

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
FEBRUARY 20, 2006 AGENDA

Table with 3 columns: SUBJECT, TYPE, SUBMITTED BY. Row 1: Planned Development Amendment for Family Shelter Services, Resolution, Ordinance, Motion, Discussion Only, David Fieldman Deputy Village Manager.

SYNOPSIS

An Ordinance has been prepared to approve a preliminary planned development amendment to Planned Development No. 18 for a sheltered care facility on property located on the west side of Main Street, south of the intersection of 73rd Street and Main Street.

FISCAL IMPACT

N/A.

UPDATE & RECOMMENDATION

This item was discussed at the February 14, 2006 Village Council Workshop. Approval of the Ordinance as recommended by the Plan Commission on the February 20, 2006 active agenda. This recommendation includes modifications to the applicant's petition including a requirement that the petitioner relocate the proposed access from Main Street to the access drive immediately north of the subject property.

BACKGROUND

The petitioner, Family Shelter Service, is proposing a preliminary planned development amendment to allow for a sheltered care facility. The facility will include temporary residential living quarters for children and female clients, administrative offices and counseling services.

The property is currently zoned B-2 General Retail Business and is part of Planned Development #18. The proposed use, a sheltered care facility, is a permitted use in this zoning district. Staff believes the proposed use is consistent with the Zoning Ordinance regulations.

The proposed site plan indicates that the building will be setback ninety-two (92) feet from the eastern (Main Street) property line. The parking lot will be setback twenty-five (25) feet, six (6) inches from the eastern property line.

flowers. New landscaping will be added at the front of the new building as well. A playground will be constructed on the west (rear) side of the building.

The petitioner requested site access directly from Main Street. A service drive for the shopping center is adjacent to the subject property. Staff believes that the site should be accessed from the service drive instead of a new access point on Main Street. By accessing off of the service drive, the petitioner can have a more complete landscape screen across the front of the parking lot. Additionally, staff believes it is in the community's best interest to minimize curb cuts where possible.

The petitioner is proposing a one- and two-story building. The two-story portion of the building will have a greater front yard setback than the one-story section. The building will be approximately 14,900 square feet and will contain Family Shelter Services administrative offices and counseling facilities as well as a residential component. The building materials will be a mixture of stucco and brick.

The Plan Commission considered the project on January 9, 2006 and unanimously recommended approval of the proposed preliminary amendment to Planned Development #18 subject to the conditions identified in the proposed ordinance. Several letters from residents in the neighborhood were received after the Plan Commission hearing.

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** February 20, 2006
(Name)

RECOMMENDATION FROM: Plan Commission **FILE REF:** 01-06
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "AN ORDINANCE APPROVING PRELIMINARY PLANNED DEVELOPMENT AMENDMENTS TO PLANNED DEVELOPMENT #18 FOR A SHELTERED CARE FACILITY", as presented.

SUMMARY OF ITEM:

At their meeting of January 9, 2006 the Plan Commission recommended approving preliminary planned development amendments to Planned Development #18.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE APPROVING PRELIMINARY PLANNED
DEVELOPMENT AMENDMENTS TO PLANNED DEVELOPMENT #18,
FOR A SHELTERED CARE FACILITY**

WHEREAS, the Village Council has previously adopted Ordinance No. 2090 on August 1, 1977, designating the property described therein as Planned Development #18; and,

WHEREAS, the Village Council has, from time to time, approved various amendments to Planned Development #18; and,

WHEREAS, the Owners have filed with the Director of Planning and Community Development, a written petition conforming to the requirements of the Comprehensive Zoning Ordinance and requesting a preliminary amendment to Planned Development #18 to construct a sheltered care facility; and,

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and the Plan Commission has given the required public notice, conducted a public hearing for the petition on January 9, 2006, 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 had recommended approval of the requested petition, subject to certain conditions; and,

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

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

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

SECTION 2. That a Preliminary Planned Development Amendment is hereby authorized for a sheltered care facility.

SECTION 3. That approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of the Downers Grove Plan Commission regarding File PC-01-06 as set forth in the minutes of their January 9, 2006 meeting, a copy of which is attached hereto and incorporated herein by reference as Group Exhibit A.

SECTION 4. The approval set forth in Section 2 of this ordinance is subject to the following conditions:

1. The Planned Development shall substantially conform to the staff report dated January 9, 2006 and with the plans submitted to the Plan Commission dated October 19, 2005, reduced copies of which are attached hereto and incorporated herein by reference as Group Exhibit A except such plans may be modified to conform to Village Codes and Ordinances and the following conditions:
 - a. Except as specifically amended by this Ordinance, all applicable provisions of the original and subsequent amendments to Planned Development #18 shall apply.

- b. The petitioner shall file a petition for a final planned development amendment to Planned Development #18 no later than one (1) year after adoption of this Ordinance. If a petition is not filed within one (1) year, any approvals gained from this Ordinance granting a preliminary planned development amendment shall be null and void.
 - c. The site plan shall be revised to indicate access from the existing service drive immediately north of the subject property. The proposed curb cut on Main Street shall be eliminated from the plans.
 - d. All issues and conditions outlined in the Public Works memorandum dated December 1, 2005 shall be addressed in the petition for final planned development amendment approval.
 - e. All issues and conditions outlined in the Fire Prevention memorandum dated October 3, 2005 shall be addressed in the petition for final planned development amendment approval.
2. 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 subdivision and/or exceptions; and
 3. It is the petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 5. That the sheltered care facility is consistent with and complimentary to the overall planned development site plan and with the requirements of the “B-2, *General Retail Business*” zoning district.

SECTION 6. That the Mayor and Village Clerk are authorized to sign the above described plans.

SECTION 7. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 8. 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

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Planning & Community Development:

1. Applications/Petitions for Public Hearing
2. Purchase Contract
3. Property Legal Description
4. Project Summary/Cover Letter
5. Traffic Report
6. Plat of Survey
7. Proposed Site Plan
8. Proposed Floor Plans
9. Proposed Building Elevations
10. Proposed Landscaping Plans

DESCRIPTION

The property is currently zoned B-2 General Retail Business and is part of Planned Development #18. The petitioner, Family Shelter Service, is proposing a preliminary planned development amendment to allow for a sheltered care facility. The facility will include temporary residential living quarters for children and female clients, administrative offices and counseling services. The petitioner is proposing a two-story, 14,900 square foot building and associated parking areas and landscaping. The building will provide temporary housing for up to eighteen (18) women and children in addition to the counseling and administrative offices. At this time, the Plan Commission and Village Council are only considering the proposed land use, conceptual site and building plans. Final engineering and site plans will be considered as part of a separate petition for a final planned development amendment.

Family Shelter Service is a non-profit organization that offers help to victims of domestic violence in DuPage County. After reviewing their space needs and service area, the petitioner determined that a new facility was needed in southeastern DuPage County. Currently, Family Shelter Service has two (2) residential locations (West Chicago and Glen Ellyn). Their facility in Wheaton houses administrative offices and counseling services.

COMPLIANCE WITH THE FUTURE LAND USE PLAN

According to the Future Land Use Plan, the subject property is designated as Commercial. Staff believes the proposed use is commercial in nature and is consistent with the designation on the future land use map. The proposed development will provide a transition between the intense commercial uses fronting Lemont Road and the single family residential uses on the east side of Main Street. The proposal is also consistent with other Village planning documents.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned B-2 General Retail Business. The proposed use, a sheltered care facility, is a permitted use in this zoning district. Staff believes the proposed use is consistent with the Zoning Ordinance regulations. The proposed site and building plans meet the zoning requirements for building setbacks, height, parking, open space, etc.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

This section is not applicable.

COMPLIANCE WITH THE SIGN ORDINANCE

The petitioner is proposing one (1) free-standing sign at the proposed Main Street entrance. The preliminary site plan indicates that the sign will have a ten (10) foot setback, which will comply with the Zoning Ordinance. Final sign plans will be considered as part of the petition for a final planned development amendment.

COMPLIANCE WITH THE OGDEN AVENUE MASTER PLAN

This section is not applicable.

ENGINEERING/PUBLIC IMPROVEMENTS

Staff has reviewed the proposed site plan and is recommending that the petitioner gain access to the site by using the existing service drive immediately to the north of the subject property in lieu of making an additional curb cut on Main Street. This will limit the number of curb cuts on Main Street and help to make the project more compatible with the residential uses on the east side of the street.

Other engineering items and public improvements will be considered as part of a separate petition for a final planned development amendment. The Public Works Department has provided some preliminary comments on the petition in the attached memorandum dated December 1, 2005. The comments will need to be addressed as part of the subsequent petition.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Bureau of the Fire Department has reviewed the plans and made preliminary comments. The final building plans and life safety requirements will be reviewed as part of the petition for a final planned development amendment. The Bureau's preliminary comments from October 3, 2005 are attached.

NEIGHBORHOOD COMMENT

Staff has not received any written neighborhood comment regarding the proposal at this time.

FINDINGS OF FACT

28.1607 Standards for Approval of Planned Developments

The Plan Commission may recommend a planned development designation, plan or amendment based upon the following findings:

(1) The extent to which the planned development meets the standards of this Article.

The preliminary planned development amendment meets the standards contained in Article XVI of the Zoning Ordinance. No variations or exceptional uses are being requested by the petitioner. The amendment will not adversely impact the overall conformance of Planned Development #18. Staff believes this standard is met.

(2) The extent to which the planned development departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, and the reasons why such departures are deemed to be in the public interest.

The proposed development conforms to the provisions of the zoning and subdivision regulations. No variations and/or exceptions are being requested by the petitioner. As such, staff believes this standard is met.

(3) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.

Staff believes the petitioner should access the property from the service drive directly to the north in lieu of making an additional curb cut on Main Street. The proposal will provide adequate control over vehicular traffic if the petitioner revises the site plan.

Even with the additional building and parking lot, Planned Development #18 will have twenty-nine (29) percent of its total land area devoted to open space, which exceeds the required common open space for planned developments (fifteen percent). Public utilities are already in place for this property, and final plans will be

presented to the Village for approval at a later date. Provided the petitioner addresses the site access concerns, staff believes this standard is met.

(4) Conformity with the planning objectives of the Village.

The proposed development is in conformance with the zoning regulations and is consistent with the Future Land Use Map. Staff believes this standard is met.

The Village Council may authorize a planned development designation, plan or amendment with findings such as, but not limited to, the following:

(1) That the planned development at the 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.

Staff believes the proposed amendment provides a transitional use between the heavy commercial uses fronting Lemont Road and the single family residential uses on the east side of Main Street. The proposed facility will provide an important and necessary service to the residents of Downers Grove and the surrounding areas. As such, staff believes this standard is met.

(2) That the planned development 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 planned development amendment will not be detrimental to the health, safety, morals, or general welfare of those in the vicinity. Rather, the proposed use will provide a vital service to the entire Village. The petitioner is proposing landscaping around the parking lot to mitigate the visual impacts to the surrounding residential uses. Staff believes this standard is met.

(3) That the planned development is specifically listed as a special use in the district in which it is to be located. Planned Developments are listed special uses in the B-2 General Retail Business district (see the findings for the special use below). Staff believes this standard is met.

(4) That the location and size of the planned development, the nature and intensity of the operation involved in or conducted in connection with said planned development, the size of the subject property in relation to the intensity of uses proposed, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located.

The site is approximately two (2) acres in size and is adequate for the proposed development. The entire Planned Development #18 will continue to be appropriate for the site even with the additional development. Staff believes the petitioner should revise the site plan to gain access from the service drive to the north rather than from Main Street. Provided the site access concerns are addressed, staff believes this standard is met.

(5) That the planned development will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood.

The existing planned development is an intensive retail shopping center. The proposed amendment is less-intensive than the existing uses and will provide a transition from the heavy commercial uses and the single family residential uses on the east side of Main Street. The property is currently zoned for retail uses and sheltered care facilities are permitted uses in the B-2 district. As such, staff believes this standard is met.

(6) That the nature, location, and size of the structures involved with the establishment of the planned development will not impede, substantially hinder, or discourage the development and use of adjacent land and structures in accord with the zoning district in which it is located.

The proposed structure meets the zoning regulations and will not hinder the future development and/or redevelopment of adjacent properties. Staff believes this standard is met.

(7) That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.

Staff's preliminary review indicates that the adequate public facilities are in place for this development. A final review of the site engineering and public improvements will be completed at a later date. Staff believes the site plan should be revised to access the site from the service drive to the north rather than from Main Street. Provided the site access concerns are addressed, staff believes this standard is met.

(8) That parking areas shall be of adequate size for that particular planned development, which areas shall be properly located and suitably screened from adjoining residential uses.

The proposed parking meets the Zoning Ordinance requirements for the proposed use and will be screened with new trees, hedges, and flowers in addition to the existing trees on the property and in the parkway. Staff believes this standard is met.

(9) That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.

The proposed amendment complies with the provisions of the Zoning Ordinance for the B-2 district. No variations or exceptional uses are being requested by the petitioner. As such, staff believes this standard is met.

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as 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.

Staff believes the use that is proposed as part of the preliminary planned development amendment provides a good transitional use between the heavy commercial uses fronting Lemont Road and the single family residential uses on the east side of Main Street. The proposed facility will provide an important and necessary service to the residents of Downers Grove and the surrounding areas. As such, staff believes this standard is met.

(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.

The use proposed as part of the preliminary planned development amendment will not be detrimental to the health, safety, morals, or general welfare of those in the vicinity. Rather, the proposed use, a shelter for victims of domestic violence, will provide a vital service to the entire Village. Staff believes this standard is met.

(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.

The use that is being proposed as part of the preliminary planned development amendment is a permitted use in the B-2 district. No variations are being proposed by the petitioner. Staff believes this standard is met.

(d) That it is one of the special uses specifically listed for the district in which it is to be located.

Planned developments are specifically listed as special uses in the B-2 district. The proposed use, a sheltered care facility, is a permitted use in the B-2 district. Staff believes this standard is met.

RECOMMENDATIONS

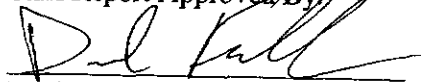
The proposed preliminary planned development amendment is compatible with the surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that the Plan Commission make the following motion recommending approval of the preliminary planned development amendment to Planned Development #18:

Motion (PC 01-06):

Based on the submitted petition and the testimony presented, the proposal complies with the standards required by the Downers Grove Zoning and Subdivision Ordinances; and, therefore, I move that the Plan Commission find that the findings included as part of the Staff Report be the findings of the Plan Commission and therefore, I recommend to the Village Council **approval** of the preliminary planned development amendment to Planned Development #18 associated with PC 01-06 for a sheltered care facility, subject to the following conditions:

1. The petitioner shall file a petition for a final planned development amendment to Planned Development #18 no later than one (1) year after Village Council approval if said approval is granted. If a petition is not filed within one (1) year, any approvals gained from this petition for a preliminary planned development amendment shall be null and void.
2. The site plan shall be revised to indicate access from the existing service drive immediately north of the subject property. The proposed curb cut on Main Street shall be eliminated from the plans.
3. All issues and conditions outlined in the Public Works memorandum dated December 1, 2005 shall be addressed in the petition for final planned development amendment approval.
4. All issues and conditions outlined in the Fire Prevention memorandum dated October 3, 2005 shall be addressed in the petition for final planned development amendment approval.
5. Any changes to the conditions represented by the petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. Changes may require additional review of the subdivision and/or exceptions; and
6. It is the petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

Staff Report Approved By:



David Fieldman
Deputy Village Manager

DF:jwo
-att



**INTEROFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC WORKS**

TO: Jeff O'Brien, AICP, Planning and Community Development
FROM: David H. Barber, P.E., Director of Public Works
BY: Michael D. Millette, P.E., Asst. Director of Public Works – Engineering *M.D.M.*
 Jonathan C. Hall, P.E., Development Engineering Manager *JCH*
DATE: December 1, 2005
RE: Preliminary Planned Development Amendment to PD# 18
 Proposed Family Shelter Care Facility – SW Corner of 73rd and Old Main St
 Public Works Department - **1st Review**

Documents Reviewed:

- Fugman, Dakich & Associates letter dated September 16, 2005
- Architectural drawings stamped September 16, 2005
- Plat of Survey dated April 17, 2001

Attachments:

- None

Public Works Review Summary:

Division	Representative	Date	Conclusion	Comments included
Engineering	M. Millette	09/23/05	See Comments	X
Stormwater	J. Hall	11/30/05	See Comments	
Water	D. Bird	09/26/05	See Comments	X
Traffic	D. Fera	09/21/05	No Comments	
Forestry	K. von der Heide	10/05/05	See Comments	X
Pavement	J. Tucker	09/28/05	No Comments	

Findings:

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

Public Works Department Review Details:

Engineering Review Comments:

1. The department does not support a new driveway access directly to Old Main Street. Utilize the existing driveway which aligns with 73rd Street.
2. Provide a site engineering plans for further review (include grading, erosion control, utilities, pavement / geometrics, details, and specifications).
3. Additional comments should be expected during the building and right-of-way permit review phase.

Stormwater Review Comments:

The following comments may be addressed during the future building permit review phase, at which time additional comments should be expected based on the anticipated more detailed plans.

1. Provide a site engineering plans for further review (include grading, erosion control, utilities, pavement / geometrics, details, and specifications).
2. The entire parcel must be graded to drain to the existing detention basin northwest of Old Main and 73rd Street. Verify storm sewer capacity under entrance drive aligned with 73rd Street.
3. The lowest grade adjacent to the building shall be a minimum of 1 foot above the high water level of the adjacent detention basin.
4. The emergency overflow route from the adjacent detention basin appears to be routed through the proposed development site. If this is confirmed, the site grading plan will need to accommodate conveyance of a minimum of 1.0 cfs per acre tributary to the detention basin. Provide calculations to support flow route capacity through the site.
5. Reference DuPage County benchmark reference for all elevations.

Water Division Review Comments:

Water for this project would need to be connected at the 8" water main located on the east side of the street.

Traffic Review Comments:

No Comments

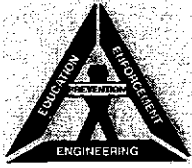
Forestry Review Comments:

All parkway trees in the area will need to be protected. Should there be any need to remove tree(s), costs will be calculated at the time permits are applied for. Plants shown on the landscape sheet are acceptable and will make the area attractive once construction is complete.

Pavement Division Review Comments:

No Comments

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



DOWNERS GROVE FIRE DEPARTMENT PREVENTION DIVISION

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



PLAN REVIEW COMMENTS

October 3, 2005

JEFF O'BRIEN, AICP
PLANNING & COMMUNITY DEVELOPMENT

**RE: Proposed Family Shelter Care Facility
Main Street and 73rd Street**

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

Fire Alarm System – Submit Complete Plans

The fire alarm system shall be installed per 1999 NFPA 72, and the 2000 ICC Building Code and plans submitted by a Fire Alarm Contractor, with the following amendments:

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

Fire Alarm Communication System

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

Sprinkler System – Submit Complete Plans

The sprinkler system shall be installed per 1999 NFPA 13, and the 2000 ICC Building Code and plans submitted by a Sprinkler Contractor, with the following amendments:

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

Standpipe System – Submit Complete Plans

The standpipe system shall be installed per 1999 NFPA 14, and the 2000 ICC Building Code with the following amendments:

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

Fire Pump – Submit Complete Plans

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

Elevator Size

Elevators shall be sized as to accommodate an ambulance cot 30 x 76 inches in the horizontal position, without lifting or adjustments, and four (4) fire fighters dressed in protective gear.

Smoke Control - Submit Plans

The smoke control system shall be installed and operate per 2000 ICC Building Code and NFPA 92A.

Central Control Station

The following items shall be provided in the central control station:

1. One (1) table or desk large enough to spread out plans
2. One (1) chair
3. One (1) complete set of as built plans
4. One (1) set of as built alarm plans and instruction manual
5. One (1) set of as built sprinkler plans
6. Current list of key personnel with phone numbers
7. A complete set of keys for all parts of the building and control systems locked in a marked key cabinet
8. Communication system handsets, amount to be determined by the Fire Department

Emergency Lights – Submit Plans

20% of required emergency lights that are powered by an emergency generator must have battery power.

Fire Stopping

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

Marking of Assemblies

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

Fire Hydrants

1. Fire hydrants shall be placed approximately 300 feet on center.
2. No portion of a structure or building shall be over 300 feet from a fire hydrant.
3. 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. Every dead-end roadway more than 300 feet in length shall be provided at the closed end with a turnaround having not less than 120 feet outside diameter of travel way.
3. 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.
4. Grades shall be not more than ten percent (10%).
5. Grades shall be not less than 0.5 percent (0.5%) in order to prevent pooling of water in a traveled way.
6. 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.

Fire Department Connection

1. The Fire Department connection shall be visible from the street.
2. Fire Department connections shall be provided with signs indicating their use with no less than one (1) inch lettering.

10/3/2005

Page 5 of 5

3. Fire Department connections shall be located not less than 18 inches and no more than 42 inches in elevation measured from the ground to the centerline of the inlets.
4. Fire Department connection must be 5" Stortz.

Fire Department Vehicle Requirements

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

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

Sincerely,

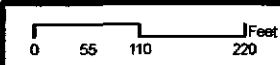
FIRE PREVENTION DIVISION



William A. Mierzejewski
Fire Marshal



0929110008



Family Shelter Services
PIN: 09-29-110-008
Department of Planning & Community Development

- Legend**
-  Selected Property
 -  Public Hearing Sign



WIEDEL, HUDZIK, RUSS & PHILIPP

A Partnership of Professional Corporations
Attorneys & Counselors
4915 Main Street
P.O. Box 578
Downers Grove, Illinois 60515

Michael C. Wiedel, P.C.
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Telephone 630/969-2300
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November 9, 2005

†Also Licensed in Wisconsin
* Also Licensed in California

RECEIVED

NOV 14 2005

Planning and Community
Development

Mr. Alan Jirik, Chairman
Village of Downers Grove Plan Commission
801 Burlington
Downers Grove, IL 60515-4776

Dear Chairman Jirik:

Attached, please find the Petition Preliminary Plan Development Amendment of property located at the southwest corner of Main Street and 73rd Street in Downers Grove, IL. This Petition is being presented on behalf of Family Shelter Service, purchaser of said property.

Family Shelter Service proposes a residential shelter facility on a 2.07 acre site located on the west side of Main Street, south of 73rd Street in Downers Grove. The proposed project would consist of a 14,800 sq. ft. building that would provide temporary residential living for Family Shelter Service female clients, administrative office space and counseling services.

This site is bordered on the west by the Downers Grove Park Plaza Shopping Center which is currently zoned Village of Downers Grove B-3. To the east of the site, across Main Street are R-1 and R-3 single-family residential zoning.

Family Shelter Service currently has two residential locations, one in West Chicago and one in Glen Ellyn. The main office and counseling center is located in Wheaton. Family Shelter Service provides temporary residential living and counseling to all of DuPage County. Upon review of the current locations of Family Shelter Service facilities and the needs within DuPage County, it was determined that a facility in the southeast section of DuPage County would be beneficial to Family Shelter Service clientele. After a long search, the subject location was identified for several reasons. First, the site is of sufficient size to combine the residential aspect of the Family Shelter Service services along with the counseling aspect of the services provided by Family Shelter. Secondly, the site will have a minimal impact on residential neighborhoods and will provide residents who may or may not own vehicles or have transportation available to them with the ability to shop for the needs of their families in close proximity to this location.

The proposed building will consist of ground floor of 10,785 sq. ft., a basement of 3,520 sq. ft. and a second floor of 4,076 sq. ft. The first floor would consist of meeting rooms, office space, counseling rooms, childcare and residential living area. The second floor will consist of bedroom and living space for residential clients. The basement will consist of storage and multi-purpose areas for future expansion if necessary.

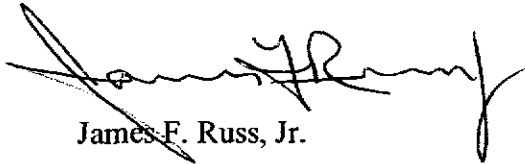
The building will be designed to meet the Village zoning requirements with regard to building height, setback area and parking. All other building and zoning code requirements will be met with regard to this project. Access to this property will be from Main Street into a 38-space parking lot. Pursuant to the Village of Downers Grove Zoning Ordinance, parking will be required at .5 spaces per bed for the shelter area, which results in nine required spaces; one space per 300 sq. ft. of area for the counseling/administrative area, which would result in a need for 27 spaces. We are proposing 36 spaces as required, plus 2 handicap spaces, for a total of 38 parking spaces.

We believe that this project will meet a growing need in the DuPage community.

I look forward to providing the Plan Commission with further detail and information.

Sincerely,

WIEDEL, HUDZIK, RUSS & PHILIPP

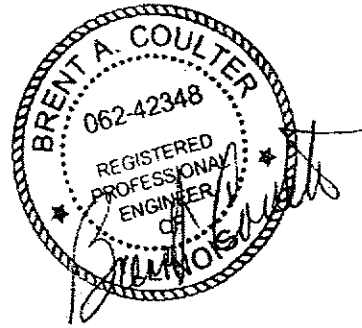


James F. Russ, Jr.

JFR/brd

RECEIVED

NOV 22 2005



MEMO

Planning and Community
Development

To: Ms. Karen Kuchar
Family Shelter Service

From: Brent Coulter, P.E., P.T.O.E.

Date: October 26, 2005

**Subject: Proposed "Family Shelter Service" facility - Downers Grove, Illinois
Traffic Impact Analysis**

Per your request I have prepared a traffic impact and parking analysis of the proposed "Family Shelter Service" facility at the southwest corner of Main Street and 73rd Street in Downers Grove, Illinois.

I. PROPOSED DEVELOPMENT

A. Site Land Use Description

Family Shelter Service proposes a residential shelter facility on a 2.07 acre site located on the west side of Main Street, south of 73rd Street, in Downers Grove, Illinois (see Figure 1). The proposed use would consist of an 14,800 S.F. building that would provide temporary residential living for Family Shelter Service female clients, administrative office space, and counseling services.

The site is bordered on the west by the Downers Park Plaza Shopping Center. To the east of the site, across Main Street is a residential area, with individual single-family homes fronting Main Street (each with direct driveway access).

B. Site Access

A single, full driveway access on Main Street, centered on the facility parking lot, is proposed and located approximately 125 feet south of the service drive for the Downers Park Plaza Shopping Center. Access spacing meets the 125 foot minimum separation recommended for local streets by the Institute of Transportation Engineers.

Based on discussions with the Downers Park Plaza shopping center management, and the facility operator's own desire to maintain a distinct and separate "residential" quality, access to the adjacent shopping center service drive was not pursued by Family Services.

II. EXISTING TRAFFIC AND HIGHWAY CHARACTERISTICS

A brief description of existing streets adjacent to the site is provided below:

1. Main Street is a two-lane Village collector street divided by a continuous diagonally striped median. The average daily traffic on Main Street in the vicinity of the subject site is estimated at 1,100 vehicles per day. The posted speed limit is 30 mph.

2. 73rd Street is a two-lane local residential street that extends east of Main Street. The estimated daily traffic volume is 350 vehicles per day.

3. Downers Park Plaza Shopping Center service drive – Provides access to the rear service area of the shopping center. Average daily traffic is estimated at 300 vehicles per day.

Existing morning and evening peak hour turning movement counts were conducted at the intersection of Main Street and 73rd Street on Thursday, October 6, 2005 (see Appendix). Existing peak hour counts are summarized in Figure 2. Existing traffic flow is highly directional in the northbound direction. This can be attributed to the left-turn restrictions at Main Street's terminus at 75th Street (i.e. right-turn only access), and the attraction of westbound to northbound right-turns which can avoid delays at the busy 75th Street/Lemont Road intersection and "cut-through" to Lemont Road via Main Street.

III. TRIP GENERATION AND ASSIGNMENT

The proposed use is a unique combination of short-term residential living, administration and counseling that is not addressed specifically by either the ITE Trip Generation Manual or the ITE Parking Generation Manual. In addition, no other existing Family shelter service facility has these combined functions at one location. As a result, trip generation and parking accumulation were derived synthetically based on the proposed facility functions and assumed weekday usage input from facility operators as outlined below.

- Residents - A maximum of 9 resident families with one vehicle per family. Based on operator experience, based on experience with other Family Shelter Service facilities it is assumed that 6 residents will commute to their work place while at the facility. Additional personal trips in and out of the facility will be made throughout the day.
- Shelter Staff – Employees serving the needs of residents would be present in three shifts throughout the day as follows:
 - 9 a.m. – 1 p.m. – 2 shelter staff.
 - 1 p.m. – 9 p.m. - 3 to 4 shelter staff.
 - 9 p.m. – 9 a.m. - 1 staff member.
- Administrative Staff – Two (2) administrative employees on a typical 8-hour day shift (once a week, an additional 5 outside employee vehicles arrive on site for a staff meeting).

- Counselors - Five (5) counselors arriving in the late afternoon and leaving mid-evening.
- Counseling Clients - Ten (10) counseling clients arriving for scheduling sessions from late afternoon through early evening. An average stay of 2 hours was assumed.
- Visitors/Deliveries - Random arrivals and departures for visitors and deliveries throughout the morning and early evening hours were assumed.

Based on the building uses described above, inbound and outbound trip activity and resultant on-site parking accumulation was synthesized at half-hour intervals as summarized in Appendix Table 1. The resultant trip and parking matrix appears to be consistent with my own periodic observations of the Family shelter service residence facility in Carol Stream and administrative offices in Wheaton during the week of October 3, 2005.

Site peak hour trip generation corresponding to the morning and evening peak commute hours is shown in Table 1., below along with an estimate of daily trip generation. Table 1 also provides peak hour and daily traffic generation for alternative commercial uses which could potentially be developed on the site.

The proposed Family Shelter is expected to generate 15 or fewer peak hour, peak direction trips, well below the threshold of 100 peak hour, peak direction trips used by ITE to warrant a formal traffic impact study. Based on these peak hour and daily traffic generation estimate of 90 vehicles (in and out) per day, the proposed development would be classified as a minor traffic generator that would generate significantly less traffic than alternative commercial uses such as a retail store or office.

Use	ITE Land Use Code	Size	Units	Peak Hour (Primary) Trip Generation (Vehicles per Hour)				
				AM In	AM Out	PM In	PM Out	Daily
Family Service Shelter	n.a.	14.8	1,000 S.F.	1	4	15	4	94
Potential Alternative Land Uses								
Retail	230	20	1,000 S.F.	74	47	68	73	1551
Office	820	30	1,000 S.F.	63	9	19	93	246

Source: for Alt. retail and office land uses - ITE Trip Generation Manual - 7th Edition
 (1) Retail trip generation assumes an FAR of .20-.25 and a pass-by trip percentage of 35%.
 (2) Office trip generation assumes an FAR of .35.

Facility traffic was assumed to be distributed primarily to the north and south on Main Street with some site traffic oriented to the adjacent shopping center. No facility traffic was assumed to use 73rd Street due to its limited local function. The assumed direction of approach and departure for site trips is summarized in Table 2.

To/From:	Via:	Dir. of Approach
North	Main St.	40%
South	Main St.	50%
East	73 rd St.	0%
West	Shopping Ctr. Drive	10%
Total		100%

Site peak hour traffic assignments are shown in Figure 3, and the combination of existing peak hour traffic plus site traffic is shown in Figure 4. Existing background traffic volumes on Main Street were assumed to remain relatively stable over time.

IV. SITE INTERSECTION CAPACITY AND OPERATIONS ANALYSIS

A. Access Location

The proposed site access is located 125 feet south of the 73rd Street/shopping center service drive intersection and meets minimum ITE spacing criteria of 125 feet for local streets. The proposed site access is located on a flat, straight (tangent) section of Main Street no obvious sight-line restrictions.

B. Turn Lane Warrant Analysis

By inspection, the combination of peak hour turning volumes at the Main Street/site access driveway are well below warrants for exclusive left-turn or right-turn lanes. The existing diagonally striped median can be modified to remove striping at the site access or it can be left as is. The former option will provide better delineation of the site access.

C. Capacity Analysis

A capacity analysis was performed with HCS2000 software (implementing the HCM2000 method for "unsignalized intersections") and shows that traffic generation from the proposed use will not adversely impact the off-site intersection of Main Street and 73rd Street, with level of service (LOS) remaining unchanged at a very good LOS A. The proposed site access on Main Street, tested with a single outbound lane onto Main Street, is also projected to operate at LOS A. Capacity analysis is summarized in Table 3, with capacity printouts included in the Appendix.

D. Emergency Vehicle Access

It appears that fire service can be provided from Main Street or the adjacent shopping center service drive, with no need for a large fire truck to enter the facility parking lot. However, fire truck access should be reviewed with the Downers Grove Fire Department.

E. Parking Analysis

Based on the parking accumulation derived in Appendix Table 1., a maximum peak weekday parking occupancy of 22 to 25 vehicles would be expected during the late afternoon/early evening time period. Once a week, approximately 6 additional vehicles will be on site for a DuPage Family Service staff meeting. Assuming this meeting extends into the late afternoon/early evening, a maximum peak weekday occupancy of 28 to 31 vehicles would be expected once a week. Weekend parking demand will be less than weekday due to reduced administrative/counseling activity.

A total of 38 parking spaces are provided on site (including 2 handicapped spaces). There appears to be sufficient parking on staff to accommodate the projected maximum demand. There is sufficient parking area on site to expand the proposed parking lot to the south, if actual demand is greater than expected. Should the Village desire, a portion of this unused lot area can be "land-banked" temporarily while actual demand is monitored for the first full year of operation.

Table 3. Site and Off-Site Unsignalized Intersection Capacity Analysis

Intersection	Traffic Control & Lane Geometry	Time Period & Development Status	Movement Level of Service
Main St. at 73 rd Street	Existing Geometry EB/WB Stop Control	2005 AM Peak Hour Without Site Traffic	WBLTR-LOS A
			NBLTR-LOS A
		2005 PM Peak Hour Without Site Traffic	EBLTR-LOS A
			SBLTR-LOS A
Main St. at 73 rd Street	Existing Geometry EB/WB Stop Control	2005 AM Peak Hour With Site Traffic	WBLTR-LOS A
			NBLTR-LOS A
		2005 PM Peak Hour With Site Traffic	EBLTR-LOS A
			SBLTR-LOS A
Main St. at Site Access	One Outbound Lane EB Stop Control	2005 AM Peak Hour With Site Traffic	EBLR - LOS A
			NBLT - LOS A
		2005 PM Peak Hour With Site Traffic	EBLR - LOS A
			NBLT - LOS A
Note: Level of service "grades" are ranked from "A" (best) to "E/F" (extremely long delays). LOS C is considered an average condition. LOS D has become a "de-facto" design standard for design purposes in NE Illinois and many unsignalized driveway/street intersections on high-volume arterial highways will operate at LOS "E" or "F".			

V. CONCLUSIONS AND RECOMMENDATIONS

The proposed Family Shelter is a minor traffic generator that will not adversely impact street operations at Main Street and 73rd Street. Site access has appropriate minimum separation from the Main Street/73rd Street intersection. The proposed on-site parking supply of 38 spaces is sufficient to accommodate the projected parking demand for the proposed use.

1. A 26-foot wide driveway width (one inbound lane and one outbound lane) with stop sign control on the approach to Main Street is recommended. Minimum corner radii (at Main Street) 30 feet are suggested.
2. Remove diagonal median stripes on Main Street to create a median opening opposite the site driveway.
3. Temporarily "land bank" the grassy area adjacent to the south end of the site parking lot for a one-year period as site operations and parking are monitored. The "land bank" designation can be removed if, as expected, additional site parking is not required.

APPENDIX

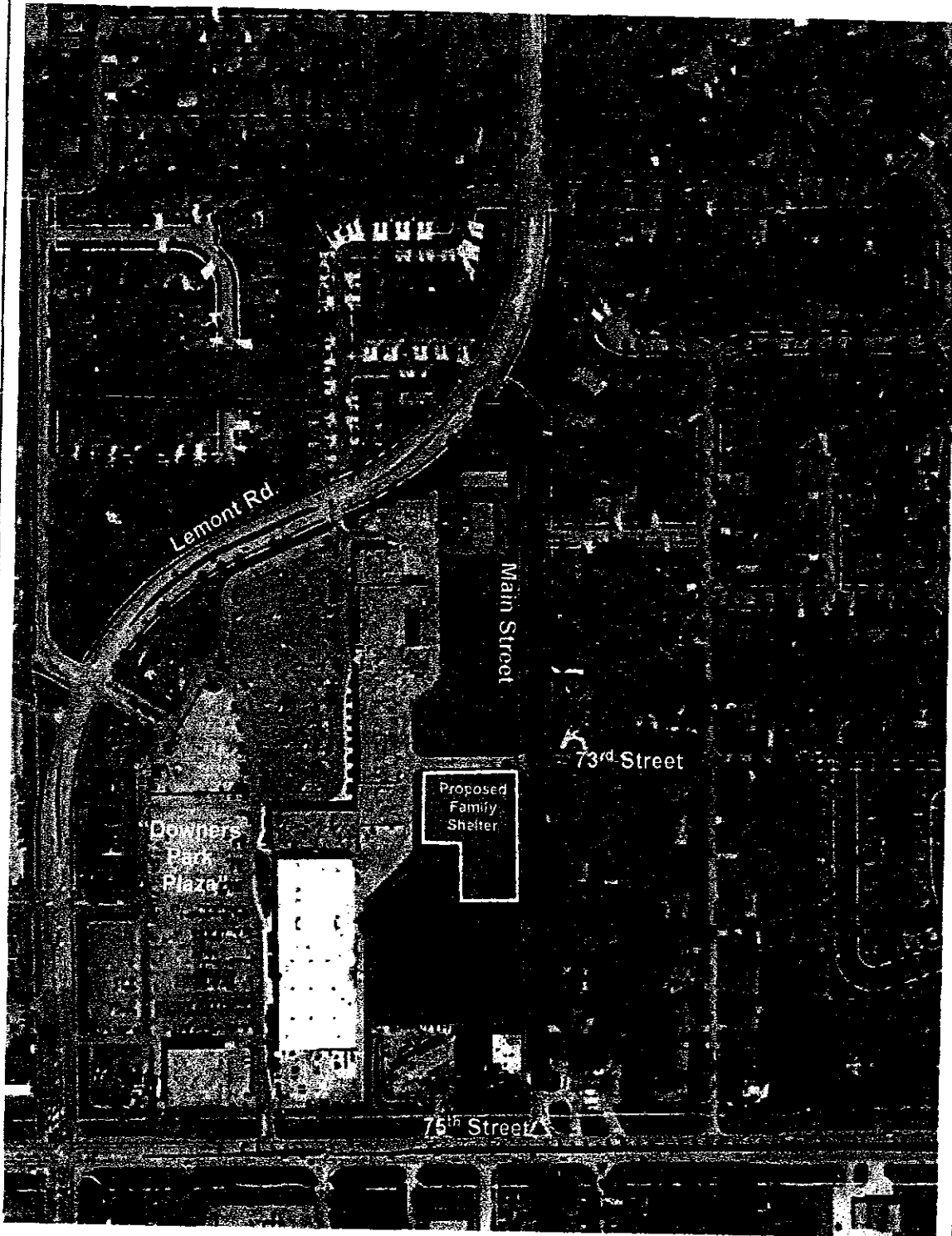
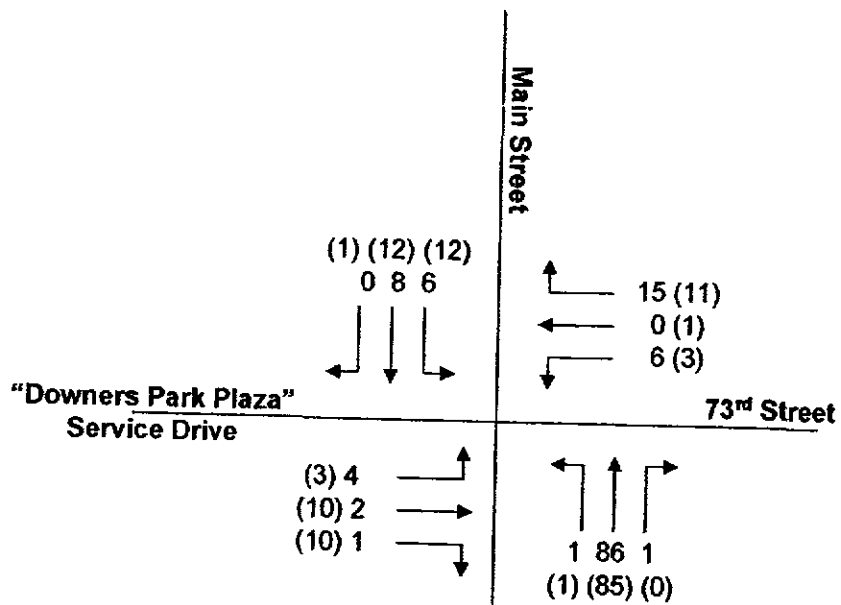


FIGURE 1. Project Location

Couiter Transportation
Consulting, LLC



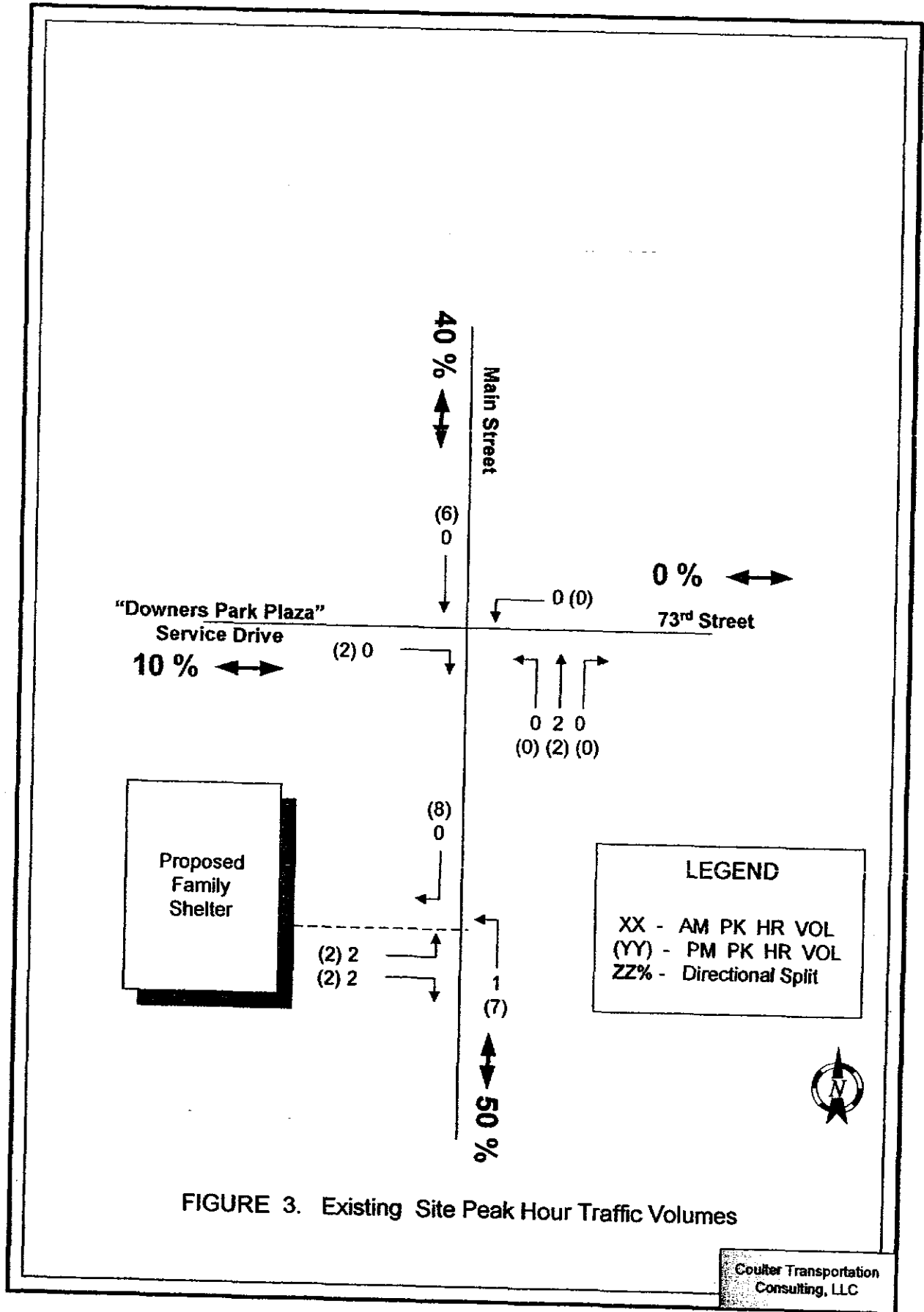
LEGEND

XX - AM PK HR VOL
 (YY) - PM PK HR VOL

Note: Counts taken on
 Thursday, October 6,
 2005.



FIGURE 2. Existing Weekday Peak Hour Traffic Volumes



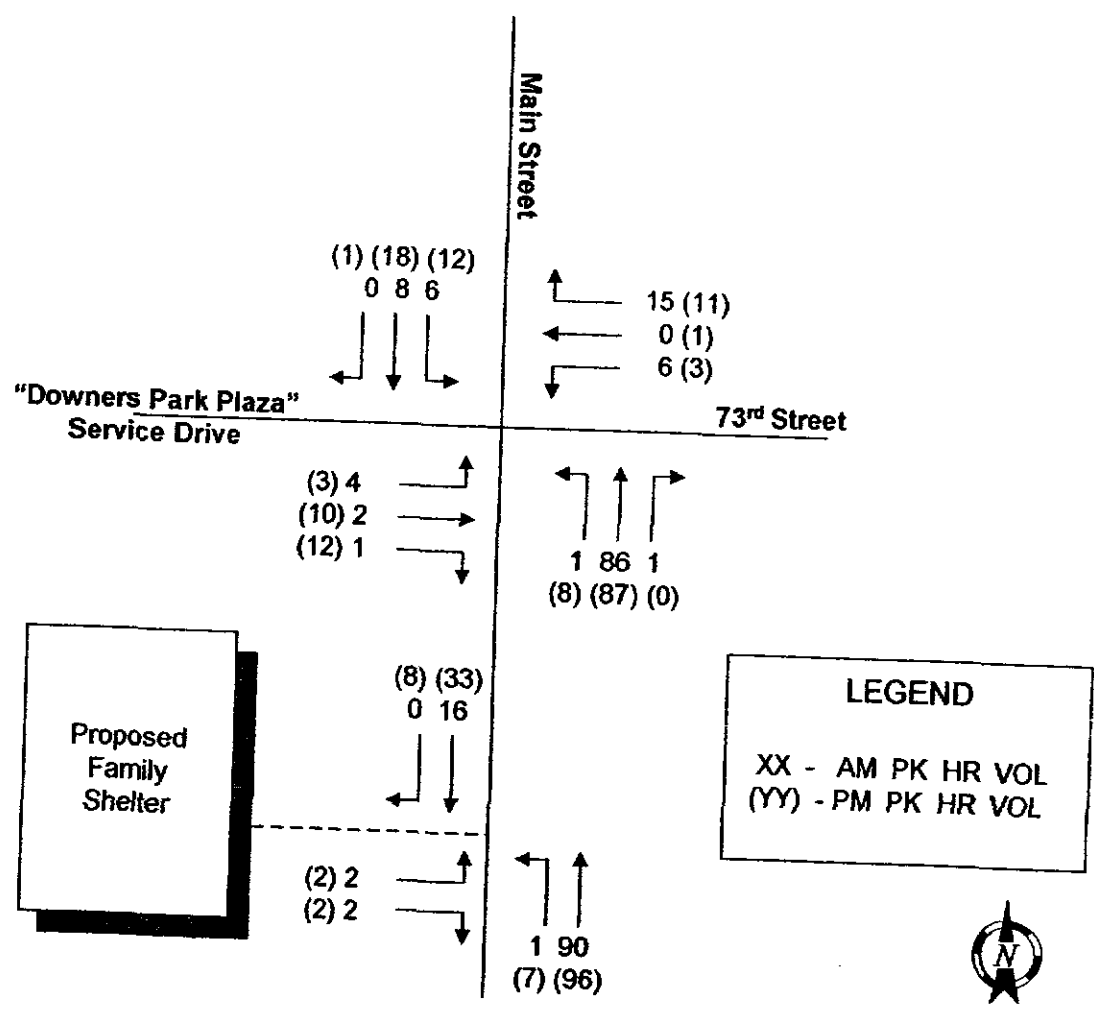


FIGURE 4. Site + Existing Weekday Peak Hour Traffic Volumes

APPENDIX

1/2 hour Beginning:		Shelter Staff		Resident Trips		Admin. Staff		Visitors/Deliveries		Counselors		Counseling Clients		Total Trips		Cumulative Trips		Parking Accumulation		
		In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	
6:30 am	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 pm	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	7	7	9	9	4	4	4	12	12	5	5	10	10	47	47	47	47	47	47	10

Groups Printed- Unshifted

Start Time	Main Street From North					73rd Street From East					Main Street From South					Downers Park Place-Service Drive From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
07:30 AM	0	3	1	0	4	4	0	2	0	6	0	27	1	0	28	0	0	2	0	2	
07:45 AM	0	1	2	0	3	5	0	1	0	6	0	35	0	0	35	1	1	0	0	2	
Total	0	4	3	0	7	9	0	3	0	12	0	62	1	0	63	1	1	2	0	4	
08:00 AM	0	2	2	0	4	2	0	2	0	4	1	10	0	0	11	0	0	1	0	1	
08:15 AM	0	2	1	0	3	4	0	1	0	5	0	14	0	0	14	0	1	1	0	2	
Grand Total	0	8	6	0	14	15	0	6	0	21	1	86	1	0	88	1	2	4	0	7	
Approch %	0.0	57.1	42.9	0.0		71.4	0.0	28.6	0.0		1.1	97.7	1.1	0.0		14.3	28.6	57.1	0.0		
Total %	0.0	6.2	4.6	0.0	10.8	11.5	0.0	4.6	0.0	16.2	0.8	66.2	0.8	0.0	67.7	0.8	1.5	3.1	0.0	5.4	

Groups Printed- Unshifted

Start Time	Main Street From North					73rd Street From East					Main Street From South					Downers Park Plaza-Service Drive From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
04:30 PM	0	3	3	0	6	2	1	1	0	4	0	19	0	0	19	4	3	0	0	7	36
04:45 PM	0	3	3	0	6	3	0	0	0	3	0	21	1	0	22	1	3	0	0	4	35
Total	0	6	6	0	12	5	1	1	0	7	0	40	1	0	41	5	6	0	0	11	71
05:00 PM	1	4	2	0	7	2	0	1	0	3	0	24	0	0	24	2	2	1	0	5	39
05:15 PM	0	2	4	0	6	4	0	1	0	5	0	21	0	0	21	3	2	2	0	7	39
Grand Total	1	12	12	0	25	11	1	3	0	15	0	85	1	0	86	10	10	3	0	23	149
Approch %	4.0	48.0	48.0	0.0		73.3	6.7	20.0	0.0		0.0	98.8	1.2	0.0		43.5	43.5	13.0	0.0		
Total %	0.7	8.1	8.1	0.0	16.8	7.4	0.7	2.0	0.0	10.1	0.0	57.0	0.7	0.0	57.7	6.7	6.7	2.0	0.0	15.4	

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst *BAC*
 Agency/Co. *Coulter Transportation*
 Date Performed *10/12/2005*
 Analysis Time Period *Ex. AM Pk Hour (w/o site)*

Site Information

Intersection
 Jurisdiction *Downers Grove*
 Analysis Year

Project Description *Family Shelter*

East/West Street: *73rd Street*

North/South Street: *Main Street*

Intersection Orientation: *North-South*

Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street Movement	Northbound			Southbound		
	1 L	2 T	3 R	4 L	5 T	6 R
Volume	1	86	1	6	8	0
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR	1	90	1	6	8	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	<i>Undivided</i>					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LTR			LTR		
Upstream Signal		0			0	

Minor Street

Movement	Westbound			Eastbound		
	7 L	8 T	9 R	10 L	11 T	12 R
Volume	6	0	15	4	2	1
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR	6	0	15	4	2	1
Percent Heavy Vehicles	0	0	0	0	0	1
Percent Grade (%)	0					
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach Movement	NB	SB	Westbound			Eastbound		
	1	4	7	8	9	10	11	12
Lane Configuration	LTR	LTR		LTR			LTR	
v (vph)	1	6		21			7	
C (m) (vph)	1625	1517		938			850	
v/c	0.00	0.00		0.02			0.01	
95% queue length	0.00	0.01		0.07			0.02	
Control Delay	7.2	7.4		8.9			9.3	
LOS	A	A		A			A	
Approach Delay	--	--		8.9			9.3	
Approach LOS	--	--		A			A	

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst *BAC*
 Agency/Co. *Coulter Transportation*
 Date Performed *10/12/2005*
 Analysis Time Period *Ex. PM Pk Hour (w/o site)*

Site Information

Intersection
 Jurisdiction *Downers Grove*
 Analysis Year

Project Description *Family Shelter*

East/West Street: *73rd Street*

Intersection Orientation: *North-South*

North/South Street: *Main Street*

Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street Movement	Northbound			Southbound		
	1 L	2 T	3 R	4 L	5 T	6 R
Volume	<i>1</i>	<i>85</i>	<i>0</i>	<i>12</i>	<i>12</i>	<i>0</i>
Peak-Hour Factor, PHF	<i>0.95</i>	<i>0.95</i>	<i>0.95</i>	<i>0.95</i>	<i>0.95</i>	<i>0.95</i>
Hourly Flow Rate, HFR	<i>1</i>	<i>89</i>	<i>0</i>	<i>12</i>	<i>12</i>	<i>0</i>
Percent Heavy Vehicles	<i>0</i>	<i>-</i>	<i>-</i>	<i>0</i>	<i>-</i>	<i>-</i>
Median Type	<i>Undivided</i>					
RT Channelized			<i>0</i>			<i>0</i>
Lanes	<i>0</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>0</i>
Configuration	<i>LTR</i>			<i>LTR</i>		
Upstream Signal		<i>0</i>			<i>0</i>	

Minor Street

Movement	Westbound			Eastbound		
	7 L	8 T	9 R	10 L	11 T	12 R
Volume	<i>3</i>	<i>1</i>	<i>11</i>	<i>3</i>	<i>10</i>	<i>10</i>
Peak-Hour Factor, PHF	<i>0.95</i>	<i>0.95</i>	<i>0.95</i>	<i>0.95</i>	<i>0.95</i>	<i>0.95</i>
Hourly Flow Rate, HFR	<i>3</i>	<i>1</i>	<i>11</i>	<i>3</i>	<i>10</i>	<i>10</i>
Percent Heavy Vehicles	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>10</i>	<i>10</i>
Percent Grade (%)		<i>0</i>			<i>0</i>	<i>0</i>
Flared Approach		<i>N</i>			<i>0</i>	
Storage		<i>0</i>			<i>N</i>	
RT Channelized			<i>0</i>		<i>0</i>	
Lanes	<i>0</i>	<i>1</i>	<i>0</i>	<i>0</i>		<i>0</i>
Configuration		<i>LTR</i>		<i>0</i>	<i>1</i>	<i>0</i>

Delay, Queue Length, and Level of Service

Approach Movement	NB	SB	Westbound			Eastbound		
	1	4	7	8	9	10	11	12
Lane Configuration	<i>LTR</i>	<i>LTR</i>		<i>LTR</i>			<i>LTR</i>	
v (vph)	<i>1</i>	<i>12</i>		<i>15</i>			<i>23</i>	
C (m) (vph)	<i>1620</i>	<i>1519</i>		<i>922</i>			<i>881</i>	
v/c	<i>0.00</i>	<i>0.01</i>		<i>0.02</i>			<i>0.03</i>	
95% queue length	<i>0.00</i>	<i>0.02</i>		<i>0.05</i>			<i>0.08</i>	
Control Delay	<i>7.2</i>	<i>7.4</i>		<i>9.0</i>			<i>9.2</i>	
LOS	<i>A</i>	<i>A</i>		<i>A</i>			<i>A</i>	
Approach Delay	<i>-</i>	<i>-</i>		<i>9.0</i>			<i>9.2</i>	
Approach LOS	<i>-</i>	<i>-</i>		<i>A</i>			<i>A</i>	

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	BAC	Intersection	Downers Grove
Agency/Co.	Coulter Transportation	Jurisdiction	
Date Performed	10/12/2005	Analysis Year	
Analysis Time Period	Ex. AM Pk Hour (w/site)		
Project Description <i>Family Shelter</i>			
East/West Street: <i>73rd Street</i>		North/South Street: <i>Main Street</i>	
Intersection Orientation: <i>North-South</i>		Study Period (hrs): <i>0.25</i>	

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
	1	2	3	4	5	6
Movement	L	T	R	L	T	R
Volume	1	86	1	6	8	0
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR	1	90	1	6	8	0
Percent Heavy Vehicles	0	-	-	0	-	-
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LTR			LTR		
Upstream Signal		0			0	
Minor Street	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	6	0	15	4	2	1
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR	6	0	15	4	2	1
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LTR	LTR		LTR			LTR	
v (vph)	1	6		21			7	
C (m) (vph)	1625	1517		938			850	
v/c	0.00	0.00		0.02			0.01	
95% queue length	0.00	0.01		0.07			0.02	
Control Delay	7.2	7.4		8.9			9.3	
LOS	A	A		A			A	
Approach Delay	-	-		8.9			9.3	
Approach LOS	-	-		A			A	

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Analysis Time Period	Ex. PM Pk Hour (w/site)		
Project Description: Family Shelter			
East/West Street: 73rd Street		North/South Street: Main Street	
Intersection Orientation: North-South		Study Period (hrs): 0.25	

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	8	87	0	12	18	1
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR	8	91	0	12	18	1
Percent Heavy Vehicles	0	-	-	0	-	-
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LTR			LTR		
Upstream Signal		0			0	
Minor Street	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	3	1	11	3	10	12
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR	3	1	11	3	10	12
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR		LTR		

Delay, Queue Length, and Level of Service

Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LTR	LTR		LTR			LTR	
v (vph)	8	12		15			25	
C (m) (vph)	1611	1517		909			874	
v/c	0.00	0.01		0.02			0.03	
95% queue length	0.01	0.02		0.05			0.09	
Control Delay	7.2	7.4		9.0			9.2	
LOS	A	A		A			A	
Approach Delay	-	-		9.0			9.2	
Approach LOS	-	-		A			A	

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Date Performed	10/12/2005		Analysis Year		
Analysis Time Period	Ex. AM Pk Hour +Site				
Project Description: Family Shelter					
East/West Street: Family Shelter			North/South Street: Main Street		
Intersection Orientation: North-South			Study Period (hrs): 0.25		

Vehicle Volumes and Adjustments						
Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	1	90	0	0	16	0
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR	1	94	0	0	16	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LT					TR
Upstream Signal		0			0	
Minor Street	Westbound			Eastbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	0	0	0	2	0	2
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR	0	0	0	2	0	2
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration					LR	

Delay, Queue Length, and Level of Service								
Approach	NB	SB	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT						LR	
v (vph)	1						4	
C (m) (vph)	1615						971	
v/c	0.00						0.00	
95% queue length	0.00						0.01	
Control Delay	7.2						8.7	
LOS	A						A	
Approach Delay	--	--					8.7	
Approach LOS	--	--					A	

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst *BAC*
 Agency/Co. *Coulter Transportation*
 Date Performed *10/12/2005*
 Analysis Time Period *Ex. PM Pk Hour +Site*

Site Information

Intersection
 Jurisdiction *Downers Grove*
 Analysis Year

Project Description *Family Shelter*

East/West Street: *Family Shelter*

North/South Street: *Main Street*

Intersection Orientation: *North-South*

Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street Movement	Northbound			Southbound		
	1 L	2 T	3 R	4 L	5 T	6 R
Volume	7	96	0	0	33	8
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR	7	101	0	0	34	8
Percent Heavy Vehicles	0	-	-	0	-	-
Median Type	<i>Undivided</i>					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LT					TR
Upstream Signal		0			0	
Minor Street Movement	Westbound			Eastbound		
	7 L	8 T	9 R	10 L	11 T	12 R
Volume	0	0	0	2	0	2
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR	0	0	0	2	0	2
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	1	0
Configuration					LTR	

Delay, Queue Length, and Level of Service

Approach Movement	NB	SB	Westbound			Eastbound		
	1	4	7	8	9	10	11	12
Lane Configuration	LT						LTR	
v (vph)	7						4	
C (m) (vph)	1580						929	
v/c	0.00						0.00	
95% queue length	0.01						0.01	
Control Delay	7.3						8.9	
LOS	A						A	
Approach Delay	-	-					8.9	
Approach LOS	-	-					A	

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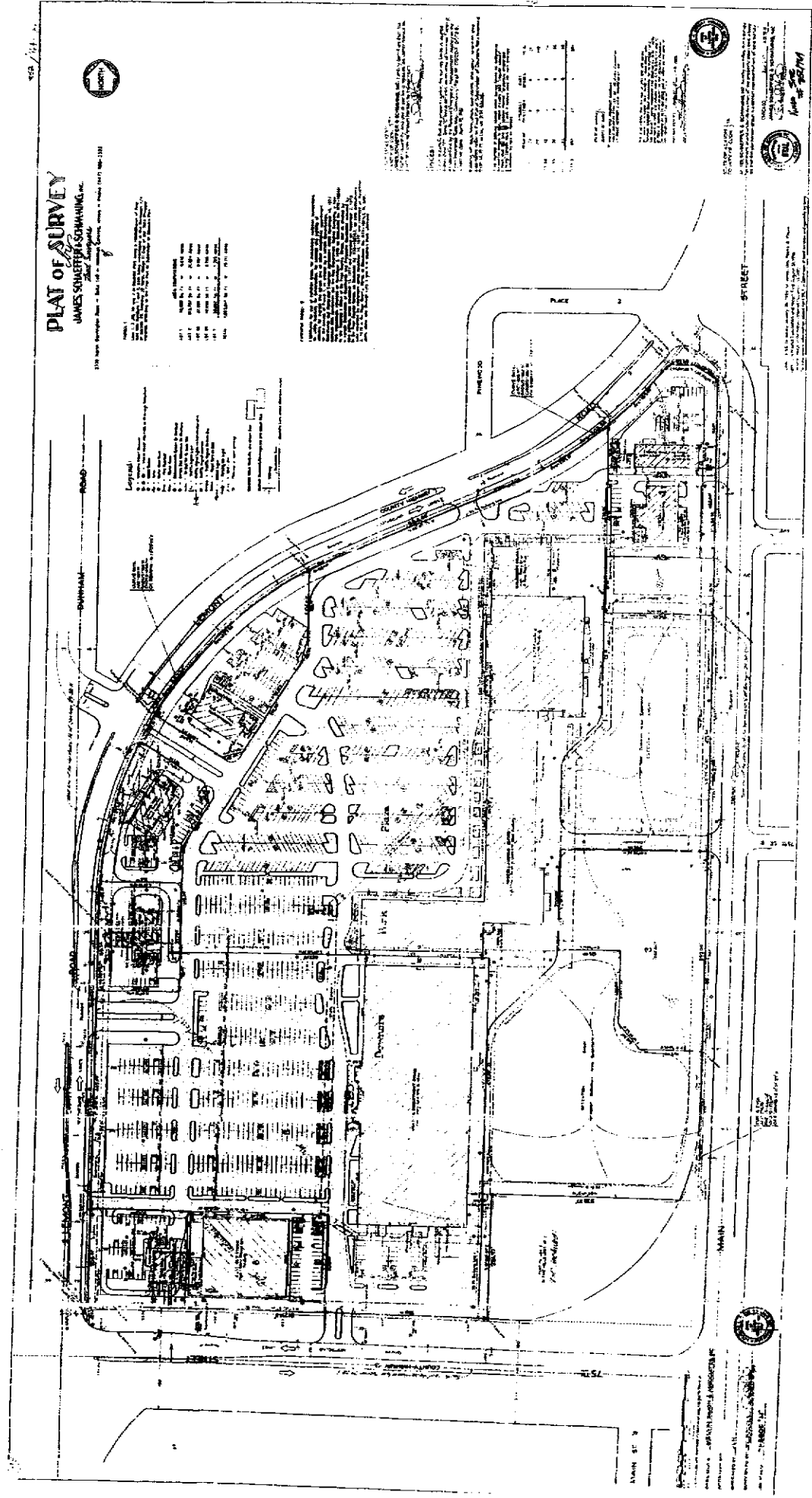
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MAY 14 2005

Planning and Community
Development



OPEN SPACE REQUIREMENTS

TOTAL PLANNED DEVELOPMENT AREA	271,882.76 SQ.FT.
TOTAL OPEN SPACE	47,828.81 SQ.FT.
OPEN SPACE REQUIRED	16%
OPEN SPACE PROVIDED	21%

FAMILY SHELTER SERVICE - BUILDING AREA

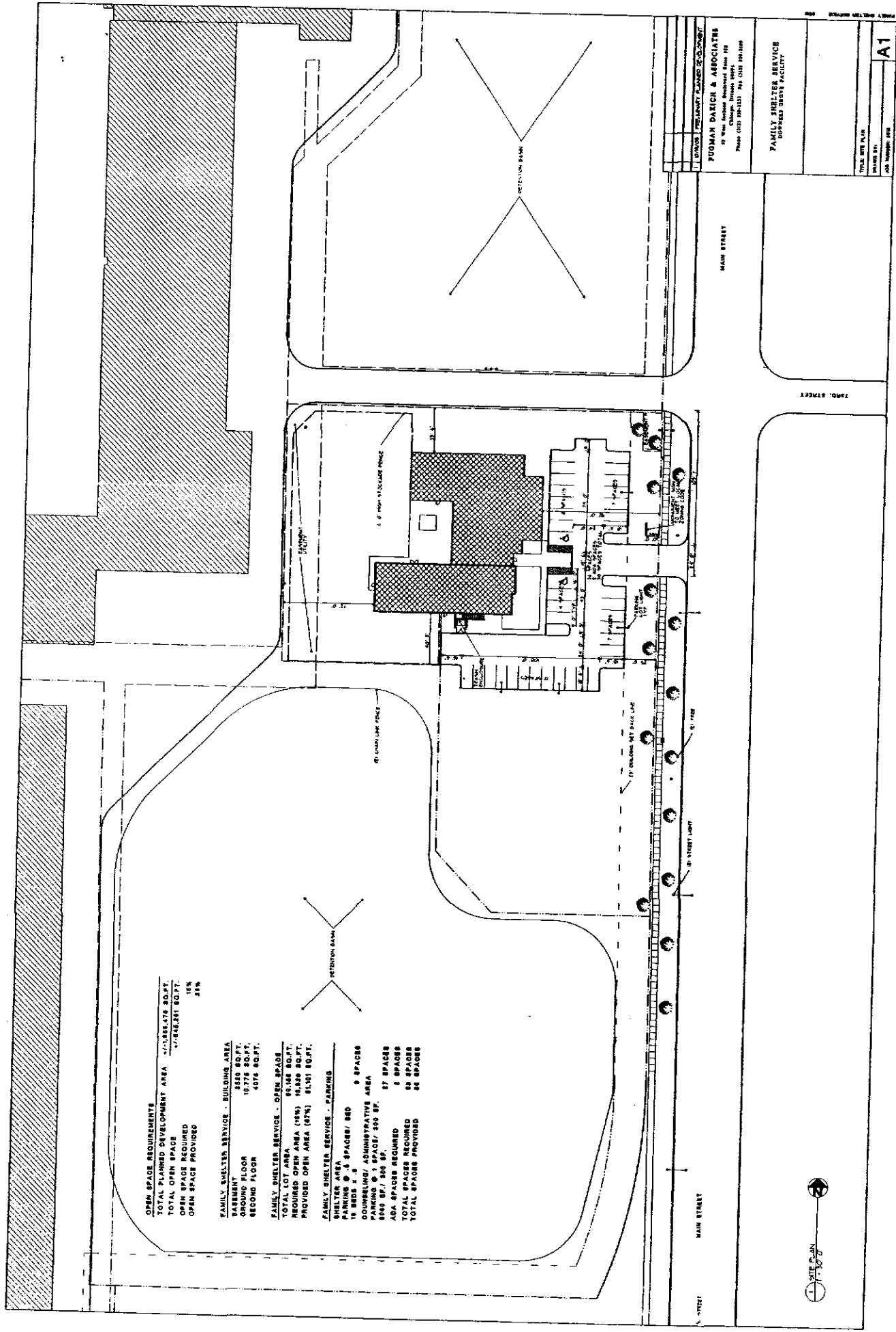
BASEMENT	2,818 SQ.FT.
GROUND FLOOR	10,778 SQ.FT.
SECOND FLOOR	4,974 SQ.FT.

FAMILY SHELTER SERVICE - OPEN SPACE

TOTAL LOT AREA	90,148 SQ.FT.
REQUIRED OPEN AREA (15%)	13,522 SQ.FT.
PROVIDED OPEN AREA (21%)	21,101 SQ.FT.

FAMILY SHELTER SERVICE - PARKING

MINIMUM REQUIRED	19 SPACES
PROVIDED	57 SPACES
ADA SPACES REQUIRED	2 SPACES
ADA SPACES PROVIDED	2 SPACES
TOTAL SPACES REQUIRED	21 SPACES
TOTAL SPACES PROVIDED	59 SPACES



OWNER / DEVELOPER / PLANNED DEVELOPMENT

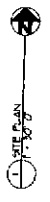
FUGMAN DAVICH & ASSOCIATES
 27 West Orchard Development Blvd. #10
 Chicago, Illinois 60662
 Phone (312) 978-2121 Fax (312) 978-1818

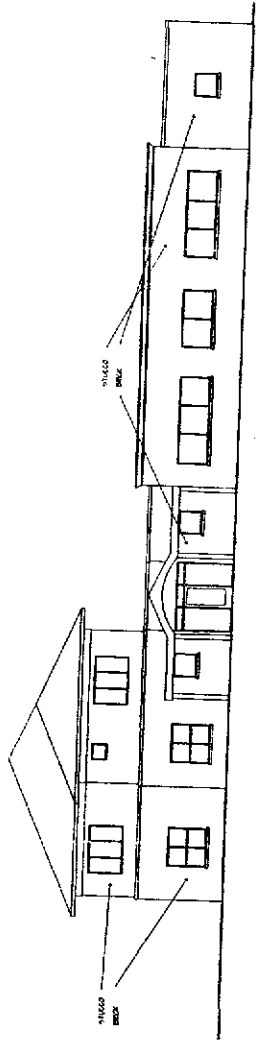
ARCHITECT

FAMILY SHELTER SERVICE
 DORSEY DUNN ARCHITECTS

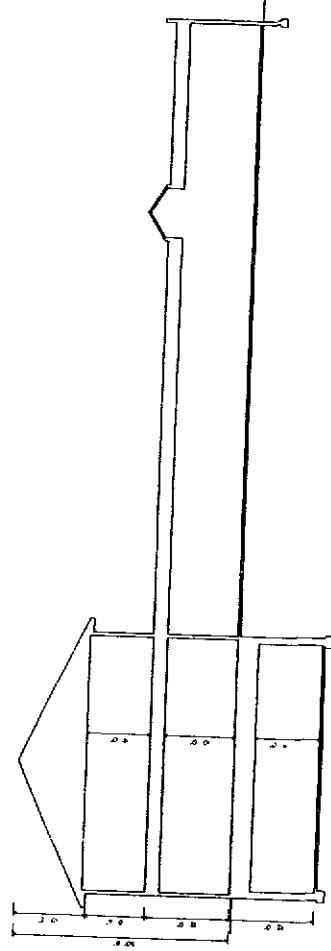
TITLE SHEET PLAN
 DRAWN BY
 JOB NUMBER: 418

A1



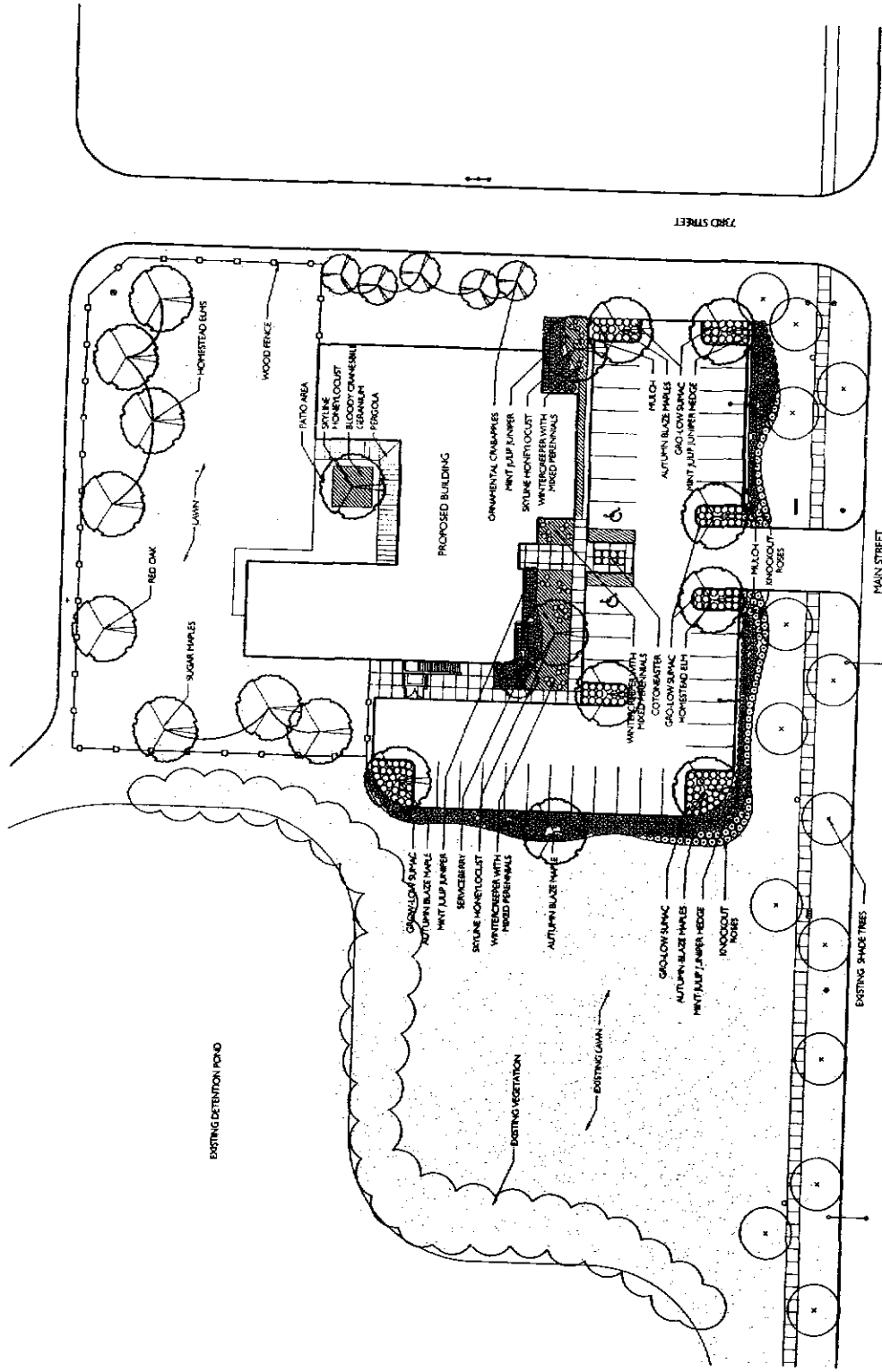


WEST ELEVATION



BUILDING SECTION

CONSULT: PEELAWAY PLANNING & ARCHITECTURE 21 West Jackson Boulevard, Suite 111 Chicago, Illinois 60604 Phone: (312) 584-1111 Fax: (312) 584-1199	
PROJECT: FAMILY SHELTER SERVICE SORBERS GROVE FACILITY	
TITLE: WEST ELEVATION & BUILDING SECTION DRAWN BY: [blank] JOB NUMBER: 002	
A3	



1 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

FAMILY SERVICE SHELTER

LANDSCAPE PLAN - PRELIMINARY VILLAGE REVIEW

LSK-001
10-19-2005

DOWNERS GROVE, ILLINOIS

DATE: 11-1-05

DANIEL MERRILL & PARTNERS, LTD.
ARCHITECTS
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CHICAGO, IL 60610
TEL: 312.467.1111
WWW.DMPARTNERS.COM