

300 NORTH FRANKLIN, SUITE 804  
CHICAGO, ILLINOIS 60610  
PHONE: 312 - 440 - 2300  
E-MAIL: INFO@BEDDESIGN.COM  
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PROJECT PROPERTY OWNER:  
MBA PARTNERS  
1821 W. WASHINGTON ST. #100  
CHICAGO, ILLINOIS 60610

4928 FOREST CONDOMINIUMS  
DOWNERS GROVE, IL

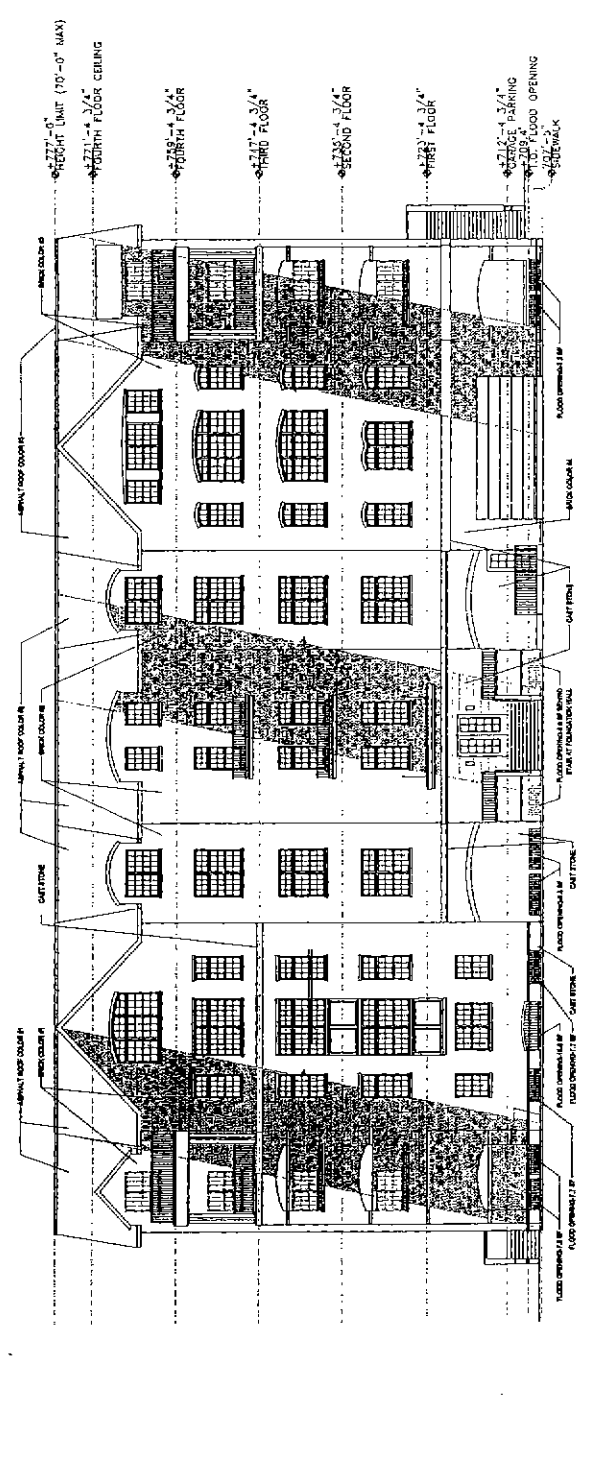
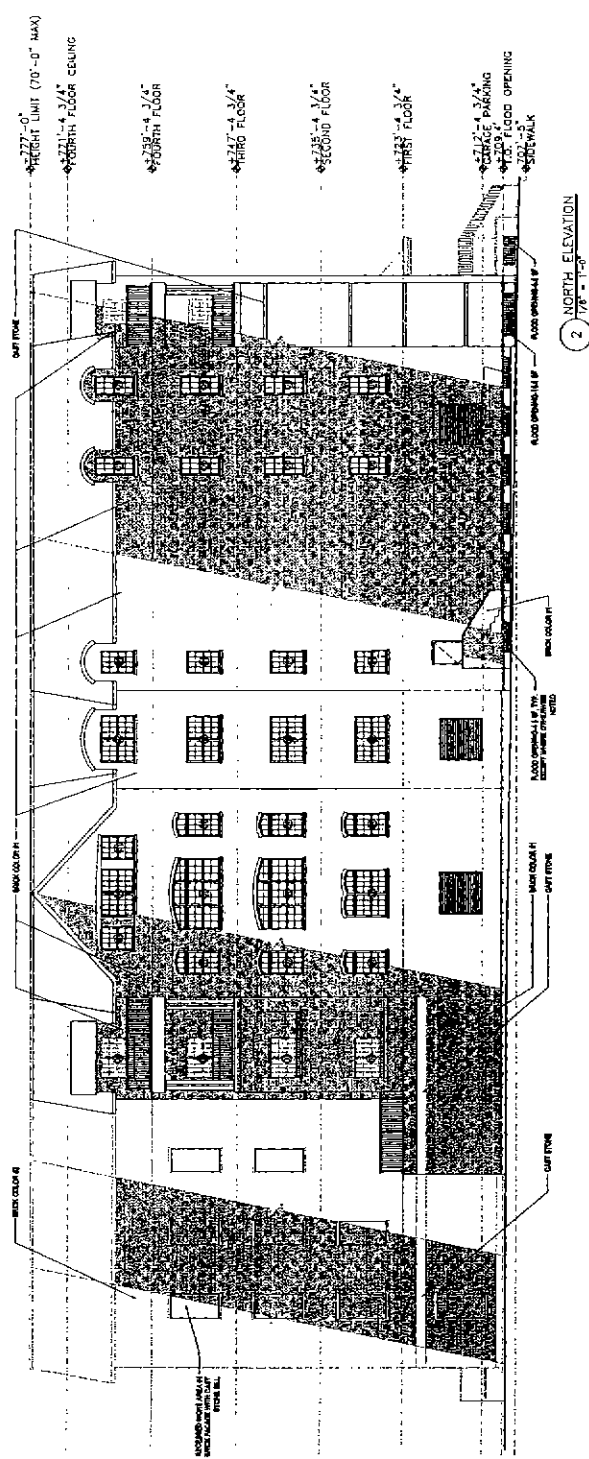
PERSPECTIVE



11 OF 11

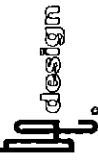


VIEW FROM FOREST AVENUE



1 WEST ELEVATION  
 74'-0" x 11'-0"

2 NORTH ELEVATION  
 78'-0" x 11'-0"



900 NORTH FRANKLIN, SUITE 804  
 CHICAGO, ILLINOIS 60610  
 PHONE: 312 - 440 - 2300  
 E-MAIL: INFO@DESTIGN.COM  
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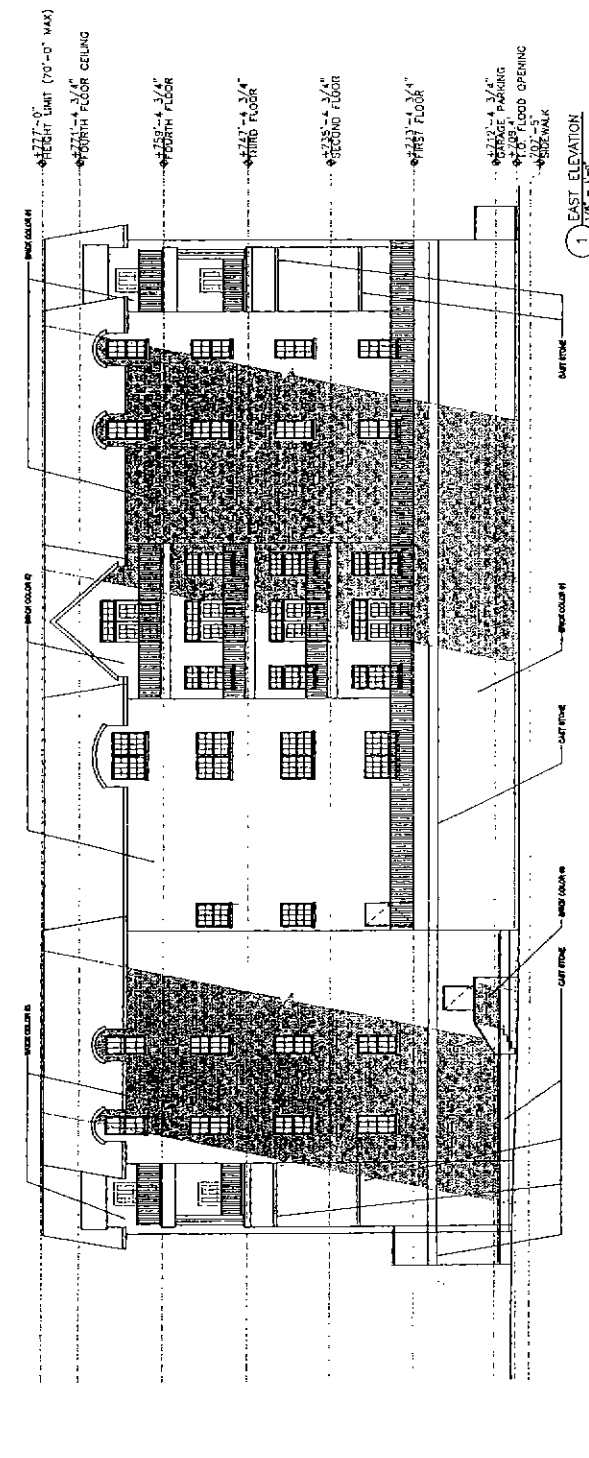
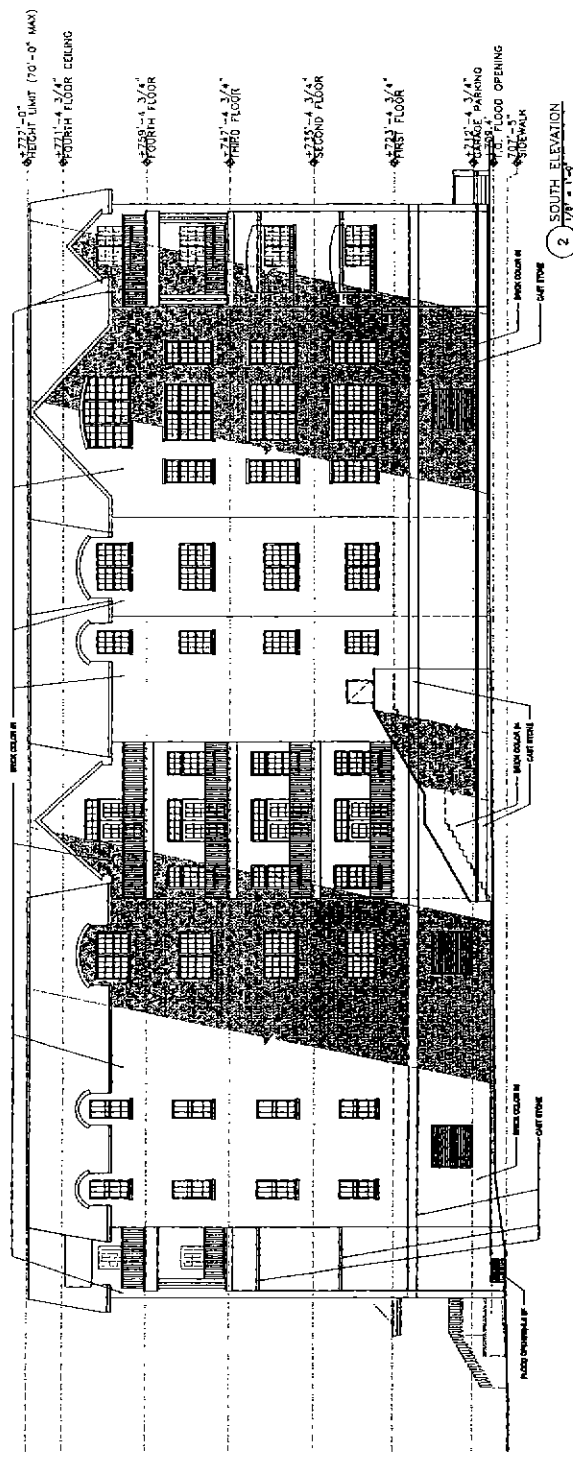
PROJECT PROPERTY OWNER:  
 AREA PROJECT  
 1821 N. WILSON ST., STE. A  
 BAYVIEW, IL 60714  
 (708) 439-0000

1	ISSUED FOR PERMITS	03/28/04
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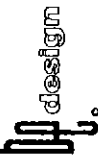
4829 FOREST CONDOMINIUMS  
 DOWNERS GROVE, IL

EAST AND SOUTH BUILDING  
 ELEVATIONS

DATE: 03/28/04  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO.: 04-001  
 SHEET NO.: 8 OF 11







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 CHICAGO, ILLINOIS 60610  
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ZONING ORDINANCE REVIEW  
 DE DOWNTOWN BUSINESS  
 SPECIAL USE

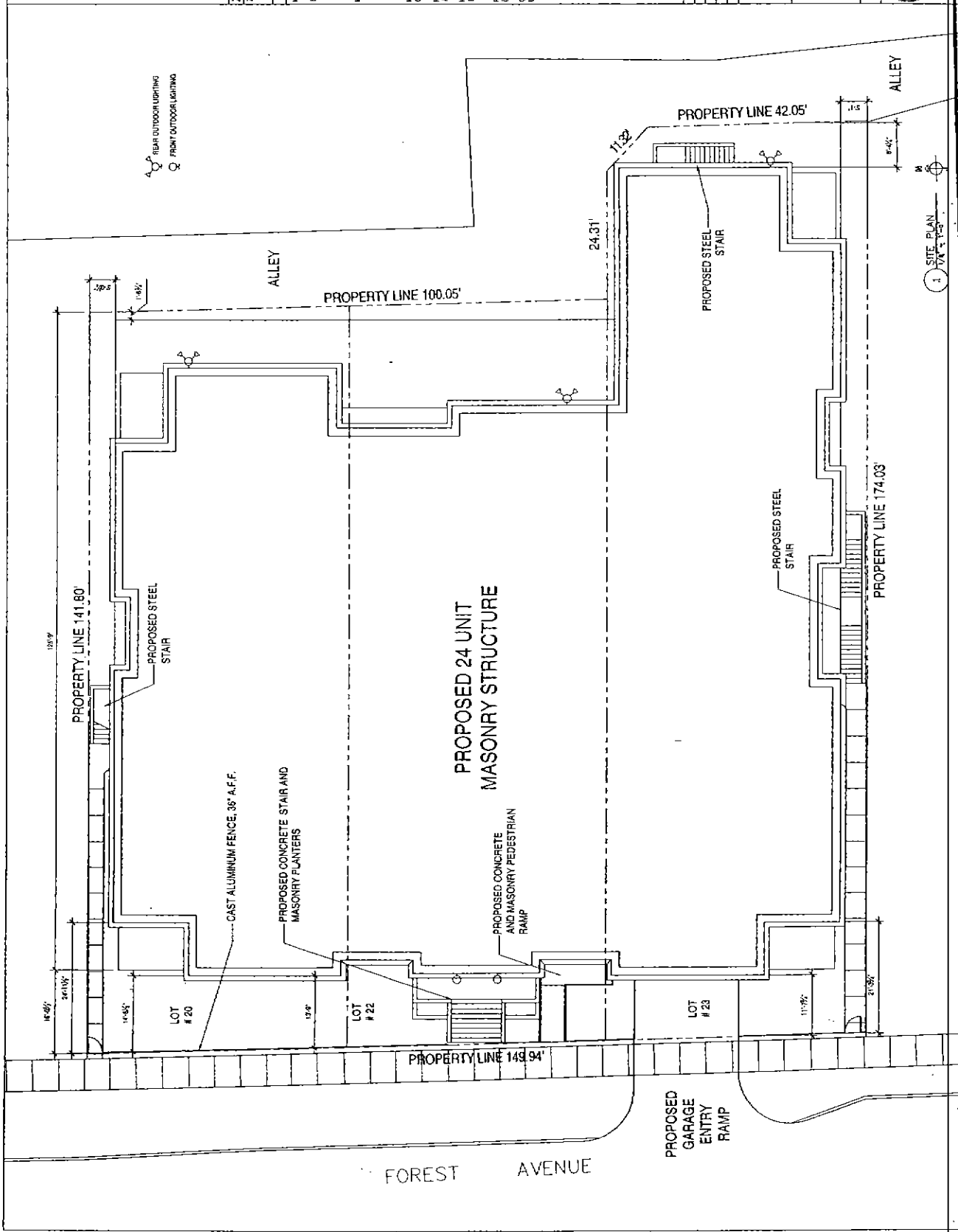
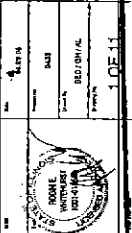
REQUIRED	ACTUAL
MAX LOT AREA	3613.8 SQ. FT.
MAX B.S. FLOOR	8th floor
REAR YARD	NA
LEFT YARD	NA
FRONT YARD	NA
MAX HEIGHT	75'0"
MINIMUM FRONT SETBACK	15'0"
MINIMUM SIDE SETBACK	15'0"
MINIMUM REAR SETBACK	15'0"
MAX LOT COVERAGE	NA
MAX FLOOR AREA RATIO	NA
MAX LANDSCAPED SPACE	NA
PARKING RATIO (RESIDENTIAL)	1.5/UNIT
PARKING RATIO (OFFICE)	1.5/UNIT
OFF-STREET LOADING SPACE	NA
MINIMUM OFF-STREET PARKING	NA

PROJECT PROPERTY OWNER:  
 4929 FOREST CONDOMINIUMS  
 DOWNERS GROVE, IL

NO.	REVISION	DATE
1	FORWARD REVISION	06/28/04

RECEIVED  
 JUN 30 2004  
 CITY OF CHICAGO  
 DEPARTMENT OF PLANNING & DEVELOPMENT

SITE PLAN  
 1 OF 11



1 SITE PLAN  
 1 OF 11



800 NORTH FRANKLIN, SUITE 604  
 CHICAGO, ILLINOIS 60610  
 PHONE: 312-440-2300  
 E-MAIL: INFO@DESIGN.COM  
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**PARKING REQUIREMENTS**

Site Area	150' X 180'	Notes	2.0' X 10'0"
Overall	65' X 150'	Capacity	2.0' X 10'0"
Notes/Unit	(1.0 vehicle unit) (20 vehicle unit)		
# Stalls (Total)	33.5	# Handicap	2
# Handicap	2	# Complete	2
# Complete	2		

**PARKING STALL DIMENSIONS**

- 8'0" X 10'0"
- 8'0" X 9'0"
- 8'0" X 8'0"
- 8'0" X 7'0"
- 8'0" X 6'0"
- 8'0" X 5'0"
- 8'0" X 4'0"
- 8'0" X 3'0"
- 8'0" X 2'0"
- 8'0" X 1'0"

**PROJECT PROPERTY OWNER**  
 MULTIFAMILY  
 181 W. WILSON ST. STE. A  
 CHICAGO, IL 60610

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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4929 FOREST CONDOMINIUMS  
 DOWNERS GROVE, IL

**GARAGE FLOOR PLAN**

Scale: 1/8" = 1'-0"

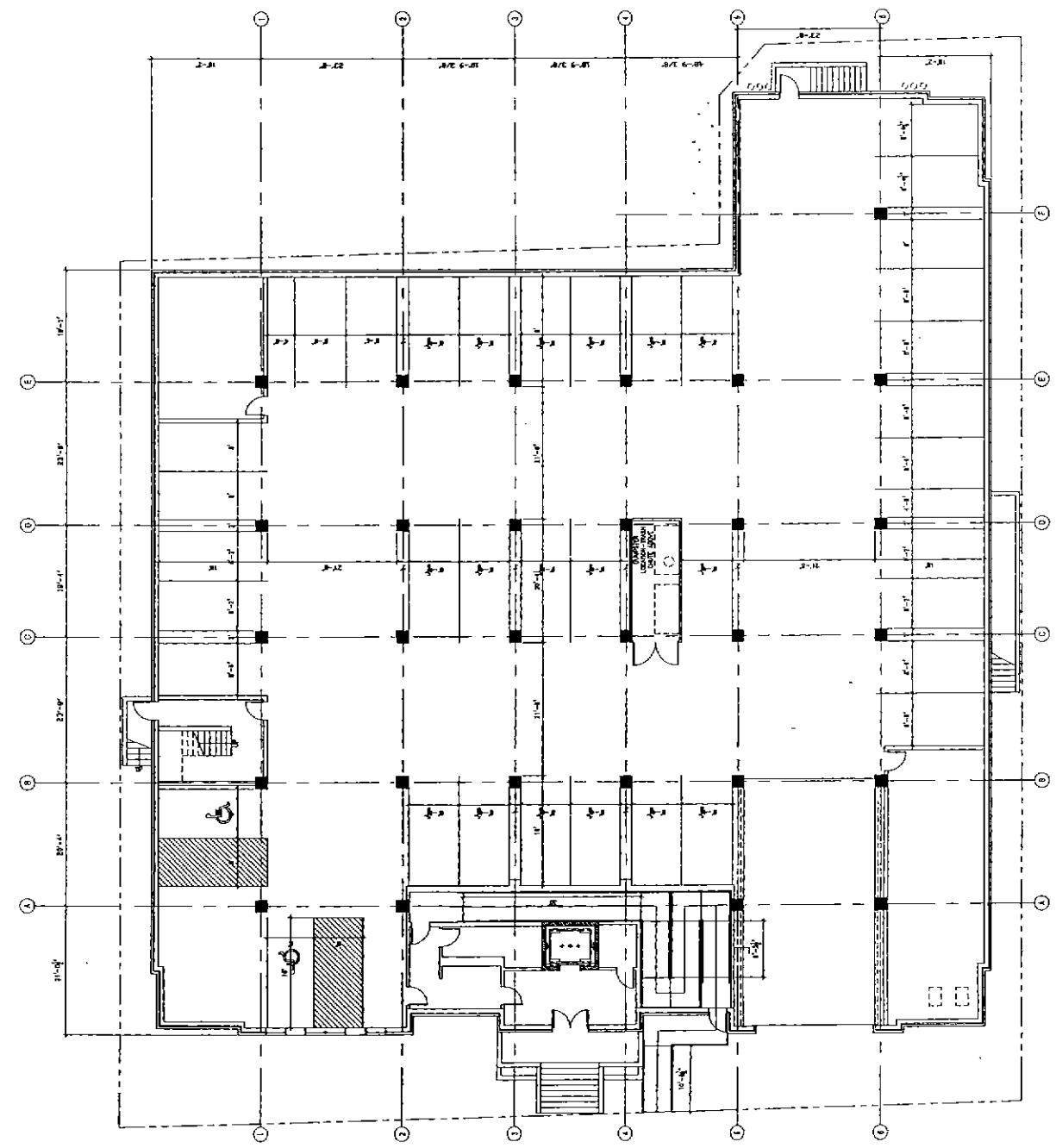
DATE: 04/20/05

PROJECT: 0425

DESIGNER: BJD/BJA

DATE: 04/20/05

2 OF 11



1 GARAGE FLOOR PLAN  
 1/8" = 1'-0"



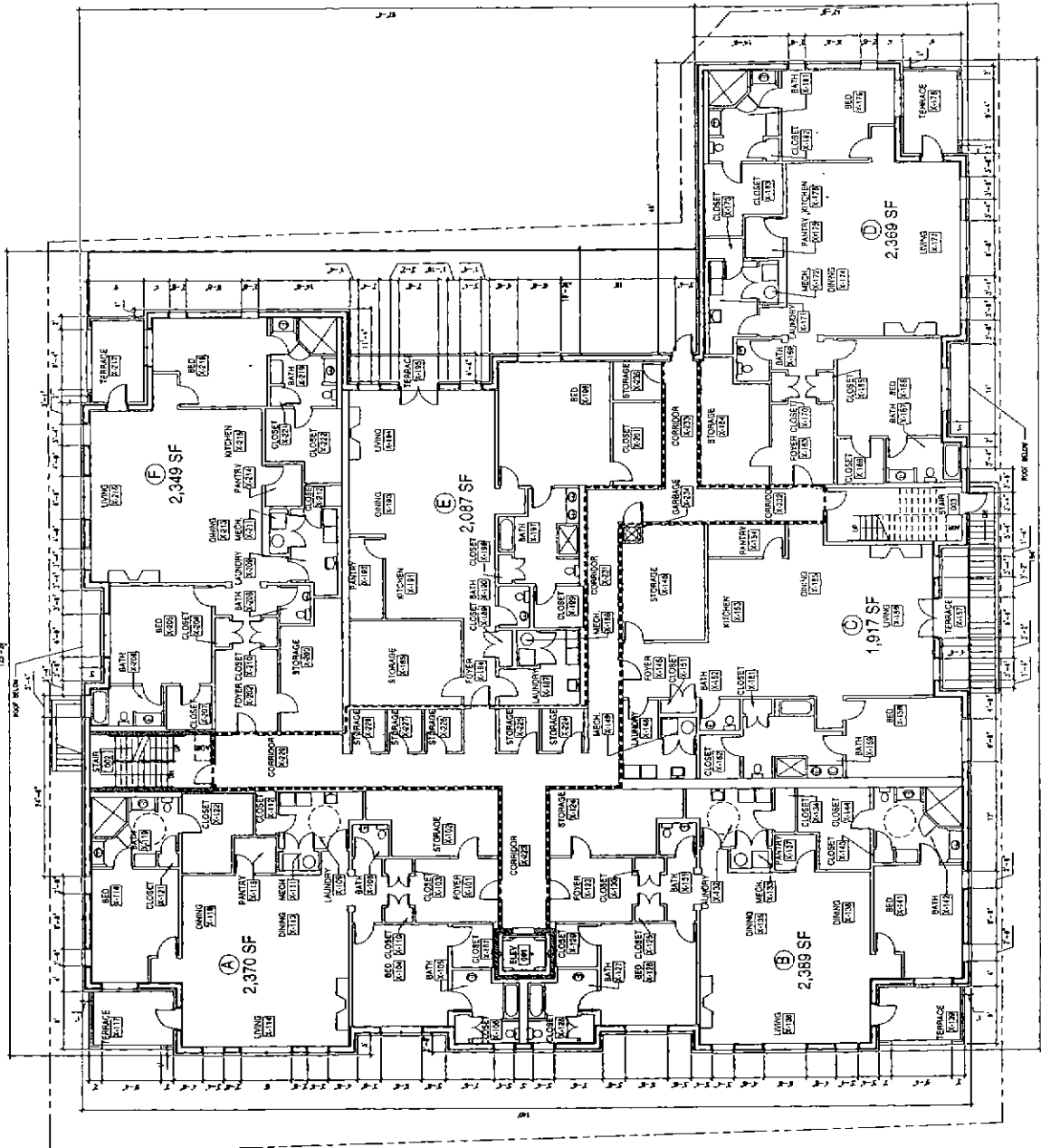
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 CHICAGO, ILLINOIS 60610  
 PHONE: 312-440-2300  
 E-MAIL: INFO@DESIGN.COM  
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PROJECT PROPERTY OWNER:  
 HAWK PARTNERS  
 1811 W. 140th ST.  
 BATAVIA, ILLINOIS 60103  
 P. 630.328.0000

4828 FOREST CONDOMINIUMS  
 DOWNERS GROVE, IL

UNIT FLOOR PLAN 1

NO.	DATE	DESCRIPTION
1	04/29/04	ISSUED FOR PERMITS
2	05/10/04	ISSUED FOR PERMITS
3	05/10/04	ISSUED FOR PERMITS
4	05/10/04	ISSUED FOR PERMITS
5	05/10/04	ISSUED FOR PERMITS
6	05/10/04	ISSUED FOR PERMITS
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99	05/10/04	ISSUED FOR PERMITS
100	05/10/04	ISSUED FOR PERMITS



1 UNIT FLOOR PLAN 1  
 1/78 - 1/25

\*\*NOTE: "X" IS ROOM NUMBER DESIGNATES  
 UNIT FLOOR LEVEL.

MEMORANDUM TO: 4929 Forest, LLC

FROM: Michael A. Werthmann, PE

DATE: May 23, 2005

SUBJECT: Site Traffic Impact Analysis  
Residential Development  
Downers Grove, Illinois

**RECEIVED**

MAY 25 2005

Planning and Community  
Development

This memorandum summarizes the results of a site traffic impact analysis conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in Downers Grove, Illinois. The site of the proposed development is located on the east side of Forest Avenue just north of Warren Avenue. As proposed, the development is to consist of 24 condominiums with access provided via Forest Avenue.

This study was conducted to assess the impact that the proposed development would have on traffic conditions in the area and to recommend any roadway and access improvements necessary to accommodate development-generated traffic.

1. *Data Collection.* The preliminary phase of the analysis included a reconnaissance of the site and its environs to determine the physical and operational aspects of the existing road network. Peak period traffic counts were conducted at critical intersections in the area to determine existing traffic volumes on adjacent roadways.
2. *Directional Distribution Analysis.* The directional distribution of traffic approaching and departing the proposed development was based on the existing travel patterns as determined from the traffic counts.
3. *Traffic Generation Analysis.* The peak hour traffic volumes that would be generated by the proposed development were estimated based on trip generation rates published by the Institute of Transportation Engineers (ITE).
4. *Site Traffic Assignment.* The estimated site-generated traffic volumes were combined with projected through (nonsite) traffic volumes and assigned to the adjacent roadway network according to the directional distribution analysis. Also included in these assignments were the traffic increases resulting from projected ambient traffic growth in the area and other proposed developments. These assignments were used to analyze the impact that the development would have on traffic conditions in the area.
5. *Evaluation and Recommendations.* Based on the analyses described above, the traffic impacts of the proposed development were evaluated and recommendations were developed with respect to roadway improvements and site access needs.

## **Existing Conditions**

In order to project future transportation conditions at the site, three general components of existing conditions were considered: (1) the geographical location of the site and the land-uses in the area, (2) the characteristics of the roadways in the site area, and (3) the traffic volumes on the area roadways.

### **Site Location**

The site of the proposed development is located on the east side of Forest Avenue just north of Warren Avenue in downtown Downers Grove. Land uses in the area generally consist of residential developments west and north of the site and commercial and office developments south and east of the site. The Burlington Northern railroad tracks are located just south of the development.

### **Area Roadways**

The principal roadways in the vicinity of the site are illustrated in Figure 1 and described in the following paragraphs.

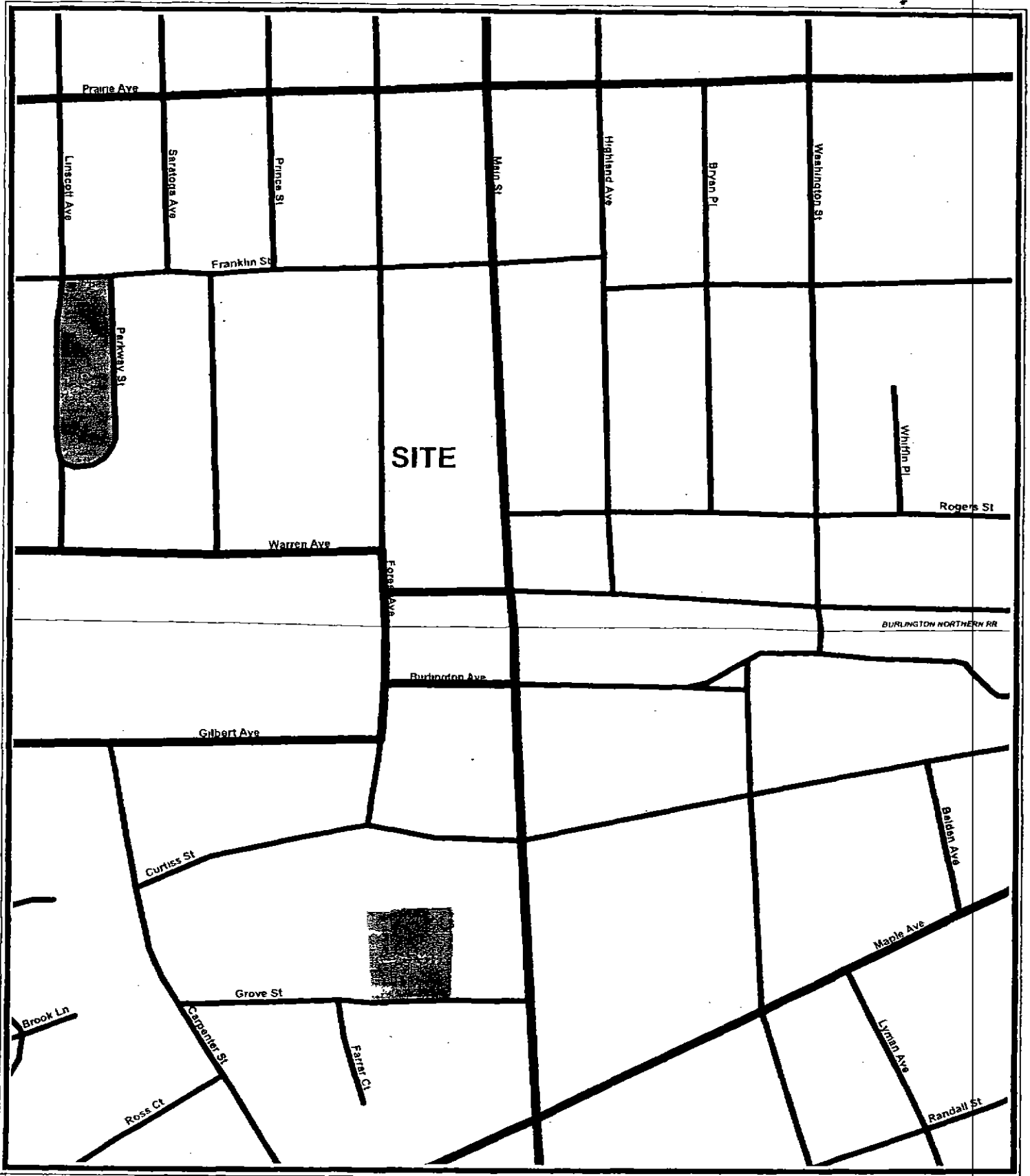
*Forest Avenue* is a north-south road that has an at-grade crossing with the Burlington Northern railroad tracks. In the vicinity of the site, Forest Avenue generally has a two-lane cross section. North of Warren Avenue, parking is generally permitted on the west side of the road. South of Warren Avenue parking is generally prohibited on both sides of the road. At the Forest Avenue with Franklin Street intersection, all of the approaches are under stop sign control except the westbound approach of Franklin Street. At the Forest Avenue with Warren Avenue intersections, all of the approaches are under stop sign control except the northbound approaches of Forest Avenue. Forest Avenue has a posted speed limit of 20 mph north of Franklin Street.

*Warren Avenue* is a east-west road that has an offset intersection with Forest Avenue. Within the vicinity of the site, Warren Avenue generally has a two-lane cross section with parking permitted on both sides of the road. At its intersection with Forest Avenue, both the eastbound and westbound approaches of Warren Avenue have a separate right-turn lane and a separate left-turn lane. Warren Avenue is under traffic signal control at its intersection with Main Street.

*Franklin Street* is a east-west road that generally has a two-lane cross section. Within the vicinity of the site, parking is generally permitted on only one side of the road. Franklin Street is under traffic signal control at its intersection with Main Street.

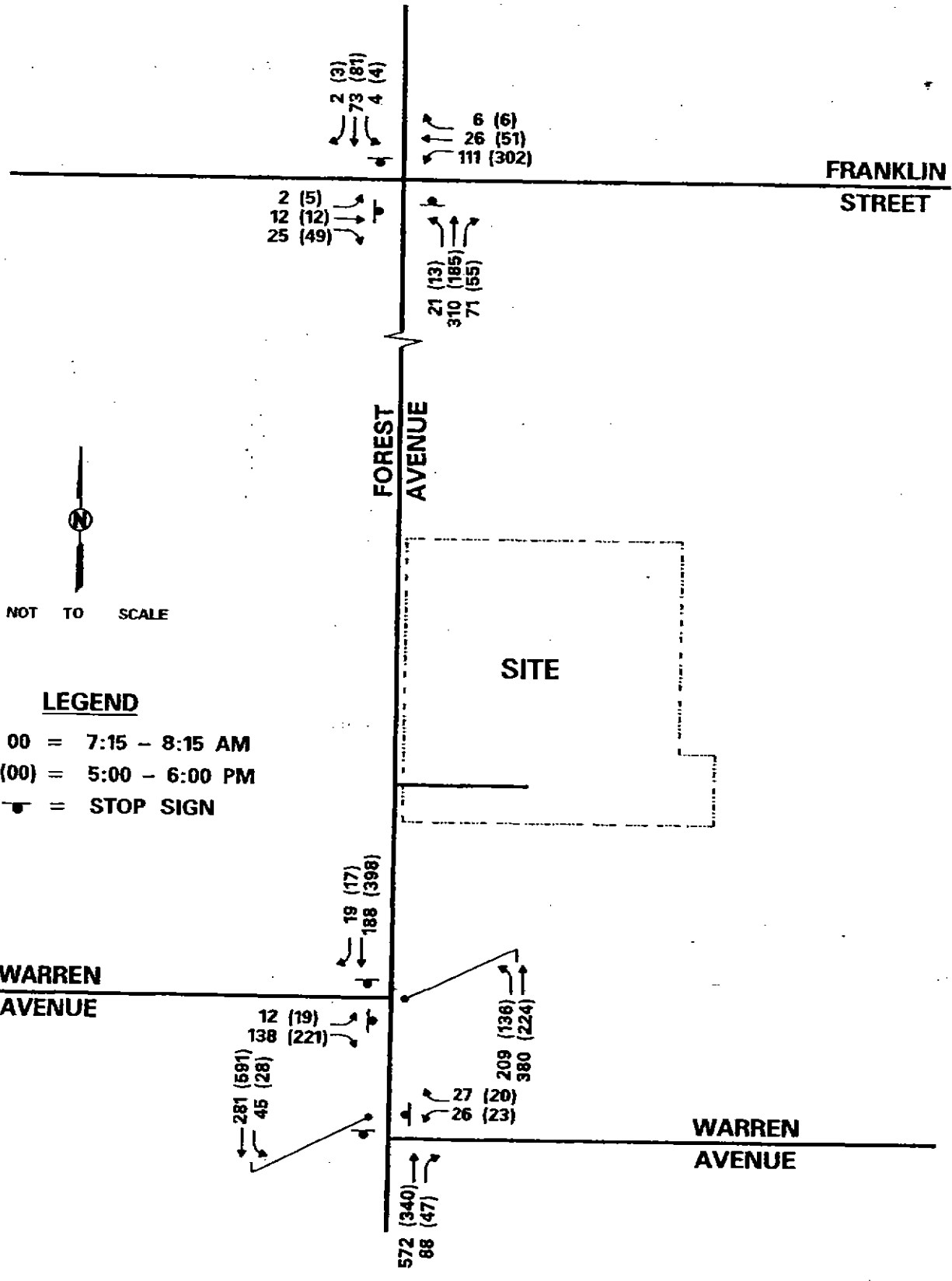
### **Existing Traffic Counts**

In order to determine the existing traffic volumes on the area roadways, KLOA, Inc. conducted manual traffic counts at the intersections of Forest Avenue with Warren Avenue and Forest Avenue with Franklin Street. The traffic counts were conducted in May 2005 during the morning (7:00 to 9:00 A.M.) and evening (4:00 to 6:00 P.M.) peak periods. The results of the traffic counts indicated that the morning peak hour of traffic occurs from 7:15 to 8:15 A.M. and the evening peak hour of traffic occurs from 5:00 to 6:00 P.M. Figure 2 illustrates the existing peak-hour traffic volumes.



SITE LOCATION

FIGURE 1



PROJECT:  
 4937 FOREST AVENUE  
 DOWNERS GROVE, ILLINOIS

TITLE:  
 EXISTING PEAK HOUR VOLUMES

PROJECT NO: 05-143  
 KLOA INC.  
 FIGURE NO: 2

## Development Traffic Characteristics

In order to properly evaluate future traffic conditions at the proposed site access drives and access roads, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and the volumes of traffic that will be generated by the proposed development.

### Directional Distribution

The directional distribution of future site-generated trips on the external roadway system is a function of several variables, including the operational characteristics of the roadway system and the ease with which drivers can travel over various sections of the roadway system without encountering congestion. The directional distribution was estimated based on existing travel patterns, as determined from the traffic counts. Table 1 shows the estimated directional distribution of the proposed development.

Table 1  
ESTIMATED DIRECTIONAL DISTRIBUTION

Direction	Percent
To and from the east on Franklin Street	25%
To and from the west on Franklin Street	5
To and from the east on Warren Avenue	15
To and from the west on Warren Avenue	15
To and from the north on Forest Avenue	10
To and from the south on Forest Avenue	30
Total	100%

### Peak Hour Traffic Volumes

The traffic generation characteristics of any development are based on the magnitude and character of its land-use. As proposed, the development is to consist of approximately 24 condominiums. The estimate of the peak hour traffic to be generated by the proposed development was based on rates published by the Institute of Transportation Engineers (ITE) in its *Trip Generation Manual*, 7<sup>th</sup> Edition. Table 2 shows the peak-hour traffic estimated to be generated by the proposed development.

Table 2  
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

Land-Use	Morning Peak-Hour		Evening Peak-Hour	
	In	Out	In	Out
24 Condominiums	3	14	12	6

It should be noted that the traffic estimated to be generated by the condominiums were based on suburban rates where the primary mode of transportation is the automobile. Therefore, given the location of the development within a downtown area and its proximity to public transportation, it is expected that many trips generated by the proposed condominiums will be made by alternative modes of transportation other than the automobile, including public transportation and walking. A review of the 2000 census data showed that approximately 25 percent of the residents in the area do not drive a car to work. However, to provide a worst case analysis, the estimated condominium-generated trips were *not* reduced to account for residents that use other means of transportation other than the automobile to commute to work.

### Future Growth

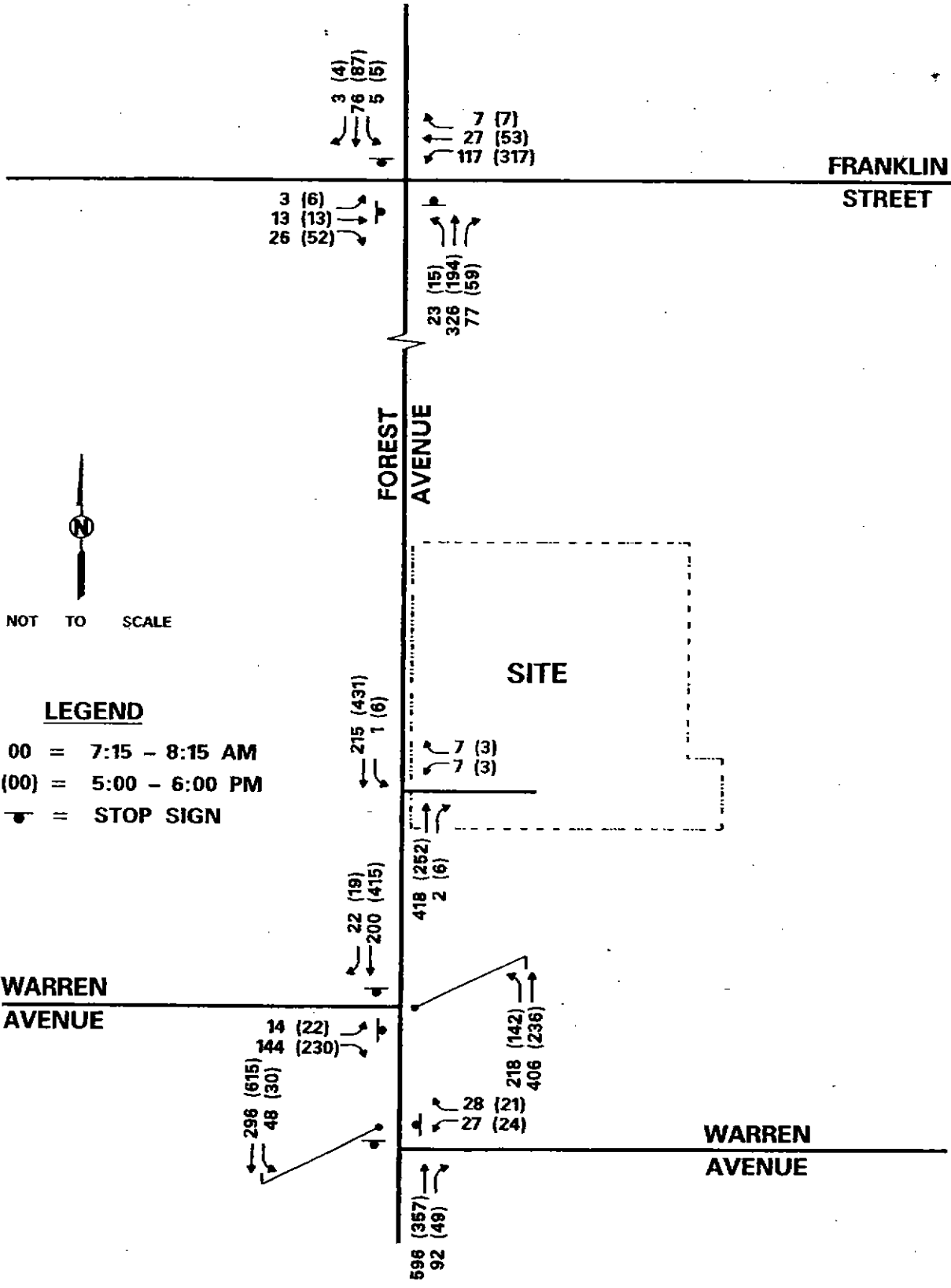
To evaluate the impact that site-generated traffic will have on area roadways, the total peak period traffic volumes at the site access drives and critical intersections had to be estimated for the year the site is to be completely developed and operational, which is assumed to be two years (year 2007). Given the projected growth in the area, an ambient growth factor of two percent per year was considered appropriate for this traffic analysis. Therefore, a four percent per ambient growth factor was applied to the existing peak hour traffic volumes.

### Traffic Assignments

Traffic that will be generated by the proposed development and through or nonsite traffic volumes were combined and assigned to the major roadways in the area. This provided the basis for capacity analyses and roadway improvement recommendations. The estimated traffic to be generated by the proposed development were assigned to the area roadway system according to the directional distribution discussed previously. Figure 3 illustrates the total traffic volumes, which include existing traffic, plus the traffic generated by the proposed development, plus the other growth in the area.

### Evaluation and Recommendations

In order to evaluate the impact of the anticipated traffic volumes, the site access facilities and adjacent intersections were analyzed based on the estimated volumes of existing and future site-generated traffic on the roadway system serving the site. From this analysis, recommendations were developed for site access facilities and roadway improvements.



**PROJECT:**  
4937 FOREST AVENUE  
DOWNERS GROVE, ILLINOIS

**TITLE:**  
TOTAL PEAK HOUR VOLUMES

**PROJECT NO:** 05-143  
**KLOA INC.**  
**FIGURE NO:** 3

## Site Access

Access to the development is proposed to be provided via a single access drive located on the east side of Forest Avenue. The access drive will be located just north of the southern property line and will provide access to the 42 parking spaces to be provided on the first level of the development. This access drive will provide one inbound lane and one outbound lane with the outbound lane under stop sign control. Given the minimal volume of traffic to be generated by the development, neither a separate left-turn lane nor a separate right-turn lane is required on Forest Avenue serving this access drive.

## Capacity Analyses

Capacity analyses were conducted at critical intersections in the vicinity of the site under both existing and total projected traffic volumes. Table 3 summarizes the levels of service and delays for the critical intersections. A summary of the levels of service and the corresponding vehicular delay range for unsignalized intersections is provided in the Appendix.

Table 3  
INTERSECTION LEVEL OF SERVICE AND DELAY

	Morning Peak Hour	Evening Peak Hour
<b>Existing Traffic Volumes</b>		
Forest Avenue with Franklin Street	A	A
Forest Avenue with West Leg of Warren Avenue	B	A
Forest Avenue with East Leg of Warren Avenue	B	B
<b>Total Volumes</b>		
Forest Avenue with Franklin Street	A	A
Forest Avenue with West Leg of Warren Avenue	B	B
Forest Avenue with East Leg of Warren Avenue	C	C
Forest Avenue with Access Drive	A	A

The results of the capacity analyses have shown that all of the intersections are currently operating at a good level of service. With the addition of the development-generated traffic and the future growth in the area, all of the intersections are projected to continue to operate at a good level of service. The existing roadway system has sufficient reserve capacity to accommodate the additional traffic that will be generated by the proposed development and the other growth in the area. Therefore, no roadway improvements are required to accommodate the additional traffic that will be generated by the proposed development.

While the intersections in the study area are projected to operate at a good level of service, the operation of these intersections are effected by the proximity of the Burlington Northern railroad tracks. As was indicated, Forest Avenue has an at-grade crossing with the Burlington Northern railroad tracks. Subsequently, the intersections in the study area experience some delay and queuing, particularly the Forest Avenue with Warren Avenue intersection, when the crossing is blocked due to a passing train. However, when the at-grade crossing is blocked, it generally is only blocked for a short time and the resulting delay and queuing along Forest Avenue and Warren Avenue typically dissipates very quickly. Further, the minimal volume of traffic generated by the proposed development will not measurably contribute to the delay or queuing that occurs when the at-grade crossing is blocked due to a passing train.

## **Conclusion**

The existing site is well situated with respect to the local roadway system. The results of the capacity analyses have shown that the existing roadway system has sufficient reserve capacity to accommodate the additional traffic that will be generated by the proposed development. Subsequently, no external roadway improvements are required to accommodate the development-generated traffic. The proposed site access system for the residential development will be more than adequate to serve the site-generated traffic.

# Appendix

**LEVEL OF SERVICE CRITERIA: UNSIGNALIZED INTERSECTIONS**

Level of Service	Delay per Vehicle (seconds)
A	≤10.0
B	10.1-15.0
C	15.1-25.0
D	25.1-35.0
E	35.1-50.0
F	>50.0

Source. *Highway Capacity Manual*, 2000



June 23, 2005

File

Mr. Mike Prince  
2843 Weaver  
Batavia, IL 60510  
VIA FACSIMILE 630-761-4439

**Re: 4929 - 4933 Forest Avenue; Proposed Condominium Redevelopment**

Dear Mr. Price,

Thank you again for the opportunity for the Village to review the proposed redevelopment plans for the above referenced property. Staff offers the following comments based upon your submitted plans dated May 23, 2005:

1. The property is subject to recently adopted amendments to the Zoning Ordinance which do not substantively affect your proposal; however, please note the following for you to address in a future submittal:
  - a) The underlying zoning designation of the property is now entitled "DB, Downtown Business" wherein multiple-family residential uses are authorized Special Uses. The Special Use process is comparable to the Planned Development process as we had originally discussed; the petition process is the same as it is outlined in the Plan Commission Application Packet previously provided to you.
  - b) The Zoning Analysis chart on page 1 needs to be amended to reflect the Zoning District name, as well as the new requirements as compared to the proposed conditions. Note the following applicable provisions of the DB, Downtown Business District:
    1. Minimum lot area: 800 square feet per dwelling unit;
    2. Front Setback: No requirement;
    3. Side Yard: No requirement;
    4. Rear Yard: No requirement;
    5. Maximum height: 70 feet excluding parapet walls and mechanical penthouses;
    6. Maximum lot coverage: No requirement;
    7. Maximum Floor Area Ratio: No requirement;
    8. Minimum greenspace percentage: No requirement;
    9. Parking ratio: 1.4 per dwelling unit with at least one parking space designated for each dwelling unit;
    10. Off street loading space: None required.
2. The proposed parking layout (page 2 of 10) does not meet Code requirements regarding aisle width dimensions (no changes to these requirements have occurred). Please review Section 28-1405 and revise the parking layout to better meet Code requirements, specifically with respect to the aisle width dimension. Variations to parking related dimension requirements are subject to Section 28-1892(r), which limits such dimensional reductions to no more than 10%. Note that if these standards can not be met, a Planned Development may be required to seek necessary relief.

Note also that ADA/IEBA handicap accessible spaces are required to be provided in addition to the standard spaces as required by Code. Also, please provide a more thorough parking analysis chart, comparing the Ordinance requirements to the proposed conditions, including compact car spaces and dimensions, standard car spaces and dimensions, aisle width dimensions adjacent to both compact car spaces and standard car spaces, etc.

www.vil.downers-grove.il.us

COMMUNITY  
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30.434.CALL (2255)

CIVIC CENTER  
301 Burlington Ave.  
Downers Grove  
Illinois 60515-4776  
30.434.5500  
DD 630.434.5511  
AX 630.434.5571

FIRE DEPARTMENT  
ADMINISTRATION  
701 Main Street  
Downers Grove  
Illinois 60515-1506  
30.434.5980  
AX 630.434.5998

POLICE DEPARTMENT  
25 Burlington Ave.  
Downers Grove  
Illinois 60515-4783  
30.434.5600  
AX 630.434.5690

PUBLIC WORKS  
DEPARTMENT  
101 Walnut Ave.  
Downers Grove  
Illinois 60515-4074  
30.434.5460  
AX 630.434.5495

DEPARTMENT OF  
SOCIAL & HEALTH  
SERVICES  
12 Curtiss Street  
Downers Grove  
Illinois 60515-4761  
30.434.5595  
AX 630.434.5599





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SOCIAL & HEALTH  
SERVICES**  
142 Curtiss Street  
Downers Grove  
Illinois 60515-4761  
30.434.5595  
AX 630.434.5599

3. As with a Planned Development, School and Park District donations will be a condition of approval of the Special Use. Based upon the number of bedrooms indicated on the submitted plans, the total donation obligation is \$43,307.84. Note that although the rooms indicated as "storage" rooms on the submitted floorplans have not been included in the bedroom count for the calculation of this donation, the Code Services Department has indicated that the enclosed closets within these rooms will not be permitted.
4. Public Works has reviewed the proposed plans and has submitted the attached memorandum dated June 13, 2005. Please disregard instructions to provide a Traffic Study, as this study has been received, and a review will be forthcoming.
5. The Fire Prevention Division has reviewed the proposed plans and has submitted the attached memorandum dated June 13, 2005.
6. The application form has been submitted; however, the filing fee has not been remitted. Note that the fee for a Special Use is \$400, but if parking Variations are requested, the fee will increase by \$300 per Variation type.
7. The Project Summary should be revised to address the Special Use criteria found in Section 28-1903, as well as the Variation criteria found in Section 28-1802(r) if Variations are requested.
8. Please also submit an anticipated construction schedule, which per Code may not exceed two years. In the absence of a construction schedule, the Special Use approval will be valid for a period of one year from the date of approval.
9. The Village is interested in fostering developments with high quality and aesthetic architectural detail and design. We offer the following list concerns with respect to the proposed exterior design features for your consideration:
  - a. The lack of relief on the front façade, as well as the large amounts of blank façades;
  - b. The color palette as indicated on the submitted color renderings, and the vertical orientation of the color banding;
  - c. The roof massing and design treatments;
  - d. Exterior treatment of staircases and the garage level detailing, including the use of split-face block;
  - e. The inconsistent balcony designs; recessed balconies are preferred.

It is recommended that consideration be given to designing additional details on the exterior elevations of the project to be more consistent with new development in the Village's downtown.

Note that a public hearing will be scheduled only after all submittal requirements, including Public Works related issues, are satisfactorily met. If you have any additional questions, please contact me at 630-434-5531 or [ariordan@downers.us](mailto:ariordan@downers.us). The Village's Zoning Ordinance can be found on-line at [www.downers.us](http://www.downers.us) by linking to Village Hall and then to Municipal Code and then to Chapter 28-Zoning Ordinance

Sincerely,

Amanda G. Riordan, Planner  
Department of Planning

Attachments





RECEIVED

JUN 16 2005

INTEROFFICE CORRESPONDENCE  
DEPARTMENT OF PUBLIC WORKS

Planning and Community  
Development

TO: Keith Sbrial, Director, Planning & Community Development  
FROM: David H. Barber, P.E., Director of Public Works *DHB*  
BY: Michael D. Millette, P.E., Asst. Director of Public Works – Engineering *MDM*  
Jonathan C. Hall, P.E., Development Engineering Manager *JH*  
DATE: June 13, 2005  
RE: Planning / Zoning Request  
Proposed Condominium Development – 4929-4937 Forest Avenue  
Public Works Department - **Second Review**

Documents Reviewed:

- Map of Topography prepared by C. M. Lavoie & Associates, Inc. dated January 28, 2005.
- Architectural Plan Set prepared by BE Design dated May 23, 2005.
- Stormwater Calculations prepared by STS Consultants Ltd. dated May 17, 2005.
- Site engineering plan sheets C-01 to C-05 by STS Consultants dated May 13, 2005

Attachments:

- Stormwater Review letter prepared by Christopher B. Burke Engineering, Ltd. dated June 6, 2005.

Public Works Review Summary:

Division	Representative	Date	Conclusion	Comments included
Engineering	M. Millette	06-10-05	See comments	X
Stormwater	J. Hall	06-10-05	See comments	X
Water	D. Bird	03-31-05	See comments	X
Traffic	D. Fera	06-08-05	No Comments	
Forestry	K. von der Heide	06-08-05	See comments	X
Pavement	J. Tucker	06-08-05	No Comments	

Findings:

The Public Works Department recommends that the petition be revised prior to placement on the Plan Commission agenda.

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**Public Works Department Review Details:**

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**Engineering Review Comments From March 29, 2005:**

1. Provide traffic impact analysis.  
***Refer to Traffic review.***
2. Address site distance issues at vehicle entry / exits. Mirrors may be required due to apparent blind spots.  
***Refer to Traffic review.***
3. Traffic control signs may be required upon further review.  
***Refer to Traffic review.***
4. Explain refuse removal plan. Address vertical clearance / turning movements of disposal trucks, duration of exterior storage if needed, and pick-up location. Confirm with Fire Department acceptability of interior refuse storage location.  
***Refer to Traffic and Fire reviews.***
5. Provide engineering site plan to allow further comment.  
***Received – See additional comments.***

**Stormwater Review Comments From March 31, 2005 (status update in bold italics)**

1. Provide site engineering plans for review.  
***Received – See additional comments.***
2. A portion of each of the three lots is within a FEMA-regulated flood plain (Zone A). The Village will determine whether a base flood elevation established in this area can be utilized for this project. A LOMR-F from FEMA may be required.  
***Refer to CBBEL review.***
3. Provide cross-sections and calculations for flood plain compensatory storage (1.5:1 excavation to fill ratio required for any fill below the base flood elevation).  
***Refer to CBBEL review.***
4. Site stormwater runoff storage (detention) will not likely be required, because the total area of the 3 parcels is less than 1 acre.  
***Refer to CBBEL review.***

5. Provide all topographic survey information relative to County benchmark used for previous study (Forest and Warren). Note benchmark description, number, and elevation on the plans.  
**Refer to CBBEL review.**
6. Provide a complete stormwater submittal in DuPage County tabular format.  
**Refer to CBBEL review.**
7. Grading and storm sewer design must accommodate on-site and off-site tributary runoff. On-site and possibly off-site storm sewers will likely be required to convey runoff to the Forest Avenue storm sewer main. Neighboring property drainage shall not be negatively impacted by this development.  
**Not Accepted - We were unable to confirm any measures planned by the developer in this regard. Positive drainage away from the proposed structure is required. A combination of surface and subsurface drainage routes must be designed to accommodate on site and off-site flow (especially north and south sides of the building).**
8. Upon receipt of a full submittal, the Village will forward all pertinent information to our engineering consultant for stormwater compliance review.  
**Refer to CBBEL review.**
9. Additionally, the following requirements from Section 26-62.14 of the Village Code shall be met:

26.62.14 When a structure is elevated by some means other than filling in the regulatory flood plain:

- a. All electrical, heating, ventilating, plumbing, and air conditioning equipment shall be located at least one foot above the highest base flood elevation; and
- b. Elevation can be accomplished using stilts, piles, walls, or other foundations. Areas below the lowest floor that are subject to flooding shall be designed so that hydrostatic forces on exterior walls are automatically equalized by allowing for the entry and exit of floodwater and shall be anchored and aligned in relation to flood flows and adjoining structures so as to minimize exposure to known hydrodynamic forces such as currents, waves, ice, and floating debris. Designs for meeting this requirement shall be prepared, signed, and sealed by a structural engineer or architect and meet or exceed the following minimum criteria:
  - (1) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding; and
  - (2) The bottom of all openings shall be no higher than one foot above grade; and
  - (3) Openings may be equipped with screens, louvers, valves, or other coverings or devices, provided that such coverings and devices do not impede the automatic entry and exit of floodwater; and
- c. All materials and structures less than one foot above the base flood elevation shall be resistant to flood damage.

**Refer to CBBEL review.**

**Additional Stormwater Comments (6-10-05):**

10. Refer also to CBBEL review letter dated June 6, 2005 .

**Water Division Review Comments from March 31, 2005:**

1. There is a 6" water main located on Forest.
2. The proposed building would be required to have a fire sprinkler system.
3. Concerned about 6" main being adequate to handle fire system and domestic water.
4. Would also require a compound water meter for domestic water.
5. Backflow RPZ's required on both fire and domestic water.
6. All existing water service would be required to be disconnected at the main.

**Traffic Review Comments:**

Refer to attached memo dated 4/1/05. All traffic comments have been addressed.

**Forestry Review Comments From June 8, 2005:**

Existing parkway trees were not included on plan. Parkway trees shall be fenced, or paid for if they are in the path of new driveways.

**Forestry Review Comments From April 1, 2005:**

Parkway trees will require protection per Village standards prior to any construction activity on the site. Any required tree removal must be approved by the Village Forester and applicable replacement fees must be paid prior to issuance of a right-of-way permit.

**Pavement Division Review Comments:**

No comments.

c: PW Division Managers  
D. Rosenthal, Director of Code Services  
A. Hightower, Stormwater Management Engineer  
S. Connell, Administrative Technician  
L. Sup, CBBEL



**VILLAGE OF DOWNERS GROVE**  
**INTEROFFICE MEMORANDUM**

**TO:** Amanda Browne, Senior Planner  
**FROM:** Dorin Fera, Traffic Engineering Manager  
**DATE:** April 1, 2005  
**RE: Traffic Review**  
**4937 Forest Avenue CONDOS**

Based on our review of the proposed plans, the Traffic Division has the following comments:

*Current Conditions of Approval*

1. A Traffic Impact Study needs to be prepared for this development
2. Petitioner should provide roadway access via Forest Avenue, and remove the access from the alley. We do not support the major traffic flow from this development utilizing an alley.
3. We do not support the tandem parking spaces. There is too much potential for misuse and also restricts owners into having two compact cars, which is hard to enforce. The tandem spaces should be re-designed to single spaces only.
4. One additional Handicapped space is required per State requirements.
5. The petitioner should dimension the actual sizes of parking spaces on the plan sheet.
6. The petitioner should show the parking rate utilized to calculate the total number of spaces required.

These are our preliminary comments on this proposed development. Additional comments may be offered after the Petitioner has had opportunity to make refinements.



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

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

June 6, 2005

Village of Downers Grove  
Public Works Department - Engineering  
5101 Walnut Ave.  
Downers Grove, IL 60515

Attention: Jon Hall, PE

Subject: 1<sup>st</sup> Stormwater Management Review for 4929 Forest Ave. Condos  
(CBBEL Project No. 01-528B267)

Dear Mr. Hall:

Christopher B. Burke Engineering, Ltd. (CBBEL) has reviewed the following documents:

1. Site Plan for 4929 Forest Ave. Condominiums, prepared by STS Consultants, Ltd., dated May 13, 2005.
2. Floodplain Calculations for 4929 Forest Ave. Condominiums, prepared by STS Consultants, Ltd., dated May 17, 2005.

**Project Description**

The proposed project consists of building a new condominium complex on approximately 0.5 acres. The project does not require detention.

CBBEL has reviewed the plans and offers the following comments that need to be addressed to make the stormwater permit application in conformance with the Downers Grove Stormwater and Flood Plain Ordinance (Ordinance #4271). This review did not include the review of utility installations or connections. The site improvement area does not contain wetland or Localized Poor Drainage Area (LPDA). However, floodplain and riparian environment is located on the project site. The 100-year Base Flood Elevation (BFE) is approximately 709.4, DuPage County datum. The 10-year BFE is 706.93, which is below the lowest existing grade of 707, therefore no 0- to 10-year floodplain exists on the site.

**CBBEL Comments**

1. The existing site topography is not signed and sealed by a professional land surveyor. The plan also states that the applicant cannot warrant the accuracy or completeness of the information shown. A complete survey must be included

upon resubmittal that has been signed and sealed, includes accurate DuPage County benchmarks, and is accurate to existing conditions.

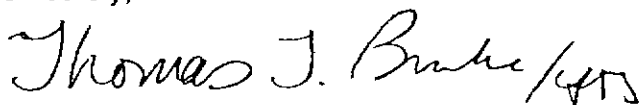
2. The floodplain fill and compensatory storage calculations must be reanalyzed based on a sealed survey of the site. We understand that all floodplain fill is located in the 10- to 100-year floodplain therefore all compensatory storage must be located above 707 at a mitigation ratio of at least 1.5:1. If the survey is shown to be accurate, calculations submitted on May 17, 2005 appear to fulfill ordinance requirements.
3. It appears that the existing and proposed contours have been mislabeled on Sheets C-04 and C-05. Please revise accordingly.
4. A Sediment and Erosion Control Plan must be prepared for the site. Please note on the site plan that NO construction stockpile can be located in the floodplain at any time.
5. A riparian submittal must be submitted for the site.
6. Please provide stormwater calculations for the underdrain system. Calculations should also be provided that show the tie-in to the storm sewer to the east of the site and any other tie-ins will not have a negative impact on downstream properties.
7. The applicant should be aware that although the residences will be elevated above the BFE, flood insurance will probably still be required for the building. A Letter of Map Revision will not be approved by the Federal Emergency Management Agency (FEMA) because the lowest adjacent grade of the building is still below the BFE. However, the Village will require elevation certificates be completed for the building that shows all finished floors are above the BFE.
8. Please note that all electrical, heating, ventilating, plumbing, and air conditioning equipment shall be located at least one foot above the BFE. Please show on the site plan that this criterion has been met.
9. Details for the openings must be submitted and included on the site plan.
10. The opening calculations must be revised to account for  $1 \text{ in}^2 / 1 \text{ ft}^2$  of floor space, not wall space. It appears that there will be  $18,564 \text{ ft}^2$  of enclosed floor space, therefore at least  $129 \text{ ft}^2$  of openings must be provided around the building. The openings must meet the following requirements:
  1. The bottom of the openings must be no higher than one foot above grade.
  2. The openings must be installed on at least two walls of the enclosure.
  3. There must be a minimum of two openings having a net area of one square inch for every square foot of enclosed area.

After these comments are addressed, a revised site plan and calculations should be delivered to Thomas Burke at CBBEL AND to Jon Hall at the Village of Downers Grove.

An advance copy of this letter may be provided to a permit applicant as a Village service to expedite the review and response process, but it does not include a comprehensive review from the Village of Downers Grove.

The applicant should be reminded that certain issues are reviewed only by the Village, and that the final responsibility for interpretation of the Village Code rests with the Village. The applicant should expect to receive additional review comments from the Public Works Department, Code Services Department, and the Planning and Community Development Department as applicable.

Sincerely,

Handwritten signature of Thomas J. Burke in cursive script.

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

Cc: Michael Baker, Marek Klonowski – STS Consultants  
Mike Prince – Applicant, 4929 Forest Ave LLC  
Alicia Humphries – Village of Downers Grove, Public Works



# DOWNERS GROVE FIRE DEPARTMENT PREVENTION DIVISION

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



## PLAN REVIEW COMMENTS

**RECEIVED**

JUN 15 2005

Planning and Community  
Development

June 14, 2005

AMANDA RIORDAN  
PLANNING & COMMUNITY DEVELOPMENT

RE: 4900 Block Forest Avenue  
Proposed Condominium Development

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

### 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. Water mains are to be sized to accommodate an automatic fire extinguishing system.

### Fire Lanes

1. Fire lanes providing one-way travel shall be a minimum of 16 feet in width. Fire lanes with two-way travel shall be a minimum of 24 feet in width.
2. Turns in fire lanes shall be constructed with a minimum radius of 25 feet at the inside curb line and a minimum radius of 50 feet at the outside curb line.
3. Fire lanes connecting to roadways shall be provided with curb cuts extending at least two (2) feet beyond each edge of the fire lane.
4. Turns in publicly owned or privately owned major feed roadways shall be constructed with a minimum radius of 100 feet to the centerline.
5. Parking lot lanes adjacent to any building shall provide a travel lane with 16 feet clear width if traffic flow is one-way and 24 feet clear width if traffic is two-way.
6. At least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of the fire lane.

### Municipal Type Water Systems

1. For a required fire flow exceeding 1,500 gpm the water supply system shall be capable of delivering that fire flow for at least two (2) hours at 200 psi. For all other required fire flows, the water supply system shall be capable of delivering the required fire flow for at least one (1) hour at 20 psi.
2. Fire hydrants shall be supplied by not less than six inch (6") diameter main installed on a looped system or by not less than an eight inch (8") diameter main if the system is not looped or the fire hydrant is installed on a dead-end main exceeding 300 feet in length.
3. Dead-end mains shall not exceed 600 feet in length for main sizes less than 10 inches in diameter.
4. The contractor or installer of water supply systems in planned building groups shall demonstrate by actual test that the capacity of the water system will meet fire protection design requirements. Such tests shall be certified by the Fire Department.

### Roadways

1. Roadways shall be constructed of a hard, all weather surface designed to support adequately the heaviest piece of fire apparatus likely to be operated on the roadway.
2. Roadways shall have a minimum clearance of 12 feet for each lane of travel, excluding shoulders and parking. Provisions shall be made for factors that could impinge on minimum width for example, drainage, snow removal, parking and utilities.
3. Grades shall be not more than ten percent (10%).
4. Grades shall be not less than 0.5 percent (0.5%) in order to prevent pooling of water in a traveled way.
5. Any secondary road intersecting with another road shall be sloped one percent (1%) to three percent (3%) down and away from the intersection for a distance of 100 feet from the intersection.

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,



William A. Mierzejewski  
Fire Marshal

VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING, JULY 11, 2005, 7:30 P.M.

Chairman Jirik called the August 1, 2005 meeting of the Plan Commission to order at 7:30 p.m. and asked for a roll call:

**PRESENT:** Chairman Jirik, Mr. Griesbaum, Mr. Matejczyk, Mr. McCormick, Mr. Nicholaou, Mr. Quandt, Mrs. Rabatah, Mr. Waechtler, Mr. Webster

**STAFF**

**PRESENT:** Keith Sbiral, Director of Planning; Amanda Riordan, Planner; Lori Sommers, Planner and Alice Dornan, Recording Secretary

**JULY 11, 2005 MINUTES. MINUTES WERE APPROVED ON MOTION BY MR. GRIESBAUM, SECONDED BY MR. NICHOLAOU. MOTION PASSED BY UNANIMOUS VOICE VOTE.**

Chairman Jirik noted the next Plan Commission meeting would be September 12, 2005 due the Labor Day holiday. He informed the public as to the available information for tonight's meeting in order to follow along during the meeting and discussed the steps that would be followed during the meeting.

**FILE NO. PC-19-05** – A petition seeking 1) Special Use for a 24 unit, multiple family residential development in the Downtown Business (DB) zoning district; and 2) certain parking Variations; property located on the east side of Forest Avenue, approximately 375 feet North of Warren Avenue, commonly known as 4929, 4933 and 4937 Forest Avenue, Downers Grove, IL (PIN Nos. 09-08-116-008, -009, and -010); 4929 Forest LLC, Owner/Petitioner

Chairman Jirik swore in those who would be speaking on File No. PC-19-05.

Director of Planning, Mr. Sbiral reviewed Staff's report noting the Petitioner, Mr. Michael Prince, 4927 Forest LLC, was seeking approval of a Special Use to authorize a residential, multiple-family dwelling for a five-story condominium in the downtown business district as well as approval for a Variation from Chapter 28, Section 28-1802(r) for the size of the off-street parking to allow a 21.8 foot drive aisle versus the minimum required 24 feet, and to allow a minimum parking stall width of 8 feet rather than the required 8.5 feet. The property is surrounded by downtown business zoning on all sides and is approximately one-half acre in size. Located on the west side of the site is the Downtown Transitional zoning, primarily commercial land use. The Future Land Use Plan designates the property as commercial as it is consistent with the Urban Density Land Use with less than 60 units per acre. The proposed building will have 45.8 units per acre. Due to the recent revisions and combining of layers of the Downtown Business (DB) district, the core zoning and transitional zoning allow for multiple-family dwellings.

Mr. Sbiral further noted there were no requirements for front, side or rear setbacks; however, the Petitioner was providing at least five feet around the building, excluding staircases. Proposed dwelling units will consist of 951.9 square feet per unit versus the minimum DB-Downtown Business District

requirement of 800 square feet per dwelling unit. The maximum height of the building will be 70 feet. Other topics addressed or which will need addressing in Staff's report include traffic, parking Variations being requested, engineering, and stormwater management. The school and park donations as well as the standards for approval were noted in Staff's report.

In closing, Mr. Sbiral believed the requested action was consistent with the Future Land Use Plan, the Zoning Ordinance and planning documents of the Village and, therefore, recommended the Plan Commission forward a favorable recommendation and Findings of Fact to the Village Council subject to the four conditions listed in its report.

Mr. Waechtler noted Page Two of the Staff report which references an alley adjacent to the property and runs from Franklin Street north to Main Street to the east and asked for clarification of the location of the alley. Mr. Sbiral showed the alley on the locator map displayed on the overhead screen.

With reference to Page Two of Mr. Burke's letter dated June 29, 2005, contained in the Staff report, Mr. Nicholaou inquired whether Item No. Four had been done, wherein Mr. Hall indicated the consultant will review and the Petitioner must comply before obtaining a permit. Mr. Nicholaou also asked if Item No. 2 had been addressed and Mr. Hall responded many items were in different processes and all issues should be addressed before permitting.

Mr. McCormick asked for a height comparison between this proposed building and the Gammonly building. Mrs. Riordan responded the Gammonly building is 70 feet high. Mr. Sbiral addressed this. Mr. Michael M. Roth, Wildman, Harrold, Allen & Dixon, LLP in Lisle, Illinois, introduced himself, stating he was the attorney for the Petitioner and members of the 4929 Forest LLC. He introduced other members of the team, the architect, the engineer and the traffic planner. Mr. Roth reiterated Staff's comments, noting the size of the building, its location, site characteristics, parking, and setbacks.

Mr. Roth introduced the Petitioner, Mr. Michael Prince. Mr. Prince, who provided some background history and vision of his project, emphasized he worked diligently to create a project that would fit in with the area. There will be 24 units, 16 of which will be two bedroom, one den, 2,400 square feet, and eight will be one bedroom, one den, 1,926 square feet.

Mr. Robin Whitehurst, architect with BE Design, also addressed the Plan Commission and explained how the Petitioner wanted to create a commercial building but provide a residential touch to it and yet provide some landscaping to soften the foundation of the building. The lot is approximately 22,300 square feet, and the footprint of the building is approximately 18,737 square feet which would leave approximately 22% of the lot area. Mr. Whitehurst discussed the uniqueness of the condominiums, the organized plan for the parking Variation and compared the proposed parking requirements to that of Chicago's parking requirements. Stone materials and details of the building followed.

Mr. Roth closed by stating he welcomed any questions.

Chairman Jirik asked if any member of the Plan Commission had questions of the petitioner or his experts.

Mr. Matejczyk asked if there would be deeded parking, and Mr. Prince responded affirmatively. Mr. Matejczyk next inquired about the formation of a condominium association. Mr. Griesbaum asked about the location of the visitor parking area, wherein Mr. Prince explained that a condominium association will be established.

Mr. Griesbaum asked where the visitor parking would be located, and Mr. Prince indicated parking would be on-street parking.

Mr. Waechtler commented about Station Crossing which had provided visitor parking and asked a question regarding the parking Variation. Mr. Sbiral responded. He also asked about the width of the parking aisles and asked if the Fire Department had reviewed the parking plans. Mr. Sbiral noted the Fire Department had reviewed the plans and had no issues.

Mr. Nicholaou asked how the parking for this project compared to the Gammonly and Morningside projects. Mr. Sbiral responded both projects have Code compliant deeded parking. Mr. McCormick asked if their traffic engineer had looked at the back-up on Forest Avenue at peak travel times. Javier Millan, traffic engineer, responded.

Mr. Sbiral made comments about the parking plan. Mr. Whitehurst brought up flood plain issue which forced them to change their parking plans.

Mrs. Rabatah asked why the need for the variation, and Mr. Whitehurst explained the situation regarding the support columns. Mr. Sbiral noted the parking plan was acceptable. Mr. Whitehurst commented the design work had been done for three months when they found out about Fire Prevention's concerns.

Mr. Nicholaou asked Mr. Whitehurst if he had ever designed this type of building before, and Mr. Whitehurst responded he had designed projects in Chicago. Mr. Nicholaou asked Mr. Whitehurst to supply Staff with addresses of similar type buildings he had designed for submittal to the Village Council when this petition is placed on a workshop agenda. Mr. McCormick asked the owner if he had ever developed a condominium project in the suburbs, and Mr. Prince responded he had built custom homes; this is his first condominium project.

Mr. Waechtler asked the Petitioner if the stairwells are outside or inside. Mr. Whitehurst replied inside the building. Mr. Waechtler next asked Staff if Item No. 5 on the Fire Prevention memo dated June 15, 2005 was addressed. Mr. Sbiral noted that is a standard Fire Prevention comment.

Mr. McCormick asked Mr. Prince with regard to his residential projects in the Village if he complied with all Village requirements in a timely manner, and Mr. Prince responded affirmatively. Mr. Waechtler asked Mr. McCormick why he asked that question, and Mr. McCormick responded he wanted Mr. Prince's response that he will comply in a timely fashion on the public record.

Chairman Jirik opened the meeting to the public.

Mr. Richard Doria, 4941 Forest Avenue, Downers Grove stated as the owner of property next door, they tried to talk to the Petitioner and his consultants regarding civil engineering issues. Mr. Marek Klonowski, STS Consultants responded that they would work with the neighbors.

Mr. Graham Rosie, 4925 Forest Avenue, supported the project overall but brought up water issues after it rains. He believes the Public Works Department needs to take another look at the water issues in the area as well as the previous work done on Forest Avenue. He suggested using the alley to enter the building and exit the property onto Forest Avenue. As to the extra parking provided by the Petitioner, Mr. Rosie also expressed concern as to where the guests of the building would park. Mr. Roth explained the Petitioner had proposed using the alley, but the Village's Traffic Engineer did not approve, and in the end it would not have worked well.

Chairman Jirik closed the Public Participation portion of the meeting. There were no questions from the Plan Commission to the Petitioner, and the Petitioner did not have any follow-up statement. Mr. Michael Roth closed by stating their request was an Ordinance-based Special Use. They have addressed the specific standards for a Special Use.

As part of the Plan Commission's deliberations, Mr. Matejczyk expressed his belief that the project was well suited for the Downtown and was beneficial to the Village by encouraging more foot traffic in the downtown area. It will also allow current residents who reside in Downers Grove an opportunity to transition to a condominium dwelling yet stay in Downers Grove. He suggested that the developer work on the creation of the condominium association documents. He encouraged a positive recommendation be forwarded to the Village Council.

Mr. Nicholaou also concurred but in recalling the Station Crossing project, asked for the record that the Village Council consider not issuing any permits of occupancy on this project until the streets and public rights-of-way were completed. Mr. Sbiral suggested adding that to the Conditions in the Motion.

Regarding the use of the alley and traffic onto Forest Avenue, Mr. Sbiral explained Staff agreed the alley would not work well, and the Traffic Division did review the Petitioner's traffic report and agreed that the incremental change by this development should not significantly affect the Forest Avenue traffic.

Mr. Waechtler expressed concern that the Plan Commission was being asked to consider a Variation for off-street parking and off-street design, which would complicate matters for visitors to the complex as well as nearby neighbors. He believed it was necessary for the Petitioner to explore the area and possibly make arrangements for visitor parking. Mr. Sbiral noted the proposed project met Village Code and confirmed with the Chairman that four more parking spaces than required have been provided.

Mr. Waechtler asked how many parking spaces would be deeded. Mr. Prince stated all the parking spaces would be deeded, and each unit would be allowed to purchase two spaces. Mr. Nicholaou asked if Station Crossing provided enough parking spaces. Mr. Sbiral stated Station Crossing also provided deeded parking. Mr. McCormick commented there is on-street parking on Rogers and Main. A legitimate concern was expressed that there would be no parking on Forest Avenue. Mr. Waechtler suggested to the Petitioner that he should explore contracting for off-street parking.

Mr. Griesbaum also shared parking concerns but at the same time discussed that the Village will have to recognize parking will be an issue for anyone visiting the building. Mr. Matejczyk concurred, noting it will be an issue for any building within the Downtown.

After Staff suggested how the Motion could be worded, Chairman Jirik entertained a motion.

**WITH RESPECT TO FILE NO. PC 19-05, PETITION SEEKING 1) SPECIAL USE FOR A 24 UNIT MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT IN THE DOWNTOWN BUSINESS (DB) ZONING DISTRICT ; AND 2) CERTAIN PARKING VARIATIONS, MR. NICHOLAOU MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL BASED UPON STAFF'S RECOMMENDATIONS SUBJECT TO THE FOLLOWING CONDITIONS:**

1. PAYMENT OF \$43,307.84 TO THE VILLAGE FOR SCHOOL AND PARK DISTRICT DONATIONS;

2. COMPLIANCE WITH ALL ISSUES AS OUTLINED IN THE PUBLIC WORKS MEMORANDUM DATED JULY 5, 2005 PRIOR TO PERMITTING;
3. COMPLIANCE WITH ALL FIRE PREVENTION DIVISION REQUIREMENTS AND CONDITIONS AS OUTLINED IN THEIR MEMORANDUM DATED JUNE 14, 2005;
4. 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. CHANGES MAY REQUIRE ADDITIONAL REVIEW OF THE SPECIAL USE OR VARIATIONS; AND
5. ALL REQUIRED PUBLIC IMPROVEMENTS ARE TO BE COMPLETED BY THE PETITIONER AND ACCEPTED BY THE VILLAGE PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY.

**THE MOTION WAS SECONDED BY COMMISSIONER MATEJCZYK.**

Mr. Griesbaum asked if Christopher Burke's letter dated June 29, 2005 should be included. Mr. Sbiral responded it is incorporated into Public Works' requirements.

Mr. McCormick discussed adding a fifth condition to the motion. Mr. Roth asked for clarification of the fifth condition.

Chairman Jirik noted the Standards for Approval under a Special Use were positively demonstrated and nothing detrimental was found as it related to the project. Regarding the request for Variation, it was specific enough to facilitate parking in excess of the minimum, which was another benefit and provided validity for the granting of the Variance.

**ROLL CALL:**

**AYE: MR. NICHOLAOU, MR. MATEJCZYK, MR. GRIESBAUM, MR. MCCORMICK, MR. QUANDT; MRS. RABATAH, MR. WAECHTLER, MR. WEBSTER, CHAIRMAN JIRIK**

**NAY: NONE**

**MOTION PASSED. VOTE: 9-0.**