

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
MAY 6, 2008 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Zoning Map Amendment, Final Planned Development with a Variance, Final Plat of Subdivision, and Special Use	<ul style="list-style-type: none"> ✓ Resolution ✓ Ordinances Motion Discussion Only 	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared to change the zoning of two manufacturing parcels at 715-719 Rogers Street from M-1 (Light Manufacturing) to DT (Downtown Transition). An ordinance has been prepared for a Final Planned Development with a Variance to construct 16 townhouses. A Plat of Subdivision resolution has been prepared that will subdivide the two separate parcels into 17 individual parcels. A Special Use Ordinance has been prepared for dwellings exceeding one unit per 4,000 square feet of land area.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2007-2012 identified *Preservation of the Residential and Neighborhood Character*. Supporting these goals are the objectives *Tolerance of Neighborhood Private Redevelopment* and *Continuing Reinvestment in the Neighborhoods*.

FISCAL IMPACT

N/A.

UPDATE & RECOMMENDATION

This item was discussed at the April 22, 2008 Workshop. During that Workshop, Council inquired whether the development conformed to current Village downtown design guidelines and requested additional information about landscaping, stormwater management, parking and the requested zoning designation.

At present, design guidelines have not been formally adopted by the Village Council for either the DB or DT zoning districts and thus, are not applicable to this particular project. However, downtown design guidelines will be considered as part of the upcoming downtown “pattern book” discussions.

Regarding landscaping, the proposed street trees will not be installed as drawn. Per condition 12 of the Planned Development Ordinance, a fee in lieu of plantings is required. The trees must be spaced 40 feet apart and ten feet from drives and b-boxes. The Village Forester will determine the appropriate trees to be planted and the Village will install the trees. The only proposed shade tree within the site is a Redmond Linden. Ornamental trees include Austrian Pine, Flowering Serviceberry, Star Magnolia and Weeping Redbud.

The Village code requires two parking spaces per dwelling unit. Thirty-two parking spaces are required for this proposal. The proposal calls for each unit to have a two-car garage for a total of 32 parking spaces. Four guest parking spaces are provided in the southeast corner of the site. There are 36 total on-site parking spaces.

Additionally, the drive aisle between the buildings on Prospect Avenue and the interior courtyard units is approximately 30 feet. There is an opportunity for four unmarked parallel parking spaces on the east side of this drive aisle. These spaces would be seven feet wide and would still allow a 23 foot drive aisle.

On-street parking is available surrounding the development. Staff estimates the following available spaces:

Street	Side	Limitation	Spaces Available
Warren Ave	North Side	3-hour (6A - 6P)	6
Warren Ave	South Side	12-hour Meter (9A - 6P)	14
Prospect Ave*	East Side	Potential on-street	5
Prospect Ave	West Side	Evenings	5
Rogers St	North Side	No parking	0
Rogers St	South Side	No parking (6A -8A)	4
		TOTAL	34

* There is currently no parking allowed on the east side of Prospect Avenue because there is no curb and there is an existing parking lot immediately adjacent to Prospect Avenue on private property. If the proposed project is approved, a curb will be installed along Prospect Avenue and on-street parking could be provided with restrictions similar to those on the surrounding streets.

Regarding stormwater detention, the Village Engineer has reviewed the stormwater management plan and has determined that detention will be provided, even though Village Code does not require that detention be provided as the property is less than one acre in area, and that the proposed underground detention system will be maintained as the required clean-outs will be provided and the Village will ensure that the property owner maintains the system per NPDES requirements. The petitioner is currently involved in discussions with the BNSF for the use of the railroad's right-of-way immediately south the development for stormwater detention purposes. Should the use of the right-of-way be approved by the railroad, the petitioner will utilize the railroad's land for off-site aboveground stormwater detention. However, if the request to use the railroad's land for stormwater detention purposes is denied, the petitioner will utilize on-site underground stormwater detention. The Plan Commission reviewed both alternatives and expressed approval for either solution. Please review the attached report from the Village Engineer for additional information regarding stormwater detention for the site.

The proposed zoning classification for the planned development is DT Downtown Transition District. The DT district was proposed to permit the development as requested and to provide future opportunities to connect the downtown district with the Fairview Avenue business district through high-intensity residential uses or low intensity commercial developments along the railroad tracks. The property east of the subject site is zoned DT.

Staff recommends approval on the May 6, 2008 active agenda.

BACKGROUND

The petitioner is proposing to construct 16 two-bedroom townhouses at 715-719 Rogers Street. The two subject parcels are zoned for manufacturing uses. Manufacturing uses continue to the east while the Burlington Northern Santa Fe railroad line is located immediately south of 715-719 Rogers Street. Single family and multiple family residential uses are located to the north and west of the subject property.

The petitioner is proposing to rezone 715-719 Rogers Street from M-1 (Light Manufacturing) to DT (Downtown Transition) to complete a Final Planned Development. A minor variance is required to allow steps greater than four feet in height to extend into the required front yard. Nine of the townhouses front doors are located on the second floor, five of which have steps more than four feet in height, which encroach into the required front yard. A Final Plat of Subdivision is provided to divide the two existing parcels into 17 individual parcels. A Special Use is required to develop townhouses exceeding one unit per 4,000 square feet of land area.

The site will consist of four buildings, one each fronting Rogers Street and Prospect Avenue and two buildings facing each other within the interior of the site. The exterior of the three-story townhouses will be clad with brick, limestone accent bands, split face concrete block, and cedar siding. The site will be accessed by two drive aisles located along Prospect Avenue. The interior road network provides access to the rear-load garages. The project provides approximately 6,400 square feet of green space where 4,835 square feet is required. The petitioner is requesting a variation from the Zoning Ordinance to allow the front steps to encroach into the required front yard. The petition meets all other bulk requirements of the DT zoning district as noted below:

Zoning Requirements	Required	Provided
North Setback (Front)	10'	10' bldg / 4' steps
East Setback (Side)	5'	5'
South Setback (Rear)	20'	20'
West Setback (Front)	10'	10' bldg / 4' steps
Building Height	35'	34'-6"
Parking	32	36
Open Space (Total / Front Yard)	15% (4,835 sq. ft.)	19% (6,400 sq. ft.)

The petitioner is proposing to install new utilities to service the development including new water mains and stormwater systems. A new curb and gutter and sidewalk will be installed along Prospect Avenue. Parkways will be restored along both Prospect Avenue and Rogers Street. The petitioner is proposing to install either underground stormwater detention at the southeast corner of the site or above ground detention within the railroad right-of-way immediately south of the site. The petitioner is currently in discussions with the railroad. The Plan Commission had no concerns with either detention option as long as the chosen option met Village Code.

The proposed project's density is consistent with the Future Land Use Plan's identification of residential uses to the north and west of the subject site. The proposed development creates a density of 21.6 dwelling units per acre, which is consistent with the Future Land Use Plan's identification of 16-25 dwelling units per acre in transition areas surrounding downtown. The petitioner is required to provide School and Park District donations as determined by the Subdivision Ordinance.

Staff believes the standards for a Zoning Map Amendment, Final Planned Development with a Variation, Final Plat of Subdivision, and Special Use have been met. Staff believes townhouse development is suitable to the subject property and will provide a positive transition from single family residential to commercial uses and the railroad tracks. The townhouse development is a desirable use and will contribute to the general welfare and orderly development of both the neighborhood and community.

The Plan Commission considered the petition at its February 11, 2008, meeting. During the meeting, a community member inquired why the rezoning requested was DT (Downtown Transition) instead of R-6

(Multiple Family Residential). The staff and Plan Commission believe a rezoning to DT will provide future opportunities to connect the downtown district with the Fairview Avenue business district through high-intensity residential uses or low intensity commercial developments along the railroad tracks. The Plan Commission recommended unanimous approval of the Zoning Map Amendment, Final Planned Development with a Variation, Plat of Subdivision, and Special Use. Staff concurs with the Plan Commission recommendations.



Department of Public Works Interoffice Memorandum

To: David B. Fieldman, Deputy Village Manager
From: Michael D. Millette, P.E., Asst. Dir. of Public Works - Eng. & Trans.
Date: April 28, 2008
Subject: Prospect & Rogers Townhomes

Per your request I have investigated the circumstances surrounding this project and offer the following comments.

Firstly, detention is not required for this project per our Municipal Code as the site is less than one acre in size. However, storage is proposed in order slow the projected runoff rate to meet the existing release rate. There are two ways to provide the needed storage: above or below ground.

Secondly, the developer is communicating with adjacent property owners to potentially coordinate the installation of an at-grade storage facility on an adjacent parcel. If an at-grade facility is not attainable, a network of 3 foot diameter corrugated metal pipes has been proposed under the parking area. This would be similar to the method employed by the Jewel redevelopment on Ogden.

The development support staff performed a conceptual review of the proposed development (both options) prior to the petition's placement on the Plan Commission agenda. As such, the specifics of the proposed improvements (sizes of components, be they pipes, surface detention ponds, bio-swales, etc.) are not final and are subject to revision during the permit process.

Long term maintenance of either an above or below ground facility would be the responsibility of the property owner. The Village is responsible pursuant to our NPDES, Phase II permit to ensure that this is done on a five-year cycle. Underground facilities are unique in that they require periodic cleaning, as do storm sewers; but on the other hand, they do not require mowing and do not suffer erosion. We also now require silt traps on all underground facilities which meet best management practices.

c: R. Weaver
T. Dabareiner
A. Humphries

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: _____ Petitioner _____ **DATE:** _____ May 6, 2008 _____
(Name)

RECOMMENDATION FROM: _____ Plan Commission _____ **FILE REF:** _____ 01-08 _____
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt “AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS TO DESIGNATE ROGERS STREET REDEVELOPMENT AS FINAL PLANNED DEVELOPMENT NUMBER 50 WITH A VARIATION”, as presented.

SUMMARY OF ITEM:

At their meeting of February 11, 2008, the Plan Commission recommended to designate Rogers Street Redevelopment as Final Planned Development Number 50 with a variation.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING
ORDINANCE OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS
TO DESIGNATE ROGERS STREET REDEVELOPMENT AS
FINAL PLANNED DEVELOPMENT NUMBER 50 WITH A VARIATION**

WHEREAS, the Owners of the property at 715 and 719 Rogers Street, Downers Grove, IL (PINs 09-08-206-002 & -001); (hereinafter referred to as the "Property" and legally described herein) have requested that such real estate be designated as a Planned Development to be known as Rogers Street Redevelopment Planned Development Number 50 pursuant to the provisions of the Comprehensive Zoning Ordinance of the Village of Downers Grove, as set forth in Chapter 28 of the Downers Grove Municipal Code (hereinafter referred to as the "Zoning Ordinance"); and

WHEREAS, the Owners have also filed a written petition with the Village conforming to the requirements of the Comprehensive Zoning Ordinance and requesting approval of Rogers Street Redevelopment Planned Development site plans redeveloping the two existing parcels into a 16 unit townhome residential development as provided under the Comprehensive Zoning Ordinance; and,

WHEREAS, the Property has been re-zoned "*DT Downtown Transition District*" under the Downers Grove Zoning Ordinance; and,

WHEREAS, the Plan Commission of the Village of Downers Grove has given the required public notice and has conducted a public hearing respecting a final plan for the Rogers Street Redevelopment Planned Development Number 50 on the Property in accordance with the laws of the State of Illinois and the ordinances of the Village of Downers Grove and has reported its findings and recommendations to the Village Council of the Village of Downers Grove pursuant to the provisions of the Zoning Ordinance; and,

WHEREAS, the Plan Commission recommended that the Property be designated as a Planned Development, with approval of the Rogers Street Redevelopment Planned Development plans as the documents submitted are consistent with the requirements of the Comprehensive Zoning Ordinance and the character of the planned development; and

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

SECTION 1. That the provisions of the preamble are incorporated into this ordinance.

SECTION 2. The following documents are attached hereto and incorporated herein by reference and collectively referred to as the "Rogers Street Redevelopment Final Development Plans":

1. The staff report, dated February 11, 2008, the Zoning Map Amendment, Final Planned Development with a Variation, Final Plat of Subdivision, and Special Use shall substantially conform to the preliminary architecture plans prepared by Scott Krafthefer and submitted on January 3, 2008 ; the preliminary engineering plans prepared by Robert P. Schlaf, P.E., dated January 2008; the preliminary landscape plans prepared by J.G.S. Landscape Architects dated

December 7, 2007; and the Final Subdivision Plat prepared by Professional Land Surveying, Inc. dated December 10, 2007, except as such plans may be modified to conform to Village Codes and Ordinances.

SECTION 3. That the Village Council hereby finds as follows:

1. That Planned Development Number 50 meets the requirements of the Comprehensive Zoning Ordinance as follows:
 - a. 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.
 - b. 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.
 - c. That the planned development is specifically listed as a special use in the district in which it is to be located.
 - d. 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.
 - e. 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.
 - f. 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.
 - g. That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.
 - h. 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.
 - i. That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.

2. That the proposed Development conforms with the requirements of the Comprehensive Zoning Ordinance.

SECTION 4. The Zoning Ordinance is hereby amended by adding to the Zoning Map the boundaries of the following described real estate and by designating said real estate as a Planned Development under the title and style "Rogers Street Redevelopment Planned Development Number 50" to be stated on the face of said map within the boundaries of the real estate hereinafter described, to wit:

Parcel One:

The West 80 feet of Block 8 in Stanley's Addition to the Town of Downers Grove, a subdivision of part of the West Half of the Northeast Quarter of Section 8, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 19, 1883, as Document 31767, in DuPage County, Illinois

Parcel Two:

That part of Block 8 in Stanley's Addition to Downers Grove in the West half of the Northeast Quarter of Section 8, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 19, 1883 as Document 31767, commencing at the Northwest corner of said Block and running thence East 80 feet for a place of beginning; thence East 50 feet; thence South 248 feet more or less to Warren Avenue; thence West, along North line of Warren Avenue 50 feet; thence North 248 feet more or less to the place of beginning, in DuPage County, Illinois.

Commonly known as 715-719 Rogers Street, Downers Grove, IL (PIN 09-08-206-002,-001)

SECTION 5. The Rogers Street Redevelopment Final Planned Development Plans be and are hereby approved to permit a Planned Development, subject to the conditions and restrictions contained therein, and subject to the following:

1. Prior to Village Council consideration, the petitioner shall provide one (1) paper copy and one (1) mylar copy of a Plat of Subdivision.
2. Prior to the recording of the plat, the petitioner shall pay to the Village a total of \$32,734.56 as school and park donations (\$23,971.20 to the Park District, \$6,409.28 to Elementary School District 58, and \$2,354.08 to High School District 99) subject to verification by the Department of Community Development.
3. Prior to issuance of any development permits, the Plat of Subdivision shall be recorded with the DuPage County Recorder and three (3) copies of the recorded plat shall be submitted to the Village.
4. A description of best management practices that are incorporated into the site design and how they will function shall be prepared and submitted during building permit review. The applicable design criteria such as soil type, vegetation, and land cover conditions draining to the best management practice along with appropriate calculations shall be included.
5. The proposed buildings shall have a manual and automatic detection system installed throughout in

a manner acceptable to the Fire Marshal. All areas of each building shall be protected.

6. A minimum 20 foot wide fire lane as approved by the Village shall be provided throughout the entire development. The proposed decks shall not encroach into the required fire lane.
7. The Village shall assume ownership of the water mains as part of the acceptance of the subdivision's public improvements. An easement on the Plat of Subdivision shall be provided which gives the Village the rights to maintain & repair water mains and fire hydrants.
8. Fire hydrants shall be installed no more than 300 feet apart on all proposed water mains, including the main along Prospect Avenue and the looped main and shall be at least four feet from any connections.
9. The limestone band between the lower and first levels shall continue across the buildings on lots 2, 5, and 10.
10. Prior to the issuance of any building permits, the petitioner shall submit material samples of the proposed brick, synthetic limestone, split face concrete block, stucco, cedar siding, fiberglass columns and shingles for review by the Department of Community Development.
11. Prior to the issuance of any development permits, the petitioner shall pay to the Village a \$500 fee-in-lieu per Village approved parkway tree subject to verification by the Department of Community Development.
12. The planned development shall be constructed, maintained and operated in conformance with the Rogers Street Redevelopment Final Planned Development Plans as well as such covenants, conditions and restrictions as may be approved by the Village Council.
13. The Village shall have the right to review and approve the bylaws, and any changes thereto, to ensure compliance with this Ordinance and applicable laws.
14. Except as provided herein, the Rogers Street Redevelopment Final Planned Development Number 50 shall be in conformance with all applicable laws of the Village.

SECTION 6. A request for variation from Chapter 28, Section 1100(c)(3), *Yards and Open Spaces*, is hereby granted to allow steps greater than four (4) feet in height to encroach into the ten (10) foot required front yard setback in the Downtown Transition Zoning District.

SECTION 7. The Rogers Street Redevelopment Development Plans as well as all covenants, conditions and restrictions heretofore or hereafter filed in connection with the Rogers Street Redevelopment Planned Development Number 50 shall be deemed to be contractual undertakings and shall be binding upon the applicants therefore, the owners of the land covered by the Rogers Street Redevelopment Planned Development Number 50, and their successors and assigns, and shall limit and control the construction, location, use and operation of all land in the Rogers Street Redevelopment Planned Development Number 50, and improvements and structures to be located thereon.

SECTION 8. That all ordinances or resolutions, or parts thereof, in conflict with the provisions of

this ordinance be and are hereby repealed.

SECTION 9. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



Village of Downers Grove

STAFF REPORT

TO: Plan Commission **HEARING DATE:** February 11, 2008

FROM: Department of Community Development **PREPARED BY:** Stan Popovich, AICP Planner

TITLE

PC 01-08; 715 and 719 Rogers Street, Zoning Map Amendment, Final Planned Development with a Variation, Final Plat of Subdivision, and Special Use: The petitioner is requesting approval of 1) a Zoning Map Amendment to rezone 715 and 719 Rogers Street from M-1, Light Manufacturing, to DT, Downtown Transition; 2) a Final Planned Development to construct 16 townhouses with a Variance to allow steps greater than four feet in height to encroach into the required front yard setbacks; 3) a Final Plat of Subdivision to divide the two existing parcels into 17 individual lots; and 4) a Special Use to construct attached single family dwellings exceeding one unit per 4,000 square feet of land area.

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

GENERAL INFORMATION

OWNER: 1501 Ogden Partners, LLC
1501 Ogden Avenue
Downers Grove, IL 60515

APPLICANT: Scott Krafthefer
414 Plaza Drive, #302
Westmont, IL 60559

PROPERTY INFORMATION

EXISTING ZONING: M-1, Light Manufacturing
EXISTING LAND USE: Manufacturing
PROPERTY SIZE: Approximately 33,106 square feet (0.76 acres)
PIN: 09-08-206-001, -002

SURROUNDING ZONING AND LAND USES:

	ZONING	FUTURE LAND USE
NORTH:	R-6 Multiple Family Residential	Residential, 0-6 DU/Acre
SOUTH:	DT Downtown Transition	Office, Research
EAST:	M-1 Light Manufacturing	Office, Research and Manufacturing

WEST: DT Downtown Transition

Residential, 11-25 DU/Acre

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey
4. Plat of Subdivision
5. Preliminary Architectural Plans
6. Preliminary Engineering Plans
7. Preliminary Landscape Plan

DESCRIPTION

The petitioner is requesting to rezone 715-719 Rogers Street from M-1, Light Manufacturing to DT, Downtown Transition to complete a Final Planned Development to construct 16 townhouses. A variance is required to allow steps greater than four feet in height to extend into the required front yard. A Special Use is required to develop townhouses exceeding one unit per 4,000 square feet of land area. The petitioner is proposing to complete a Final Plat of Subdivision to divide the two existing parcels into 17 individual parcels.

Site Design

The site will consist of four buildings. One building fronts Rogers Street and contains five townhouses. A second building fronts Prospect Avenue and contains seven townhouses. The remaining two buildings and four townhouses are centered on a courtyard within the center of the site. Each townhouse will be three stories tall with an attic. Brick with limestone accent bands will clad the primary facades. Brick with limestone accent bands, split face concrete block and cedar siding will clad the rear and side facades.

The townhouses' lowest level will include a two-car garage and media room. The second story will contain kitchen and living spaces while the third floor will contain two bedrooms and accompanying bathrooms. The entrances to the individual units will be located on either the first or second floor. In some instances, the steps to the entrance will be taller than four feet in height and encroach into the required front yard setbacks. A variance is required to allow this.

The site will be accessed by two 20 foot driveways located along Prospect Avenue. The first drive is located adjacent to the south property line while the second drive is located approximately 60 feet south of the Prospect Avenue and Rogers Street intersection. The interior road network provides access to 16 rear-load, two-car garages. Four guest parking spaces are provided at the southeast corner of the site. The petitioner is providing 36 parking spaces. The Village's parking requirements call for 32 total parking spaces.

The project is required to provide 4,835 square feet (15% of the development) of green space. The entire site will provide approximately 6,400 square feet (19%) of green space. The majority of the green space is located adjacent to Prospect Avenue and Rogers Street and within the courtyard. The landscape plan identifies foundation plantings throughout the development and provides screening from the adjacent industrial uses to the east through vegetation and fencing. The petitioner is proposing to install parkway trees; however, the Village will require the petitioner pay a fee-in-lieu so that the Village can plant specific tree species.

The petitioner is requesting a variation from the Zoning Ordinance to allow the front steps to encroach into the required front yard. The petition meets all other bulk requirements of the DT zoning district as noted below:

Zoning Requirements	Required	Provided
North Setback (Front)	10'	10' bldg / 4' steps
East Setback (Side)	5'	5'
South Setback (Rear)	20'	20'
West Setback (Front)	10'	10' bldg / 4' steps
Building Height	35'	34'-6"
Parking	32	36
Open Space (Total / Front Yard)	15% (4,835 sq. ft.)	19% (6,400 sq. ft.)

COMPLIANCE WITH THE FUTURE LAND USE PLAN

According to the Future Land Use Plan, the subject property is designated for office, research, and manufacturing uses. Staff believes these two small parcels are not conducive to future manufacturing uses unless they are consolidated with other parcels. The proposed townhouse development is consistent with the Future Land Use Plan's identification of residential uses to the north and west of the subject site. The proposed development creates a density of 21.6 dwelling units per acre, which is consistent with the Future Land Use Plan's identification of 16-25 dwelling units per acre in transition areas surrounding downtown. Staff believes the proposed rezoning is consistent with the intent of the Future Land Use Plan and will compliment the existing residential development to the north and west.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is currently zoned M-1 Light Manufacturing. The petitioner is proposing to rezone the property to DT Downtown Transition. The proposed density requires a Special Use to comply with the regulations of the DT zoning district. Staff believes the Special Use is consistent with the goals of the Zoning Ordinance and meets the standards for Special Use approval as noted below in Findings of Fact. A variance is required to allow for steps approximately five feet in height to encroach into the required front yard. The variance will allow the petitioner to create a visually appealing development from both Prospect Avenue and Rogers Street. The site plan meets all other zoning requirements including green space, setbacks, parking and height requirements.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The existing 32,234 square foot site will be subdivided into 17 individual parcels, 16 of which will have townhouses constructed on them. Access to each of the 16 building parcels is through Lot 17. Lot 17 will have a permanent utility, drainage and ingress and egress easement over the entire lot. No residential construction is allowed on Lot 17.

The Ordinance establishes the schedule of School and Park District donations to offset the impact of new residential units. The proposed development will include 16 new two-bedroom attached single family dwelling units. Based upon the number of units and the number of bedrooms, the total donation is \$32,734.56 (\$23,971.20 to the Park District, \$6,409.28 to Elementary School District 58, and \$2,354.08 to High School District 99). Payment of these donations must be made to the Village prior to recording the plat and is subject to confirmation by the Department of Community Development.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is proposing to install new utilities to service the development. A new water main will be installed along Prospect Avenue and tie into existing water mains along Rogers Street and Warren Avenue. The townhomes facing Prospect Avenue and Rogers Street will tie into the mains running along these streets. A new water main to service four of the townhouses will loop through the interior of the site. A new stormwater system will also be installed to capture the site's stormwater. In order to meet the Village's Stormwater Management Ordinance requirements, the petitioner will construct an underground detention grid in the southeast corner of the property. The Downers Grove Sanitary District has provided conceptual approval of the development.

The petitioner will install a new curb and gutter with two new 20 foot wide curb cuts along Prospect Avenue. The Prospect Avenue parkway will be restored and a sidewalk installed. An existing curb cut along Rogers Street

will be removed and replaced with a new curb and gutter and restored parkway.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans. The site's two access drives provide adequate access for the Fire Department. The Village will require a 20 foot wide fire lane be dedicated throughout the site to ensure adequate space for fire fighting apparatus. The buildings will be required to meet all fire and building codes.

NEIGHBORHOOD COMMENT

Staff has received a single phone call from a neighbor who asked informational questions about the proposed project. The petitioner has spoken to some of the surrounding neighbors and has noted only positive comments regarding the proposal.

FINDINGS OF FACT

Staff believes the standards for a Zoning Map Amendment, Final Planned Development with a Variation, Final Plat of Subdivision, and Special Use have been met. Staff believes the standards for Zoning Map Amendments have been met by this proposal. Residential zoning to the north and west and the proposed density in the Future Land Use Plan are consistent with the proposed rezoning. Staff believes townhouse development is suitable to the subject property and will provide a positive transition from single family residential to commercial uses and the railroad tracks.

Staff believes the petition meets the Planned Development and Special Use approval standards. The townhouse development is a desirable use and will contribute to the general welfare and orderly development of both the neighborhood and community. The proposed development provides new utilities, adequate vehicular access into and out of the development and additional green space along Prospect Avenue and Rogers Street. The density of the proposal is consistent with the densities outlined for the area west of Prospect Avenue in the Future Land Use Plan. Only one small variation is required from the Zoning Ordinance, otherwise, the Planned Development conforms to the applicable regulations of the DT zoning district.

Section 28.1702 Standards for Approval of Amendments to the Zoning Ordinance

Village Council and Plan Commission consideration and approval of any amendment, whether text or map, is a matter of legislative discretion that is not controlled by any one standard. However, in making its decisions and recommendations regarding map amendments, the Village Council and Plan Commission shall consider the following factors:

- (1) The existing uses and zoning of nearby property;*
- (2) The extent to which the particular zoning restrictions affect property values;*
- (3) The extent to which any determination in property value is offset by an increase in the public health, safety and welfare;*
- (4) The suitability of the subject property for the zoned purposes;*
- (5) The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;*
- (6) The value to the community of the proposed use, and;*
- (7) The standard of care with which the community has undertaken to plan its land use development.*

Section 28.1607 Standards for Approval of Planned Developments

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

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

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 Zoning Map Amendment, Final Planned Development with a Variation, Final Plat of Subdivision, and Special Use are compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation of the Zoning Map Amendment, Final Planned Development with a Variation, Final Plat of Subdivision, and Special Use for this petition to the Village Council subject to the following conditions:

1. The Zoning Map Amendment, Final Planned Development with a Variation, Final Plat of Subdivision, and Special Use shall substantially conform to the preliminary architecture plans prepared by Scott Krafthefer and submitted on January 3, 2008 ; the preliminary engineering plans prepared by Robert P. Schlaf, P.E., dated January 2008; the preliminary landscape plans prepared by J.G.S. Landscape Architects dated December 7, 2007; and the Final Subdivision Plat prepared by Professional Land Surveying, Inc. dated December 10, 2007, except as such plans may be modified to conform to Village Codes and Ordinances.
2. Prior to Village Council consideration, the petitioner shall provide one (1) paper copy and one (1) mylar copy of a Plat of Subdivision.
3. Prior to the recording of the plat, the petitioner shall pay to the Village a total of \$32,734.56 as school and park donations (\$23,971.20 to the Park District, \$6,409.28 to Elementary School District 58, and \$2,354.08 to High School District 99) subject to verification by the Department of Community Development.
4. Prior to issuance of any development permits, the Plat of Subdivision shall be recorded with the DuPage County Recorder and three (3) copies of the recorded plat shall be submitted to the Village.
5. A description of best management practices that are incorporated into the site design and how they will function shall be prepared and submitted during building permit review. The applicable design criteria such as soil type, vegetation, and land cover conditions draining to the best management practice along with appropriate calculations shall be included.
6. The proposed buildings shall have a manual and automatic detection system installed throughout in a manner acceptable to the Fire Marshal. All areas of each building shall be protected.
7. A minimum 20 foot wide fire lane as approved by the Village shall be provided throughout the entire development. The proposed decks shall not encroach into the required fire lane.
8. The Village shall assume ownership of the water mains as part of the acceptance of the subdivision's public improvements. An easement on the Plat of Subdivision shall be provided which gives the Village the rights to maintain & repair water mains and fire hydrants.
9. Fire hydrants shall be installed no more than 300 feet apart on all proposed water mains, including the main along Prospect Avenue and the looped main and shall be at least four feet from any connections.
10. The limestone band between the lower and first levels shall continue across the buildings on lots 2, 5, and 10.
11. Prior to the issuance of any building permits, the petitioner shall submit material samples of the proposed brick, synthetic limestone, split face concrete block, stucco, cedar siding, fiberglass columns and shingles for review by the Department of Community Development.
12. Prior to the issuance of any development permits, the petitioner shall pay to the Village a \$500 fee-in-lieu per Village approved parkway tree subject to verification by the Department of Community Development.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2008 PC Petition Files\PC-01-08 715-719 ROGERS\Staff Report PC 01-08.doc



715 - 719 Rogers Street Location Map



Project Narrative

We are seeking to rezone the property at 715-719 Rogers Street. The combined site measures 130 feet by 248 feet and contains approximately 32,240 square feet. The proposed project lies at the Southeast corner of the intersection of Rogers Street and Prospect Avenue.

The property as currently developed houses a 13,000 square foot manufacturing building that was constructed in 1927. The building is wood and masonry construction and is generally in poor shape, with the exception of roughly 5,000 square feet that was renovated in 2003. This space is leased to several small office tenants. Parking for the building is located along the eastern boundary of the property.

The building is situated at the southwest portion of the two parcels. There was a small bungalow at the northeast corner of the property that was in disrepair and demolished in 2005.

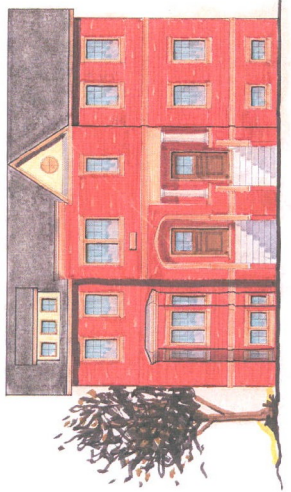
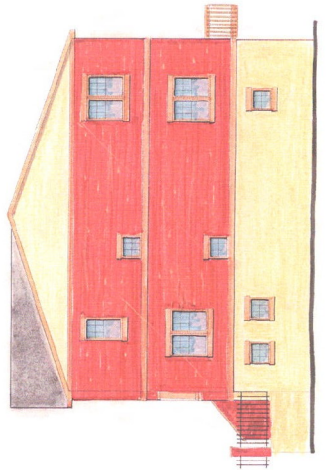
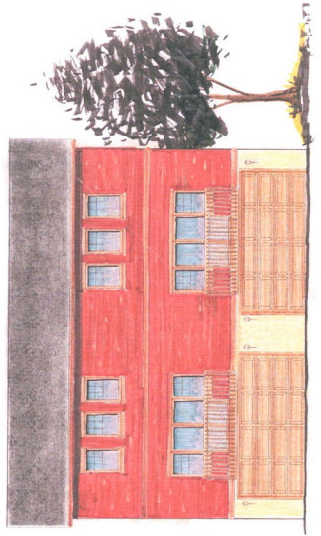
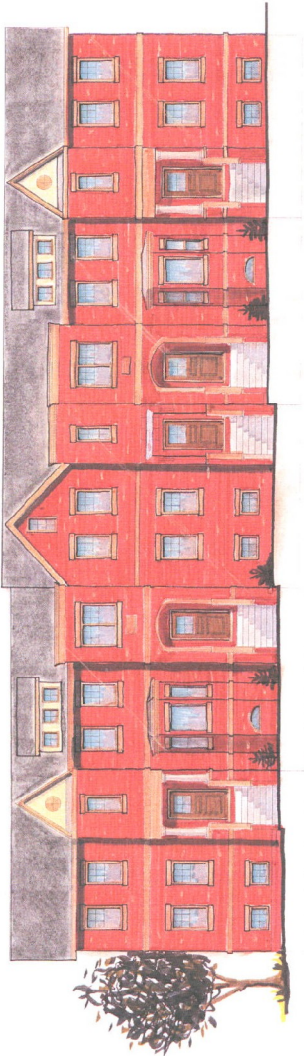
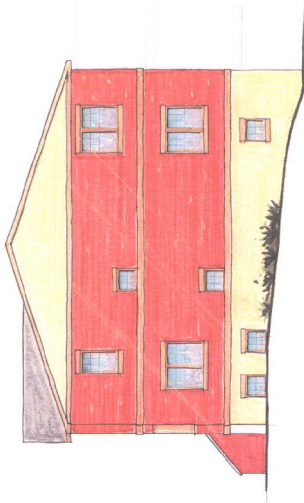
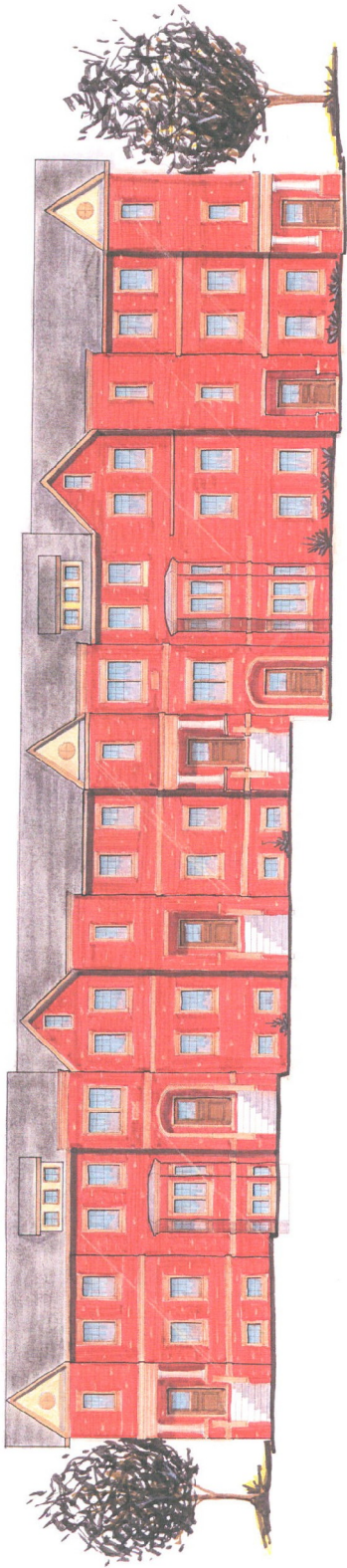
The property is currently zoned M-1 and is at the Western end of a zoning district that runs along the south side of Rogers Street between Maple Avenue and Prospect Avenue. Along the North side of Rogers Street is a combination of multi-family and single family housing. Across Prospect Avenue, the western boundary of the property, there is a four story apartment building and a single family residence.

Approximately three blocks west is the downtown business district and Main Street train station. The Burlington Northern rail line runs parallel to the southern property line across the vacated Warren Avenue right of way. Across the tracks is the Downers Grove Municipal complex.

It is our intention to rezone the property Downtown Transitional, and construct 16 upscale row houses. There will be five units facing north along Rogers Street, seven units facing west along Prospect Avenue, and two interior double units facing a courtyard. All of the units will have two car attached garages, and additional guest parking will be provided on site.

The residential use will be a good fit with the surrounding neighbors to the north and west. The project will be an ideal site for commuters looking to live near the train station, and in close proximity to downtown Downers Grove. The density we are seeking will provide a transition between the single and multiple family uses to the west and the M-1 properties to the east.

We anticipate starting construction in late spring of 2008 and completing the first building by the end of 2008. Additional buildings will be completed as dictated by project demand.



PRELIMINARY/FINAL SUBDIVISION PLAT

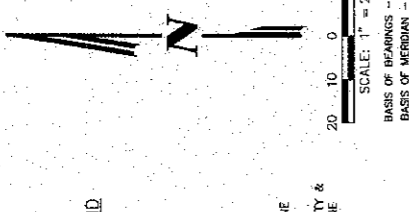
SHEET 1 OF 1

PLAT 09-08-206-001

PLAT 09-08-206-002

ROGERS STREET REDEVELOPMENT

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 10 WEST, COUNTY OF DUPAGE, ILLINOIS, AS SHOWN BY THE PRINCIPAL MERIDIAN.



SYMBOL & ABBREVIATIONS LEGEND

- (R) - RECORD DATA
(M) - MEASURED DATA
N - NORTH
S - SOUTH
E - EAST
W - WEST
[Symbol] - CONCRETE MONUMENT
[Symbol] - BOUNDARY LINE
[Symbol] - ADJACENT LOT LINE
[Symbol] - UNDERLYING PARCEL LINE
[Symbol] - PROPOSED LOT LINE
[Symbol] - PROPOSED PUBLIC UTILITY & DRAINAGE EASEMENT LINE

EASEMENTS

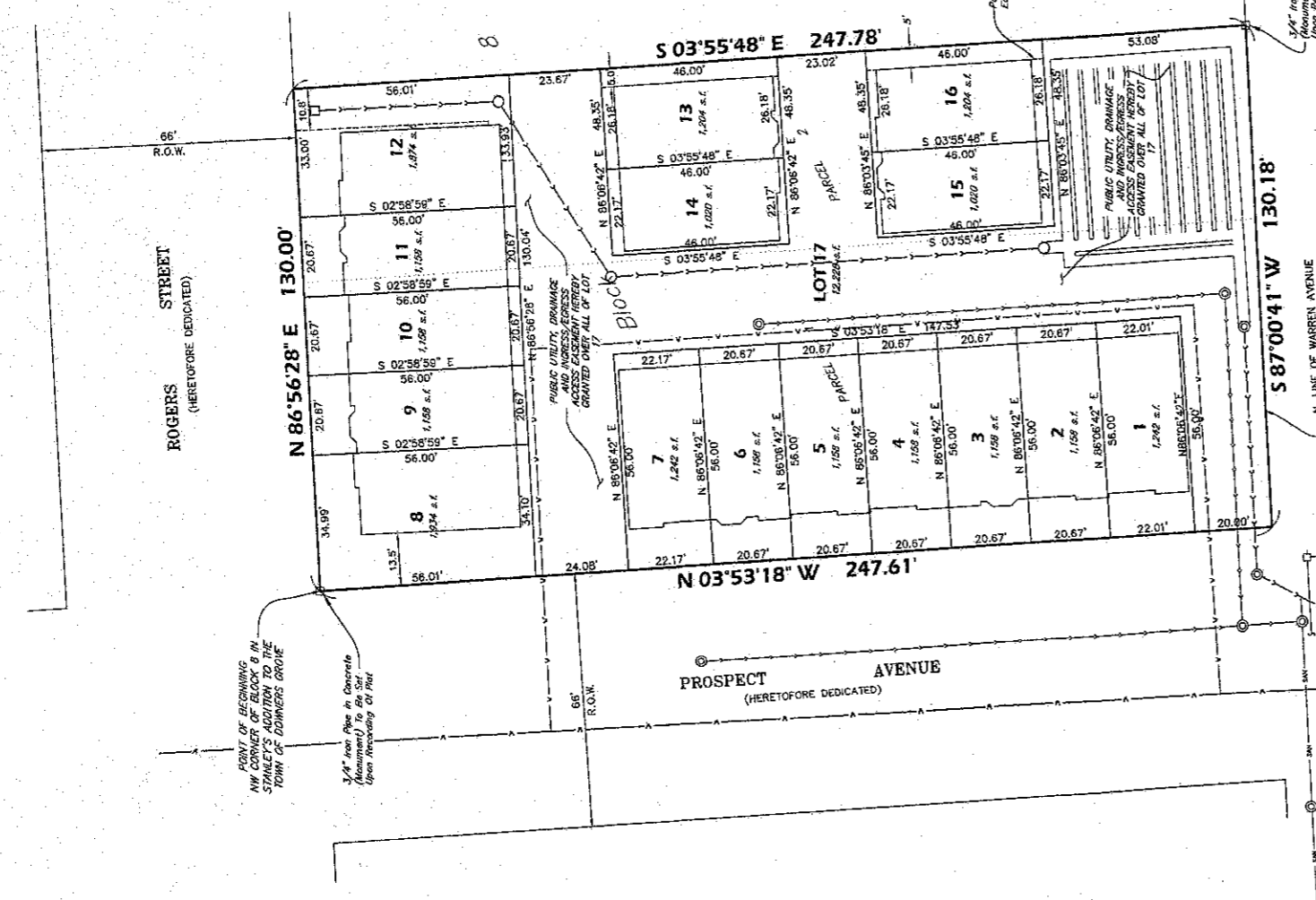
AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO: COMMONWEALTH EDISON COMPANY...

SEC. - AMERITECH ILLINOIS A.S.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEE, AND COMMONWEALTH EDISON COMPANY

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE AND OPERATE... THE TERM 'COMMON AREA OR AREA' IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY TO BE RESERVED IN WHOLE OR AS AN APPLIANCE...

NOTE

LOT 17 IS HEREBY RESERVED FOR PUBLIC UTILITY AND DRAINAGE EASEMENT ACCESS. CONSTRUCTION ALLOWED ON LOT 17.



BURLINGTON NORTHERN/SAINTE FE RAILWAY

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED DO HEREBY CERTIFY THAT AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE AND KNOWN AS... SCHOOLS LOCATED WITHIN THE BOUNDARIES OF THE ELEMENTARY SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

DATED AT ILLINOIS THIS DAY OF A.D. 20 BY CHAIRMAN SECRETARY

OWNERS CERTIFICATE STATE OF ILLINOIS COUNTY OF DU PAGE I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNERS.

NOTARY CERTIFICATE STATE OF ILLINOIS COUNTY OF DU PAGE I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNERS.

NOTARY PUBLIC MY COMMISSION EXPIRES SURVEYORS CERTIFICATE STATE OF ILLINOIS COUNTY OF DU PAGE THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 11011, HAVE SURVEYED AND SUBMITTED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 11011, HAVE SURVEYED AND SUBMITTED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

STATE OF ILLINOIS COUNTY OF DU PAGE THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 11011, HAVE SURVEYED AND SUBMITTED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

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DATE OF EXPIRATION NOVEMBER 20, 2008

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 11011, HAVE SURVEYED AND SUBMITTED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

SUBSCRIBERS' NOTES: IRON PIPES OR SURVEYOR'S NAIL ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

ALL EASEMENTS ARE HEREOFOR DEICATED UNLESS OTHERWISE NOTED. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.

ABEA, L.S. 0700 CONTAINING 32x2184 80 FT. x 0.740 ACRES PROFESSIONAL DESIGN FROM NO. 184-004198

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE AT COST OF THE GRANTEE/LOT OWNER. UTILITY EASEMENT: LOT 17 IS HEREBY RESERVED FOR PUBLIC UTILITY AND DRAINAGE EASEMENT ACCESS. CONSTRUCTION ALLOWED ON LOT 17.

DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEFINED BY THE EASEMENT SHALL BE HELD, IN THE FOREGOING, SOLD, CONVEYED AND TRANSFERRED TO THE PURCHASER SUBJECT TO THE RESTRICTIONS, COVENANTS, CONDITIONS, AGREEMENTS AND CHARGES HEREIN CONTAINED...

NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION, EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASSES AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRAINAGE.

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PREPARED FOR: OKWOOD DEVELOPMENT 719 ROGERS STREET DOWNERS GROVE, ILLINOIS 60130

Professional Land Surveying, Inc. 2900 Ogden Avenue Suite 110 Lisle, Illinois 60532 Phone: 630.778.1757 Fax: 630.778.7757

OWNER: OKWOOD DEVELOPMENT DRIVE WESTMONT, ILLINOIS 60559

OWNER'S SIGNATURES: DATE: 12-10-07

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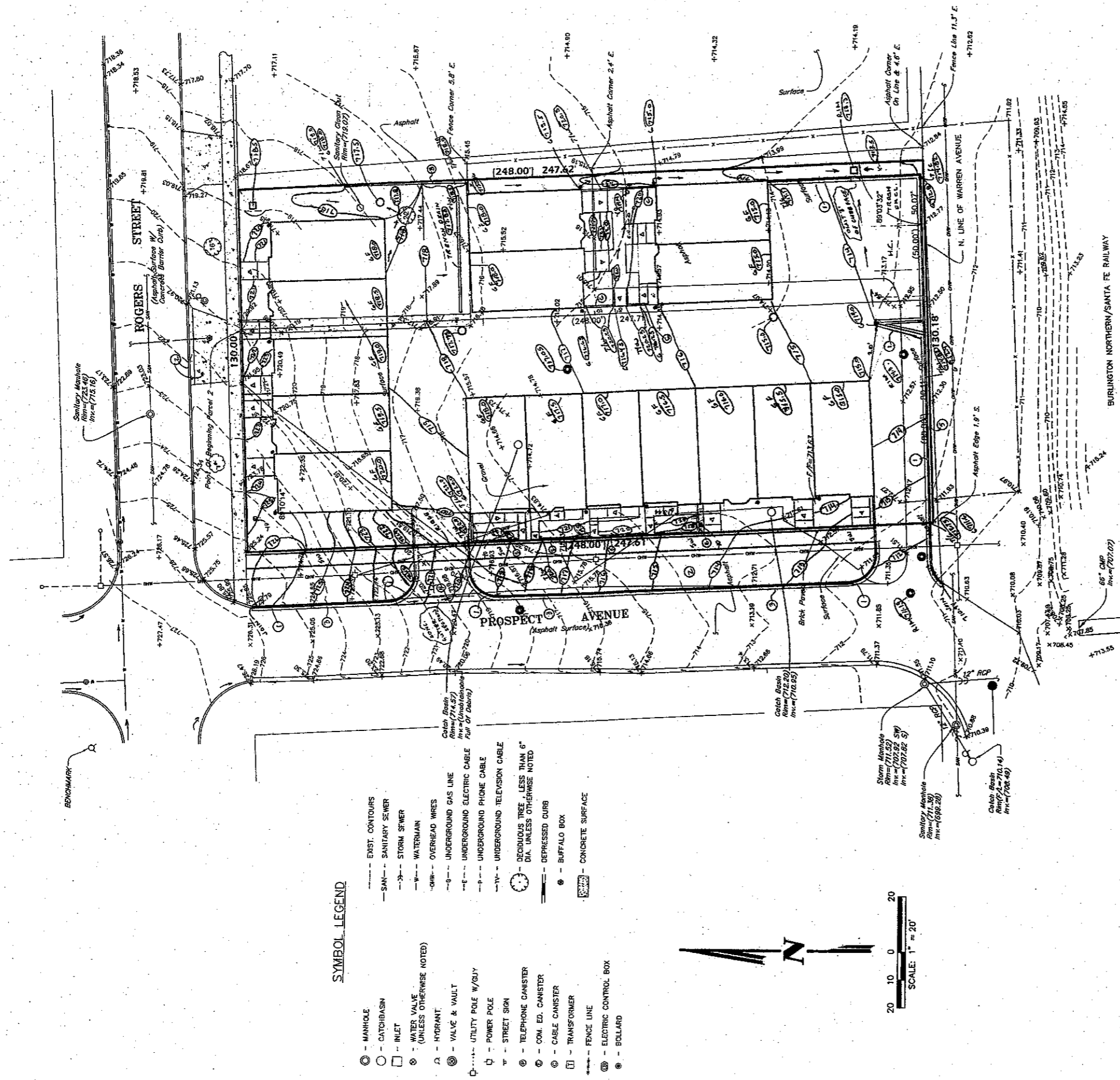
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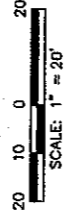
GRADING AND STREET PLAN

ROGERS STREET REDEVELOPMENT



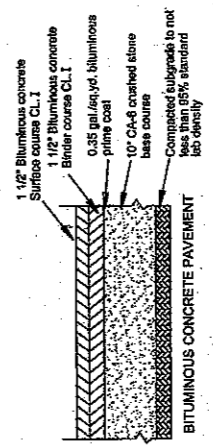
SYMBOL LEGEND

- - MANHOLE
- - CATCHBASIN
- - INLET
- ⊕ - WATER VALVE (UNLESS OTHERWISE NOTED)
- ⊕ - HYDRANT
- ⊕ - VALVE & VAULT
- ⊕ - UTILITY POLE W/GUY
- ⊕ - POWER POLE
- ⊕ - STREET SIGN
- ⊕ - TELEPHONE CANNISTER
- ⊕ - COM. ED. CANNISTER
- ⊕ - CABLE CANNISTER
- ⊕ - TRANSFORMER
- ⊕ - FENCE LINE
- ⊕ - BOLLARD
- - EXIST. CONTOURS
- SAN- - SANITARY SEWER
- S- - STORM SEWER
- W- - WATERMAIN
- GM- - OVERHEAD WIRES
- G- - UNDERGROUND GAS LINE
- E- - UNDERGROUND ELECTRIC CABLE
- P- - UNDERGROUND PHONE CABLE
- TV- - UNDERGROUND TELEVISION CABLE
- ⊕ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⊕ - REFRESSED CURB
- ⊕ - BUFFALO BOX
- ⊕ - CONCRETE SURFACE



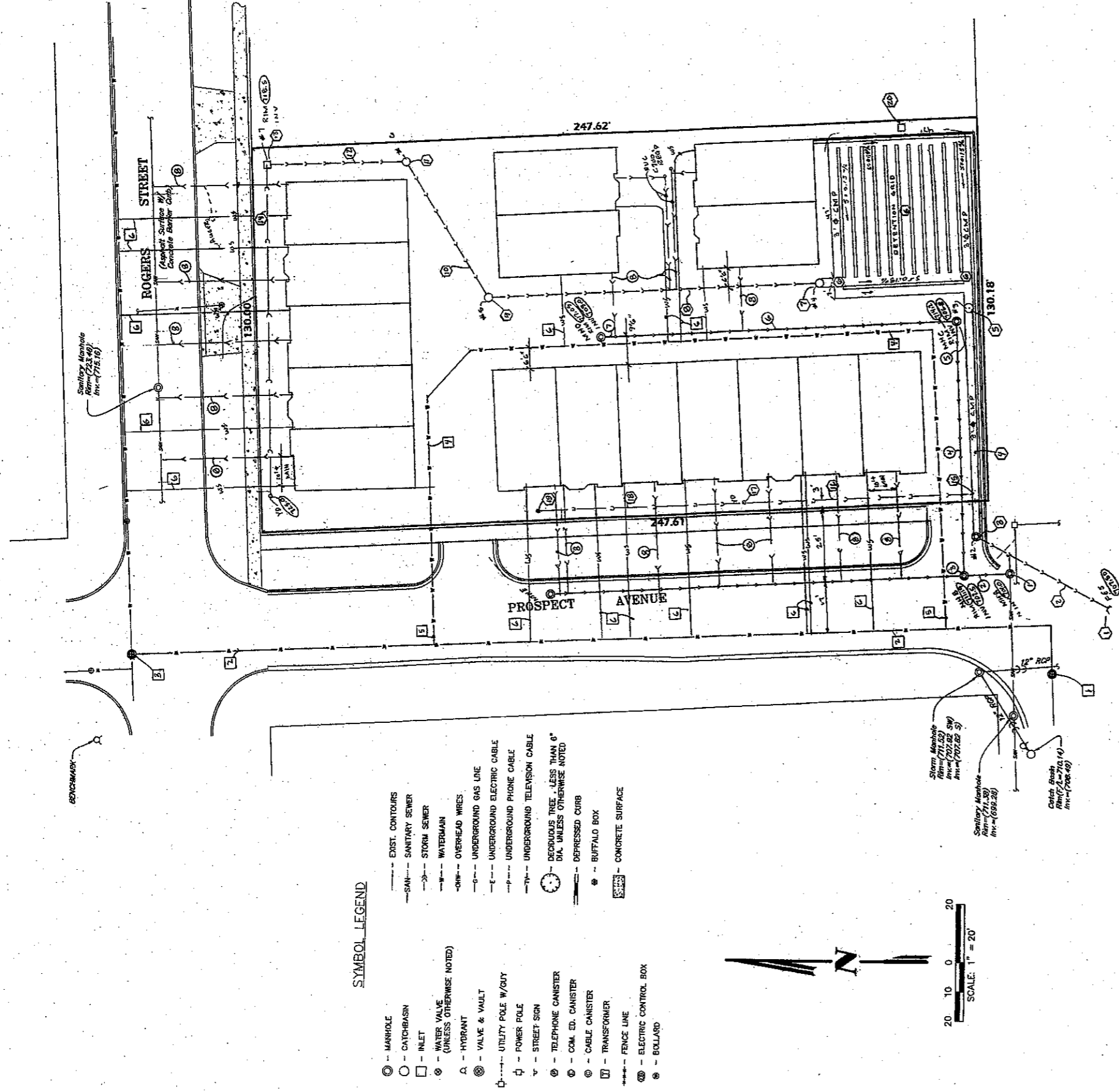
LEGEND AND NOTES

- PROPOSED GRADES
- YD YARD DRAIN
- DOWN SPOUTS CONNECTED TO DRAIN
- ⤴ DOWN SPOUT AND DIRECTION OF FLOW
- SW NEW 5' SIDEWALK
- T/C INDICATES TOP OF CURB
- T/W INDICATES TOP OF WALL
- G INDICATES GRADE ELEVATION
- 4 INDICATES STAIRS OR STEPS
- 1 NEW 6" 6.12 CONCRETE CURB AND GUTTER
- 2 REMOVE EXISTING DRIVEWAY CURB AND GUTTER. CONSTRUCT NEW CURB AND GUTTER TO MATCH ADJACENT. RESTORE PARKWAY WITH 3" MINIMUM TOP SOIL AND SOD.
- 3 SAW CUT EXISTING PAVEMENT FULL DEPTH PRIOR TO REMOVAL. JOIN NEW GUTTER TO EXISTING PAVEMENT.
- 4 RELOCATE SIGN.
- 5 WALL AS REQUIRED. HEIGHT VARIES 6" TO 3' 0".
- 6 WALL. SEE STRUCTURAL ENGINEER'S PLANS.



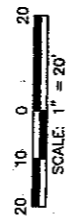
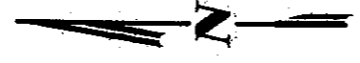
CALL JULIE 1-800-892-0123
 WITH THE FOLLOWING:
 COUNTY, D.W. P.A.S.E.
 CITY/TOWNSHIP, DECATUR, ILL. 62521
 SEC. 4 & 5, 6th. NEAR I-55, R-2, S-11
 48 Hours Before You Dig
 (TWO WORKING DAYS)

Robert P. Schiav, P.E.
 335 Ventura Club Drive
 Roselle, Illinois 60172-1471
 (630) 561-7338



SYMBOL LEGEND

- -- MANHOLE
- -- CATCH BASIN
- -- INLET
- ⊕ -- WATER VALVE (UNLESS OTHERWISE NOTED)
- ⊕ -- HYDRANT
- ⊕ -- VALVE & VAULT
- ⊕ -- UTILITY POLE W/GUY
- ⊕ -- POWER POLE
- ⊕ -- STREET SIGN
- ⊕ -- TELEPHONE CANISTER
- ⊕ -- COM. ED. CANISTER
- ⊕ -- CABLE CANISTER
- ⊕ -- TRANSFORMER
- ⊕ -- FENCE LINE
- ⊕ -- ELECTRIC CONTROL BOX
- ⊕ -- BOLLARD
- EXIST. CONTOURS
- SAN -- SANITARY SEWER
- ST -- STORM SEWER
- W -- WATERMAIN
- O -- OVERHEAD WIRES
- G -- UNDERGROUND GAS LINE
- E -- UNDERGROUND ELECTRIC CABLE
- P -- UNDERGROUND PHONE CABLE
- T -- UNDERGROUND TELEVISION CABLE
- ⊕ -- DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⊕ -- DEPRESSED CURB
- ⊕ -- BUFFALO BOX
- ⊕ -- CONCRETE SURFACE



BURLINGTON NORTHERN/SANTA FE RAILWAY

DRAINAGE SYSTEM

- 1 PROVIDE 24" FLARED END SECTION.
- 2 INSTALL 51.31 LF OF 12" RCP, S = 0.97%.
- 3 INSTALL 6" DIAMETER MANHOLE WITH 5" DIAMETER RESTRICTOR.
- 4 INSTALL 78' LF OF 36" DIAMETER CMP, S = 0.12%.
- 5 INSTALL 5' DIAMETER MANHOLE.
- 6 DETENTION GRID OF 36" DIAMETER CMP. SHOP DRAWINGS MUST BE SUBMITTED TO THE VILLAGE PRIOR TO FABRICATION.
- 7 INSTALL 5' DIAMETER MANHOLE.
- 8 INSTALL 112.7 LF OF 12" RCP, S = 1.8%.
- 9 INSTALL CATCH BASIN.
- 10 INSTALL 53.9 LF OF 12" RCP, S = 1.84%.
- 11 INSTALL CATCH BASIN.
- 12 INSTALL 47.4 LF OF 10" PVC SDR 26 PIPE, S = 8.0%.
- 13 INSTALL INLET TYPE A.
- 14 INSTALL 112 LF OF 8" PVC SDR 26 PIPE, S = 7.09%.
- 15 PROVIDE 8" BLIND TEE.
- 16 INSTALL 78 LF OF 8" PVC C700 PIPE, S = 5.77%.
- 17 INSTALL YD.
- 18 INSTALL 72 LF OF 8" PVC SDR 26 PIPE, S = 9.0%.
- 19 INSTALL YD.
- 20 INSTALL INLET TYPE A. CONNECT TO DETENTION GRID WITH A 6" PVC SDR 26 PIPE.

SANITARY SEWER SYSTEM

- 1 INSTALL MANHOLE OVER EXISTING SANITARY SEWER. INVERT ON THE NORTH 701.0.
- 2 INSTALL 15.6 LF OF 8" PVC SDR 26 PIPE, S = 9.62%.
- 3 INSTALL MANHOLE.
- 4 INSTALL 86.3 LF OF 8" PVC SDR 26 PIPE, S = 4.98%.
- 5 INSTALL MANHOLE.
- 6 INSTALL 121.4 LF OF 8" PVC SDR 26 PIPE, S = 1.81%.
- 7 INSTALL MANHOLE.
- 8 INSTALL 6" PVC SDR 26 SANITARY SEWER LATERAL LAID AT A MINIMUM SLOPE OF 1%. AUGER WHERE INDICATED.

WATER SYSTEM

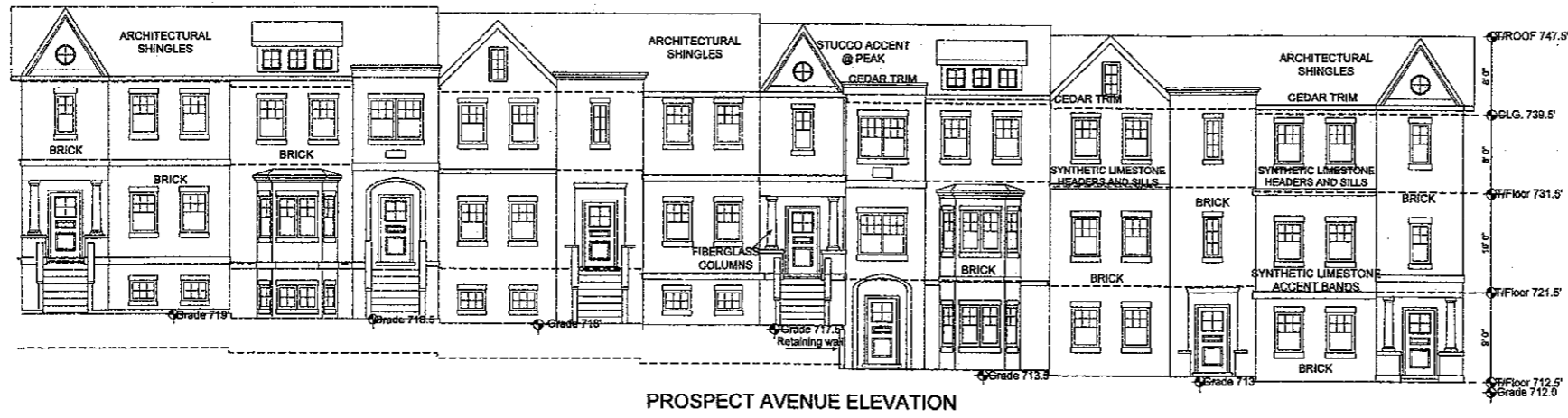
- 1 REMOVE PLUG, INSTALL 6" VALVE AND VAULT.
- 2 INSTALL 328.2 LF OF 6" CL 52 DIP.
- 3 PROVIDE 6" PRESSURE TAP, INSTALL 6" VALVE AND VAULT.
- 4 INSTALL 364.7 LF OF 3" CL 52 DIP.
- 5 INSTALL 3" VALVE AND VALVE BOX.
- 6 PROVIDE 1" TYPE K COPPER WATER SERVICE. AUGER UNDER STREET AND WHERE INDICATED.



CALL JULIE 1-800-982-0123
WHY THE FOLLOWING:
COUNTY - D.C.S. E.A. & E
CITY/TOWNSHIP - SCHAFFER ELS. & GEORGE
REG. IN SEC. MAP A/E - 21-31-11
48 Hours Before You Dig
two working days

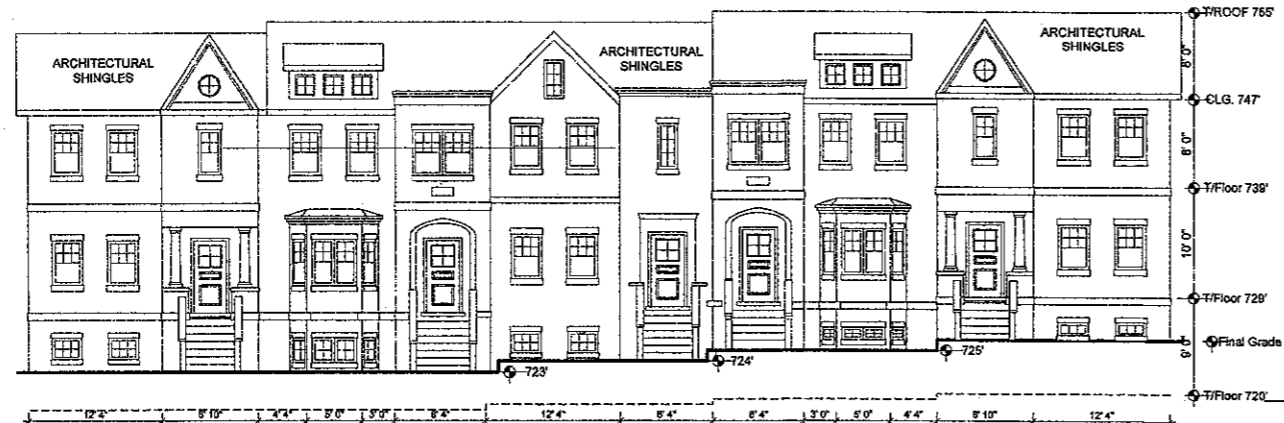
DOWN SPOUTS (SHOWN ON SHEET G-1) ARE TO BE CONNECTED TO THE DRAINAGE SYSTEM.

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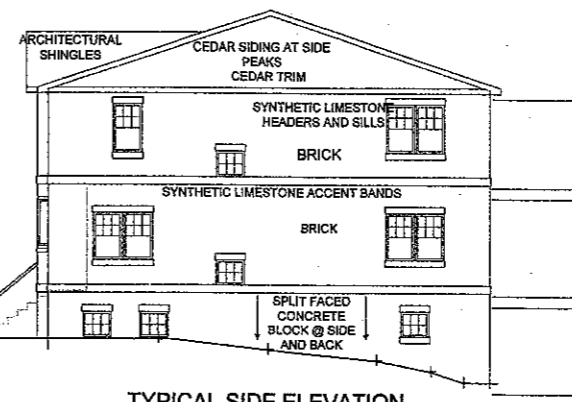


PROSPECT AVENUE ELEVATION

NOTE:
ELEVATION MATERIALS ARE
CONSISTENT FOR LIKE UNITS
THROUGHOUT PROJECT



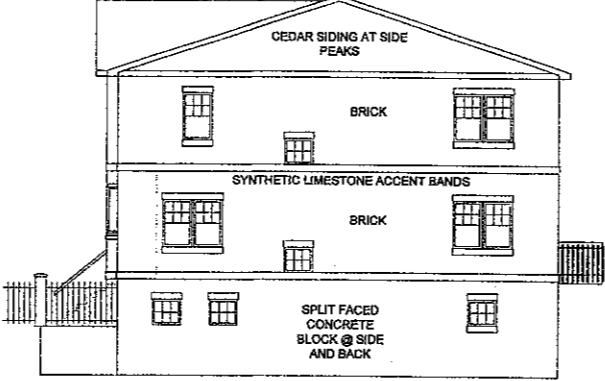
ROGERS STREET ELEVATION



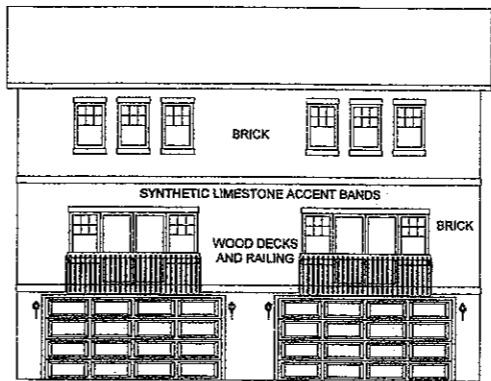
TYPICAL SIDE ELEVATION



COURTYARD HOME FRONT ELEVATION

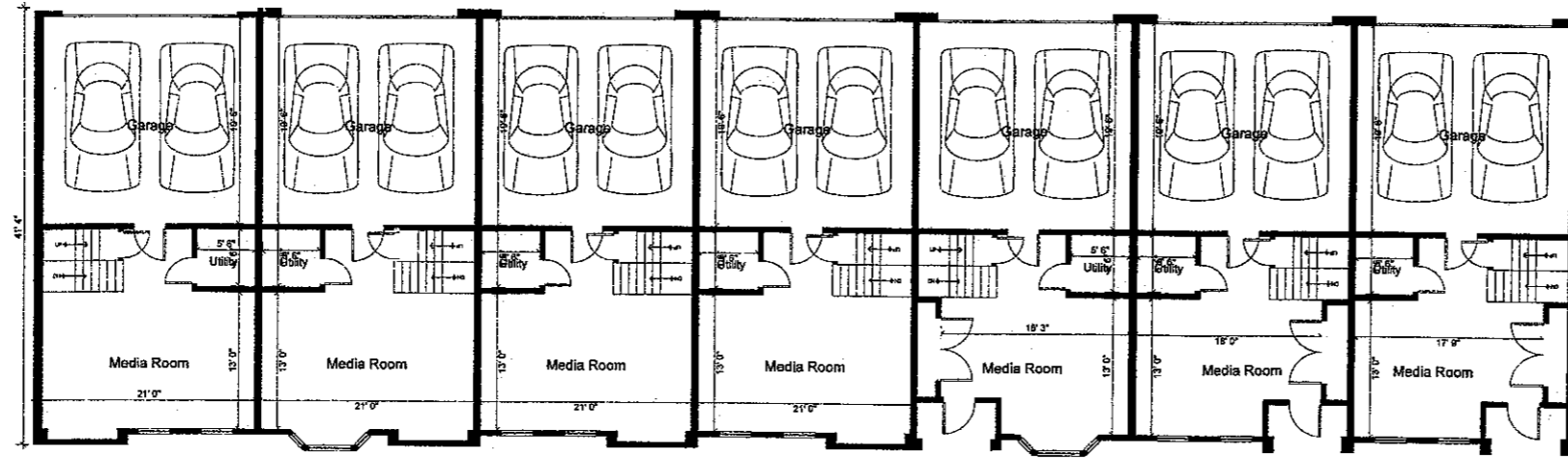


COURTYARD HOME SIDE ELEVATION

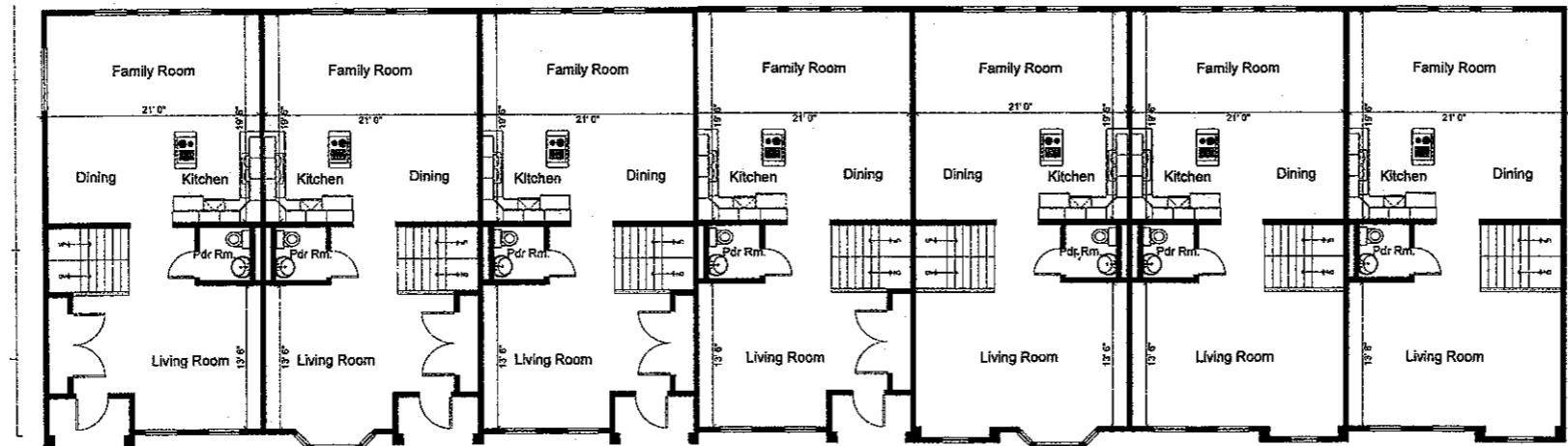


TYPICAL REAR ELEVATION
ALL UNITS IDENTICAL

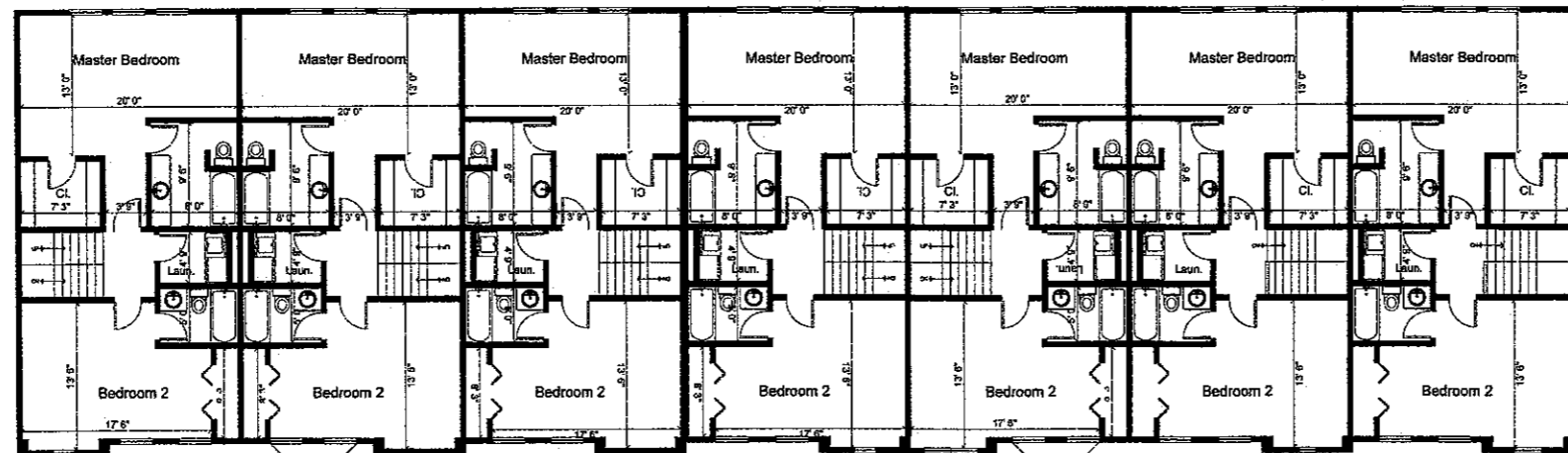
PREFINISHED ALUMINUM
GARAGE DOORS



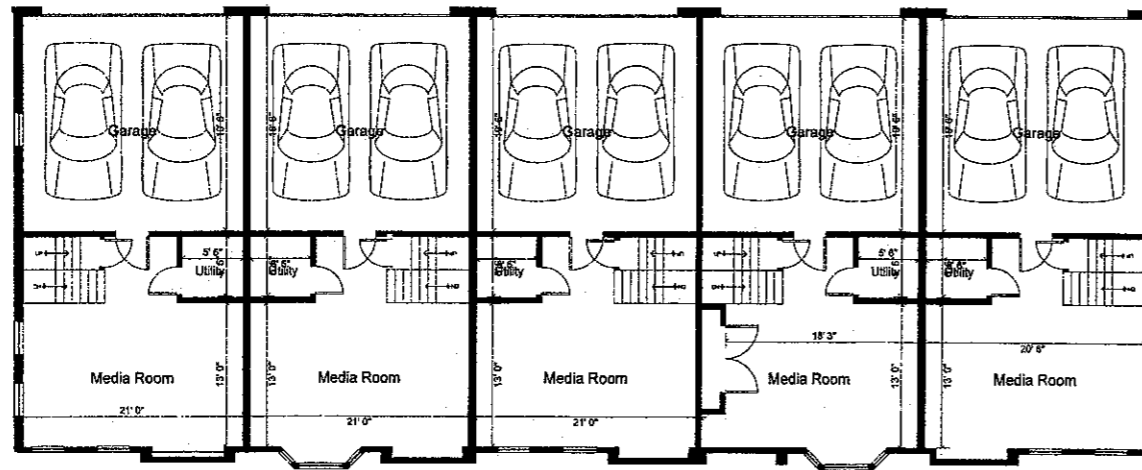
LOWER LEVEL FLOOR PLAN
1/8"=1'0"



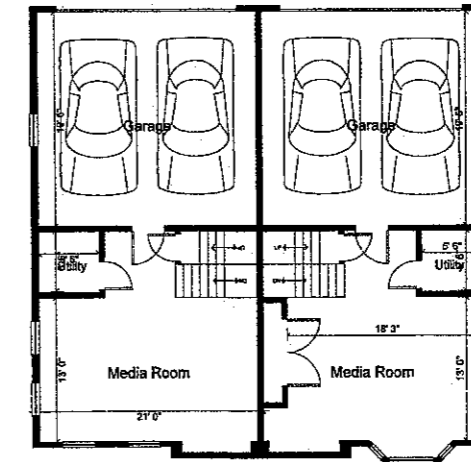
FIRST FLOOR PLAN



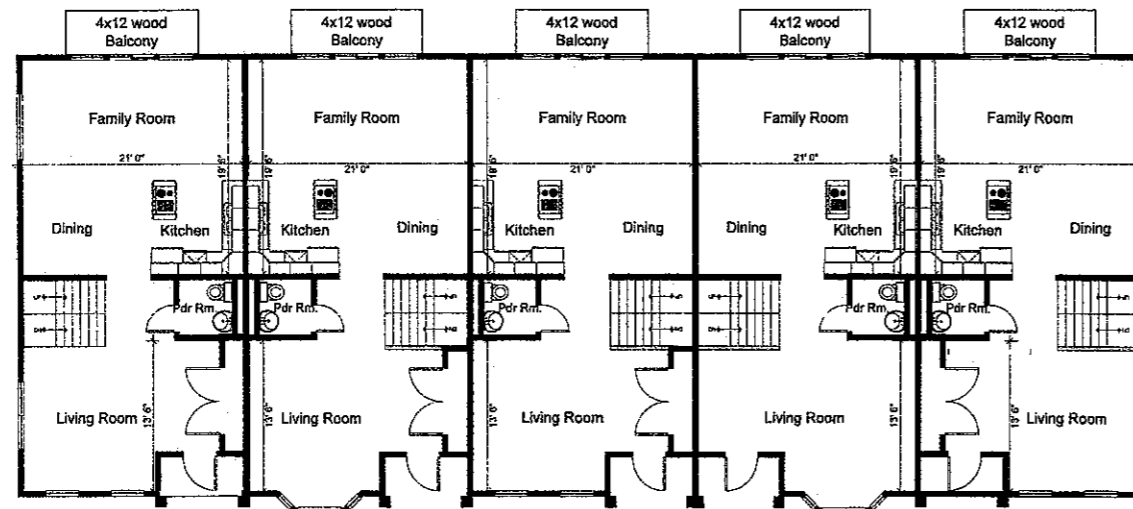
SECOND FLOOR PLAN
1/8"=1'0"



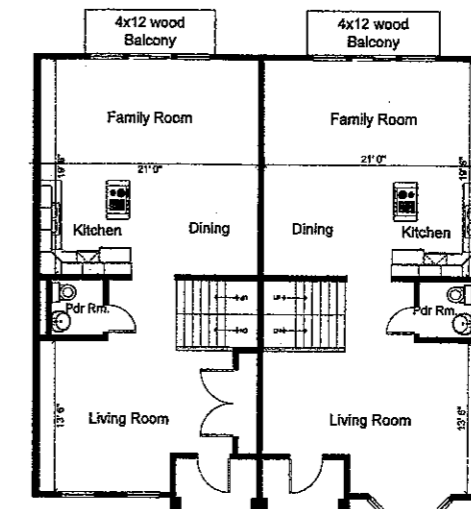
LOWER LEVEL FLOOR PLAN - ROGERS STREET BUILDING
1/8"=1'0"



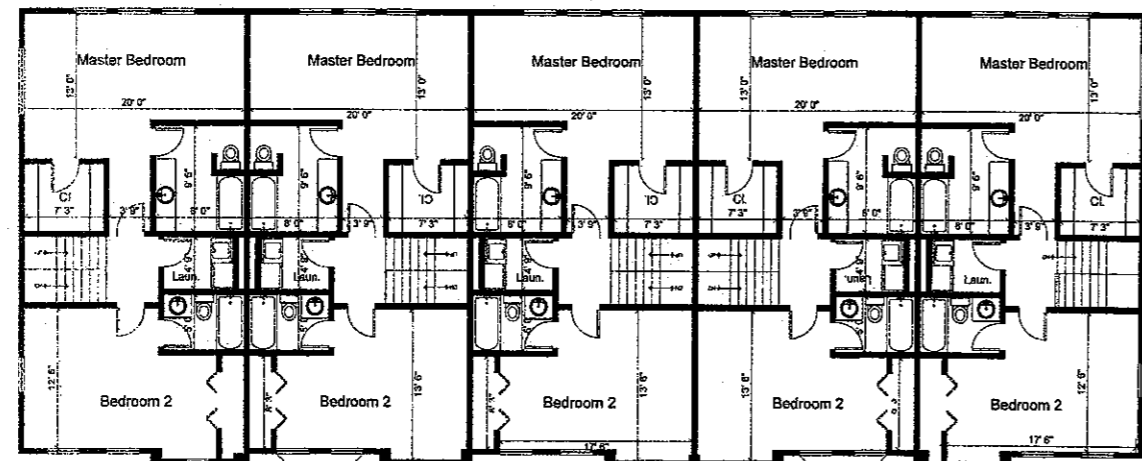
LOWER LEVEL FLOOR PLAN - COURTYARD BUILDING TYPICAL
1/8"=1'0"



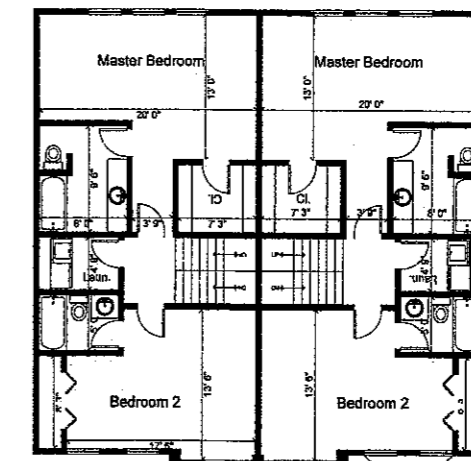
FIRST FLOOR PLAN - ROGERS STREET BUILDING
1/8"=1'0"



FIRST FLOOR PLAN - COURTYARD HOME, TYPICAL
1/8"=1'0"

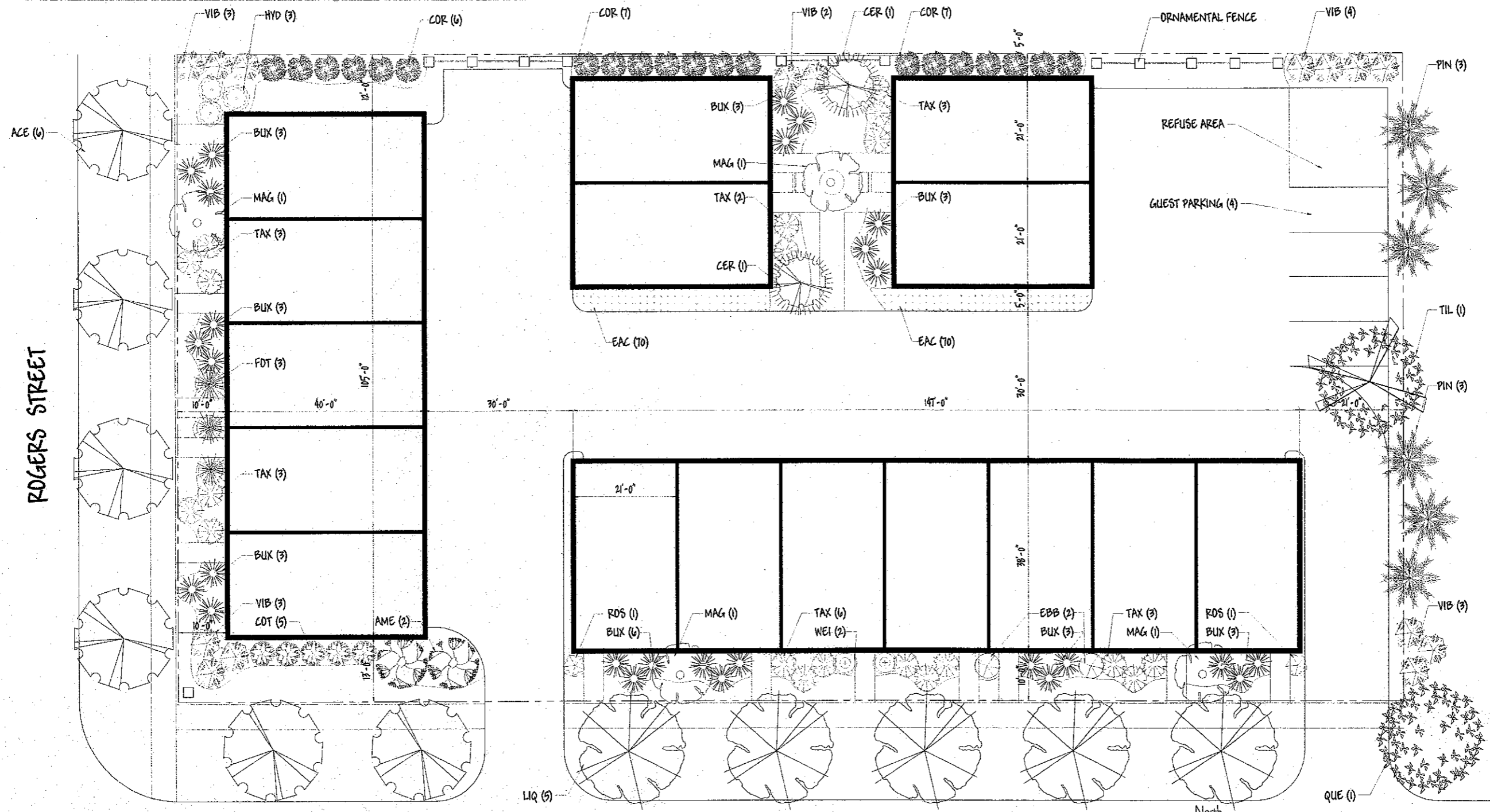


SECOND FLOOR PLAN - ROGERS STREET BUILDING
1/8"=1'0"



SECOND FLOOR PLAN - COURTYARD HOME, TYPICAL
1/8"=1'0"

PLANT KEY			QTY.	SIZE	SHRUBS			QTY.	SIZE	MATERIALS	
SYMBOL	COMMON NAME	BOTANICAL NAME			SYMBOL	COMMON NAME	BOTANICAL NAME			TOP SOIL	
SHADE TREES											
ACE	RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	6	3" CAL.	COR	REDTWIG DOGWOOD	CORNUS BAILEYI	20	3" BB	BARK MULCH	100 CU. YDS.
LIQ	SWEETGUM	LIQUIDAMBAR STYRACIFLUA	5	3" CAL.	COT	CRANBERRY COTONEASTER	COTONEASTER APICULATUS	5	4" BB		
QUE	RED OAK	QUERCUS RUBRA	1	3" CAL.	EBB	DWARF BURNING BUSH	DIERVILLA IONICERA	75	3" BB		
TIL	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	1	3" CAL.	FOT	LARGE FOTHERGILLA	FOTHERGILLA MAJOR	3	2" BB		
ERGREEN TREES											
BUX	WINTER GEM BUXUS	BUXUS MICROPHYLLA 'WINTER GEM'	21	2" BB	HYD	NIKKO BLUE HYDRANGEA	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	3	5 LB		
PIN	AUSTRIAN PINE	PINUS SYLVESTRIS	6	6" BB	ROS	PINK FAIRY SHRUB ROSE	ROSE 'MEIDLAND'	2	5 GAL.		
ORNAMENTAL TREES											
AME	FLOWERING SERVICE BERRY	AMELANCHIER X GRANDIFLORA	2	5" BB	TAX	DENSIFORMIS YEW	TAXUS MEDIA 'DENSIFORMIS'	23	2" BB		
MAG	ROYAL STAR MAGNOLIA	MAGNOLIA STELLATA 'ROYAL STAR'	4	3" BB	VIB	ALLEGHENY LANTANA VIBURNUM	VIBURNUM RHYTIDOPHYLLOIDES 'ALLEGHENY'	12	3" BB		
CER	WEeping REDBUD	CERCIS CANADENSIS 'LOVEY'	2	2" BB	WEI	WINE & ROSES WEIGELLA	WEIGELA FLORIDA 'WINE & ROSES'	2	3" BB		
PERENNIALS											
EAC	PURPLE LEAF WINTERCREEPER	EUONIYMIUS FORTUNEI 'COLORATUS'	140	1 Q							



Revisions:		
no.	date	reason

Project Note:
 These drawings are scope documents indicating the general project design, concept discussions of the project, major architectural elements and basic organization of building and site systems. As scope documents these drawings do not indicate all work required for full performance or completion of the project. On the basis of the scope described the contractor shall furnish the necessary items for proper execution and completion of the project, and shall not warranty said or relied on these documents. All changes to these documents shall be finalized with the owner, architect and consultant in writing to the contractor.
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PROJECT: 719 Rogers Street Redevelopment
 FOR: Oakwood Development Corporation
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 Westmont, IL 60559

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Drawn By:	CP & D
Project Number:	10052-07
Date:	12-07-07
Plot Date:	01-03-07

Sheet Name: **LANDSCAPE PLAN**
 Sheet No.: **LP-1**

1 LANDSCAPE PLAN
 Scale: 1" = 10'-0"
 0 10' 20'