

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
MAY 1, 2007 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Final Plat of Subdivision	✓ Resolutions Ordinance Motion Discussion Only	Don Scheidler Interim Community Development Director

SYNOPSIS

A resolution for a final Plat of Subdivision has been prepared to modify the property line between the two existing parcels.

FISCAL IMPACT

N/A.

UPDATE & RECOMMENDATION

This item was discussed at the April 23, 2007 Village Council Workshop. Council inquired about the status of the neighborhood meeting and Parking & Traffic Commission review of the existing on-street parking issue. The neighborhood meeting was held on March 27, 2007. The residents requested a parking restriction on 68th Street. This request will be considered at the May 9, 2007 Parking & Traffic Commission meeting. The Village Manager is currently considering enacting a temporary no parking restriction.

Approval is recommended on the May 1, 2007 Active Agenda.

BACKGROUND

The existing Greenbriar Planned Development at the Northwest corner of Main Street and 68th Street consists of two parcels with a three-story medical facility located on the north parcel, Parcel 1. Three previous medical office buildings were approved for the vacant Parcel 2, but for various reasons none were constructed.

The petitioner is proposing to construct a two-story Advocate Good Samaritan outpatient medical building on Parcel 2. The new 36,711 square foot building will be located immediately south of the existing three-story medical building. Advocate Good Samaritan is proposing to create an outpatient care clinic and diagnostic imaging center on the first floor and lease the second floor to a maximum of eight medical professionals. The development meets bulk zoning requirements including but not limited to open space, floor area ratio, parking requirements, and setbacks. The development is summarized below:

	Required/Maximum	Proposed
Parcel Size	N/A	2.15 acres
Building Size (proposed)	N/A	36,711 sq. ft.
Height	35 ft.	34 ft.
Open Space	15% (14,048 sq. ft.)	31.4% (29,434 sq. ft.)
Floor Area Ratio	0.4 (37,495 sq. ft.)	0.39 (36,711 sq. ft.)

Front Setback (Main St)	37 ft. (building) 30 ft. (parking)	124 ft. (building) 30 ft. (parking)
Front Setback (68th St)	37 ft. (building) 30 ft. (parking)	70 ft. (building) 30 ft. (parking)
Parking	275 spaces	297 spaces

The proposed building will sit perpendicular to Main Street and the north wall of the new building will connect to the existing building but no interior cross-access is planned at this time. If at any time the two buildings are connected internally, the existing building on Parcel 1 will have to be upgraded to include an automatic and manual fire detection and sprinkler system. The new building will be clad with brick and metal panels. Windows and doors will be pre-finished aluminum storefront systems. An entrance canopy will cantilever over the vehicle drop-off area.

The proposed development will utilize existing curb cuts onto Main Street and 68th Street. Existing sidewalks on each street will remain. Existing and new drive aisles will be connected to provide a loop around the entire development. The entire development provides 297 parking spaces, which exceeds the Village's requirement of 275 for the entire medical complex. Landscaping will be installed along Main Street and 68th Street to screen the parking areas.

Significant engineering improvements will be undertaken as part of this new development. An underground stormwater detention chamber and three bioswales will be installed to meet stormwater requirements. The existing water, sanitary sewer, and stormwater utilities require relocation due to the layout of the proposed building. Existing easements for water, sanitary sewer, and stormwater will be abrogated with new easements provided by the petitioner. Resolutions have been prepared to abrogate the existing water and stormwater easement. A Plat of Subdivision has been prepared to modify the existing parcel lines so that the proposed building can be located as proposed. New water, sanitary sewer and stormwater easements have been granted on the Plat of Subdivision.

The petitioner held a neighborhood meeting in February 2007 where many neighbors expressed concerns about the petition's impact on traffic along 68th Street, the existing on-street parking on 68th Street, the increased traffic exiting and entering the site, and the possibility of prohibiting construction traffic along 68th Street. These concerns were also expressed at the March 12, 2007 Plan Commission meeting.

A traffic study prepared by the petitioner and approved by Village staff showed that delays entering and exiting the site would increase but not to an unacceptable level of service. The traffic report also indicated increased traffic along 68th Street but not to an unacceptable level of service. The proposal provides more than the required on-site parking and staff does not believe parking on 68th Street will be increased as a result of this proposal. Staff is recommending that all construction traffic access the site from Main Street only. Due to these concerns, the Plan Commission made a separate motion requesting the Village's Parking and Traffic Commission work with the concerned neighbors to address their concerns.

The Village held a neighborhood meeting to address the existing parking and traffic issues on 68th Street on March 27th. At the neighborhood meeting, the chief concern was the on-street parking that takes place along 68th Street immediately West of Main Street. It is in this area where vehicles park on both sides of the street making it difficult to navigate through them. Through discussions, it was determined the majority of the 68th Street parking issues are a result of the building at 6900 Main Street. An acceptable solution to both the neighbors and Village would be to prohibit parking on the North side of 68th Street along the business zoned parcels and allow parking only on the South side of 68th Street. The proposed solution is scheduled to go before the Parking and Traffic Commission on May 9th. The current congestion is not a result of the

existing development at 6800 Main Street. The proposed project meets the Village's parking and circulation standards.

The Plan Commission considered the proposed project at their March 12, 2007 meeting and recommended unanimous approval of the Greenbriar Planned Development Amendment and Plat of Subdivision with the conditions as noted in the staff report. Staff concurs with the Plan Commission recommendation.

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: _____ Applicant _____ **DATE:** May 1, 2006

RECOMMENDATION FROM: Plan Commission **FILE REF:** PC-10-07

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

RESOLUTION

Motion to adopt "A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR THE GREENBRIAR SUBDIVISION", as presented.

SUMMARY OF ITEM:

At their meeting of March 12, 2007, the Plan Commission recommended approval of the Final Plat of subdivision for the Greenbriar Subdivision.

RECORD OF ACTION TAKEN:

RESOLUTION

A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR THE GREENBRIAR SUBDIVISION

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for Final Plat of Subdivision approval for the Green Briar Subdivision, located at the Northwest corner of Main and 68th Street, commonly known as 6800 Main Street, Downers Grove, Illinois, legally described as follows:

Lot 1 in Greenbriar, a subdivision situated in part of the Southwest Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded August 25, 1971 as Document R71-42517, in DuPage County, Illinois.

Commonly known as 6800 Main Street, Downers Grove, IL (PIN 09-20-300-014,-015)

WHEREAS, notice has been given and hearing held on March 12, 2007 regarding this plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission has recommended approval of the Final Plat of Subdivision for the Greenbriar Subdivision as requested, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the Final Plat of Subdivision for the Greenbriar Subdivision, be and is hereby approved subject to the following conditions:

1. The planned addition, site improvements and subdivision shall substantially conform to the staff report dated March 12, 2007; the engineering improvement plans prepared by SEC Group, Inc. dated January 19, 2007 and revised on February 15, 2007; the Final Plat of Subdivision prepared by SEC Group, Inc. dated February 16, 2007 and revised on April 13, 2007; the Plat of Abrogation for Stormwater Detention Easement prepared by SEC Group, Inc. dated February 9, 2007 and revised on April 5, 2007; the Plat of Abrogation for Public Utility (Water Main) Easement prepared by SEC Group, Inc. dated February 16, 2007 and revised on April 5, 2007 and architectural plans prepared by OWP/P Architects, Inc. dated February 9 and 16, 2007, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The petitioner shall provide written documentation from the Downers Grove Sanitary District indicating their agreement with the proposed revised sanitary sewer easement location and language.
3. The petitioner shall prepare and submit a tabbed DuPage County style stormwater report for the proposed improvements. Additionally, storm sewer calculations shall be revised in a manner acceptable to the Village Engineer and one foot of freeboard should be provided around the pond HWL in a manner acceptable to the Village Engineer.
4. As the development is greater than one acre, a submittal to IEPA is required for NPDES Phase II compliance. The Village shall be copied on correspondence with IEPA regarding the

submittal for NPDES Phase II.

5. Proposed signage shall meet the Village's sign code. Any structural revisions to the existing sign shall conform to the Village's sign code.
6. As per local amendments to the 2002 National Electrical Code, the buildings shall have one main disconnect that cuts power to both the existing and proposed building. The buildings can have one main disconnect or a shunt trip system installed.
7. The proposed building shall have an automatic sprinkler system installed throughout.
8. The proposed building shall have a manual fire alarm and automatic detection system installed throughout. Both fire alarm systems shall be tied into the Downers Grove Alarm Board.
9. Prior to the issuance of any permits, a site management plan, minimally identifying proposed construction fencing, trailer locations, construction parking and staging areas during construction, shall be provided to the Village for review and approval.
10. Prior to the commencement of site development activities, the appropriate permits (water, stormwater, site development, right-of-way, etc.) shall be obtained from the appropriate permitting authority.
11. Prior to any permanent structures being placed on the property, including but not limited to building foundations, building footings and detention basins, a soil test and report shall be submitted to ensure the soil can support the structures.
12. If the buildings are internally connected so as to allow access to each building without exiting the building, the existing building at 6800 Main Street shall have an automatic sprinkler system, manual fire alarm, and automatic detection system installed throughout.

BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

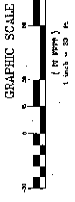
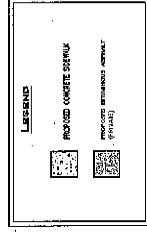
BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

Mayor

Passed:

Attest:

Village Clerk

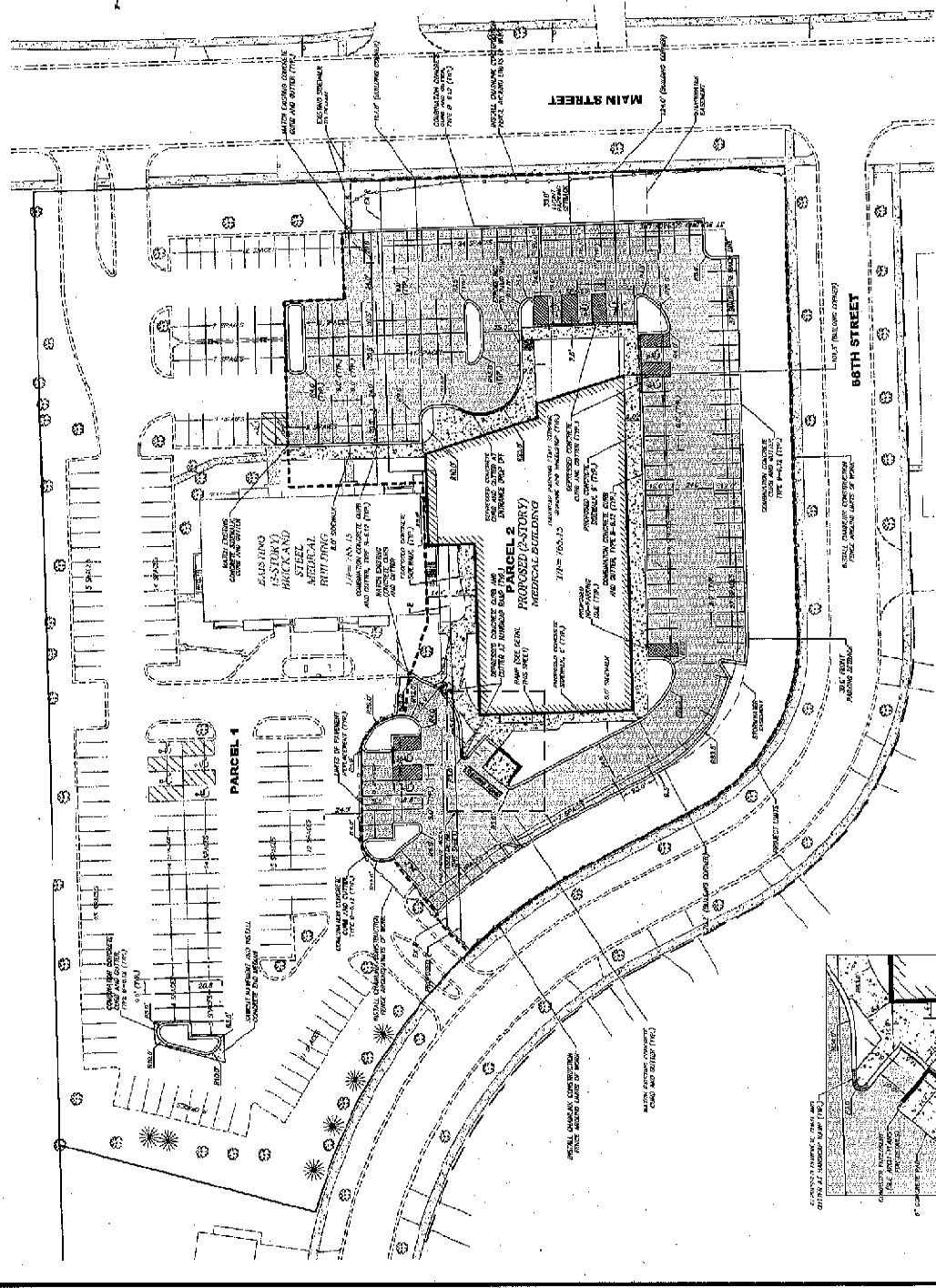


SITE DATA TABLE

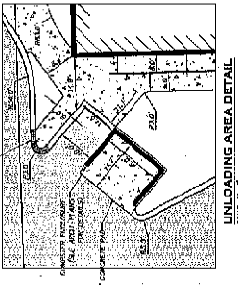
PROPERTY	EXISTING	PROPOSED
TOTAL AREA (ACRES)	1.14	1.14
TOTAL AREA (SQ. FT.)	49,200	49,200
EXISTING BUILDING AREA (SQ. FT.)	10,000	10,000
PROPOSED BUILDING AREA (SQ. FT.)	0	39,200
TOTAL BUILDING AREA (SQ. FT.)	10,000	49,200
EXISTING PARKING SPACES	100	100
PROPOSED PARKING SPACES	0	300
TOTAL PARKING SPACES	100	400
EXISTING DRIVEWAYS	100	100
PROPOSED DRIVEWAYS	0	300
TOTAL DRIVEWAYS	100	400
EXISTING UTILITIES	100	100
PROPOSED UTILITIES	0	300
TOTAL UTILITIES	100	400

NOTES:

- ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL EXISTING UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITIONS.
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NO.	DATE	BY	REVISION
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3	10/15/10	J. SMITH	ISSUE FOR PERMIT
4	10/15/10	J. SMITH	ISSUE FOR PERMIT
5	10/15/10	J. SMITH	ISSUE FOR PERMIT



UNLOADING AREA DETAIL
 SCALE: 1/4" = 1'-0"

MASTER UTILITY LEGEND

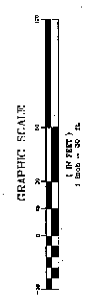
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	SANITARY SEWER TAGS
	WATER MAIN TAGS
	GAS TAGS

SANITARY SEWER TAGS

100	12" DIA. 12' DIA. 4" DIA.
101	18" DIA. 18' DIA. 6" DIA.
102	24" DIA. 24' DIA. 8" DIA.
103	30" DIA. 30' DIA. 10" DIA.
104	36" DIA. 36' DIA. 12" DIA.
105	42" DIA. 42' DIA. 14" DIA.

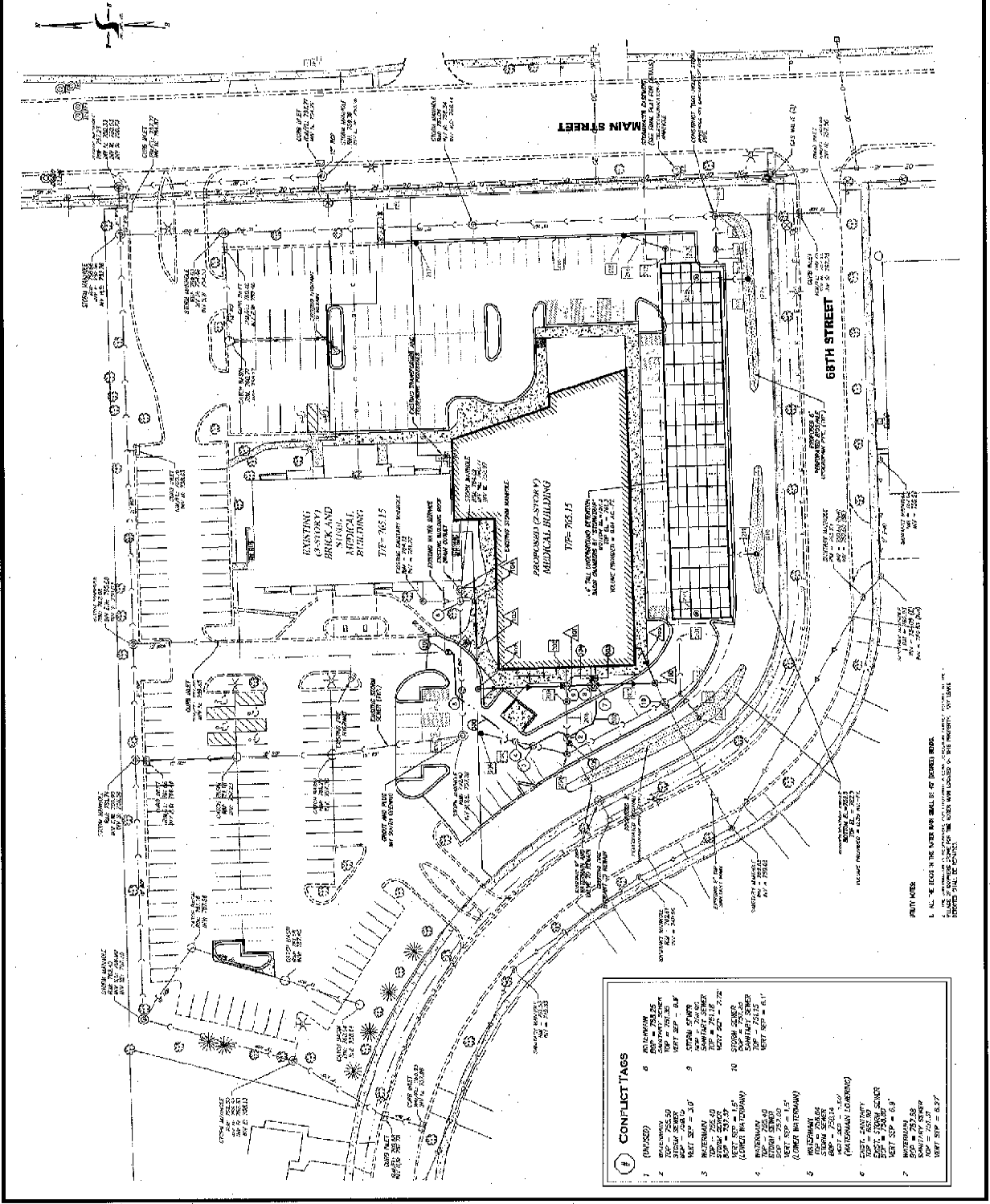
WATERMAIN TAGS

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201	18" DIA. 18' DIA. 6" DIA.
202	24" DIA. 24' DIA. 8" DIA.
203	30" DIA. 30' DIA. 10" DIA.
204	36" DIA. 36' DIA. 12" DIA.
205	42" DIA. 42' DIA. 14" DIA.



**GREENBRIAR MEDICAL OFFICE
 BUILDING
 VILLAGE OF DOWNERS GROVE, ILLINOIS**
 UTILITY PLAN

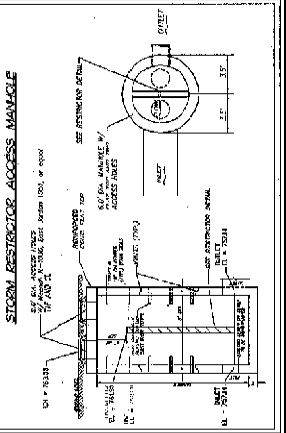
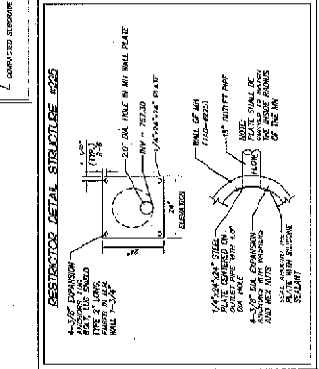
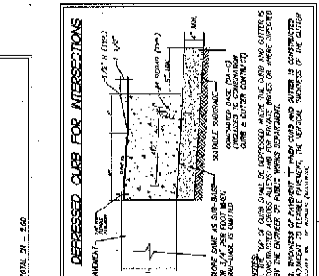
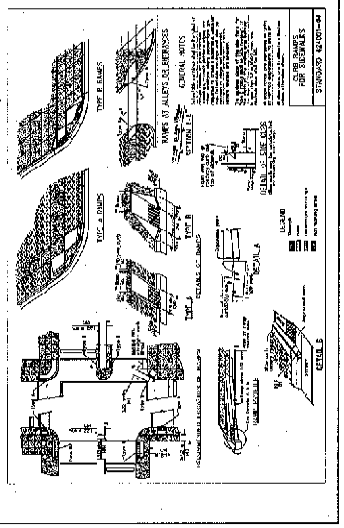
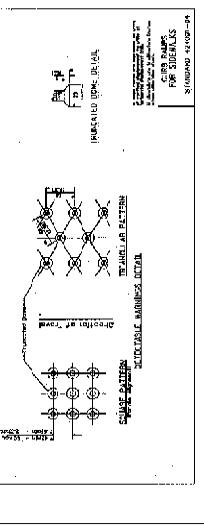
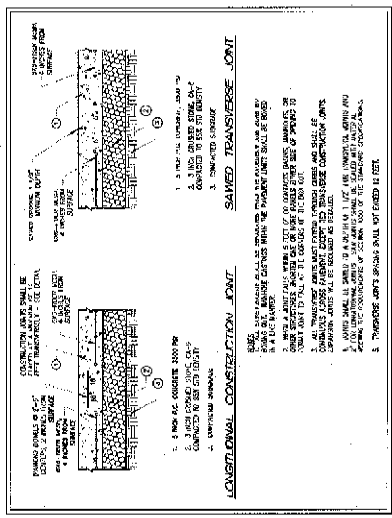
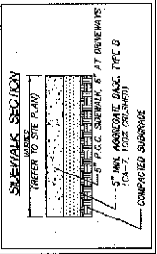
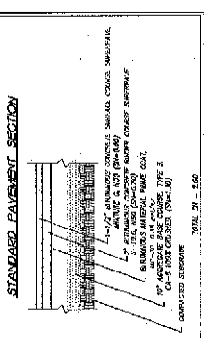
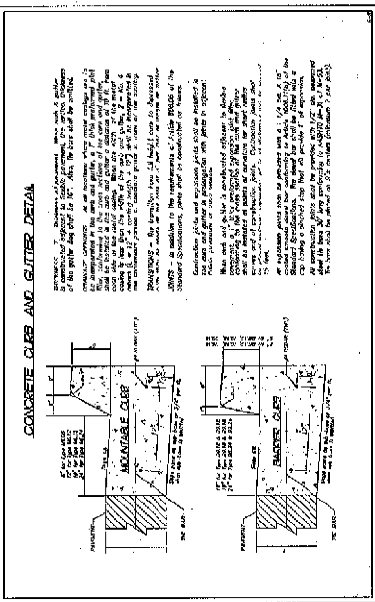
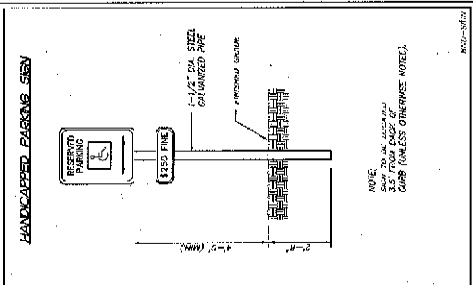
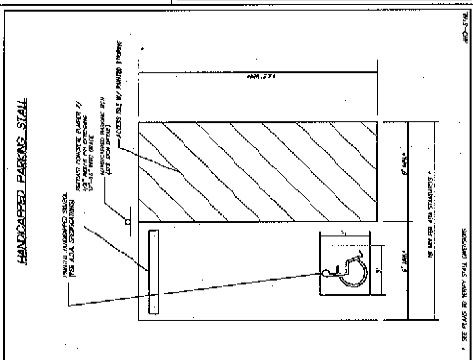
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DESIGNER:	SEC
CHECKER:	SEC
PROJECT NO.:	07-0022
SHEET NO.:	6 of 10



CONFLICT TAGS

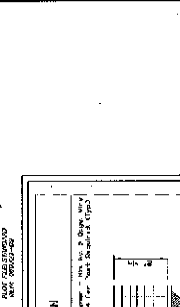
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5	36" DIA. 36' DIA. 12" DIA.
6	42" DIA. 42' DIA. 14" DIA.
7	48" DIA. 48' DIA. 16" DIA.

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 2. ALL "X" MARKS IN THE SANITARY SEWER SHALL BE ST. DUBOIS BRICK.
 3. ALL "X" MARKS IN THE GAS MAIN SHALL BE ST. DUBOIS BRICK.
 4. ALL "X" MARKS IN THE WATER MAIN SHALL BE ST. DUBOIS BRICK.
 5. ALL "X" MARKS IN THE SANITARY SEWER SHALL BE ST. DUBOIS BRICK.
 6. ALL "X" MARKS IN THE GAS MAIN SHALL BE ST. DUBOIS BRICK.



GREENBRIAR MEDICAL OFFICE
BUILDING
VILLAGE OF DOWNERS GROVE, ILLINOIS

DATE: 01/11/07	SCALE: 1/4\"/>
DRAWN BY: M.E. DUNN	PROJECT NO: 070202
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DATE: 01/11/07	SCALE: 1/4\"/>

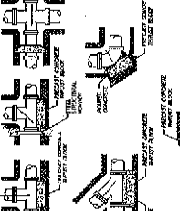


SILT FENCE PLAN
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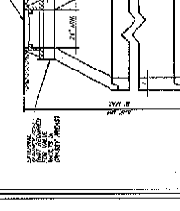
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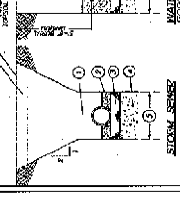
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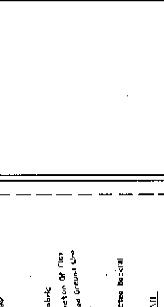
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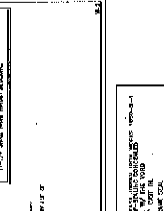
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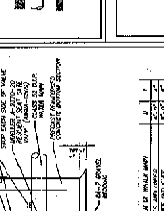
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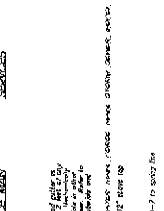
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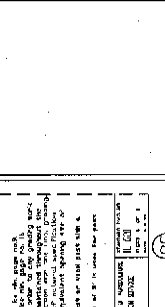
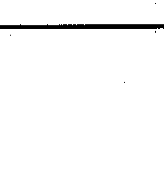
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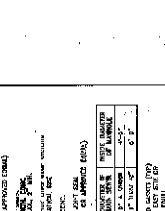
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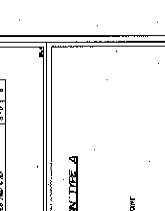
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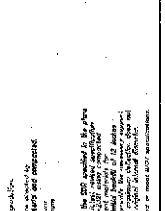
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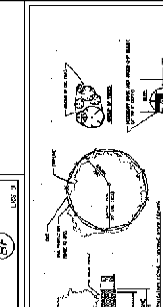
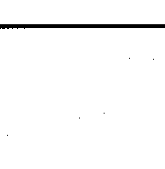
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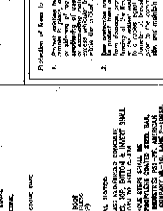
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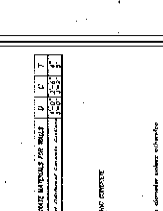
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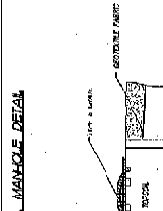
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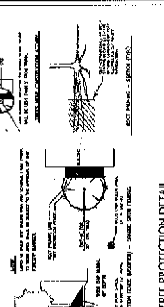
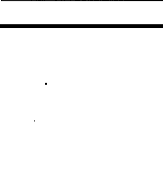
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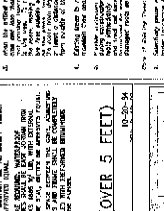
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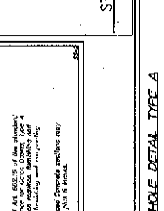
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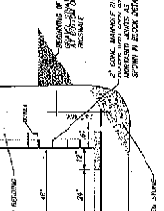
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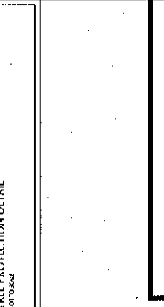
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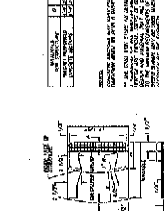
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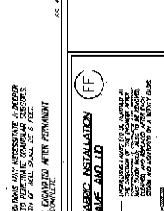
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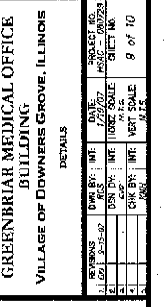
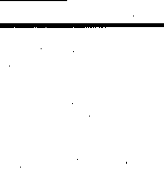
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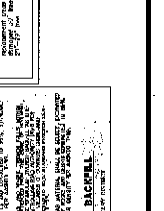
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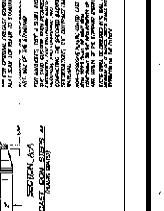
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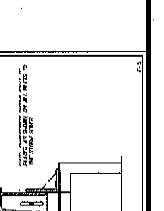
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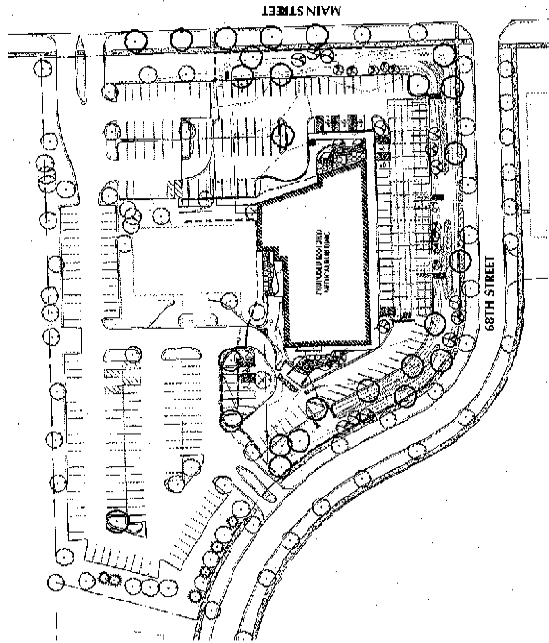
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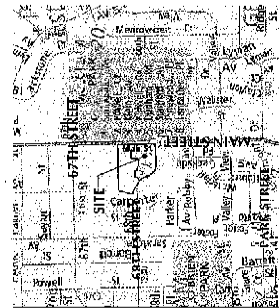
FINAL LANDSCAPE PLAN FOR: ADVOCATE GOOD SAMARITAN SOUTH GREENBRIAR CENTER

Downers Grove, Illinois
DuPage County
January 19, 2007

PREPARED FOR:
HSA Commercial
180 North Wacker Drive, Suite 500
Chicago, IL 60606
Project Contact: Mr. Pat Furey
Phone: 312.458.4478



KEY MAP



LOCATION MAP
NOT TO SCALE

CIVIL ENGINEER/SURVEYOR
Smith Engineering Consultants, Inc.
1000 N. Dearborn Street
Chicago, IL 60610
P: 312.237.7400
F: 312.237.7400

CONSULTANTS



SEC Planning Consultants
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LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING

729 Oak St.
Yorkville, IL 60590
P: 630.552.2000
F: 630.552.2000
www.secplanning.com
Email: info@secplanning.com

INDEX OF SHEETS

SHEET NO.	TITLE	REVISED SHEETS
LD	CORNER SHEET	
LD1	LANDSCAPE PLAN	
LD1	LANDSCAPE DETAILS	
LD2	LANDSCAPE DETAILS	

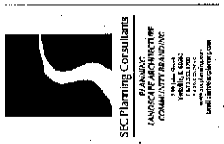


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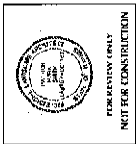
Project No.: 060701-0001

NO.	DATE	DESCRIPTION	BY
1	01/19/07	ISSUED FOR REVIEW	JCS
2			
3			
4			
5			
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8			
9			
10			

Drawn By: JCS
Checked By: JCS
Reviewed By: JCS
James C. Smith, P.E.
Professional Engineer, State of Illinois
No. 021-000000

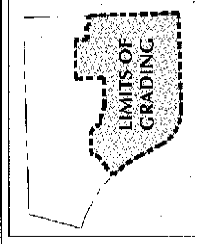
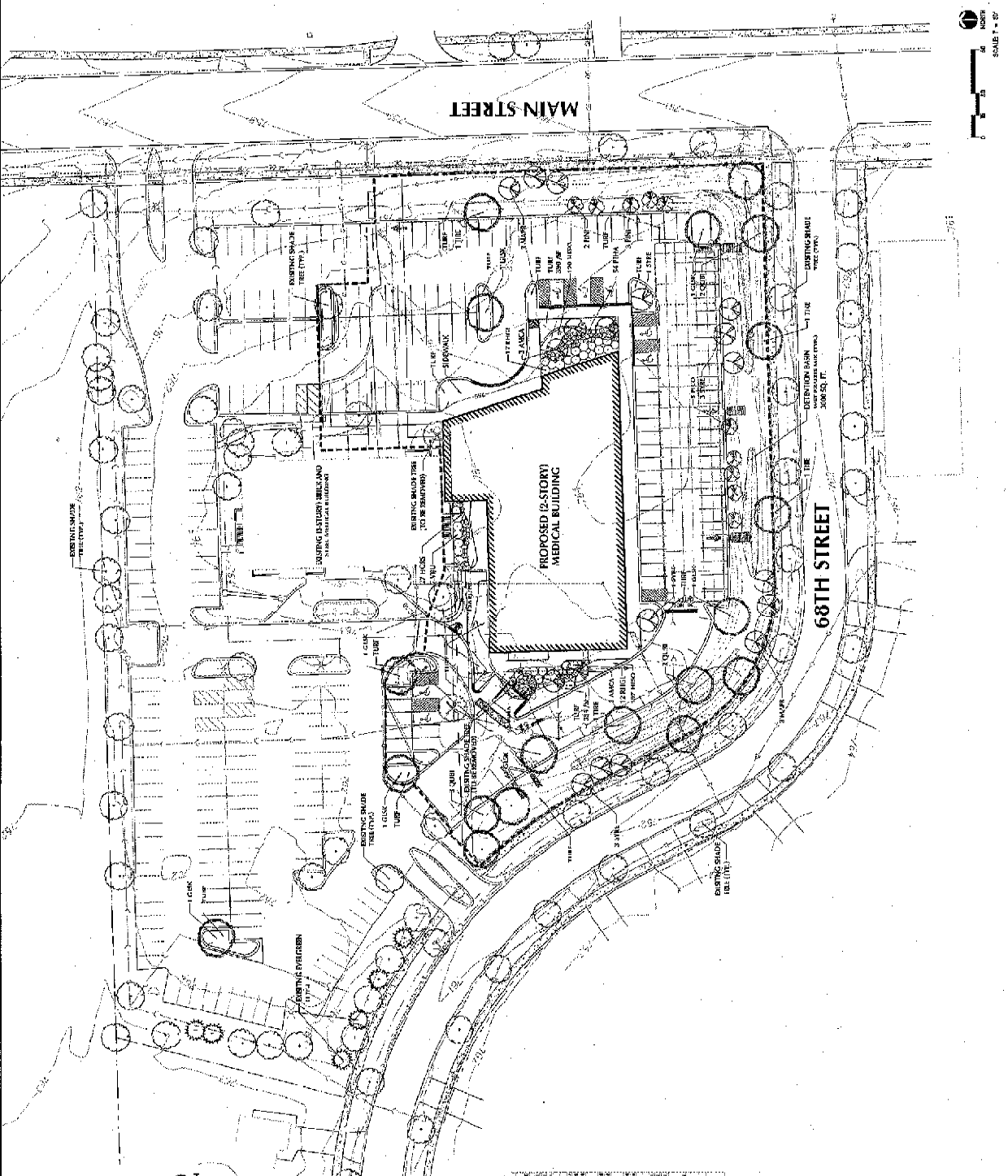


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Advocate Good Samaritan South
FINAL LANDSCAPE PLAN
 DOWNERS GROVE, ILLINOIS

DATE: 06/25/2007	PROJECT: 060997-HSAC
DESIGNER: S&C	SCALE: LP.1
CHECKED: S&C	
APPROVED: S&C	
DATE: 06/25/2007	
PROJECT: 060997-HSAC	
SCALE: LP.1	
DATE: 06/25/2007	
PROJECT: 060997-HSAC	
SCALE: LP.1	



PLANT LIST

NO.	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	PLANTING DATE	PLANTING METHOD	PLANTING NOTES
1	(Symbol)
2	(Symbol)
3	(Symbol)
4	(Symbol)
5	(Symbol)
6	(Symbol)
7	(Symbol)
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NO.	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	PLANTING DATE	PLANTING METHOD	PLANTING NOTES
51	(Symbol)
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99	(Symbol)
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SIC Planting Consultants
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 PLANNING
 1000 N. W. 10th Ave.
 Suite 100
 Ft. Lauderdale, FL 33304
 Phone: (561) 533-1111
 Fax: (561) 533-1112
 Email: sic@sicplanting.com

State of Florida
 Department of Transportation
 Florida Turnpike Authority
 675 N. West 17th Ave.
 Ft. Lauderdale, FL 33311
 Phone: (954) 344-1000
 Fax: (954) 344-1001
 Email: info@fta.com

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Advocate Good Samaritan South
FINAL LANDSCAPE PLAN
 DOWNERS GROVE, ILLINOIS

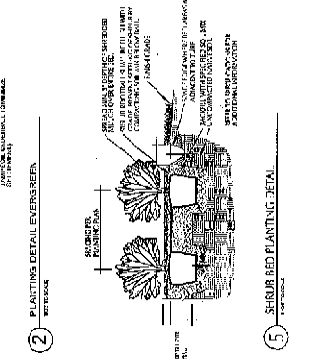
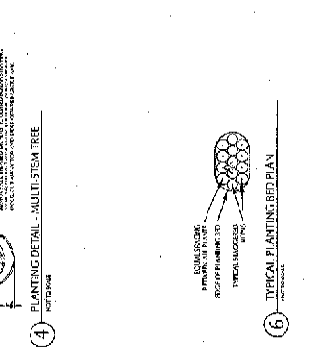
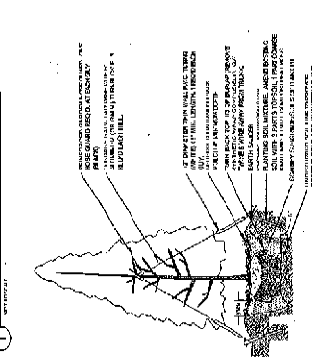
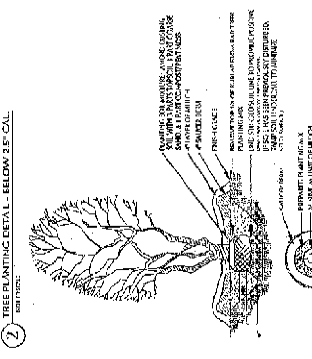
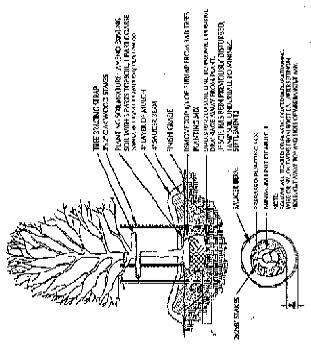
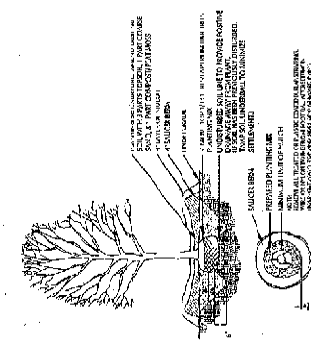
DATE: 06/29/2011
PROJECT: Advocate Good Samaritan South
SCALE: 1" = 10'-0"

GENERAL NOTES:

1. All planting shall be done in accordance with the specifications and standards of the American Society of Horticulturalists (ASHRAE).
2. All trees shall be planted in accordance with the specifications and standards of the American Society of Horticulturalists (ASHRAE).
3. All trees shall be planted in accordance with the specifications and standards of the American Society of Horticulturalists (ASHRAE).
4. All trees shall be planted in accordance with the specifications and standards of the American Society of Horticulturalists (ASHRAE).
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PLANTING SPECIFICATIONS:

1. All trees shall be planted in accordance with the specifications and standards of the American Society of Horticulturalists (ASHRAE).
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SECTION 05.10 - PLANTING

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SECTION 05.10 - PLANTING

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 Fax: (305) 555-1112



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Advocate Good Samaritan South

FINAL LANDSCAPE PLAN

DOWNERS GROVE, ILLINOIS

DATE: 06/27/1984

PROJECT: LD.1

SCALE: AS SHOWN

DATE: 06/27/1984

PROJECT: LD.1

SCALE: AS SHOWN

SECTION I: GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND SPECIFICATIONS:

- A. THE NATIONAL BUILDING CODE
- B. THE NATIONAL ELECTRICAL CODE
- C. THE NATIONAL MECHANICAL CODE
- D. THE NATIONAL PLUMBING CODE
- E. THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES
- F. THE ILLINOIS CONSTRUCTION CODE
- G. THE ILLINOIS LANDSCAPE ARCHITECTURE BOARD (ILAS) CODES

SECTION II: SITE INFORMATION

1. THE SITE IS LOCATED AT THE CORNER OF 100th STREET AND 10th AVENUE, DOWNERS GROVE, ILLINOIS.

2. THE SITE AREA IS APPROXIMATELY 1.5 ACRES.

3. THE SITE IS SURROUNDED BY RESIDENTIAL DEVELOPMENT.

4. THE SITE IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY).

5. THE SITE IS ADJACENT TO THE 100th STREET RIGHT-OF-WAY.

SECTION III: LANDSCAPE PLAN

1. THE LANDSCAPE PLAN IS BASED ON THE FOLLOWING INFORMATION:

- A. THE EXISTING SITE CONDITIONS
- B. THE CLIENT'S REQUIREMENTS
- C. THE ARCHITECT'S PLANS
- D. THE LANDSCAPE ARCHITECT'S FIELD SURVEY

2. THE LANDSCAPE PLAN SHOWS THE FOLLOWING FEATURES:

- A. PLANTING SCHEDULE
- B. IRRIGATION SYSTEM
- C. WALKWAYS
- D. DRIVEWAYS
- E. EXISTING AND PROPOSED UTILITIES

SECTION IV: PLANTING SCHEDULE

1. THE PLANTING SCHEDULE IS AS FOLLOWS:

- A. TREES: 100' x 100' x 100'
- B. SHRUBS: 100' x 100' x 100'
- C. PERENNIALS: 100' x 100' x 100'
- D. ANNUALS: 100' x 100' x 100'

SECTION V: IRRIGATION SYSTEM

1. THE IRRIGATION SYSTEM IS AS FOLLOWS:

- A. MAIN LINE: 100' x 100' x 100'
- B. SUB MAINS: 100' x 100' x 100'
- C. SPACERS: 100' x 100' x 100'
- D. EMITTERS: 100' x 100' x 100'

SECTION VI: WALKWAYS AND DRIVEWAYS

1. THE WALKWAYS AND DRIVEWAYS ARE AS FOLLOWS:

- A. WALKWAYS: 100' x 100' x 100'
- B. DRIVEWAYS: 100' x 100' x 100'

SECTION VII: UTILITIES

1. THE UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION VIII: EXISTING UTILITIES

1. THE EXISTING UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION IX: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION X: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XI: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XII: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XIII: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XIV: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XV: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XVI: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XVII: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XVIII: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XIX: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XX: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXI: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXII: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXIII: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXIV: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXV: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXVI: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

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- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXVII: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

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- B. SEWER: 100' x 100' x 100'
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- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXVIII: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXIX: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXX: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXXI: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXXII: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXXIII: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXXIV: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXXV: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXXVI: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXXVII: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXXVIII: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XXXIX: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XL: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XLI: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

SECTION XLII: EXISTING AND PROPOSED UTILITIES

1. THE EXISTING AND PROPOSED UTILITIES ARE AS FOLLOWS:

- A. WATER: 100' x 100' x 100'
- B. SEWER: 100' x 100' x 100'
- C. GAS: 100' x 100' x 100'
- D. ELECTRICITY: 100' x 100' x 100'

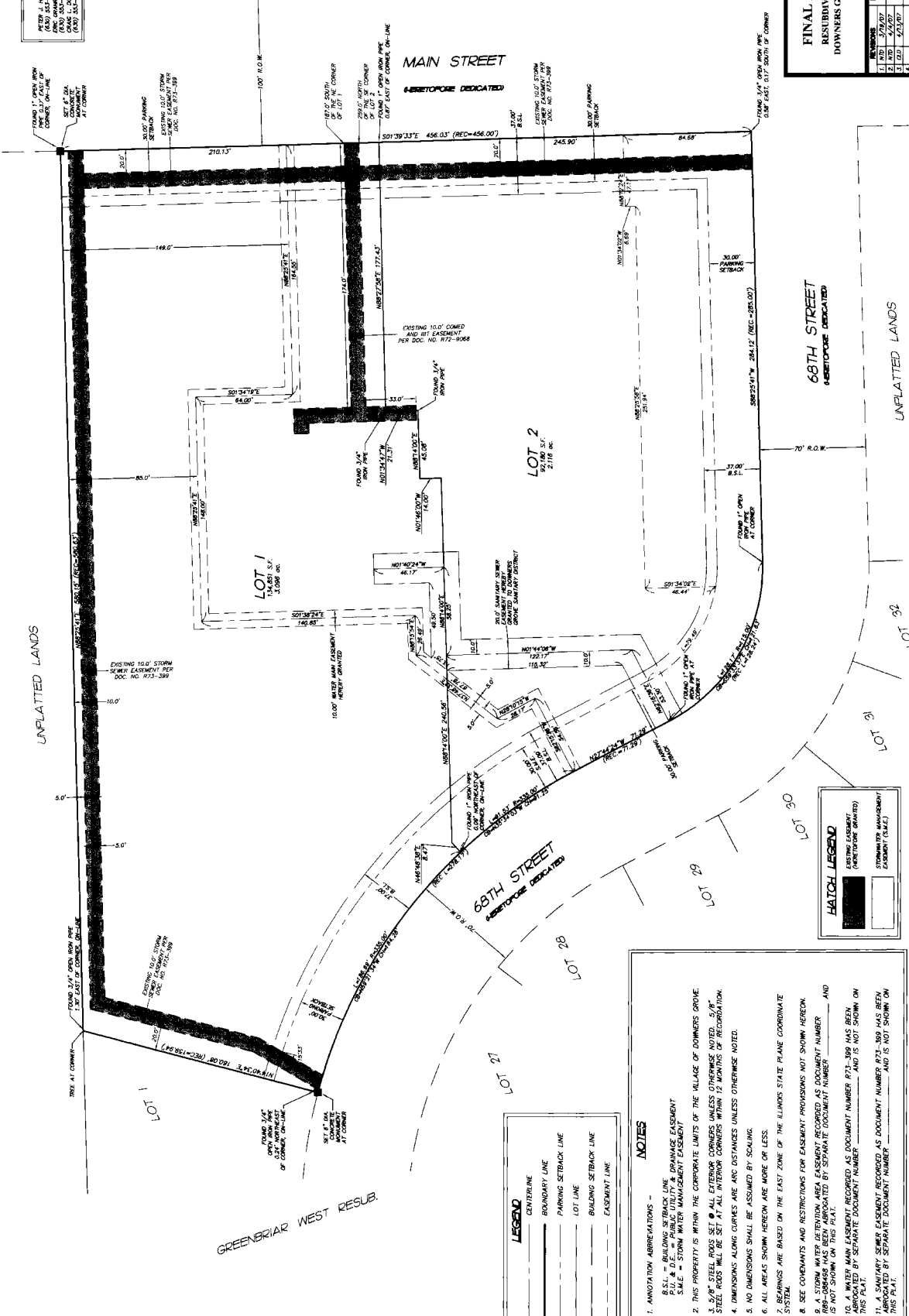
FINAL PLAT OF SUBDIVISION

RESUBDIVISION OF LOT 1 OF GREENBRIAR

A RESUBDIVISION OF LOT 1 OF GREENBRIAR, BEING A SUBDIVISION OF THE SOUTH 20 ACRES OF THE NORTH 40 ACRES, DOWNERS GROVE, DU PAGE COUNTY, ILLINOIS

SMALL ENGINEERING CONSULTANTS
 KEVIN J. HANCOCK P.E., DIRECTOR OF OFFICE OPERATIONS
 JON W. HANCOCK P.E., PROJECT MANAGER
 CHANG L. DU P. P.L.S., SENIOR SURVEYOR
 (800) 567-1960

PLAT PREPARED FOR:
 MSA CONSULTANTS, INC.
 233 S. WACKER DRIVE, SUITE 310
 CHICAGO, ILLINOIS 60606
 PROJECT CONTACT:
 PATRICIA PARR
 (312) 352-4122



FINAL PLAT OF SUBDIVISION
 RESUBDIVISION OF LOT 1 OF GREENBRIAR
 DOWNERS GROVE, DU PAGE COUNTY, ILLINOIS

REVISIONS	DATE	BY	REASON
1	2/7/07	KEH	INITIAL
2	2/7/07	KEH	INITIAL
3	2/7/07	KEH	INITIAL
4	2/7/07	KEH	INITIAL

PROJECT NO. 0607529-05-1
 SHEET NO. 1 of 2

LEGEND

- CENTRIANE
- BOUNDARY LINE
- PARKING SETBACK LINE
- LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE

HATCH LEGEND

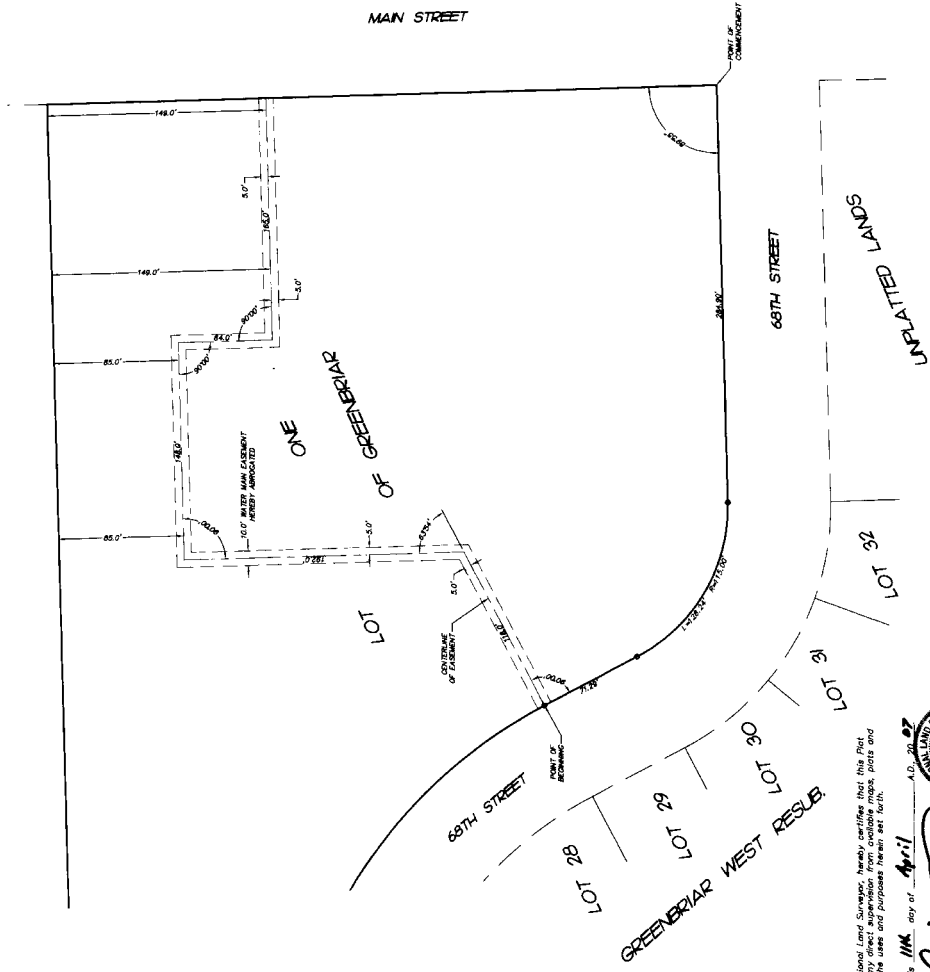
- EXISTING EASEMENT (HATCHED)
- PROPOSED EASEMENT (HATCHED)

- NOTES**
- ANNOTATION ABBREVIATIONS -
 B.S.L. = BUILDING SETBACK LINE
 P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
 S.W.E. = STORM WATER MANAGEMENT EASEMENT
 - THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE.
 - 5/8" STEEL RODS SET AT ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED. 5/8" STEEL RODS WILL BE SET AT ALL INTERIOR CORNERS WITHIN 12 MONTHS OF RECORDATION.
 - DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
 - NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
 - ALL AREAS SHOWN HEREON ARE MORE OR LESS.
 - ALL AREAS ARE BASED ON THE EAST ZONE OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM.
 - SEE COVENANTS AND RESTRICTIONS FOR EASEMENT PROVISIONS NOT SHOWN HEREON.
 - RECORDATION NUMBER FOR THIS PLAT IS 0607529-05-1 AND IS NOT SHOWN ON THIS PLAT.
 - A WATER MAIN EASEMENT RECORDED AS DOCUMENT NUMBER 073-399 HAS BEEN APPROVED BY SEPARATE DOCUMENT NUMBER _____ AND IS NOT SHOWN ON THIS PLAT.
 - A UTILITY SEWER EASEMENT RECORDED AS DOCUMENT NUMBER 073-399 HAS BEEN APPROVED BY SEPARATE DOCUMENT NUMBER _____ AND IS NOT SHOWN ON THIS PLAT.

PLAT OF ABROGATION FOR PUBLIC UTILITY (WATER MAIN EASEMENT)

LEGAL DESCRIPTION OF WATER MAIN EASEMENT HEREBY ABROGATED:

AN EASEMENT 10.0 FEET IN WIDTH ACROSS THAT PART OF LOT 1 IN GREENBRIAR, A SUBDIVISION SITUATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 32 WEST, COUNTY OF DU PAGE, ILLINOIS, WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 1 BEING A CURVE TO THE RIGHT OF THE LAST DESCRIBED COURSE EXTENDED AND DISTANCE OF 148.0 FEET TO A POINT OF BEGINNING, THENCE NORTHWESTERLY 80 DEGREES 00 MINUTES TO THE RIGHT OF THE LAST DESCRIBED COURSE EXTENDED A DISTANCE OF 109 FEET TO A POINT 85.0 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTHERLY 90 DEGREES 00 MINUTES TO THE RIGHT OF THE LAST DESCRIBED COURSE EXTENDED A DISTANCE OF 148.0 FEET TO A POINT 85.0 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTHERLY 90 DEGREES 00 MINUTES TO THE RIGHT OF THE LAST DESCRIBED COURSE EXTENDED A DISTANCE OF 148.0 FEET TO A POINT ON THE EAST LOT LINE, AND 148.0 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1, WHERE SAID DESCRIBED CENTERLINE TERMINATES.



VILLAGE COUNCIL CERTIFICATE
 STATE OF ILLINOIS }
 COUNTY OF DU PAGE }
 APPROVED THIS _____ DAY OF _____, 2007
 BY: _____ MAYOR
 _____ BY: _____ VILLAGE CLERK

DU PAGE COUNTY RECORDER'S CERTIFICATE
 STATE OF ILLINOIS }
 COUNTY OF DU PAGE }
 This Instrument No. _____ was filed for record in the
 Recorder's Office of Du Page County, Illinois, on the _____ day of
 _____, 2007, at _____ o'clock _____ M. and recorded in
 Book _____ of Page _____
 _____ Du Page County Recorder

_____ - WATER MAIN EASEMENT PER
 DOC. NO. R73-389 HEREBY ABROGATED



**PLAT OF ABROGATION
 FOR PUBLIC UTILITY
 (WATER MAIN EASEMENT)**
 PART OF LOT 1 IN GREENBRIAR, A SUBDIVISION IN
 SECTION 20, TOWNSHIP 38 NORTH, RANGE 32 WEST,
 DU PAGE COUNTY, ILLINOIS.

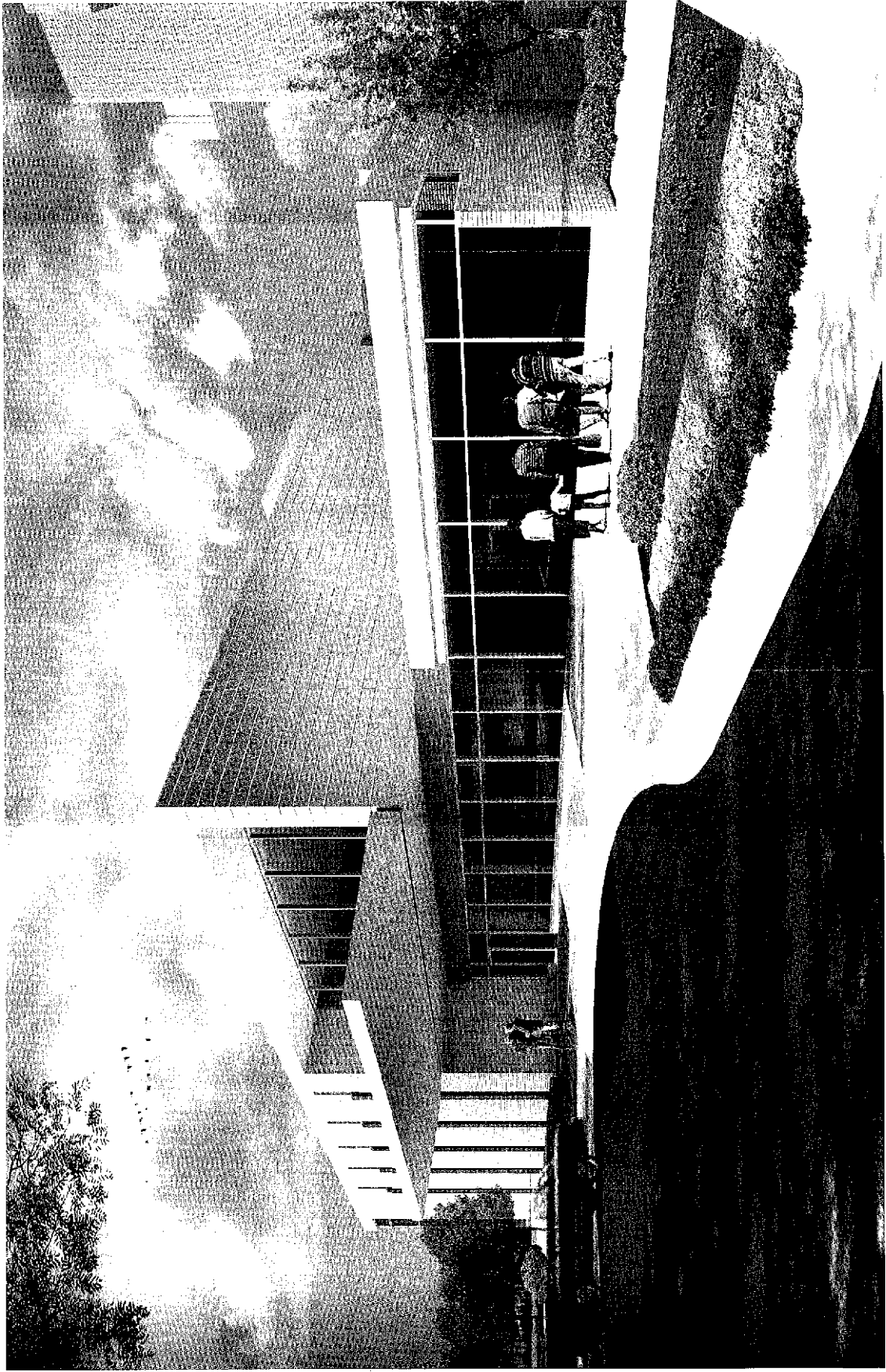
REVISED	DATE	PROJECT NO.
1	7/26/07	060728-05-4
2	4/2/07	
3	4/2/07	
4	4/2/07	

NOTES:
 1. Measurements that may override the lands herein describe are NOT
 to be used for any other purpose.
 2. This map was created for use as a plat of location. This map is not to
 be used for any other purpose without written consent from a
 proper client of Smith Engineering Consultants, Inc.
 3. No underground improvements have been located unless shown and noted.
 4. No easements or other interests are shown unless shown and noted.
 5. This map is void without original embossed or red colored seal and
 signature affixed.

SURVEYOR'S CERTIFICATE
 STATE OF ILLINOIS }
 COUNTY OF KENDAL }
 I, Craig L. Day, an Illinois Professional Land Surveyor, hereby certify that this Plat
 of Location was prepared under my direct supervision from available maps, posts and
 other instruments of record for the uses and purposes herein set forth.
 Given under my hand and seal this 11th day of April, A.D. 2007

Professional Land Surveyor
 License No. 3109
 License Expires: 11/30/2008



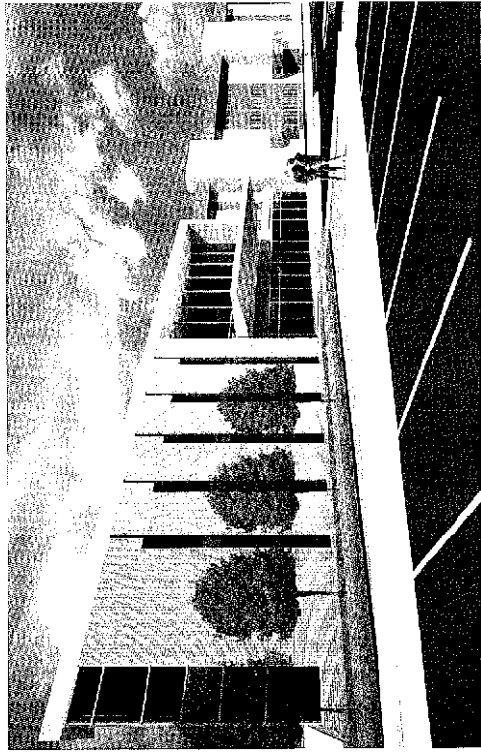
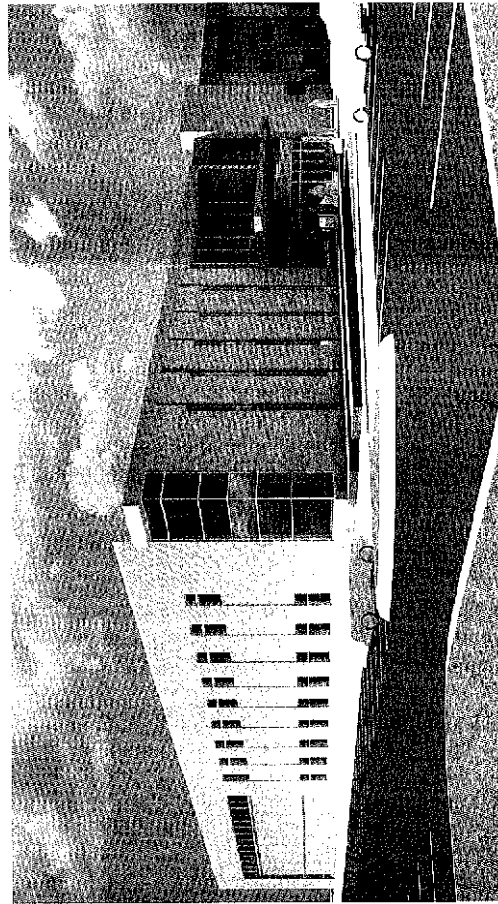
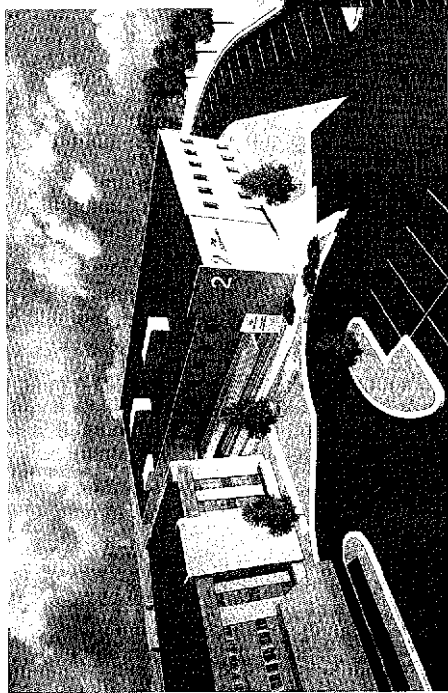
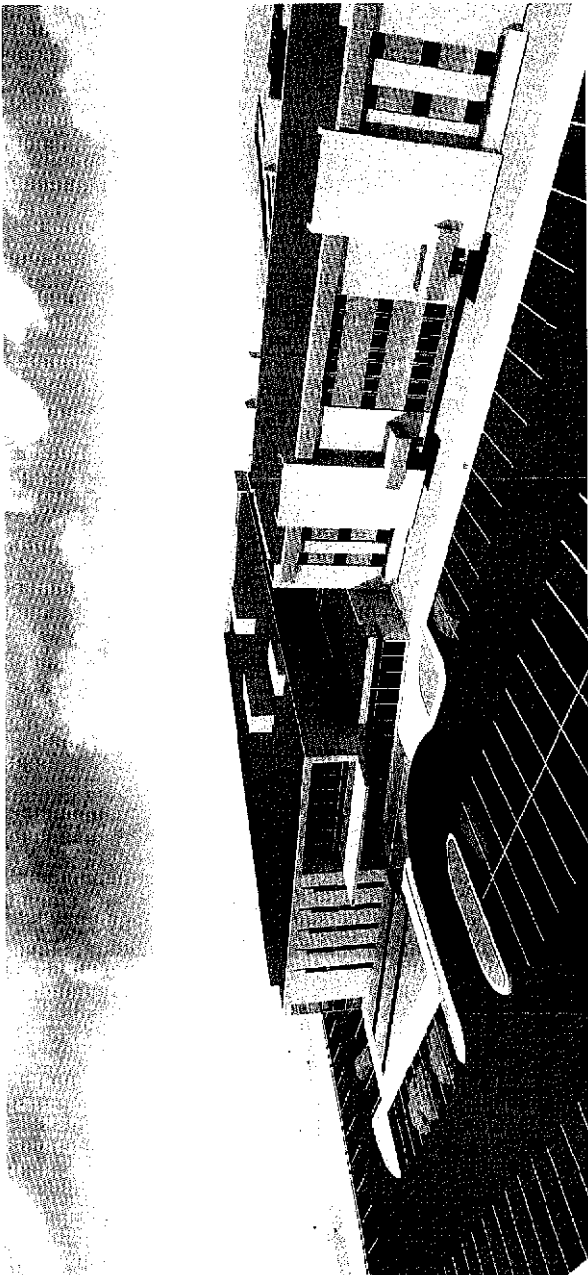


CLIENT
HSA PrimeCare & Advocate Good
Samaritan Hospital

PROJECT
Green Briar
Medical Office Center

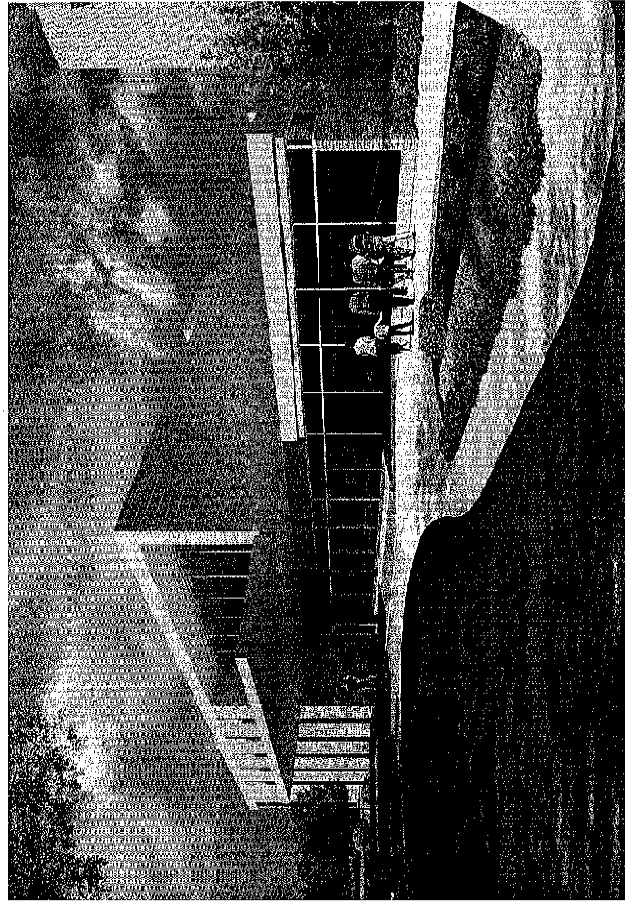


02.15.07



DOWNERS GROVE PLAN COMMISSION SUBMITTAL

**GREEN BRIAR MEDICAL OFFICE CENTER EXPANSION:
ADVOCATE GOOD SAMARITAN SOUTH MEDICAL OFFICE BUILDING**



**HSA PRIMECARE
&
ADVOCATE**
Good Samaritan
Hospital

**GREEN BRIAR
MEDICAL OFFICE
CENTER**
Main & 68th
Downers Grove
Illinois



**D'Onofrio Williams
Architectural Partnership, Inc.**
1000 North Dearborn Street
Suite 200, Downers Grove, IL 60110
630-261-1100
www.donofriowilliams.com

CWPP Architects
Curtis W. Pappas, P.E.
Principal
K. J. Wynn
Principal
1477781000
www.cwpp.com

SCC Group, Inc.
Civil Engineering/Architecture

DRAWING INDEX

EXHIBIT	ARCHITECTURAL SITE PLAN	SHEET	EXHIBIT	SHEET
ENGINEERING SITE PLANS	AS 1	AS 1	FIRST FLOOR PLAN	A11
COVER SHEET	1.05' 10"	1.05' 10"	SECOND FLOOR PLAN	A12
NOTES & SPECS	2.05' 10"	2.05' 10"	BUILDING ELEVATIONS	A11
REMOVAL PLAN	3.05' 10"	3.05' 10"	BUILDING ELEVATIONS	A12
GEOMETRY PLAN	4.05' 10"	4.05' 10"	BUILDING SECTIONS	A13
UTILITY PLAN	5.05' 10"	5.05' 10"	LANDSCAPE COVER SHEET	L0
GRADING PLAN	6.05' 10"	6.05' 10"	LANDSCAPE PLAN	LP1
DETAILS	7.05' 10"	7.05' 10"	LANDSCAPE DETAILS	LD1
DETAILS	8.05' 10"	8.05' 10"	LANDSCAPE DETAILS	LD1
DETAILS	9.05' 10"	9.05' 10"	RENDERINGS	R11
DETAILS	10.05' 10"	10.05' 10"		

DATE	BY	REVISION

COVER INDEX

HSA PRIMECARE & ADVOCATE

Good Samaritan Hospital

GREEN BRIAR MEDICAL OFFICE CENTER

Main & 88th
Downers Grove
Illinois



ODONNELL WICKLIFF
Regional and Associates, Inc.
1100 North Dearborn Street
Lombard, IL 60148

CWPP Architects

CWPP Structures

CWPP Site Work

CWPP MEP

CWPP P&T

CWPP Civil

CWPP Electrical

CWPP Mechanical

CWPP Plumbing

CWPP Fire

CWPP Security

CWPP Sustainability

CWPP Technology

CWPP Construction

CWPP Operations

CWPP Maintenance

CWPP Training

CWPP Research

CWPP Development

CWPP Innovation

CWPP Leadership

CWPP Excellence

CWPP Integrity

CWPP Accountability

CWPP Transparency

CWPP Collaboration

CWPP Communication

CWPP Partnership

CWPP Commitment

CWPP Dedication

CWPP Passion

CWPP Drive

CWPP Energy

CWPP Focus

CWPP Determination

CWPP Persistence

CWPP Resilience

CWPP Flexibility

PLANNED DEVELOPMENT PROPOSAL EXHIBIT

Table with 2 columns: Item, Description. Includes items like 1. SITE, 2. UTILITIES, 3. EXISTING BUILDING, 4. PROPOSED BUILDING, 5. DRIVEWAYS, 6. PARKING, 7. LANDSCAPE, 8. SIGNAGE, 9. FENCE, 10. LIGHTING, 11. SECURITY, 12. ACCESS, 13. EROSION CONTROL, 14. DRAINAGE, 15. UTILITIES, 16. FLOODING, 17. AIR QUALITY, 18. NOISE, 19. VISUAL QUALITY, 20. HISTORIC PRESERVATION, 21. CULTURAL RESOURCES, 22. ARCHITECTURAL QUALITY, 23. COMMUNITY IMPACT, 24. PUBLIC SAFETY, 25. TRANSPORTATION, 26. ENVIRONMENTAL QUALITY, 27. OPEN SPACE, 28. RECREATION, 29. AMENITIES, 30. OTHER.

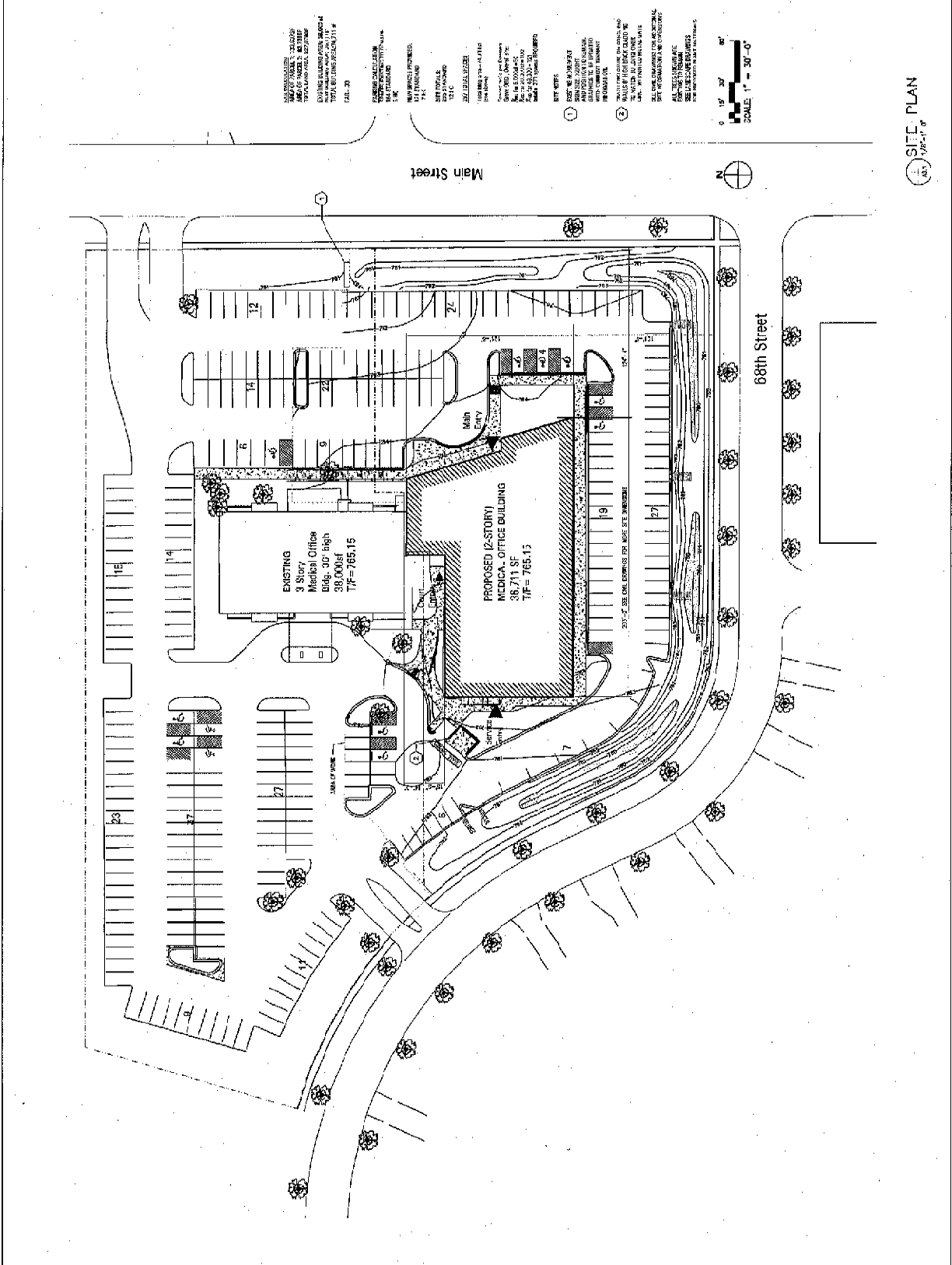
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DATE: 08/27/2014
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NUMBER: 20140000
PROJECT NAME: GREEN BRIAR MEDICAL OFFICE CENTER
DATE: 08/27/2014
SCALE: 1" = 30'-0"

SITE PLAN

SCALE: 1" = 30'-0"

AS.1



1. ALL INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED. THE DESIGNER HAS NOT CONDUCTED ANY SURVEYING OR FIELD INVESTIGATION. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER HAS NOT CONDUCTED ANY SURVEYING OR FIELD INVESTIGATION. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER HAS NOT CONDUCTED ANY SURVEYING OR FIELD INVESTIGATION. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

HSA PRIMECARE & ADVOCATE

Good Samaritan Hospital

GREEN BRAR MEDICAL OFFICE CENTER

Main & 58th
Dorchester Center
Boston



Odyssey Woodard
Architect and Associates, Inc.
100 State Street, Suite 2000
Boston, MA 02109

OWP Architects
200 State Street
Boston, MA 02109

OWP Structures
200 State Street
Boston, MA 02109

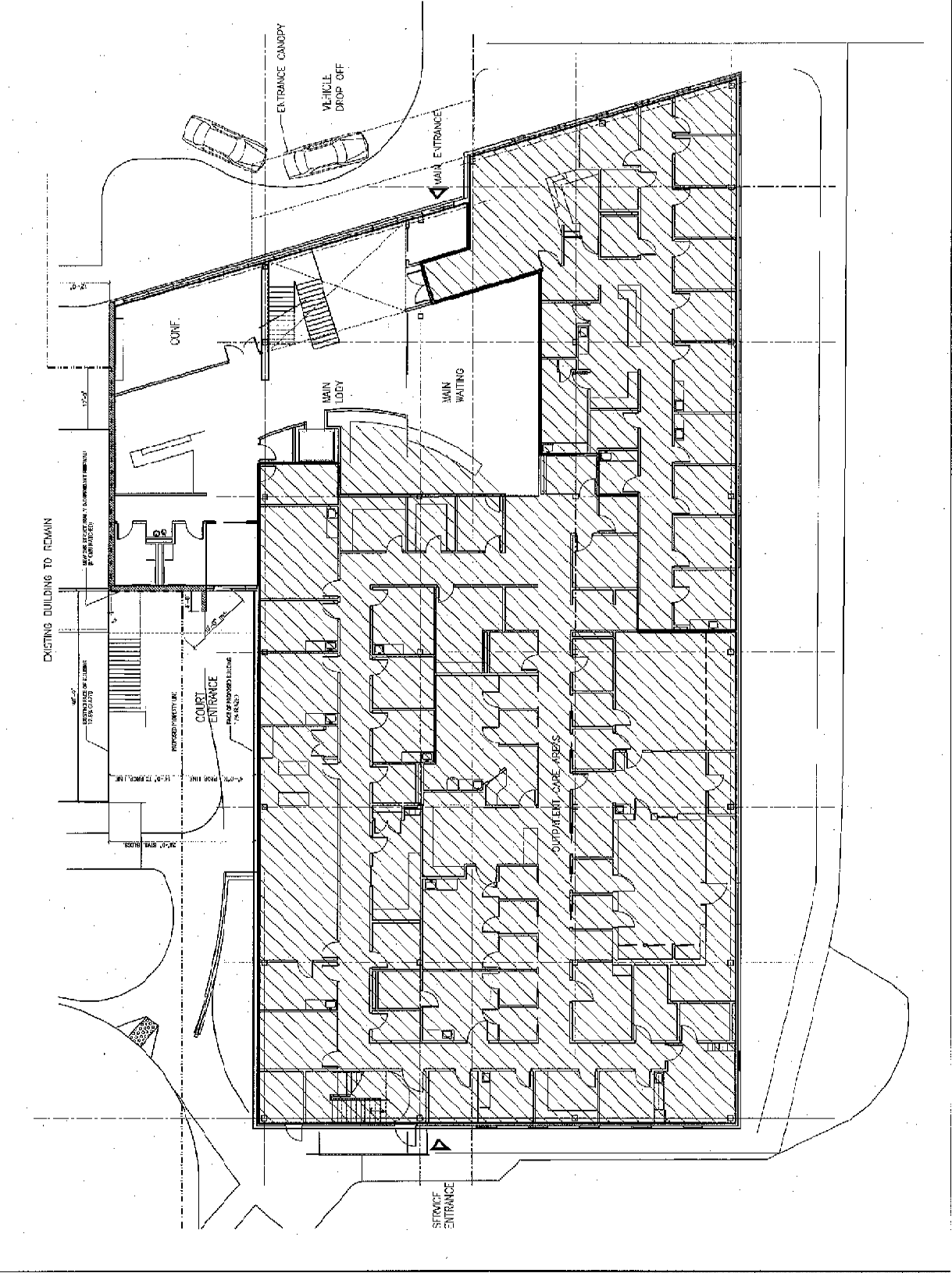
SEC Group, Inc.
One Exchange Street, 10th Floor
Boston, MA 02109

PLANNED DEVELOPMENT PROPOSAL EXHIBIT

DATE	1/11/07
PROJECT	GREEN BRAR MEDICAL OFFICE CENTER
PROJECT NUMBER	07-000000
REVISION	NO. 001
SCALE	1/8" = 1'-0"
TITLE	FIRST FLOOR PLAN

FIRST FLOOR PLAN

A1.1



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