

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
JANUARY 8, 2008 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Planned Development Amendment, Final Plat of Subdivision, Special Uses for a drive-through and outdoor café	<ul style="list-style-type: none"> ✓ Resolution ✓ Ordinances Motion Discussion Only 	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance for an Amendment to Final Planned Development #8, Meadowbrook Phase II Business and Residential Planned Development, a resolution for the Final Plat of Subdivision for the creation of an outlot and an ordinance for a Special Use for a drive-through use and an outdoor café have been prepared. Approval of these documents would permit the construction of a Dunkin Donuts with a drive-through and an outdoor café on the property located on the south side of 63rd Street west of Woodward Avenue.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2006-2011 identified *Vibrant Major Commercial Corridors*. Supporting this goal are the objectives *More Attractive Commercial Developments* and *More Contribution to Local Economy*. Staff feels that the proposed Planned Development does not meet the goals and objectives of the Strategic Plan. See the Background section for further information.

FISCAL IMPACT

N/A.

RECOMMENDATION

Denial on the January 15, 2008 active agenda. Staff feels that the proposed Planned Development Amendment does not meet the standards for a Planned Development in Sections 28.1607 a (4), b (1) and b (6) of the Zoning Ordinance. See the Background section for further information.

BACKGROUND

The Meadowbrook Shopping Center is located at the southwest corner of 63rd Street and Woodward Avenue. The Planned Development shopping center is zoned B-2 General Retail Business and is made up of six separate lots totaling 19.9 acres. The petitioner is proposing to subdivide the property and create a 28,758 square foot parcel. This lot would be carved out of the 10.54 acre (459,035 square feet) Lot 3 in the Meadowbrook Shopping Center to construct a Dunkin' Donuts restaurant. The Dunkin' Donuts restaurant would have a drive-through and an outdoor café, both of which are considered Special Uses in the B-2 General Retail Business zoning district.

Staff has been working with representatives from Dunkin' Donuts and the property owner on this proposed development since the fall of 2007 and has consistently indicated our concerns about the proposed development. Staff continues to recommend to the owner and to Dunkin' Donuts that the site be redeveloped on a comprehensive manner. Staff feels that the proposed Planned Development Amendment does not meet the standards for a Planned Development in Sections 28.1607 a (4), b (1) and b (6) of the Zoning Ordinance as noted below.

28.1607 Standards for Approval of Planned Developments

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

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

(b) 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.

(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.

Staff feels that the proposed development of an outlot and construction of a drive-through restaurant does not conform with the planning objectives of the Village (standard a (4)). Specifically, the proposal does not comply with the Village's Strategic Plan. The Strategic Plan establishes a 2012 goal to create vibrant major commercial corridors with upgraded existing and aged commercial buildings as an objective. The 63rd Street corridor and the subject parcel were specifically identified and discussed during the Strategic Planning sessions. To create a vibrant 63rd Street corridor, staff believes the Meadowbrook Shopping Center should undergo a comprehensive redevelopment that focuses on updating or replacing the aging facilities, attracting new businesses to Downers Grove, and creating a retail destination. The redevelopment of the shopping center should be planned and constructed in a comprehensive manner. The creation of an additional outlot may hinder the ability to undertake a comprehensive redevelopment of this 19.9 acre property consisting of six parcels under common ownership. The existing Meadowbrook Shopping Center is in a general state of disrepair and is in need of significant upgrades and improvements to become a contributing property in the 63rd Street corridor. The property owner has agreed to work with the Village to develop a comprehensive improvement plan for the center. The comprehensive redevelopment plan should be prepared prior to considering subdividing the property and constructing a new Dunkin' Donuts. Staff recommends that the subject site be consolidated into one parcel to facilitate the redevelopment of the shopping center to efficiently and effectively accomplish the Strategic Plan's goals and objectives.

Staff feels that the proposed development will not contribute to the general welfare of the neighborhood or community (standard b (1)). Creating a new commercial space that may hinder the ability to comprehensively redevelopment the entire shopping does not contribute to the general welfare of the Village. The general welfare of the neighborhood and community would be better served with the comprehensive redevelopment of the subject property. A comprehensive redevelopment would likely improve the economic performance of the site and the physical appearance of the site.

As discussed above, staff feels that the proposed development will substantially hinder and discourage the development and use of the adjacent land and structures (standard b (6)).

The property owner has indicated a willingness to collaborate in updating the center to make the 63rd Street corridor a vibrant commercial corridor. If this is a priority to the property owner, he should not be pursuing the subdivision of this large parcel for a Dunkin' Donuts. Approval of a Planned Development Amendment that further subdivides the property and will make future redevelopment harder by creating more, smaller parcels which do not meet the needs of a large retailers and developers.

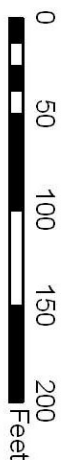
As shown in the table below, the proposal complies with the bulk requirements of the Zoning Ordinance.

Zoning Requirements	Required	Provided
North Setback	26.5'	74'
East Setback	N/A	53'
South Setback	N/A	39'
West Setback	N/A	74'
Building Height	60'	23' - 9"
Floor Area Ratio	0.75	0.06
Parking	17	28
Open Space (Total / Front Yard)	15% (4,314 sq. ft.)	41% (11,808 sq. ft.)

The Plan Commission considered the project at the December 3, 2007 meeting and recommended approval of the petition. The Plan Commission believed the proposal met the standards and that the Commission could not limit the property owner's ability to redevelop his property. The dissenting vote was based on concerns over the future ownership of the outlot, which was unknown at the time. Further discussions with the petitioner have determined that ownership of the outlot will remain with the current owner of the Meadowbrook Shopping Center, Pethinaidu Veluchamy. Staff does not concur with the Plan Commission recommendation and recommends the Village Council deny the requested Planned Development Amendment, Plat of Subdivision, and Special Uses.

ATTACHMENTS

- Aerial Map
- Ordinances
- Resolution
- Staff Report with attachments dated December 3, 2007
- Minutes of the Plan Commission Hearing dated December 3, 2007
- Property owner letter



Dunkin' Donuts Location Map



ORDINANCE NO. _____

**AN ORDINANCE APPROVING A FINAL PLANNED DEVELOPMENT
AMENDMENT TO PLANNED DEVELOPMENT #8
TO PERMIT A RESTAURANT WITH DRIVE THROUGH AND OUTDOOR CAFE**

WHEREAS, the Village Council has previously adopted Ordinance No. 1626 on April 10, 1972, designating the property described therein as Planned Development #8; and,

WHEREAS, the Owners have filed with the Director of Community Development, a written petition conforming to the requirements of the Comprehensive Zoning Ordinance and requesting approval of a final planned development amendment to Planned Development #8 to construct a restaurant with drive-through and outdoor café on an outlet; 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 December 3, 2007, 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 Final Planned Development Amendment is hereby authorized for a restaurant with drive-through and outdoor café on an outlet.

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-36-07 as set forth in the minutes of their December 3, 2007 meeting.

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

1. The Final Planned Development Amendment, Plat of Subdivision, and Special Uses (drive-through and outdoor café) shall substantially conform to the preliminary architecture plans prepared by Gleason Architects, P.C. dated May 21, 2007; the preliminary engineering plans prepared by Dave Johnson and Associates, Ltd. dated August 14, 2007; the preliminary landscape plans prepared by Heller & Associates, LLC dated August 22, 2007; the plat of easement and plat of resubdivision prepared by Dave Johnson and Associates, Ltd. dated August 20, 2007, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The proposed building shall have an automatic sprinkler system installed throughout. All areas of the

building shall be protected.

3. The proposed building shall have a manual and automatic detection system installed throughout. The detection systems shall be tied into the Downers Grove Alarm Board. All areas of each building shall be protected.
4. The kitchen shall have a complete hood and duct system.
5. Best management practices for stormwater shall be implemented on the site.
6. A stormwater easement shall be provided for all stormwater facilities located within the Meadowbrook Shopping Center.
7. Storm sewer calculations including hydraulic grade lines shall be submitted for the on-site storm sewer.
8. Overland flow paths shall be provided and shown on the grading plan for the 100-year storm event.
9. A photometric plan shall be submitted and approved prior to the issuance of any site development permits.
10. The existing Meadowbrook Shopping Center sign on Lot 3 shall be removed and relocated or the Plat of Subdivision shall be revised to show the existing monument sign being located on Lot 2 of the Meadowbrook Subdivision. If the plat is modified a new Plat of Subdivision for Lot 2 shall be prepared.
11. The proposed signage shall comply with the Sign Ordinance.
12. Prior to Village Council consideration, the petitioner shall provide one (1) paper copy and one (1) mylar copy of a Plat of Subdivision.
13. Prior to Village Council consideration, the petitioner shall provide one (1) paper copy and one (1) mylar copy of a Plat of Easement identifying the location of all public utility and drainage easements, including a five (5) foot easement along all east and west property lines and a ten (10) foot easement along the south property line.

SECTION 5. That the restaurant with drive-through and outdoor café 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 all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. 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

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT OF RESUBDIVISION
FOR THE 63rd STREET DUNKIN DONUTS SUBDIVISION**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for Final Plat of Resubdivision for the 63rd Street Dunkin Donuts Subdivision, located on the southwest corner of Woodward Avenue and 63rd Street, Downers Grove, Illinois, legally described as follows:

Lot 3 in Meadowbrook Subdivision, being a subdivision of that part of the Northeast Quarter of Section 24, Township 38 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded February 1, 1973 as Document R73-05824 and Certificates of Correction recorded as Document R76-58800 and R76-58801, in DuPage County, Illinois.

Commonly known as Meadowbrook Shopping Center, Downers Grove, IL (PIN 08-24-202-005).

WHEREAS, notice has been given and hearing held on December 3, 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 Resubdivision for 63rd Street Dunkin Donuts 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 Resubdivision for the 63rd Street Dunkin Donuts Subdivision, be and is hereby approved subject to the following conditions:

1. The Final Planned Development Amendment, Plat of Subdivision, and Special Uses (drive-through and outdoor café) shall substantially conform to the preliminary architecture plans prepared by Gleason Architects, P.C. dated May 21, 2007; the preliminary engineering plans prepared by Dave Johnson and Associates, Ltd. dated August 14, 2007; the preliminary landscape plans prepared by Heller & Associates, LLC dated August 22, 2007; the plat of easement and plat of resubdivision prepared by Dave Johnson and Associates, Ltd. dated August 20, 2007, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The proposed building shall have an automatic sprinkler system installed throughout. All areas of the building shall be protected.
3. The proposed building shall have a manual and automatic detection system installed throughout. The detection systems shall be tied into the Downers Grove Alarm Board. All areas of each building shall be protected.
4. The kitchen shall have a complete hood and duct system.
5. Best management practices for stormwater shall be implemented on the site.
6. A stormwater easement shall be provided for all stormwater facilities located within the Meadowbrook Shopping Center.
7. Storm sewer calculations including hydraulic grade lines shall be submitted for the on-site storm sewer.
8. Overland flow paths shall be provided and shown on the grading plan for the 100-year storm event.

9. A photometric plan shall be submitted and approved prior to the issuance of any site development permits.
10. The existing Meadowbrook Shopping Center sign on Lot 3 shall be removed and relocated or the Plat of Subdivision shall be revised to show the existing monument sign being located on Lot 2 of the Meadowbrook Subdivision. If the plat is modified a new Plat of Subdivision for Lot 2 shall be prepared.
11. The proposed signage shall comply with the Sign Ordinance.
12. Prior to Village Council consideration, the petitioner shall provide one (1) paper copy and one (1) mylar copy of a Plat of Subdivision.
13. Prior to Village Council consideration, the petitioner shall provide one (1) paper copy and one (1) mylar copy of a Plat of Easement identifying the location of all public utility and drainage easements, including a five (5) foot easement along all east and west property lines and a ten (10) foot easement along the south property line.

BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the Final Plat of Resubdivision.

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

FINAL PLAT OF RESUBDIVISION 63RD STREET DUNKIN DONUTS SUBDIVISION

A RESUBDIVISION OF PART OF LOT 3 IN MEADOWBROOK SUBDIVISION, SECTION 24, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS



63rd Street

NUMBER	DISTANCE	DIRECTION
L1	54.35'	N 87°32'10" E
L2	57.53'	N 00°55'11" W
L3	12.25'	N 89°03'49" E
L4	10.00'	N 01°51'23" W
L5	2.19'	S 89°03'49" W
L6	57.37'	S 00°55'11" E
L7	10.00'	N 87°32'10" E
L8	14.25'	S 87°31'40" W
L9	47.85'	N 04°11'59" E
L10	10.00'	N 85°45'01" W
L11	14.25'	S 04°11'59" W
L12	10.07'	N 87°31'40" E

LOT 1
PROPOSED DUNKIN DONUTS SUBDIVISION

PUBLIC UTILITY AND DRAINAGE EASEMENT.
HEREBY DEDICATED

SANITARY SEWER
HEREBY DEDICATED

■ SET CONCRETE MONUMENT
48" DEEP W/IRON ROD AND DISK.
SET 5/8" X 24" IRON RODS
AT ALL OTHER CORNERS UNLESS
OTHERWISE NOTED

INGRESS-EGRESS PROVISIONS

A PERPETUAL NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT IS HEREBY ESTABLISHED OVER AND ACROSS THE PAVED AREAS OF LOT 1 FOR THE MUTUAL BENEFIT OF MEADOWBROOK SUBDIVISION

2556/R556-07-24-07 BASE.DWG

DJA CIVIL ENGINEERS & SURVEYORS
Davis Johnson and Associates, LLC
301 S. Dear Street
Moline, Illinois 61704
PH: 632-755-8000 FAX: 632-755-9208
WWW: DJA@DJAENGINEERS.COM

FINAL PLAT OF RESUBDIVISION
63RD STREET DUNKIN DONUTS SUBDIVISION
DOWNERS GROVE, ILLINOIS

Scale:	1"=50'
DATE:	08-25-07
JOB NO:	2556
SHEET:	1 of 2

FINAL PLAT OF RESUBDIVISION
63RD STREET DUNKIN DONUTS SUBDIVISION

Preferred Real Estate, LLC, on behalf of partnership hereby certifies that

A RESUBDIVISION OF PART OF LOT 3 IN MEADOWBROOK SUBDIVISION, SECTION 24, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS

OWNERS CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT PREFERRED REAL ESTATE, AN ILLINOIS LIMITED PARTNERSHIP, IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

THIS _____ DAY OF _____ 20____

BY: _____

CERTIFICATE OF COUNTY RECORDER
STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M. AS DOCUMENT NUMBER _____

BY: RECORDER OF DEEDS

Sealed, Certified

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, Warren L. Johnson, Illinois Land Surveyor Number 2077, have surveyed and subdivided the above described property as shown by this plat, which is a correct representation of said survey and subdivision, of dimensions are as feet or decimals thereof. Part of Lot 3 in Meadowbrook Subdivision, being a subdivision of the part of the Northeast quarter of Section 24, Township 38N, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded February 1, 1973 as document R73-05874 and certificates of correction recorded as documents R76-58309 and R76-58801. Described as follows: beginning at the Northeast corner of Lot 3 three South on the East line of said lot 3 having a bearing of South 2 degrees 21 minutes 59 seconds East for a distance of 148.38 feet; thence South 87 degrees 21 minutes 40 seconds West for a distance of 123.72 feet; thence South 1 degree 35 minutes 16 seconds East for a distance of 91.18 feet; thence South 87 degrees 22 minutes 10 seconds West for a distance of 67.73 feet; thence North 1 degree 35 minutes 16 seconds West for a distance of 158.33 feet; thence East along the North line of said lot 3 having a bearing of North 87 degrees 45 minutes 9 seconds East for a distance of 189.62 to the point of beginning in Dupage County, Illinois.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY SECTION 13 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED, AND THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF RESUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP PANEL NUMBER 17019720294A, SHOWING AN EFFECTIVE DATE OF JULY 1, 2004.

GIVEN UNDER MY HAND AND SEAL THIS 5TH DAY OF OCTOBER, 2007.

BY: _____ DATE: _____ 2007.



WARREN L. JOHNSON
ILLINOIS REGISTERED LAND SURVEYOR #2077

DRAWING CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

PROFESSIONAL ENGINEER IN ILLINOIS AND _____ A REGISTERED

LAND DESCRIBED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVISION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVISION HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO AVOID THE UNLAWFUL DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY HEREON IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS _____ DAY OF _____ 20____

BY: ENGINEER BY: OWNER OR ATTORNEY

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, THIS _____ DAY OF _____ 20____

BY: CHAIRMAN

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR DEFERRED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPROPRIATED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

THIS _____ DAY OF _____ 20____

BY: COLLECTOR

VILLAGE COLLECTOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____ COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR DEFERRED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPROPRIATED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

THIS _____ DAY OF _____ 20____

BY: COLLECTOR

VILLAGE COUNCIL'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED THIS _____ DAY OF _____ 20____ BY _____

BY: MAYOR VILLAGE CLERK

COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO PENDING TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ 20____

BY: COUNTY CLERK

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to

Commonwealth Edison Company

and SBC-Amartech Illinois and Illinois Bell Telephone Company. Grantees and their successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, raceways, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals by, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines for similar designation on the plat and easement, "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated on the Declaration of Condominium and/or on this plat as "Common Elements" and the property designated on the plat as "Common Area or Areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings, and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines for similar designation marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlets", "Common Elements", "open space", "open area", "common grounds", "parking" and "common area". The terms "Common Area or Areas" and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment. Relocation of facilities all be done by Grantees at cost of Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NIGCO") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas by, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NIGCO facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NIGCO. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole or as appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

Public Utility and Drainage Easement Provisions

Easements are hereby reserved for and granted to the City of Downers Grove and their successors and assigns and to those public utility companies operating under franchises from the Village of Downers Grove including but not limited to Commonwealth Edison Company, American Electric Power Company, and their successors and assigns, over and through all the areas marked or shown as public utility and drainage easements, P.U.E. and the property designated on this plat as "Common Elements" and "Common Area or Areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over utility purposes without the prior written consent of NIGCO. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easements and interfere with the operation of the street or other utility, facilities or drainage within said easements. No permanent buildings or structures shall be placed on said easements, but may be used for garages, driveways, landscaping, swimming pools, driveways, stairs and parking areas and other purposes and improvements that do not then or later interfere with the intended use of the plat when the easement is used both for sewer and other utilities. The other utility restrictions shall be subject to the approval of the grantor or its designees, at its discretion, and shall be subject to the ordinances of the grantor. Grantee shall be responsible for accessing and posting any

SCHOOL DISTRICT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

The undersigned do hereby certify that, in compliance of the property described in the surveyor's certificate, and areas as Part of Lot 3 in Meadowbrook Subdivision, to the best of their knowledge, it occurs within the boundaries of the _____ Elementary School District in Dupage County, Illinois.
Dated at _____ Illinois this _____ day of _____ A.D. 20____
By _____

8556\8556-07-24-07 BASE.DWG

DJA CIVIL ENGINEERS & ARCHITECTS
Dana Johnson and Associates, LLC
1400 North Lincoln Road
Westmont, Illinois 60559
Tel: 630-201-1000
Fax: 630-201-1001

FINAL PLAT OF RESUBDIVISION
63RD STREET DUNKIN DONUTS SUBDIVISION
DOWNERS GROVE, ILLINOIS

SCALE: N/A
DATE: 08-25-07
JOB NO: 2556
SHEET: 2 of 2



Village of Downers Grove

STAFF REPORT

TO: Plan Commission

HEARING DATE: December 3, 2007

FROM: Department of Community
Development

PREPARED BY: Stan Popovich, AICP
Planner

TITLE

PC-36-07; Final Planned Development Amendment, Plat of Subdivision, Special Use for a drive-through use, and Special Use for an outdoor café at the Meadowbrook Shopping Center. The petitioner is requesting approval of a Final Planned Development Amendment to construct a Dunkin' Donuts on a proposed out-lot within the Meadowbrook Shopping Center. The petitioner is requesting a Plat of Subdivision to create an out-lot to build a Dunkin' Donuts restaurant. The petitioner is also requesting Special Uses to allow a drive-through and an outdoor café.

APPLICATION/NOTICE: The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: Arun Enterprises
2700 Oak Brook Road
Oak Brook, IL 60523

APPLICANT: Thad Gleason
Gleason Architects, P.C.
769 Heartland Drive, Unit A
Sugar Grove, IL 60554

PROPERTY INFORMATION

EXISTING ZONING: B-2 General Retail Business
EXISTING LAND USE: Commercial
PROPERTY SIZE: 10.538 acres (459,035 square feet)
PINs: 08-24-202-005

SURROUNDING ZONING AND LAND USES FOR THE MAIN CAMPUS:

	ZONING	FUTURE LAND USE
NORTH:	R-4 Single Family Residential (Lisle Township)	Residential 0-6 DU/Acre
SOUTH:	R-6 Multiple Family Residential	Residential 11-25 DU/Acre
EAST:	B-2 General Retail Business	Commercial
WEST:	B-2 General Retail Business	Commercial

ANALYSIS

SUBMITTALS

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

1. Applications and petitions for public hearing
2. Project summary
3. Preliminary Engineering Plans prepared by Dave Johnson and Associates, Ltd. dated August 14, 2007, last revised on October 5, 2007
4. Preliminary Architecture Plans prepared by Gleason Architects, P.C. dated May 21, 2007
5. Preliminary Landscape Plans prepared by Heller & Associates, LLC dated October 3, 2007
6. Final Plat of Resubdivision prepared by Dave Johnson and Associates, Ltd. dated August 20, 2007
7. Plat of Easement prepared by Dave Johnson and Associates, Ltd. Dated August 20, 2007

DESCRIPTION

The petitioner is proposing to subdivide a portion of Lot 3 in the Meadowbrook Subdivision to construct a Dunkin' Donuts restaurant. The existing 10.538 acre (459,035 square feet) Meadowbrook Shopping Center parcel would be subdivided to provide a 28,758 square foot out-lot. The out-lot would be occupied by a 1,900 square foot Dunkin' Donuts restaurant. The proposed Dunkin' Donuts will have a drive-through and an outdoor café, both of which are considered Special Uses in the B-2 General Retail Business zoning district.

The out-lot would be located immediately west of the Meadowbrook Shopping Center entrance on 63rd Street. The out-lot measures 189 feet wide by 158 feet deep. Access to the lot is off the primary shopping center entrance at the northeast corner of the proposed out-lot. Secondary access points are at the southwest and northwest portions of the out-lot. The proposed building is centered on the lot with the outdoor café being located immediately east of the building entrance. The drive-through window is located on the south façade and has adequate stacking spaces and an escape lane. Parking spaces are located immediately north of the proposed building and to the east and west of the building beyond the drive-through and escape lanes. Overall, the development provides 28 parking spaces.

The proposal identifies approximately 41% (11,808 square feet) of green space. The majority of the green space is located along 63rd Street and south of the proposed drive-through and escape lanes. Planned developments in the B-2 district require 15% (4,314 square feet) green space. The proposed height of the restaurant is 23 feet 9 inches. Business planned developments are allowed a maximum height of 60 feet in the B-2 district.

The proposal complies with the bulk requirements of the Zoning Ordinance as provided in the table below.

Zoning Requirements	Required	Provided
North Setback	26.5'	74'
East Setback	N/A	53'
South Setback	N/A	39'
West Setback	N/A	74'
Building Height	60'	23' - 9"
Floor Area Ratio	0.75	0.06
Parking	17	28
Open Space (Total / Front Yard)	15% (4,314 sq. ft.)	41% (11,808 sq. ft.)

COMPLIANCE WITH THE FUTURE LAND USE PLAN

According to the Future Land Use Plan, the Meadowbrook Shopping Center is designated as commercial. While the proposed development would meet the requirements of the Future Land Use Plan, staff does not

believe the proposal is consistent with the goals of the Village.

The 2006 Strategic Plan identifies vibrant major commercial corridors as a 2011 Downers Grove goal with upgraded existing and aged commercial buildings as an objective. The Village believes the Meadowbrook Shopping Center is a key component in creating a vibrant 63rd Street commercial corridor. However, the existing Meadowbrook Shopping Center is in a general state of disrepair and is in need of significant upgrades and improvements to become a contributing factor to a vibrant commercial corridor. Through a comprehensive redevelopment, the site can become the key component in creating a vibrant 63rd Street commercial corridor.

The establishment of an out-lot is not the appropriate action to upgrade the aged Meadowbrook Shopping Center or create a vibrant 63rd Street commercial corridor and may in fact serve as an obstacle to a comprehensive redevelopment. Staff does not believe it is appropriate at this time to divide the site to create an out-lot when the proposed out-lot is not consistent with the intent of Village's goals.

COMPLIANCE WITH THE ZONING ORDINANCE

A Planned Development is a Special Use within the B-2 zoning district. The proposed site plan meets all zoning requirements including green space, parking, floor area ratio and building setbacks as noted in the above table.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

Per the Subdivision Ordinance, school and park donations are not required for non-residential uses. The petitioner has provided a Plat of Subdivision which complies with the requirements for lot size, width, and depth. The Plat of Subdivision may require modification to ensure compliance with the Sign Ordinance. If the plat is revised as per staff recommendations, the plat will still comply with the Subdivision Ordinance. A Plat of Easement has been provided which identifies new utility and drainage easements for the new parcel. Additional out-lot easements will need to be delineated prior to consideration by the Village Council.

COMPLIANCE WITH THE SIGN ORDINANCE

The petitioner has identified proposed signs that are not in compliance with the sign ordinance. The building's design allows the petitioner 283.5 square feet of total sign surface area. The petitioner is allowed to install signage on the east and north facades. Additionally, the petitioner would typically be able to install a monument sign; however, in the current configuration the existing Meadowbrook Shopping Center sign is located on the out-lot. As per the Sign Ordinance, only one monument sign is allowed per lot of record. A Dunkin' Donuts monument sign may be installed if the existing Meadowbrook Shopping Center sign is removed and relocated or if the plat of subdivision is revised to place the existing monument sign within Lot 2 of the Meadowbrook Subdivision. As a condition of approval, the petitioner will be required to relocate the existing monument sign or modify the existing lot lines to ensure the monument sign becomes part of the Meadowbrook Shopping Center parcel. If the area surrounding the sign becomes a part of Lot 2, the proposed development would still meet the requirements of the Subdivision and Zoning Ordinance. The proposed signs shall meet the requirements of the Sign Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

The existing site slopes from the north to the south. To provide a flat building area, the petitioner is proposing to level out an area of the site which will be consistent with the grades to the north. Beyond the building area, the grades will tie into the existing parking lot grades.

New utility services will be provided for the proposed building. Water service will be provided off of 63rd Street while sanitary and storm sewers will connect to existing service lines within the Meadowbrook Shopping Center.

Vehicles will be able to enter the site through an existing drive aisle located immediately south of the primary shopping center entrance off of 63rd Street. Additional entry points will be provided at the northwest and southwest corners of the out-lot. The existing parking lots surrounding the out-lot will be improved through

the proposed development with new and reconditioned landscape islands. The parking lots shall comply with the parking lot landscaping requirements as noted in the Zoning Ordinance.

The petitioner will be required to submit a photometric plan for the proposed development prior to any site development permits being issued. The photometric plan shall comply with the requirements as listed in the Zoning Ordinance.

PUBLIC SAFETY REQUIREMENTS

The proposed site will be accessible to emergency vehicles through the Meadowbrook Shopping Center entrances. As a condition of approval, the new building will be required to have an automatic sprinkler system and a manual and automatic detection system installed throughout. Working drawings and cut sheets will be reviewed during the permit review process to ensure compliance with current building and life safety codes.

NEIGHBORHOOD COMMENT

Staff has not received any neighborhood comment regarding the petition.

FINDINGS OF FACT

The standards for approval of a Planned Development Amendment and Special Use are listed below. Staff does not believe the standards for a Planned Development Amendment or a Special Use have been met. Staff does not believe the proposal complies with the planning objectives of the Village, standard 28.1607(a)(4). The Village's objective for the Meadowbrook Shopping Center is a comprehensive redevelopment of the site in order to spur additional commercial investment throughout the center, the surrounding area and the 63rd Street commercial corridor. The Village does not believe it is in the best interest of the Village to support a Planned Development Amendment to create a single out-lot without a comprehensive redevelopment plan for this shopping center which is the primary commercial area in this section of the Village.

Staff does not believe the proposal is desirable to provide a service which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community, standards 28.1607(b)(1) and 28.1902(a). The creation of an out-lot will not contribute to the welfare of the neighborhood. The Meadowbrook Shopping Center is in need of a comprehensive redevelopment and the creation of an out-lot will not spur the center's comprehensive redevelopment. The approval of an out-lot will only serve to maintain the shopping center in its current state. A comprehensive redevelopment of the shopping center which provides additional retail opportunities to the neighborhood is desirable and would be beneficial to the community.

Additionally, staff does not believe the proposal complies with the Village's Strategic Plan. The Strategic Plan establishes a 2011 goal to create vibrant major commercial corridors with upgraded existing and aged commercial buildings as an objective. In order to create a vibrant 63rd Street corridor, staff believes the Meadowbrook Shopping Center should undergo a comprehensive redevelopment. The creation of a single out-lot will not reestablish Meadowbrook Shopping Center as a vibrant commercial center or 63rd Street as a vibrant commercial corridor. The existing Meadowbrook Shopping Center is in a general state of disrepair and is in need of significant upgrades and improvements to become a contributing factor to a vibrant commercial corridor. The creation of an out-lot will not upgrade an existing aging shopping center, only a comprehensive redevelopment will be able to accomplish the Strategic Plan's goals and objectives.

28.1607 Standards for Approval of Planned Developments

(a) 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.*
- (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.*

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

(b) 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.*
- (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.*
- (3) *That the planned development is specifically listed as a special use in the district in which it is to be located.*
- (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.*
- (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.*
- (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.*
- (7) *That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.*
- (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.*
- (9) *That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.*

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.*
- (b) *That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*
- (c) *That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*
- (d) *That it is one of the special uses specifically listed for the district in which it is to be located.*

RECOMMENDATIONS

The proposed project is not compatible with the goals of the Village based on the findings listed above. Staff recommends the Plan Commission make a negative recommendation of the proposed Planned Development Amendment, Plat of Subdivision, and Special Uses to the Village Council.

Should the Plan Commission decide to make a positive recommendation of this petition to the Village Council, the positive recommendation should be subject to the following conditions:

1. The Final Planned Development Amendment, Plat of Subdivision, and Special Uses (drive-through and outdoor café) shall substantially conform to the preliminary architecture plans prepared by Gleason Architects, P.C. dated May 21, 2007; the preliminary engineering plans prepared by Dave Johnson and Associates, Ltd. dated August 14, 2007; the preliminary landscape plans prepared by Heller & Associates, LLC dated August 22, 2007; the plat of easement and plat of resubdivision prepared by by Dave Johnson and Associates, Ltd. dated August 20, 2007, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The proposed building shall have an automatic sprinkler system installed throughout. All areas of the building shall be protected.
3. The proposed building shall have a manual and automatic detection system installed throughout. The detection systems shall be tied into the Downers Grove Alarm Board. All areas of each building shall be protected.
4. The kitchen shall have a complete hood and duct system.
5. Best management practices for stormwater shall be implemented on the site.
6. A stormwater easement shall be provided for all stormwater facilities located within the Meadowbrook Shopping Center.
7. Storm sewer calculations including hydraulic grade lines shall be submitted for the on-site storm sewer.
8. Overland flow paths shall be provided and shown on the grading plan for the 100-year storm event.
9. A photometric plan shall be submitted and approved prior to the issuance of any site development permits.
10. The existing Meadowbrook Shopping Center sign on Lot 3 shall be removed and relocated or the Plat of Subdivision shall be revised to show the existing monument sign being located on Lot 2 of the Meadowbrook Subdivision. If the plat is modified a new Plat of Subdivision for Lot 2 shall be prepared.
11. The proposed signage shall comply with the Sign Ordinance.
12. Prior to Village Council consideration, the petitioner shall provide one (1) paper copy and one (1) mylar copy of a Plat of Subdivision.
13. Prior to Village Council consideration, the petitioner shall provide one (1) paper copy and one (1) mylar copy of a Plat of Easement identifying the location of all public utility and drainage easements, including a five (5) foot easement along all east and west property lines and a ten (10) foot easement along the south property line.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING SPECIAL USES FOR PLANNED DEVELOPMENT #8 TO PERMIT A RESTAURANT WITH DRIVE-THROUGH AND OUTDOOR CAFÉ

WHEREAS, the following described property, to wit:

Lot 3 in Meadowbrook Subdivision, being a subdivision of that part of the Northeast Quarter of Section 24, Township 38 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded February 1, 1973 as Document R73-05824 and Certificates of Correction recorded as Document R76-58800 and R76-58801, in DuPage County, Illinois.

Commonly known as Meadowbrook Shopping Center, Downers Grove, IL (PIN 08-24-202-005).

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

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-606(f) of the Zoning Ordinance be granted to allow a restaurant with drive-through and a Special Use per Section 28-606(g) of the Zoning Ordinance be granted to allow an outdoor café in the multi-use planned development.

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

WHEREAS, the Plan Commission has recommended approval of the two requested Special Uses, subject to certain conditions; and,

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

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

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

SECTION 1. That Special Use of the Property is hereby granted to permit a restaurant with drive-through and that Special Use of the Property is hereby granted to permit an outdoor café in the multi-use planned development.

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

1. The Final Planned Development Amendment, Plat of Subdivision, and Special Uses (drive-through and outdoor café) shall substantially conform to the preliminary architecture plans prepared by Gleason Architects, P.C. dated May 21, 2007; the preliminary engineering plans prepared by Dave Johnson and Associates, Ltd. dated August 14, 2007; the preliminary landscape plans prepared by Heller & Associates, LLC dated August 22, 2007; the plat of easement and plat of resubdivision prepared by Dave Johnson and Associates, Ltd. dated August 20, 2007, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The proposed building shall have an automatic sprinkler system installed throughout. All areas of the building shall be protected.
3. The proposed building shall have a manual and automatic detection system installed throughout. The detection systems shall be tied into the Downers Grove Alarm Board. All areas of each building shall be protected.
4. The kitchen shall have a complete hood and duct system.
5. Best management practices for stormwater shall be implemented on the site.
6. A stormwater easement shall be provided for all stormwater facilities located within the Meadowbrook Shopping Center.
7. Storm sewer calculations including hydraulic grade lines shall be submitted for the on-site storm sewer.
8. Overland flow paths shall be provided and shown on the grading plan for the 100-year storm event.
9. A photometric plan shall be submitted and approved prior to the issuance of any site development permits.
10. The existing Meadowbrook Shopping Center sign on Lot 3 shall be removed and relocated or the Plat of Subdivision shall be revised to show the existing monument sign being located on Lot 2 of the Meadowbrook Subdivision. If the plat is modified a new Plat of Subdivision for Lot 2 shall be prepared.
11. The proposed signage shall comply with the Sign Ordinance.
12. Prior to Village Council consideration, the petitioner shall provide one (1) paper copy and one (1) mylar copy of a Plat of Subdivision.
13. Prior to Village Council consideration, the petitioner shall provide one (1) paper copy and one (1) mylar copy of a Plat of Easement identifying the location of all public utility and drainage easements, including a five (5) foot easement along all east and west property lines and a ten (10) foot easement along the south property line.

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

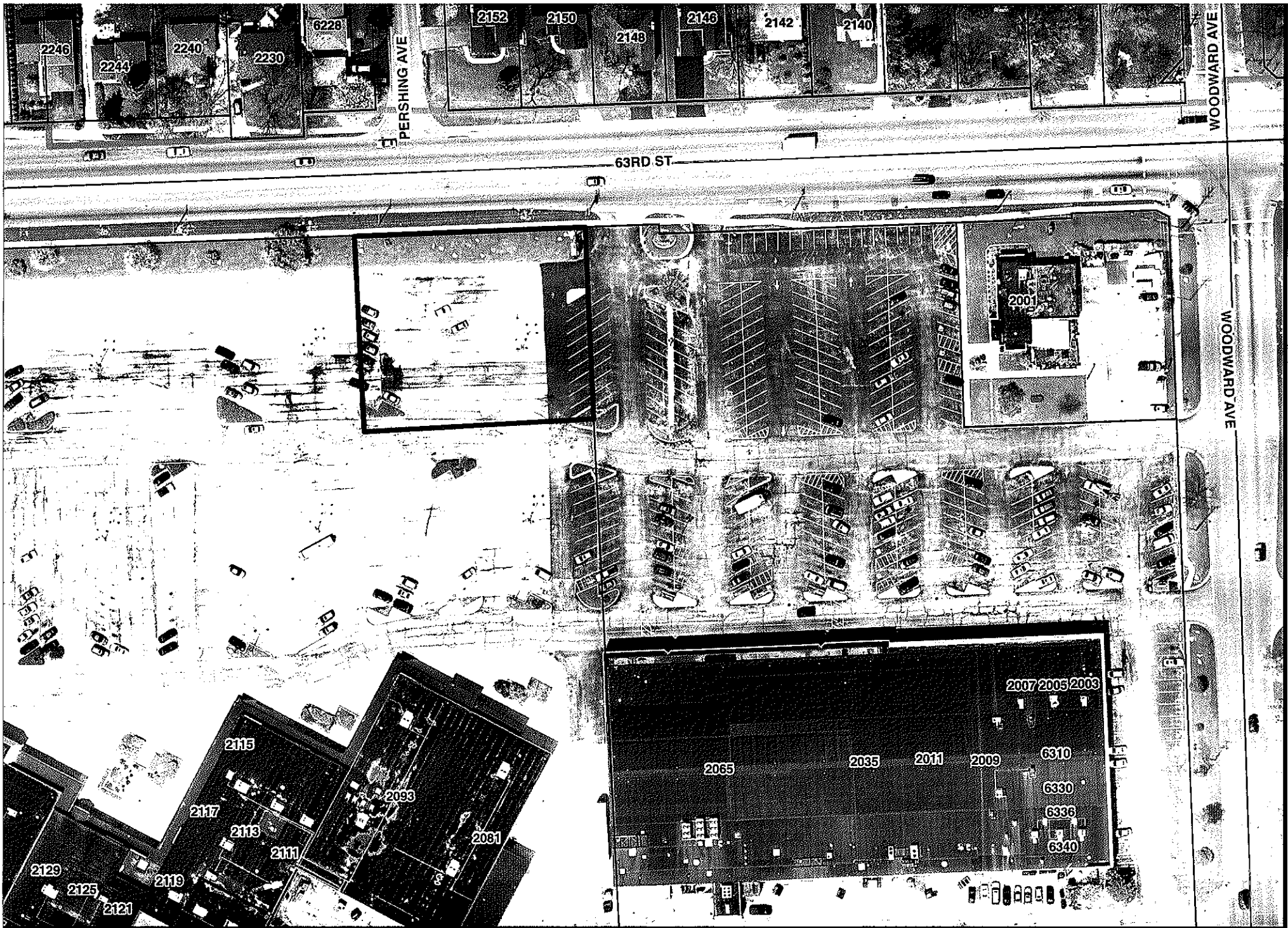
SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



0 50 100 150 200 Feet

Dunkin' Donuts Location Map



PLAT OF SURVEY

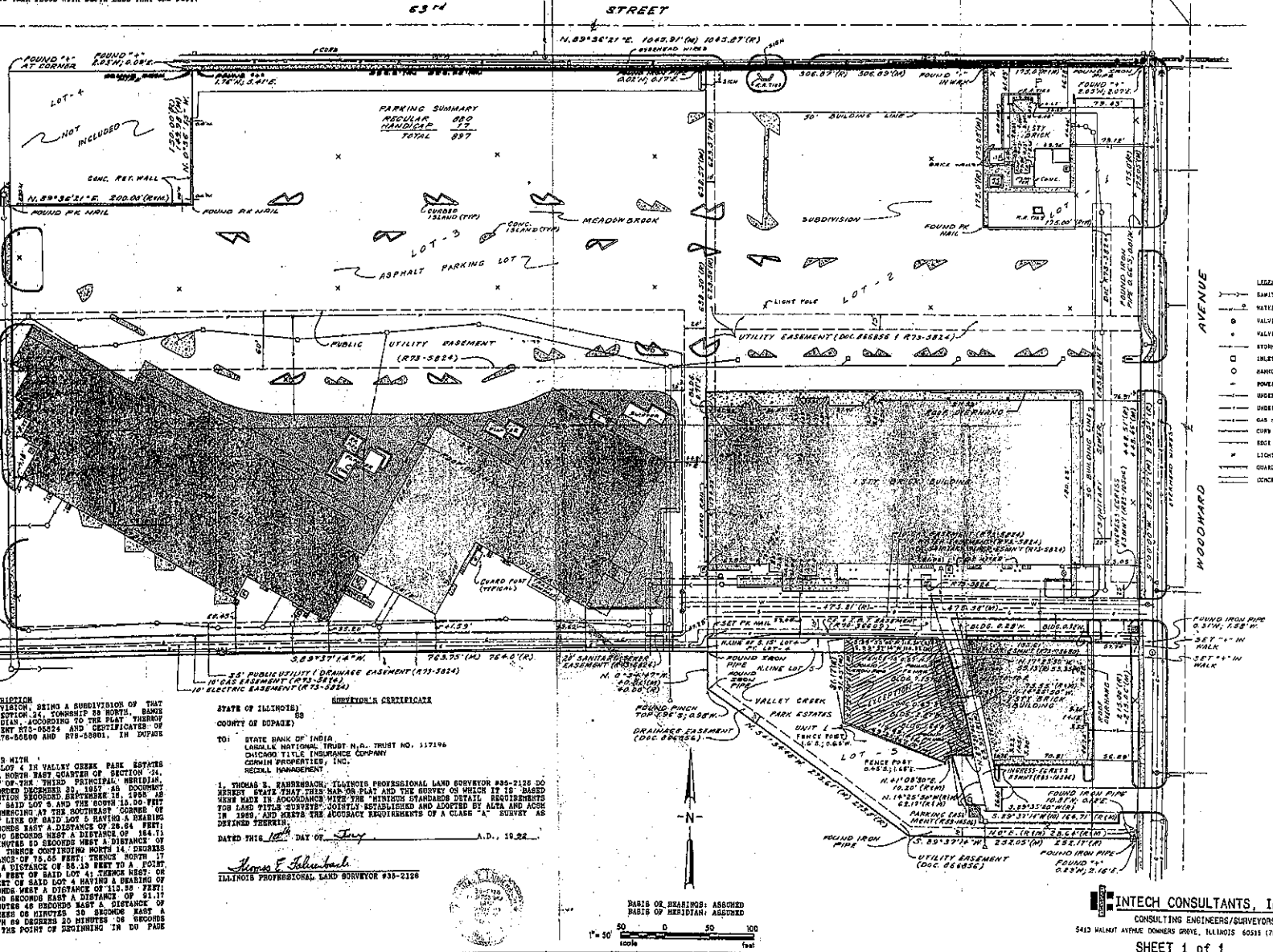
PART OF THE SOUTHWEST QUARTER OF SECTION 26; TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, 60th PACE COUNTY, ILLINOIS.

- 1 IS MADE TO DECLARATION OF 75 COVEYANTS RECORDED AS DOCUMENT #72-56428 1 LAND USE.
- 2 IS MADE TO CERTIFICATE TO SUBDIVISION PLAT. (RTS-SETTING EASEMENTS RIGHTS FOR ROADS AND DRIVEWAYS).
- 3 IS MADE TO RESTRICTIVE COVEYANTS RECORDED AS DOCUMENT #72-56428 1 LAND USE.
- 4 IS MADE TO COVEYANTS AND EASEMENTS CONTAINED IN DEED AS DOCUMENT #72-56428 1 BUILDING USE.
- 5 IS MADE TO RECIPROCAL COVEYANTS RECORDED AS DOCUMENT #72-56428 1 LAND USE.

PORTIONS OF LOT 3 AND 4 OF VALLEY CREEK PARK, AFORESAID, FALL WITHIN ZONE AS AND ZONE S OF THE DEPARTMENT OF EMERGENCY MANAGEMENT'S FLOOD HAZARD INSURANCE MAP. COMMUNITY-PARK NUMBER 11024-0008 B EFFECTIVE DATE OF APRIL 16, 1991.

ZONE AS IS DEFINED AS AN AREA OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. ZONE S IS DEFINED AS AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOOD WITH DEPTH LESS THAN ONE FOOT.

- 1. BELMONT ROAD
- 2. 64TH STREET
- 3. WOODWARD AVENUE



LEGAL DESCRIPTION
LOTS 1, 2 AND 3 IN MEADOWS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTH EAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, 60th PACE COUNTY, ILLINOIS, RECORDED AS DOCUMENT #72-56428 1 AND CERTIFICATES OF RECORD #72-56428 1, 1973 AS DOCUMENT #72-56428 1 AND CERTIFICATES OF RECORD #72-56428 1, 1973 AS DOCUMENT #72-56428 1 AND CERTIFICATES OF RECORD #72-56428 1, 1973 AS DOCUMENT #72-56428 1, IN SQUARE SECTION 26, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, 60th PACE COUNTY, ILLINOIS.

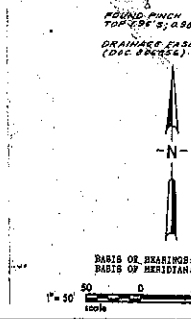
TOGETHER WITH
LOT 4 AND THE SOUTH 10.00 FEET OF LOT 3 IN VALLEY CREEK PARK ESTATES UNIT 1, BEING A SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, 60th PACE COUNTY, ILLINOIS, RECORDED AS DOCUMENT #72-56428 1 AND CERTIFICATES OF RECORD #72-56428 1, 1973 AS DOCUMENT #72-56428 1 AND CERTIFICATES OF RECORD #72-56428 1, 1973 AS DOCUMENT #72-56428 1 AND CERTIFICATES OF RECORD #72-56428 1, 1973 AS DOCUMENT #72-56428 1, IN SQUARE SECTION 26, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, 60th PACE COUNTY, ILLINOIS.

STATE OF ILLINOIS) **RODOLFO CERRILLO**
COUNTY OF DUPAGE)
TO: STATE BANK OF INDIA
INDIAN NATIONAL TRUST N.A. TRUST NO. 117194
CHICAGO TITLE INSURANCE COMPANY
GENERAL PROPERTIES, INC.
RECAL MANAGEMENT

1. THOMAS E. HARRENBACH, ILLINOIS PROFESSIONAL LAND SURVEYOR #90-2126 DO HEREBY STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE ILLINOIS STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSH IN 1989, AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS "A" SURVEY AS DEFINED THEREIN.

DATED THIS 10th DAY OF July A.D. 1992

Thomas E. Harrerbach
ILLINOIS PROFESSIONAL LAND SURVEYOR #90-2126





GLEASON ARCHITECTS, P.C.

204 Meadbrook Lane, Unit A
Naperville, Illinois 60563
Phone: 630-344-6600
Fax: 630-344-6700
E-mail: info@gleasonpc.com

ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR PID	
FOR CONSTAT.	

REVISION	DATE
▲	
▲	



PROJECT:
Dunkin' Donuts
Meadowbrook Plaza on 63rd Street
Downers Grove, Illinois

CLIENT:
Matrix Prime

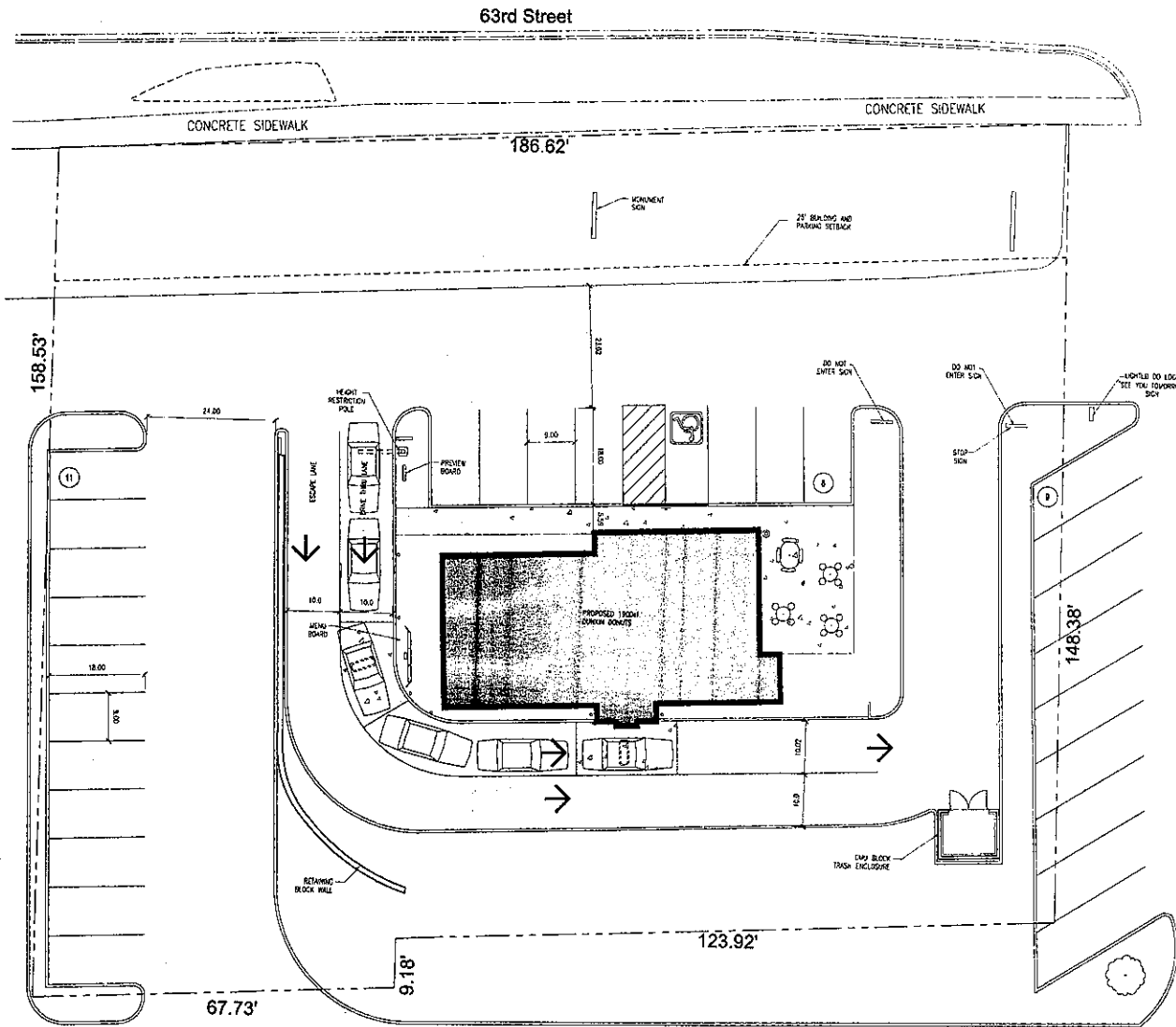
JOB NO.: 08-230
DATE: 08-21-07
FILE: 0743
PLOT SCALE: 1/4"

OWNER APPROVAL:

SHEET TITLE:
Floor Plan

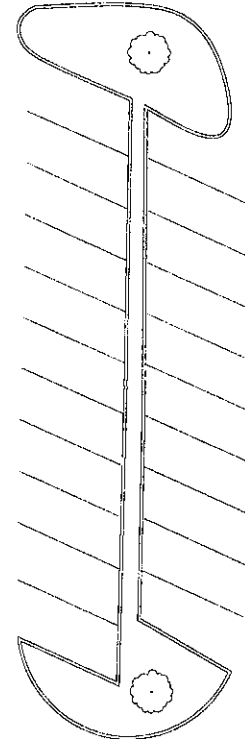
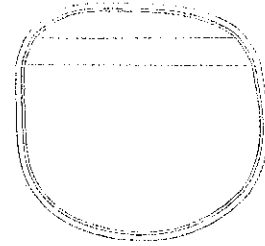
SHEET NUMBER:

A-1



SITE PLAN

SCALE: 1/4" = 1'-0"





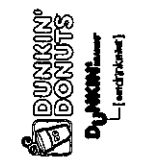
**GLEASON
ARCHITECTS, P.C.**

707 Howard Drive, Suite A
Sugar Creek, Illinois 60554
Phone: 631-466-8740
Fax: 631-466-8700
E-mail: Gleason@gleason.com

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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONSTRUCTION	

REVISION	DATE
△	
△	
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PROJECT:
Dunkin' Donuts
Meadowbrook Plaza on 63rd Street
Downers Grove, Illinois
OWNER:
Mariani, Patis

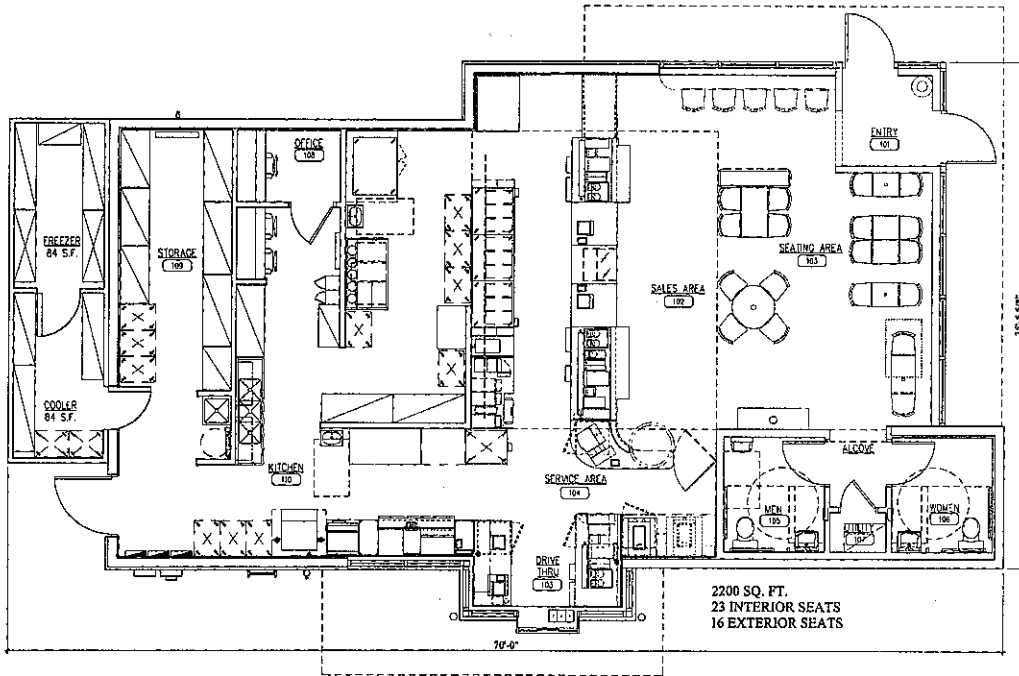
JOB NO. 08-230
DATE 05-21-07
FILE 0140
PLCY/SCALE 11

OWNER APPROVAL

DATE

SUBJECT TITLE
Floor Plan

SHEET NUMBER
A-2



FLOOR PLAN

SCALE: 1/4"=1'-0"



EXTERIOR FINISH MATERIAL SCHEDULE

CODE	MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION	REMARKS
CE-1	FIBER CEMENT BOARD	FIBER CEMENT PLANK		1" SMOOTH LAP BOARD	(V) EXPOSURE
CE-2	SPLIT FACE MASONRY VENEER	SEAGASTONE	CHAMPAGNE CREAM	MATCH P-36	OR APPROVED EQUAL TO BE USED WITH BOS (FOR ORANGE GRANT)
CE-3	SPLIT FACE MASONRY VENEER	A. JAMES & SONS, INC.	PIRE	MATCH P-36	ALL TO CE-3
CE-4	SPLIT FACE MASONRY VENEER	A. JAMES & SONS, INC.	DC-7	MATCH P-35	
DF-2	DRYVIT SYSTEM	DRYVIT SYSTEM, INC.	DU-10-1000P	MATCH P-35	
DF-3	DRYVIT SYSTEM	DRYVIT SYSTEM, INC.	DU-08-1000P	MATCH P-35	
DF-10	DRYVIT SYSTEM	DRYVIT SYSTEM, INC.	DU-08-1000P	MATCH P-41	
DF-11	DRYVIT SYSTEM	DRYVIT SYSTEM, INC.	DU-09-11-1000P	MATCH P-41	
P-36	PAINT	BENJAMIN MOORE	BM 218-10	MIST SHADE	MINIOLUX AND TONERS
P-35	PAINT	BENJAMIN MOORE	BM 218-10	JACKSON TAN	
P-38	PAINT	BENJAMIN MOORE	AC-1	YOGURTE SAND	
P-39	PAINT	BENJAMIN MOORE	2016-10	STARLING ORANGE	CANOPY
P-24	PAINT	BENJAMIN MOORE	1340	HAZZLE BAZZLE	PEY BOLLARDS
MC-17	SMITH SON GRAPHICS	APA GRAPHICS / DCS RETAIL			COFFEE CUP SIGN



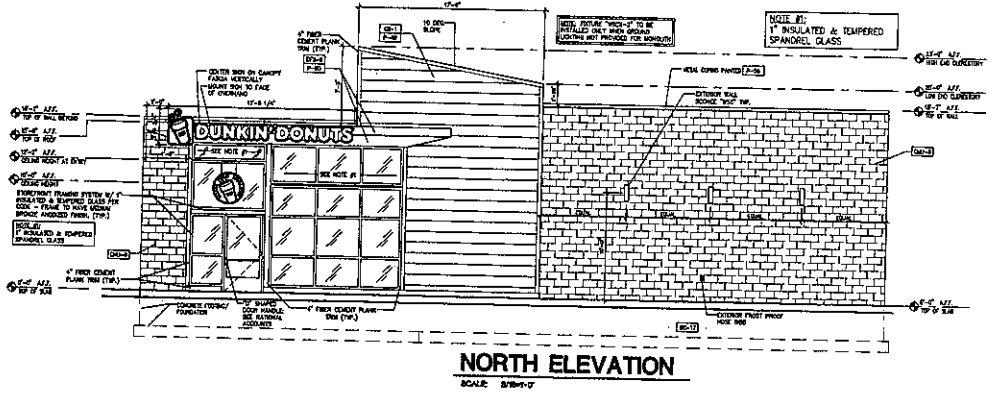
GLEASON ARCHITECTS, P.C.

299 Highland Drive, Unit A
 Rose Grove, Illinois 60554
 Phone: 630-466-8740
 Fax: 630-466-8750
 Email: GLEASON@gleason.com

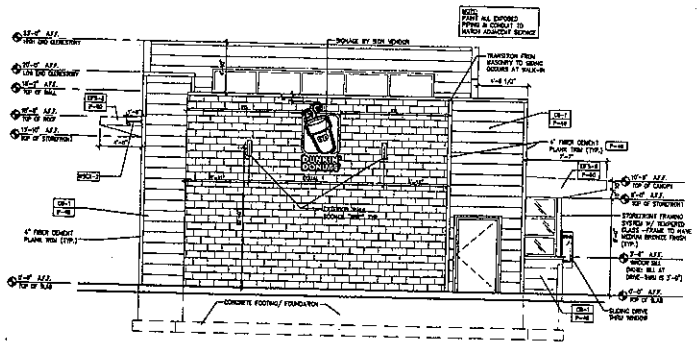
ALL RIGHTS RESERVED. ALL OTHERS ARE
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 ANY PART OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF GLEASON ARCHITECTS, P.C.

ISSUED DATE
 FOR APPROVAL
 FOR PERMIT
 FOR BID
 FOR CONSTRUCTION

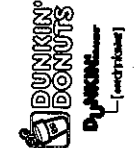
REVISIONS DATE
 1
 2
 3



NORTH ELEVATION
 SCALE: 3/8"=1'-0"



WEST ELEVATION
 SCALE: 3/8"=1'-0"



Project: Dunkin' Donuts
 Meadowbrook Plaza on 63rd Street
 Downers Grove, Illinois

JOB NO. 06-250
 DATE 05-21-07
 FILE 08-03
 PLOT SCALE 1/8"

OWNER APPROVAL

SHEET TITLE
 Proposed Elevations

SHEET NUMBER
A3

CODE	MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION	REMARKS
DB-1	FIBER CONDUIT BOARD	FIBER CONDUIT PLANK		1/2" DASHED LAP SIDING	1" OF COUSINGS
CM-4	SPILT FACE MASONRY VENEER	DECORATIVE		CHAMPAGNE CREAM	MATCH P-53
CM-8	SPILT FACE MASONRY VENEER	A. JANDROS & SONS, INC.	5108	MATCH P-58	BE APPROVED EQUAL TO BE USED WITH SCS (FOR ORANGE GROUT)
CM-9	SPILT FACE MASONRY VENEER	A. JANDROS & SONS, INC.	5108	MATCH P-58	SEE TO CM-8
DS-3	DRYBAT SYSTEM	DRYBAT SYSTEM, INC.	GR-7	MATCH P-50	
DS-9	DRYBAT SYSTEM	DRYBAT SYSTEM, INC.	9000-10-1000P	MATCH P-50	
DS-10	DRYBAT SYSTEM	DRYBAT SYSTEM, INC.	9000-08-1000P	MATCH P-48	
DS-11	DRYBAT SYSTEM	DRYBAT SYSTEM, INC.	9000-11-1000P	MATCH P-48	
P-48	PAINT	BENJAMIN MOORE	981 2118-10	MOIST SHADE	WINDOLIN AND TONERS
P-53	PAINT	BENJAMIN MOORE	981 2118-10	MOIST SHADE	
P-58	PAINT	BENJAMIN MOORE	981 2118-10	MOIST SHADE	
P-59	PAINT	BENJAMIN MOORE	2018-10	STARTLING ORANGE	CAMPF
P-64	PAINT	BENJAMIN MOORE	1348	RAZZLE BAZZLE	PIPE BELLARDS
WC-17	SYNTRA SIGN GRAPHICS	NPA GRAPHICS / ECS RETAL			COFFEE CUP ICON

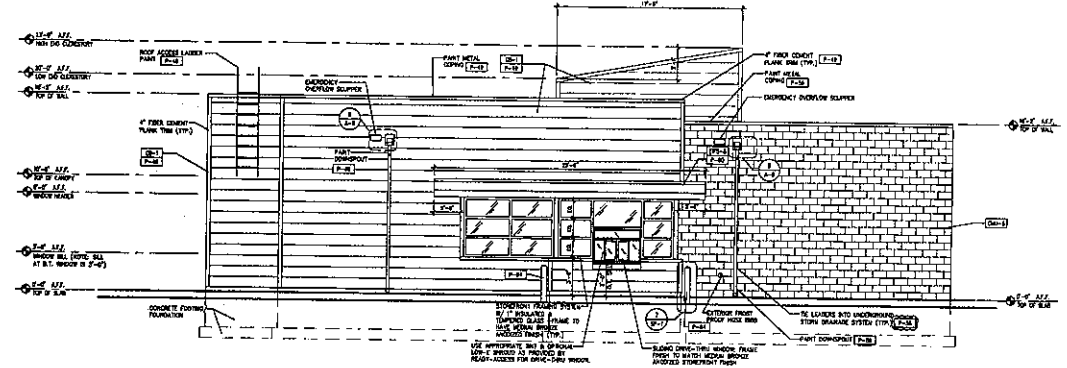


GLEASON ARCHITECTS, P.C.

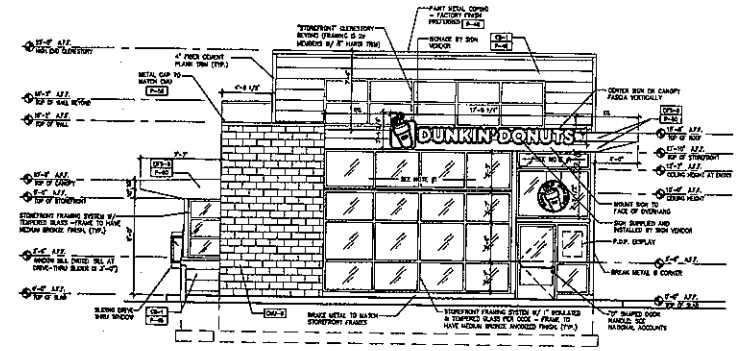
769 Highland Drive, Unit A
 Skokie, Illinois 60054
 Phone: (847) 460-8760
 Fax: (847) 460-8760
 E-mail: ggleason@glason.com

NOT BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORK. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING.

REVISIONS	DATE
1	
2	
3	



SOUTH ELEVATION
 SCALE: 3/8"=1'-0"



EAST ELEVATION
 SCALE: 3/8"=1'-0"



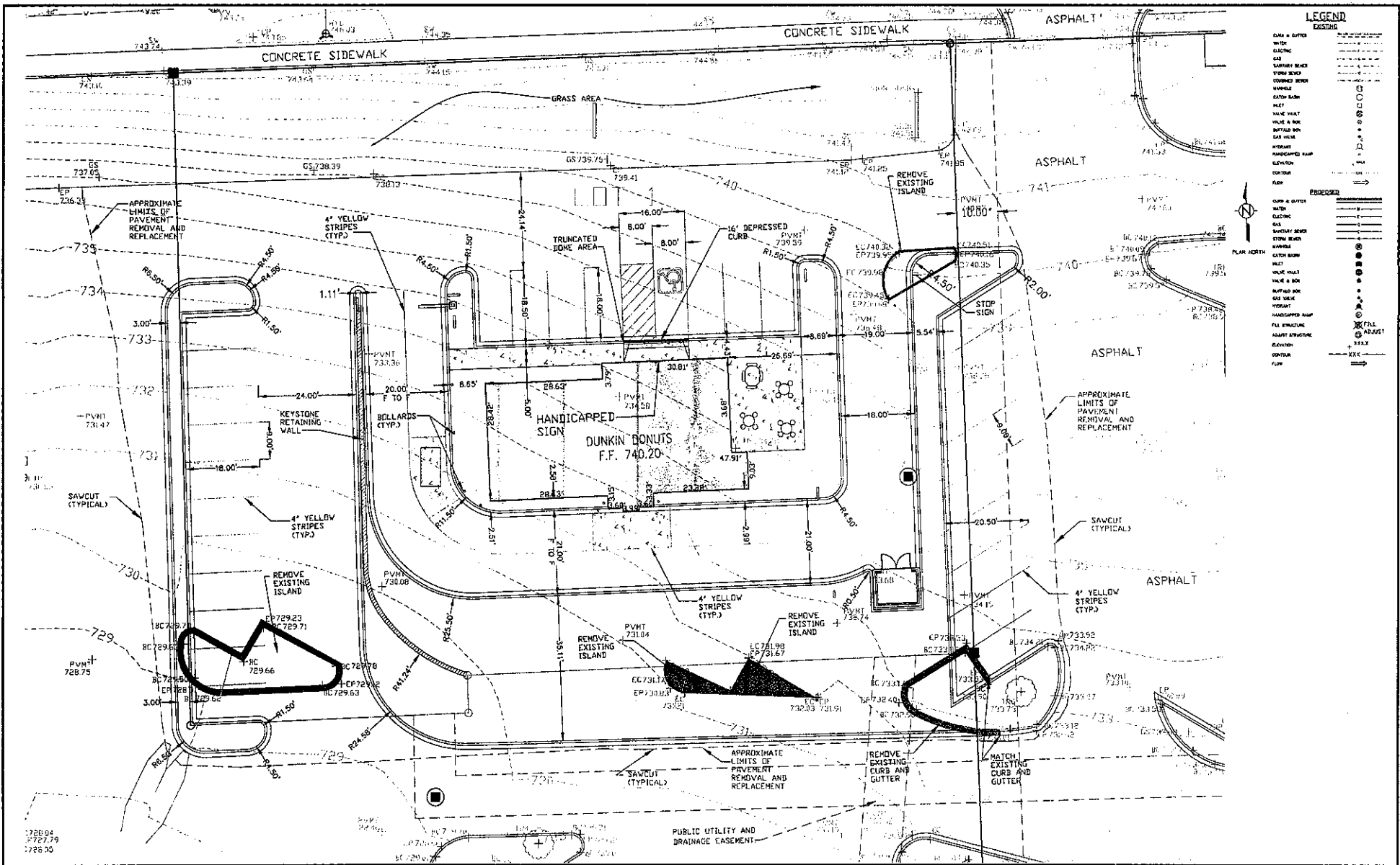
PROJECT: Dunkin' Donuts
 Meadowbrook Plaza on 63rd Street
 Downers Grove, Illinois
 CLIENT: Nutramet Foods

JOB NO. 08-230
 DATE 03-21-07
 FILE 04-44
 PLOT SCALE 1/8"

OWNER APPROVAL

SHEET TITLE
Proposed Elevations

SHEET NUMBER
A-4



LEGEND

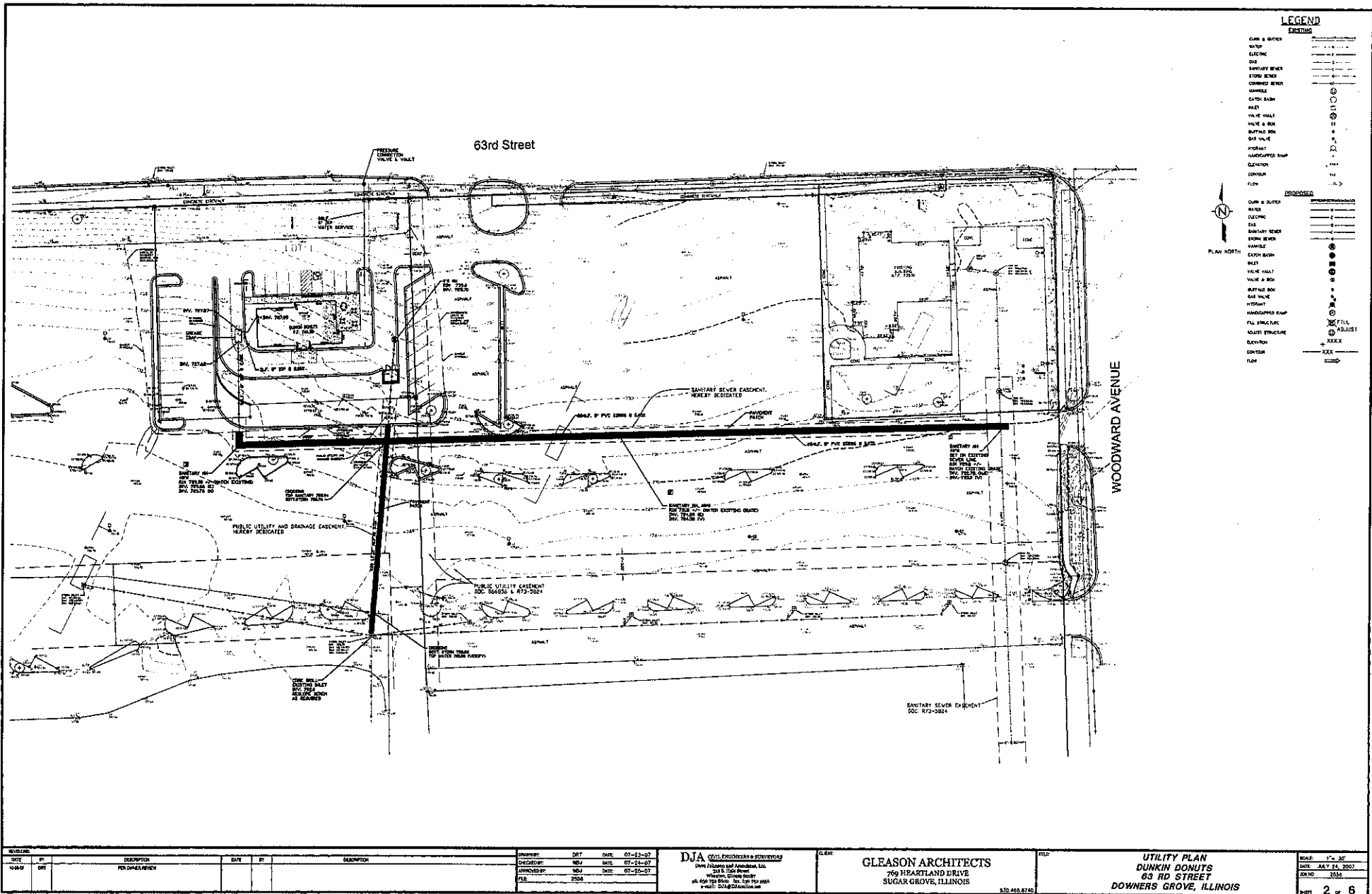
EXISTING

- GUTTER
- DRIVE
- ELECTRIC
- GAS
- SANITARY SEWER
- STORM SEWER
- COMBINED SEWER
- MANHOLE
- CATCH BASIN
- INLET
- WALK & RAMP
- BUFFPAD FOR GAS WALK
- INTERLACE
- HANDICAPPED RAMP
- GUTTER
- CURB

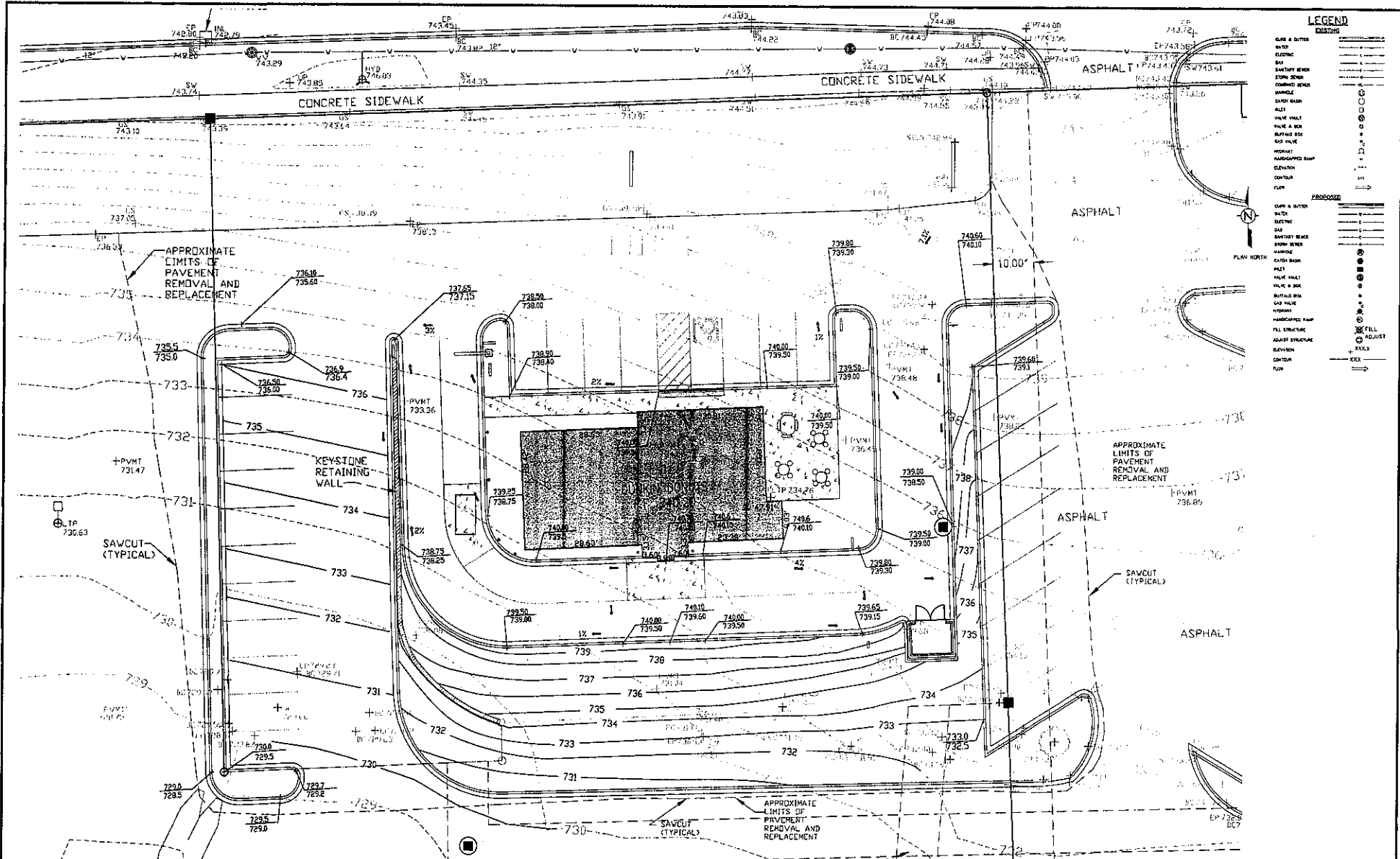
PROPOSED

- GUTTER
- DRIVE
- ELECTRIC
- GAS
- SANITARY SEWER
- STORM SEWER
- MANHOLE
- CATCH BASIN
- INLET
- WALK & RAMP
- WALK & BOX
- BUFFPAD FOR GAS WALK
- INTERLACE
- HANDICAPPED RAMP
- FULL STRUCTURE
- PART STRUCTURE
- EXCAVATION
- CONTROL
- FLOW

REVISION DATE BY DESCRIPTION 7/28/04 7/27/04 7/26/04		DRAWN BY DATE DESCRIPTION 07-23-07 07-24-07 07-25-07		D.J.A. CIVIL ENGINEERS & SURVEYORS Dave Johnson and Associates, Ltd. 211 E. 7th Street Moline, Illinois 61701 PH: 309.792.8800 FAX: 309.792.8500 E-MAIL: DJA@DJASurveys.com		GLEASON ARCHITECTS 769 HEARTLAND DRIVE SUGAR GROVE, ILLINOIS 815.468.8740		GEOMETRY PLAN DUNKIN DONUTS 63RD STREET DOWNERS GROVE, ILLINOIS 8/15/07 DATE: JULY 24, 2007 JOB NO. 2555		SHEET 1 OF 6	
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DATE: 10-09-07 BY: DRT		DESCRIPTION: FOR DIMENSION		DATE: 07-23-07 BY: DRT		DESCRIPTION:		DRAWN BY: DRT DATE: 07-23-07 CHECKED BY: WEA DATE: 07-24-07 APPROVED BY: WEA DATE: 07-25-07 P.L.B. 2506		DJA CIVIL ENGINEERS & ARCHITECTS Dave Johnson and Associates, Ltd. 218 E. Todd Street Wheaton, Illinois 60187 tel: 630-759-8900 fax: 630-759-8984 e-mail: DJA@DJAonline.com		CLIENT: GLEASON ARCHITECTS 759 HEARTLAND DRIVE SUGAR GROVE, ILLINOIS 830.463.8740		FILE: UTILITY PLAN DUNKIN' DONUTS 63 RD STREET DOWNERS GROVE, ILLINOIS		SCALE: 1" = 30' DATE: JULY 24, 2007 SHEET NO. 2036	
								SHEET: 2 OF 6									



LEGEND

EXISTING	
CLUB & OUTLET	---
WATER	---
ELECTRIC	---
SEA	---
SAFETY BEER	---
STONE SEWER	---
CONCRETE SEWER	---
MANHOLE	○
SAFETY MANHOLE	○
VALVE	○
VALVE & BOX	○
BURIED BOX	○
SEA VALVE	○
HYDRANT	○
MANHOLES RAMP	○
CONCRETE	---
FLOOR	---
PROPOSED	
CLUB & OUTLET	---
WATER	---
ELECTRIC	---
SEA	---
SAFETY BEER	---
STONE SEWER	---
MANHOLE	○
SAFETY MANHOLE	○
VALVE	○
VALVE & BOX	○
BURIED BOX	○
SEA VALVE	○
HYDRANT	○
MANHOLES RAMP	○
FILL STRUCTURE	○
ADJUST STRUCTURE	○
ELEVATION	○
CONCRETE	---
FLOOR	---

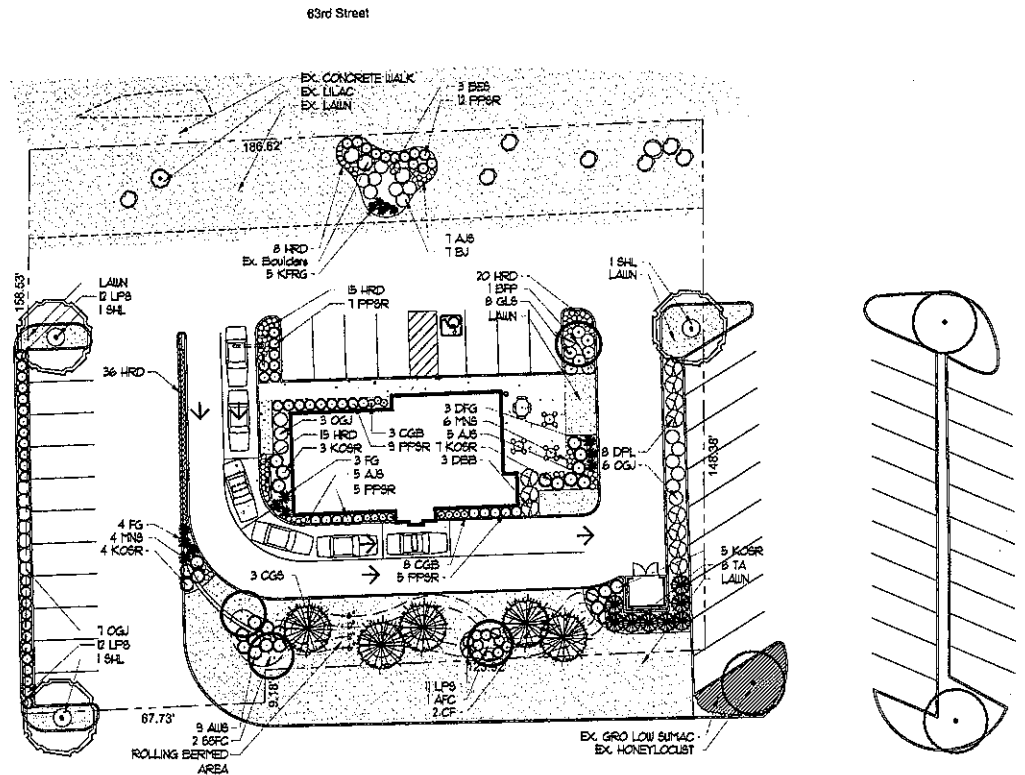
REVISION: DATE BY DESCRIPTION DATE BY DESCRIPTION		DRAWN BY: DJM DATE: 07-23-07 CHECKED BY: WJD DATE: 07-24-07 APPROVED BY: WJD DATE: 07-23-07 FILE: 2338		DJA CIVIL ENGINEERS & SURVEYORS Dave Johnson and Associates, Ltd. 818 E. Lake Street Wheeling, Illinois 60090 ph: 407-994-0000 fax: 407-997-9955 e-mail: DJA@DJAengineers.com		CLIENT: GLEASON ARCHITECTS 709 HEARTLAND DRIVE SUGAR GROVE, ILLINOIS 830.443.8740		TITLE: GRADING PLAN DUNKIN' DONUTS 83 RD STREET DOWNERS GROVE, ILLINOIS		SCALE: 1" = 10' DATE: JULY 21, 2007 SHEET NO: 2338 SHEET 3 OF 6	
--	--	---	--	---	--	---	--	--	--	--	--

PLANT	QUANTITY	PLANT MATERIAL PROVIDED	COMMON NAME	HT.	LEAF	REMARKS/NOTES
Planting Landscape						
SR	1	Clashia sphenocarpa 1/2 bar	Shrimp Plant	2'3"	S&S	Shrimp Plant, full and well shown. Please only when planting.
ARC	1	Manis House 'Admiral'	Admiral Flowering Canna	7'0"	S&S	Full matured multi-stemmed one with abundant foliage, and full appearance.
RFC	1	Musa Beanda 'Spring Snow'	Spring Snow / Ornamental Canna Lily	7'0"	S&S	Full matured multi-stemmed one with abundant foliage, and full appearance.
BFP	1	Tyrone 'Martyr' 'Martyr'	Shrub Flowering Plant	2'3"	S&S	Shrub with small white, full and well shown. Please only when planting.
CP	1	Justi seedling	Conical Ivy	7'0"	S&S	Large shaped tree with branching in the ground.
CCB	17	Berry 'Cherryland' 'Conor'	Cherryland Green Bonwood	1'0"	S&S	Full matured well branched shrub.
CGI	14	Barbora 'Gloria' 'Old Cut'	Old Cut Geranium	1'0"	Con	Full matured well branched shrub.
BI	7	Barbora 'Gloria' 'Old Cut'	Old Cut Geranium	1'0"	Con	Full matured well branched shrub.
CCG	3	Plant 'pumpkin'	Colombia Green Spruce	7'0"	S&S	Large shaped tree with branching in the ground.
TA	4	Thalictrum 'Whisper' 'Toby'	Whisper Adonis	6'0"	S&S	Large shaped tree with branching in the ground.
DIB	2	Gymnocladia dioica 'Tompson'	David's Broomrape	1'0"	S&S	Full, well branched, evenly shaped plant.
GLS	6	Blue 'Lemon' 'Lemon' 'Lemon'	Blue Low Fragrant Lemon	6'0"	Con	Full, well branched plant, evenly shaped.
BGBB	10	Blue 'Lemon' 'Lemon' 'Lemon'	Blue Low Fragrant Lemon	6'0"	Con	Full, well branched plant, evenly shaped.
PPA	10	Acid 'Pine' 'Pine' 'Pine'	Acid Pine	1'0"	Con	Full, well branched plant, evenly shaped.
LPS	10	Blue 'Lemon' 'Lemon' 'Lemon'	Blue Low Fragrant Lemon	6'0"	Con	Full, well branched plant, evenly shaped.
ANV	6	Syringa 'Marianne' 'Larkspur' 'Marianne'	Antique Lilac	2'1"	Con	Full, well branched plant, evenly shaped.
DFL	8	Syringa 'Marianne' 'Larkspur' 'Marianne'	Antique Lilac	2'1"	Con	Full, well branched plant, evenly shaped.
BFG	5	Claytonia sphenocarpa 'Red' 'Fountain'	Red Fountain	1'1"	Con	Full, well branched plant.
TS	7	Fountain Grass	Fountain Grass	6'0"	Con	Full, well branched plant.
UTC	3	Fountain Grass	Fountain Grass	6'0"	Con	Full, well branched plant.
HRD	14	Happy Returns 'Happy Returns'	Happy Returns Daylily	6'0"	Con	Full, well branched plant.
RES	3	Black 'Fire' 'Black' 'Fire'	Black Fire Bush	6'0"	Con	Full, well branched plant.
MNS	10	Black 'Fire' 'Black' 'Fire'	Black Fire Bush	6'0"	Con	Full, well branched plant.
AB	17	Black 'Fire' 'Black' 'Fire'	Black Fire Bush	6'0"	Con	Full, well branched plant.
LANS	1125	Lawn Establishment Area / Cracking Area				Order Green Premium Blue Tag Seed Mix (1# 200-33-1887), seeded at 10 per 1000 sq. ft. See Seed Characteristics Table.

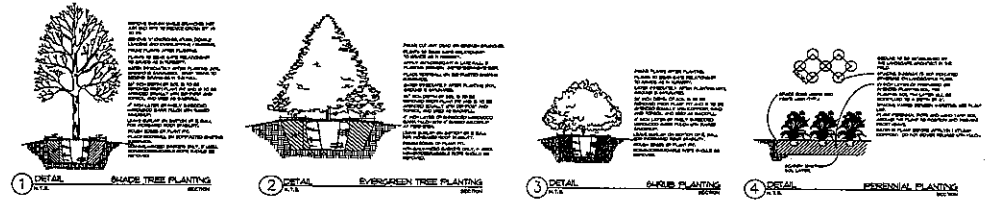
Landscaping services & quantities are provided as a service to the Landscape Contractor. Landscaping Contractor is responsible for supplying these plants and quantities in order to provide a complete landscape installation as indicated on this Landscape Master Plan. In the event that a discrepancy arises between this schedule and the Landscape Master Plan, the Landscape Master Plan, including the graphics and quantities shall prevail.

Seed Compositions:
 Cedar Creek Premium Blue Tag
 15% Blue Grass Kentucky Bluegrass
 35% Blue Grass Kentucky Bluegrass
 35% Perennial Ryegrass
 15% Perennial Ryegrass

PLANT & MATERIAL LIST
 SCALE: None



LANDSCAPE PLAN
 SCALE: 1:18



PLANTING DETAILS
 SCALE: None



709 Highland Drive, Unit A
 Upper Grove, Illinois 60564
 Phone: 630-406-0741
 Fax: 630-406-0740
 E-mail: info@gleasonpc.com

REVISION	DATE
ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONFT.	

HELPER & ASSOCIATES
 ONE RAYWOOD COURT
 ROCKFORD, ILLINOIS 61102
 815.933.9133
 815.933.9151
 info@helperandassociates.com



PROJECT:
 Dunkin' Donuts
 Meadowbrook Plaza on 63rd Street
 Downers Grove, Illinois
 CLIENT:
 Marnak Point

JOB NO. 06-205/197-1878
 DATE 10-23-17
 FILE LMS1027-01
 PLOT SCALE 1:11
 OWNER APPROVAL _____

SHEET TITLE
 Landscape Plan

SHEET NUMBER
 L1.0



FINAL PLAT OF RESUBDIVISION 63RD STREET DUNKIN DONUTS SUBDIVISION

A RESUBDIVISION OF PART OF LOT 3 IN MEADOWBROOK SUBDIVISION, SECTION 24, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS



63rd Street

NUMBER	DISTANCE	DIRECTION
L1	54.35'	N 87°32'10" E
L2	57.53'	N 00°55'11" W
L3	12.25'	N 89°03'49" E
L4	10.00'	N 01°31'23" W
L5	2.19'	S 89°03'49" W
L6	57.37'	S 00°55'11" E
L7	10.00'	N 87°32'10" E
L8	14.25'	S 87°31'40" W
L9	47.85'	N 04°11'59" E
L10	10.00'	N 85°45'01" W
L11	14.25'	S 04°11'59" W
L12	10.07'	N 87°31'48" E

LOT 1
PROPOSED DUNKIN DONUTS SUBDIVISION

N 87°31'40" E
123.95'

N 87°32'10" E 67.73'

L14
L15
L16
L17
L18
L19

PUBLIC UTILITY AND DRAINAGE EASEMENT.
HEREBY DEDICATED

SANITARY SEWER
HEREBY DEDICATED

■ SET CONCRETE MONUMENT
48" DEEP W/IRON ROD AND DISK.
SET 5/8" X 24" IRON RODS
AT ALL OTHER CORNERS UNLESS
OTHERWISE NOTED

INGRESS-EGRESS PROVISIONS

A PERPETUAL NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT IS HEREBY ESTABLISHED OVER AND ACROSS THE PAVED AREAS OF LOT 1 FOR THE MUTUAL BENEFIT OF MEADOWBROOK SUBDIVISION

2556/R556-07-24-07 BASE.DWG

DJA CIVIL ENGINEERS & SURVEYORS
Davis Johnson and Associates, LLC
301 S. Main Street
Moline, Illinois 61704
PH: 309.755.8000 FAX: 309.755.9008
WWW: DJA@DJAENGINEERS.COM

FINAL PLAT OF RESUBDIVISION
63RD STREET DUNKIN DONUTS SUBDIVISION
DOWNERS GROVE, ILLINOIS

Scale:	1"=50'
DATE:	08-25-07
JOB NO:	2556
SHEET:	1 of 2

FINAL PLAT OF RESUBDIVISION
63RD STREET DUNKIN DONUTS SUBDIVISION

Preferred Real Estate, LLC, on behalf of partnership hereby certifies that

A RESUBDIVISION OF PART OF LOT 3 IN MEADOWBROOK SUBDIVISION, SECTION 24, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS

OWNERS CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT PREFERRED REAL ESTATE, AN ILLINOIS LIMITED PARTNERSHIP, IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

THIS _____ DAY OF _____ 20____

BY: _____

CERTIFICATE OF COUNTY RECORDER
STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M. AS DOCUMENT NUMBER _____

BY: RECORDER OF DEEDS

Sealed, Certified

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, Warren D. Johnson, Illinois Land Surveyor Number 2077, have surveyed and subdivided the above described property as shown by this plat, which is a correct representation of said survey and subdivision, of dimensions are as feet or decimals thereof. Part of Lot 3 in Meadowbrook Subdivision, being a subdivision of the part of the Northeast quarter of Section 24, Township 38N, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded February 1, 1973 as document R73-05874 and certificates of correction recorded as documents R76-58309 and R76-58801. Described as follows: beginning at the Northeast corner of lot 3 three South on the East line of said lot 3 having a bearing of South 2 degrees 21 minutes 59 seconds East for a distance of 148.38 feet; thence South 87 degrees 21 minutes 40 seconds West for a distance of 123.72 feet; thence South 1 degree 35 minutes 16 seconds East for a distance of 91.18 feet; thence South 87 degrees 22 minutes 10 seconds West for a distance of 67.73 feet; thence North 1 degree 35 minutes 16 seconds West for a distance of 158.33 feet; thence East along the North line of said lot 3 having a bearing of North 87 degrees 45 minutes 9 seconds East for a distance of 189.62 to the point of beginning in Dupage County, Illinois.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY SECTION 13 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED, AND THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF RESUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP PANEL NUMBER 17019720294A, SHOWING AN EFFECTIVE DATE OF JULY 1, 2004.

GIVEN UNDER MY HAND AND SEAL THIS 5TH DAY OF OCTOBER, 2007.

BY: _____ DATE: _____ 2007.



WARREN D. JOHNSON
ILLINOIS REGISTERED LAND SURVEYOR #30-2971

DRAINAGE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

LAND DESCRIBED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVISION HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE DIVERTED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO AVOID THE URLEIGH OF DAMAGE TO THE ADJACENT PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY HEREON IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS _____ DAY OF _____ 20____

BY: ENGINEER BY: OWNER OR ATTORNEY

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, THIS _____ DAY OF _____ 20____

BY: CHAIRMAN

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR DEFERRED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPROPRIATED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

THIS _____ DAY OF _____ 20____

BY: COLLECTOR

VILLAGE COLLECTOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____ COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR DEFERRED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPROPRIATED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

THIS _____ DAY OF _____ 20____

BY: COLLECTOR

VILLAGE COUNCIL'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED THIS _____ DAY OF _____ 20____ BY _____

BY: MAYOR VILLAGE CLERK

COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO PENDING TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ 20____

BY: COUNTY CLERK

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to:

Commonwealth Edison Company

and
SBC-Ameritech Illinois and Illinois Bell Telephone Company. Grantees and their successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, raceways, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals by over, under, across, along and upon the surface of the property shown within the dashed or dotted lines for similar designation on the plat and easement, "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated on the Declaration of Condominium and/or on this plat as "Common Elements" and the property designated on the plat as "Common Area or Areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, the right to cut, trim or remove trees, bushes, roots and saplings, and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines for similar designation marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 76 ILCS 605/2, as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlets", "Common Elements", "open space", "open area", "common grounds", "parking" and "common area". The terms "Common Area or Areas" and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment. Relocation of facilities all be done by Grantees at cost of Grantor/Lot Owner, upon written request.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NIGCO") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas by over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to arrive other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NIGCO facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NIGCO. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole or as appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

Public Utility and Drainage Easement Provisions

Easements are hereby reserved for and granted to the City of Downers Grove and their successors and assigns and to those public utility companies operating under franchises from the Village of Downers Grove including but not limited to Commonwealth Edison Company, Ameritech ILLCO, Inc. and their successors and assigns over and through all the areas marked or shown as public utility and drainage easements, P.U.E. and the property designated on this plat as "Public Utility Easement" and "Public Utility Easement" and the property designated on the plat as "Common Elements" and "Common Area or Areas" and the property designated on the plat for streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to arrive other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over utility purposes without the prior written consent of NIGCO. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easements and interfere with the operation of the street or other utility, facilities or drainage within said easements. No permanent buildings or structures shall be placed on said easements, but may be used for garages, driveways, landscaping, swimming pools, driveways, stairs and parking areas and other purposes and improvements that do not then or later interfere with the intended use of the easement. It is intended that both for sewer and other utilities, the other utility restrictions shall be subject to the approval of the grantor or its designees, at installation of facilities or in the event of an emergency, the grantor or its designees shall be responsible for accessing and locating any

SCHOOL DISTRICT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

The undersigned do hereby certify that, in compliance of the property described in the surveyor's certificate, and areas as Part of Lot 3 in Meadowbrook Subdivision, to the best of their knowledge, it occurs within the boundaries of the _____ Elementary School District in Dupage County, Illinois.
Dated at _____ Illinois this _____ day of _____ A.D. 20____
By _____

8556\8556-07-24-07 BASE.DWG

DJA CIVIL ENGINEERS & ARCHITECTS
Dana Johnson and Associates, LLC
Whitworth, Illinois
18-119 West Main, Box 400791
Phone: 314.620.0400

FINAL PLAT OF RESUBDIVISION
63RD STREET DUNKIN DONUTS SUBDIVISION
DOWNERS GROVE, ILLINOIS

SCALE: N/A
DATE: 08-25-07
JOB NO: 2556
PLOT: 2 of 2

PLAT OF EASEMENT

LOTS 2 AND 3 IN MEADOWBROOK SUBDIVISION, SECTION 24, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS

63rd Street



WOODWARD AVENUE



OWNERS CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS IS TO CERTIFY THAT PREFORED REAL ESTATE,
AN ILLINOIS LIMITED PARTNERSHIP, IS THE OWNER OF
THE ABOVE DESCRIBED PROPERTY AND HAS CAUSED THE SAME TO BE SURVEYED
AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.
THIS _____ DAY OF _____ 20____
BY: _____

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE,
THIS _____ DAY OF _____ 20____
BY: _____
CHAIRMAN

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____
COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY
CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED
SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT
HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN
THIS PLAT.
THIS _____ DAY OF _____ 20____
BY: _____
COLLECTOR

VILLAGE COLLECTOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____
COLLECTOR FOR THE VILLAGE
OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT
OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED
INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE
TRACT OF LAND INCLUDED IN THIS PLAT.
THIS _____ DAY OF _____ 20____
BY: _____
COLLECTOR

PUBLIC UTILITY EASEMENT
VILLAGE COUNCIL'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE,
MAYOR _____ VILLAGE CLERK _____

DRAINAGE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____
PROFESSIONAL ENGINEER IN ILLINOIS AND _____ A REGISTERED
LAND SURVEYOR OR THE DEUTY AUTHORIZED ATTORNEY, DO HEREBY
CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE
PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH
SURFACE WATERS AND PUBLIC AREAS ON WHICH THE SUBDIVISION HAS
A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN
ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO
REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE
OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I
HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION
OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS
DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
DATED THIS _____ DAY OF _____ 20____
BY: _____ ENGINEER BY: _____ OWNER OR ATTORNEY

COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____
COUNTY CLERK OF
DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO
DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO
REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN
CONNECTION WITH THE PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY,
ILLINOIS, THIS _____ DAY OF _____ 20____
BY: _____ COUNTY CLERK

Surveyor's Certificate

STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.

I, WARREN B. JOHNSON, An Illinois Professional Land Surveyor #2971, do hereby certify
that at the request of the owner, herein, I have surveyed and re-established the following
described property:
Lots 2 and 3 in Meadowbrook Subdivision, being a subdivision of that
part of the northeast quarter of Section 24, Township 38 North, Range
10 East of the Third Principal Meridian, according to the plat thereof
recorded February 1, 1973 as Document #23-55824 and Certificate
of Correction recorded as Document #76-58800, in Dupage County,
Illinois.

CERTIFICATE OF COUNTY RECORDER
STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS,
ON THE _____ DAY OF _____ A.D. 20____
AT _____ O'CLOCK _____ M. AS DOCUMENT NUMBER _____

BY: _____
RECORDER OF DEEDS



STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.

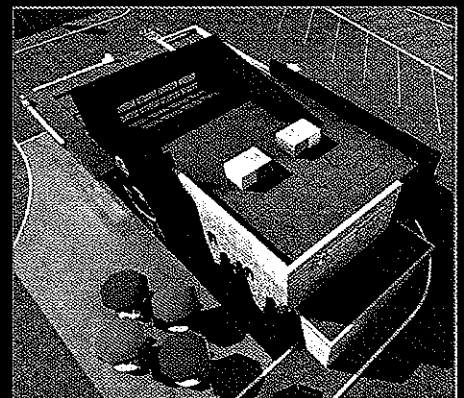
I, WARREN B. JOHNSON, An Illinois Professional Land Surveyor #2971, do hereby certify
that at the request of the owner, herein, I have surveyed and re-established the following
described property:
INGRESS/EGRESS PROVISIONS
A PERPETUAL, NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT IS HEREBY ESTABLISHED OVER AND ACROSS
THE PAVED AREAS OF MEADOWBROOK SUBDIVISION FOR THE MUTUAL BENEFIT OF LOT 1 OF 63RD STREET DUNKIN DONUTS SUBDIVISION

SCHOOL DISTRICT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

The undersigned do hereby certify that, as owners of the property
described in the surveyor's certificate, and known as Part of Lot 3 in
Meadowbrook Subdivision, to the best of their knowledge, it lies
within the boundaries of the _____ High
School District, and _____ Elementary School
District in Dupage County, Illinois.
Dated at _____ A.D. 20____
BY: _____

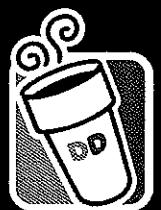
2556-2556-07-24-07 BASE EAVE
DJA CIVIL ENGINEERS & SURVEYORS
Dana Johnson and Associates, LLC
103 N. Main Street
Mokena, Illinois 60449
P.O. Box 750 60460, Ill. 60459-0750
PHONE: 815-484-0000

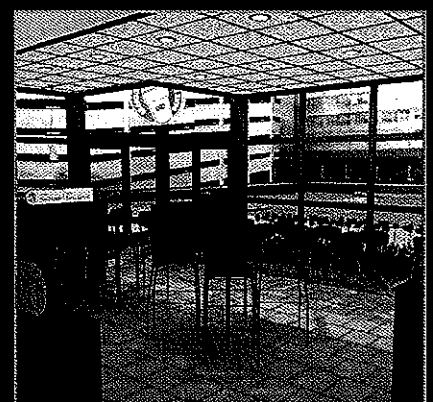
PLAT OF EASEMENT
63RD STREET DUNKIN DONUTS SUBDIVISION
DOWNERS GROVE, ILLINOIS
Scale: 1"=30'
DATE: 09-20-07
JOB NO: 2556
Sheet 1 of 1



DUNKIN' BRANDS
[eatdrinkthink]

FLAGSHIP: EXTERIOR ELEMENTS





DUNKIN' BRANDS™
[eatdrinkthink]

FLAGSHIP: INTERIOR ELEMENTS



VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING, DECEMBER 3, 2007, 7:00 P.M.

FILE NO. PC-36-07 A petition seeking 1) an Amendment to Planned Development #8 Meadowbrook Shopping Center; 2) Special Uses for a drive-up window and an outdoor café; and 3) Final Plat of Subdivision for property located in the Meadowbrook Shopping Center at the intersection of 63rd Street and Woodward Avenue, Downers Grove, IL (PIN 08-24-202-005); Thad Gleason, Gleason Architects, Petitioner; Arun Enterprises, Owner

Chairman Jirik swore in those individuals who would be speaking on File No. PC-36-07.

Mr. Stan Popovich, Planner explained the petitioner is requesting a Final Planned Development Amendment, a Plat of Subdivision, and Special Uses for a drive-through and outdoor café. A two-thirds of an acre parcel would be subdivided out of Lot 3 within the Meadowbrook Shopping Center to construct a Dunkin' Donuts restaurant on the lot. The building would be centered on the out lot and would provide a drive-through on the south side of the building and an outdoor café on the east side.

The proposal meets the parking standards, open space and other bulk requirements of the zoning ordinance. Engineering improvements include site grading and new utility services. If approved, the building will be required to have an automatic sprinkler system and an automatic and manual detection system. The proposed signs currently do not meet the requirements of the Sign Ordinance but will be required to comply at the time of building permit application. There is an existing shopping center monument sign on the parcel, which will be required to be on Lot 2 if the petitioner wishes to have a monument sign on the out lot. This would require a revised Plat of Subdivision.

The Plat of Subdivision complies with the Subdivision Ordinance but may need to be revised. Additionally, the petition complies with the Future Land Use Map, but staff does not believe it is consistent with Village goals. The 2006 Strategic Plan identifies vibrant major commercial corridors as a 2011 Downers Grove goal with upgraded existing and aged commercial buildings as an objective. Mr. Popovich noted the property owner's letter on the dais stating his desire to work with the Village on a plan.

The Village believes the Meadowbrook Shopping Center is a key component in creating a vibrant 63rd Street commercial corridor. However, the existing Meadowbrook Shopping Center is in a general state of disrepair and is in need of significant upgrades and improvements to become a contributing factor to a vibrant commercial corridor. Through a comprehensive redevelopment, the site can become the key component in creating a vibrant 63rd Street commercial corridor.

Staff does not believe the standards for a Planned Development or Special Use approval have been met. The proposal does not comply with the planning objectives of the Village. The Village's object for the Meadowbrook Shopping Center is a comprehensive redevelopment of the center to spur additional investment in the center and the 63rd Street corridor. Staff does not believe it is in the Village's best interest to create an out lot without a comprehensive redevelopment plan.

Staff does not believe the proposal will contribute to the general welfare of the neighborhood. The Meadowbrook Shopping Center is in need of a comprehensive redevelopment, and the creation of an out lot will not spur the center's comprehensive redevelopment. The approval of an out lot will

only serve to maintain the shopping center in its current state. A comprehensive redevelopment of the shopping center, which provides additional retail opportunities to the neighborhood, is desirable and would be beneficial to the community.

Staff reiterated the proposal is not consistent with the Village's Strategic Plan to create vibrant commercial corridors and to upgrade aged commercial buildings. The out lot will not reestablish Meadowbrook Shopping Center as a vibrant commercial center or create a vibrant 63rd Street corridor.

Staff recommended the Plan Commission forward a recommendation to deny the petition to the Village Council.

Mr. Matejczyk asked staff if they could explain what a Comprehensive Plan for this property means. Mr. Popovich replied the comprehensive plan should show how the entire property will be improved as it is in need of comprehensive redevelopment. The petition does not include any changes to the existing building on site.

Mr. Beggs asked if staff had any contact with the property owner and if the Comprehensive Master Plan for the entire property is planned any time soon. Mr. Popovich said there have been discussions between staff and the property owner, but no definite dates or plans have been submitted to the Village.

Mr. Cozzo inquired if such a comprehensive plan would include out lots. Mr. Popovich confirmed there is a good likelihood that it would, as shopping centers of this size typically do have out lots.

Mr. Matejczyk asked staff if they believe the property owner is willing to work with staff on this. Mr. O'Brien answered by saying that for the last year both the Economic Development Corporation as well as the Village Manager's office have had discussions with the property owner on what the Village's expectations are for this property as outlined in the Strategic Plan and the need for a Comprehensive Plan. This is not news to the property owner.

Mr. Matejczyk said he understands staff's comments and position on this. The Village does not want to see development of small pieces of land separate from each other. Mrs. Rabatah asked if the Comprehensive Plan would look at traffic patterns. Mr. Popovich replied by saying it would have to include everything: traffic counts, circulation, building enhancement, setbacks etc.

Mr. Beggs pointed out that the shopping centers along 75th Street, both in the Village and outside the Village, have a number of out lots along 75th Street. Mr. Beggs asked staff if they know what is a typical life span of such buildings and why would something like that be detrimental for the Meadowbrook Shopping Center. Mr. Popovich said that such out lots are not detrimental to a shopping center if they are part of larger plans for the overall look of the shopping center. He said that parceling off pieces of land within these large shopping centers without the general comprehensive plan is not consistent with Village's goal for a vibrant commercial corridor along 63rd Street.

Mr. Beggs asked about the design of the shopping centers and if there are any plans for the gas station on the corner. Mr. O'Brien said staff if not aware of anything.

Chairman Jirik added the board has to determine whether the proposal in front of them is an incremental step toward improving the shopping center or a step backward. He pointed out that the economy is in a bad shape right now and it could get even worse. He would be hesitant to reject an advantageous development.

Mr. O'Brien said that the property is unique in that it is a large piece of land, zoned for commercial use in a good location within the Village and in a Planned Development, which gives additional control over its development. There is vacant or underutilized retail space within the existing shopping center that should be utilized before creating a new, separate retail building and a new lot.

Mr. Cozzo asked if the new building will be on a separate parcel, and Mr. Popovich replied that it would be.

Mr. Beggs asked who will be the owner of the out lot and what the business plan is for Dunkin' Donuts. Mr. Popovich deferred the question to the petitioner.

Chairman Jirik invited the petitioner to present their petition.

Mr. Thad Gleason, Gleason Architects, represented the petitioner and noted the petitioner, the owner of the proposed building, is a franchisee in this area and owns other Dunkin' Donuts restaurants in the area. He noted the site is in an ideal location for Dunkin' Donuts. He noted the property owner had provided an indication he was willing to work with the Village on a redevelopment of the site and that the proposal meets all zoning requirements.

Chairman Jirik opened up the meeting to public comment. There being none, Chairman Jirik declared public participation closed.

Mr. Matejczyk felt this is a sensitive area as the Village may be intruding in a property owner's business plan. The owner may have plans for the site of which the Village is not aware. The petitioner answered all his concerns, and any other plans for the site are not the issue.

Chairman Jirik acknowledged that everyone would benefit if the center were redeveloped. He questioned what is to stop the Village from asking for one retailer over another. It is a very large parcel and economics drive sales and development. He is conflicted and wonders what would happen if it takes 20 years for the site to redevelop.

Mr. Matejczyk questioned what a comprehensive redevelopment was and how involved staff should be. Chairman Jirik noted there is value to a large site, and a big box store and out lots could be built. He asked what the potential impairments of the large commercial site would be.

Mr. Beggs wondered if the Village had a statutory basis to limit the uses to a comprehensive redevelopment. He did not think so and is troubled about the ownership of the proposed out lot. He could see the out lot being a negotiating chip. He is uncomfortable with the statutory requirements and the ownership of the out lot. He believes it needs to be worked out with the Manager's Office, but that the property owner should be able to develop the property how he sees fit.

Mr. Cozzo noted he was in favor of the request. The petitioner has met all the requirements and should be able to develop his property as he sees fit. He is not convinced of the comprehensive redevelopment and believes the out lot may not deter future development.

Mrs. Rabatah disagreed noting out lots on the corners of the parcel are not that big of a deal, but an out lot in the middle could restrict redevelopment plans. She stated it would have been nice if the property owner were present.

WITH RESPECT TO FILE NO. PC-36-07, MR. BEGGS MADE A MOTION THAT THE PLAN COMMISSION FORWARD A NEGATIVE RECOMMENDATION TO THE VILLAGE COUNCIL REGARDING THE FINAL PLANNED DEVELOPMENT AMENDMENT, PLAT OF SUBDIVISION, SPECIAL USE FOR A DRIVE-THROUGH USE, AND SPECIAL USE FOR AN OUTDOOR CAFÉ AT THE MEADOWBROOK SHOPPING CENTER.

MOTION FAILED FOR LACK OF A SECOND.

WITH RESPECT TO FILE NO. PC-36-07, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD TO THE VILLAGE COUNCIL A RECOMMENDATION TO APPROVE THE FINAL PLANNED DEVELOPMENT AMENDMENT, PLAT OF SUBDIVISION, SPECIAL USE FOR A DRIVE-THROUGH USE, AND SPECIAL USE FOR AN OUTDOOR CAFÉ AT THE MEADOWBROOK SHOPPING CENTER WITH THE FOLLOWING CONDITIONS:

- 1. THE FINAL PLANNED DEVELOPMENT AMENDMENT, PLAT OF SUBDIVISION, AND SPECIAL USES (DRIVE-THROUGH AND OUTDOOR CAFÉ) SHALL SUBSTANTIALLY CONFORM TO THE PRELIMINARY ARCHITECTURE PLANS PREPARED BY GLEASON ARCHITECTS, P.C. DATED MAY 21, 2007; THE PRELIMINARY ENGINEERING PLANS PREPARED BY DAVE JOHNSON AND ASSOCIATES, LTD. DATED AUGUST 14, 2007; THE PRELIMINARY LANDSCAPE PLANS PREPARED BY HELLER & ASSOCIATES, LLC DATED AUGUST 22, 2007; THE PLAT OF EASEMENT AND PLAT OF RESUBDIVISION PREPARED BY DAVE JOHNSON AND ASSOCIATES, LTD. DATED AUGUST 20, 2007, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. THE PROPOSED BUILDING SHALL HAVE AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT. ALL AREAS OF THE BUILDING SHALL BE PROTECTED.**
- 3. THE PROPOSED BUILDING SHALL HAVE A MANUAL AND AUTOMATIC DETECTION SYSTEM INSTALLED THROUGHOUT. THE DETECTION SYSTEMS SHALL BE TIED INTO THE DOWNERS GROVE ALARM BOARD. ALL AREAS OF EACH BUILDING SHALL BE PROTECTED.**
- 4. THE KITCHEN SHALL HAVE A COMPLETE HOOD AND DUCT SYSTEM.**
- 5. BEST MANAGEMENT PRACTICES FOR STORMWATER SHALL BE IMPLEMENTED ON THE SITE.**
- 6. A STORMWATER EASEMENT SHALL BE PROVIDED FOR ALL STORMWATER FACILITIES LOCATED WITHIN THE MEADOWBROOK SHOPPING CENTER.**

7. **STORM SEWER CALCULATIONS INCLUDING HYDRAULIC GRADE LINES SHALL BE SUBMITTED FOR THE ON-SITE STORM SEWER.**
8. **OVERLAND FLOW PATHS SHALL BE PROVIDED AND SHOWN ON THE GRADING PLAN FOR THE 100-YEAR STORM EVENT.**
9. **A PHOTOMETRIC PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF ANY SITE DEVELOPMENT PERMITS.**
10. **THE EXISTING MEADOWBROOK SHOPPING CENTER SIGN ON LOT 3 SHALL BE REMOVED AND RELOCATED OR THE PLAT OF SUBDIVISION SHALL BE REVISED TO SHOW THE EXISTING MONUMENT SIGN BEING LOCATED ON LOT 2 OF THE MEADOWBROOK SUBDIVISION. IF THE PLAT IS MODIFIED A NEW PLAT OF SUBDIVISION FOR LOT 2 SHALL BE PREPARED.**
11. **THE PROPOSED SIGNAGE SHALL COMPLY WITH THE SIGN ORDINANCE.**
12. **PRIOR TO VILLAGE COUNCIL CONSIDERATION, THE PETITIONER SHALL PROVIDE ONE (1) PAPER COPY AND ONE (1) MYLAR COPY OF A PLAT OF SUBDIVISION.**
13. **PRIOR TO VILLAGE COUNCIL CONSIDERATION, THE PETITIONER SHALL PROVIDE ONE (1) PAPER COPY AND ONE (1) MYLAR COPY OF A PLAT OF EASEMENT IDENTIFYING THE LOCATION OF ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS, INCLUDING A FIVE (5) FOOT EASEMENT ALONG ALL EAST AND WEST PROPERTY LINES AND A TEN (10) FOOT EASEMENT ALONG THE SOUTH PROPERTY LINE.**

MOTION WAS SECONDED BY MR. MATEJCZYK

ROLL CALL:

AYE: MR. COZZO, MR. MATEJCZYK, MRS. RABATAH, MR. QUIRK, CHAIRMAN JIRIK

NAY: MR. BEGGS

MOTION CARRIED. VOTE: 5-1

Mr. Beggs noted he voted against the petition due to the inexactness of the petition.

November 29, 2007

Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515-4776
USA

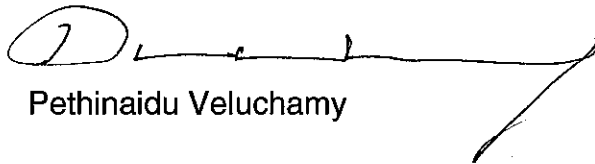
Re: DD Downers Grove

To Whom It May Concern:

I am the owner of the Meadowbrook Shopping Plaza, Pethinaidu Veluchany. It is my understanding that the Village does not support the proposed Dunkin Donuts outlet in the Meadowbrook Shopping Center due to the centers condition. I am willing to work with the Village to update the center according to the Future Land Use Plan and would like it to bring the center up to the standards that make the 63rd street corridor a vibrant commercial corridor.

Please let me know what steps have to be taken next to make this a priority. I look forward to working with the Village on this matter.

Sincerely,



Pethinaidu Veluchamy

C:\Documents and Settings\Velu\My Documents\Dunkin Donut-Letter to the Village.doc

769 Heartland Drive, Unit A Sugar Grove, Illinois 60554
Phone: 630-466-8740 Fax: 630-466-8760 E-mail: thaddeus@ync.net