

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

SUBJECT:	TYPE:	SUBMITTED BY:
4929 Forest Avenue Building Modifications (Ord. #4760)	Resolution Ordinances ✓ Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A motion is requested to concur with the Community Development Director's determination that the 4929 Forest Avenue Condominium Building depicted in the revised plans dated December 11, 2007, substantially conforms with the approved plans attached to Special Use Ordinance #4760 as Group Exhibit A.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2007-2012 identified *Vibrant Major Commercial Corridors*. Supporting this goal are the objectives *More Attractive Community Developments* and *More Contribution to Local Economy*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Staff recommends approval on the January 15, 2008 consent agenda.

BACKGROUND

The Village Council approved a special use for the construction of a twenty-seven (27) unit condominium building at 4929 Forest Avenue on March 7, 2006. The applicant subsequently applied for and received permits to construct the building as approved by the Village Council. In August 2007, staff reviewed the building's exterior and noticed that there were deviations from the approved plans. Upon additional site visits and inspections, staff determined the following changes were made to the exterior building design:

1. Brick was installed on the front (west) of the building instead of the approved cast stone in the middle section of the building below the second floor.
2. A stucco-like material was installed on the south and east (rear) sides of the building where brick was proposed above the first floor.
3. A parapet wall and stucco-like cornice were installed instead of a false mansard roof above the fifth floor.
4. The cast stone and wrought iron building accents on the front (west) side of the building were not installed.

After reviewing these changes, staff determined the modifications were not in substantial compliance with the approved plans. Staff instructed the petitioner to install cast stone around the main entrance as depicted

on the approved plans and add accents to the front of the building. The petitioner has agreed to make those changes and has provided revised plans addressing items 1 and 4 above.

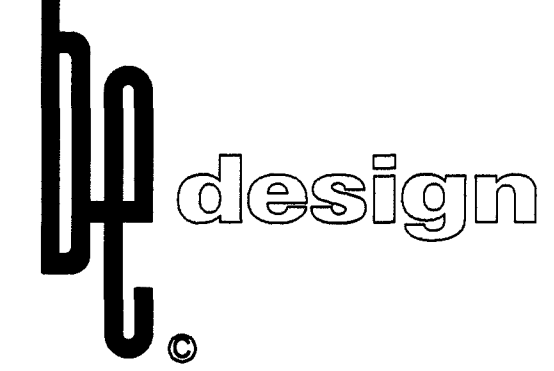
Staff believes the changes are too great to grant administrative approval due specifically to the changed materials on the south and east sides of the building. However, staff believes the stucco-like material does not detract from the building's overall architecture and does not negatively impact the building's massing. Additionally, staff believes the cast stone and accents (keystones and false wrought iron balconies) on the front of the building help to address the original massing concerns expressed by the Village Council and Plan Commission.

Staff believes the modifications depicted in the revised plans dated December 11, 2007, substantially conform to the approved plans attached to the Special Use Ordinance. Staff recommends approval of the modifications.

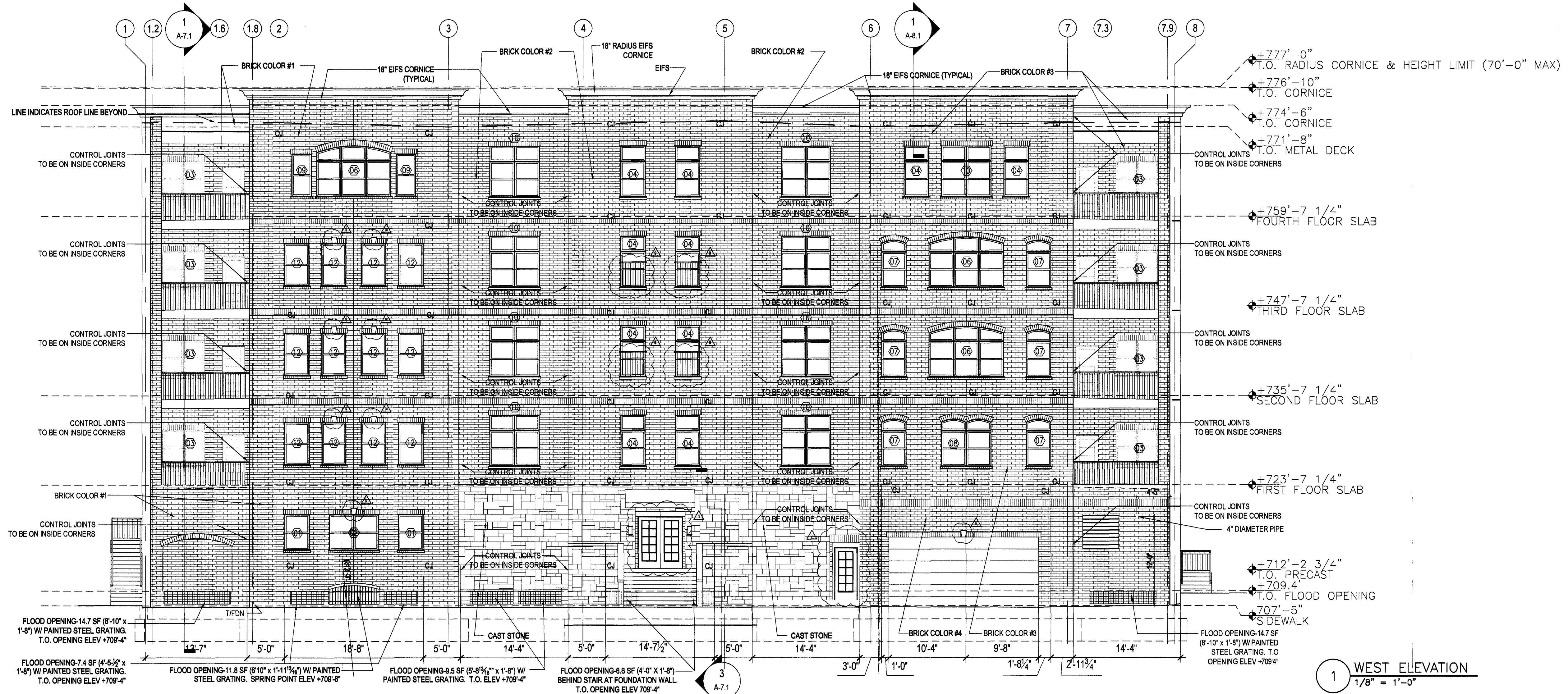
ATTACHMENTS

Revised Plans dated December 11, 2007

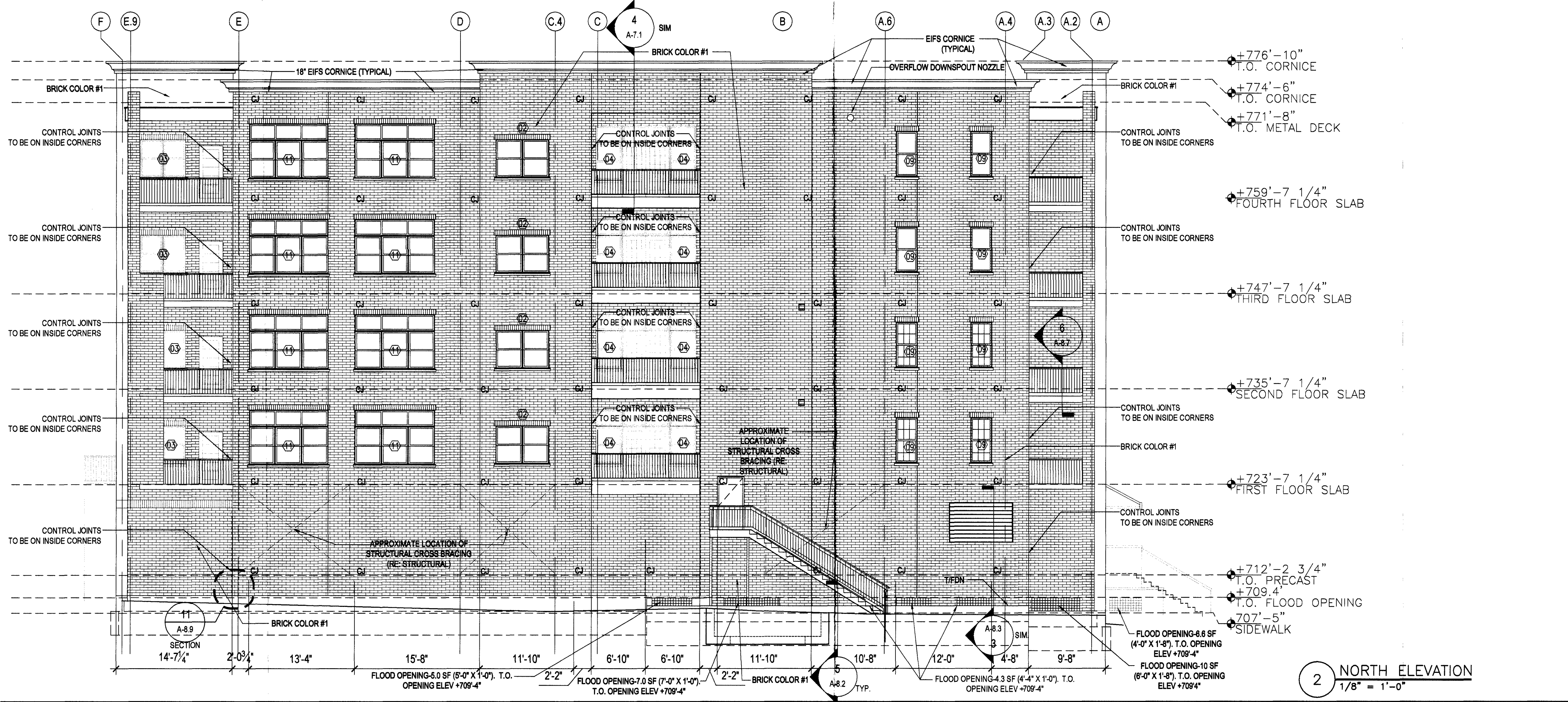
Special Use Ordinance #4760 with Approved Building Elevations



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 CHICAGO, ILLINOIS 60610
 PHONE: 312 - 440 - 2300
 E-MAIL: INFO@BEDESIGN.COM
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1 WEST ELEVATION
 1/8" = 1'-0"



2 NORTH ELEVATION
 1/8" = 1'-0"

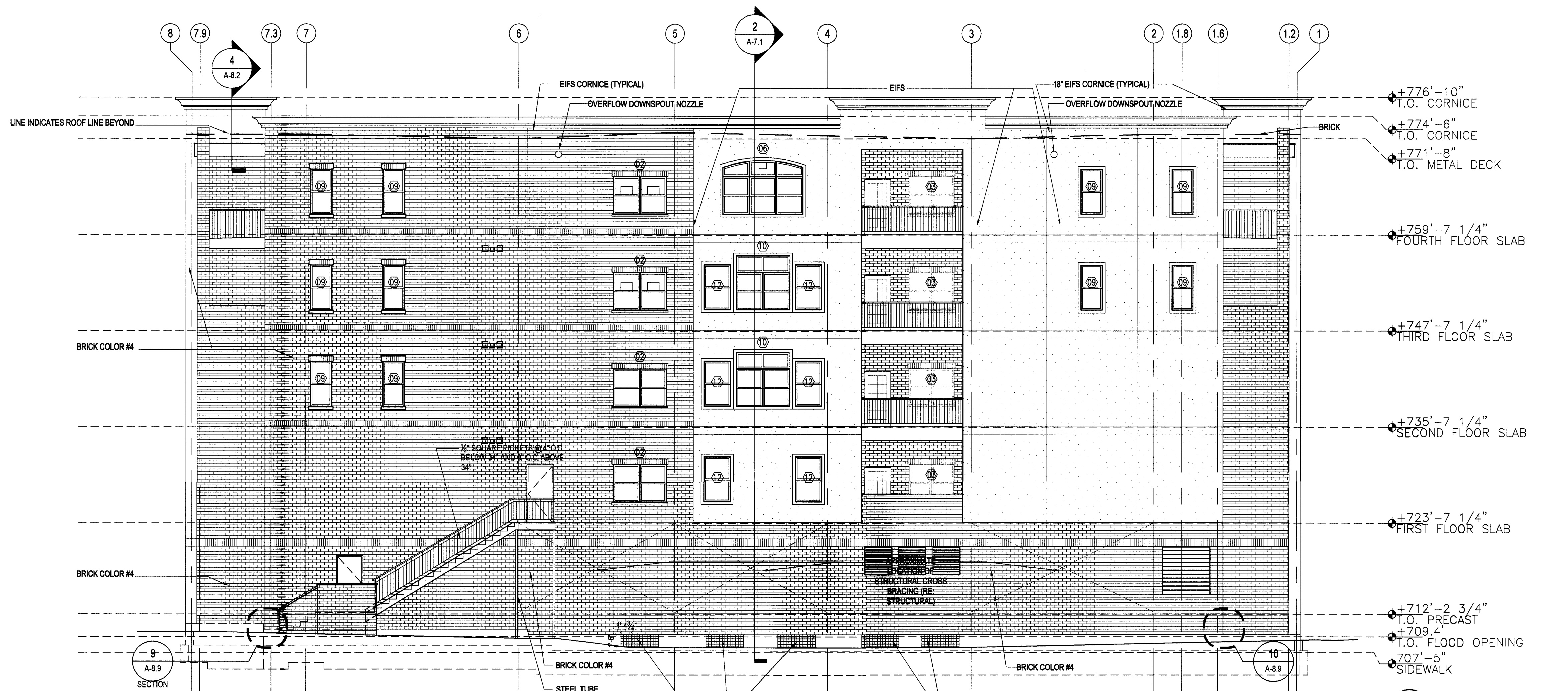
PROJECT PROPERTY OWNER:
 Mike Prince
 PMS 427
 1921 W. WILSON ST., STE. A
 BATAVIA, IL 60510-7610
 P. 630.338.5080

▲	ISSUED FOR REVISED CONSTRUCTION	12.11.2007
▲	ISSUED FOR REVISED CONSTRUCTION	11.30.2007
▲	ISSUED FOR REVISED CONSTRUCTION	11.19.2007
▲	ISSUED FOR CONSTRUCTION	12.22.2006
▲	ISSUED FOR CONSTRUCTION	12.18.2006
▲	ISSUED FOR REVISED PERMIT	5.16.2006
▲	ISSUED FOR REVISED PERMIT	3.20.2006
▲	ISSUED FOR REVISED PERMIT	1.20.2006
▲	ISSUED FOR REVISED PERMIT	11.03.2005

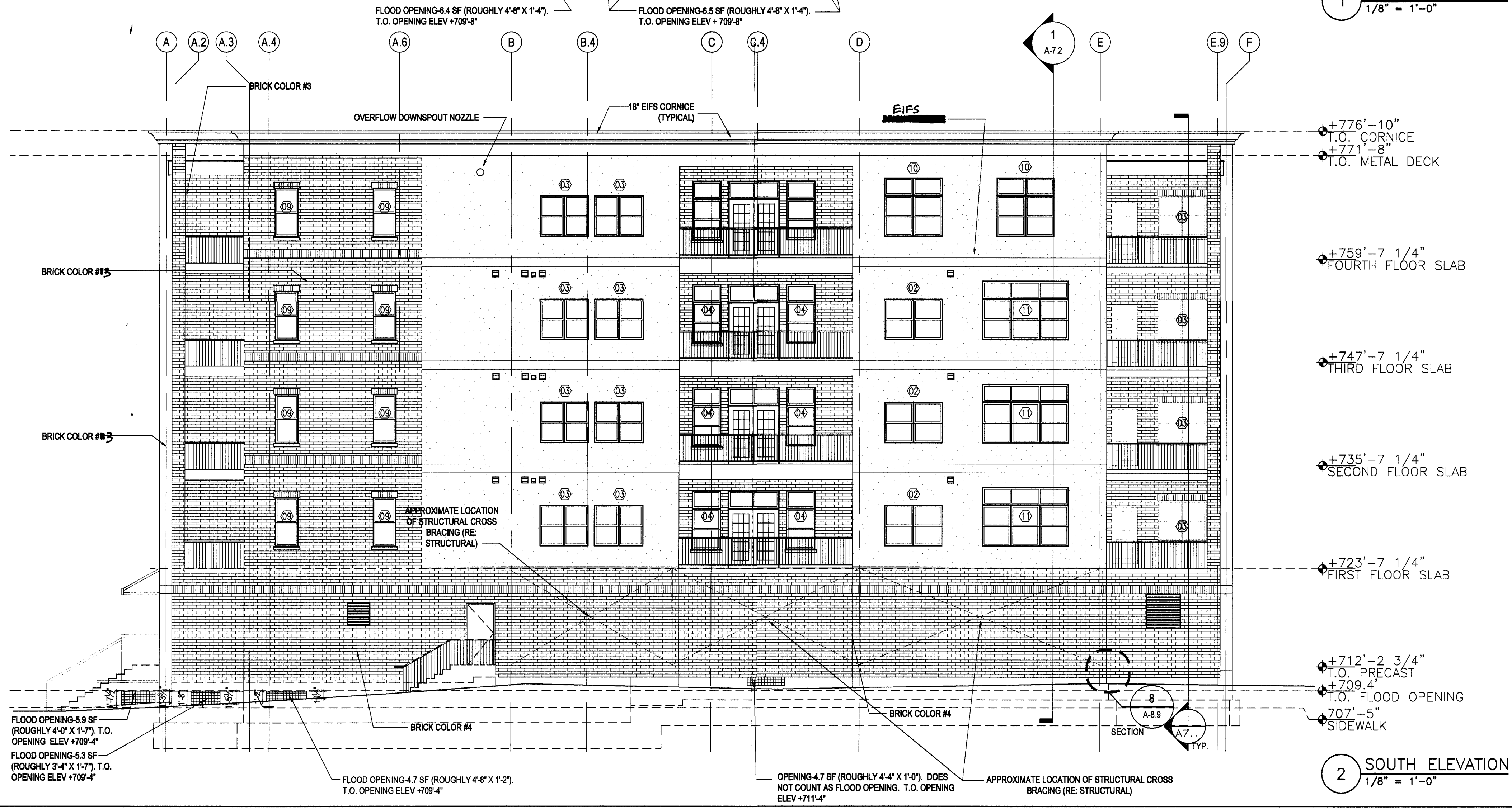
4929 FOREST CONDOMINIUMS
 DOWNERS GROVE, IL

Exterior Elevations

Scale	1/8" = 1'-0"	Date	05.16.06
Sheet	STATE OF ILLINOIS ROBIN E. WHITEHURST #001-016588 LICENSED ARCHITECT	Project No.	0433
		Drawn By	BED
		Drawing No.	A-5.1



1 EAST ELEVATION
 1/8" = 1'-0"



2 SOUTH ELEVATION
 1/8" = 1'-0"

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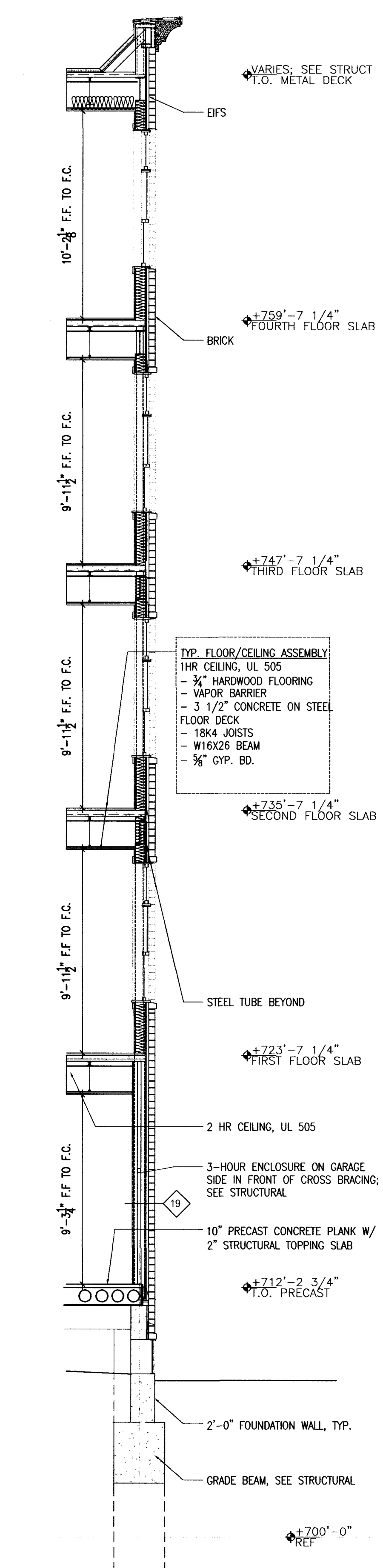
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4929 FOREST CONDOMINIUMS
 DOWNERS GROVE, IL

Exterior Elevations

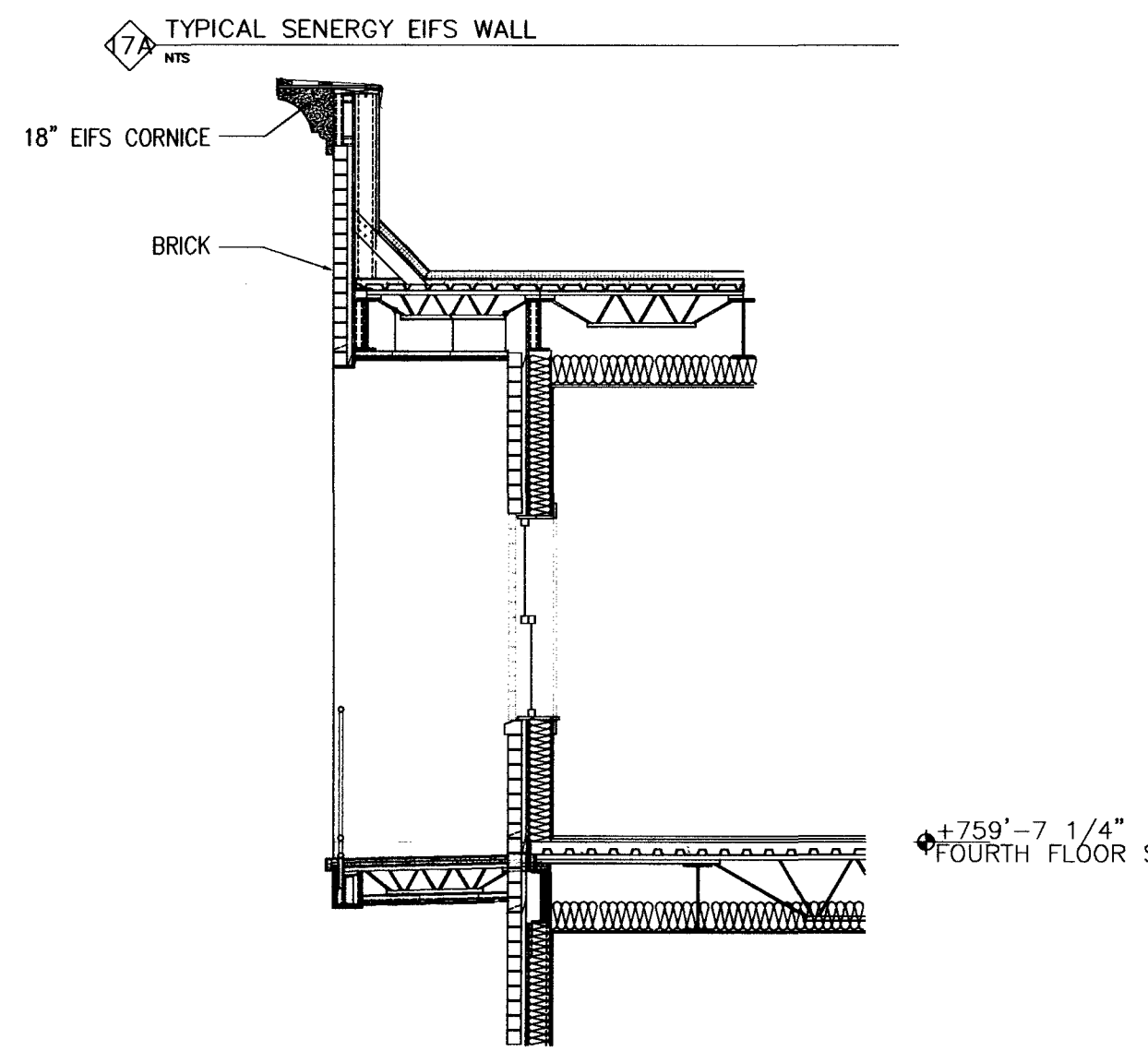
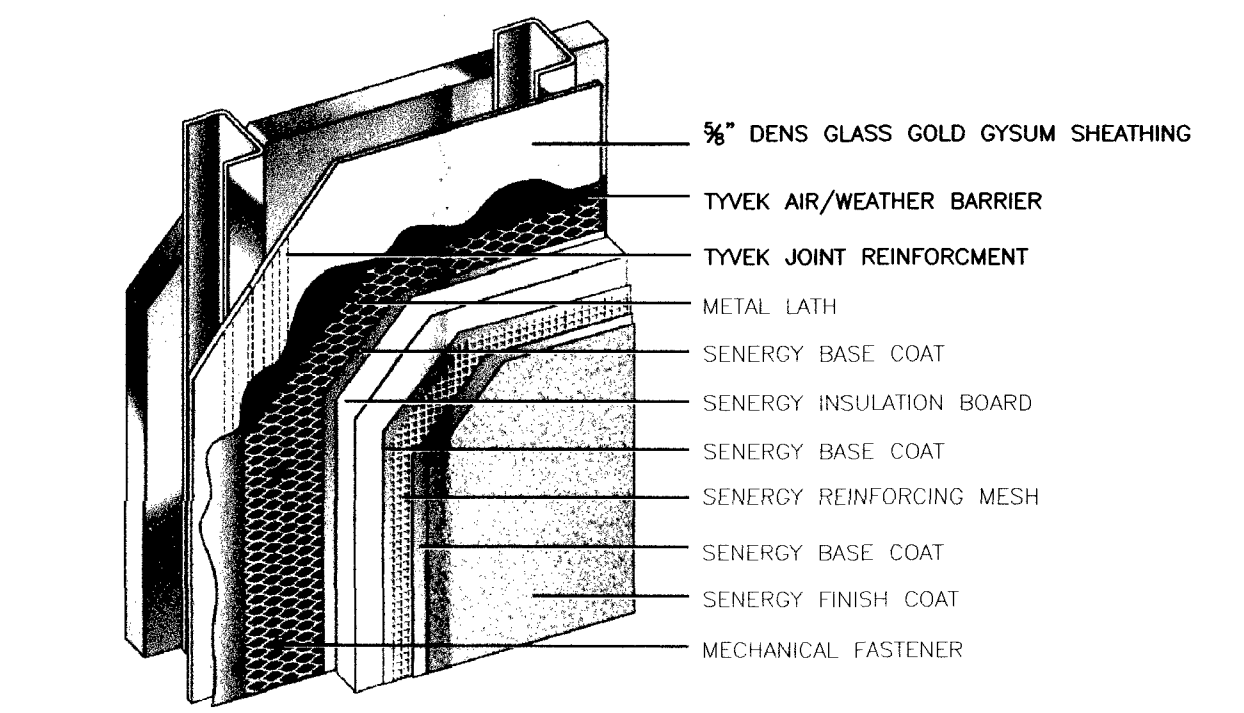
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 Project No: 0433

Drawn By: BED
 Drawing No: A-5.2

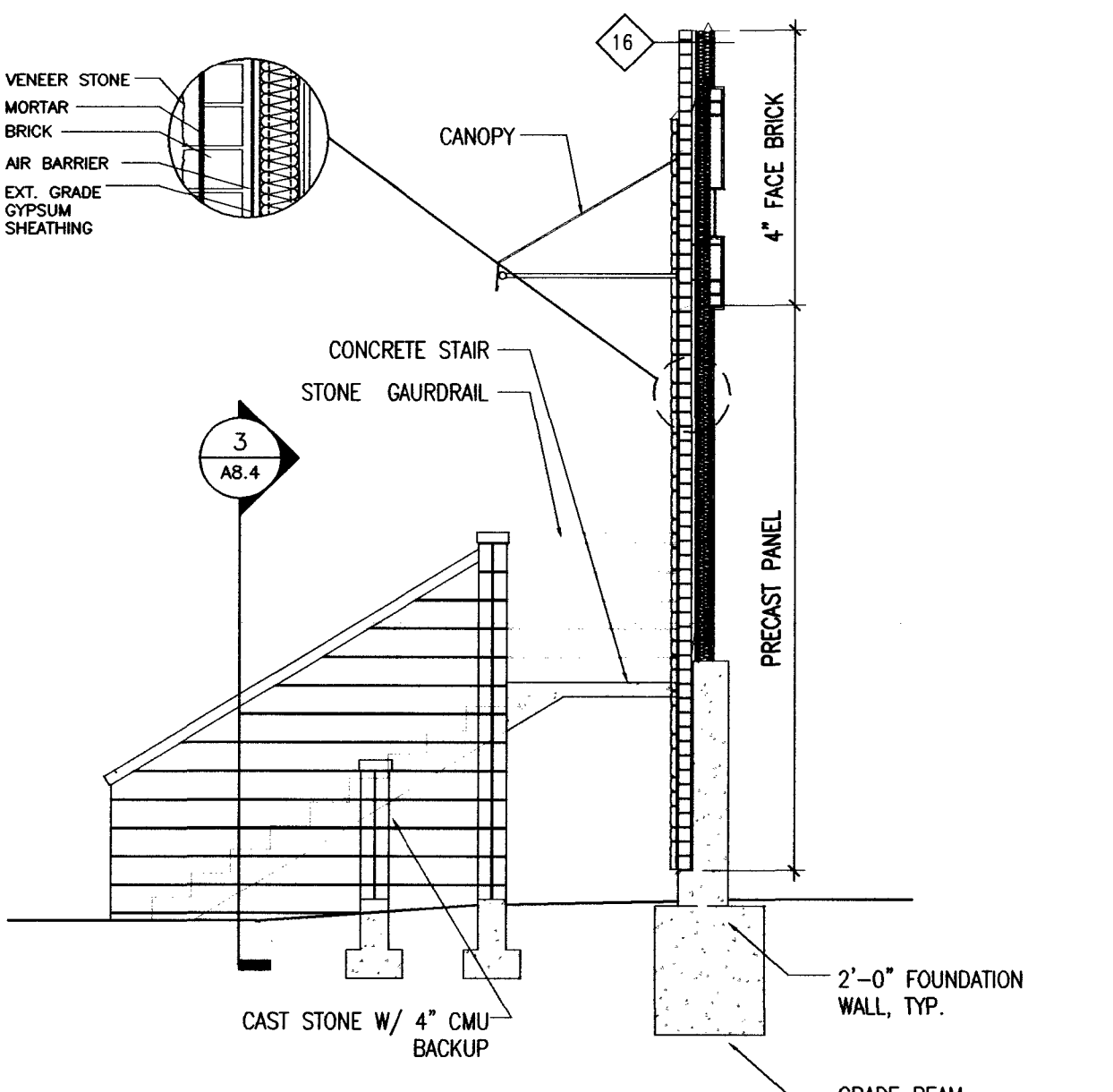


5 TYPICAL WALL SECTION @ BRICK
1/4"=1'-0"
SEE TYPICAL WALL TYPE DETAIL 17 ON A-7.5

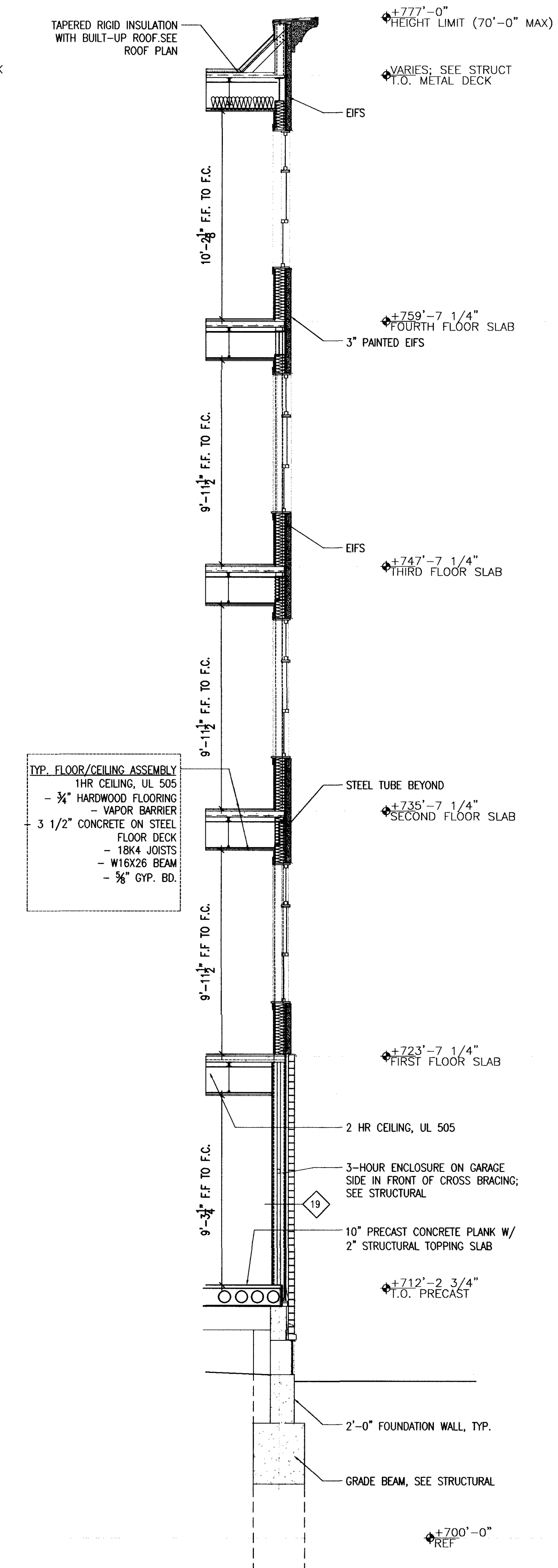
**Senerflex®
Adhered Mat Design**
Water-managed Class PB EIFS incorporating an unobstru-
and an air/weather barrier



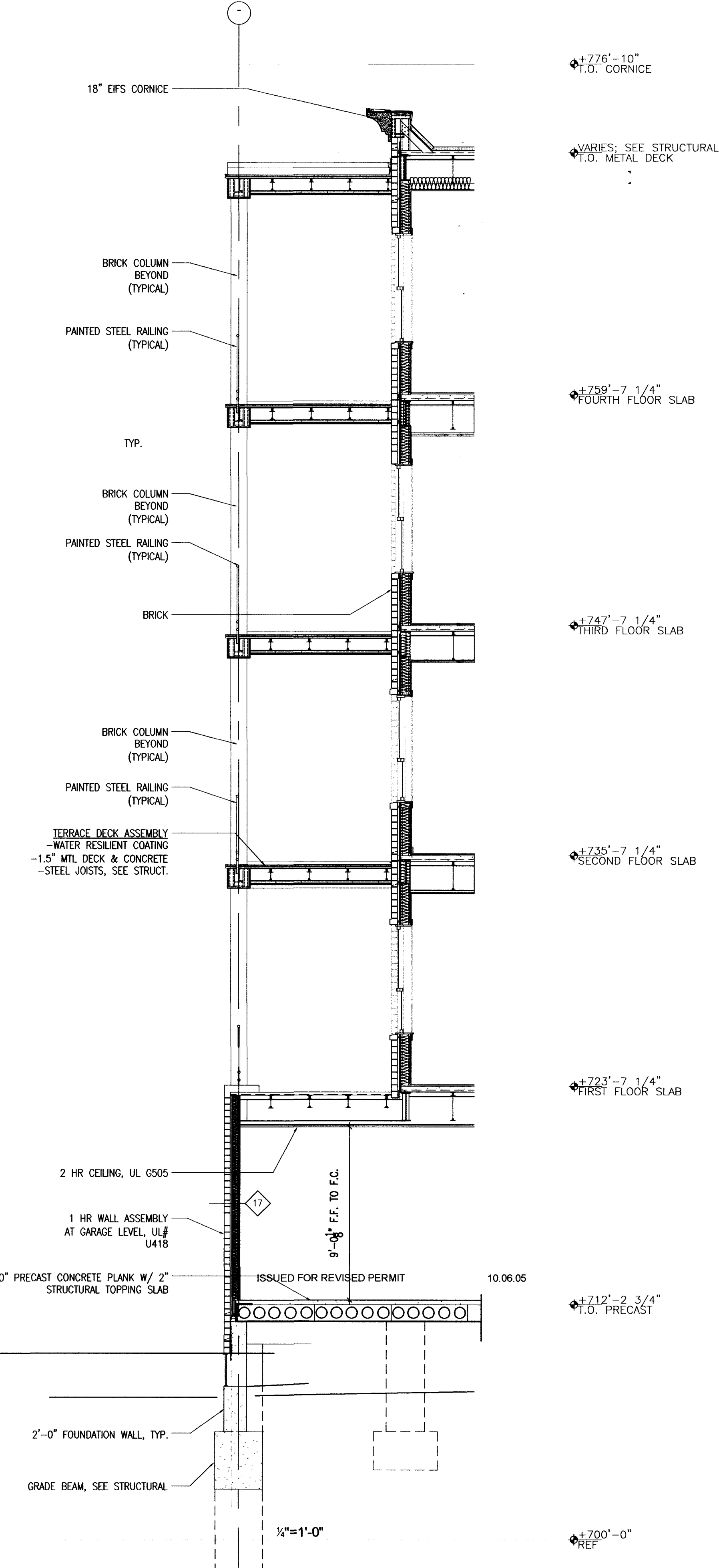
4 TYPICAL EAST-WEST COVERED PORCH SECTION
1/4"=1'-0"



3 WEST MAIN ENTRY STAIR - STONE ON BRICK DETAIL
1/4"=1'-0"



2 TYPICAL WALL SECTION @ EIFS
1/4"=1'-0"
SEE TYPICAL WALL TYPE DETAIL 17A ON A-7.1



1 SECTION AT NW TERRACE LOOKING NORTH
1/4"=1'-0"
SEE TYPICAL WALL TYPE DETAIL 17 ON A-7.5

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Mike Prince
PMB 427
1921 W. WILSON ST., STE. A
BATAVIA, IL 60510-7610
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ISSUED FOR REVISED PERMIT	1.20.2006
ISSUED FOR REVISED PERMIT	1.06.2005

4929 FOREST CONDOMINIUMS
DOWNERS GROVE, IL

Drawing Title

Scale: _____ Date: 05.16.06

Project No: 0433

Drawn By: BED

Checked By: _____

Seal: ROBIN E. WHITEHURST, ARCHITECT, STATE OF ILLINOIS, #001-016885

Drawing No: A-7.1

ORDINANCE NO. 4760

AN ORDINANCE AUTHORIZING A SPECIAL USE FOR FOREST AVENUE CONDOMINIUMS WITH VARIATIONS

WHEREAS, the following described property, to wit:

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

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

(hereinafter referred to as the "Property") is presently zoned in the "DB, Downtown Business District" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-610 of the Zoning Ordinance be granted to allow a 28-unit condominium complex including the following Variations:

- A. Variation from Chapter 28, Section 28-1802 (r); *size of parking spaces and design of off-street parking areas*, to allow a 20'-8 1/8" foot drive aisle versus the minimum requirement of 24 feet and to allow a minimum parking stall width of 8 feet verses the required 8.5 feet; and,

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

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

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

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.

4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

WHEREAS, A Variation shall be permitted only if the petition is in harmony with the general provisions and interests of this Zoning Ordinance and that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of this Zoning Ordinance. In its consideration of the standards of practical difficulties or particular hardship, the Council shall require that:

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

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

SECTION 1. That a Special Use of the Property is hereby granted to permit a 28-unit condominium complex including the requested Variations as outlined under Item A above.

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

1. Substantial compliance with the plans incorporated herein by reference as Group Exhibit A; and
2. Substantial compliance with the Staff Report dated February 6, 2006 and all plans attached as recommended by the Plan Commission, a copy of which is attached hereto and incorporated herein by reference as Group Exhibit A; and
3. The petitioner shall pay \$44,614.92 to the Village for School and Park District donations prior to the issuance of a building permit; and
4. Prior to the issuance of a building permit, the petitioner shall revise the rear exterior parking as follows:

Replace the six (6) 8.5' parking stalls with five (5) 9' parking stalls (reduces 49.5' total width to 45').
The center of the total parking area width should remain in the same location; and
5. Parkway trees shall be protected per Village standards prior to any construction activity on the site. Any required tree removal must be approved by the Village Forester and applicable replacement fees must be paid prior to issuance of a right-of-way permit; and
6. Prior to the issuance of a building permit, the petitioner shall revise the rear exit way to provide for a sidewalk from the rear stairs away from the building; and
7. The petitioner shall revise the engineering plans in a manner acceptable to the Village Engineer prior to the issuance of a building permit; and

- 8. Prior to issuance of a building permit, the petitioner shall submit for approval revised plans that include storm sewers, underdrains, and revised grading as needed to facilitate drainage of the north and south side yard areas; and
- 9. Prior to initial occupancy of the building and prior to the first condo unit sale, the petitioner shall submit copies of elevation certificates for each unit and common area. Proof of flood insurance by the condo association (to the extent required by law) and possibly other documents will also be required; and
- 10. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. Changes may require additional review; and
- 11. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

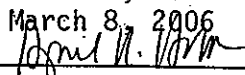
SECTION 3. The above conditions are hereby made part of the terms under which the Special Use with Variations is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to,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

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

SECTION 5. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

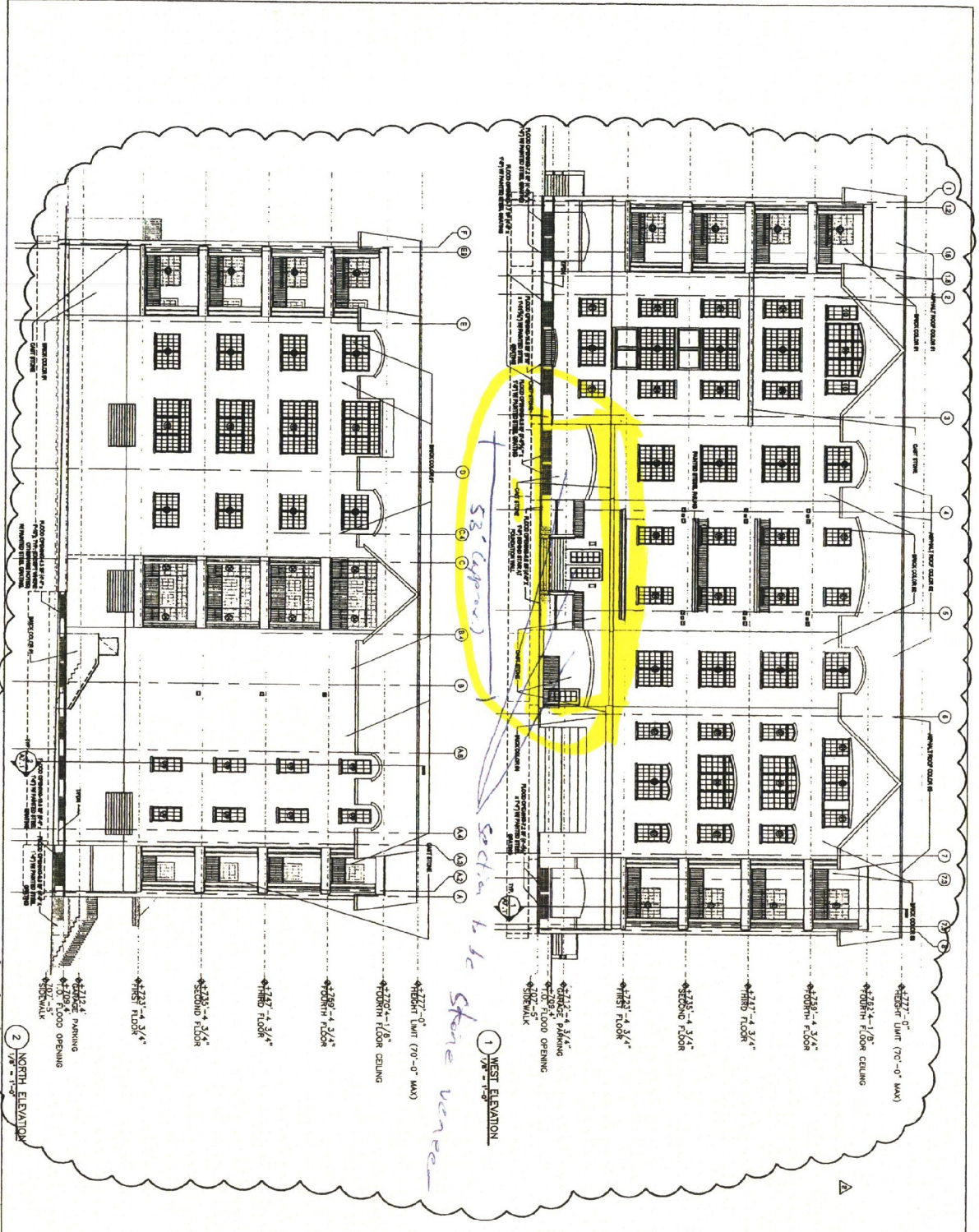


 Mayor

Passed: March 7, 2006
 Published: March 8, 2006
 Attest: 

 Village Clerk

11wp81ord.06SU-Forest-Condo-PC-07-06



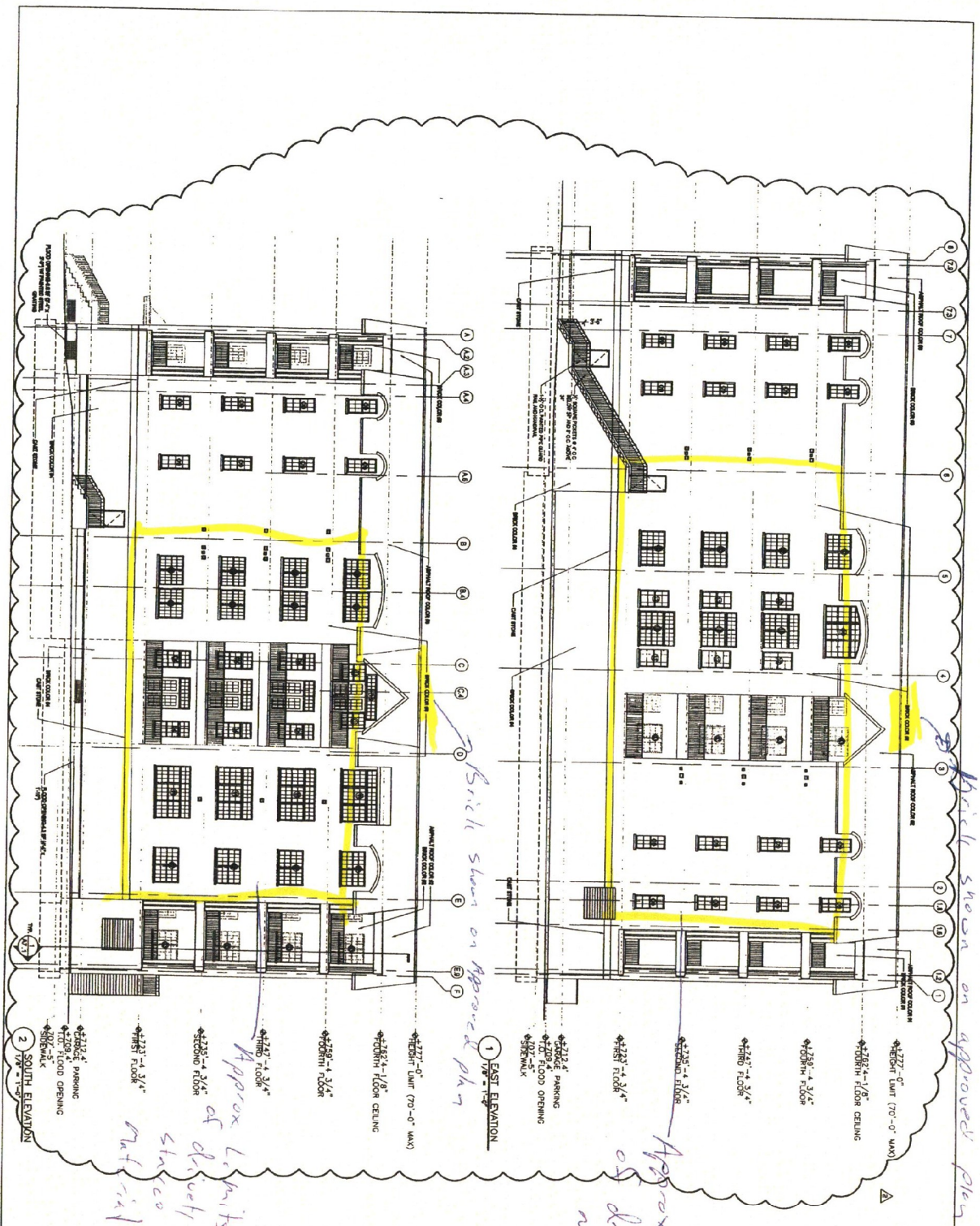
design
 800 NORTH FRANKLIN, SUITE 804
 CHICAGO, ILLINOIS 60610
 PHONE: 312-440-2300
 E-MAIL: INFO@DESIGN.COM
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PROJECT PROPERTY OWNERS:
 MARK FROST
 1551 W. ALDRICH ST. # A
 CHICAGO, IL 60609
 P. 312.526.0289

4828 FOREST CONDOMINIUMS
 DOWNERS GROVE, IL

Exterior Elevations

DATE	3/11/09	BY	13.1.06
REVISION	1	REVISION	1.01.08
REVISION	2	REVISION	1.08.08
A-5.1			



design

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PROJECT PROPERTY OWNER
 4828 FOREST CONDOMINIUMS
 DOWNERS GROVE, IL
 PROJECT ARCHITECT
 BAKER EDWARDS DESIGN
 P. 000.000.0000

DATE	11.28.05
SCALE	1/8" = 1'-0"
PROJECT	4828 FOREST CONDOMINIUMS
DATE	04.02
SCALE	1/8" = 1'-0"
PROJECT	4828 FOREST CONDOMINIUMS
DATE	04.02
SCALE	1/8" = 1'-0"
PROJECT	4828 FOREST CONDOMINIUMS

A-5.2