

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
MAY 27, 2008 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Fairview Village – Rezoning and Preliminary Planned Development Amendment (west side of Fairview Avenue)	Resolution ✓ Ordinances Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A Preliminary Planned Development Amendment to Planned Development #32 has been prepared for the seven parcels of Green Acres Subdivision. An ordinance has been prepared to change the zoning of seven residential parcels within the Green Acres Subdivision from R-3 (Single Family Residential) to R-5A (Townhouse Residential).

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.

RECOMMENDATION

Staff recommends remanding the project to the Plan Commission for further discussion. Alternatively, the Village Council could vote to approve the prepared ordinances.

BACKGROUND

In October 2007, Fairview Village proposed a comprehensive redevelopment of its existing Main Campus on the east side of Fairview Avenue and a new development for an Auxiliary Campus on the west side of Fairview Avenue surrounding Lynn Gremer Court. The Plan Commission considered the proposed Main Campus and Auxiliary Campus proposal at its October 1, 2007, meeting and recommended unanimous approval of the Main Campus Final Planned Development. The Plan Commission recommended approval of the Auxiliary Campus Preliminary Planned Development and rezoning by a vote of six to two. The two dissenting Plan Commission members did not believe the Auxiliary Campus proposal was consistent with the surrounding land uses on the west side of Fairview Avenue.

The Village Council discussed both items at the October 23, 2007, Workshop and November 6, 2007, Meeting. The Council heard positive feedback from neighbors regarding the Main Campus proposal and approved the comprehensive redevelopment of the Main Campus. Construction has since begun on the Main Campus.

With regard to the Auxiliary Campus, the Council heard multiple concerns from surrounding neighbors. These concerns included the impact on property values, the appropriate use of the land, rezoning, stormwater and traffic. The Council voted to table the Auxiliary Campus petition indefinitely to allow Fairview Village an opportunity to obtain additional information and to work with the neighbors.

Since the petition was tabled, the petitioner has completed a Residential Market Study and has presented a modified site plan to the surrounding neighbors. The market study reviews Fairview's proposal and examines eleven similar developments in the Chicago metropolitan area. The study found that home values in six of the eleven surrounding similar developments met or exceeded the annual increase in appreciation noted for the municipality. The study further noted the proposed base entry fee for the proposed Auxiliary Campus units is \$520,000, which is similar to the estimated home values in the surrounding neighborhood.

Fairview Village developed a revised site plan taking into account previous neighborhood comments from the Plan Commission and Village Council meetings. The revised site plan was presented to the neighbors at the April 29, 2008, neighborhood meeting. The revised site plan increases the building setbacks along the north, south and west property lines. Additional screening and a central courtyard have been added based on the revised site plan.

Neighborhood Comment

Fairview Village held a neighborhood meeting for surrounding property owners concerning both the Main and Auxiliary Campuses on September 24, 2007, and another meeting regarding only the Auxiliary Campus on April 29, 2008. The April neighborhood meeting included a presentation and discussion. The neighbors expressed concerns regarding lot coverage, berming, construction time frames and future expansion to the Davane Lane properties and other properties along Fairview Avenue.

At the Plan Commission and Village Council meetings, neighbors expressed concern regarding the Auxiliary Campus proposal. The concerns regarded the amount of traffic the development would provide, the encroachment of multi-family buildings in a single-family area, the conversion of the Auxiliary Campus units to market-rate rentals, and the possible deterioration of surrounding property values. The future traffic impacts of the Auxiliary Campus will be explored and analyzed through a traffic study. Staff believes proper screening and setbacks can address many of the concerns regarding the two-story apartment buildings. The apartment buildings have been designed to be comparable in height to single family homes in the area. The units and buildings are age-restricted by Fairview Village.

Auxiliary Campus Proposal

Fairview Village is proposing to expand its services to a 2.9 acre parcel surrounding Lynn Gremer Court along Fairview Avenue. The parcel contains seven lots within the eastern portion of the Green Acres Subdivision. The petitioner is requesting a Preliminary Planned Development Amendment to be included within the existing Planned Development #32 and a rezoning to change the existing zoning from R-3, Single Family Residential to R-5A, Townhouse Residential to be consistent with the existing Planned Development #32 zoning. The petitioner is only requesting preliminary approval of the land use and preliminary site plan. Final building, engineering and site plans, a Plat of Vacation for Lynn Gremer Court, and a Plat of Subdivision will be required to come back to the Plan Commission and Village Council for approval of a final planned development amendment.

The petitioner is proposing to construct four two-story apartment buildings which would each contain eight independent living units. The existing single family house would be converted into primarily a clubhouse with a small office. Each apartment building would have underground parking for its residents. The proposal calls for Lynn Gremer Court to be removed, vacated and replaced with an access drive. Parking would be provided along this access drive. A second access drive would be located further to the south.

The proposal provides a 20-foot setback from the western (rear) property line and 30 feet from the north, east and south property lines. The proposed plan provides 98 parking spaces, 20 in each apartment building's garage and 18 along the northern drive aisle. The Village requires a total of 48 parking spaces.

The site provides approximately 71,000 square feet (56 percent) of landscaped green space. The Village will require the petitioner to screen the proposed development from the surrounding single family parcels.

The Auxiliary Campus proposal will be reviewed by the Plan Commission and Village Council for zoning compliance again during the analysis of the Final Planned Development Amendment. The current proposal complies with the bulk requirements of the Zoning Ordinance as provided in the table below.

Zoning Requirements	Required	Provided (Auxiliary Campus)
Front Yard Setback (East)	25'	30'
Side Yard Setback (North)	47.7'	30'
Side Yard Setback (South)	47.7'	30'
Rear Yard Setback (West)	20'	20'
Building Height (Midpoint)	35'	28'-2"
Lot Coverage	32%	29.0%
Lot Area		
3-bedroom unit	3,000 sf / unit	3,959 sf / unit
Floor Area Ratio	0.8	0.59
Parking	64	98
Open Space	40%	56%

The two detention ponds on the Main Campus have been designed to accommodate the proposed Auxiliary Campus and the remaining parcels within the Green Acres Subdivision. The existing stormwater facilities and easements within the Auxiliary Campus shall be abrogated and new easements provided over all relocated stormwater facilities and overland flow routes.

Prior to the development of Auxiliary Campus final plans, additional studies shall be undertaken by the petitioner to determine if the existing utilities are adequate, the impact of the development to the traffic system, and the lighting levels throughout the property.

Staff Recommendation

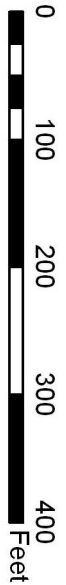
Staff recommends remanding the project to the Plan Commission for further review and discussion. The Plan Commission should review the new information presented in both the market analysis and revised building design and site plan. In regard to the market analysis, staff believes Fairview Village should explore the characteristics of the similar projects that showed a positive improvement in land values and determine if those same factors are present in their petition. The building and site plan revisions are significant in scope and warrant a thorough review by both staff and the Plan Commission.

ATTACHMENTS

- Aerial Map
- Ordinances
- Fairview Village Powerpoint presentation from April 29, 2008 neighborhood meeting
- Residential Market Study by Tracy Cross & Associates, Inc.
- Summary and sign-in sheet of neighborhood meeting held April 29, 2008
- Staff Report with attachments dated October 1, 2007
- Minutes of the Plan Commission Hearing dated October 1, 2007
- Fairview Village memo regarding the September 24, 2007 neighborhood meeting
- Neighborhood comments
- Council minutes from October 23, 2007 and November 6, 2007



Fairview Village (West Side) Location Map



ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE
OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, CODIFIED AS
CHAPTER 28 OF THE DOWNERS GROVE MUNICIPAL CODE,
AS AMENDED TO REZONE PROPERTY LOCATED AT
401-406 LYNN GREMER COURT AND 6568 FAIRVIEW AVENUE**

WHEREAS, the real estate located on the west side of Fairview Avenue, at the intersection of Lynn Gremer Court and Fairview Avenue and hereinafter described has been classified as "R-3 Single Family Residential" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and,

WHEREAS, the owner or owners of said real estate have requested that such property be rezoned as hereinafter provided; and

WHEREAS, the Plan Commission of the Village of Downers Grove has given the required public notice, and has conducted a public hearing on October 1, 2007 respecting said requested rezoning in accordance with applicable law; and

WHEREAS, making due allowance for existing conditions, the conservation of property values, the development of the property in conformance to the official Future Land Use Plan and Map of the Village of Downers Grove, and the current uses of the property affected, the Council has determined that the proposed rezoning is for the public good.

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

SECTION 1. The Comprehensive Zoning Ordinance of the Village of Downers Grove, Illinois, codified as Chapter 28 of the Downers Grove Municipal Code (which ordinance as heretofore amended, is hereinafter referred to as the "Zoning Ordinance"), is hereby further amended by changing to "R-5A, Townhouse Residence District" the zoning classification of the following described real estate, to wit:

Lots 8, 9, 10, 11, 12, 13 and 14 of Green Acres Subdivision in the Northeast Quarter of Section 20, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 1, 2004 as Document Number R2004-144920.

Commonly known as 402, 404, 406, 405, 403 and 401 Lynn Gremer Court and 6568 Fairview Avenue, Downers Grove, Illinois (PINs 09-20-213-013,-014,-015,-016,-017,-018,-019).

SECTION 2. The official zoning map shall be amended to reflect the change in zoning classification effected by Section 1 of this ordinance, subject to the following conditions:

1. 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. The Village reserves the right to re-open its review process upon receipt of such information; and
2. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. 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

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A PRELIMINARY PLANNED
DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #32,
TO PERMIT CONSTRUCTION OF FOUR (4), TWO-STORY
SENIOR CITIZEN APARTMENT BUILDINGS FOR THE PROPERTY LOCATED AT
401-406 LYNN GREMER COURT AND 6568 FAIRVIEW AVENUE**

WHEREAS, the Village Council has previously adopted Ordinance No. 3456 on April 27, 1992, designating the property described therein as Planned Development #32; and,

WHEREAS, the Owners have filed a written petition with the Village conforming to the requirements of the Comprehensive Zoning Ordinance and requesting a preliminary amendment to Planned Development #32 to permit construction of four (4), two-story senior citizen apartment buildings; 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 October 1, 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 Preliminary Planned Development Amendment is hereby authorized to approve four (4), two-story senior citizen apartment buildings.

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-35-07 as set forth in the minutes of their October 1, 2007 meeting, a copy of which is attached hereto and incorporated herein by reference as Group Exhibit A.

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

1. The Final Planned Development shall substantially conform to the preliminary architecture plans prepared by A.G. Architecture dated September 10, 2007 and the preliminary landscape plans

prepared by 3D Design Studio dated August 31, 2007, except as such plans may be modified to conform to Village Codes and Ordinances.

2. The petitioner shall file a petition for a Final Planned Development Amendment, Plat of Subdivision, Plats of Easement, and a Plat of Vacation for the Lynn Gremer Court right-of-way no later than one (1) year after Village Council approval if said approval is granted. If a petition is not filed within one (1) year, any approvals gained from this petition for a Preliminary Planned Development Amendment shall be null and void. The building elevations and site plan shall substantially conform to any plans approved by the Village Council and Plan Commission.
3. Prior to the Plan Commission consideration of the Final Planned Development Amendment, the following comments shall be addressed:
 - a. A revised stormwater grading plan shall be provided that addresses stormwater conveyance for the western portion of Green Acres Subdivision.
 - b. The site shall provide for overland flow routes from Davane Lane through the site and across Fairview Avenue without negative impacts to the site or Fairview Avenue.
 - c. Best Management Practices for stormwater quality shall be implemented on the site.
 - d. All executed utility easements shall be abrogated, and new easements shall be provided over all relocated utilities, stormwater facilities and overland flow routes.
 - e. The Village shall assume ownership of the water main and water appurtenances. As such, easements shall be provided over all water main pipes, valves, fire hydrants and all other water appurtenances.
 - f. A traffic study shall be completed for the site. The study shall detail the impact of the development on the surrounding road network and assess the proximity between the two proposed curb cuts onto Fairview Avenue.
 - g. A photometric plan shall be submitted.
4. The existing Lynn Gremer Court right-of-way shall be vacated.
5. The four proposed apartment buildings and the existing single-family residence shall have an automatic sprinkler system installed throughout. All areas of each building shall be protected.
6. The four proposed apartment buildings and the existing single-family residence shall have a manual and automatic detection system installed throughout. All detection systems shall be tied into the Downers Grove Alarm Board. All areas of each building shall be protected.
7. A fire hydrant shall be located within 100 feet of each proposed and existing building's fire department connection.
8. Each proposed apartment building shall have one main electrical disconnect or a shunt trip system that cuts power to the entire building.
9. Prior to the issuance of any development permits for development, the petitioner shall pay to the Village a total of \$90,837.34 as school and park donations (\$63,691.89 to Downers Grove Park District, \$20,932.49 to Downers Grove Elementary School District 58, and \$6,212.96 to Community High School District 99) subject to verification by the Department of Community Development.

SECTION 5. That the four (4), two-story senior citizen apartment buildings are consistent with and complimentary to the overall planned development site plan and with the requirements of the “*R-5 A, Townhouse Residential*” zoning district.

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

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

SECTION 8. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk

AUXILIARY CAMPUS



Fairview
A VibrantLiving Community



Fairview Ministries, Inc.

Neighborhood Meeting
Auxiliary Campus
Downers Grove, Illinois
April 29, 2008

[Owner/Applicant]

Richard Olson (Owner) – Auxiliary Campus
Fairview Ministries

Steve Stewart (Applicant/Developer)
Fairview Ministries



Development Team

In addition to Fairview staff, the team includes:

John Gray (Co-Developer)

New Life Management & Development

Gene Guskowski (Architect)

AG Architecture

Mike Shrake (Civil Engineer)

Gewalt Hamilton Associates

Frank Muraca (Owner's Representative)

ARCH Consultants

John Martin (Zoning Attorney)

Huck Bouma

Peter Worthington (Construction Manager)

Weis Builders



[Fairview Mission]

We are committed to be a Christ-honoring resource network for senior adults that fosters purpose and nurtures vitality and spirit.



Fairview Ministries

- Over 100 years of experience serving seniors
 - Established in 1903 in Chicago's Morgan Park neighborhood as Fridhem, Home of Rest
 - Relocated to current site in Downers Grove in 1973
 - Expanded campus in 1992 with residential living
 - Currently expanding main campus (2008-2011)



[Fairview Ministries]

- Committed *strategic partner* with Village of Downers Grove
 - Continue to work with Village for community development and adding value to those we serve
- Integral part of Downers Grove community
 - Participation in “Heritage Fest”
 - Sponsorship of Chamber Website
 - Sponsorship of Oktoberfest



Fairview Ministries

- Continues to be responsive to the need for program and service improvement and diversification
- Desires to enhance ability to serve older adults in our primary market area
- Continues to be respected member of broader community

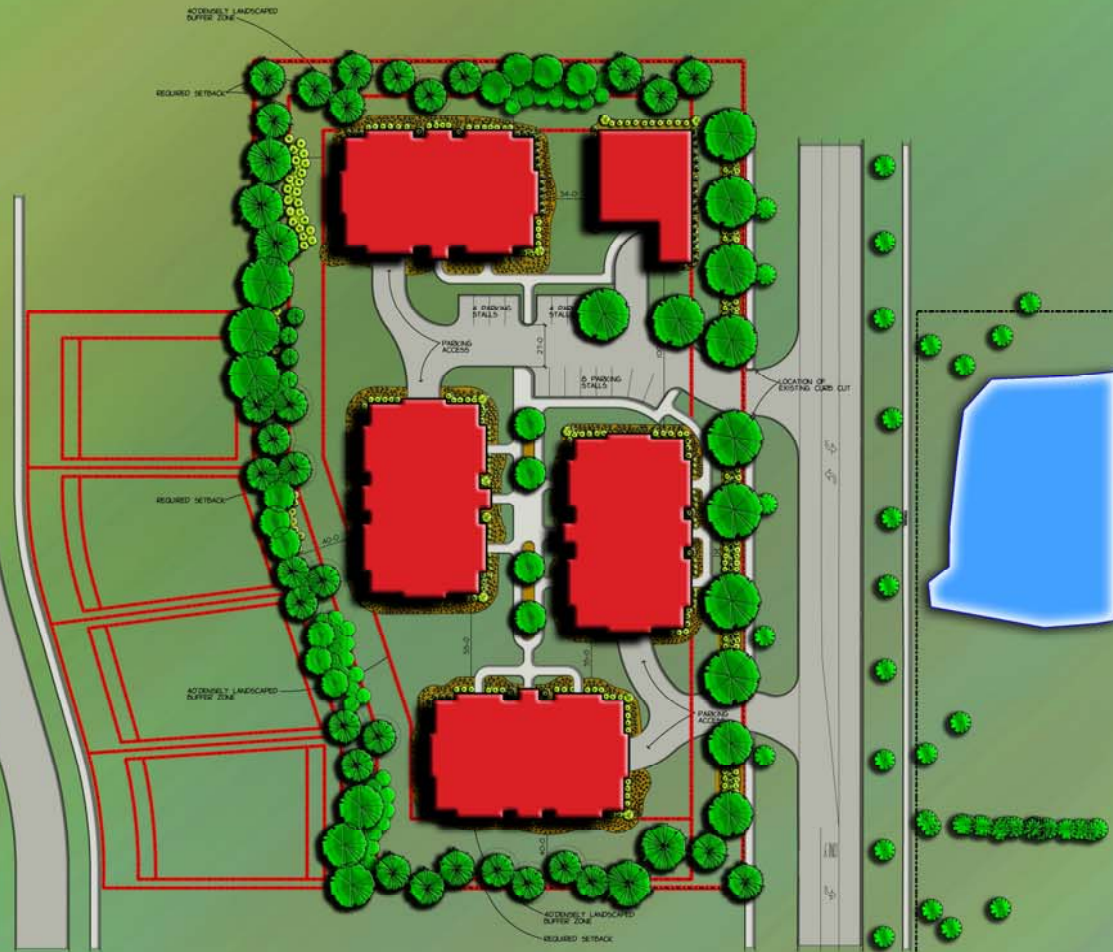


[Fairview Ministries]

- Strong integration and involvement of residents through
 - Church membership and active participation
 - PEP outreach programs (People Energized through Purpose)
 - Volunteer Service
- Staff service through
 - Board involvement - DG Chamber and YMCA
 - Membership in Rotary, Lions Club



Enhancements to the detention basin on Fairview's Main Campus will provide the required detention for this development.



Fairview
Auxiliary Campus
Downers Grove, Illinois

29 April 2008



Auxiliary Campus Site Plan



[Project Statistics]

Four, two-story buildings with eight residences each, with a clubhouse existing on the property



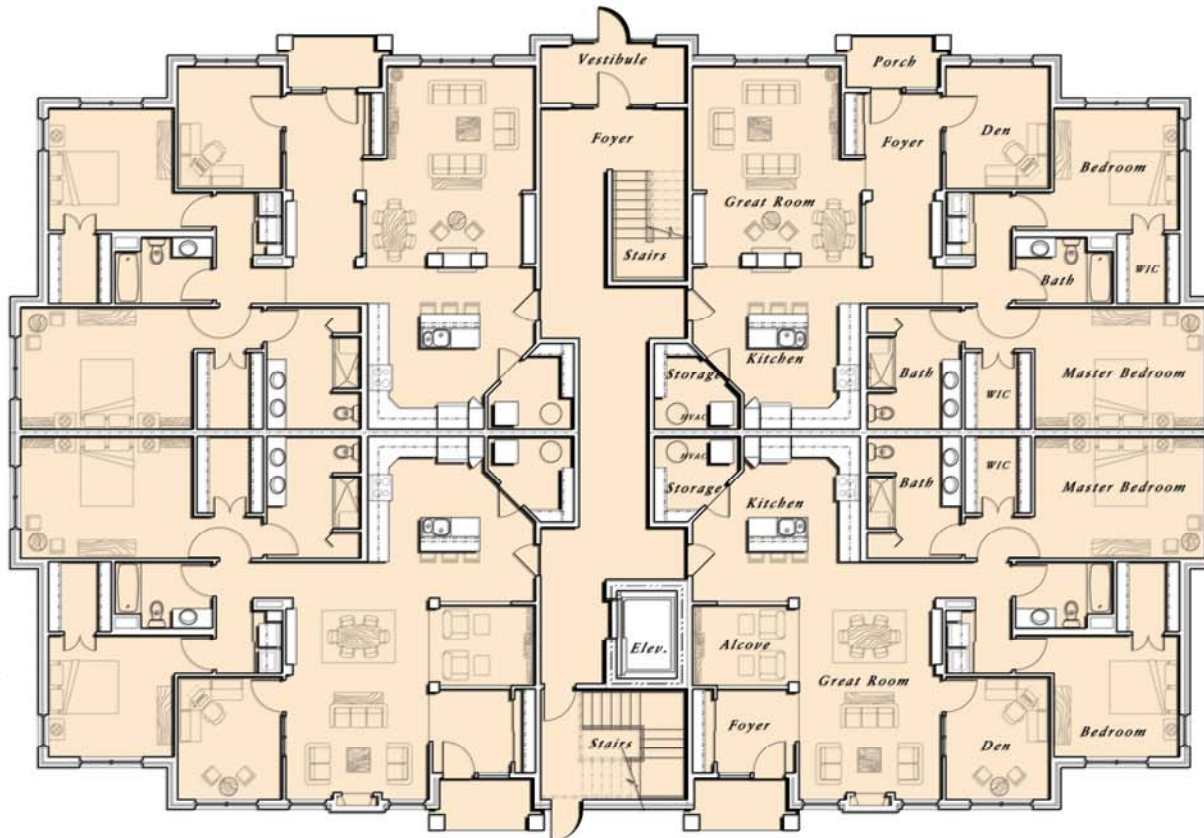
[Building Features]

- High end, well-appointed accommodations
- Underground parking for enhanced 'green' space
- Shared elevator for each building



Typical Floor Plan

Unit B
1680 Sq Ft



Unit A
1680 Sq Ft

Unit C
1680 Sq Ft

Unit D
1680 Sq Ft

Fairview
Auxiliary Campus
Downers Grove, Illinois

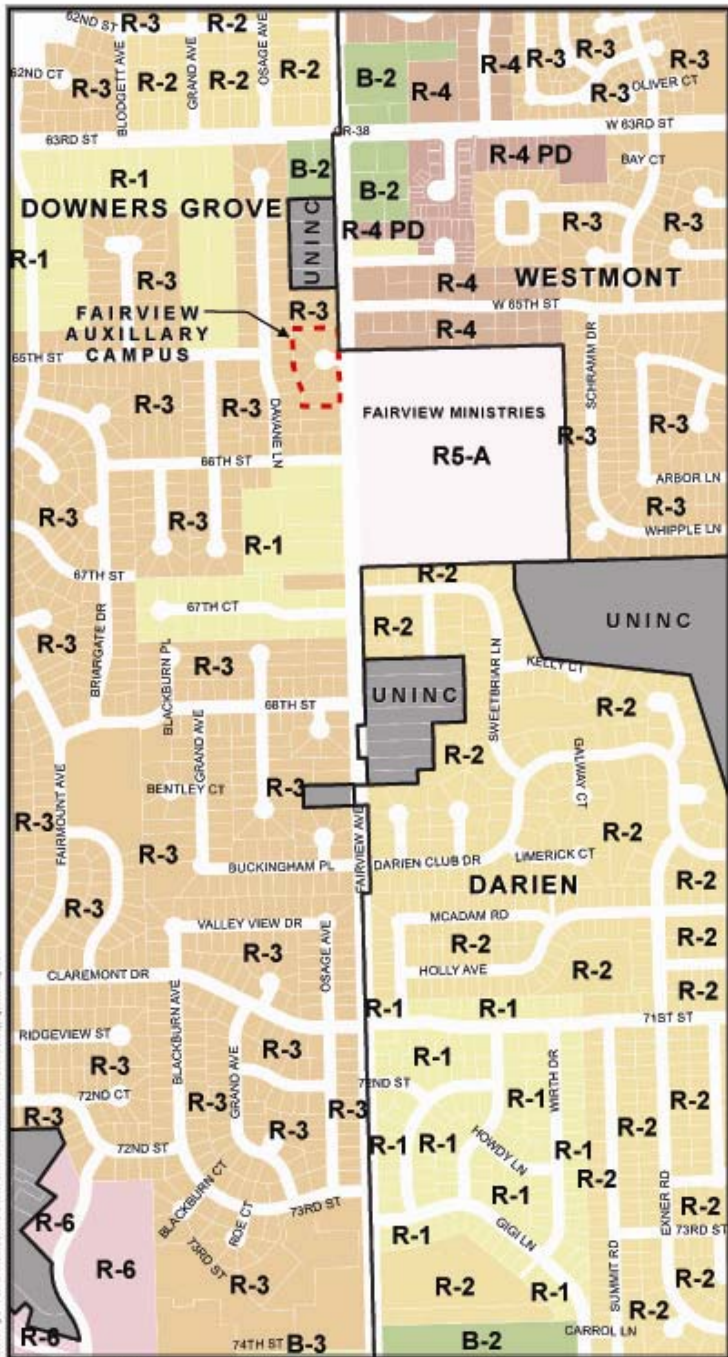
29 April 2008



[Auxiliary Campus]

*Preliminary Planned Development
and Rezoning (Residential Living)*





AREA ZONING EXHIBIT
 FAIRVIEW MINISTRIES
 DOWNERS GROVE, IL.

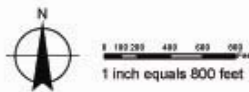
Westmont Zoning Codes	
R-1	Single-family detached residence
R1(A)	Single-family detached residence
R-2	Single-family detached residence
R-3	Single-family detached residence
R-4	General residence
R-5	General residence
R-6	Special residence
S-1	Limited business
B-2	General business
C-1	Commercial
M	Manufacturing
O/R	Office/research
PD	Planned development

Downers Grove Zoning Codes	
R-1	Single-family Residence District
R-2	Single-family Residence District
R-3	Single-family Residence District
R-4	Single-family Residence District
R-5	Two-family Residence District
R-5A	Townhouse Residence District
R-6	Multiple-family Residence District
B-1	Limited Retail Business District
B-2	General Retail Business District
B-3	General Services and Highway Business District
O-R	Office Research District
O-R-M	Office-Research-Manufacturing District
M-1	Light Manufacturing District
M-2	Restricted Manufacturing District

Darien Zoning Codes	
R-1	Single-family Residence District (20,000 Sq. Ft.)
R-2	Single-family Residence District (10,000 Sq. Ft.)
R-3	Multiple-family Residence District
S-1	Neighborhood Shopping District
R-2	Community Shopping District
B-3	General Business District
O	Office
O/R/I	Office Research and Light Industry
I-1	General Industrial District
PUD	Planned Unity Development

Zoning Map

Zoning from R-3 to R-5A matching the main campus.



GEWALT HAMILTON
 ASSOCIATES, INC.

Project: 2023-001
 Map Date: 10/20/23
 Date: 12/20/23



Source: DuPage County GIS Street Data, Village of Downers Grove, Illinois



Source: Google Earth 2007/08/08
 Village of Carol, Downers Grove, Westmont
 Aerial to print. Image captured 12/06. August 2007



2007 AERIAL PHOTOGRAPHY EXHIBIT
 FAIRVIEW MINISTRIES
 DOWNERS GROVE, IL

GEWALT HAMILTON
 ASSOCIATES, INC.
 Project: 3855-000
 Map Code: 11588-11
 DATE: 4/24/2008



Source: Google Earth 2007/08/08
 Village of Carol, Downers Grove, Westmont
 Aerial to print. Image captured 12/06. August 2007



2007 AERIAL PHOTOGRAPHY EXHIBIT
 FAIRVIEW MINISTRIES
 DOWNERS GROVE, IL

GEWALT HAMILTON
 ASSOCIATES, INC.
 Project: 3855-000
 Map Code: 11588-11
 DATE: 4/24/2008

Aerial Photographs



Community Impact

- Creates additional opportunities for seniors to remain in the community
- Complements the neighborhood
- Provides meeting space for local organizations
- Brings talent and spending power to the area
- Potentially enhances property values by development of vacant lots
- Creates jobs









Perspective View





Residential Living



[Preliminary Landscape Plan]





HOME VALUE COMPARISONS - SELECTED SUBURBAN AREAS: 2002 - 2007

Selected CCRC	Location	Average Entrance Fee ⁽²⁾	Median Single Family Home Value ⁽¹⁾				Annual Percent Change in Home Value	
			2002		2007		Host Municipality	Local Area ⁽³⁾
			Host Municipality	Local Area ⁽³⁾	Host Municipality	Local Area ⁽³⁾		
Luther Village	Arlington Heights	\$325,000	\$302,041	\$271,266	\$412,500	\$380,000	+6.3	+6.8
The Garlands	Barrington	329,642	497,959	428,261	645,000	555,675	+5.2	+5.3
King-Bruwaert/Godair Park	Burr Ridge	NA	622,289	999,200	790,000	1,015,000	+4.8	+0.3
Fairview Village ⁽⁴⁾	Downers Grove	330,114	261,345	237,500	400,000	370,000	+8.5	+8.9
Lexington Square	Elmhurst	157,350	277,160	300,833	456,500	483,750	+10.0	+9.5
Westminster Place	Evanston	197,305	417,935	518,750	550,000	691,500	+5.5	+5.7
Washington Square ⁽⁵⁾	Hinsdale	256,600	693,182	850,000	1,035,000	1,702,500	+8.0	+13.9
Villa St. Benedict	Lisle	308,000	265,500	231,147	374,900	317,500	+6.9	+6.3
Plymouth Place	LaGrange	405,083	374,740	387,500	555,000	625,000	+7.9	+9.6
Beacon Hill	Lombard	186,525	214,227	229,689	277,500	292,500	+5.1	+4.9
Mayslake Village ⁽⁶⁾	Oak Brook	NA	681,818	1,372,376	937,000	1,650,000	+6.3	+3.7
Friendship Village	Schaumburg	170,300	252,796	304,206	334,000	418,500	+5.6	+6.4

- (1) Represents median price of single family homes sold through the Multiple Listing Service of Northern Illinois during each respective twelve-month period.
- (2) Reflects average weighted double *occupancy* entrance fee (typically 90% refundable) among all housing products available as of December 2007; does not include incremental monthly service fees.
- (3) Encompasses an approximate 0.5-mile radius of each CCRC.
- (4) Average weighted entrance fee includes all existing housing options as well as *preliminary* fee estimates for the 193 apartments under development on the main campus and the 32-unit Fairview Avenue program; does not include incremental monthly service fees.
- (5) Entrance fee reflects a lifecare insurance policy.
- (6) Age- and *income-qualifying* community.

Source: Tracy Cross & Associates, Inc. and Multiple Listing Service of Northern Illinois.

TC&A Study



Discussion

- **Independent Home Value Study**

TC&A: “program will have no detrimental impact upon local home values”.

- **Traffic Impact**

Negligible difference based upon proposed residents.

- **Storm Water Management**

Enhancements to the detention basin on Fairview will provide the required detention for this development.

- **Ambulance Usage**

60 calls made from 4/07 thru 4/08 for 330 residents; equates to under 1 per month for Auxiliary campus.



[Thank You]

Fairview

A Vibrant Living Community

Questions and Answers





FRONT ELEVATION
3 AD 400



BACK ELEVATION
1 AD 400



SIDE ELEVATION
2 AD 400

29 April 2008

Fairview
Auxiliary Campus
Downers Grove, Illinois





29 April 2008



Fairview
AUXILIARY CAMPUS - RESIDENTIAL LIVING UNIT
Downers Grove, Illinois

A VibrantLiving Community





Fairview
AUXILIARY CAMPUS - RESIDENTIAL LIVING UNIT
Downers Grove, Illinois

A VibrantLiving Community





29 April 2008



Fairview
AUXILIARY CAMPUS - RESIDENTIAL LIVING UNIT
Downers Grove, Illinois

A VibrantLiving Community





TRACY CROSS & ASSOCIATES, INC.

*An Analysis of the Market Potential
For Residential Development
--- West Fairview Avenue Property ---
Downers Grove, Illinois*



VibrantLiving
Communities & Services

Prepared on behalf of:

**VibrantLiving Communities & Services
210 Village Drive
Downers Grove, IL 60516**

February 2008



INTRODUCTION

At the request of VibrantLiving Communities and Services, Tracy Cross & Associates, Inc. evaluated the market potential for continuing care residential development in Downers Grove, DuPage County, Illinois.

Objectives

Specifically focusing upon the development of lifestyle-oriented independent living residences within a 2.28-acre parcel aligning Lynn Geimer Court, west of and contiguous to Fairview Avenue, this analysis establishes the following:

- Conclusions regarding the depth of the Downers Grove area for service-enhanced housing having a directed appeal to mature households aged 65 and older based upon demographic, income and wealth characteristics of householders in Downers Grove and its surrounding west suburban environs.
- Conclusions regarding the overall marketability of 32 lifestyle independent living residences as conceptualized by VibrantLiving Communities. These conclusions are based upon factors associated with the location of the property, the performance of competing west suburban continuing care retirement communities (CCRCs), and the near term demand outlook for service-enhanced continuing care development in the Downers Grove area.
- An assessment of the potential impact of the proposed development upon localized home values.

Methodology

In meeting these objectives, our firm conducted a series of inter-related research investigations that included the following:

- A full investigation of the subject property and its immediate environs.
- A thorough review of the existing Fairview CCRC community.
- A comprehensive analysis of various factors of influence upon service-enhanced congregate and continuing care residential demand potentials over the near term, focusing specifically upon the *Downers Grove Market Area*, defined for purposes of this analysis as the host DuPage County in its entirety, along with the neighboring townships of Lyons, Proviso and Riverside in western Cook County.
- A complete evaluation of the competitive residential environment, with a particular emphasis upon congregate and continuing care housing alternatives.
- An extensive review of residential projects in the planning pipeline, focusing upon those future communities likely to appeal to the mature consumer.



The Report

This report is divided into three sections together with an Appendix which integrates statistical and competitive data. Of particular importance is **Section 1** which provides detailed conclusions and recommendations. Not to be dismissed, however, are the remaining two sections which can be described as *fundamentals*. **Section 2**, for instance, defines the market area based upon all demand-related variables, while **Section 3** concludes with a thorough analysis of the area's competitive environment.

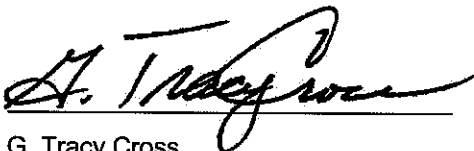
**General
Limiting
Conditions**

Tracy Cross & Associates, Inc. has made extensive efforts to confirm the accuracy and timeliness of the information contained in this study. Such information was compiled from a variety of sources, including interviews with developers and their agents, government officials, and other third parties. Although Tracy Cross & Associates, Inc. believes all information in this study is correct, it does not warrant the accuracy of such information and assumes no responsibility for inaccuracies in the information provided by third parties.

**Certification
And Signature**

This analysis represents our objective and independent opinion regarding the market potential for lifestyle, service-enhanced continuing care retirement development in Downers Grove, DuPage County, Illinois as certified below:

TRACY CROSS & ASSOCIATES, INC.
An Illinois Corporation

By: 
Its: G. Tracy Cross
President

By: 
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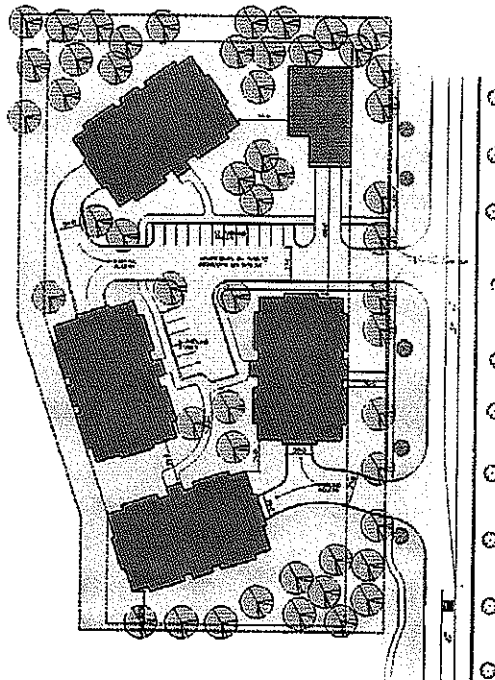


1. CONCLUSIONS AND RECOMMENDATIONS

The West Fairview Avenue property is a 2.28-acre parcel aligning Lynn Geimer Court, west of and contiguous to Fairview Avenue in Downers Grove, DuPage County, Illinois. The property is envisioned to incorporate a lifestyle, service-enhanced residential community developed in conjunction with planned realignment of Fairview Village, a VibrantLiving Communities & Services community situated directly east of the site.



CONCEPTUALIZED LAND USE PLAN: WEST FAIRVIEW AVENUE PROPERTY DOWNERS GROVE, IL



Source: VibrantLiving Communities and Services

The Subject Property

Formerly slated for seven single family homes, the subject property has been cleared and graded, with utilities and services, including curbing, installed on a private cul-de-sac street. A completed former model home will be converted for other uses; however, the exterior of this structure will be maintained. It is also understood that a detention area aligning Fairview Avenue will be re-engineered and connected to the lake system on the Fairview Village campus, thereby improving drainage and siting opportunities within the property.

The immediate environs are primarily residential in nature as, for example, in addition to the Fairview Village Campus, numerous older, privately-owned walk-up apartment buildings align the east side of Fairview Avenue. Adjoining



properties to the north, west and south are a mixture of established older homes, some of which have been earmarked for teardown and replacement, along with newer semi-custom/custom single family homes built principally between 1997 and 2002. Statistics garnered through the Multiple Listing Service of Northern Illinois (MLS) reveal that these newer homes initially sold at prices ranging from \$400,000 to \$650,000. While resales of proximate newer homes have yet to be recorded by the MLS, based upon appreciation levels achieved locally, these newer homes generally reflect current estimated values of \$600,000 to \$850,000. Similarly, home values among proximate older homes currently average \$370,000 compared to an average of \$237,500 noted in 2002.

Access

The subject property is well situated relative to regional employment concentrations as well as major transportation systems. For example, in addition to Fairview Avenue, 63rd and 75th streets, along with Cass Avenue represent primary east-west and north-south arterials serving the general area. Within three miles of the site, these roadways link the property with the I-294/55/88 highway systems, as well as Routes 83 and 34/Ogden Avenue, thus affording area residents ease of access to corporate campuses in, for example, Westchester, Oak Brook, Naperville, Elmhurst and, of course, Downers Grove, as well as O'Hare and Midway airports. METRA service is also available at the Burlington Northern Santa Fe station in downtown Downers Grove. Trains from this location reach Chicago's Union Station in approximately 40 minutes.

**Shopping And
Ancillary Services**

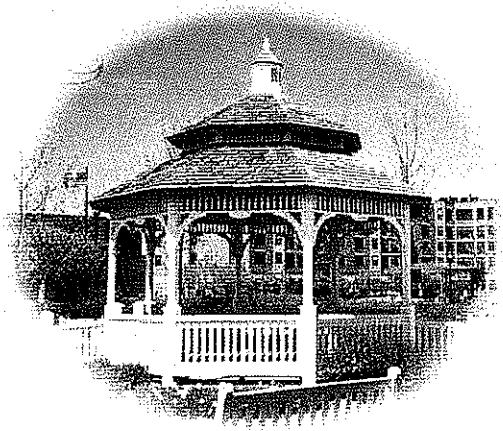
While daily consumer necessities are readily available in the numerous strip shopping centers aligning (particularly) 63rd and 75th streets, the central business district of Downers Grove has long served as a vibrant commercial center of the near west suburbs. Civic leaders have pro-actively orchestrated major renovation of the central business district over the last decade, preserving landmarks such as the Tivoli Theater and maintaining the village's reputation as a thriving destination for shopping, dining and entertainment. Downtown Downers Grove is host to a wide variety of retailers, specialty shops, art galleries, casual and fine dining establishments, banks and other daily consumer services. In addition, the lifestyle Oak Brook Center, offering a concentration of upscale retailers such as Nieman Marcus, Bloomingdales and Nordstrom is a mere 10-minute drive time northeast.

Apart from the health center on the campus of Fairview Village, several major medical facilities are proximate to the subject site. In Downers Grove itself, Good Samaritan Hospital, a member of the Advocate Health Care system, is a 350-bed medical campus featuring a Level I Trauma Center, and acclaimed cardiac and cancer care programs. In addition, Loyola Medical Center and Hines Veterans Hospital, both located in west suburban Maywood, are also within a 25-minute drive of the site.



**Fairview Village-
A Perspective**

Opened in 1995, Fairview Village is a 274-unit continuing care retirement community. Within the attractively landscaped 42-acre campus setting, Fairview Village offers 218 living units distributed among a series of mid-rise residential buildings, along with 56 cottages developed in duplex and ranch villa configurations, and a health care center which features 57 assisted living efficiencies and a 142-bed skilled care facility providing special needs and nursing care for frail elderly residents. At this writing, the assisted living center is fully occupied, while only five (5) living units and one (1) cottage are available, translating to a tight vacancy level of 2.2 percent (in this housing sector, vacancies in the 5.0 to 7.0 percent range are considered balanced). Fairview Village currently maintains a waiting list of 60 pre-qualified applicants for residency in the existing facilities.



The campus environment offers a variety of social and recreational opportunities for residents including a community dining room, arts center, lounges, a library, as well as walking paths with strategically placed gazebos and benches for passive reflection. Fairview Village also actively promotes community service programs such as PEP (People Energized Through Purpose) which includes more than 20 outreach programs such as inter-generational tutoring, English as a second language classes, wellness programs, community lectures, etc. The residents also operate the Red Barn Resale and Gift Shop, with proceeds contributed to Fairview Village endowment funds. Campus facilities are also available for public gatherings. For example, the DuPage County Senior Orchestra holds weekly practices in the community cultural center.

In order to maintain a quality lifestyle for existing and future residents, VibrantLiving Communities has embarked upon a revitalization of the main campus which will be phased over the next several years. Initial re-development plans call for construction of a new, state-of-the art skilled care nursing center providing 108 private suites, along with an 80-unit assisted living wing. A new, inter-connected 46,267 square foot community center will also be constructed offering dining rooms, lounges, an inter-faith chapel, arts and activities center, a fitness and aquatic center, and other social and service areas.

Residentially, the main campus will also see development of approximately 193 independent living units. While specific unit pricing has yet to be determined, the following table illustrates *general* unit types, sizes and fee structures, provided for perspective.





PRELIMINARY PRODUCT MATRIX: FAIRVIEW VILLAGE CAMPUS LIVING UNITS

Unit Type	Number of Units	Percent Distribution	Unit Size (Sq. Ft.)	Preliminary Fee Schedule	
				Entrance Fee ⁽¹⁾	Monthly Service Fee ⁽¹⁾
One Bedroom	23	11.9	850	\$259,000	\$2,210
One Bedroom+Den	42	21.8	1,050	339,000	2,385
Two Bedroom	59	30.6	1,200	389,000	2,565
Two Bedroom+Den	39	20.2	1,350	449,000	2,740
Two Bedroom+Den Deluxe	30	15.5	1,500	514,000	2,920
Total/Wtd. Average	193	100.0	1,203	\$394,181	\$2,574

⁽¹⁾ Reflects Tier I revised fee structure based upon single occupancy in 2007 dollars.

Source: VibrantLiving Communities and Services, *Fee Analysis* dated 12/13/07.

It is further noted that the new program will reflect a 90.0 percent refundable structure. The entrance fee includes 60 lifetime days of healthcare and discounted per diem rates thereafter. Monthly service fees will include one meal daily, bi-weekly housekeeping, weekly linen service, building maintenance, basic utilities, scheduled transportation, an emergency call system, wellness programs, use of the fitness center and pool, and priority access to the assisted living and/or on-site health center. An incremental entrance fee of approximately \$18,000, and \$864 monthly, will be required for a second occupant.

Construction of initial phases is expected to begin in mid-2009.

THE PROPOSED DEVELOPMENT

Within the context of the overall expansion of the Fairview Village campus, VibrantLiving Communities has proposed the development of 32 lifestyle independent living residences within the West Fairview Avenue property, *which is the subject of this analysis.*

As conceptualized, the 32 residences will be distributed in a series of two-story, elevator-served buildings developed over one level of subterranean parking. Each building will accommodate eight residences. Architecturally, the buildings will resemble rowhomes with masonry and aesthetically pleasing accents in a color palette which compliments not only the existing model home, but also the surrounding residential neighborhood. The property itself will be lushly landscaped and bermed to afford privacy for residents as well as the adjoining single family homes.



While residents of the proposed development will enjoy access to the campus-based social and recreational facilities, this development would also feature a private on-site clubhouse, thus utilizing the former single family model home. This masonry and stucco home features a wealth of luxury appointments, including flooring, woodwork and coffered ceilings of exotic woods, marble en-suite baths,



a gourmet kitchen, multiple fireplaces, and an exercise area and 24-seat theatre/media room in the finished basement. While preserving the character of the structure, alternative uses anticipate a computer center, business center, library and social areas. Other options under consideration include the potential availability of a guest suite for use by residents and/or visiting dignitaries, guest lecturers, etc. The clubhouse will also house an on-site leasing and management office.

Each residence will contain 1,670 square feet of living area and feature two bedrooms, two baths, a den, private in-unit storage, walk-in closets and a patio or balcony. Anticipating construction under LEED certification guidelines, the residences will feature a number of standard luxury appointments such as wood flooring, granite countertops and LEED appliance packages, including in-unit washers and dryers. A variety of custom options and upgrades will also be available. Each residence will be wired for internet and cable service.

Preliminary pro forma entrance fees will begin at \$520,000, exclusive of premiums for enhanced view and/or location. The entrance fee, which is 90 percent refundable to the resident and/or their estate, includes priority admission to assisted living and/or skilled nursing facilities on the main campus and 60 lifetime days of health care, with discounted per diem rates applied thereafter.

Monthly service fees are *anticipated* to begin at \$2,800 and include one (1) deeded indoor parking space, basic utilities, all building maintenance and landscaping, property taxes, monthly light housekeeping, clubhouse membership, and ten (10) meals per month in the Fairview Village dining room. Other services and amenities have yet to be determined.

GENERAL CONCLUSION

The market potential for continuing care retirement development within the West Fairview Avenue property is viewed as *favorable*, with this general conclusion founded on the basis of the following:

- First and foremost, Fairview Village is an *established* CCRC community. Hence, development of the 32 residences will benefit from in-place services and amenities, as well as ancillary support in terms of service-oriented retail, proximate medical providers, banking and other consumer conveniences.
- The Downers Grove Market Area, which encompasses the whole of DuPage County and portions of west suburban Cook County, currently supports some 18,880 households aged 65+ earning qualifying incomes of \$75,000 or more annually. This age- and income-qualifying base is expected to increase to 25,418 households by 2012.
- Applying assessments of annual mobility, along with statistical propensity to elect a service-enhanced living environment, to the market area's existing and projected age- and income-qualifying household base reveals that the Downers Grove Market Area is capable of absorbing 135 *higher-priced* CCRC/CIL (congregate independent living) units *annually* during the 2008-2012 timeframe. VibrantLiving Communities need only capture 10.0 percent of this annual demand equation, or pre-lease 14 units yearly, in order to meet its pre-construction goals and achieve a stabilized occupancy level of 96 percent (or 30 units leased) within the anticipated marketing and construction cycle. This translates to an overall absorption of 1.2 units per month, a level considered reasonable by any standard.



- ❑ The projected entrance fees generally align home values in the overall market area. For instance, focusing specifically upon recent sales of homes built at least ten years ago (which likely represent the strongest component of maturing prospective consumers) reveals that in 2007, 18.3 percent of all closings (944 homes) sold at prices in excess of \$500,000, levels consistent with the anticipated base entrance fee of \$520,000.
- ❑ The projected entrance fees are also consistent with offering prices among localized higher-priced condominium developments. For instance, a *comparably appointed* condominium unit currently carries a base sales price of \$513,545 which equates to a value ratio of \$281.86 per square foot, with the proposed development's projected per square foot ratio of \$311.38 *fully supported* when one factors the added security of the lifecare provision.
- ❑ While vacancies among stabilized CCRC developments throughout the market area reflect a relatively balanced market condition of 4.4 percent (152 of 4,014 units unoccupied); and new market entrants are currently absorbing at an average monthly pace of 3.2 per project, the potential impact of the downturn in the housing market must be taken into consideration. Looking forward, and considering that annual home appreciation rates will return to a more normalized range of 3.5 to 5.0 percent, coupled with a moderating economy, extremely volatile financial markets, and lengthening marketing periods for, especially, homes priced in excess of \$500,000 (which now range from 219 to 326 days), it is highly likely that market factors will begin to impact marketing efforts in the same fashion as they have influenced conventional move-down alternatives. In other words, the absorption rate will likely be more moderate than recent history would predict.
- ❑ In addition, the competitive market will continue to intensify as, apart from expansion of Fairview Village and new released units yet to be absorbed, there are some 334 CCRC/CIL units currently in the planning pipeline, a number which could double pending future development decisions at Monarch Landing. These factors lend further support to the expectation that *sustainable* absorption of the West Fairview Avenue residences, at 1.2 units monthly, will enable VibrantLiving Communities to offer reasonable value in the marketplace, and remain fully consistent with the move-down intentions of the profile consumer.

SPECIAL CONSIDERATIONS

Of specific concern to VibrantLiving Communities was the potential impact of the 32 CCRC residences upon home values in the adjoining single family neighborhood. Based upon an analysis of eleven comparable CCRC communities throughout the metropolitan region, development of the West Fairview Avenue program **will have no detrimental impact upon local home values**. This conclusion is based upon the following:

- ❑ The eleven representative CCRC's all co-exist within residential neighborhoods of suburban municipalities of at least comparable stature to Downers Grove. They include *Luther Village* in Arlington Heights; *The Garlands* in Barrington; *King-Bruwaert* in Burr Ridge; *Lexington Square* in Elmhurst; *Westminster Place* in Evanston; *Washington Square* in Hinsdale; *Villa St. Benedict* in Lisle; *Plymouth Place* in LaGrange; *Beacon Hill* in Lombard; *Mayslake Village* in Oak Brook (which is also income-qualifying); and *Friendship Village* in Schaumburg.



As illustrated in the following table, during the most recent 2002-2007 period, home values proximate to each of the investigative developments have witnessed median increases generally ranging from a low of 4.9 percent to a high of 13.9 percent per year. The sole exceptions are noted in Burr Ridge and Oak Brook, where median home values *in 2002* were at or exceeded the \$1.0 million dollar mark and hence advanced at a more measured pace of 2.0 percent annually (on average).



HOME VALUE COMPARISONS - SELECTED SUBURBAN AREAS: 2002 - 2007

Selected CCRC	Location	Average Entrance Fee ⁽²⁾	Median Single Family Home Value ⁽¹⁾				Annual Percent Change In Home Value	
			2002		2007		Host Municipality	Local Area ⁽³⁾
			Host Municipality	Local Area ⁽³⁾	Host Municipality	Local Area ⁽³⁾		
Luther Village	Arlington Heights	\$325,000	\$302,041	\$271,266	\$412,500	\$380,000	+6.3	+6.8
The Garlands	Barrington	329,642	497,959	428,261	645,000	555,675	+5.2	+5.3
King-Bruwaert/Godair Park	Burr Ridge	NA	622,289	999,200	790,000	1,015,000	+4.8	+0.3
Fairview Village⁽⁴⁾	Downers Grove	330,114	261,345	237,500	400,000	370,000	+8.5	+8.9
Lexington Square	Elmhurst	157,350	277,160	300,833	456,500	483,750	+10.0	+9.5
Westminster Place	Evanston	197,305	417,935	518,750	550,000	691,500	+5.5	+5.7
Washington Square ⁽⁵⁾	Hinsdale	256,600	693,182	850,000	1,035,000	1,702,500	+8.0	+13.9
Villa St. Benedict	Lisle	308,000	265,500	231,147	374,900	317,500	+6.9	+6.3
Plymouth Place	LaGrange	405,083	374,740	387,500	555,000	625,000	+7.9	+9.6
Beacon Hill	Lombard	186,525	214,227	229,689	277,500	292,500	+5.1	+4.9
Mayslake Village ⁽⁶⁾	Oak Brook	NA	681,818	1,372,376	937,000	1,650,000	+6.3	+3.7
Friendship Village	Schaumburg	170,300	252,796	304,206	334,000	418,500	+5.6	+6.4

⁽¹⁾ Represents median price of single family homes sold through the Multiple Listing Service of Northern Illinois during each respective twelve-month period.
⁽²⁾ Reflects average weighted double occupancy entrance fee (typically 90% refundable) among all housing products available as of December 2007; does not include incremental monthly service fees.
⁽³⁾ Encompasses an approximate 0.5-mile radius of each CCRC.
⁽⁴⁾ Average weighted entrance fee includes all existing housing options as well as preliminary fee estimates for the 193 apartments under development on the main campus and the 32-unit Fairview Avenue program; does not include incremental monthly service fees.
⁽⁵⁾ Entrance fee reflects a lifecare insurance policy.
⁽⁶⁾ Age- and income-qualifying community.

Source: Tracy Cross & Associates, Inc. and Multiple Listing Service of Northern Illinois.

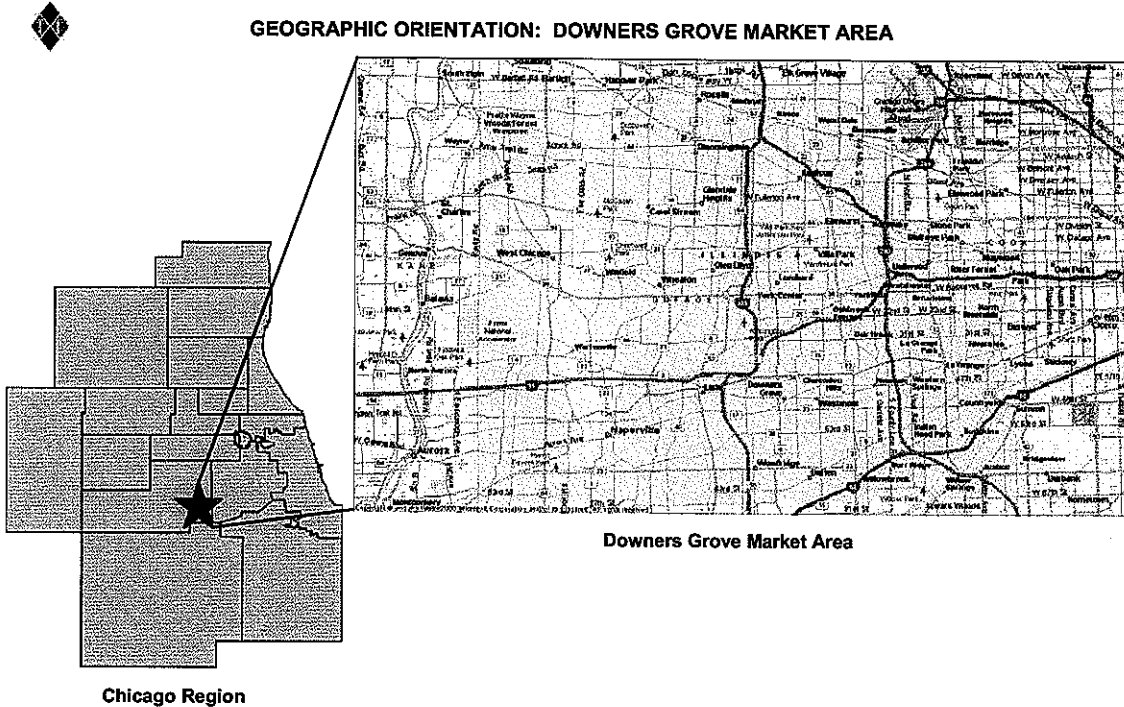
- As this table also illustrates, in virtually all cases, the rate of appreciation among those homes most proximate to a CCRC facility **met or exceeded** the annual increase noted for the host municipality as a whole. This trend is readily evidenced by appreciation rates achieved by those older homes situated immediately proximate to the subject property, where values advanced by 8.9 percent annually, compared to the village as a whole, where yearly home values advanced by 8.5 percent.
- Notably, average entrance fees among all investigative programs fall close to the same value of nearby surrounding homes. Isolating upon the proposed West Fairview Avenue community, its base entrance fee of \$520,000 is fully consistent with estimated home values of newer proximate residences.





2. SETTING THE STAGE

From an overall perspective, the geographic area from which demand support for the West Fairview Avenue development will emanate consists of an approximate twelve-mile radius encompassing the host DuPage County in its entirety, along with portions of western Cook County *generally* extending north from the Illinois and Michigan Canal to the Elgin-O'Hare Expressway/Devon Avenue, and west from Harlem Avenue to the Kane County line.



Sources: Tracy Cross & Associates, Inc. and Microsoft Streets & Trips 2007

The selection of this geographic quadrant, defined for purposes of this analysis as the *Downers Grove Market Area*, is based upon a number of factors, including: the location of the property in west suburban Downers Grove; dependence upon sources of employment, transportation and ancillary services such as major medical facilities; demographic and socio-economic similarities of area residents; the alignment and location of comparable service-enhanced senior housing communities; and points of origin of existing and prospective residents of Fairview Village.

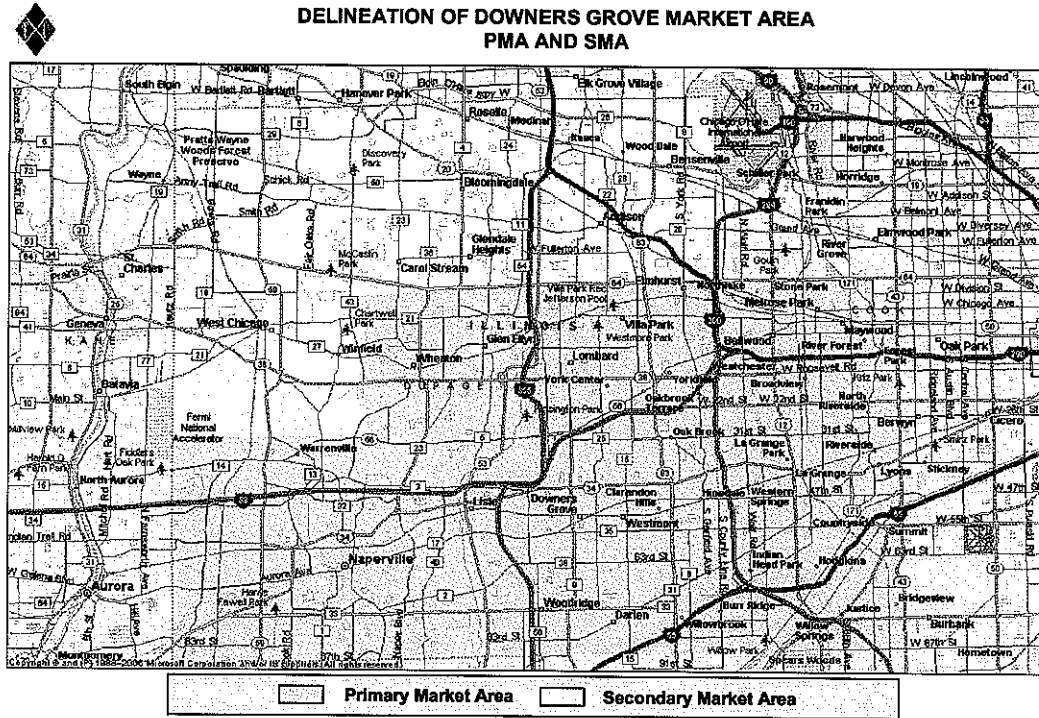
Submarket Disaggregation

As the Downers Grove Market Area is quite large, it is appropriate to divide this sub-area of the metropolitan region into two quadrants. The *Primary Market Area (PMA)* immediately surrounds the subject property and encompasses Downers Grove, Lisle, Milton, Naperville and York townships in DuPage County, along with Lyons, Proviso and Riverside townships in western Cook County. The



**Market Support Analysis
West Fairview Avenue Property
VibrantLiving Communities & Services
Downers Grove, Illinois**

Secondary Market Area (SMA), in turn, adjoins the PMA to the north and northwest, representing the remaining portions of DuPage County, namely Addison, Bloomingdale, Wayne and Winfield townships.



Sources: Tracy Cross & Associates, Inc. and Microsoft Streets & Trips 2007

For clarity, the following table also delineates the constituent municipalities of the Downers Grove Market Area.

DOWNERS GROVE MARKET AREA

PMA		SMA	
Township	Municipality	Township	Municipality
Lyons, Proviso, Riverside, Downers Grove, Lisle, Milton, Naperville, York	Bellwood, Berkeley, Bridgeview, Broadview, Brookfield, Burr Ridge, Clarendon Hills, Countryside, Darien, Downers Grove, Elmhurst, Forest Park, Glen Ellyn, Hillside, Hinsdale, Hodgkins, Indian Head Park, Justice, La Grange, La Grange Park, Lisle, Lombard, Lyons, Maywood, McCook, Melrose Park, Naperville, North Riverside, Oak Brook, Oakbrook Terrace, River Forest, Riverside, Stone Park, Summit, Villa Park, Warrenville, Westchester, Western Springs, Westmont, Wheaton, Willow Springs, Willowbrook, Woodridge	Addison, Bloomingdale, Wayne, Winfield	Addison, Bartlett, Bensenville, Bloomingdale, Carol Stream, Glendale Heights, Itasca, Medinah, Roselle, West Chicago, Winfield, Wood Dale

Source: Tracy Cross & Associates, Inc.

MARKET AREA CHARACTERISTICS

Much has been written about America's aging population and the potential demand for housing directed to the senior citizen. However, there are specific factors associated with the senior housing marketplace which allow for a more accurate calculation of demand. These include population, household and income characteristics of mature households (i.e., those aged 65 and older), along with an assessment of localized home values, propensity to move and other lifestyle factors. In determining the strength of the Downers Grove Market Area for lifestyle-oriented CCRC development, our firm utilized population and household statistical estimates for the 2007 and 2012 time periods as derived by Claritas, Inc. based upon Census 2000 data, as well as closing activity garnered from the Multiple Listing Service of Northern Illinois.

Population And Households

The Downers Grove Market Area reflects a mature suburban area of the region which experienced much of its growth during the latter years of the previous century, resulting in an incubating base of maturing residents. For example, as illustrated on **Exhibit 2.1**, the overall Downers Grove Market Area currently supports a population base of 137,511 persons aged 65 and older. By component age category, persons aged 65 to 74 currently account for 52.0 percent, or 71,490 persons, while those aged 75 and older represent the remaining 48.0 percent. Further segmenting the cohort population base reveals that the PMA accounts for more than three-quarters of the overall population base, equal to 78.8 percent or 108,328 persons.

Looking forward to 2012, however, the senior population base is expected to grow by 14.6 percent or 4,015 persons annually to an estimated base of 157,586 persons. Reflecting aging baby boomers, the representation of persons aged 65 to 74 will increase to 56.7 percent or a base of 89,353. The PMA will continue to represent the strongest concentration of seniors, equal to 77.2 percent.

In terms of households, the Downers Grove Market Area as a whole supports a 2007 senior household base 80,274, distributed between 42,336 householders aged 65 to 74 (52.7 percent) and 37,938 householders aged 75 and older (47.3 percent). Not surprisingly, the PMA accounts for 80.5 percent of all senior householders or 64,597.

By 2012, it is expected that the number of senior households in the overall market area will advance to 90,615, reflecting the addition of 2,068 households annually during the forecast period. In 2012, householders aged 65 to 74 will account for 57.6 percent of all senior households compared to a current representation of 52.7 percent. Notably, senior households in the PMA today are fairly evenly distributed between 50.7 percent aged 65 to 74 and 49.3 percent aged 75 and older. By 2012, however, householders aged 65 to 74 will represent 55.7 percent of the PMA's senior base (or 71,695 households).

Tenure

The Downers Grove Market Area's senior household base is comprised primarily of homeowners, equal to 81.9 percent, with the remaining 18.1 percent represented in apartments or some other form of rental inventory. Focusing upon this latter subset, Exhibit 2.1 also reveals that the highest concentration of senior *renter* households occurs at age categories of 75 and older, equal to 62.8





**POPULATION AND HOUSEHOLD TRENDS: PERSONS AGED 65 AND OLDER
DOWNERS GROVE MARKET AREA**

Attribute/Area	Average Annual Change					
	1990	2000	2007 (Est.)	1990-2000	2000-2007	2007-2012 (Est.)
POPULATION						
Downers Grove Market Area	108,175	128,026	137,511	1,985	1,355	4,015
PMA ⁽¹⁾	90,372	103,469	108,328	1,310	694	2,676
Village of Downers Grove	5,708	6,989	7,090	128	14	144
Remainder of PMA	84,664	96,480	101,238	1,182	680	2,532
SMA ⁽²⁾	17,803	24,557	29,183	675	661	1,339
HOUSEHOLDS						
Downers Grove Market Area	64,893	76,417	80,274	1,152	551	2,068
PMA ⁽¹⁾	55,274	62,680	64,597	5,527	274	1,420
Village of Downers Grove	3,688	4,490	4,548	369	8	76
Remainder of PMA	51,586	58,190	60,049	5,159	266	1,344
SMA ⁽²⁾	9,619	13,737	15,677	6,889	277	648
2007 HOUSEHOLD TENURE (PERCENT OF TOTAL HOUSEHOLDS)						
Area	Owner Occupied			Renter Occupied		
	Aged 65-74	Aged 75+	Aged 65-74	Aged 65-74	Aged 75+	Aged 75+
Downers Grove Market Area	53.7	46.3	37.2	62.8		
PMA ⁽¹⁾	52.4	47.6	36.2	63.8		
Village of Downers Grove	45.8	54.2	23.9	76.1		
Remainder of PMA	52.9	47.1	37.4	62.6		
SMA ⁽²⁾	59.5	40.5	43.3	56.7		

⁽¹⁾ Includes Lyons, Proviso and Riverside townships in Cook County; and Downers Grove, Lisle, Milton, Naperville and York townships in DuPage County.

⁽²⁾ Includes Addison, Bloomingdale, Wayne and Winfield townships in DuPage County.

Source: U.S. Census Bureau: Census 1990 and Census 2000; Claritas, Inc.: Senior Life Report

percent. This weighting toward elderly households is particularly evident in the village of Downers Grove itself, where the combined presence of Fairview Village and Saratoga Grove are reflected in renter tenure levels of 76.1 percent.

Home Values

With regard to senior homeowners, as downsizing seniors typically will move laterally or down in terms of home size, and almost universally with respect to price, it is also prudent to consider the influence of home values upon the decision-making process of prospective residents of the proposed development. As shown in the following table, of the 6,123 single family home closings in the market area through the brokerage network in 2007, the median price of a home sold stood at \$354,485 representing a 4.6 percent increase over the 2006 median value of \$338,950. More importantly, sales of established homes built at least ten years ago, and which likely represent the strongest component of maturing prospective consumers, represented 84.4 percent of all closings in 2007, equal to 5,168 homes. Among these, a median sales price of \$326,970 was represented, with 18.3 percent or 944 closings occurring at price points in excess of \$500,000. These latter closings are most representative of potential consumers for the proposed West Fairview Avenue development given pro forma entrance fee's which are anticipated to begin at \$520,000.

**SINGLE FAMILY CLOSING ACTIVITY: SELECTED AREAS ⁽¹⁾
JANUARY 2006 - DECEMBER 2007**

Price Range	Total		New/Never Occupied		New/One-Five Years Old		New/Six-Ten Years Old		Over Ten Years Old	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under \$200,000	393	6.42	0	0.00	0	0.00	1	0.30	392	7.59
200,000-249,999	788	12.87	0	0.00	0	0.00	4	1.19	784	15.17
250,000-299,999	1,051	17.16	4	1.08	7	2.83	23	6.82	1,017	19.68
300,000-349,999	767	12.53	5	1.35	2	0.81	32	9.50	728	14.09
350,000-399,999	696	11.37	1	0.27	7	2.83	53	15.73	635	12.29
400,000-449,999	447	7.30	3	0.81	12	4.86	35	10.39	397	7.68
450,000-499,999	306	5.00	8	2.16	10	4.05	17	5.04	271	5.24
500,000-599,999	499	8.15	23	6.20	30	12.15	39	11.57	407	7.88
600,000-699,999	318	5.19	29	7.82	21	8.50	38	11.28	230	4.45
700,000-799,999	229	3.74	47	12.67	39	15.79	28	8.31	115	2.23
800,000-899,999	159	2.60	51	13.75	25	10.12	15	4.45	68	1.32
900,000-999,999	111	1.81	46	12.40	18	7.29	13	3.86	34	0.66
1,000,000 and Over	359	5.86	154	41.51	76	30.77	39	11.57	90	1.74
Total	6,123	100.0	371	100.0	247	100.0	337	100.0	5,168	100.0
<i>Percent</i>	<i>100.0</i>		<i>6.1</i>		<i>4.0</i>		<i>5.5</i>		<i>84.4</i>	
<i>Previous Twelve Months</i>	<i>7,576</i>		<i>391</i>		<i>309</i>		<i>388</i>		<i>6,488</i>	
<i>Percent Change</i>	<i>-19.2</i>		<i>-5.1</i>		<i>-20.1</i>		<i>-13.1</i>		<i>-20.3</i>	
<i>Median</i>	<i>\$354,485</i>		<i>\$931,371</i>		<i>\$788,473</i>		<i>\$510,516</i>		<i>\$326,970</i>	
<i>Previous Twelve Months</i>	<i>\$338,950</i>		<i>\$900,000</i>		<i>\$735,761</i>		<i>\$431,250</i>		<i>\$280,720</i>	
<i>Percent Change</i>	<i>+4.6</i>		<i>+3.5</i>		<i>+7.2</i>		<i>+18.4</i>		<i>+16.5</i>	
<i>Average Days on Market</i>	<i>135</i>		<i>276</i>		<i>202</i>		<i>133</i>		<i>122</i>	
<i>Previous Twelve Months</i>	<i>92</i>		<i>256</i>		<i>145</i>		<i>93</i>		<i>80</i>	
<i>Percent Change</i>	<i>+46.7</i>		<i>+7.8</i>		<i>+39.3</i>		<i>+43.0</i>		<i>+52.5</i>	

⁽¹⁾ Includes Lyons, Proviso and Riverside townships in Cook County and Downers Grove, Lisle, Milton, Naperville and York townships in DuPage County.

Source: Multiple Listing Service of Northern Illinois and Tracy Cross & Associates, Inc.



On a cautionary note, however, while the median home value of an existing home advanced a substantial 16.5 percent compared to 2006 prices, this increase is attributed in large part to voracious teardown/new construction replacement activity, concentrated in the PMA, which over the last few years has created an artificial base of appreciation, especially among units earmarked for teardown. This sub-sector of the market, however, has retreated in tandem with the current correction in the housing market overall, as evidenced by significantly extended selling periods for both new and existing homes. For example, throughout the market area, the average number of days required to sell an existing single family home increased 52.5 percent in 2007, to an average time on market of 122 days.

Moreover, a review of *active* listings of homes priced at or above \$500,000 reveals that there are currently some 1,216 homes listed for sale in the *immediate* Downers Grove area, 724 of which represented older housing stock. As illustrated below, through January 15, 2008, the average older home had been marketing for 219 days, while its new construction counterpart reflected an average of 326 days on market. Looking forward, while whole dollar sales prices may not deflate dramatically, it is highly likely that inventories will continue to require extended selling periods, and that previous double-digit rates of appreciation will cease as the market returns to more normalized annual levels in the 3.5 to 5.0 percent range.



**CURRENT LISTINGS: SINGLE FAMILY HOMES PRICED \$500,000+
IMMEDIATE DOWNERS GROVE AREA**

Municipality	Total Active Listings		New Construction		Existing Homes	
	Number	Days on Market	Number	Days on Market	Number	Days on Market
Burr Ridge	135	270	47	292	88	258
Clarendon Hills	71	331	40	418	31	219
Darien	42	181	5	188	37	180
Downers Grove	223	284	114	369	109	195
Hinsdale	257	257	118	319	139	204
Indian head Park	8	230	0	0	8	230
La Grange	81	218	33	260	48	189
La Grange Park	33	219	2	289	31	215
Lisle	50	291	20	279	30	299
Oak Brook	78	278	21	328	57	260
Westchester	26	125	1	6	25	125
Western Springs	109	284	41	401	68	213
Westmont	57	265	32	316	25	200
Willowbrook	13	158	6	167	7	150
Willow Springs	33	218	12	244	21	203
Total/Average	1,216	262	492	326	724	219

Source: Multiple Listing Service of Northern Illinois, as of January 15, 2008.



Income

Mature householders in the Downers Grove Market Area reflect a 2007 median household income of \$42,742, with 33,014 households or 41.1 percent earning at least \$50,000 per annum. By 2012, it is estimated that 41,848 senior households or 46.2 percent will have annual incomes of \$50,000 or more.



**HOUSEHOLD INCOMES: HOUSEHOLDS AGED 65 AND OLDER
 DOWNERS GROVE MARKET AREA**

Income Range	2007 (Est.)						2012 (Est.)					
	Total		PMA		SMA		Total		PMA		SMA	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under \$15,000	10,813	13.5	8,815	13.6	1,998	12.7	10,241	11.3	8,247	11.5	1,994	10.5
15,000-24,999	12,146	15.1	9,880	15.3	2,266	14.5	11,976	13.2	9,623	13.4	2,353	12.4
25,000-34,999	10,923	13.6	8,821	13.7	2,102	13.4	11,623	12.8	9,250	12.9	2,373	12.5
35,000-49,999	13,378	16.7	10,492	16.2	2,886	18.4	14,927	16.5	11,556	16.1	3,371	17.8
50,000-74,999	14,134	17.6	11,082	17.2	3,052	19.5	16,430	18.1	12,632	17.6	3,798	20.1
75,000-99,999	7,414	9.2	5,925	9.2	1,489	9.5	9,365	10.3	7,291	10.2	2,074	11.0
100,000-149,999	6,887	8.6	5,694	8.8	1,193	7.6	9,517	10.5	7,685	10.7	1,832	9.7
150,000-199,999	2,030	2.5	1,686	2.6	344	2.2	2,919	3.2	2,357	3.3	562	3.0
200,000 and Over	2,549	3.2	2,202	3.4	347	2.2	3,617	4.0	3,054	4.3	563	3.0
Total	80,274	100.0	64,597	100.0	15,677	100.0	90,615	100.0	71,695	100.0	18,920	100.0
Median	\$42,742		\$42,777		\$42,597		\$47,674		\$47,656		\$47,743	

Source: Claritas, Inc.: *Senior Life Report*

**Affordability
 Analysis**

Given the likelihood that monthly service fees for a *two-person* household within the West Fairview Avenue development will start at \$2,800, in order to refine the base of income *qualifying* households in terms of affordability, minimum gross monthly incomes were determined utilizing rent allocations of 30.0 percent and 45.0 percent, as this range reflects the fact that senior households would be willing to pay *up to* 45.0 percent of their gross monthly income to reside in the proposed development. In other words, the 30.0 percent factor reflects a typical rent allocation, with the 45.0 percent level considered as a *reasonable threshold* for seniors to allow for remaining living expenses such as food, clothing, auto expenses, etc.

Applying this methodology to the anticipated service fees reveals that area householders would require *minimum* annual incomes of \$75,000 to qualify for residency. As shown in the following table, 23.5 percent of the current senior household base, or 18,880 households earn at least \$75,000 annually, with the median income among this latter base equal to \$82,329 yearly. By 2012, higher income senior households are expected to represent 28.1 percent of the total senior base.





**HIGHER INCOME HOUSEHOLDS: HOUSEHOLDERS AGED 65 AND OLDER
DOWNERS GROVE MARKET AREA**

Attribute	2007 (Est.)			2012 (Est.)		
	Total	PMA	SMA	Total	PMA	SMA
Total Households	80,274	64,597	15,677	90,615	71,695	18,920
\$75,000 or More	18,880	15,507	3,373	25,418	20,387	5,031
Percent of Total Households	23.5	24.0	21.5	28.1	28.4	26.6
\$100,000 or More	11,466	9,582	1,884	16,053	13,096	2,957
Percent of Total Households	14.3	14.8	12.0	17.7	18.3	15.6
\$150,000 or More	4,579	3,888	691	6,536	5,411	1,125
Percent of Total Households	5.7	6.0	4.4	7.2	7.5	6.0
Median	\$82,329	\$83,038	\$79,167	\$83,824	\$84,416	\$81,044

Source: Claritas, Inc.: *Senior Life Report*

**CCRC/CIL
Housing
Demand**

Despite the aging of the general population, baby boomers in their maturing lifecycle move infrequently. In fact, most householders falling between 65 and 74 years of age are completely satisfied with their current residence, with less than 6.0 percent moving on an annual basis, and only 5.0 percent of those aged 75 and older moving each year. For the age-qualified householders that do move, a number of options are available, including: 1) migration out-of-state or out of the immediate area, generally cast at 10.0 percent; 2) into an existing home or condominium; 3) into alternative product found in the new construction sector of the market, including products that are deed restricted on the basis of age, as well as those that have been designed with a directed, not restricted, appeal to mature consumers; and 4) into some form of age-restricted rental housing.

Since most seniors prefer to age in place, the market for retirement congregate and continuing care housing in the Downers Grove Market Area should be viewed as only so large. Therefore, to derive demand potentials, our firm focused on three key factors:

- 1) The base of income-qualifying households (i.e., those generating an income of \$75,000 or more annually);
- 2) Mobility factors as they apply to the specified age groups; and
- 3) Market inventory (as a general rule, the number of CCRC/CIL units an area can support equals 10.0 percent of those aged 65 to 74 and 30.0 percent of those 75+ before market weakness occurs).



While each of these factors has merits as well as limitations, they serve to present an overall understanding of the depth of senior housing demand in the Downers Grove Market Area.

Applying these factors regarding mobility, tenure and lifestyle reveals that the *entire* Downers Grove Market Area is capable of absorbing 135 lifestyle, service-oriented CCRC/CIL housing units *annually* through 2012, as delineated in **Exhibit 2.2**.





DERIVATION OF CCRC/CIL HOUSING DEMAND
DOWNERS GROVE MARKET AREA: 2007-2012

Attribute	2007			2012		
	Total	Aged 65-74	Aged 75+	Total	Aged 65-74	Aged 75+
Total Households Aged 65 and Older	80,274	42,336	37,938	90,615	52,194	38,421
With Annual Incomes \$75,000 or More	18,880	13,084	5,796	25,418	18,447	6,971
Households Presently Residing in a CCRC/CIL ⁽¹⁾	(3,136)	(471)	(2,665)	(3,136)	(471)	(2,665)
Total Age and Income Qualified Households	15,744	12,613	3,131	22,282	17,976	4,306
Annual Mobility @ 6.0 Percent	---	757	---	---	1,079	---
Annual Mobility @ 5.0 Percent	---	---	157	---	---	215
Subtotal	914	---	---	1,294	---	---
Net Movement Within Downers Grove Market Area @ 90 Percent	823	682	141	1,165	971	194
Mobile Householders Desirous of a CCRC/CIL Living Environment						
@ 10.0 Percent	---	68	---	---	97	---
@ 30.0 Percent	---	---	42	---	---	58
Total	110	---	---	155	---	---
Average Annual Demand for CCRC/CIL Development During 2008-2012 Period	----- 133, say 135 -----					
<p>⁽¹⁾ Represents occupied <i>independent living</i> units among CCRC/CIL communities throughout the Downers Grove Market Area. Estimates 15.0 percent of all occupied units reflect householders aged 65 to 74 with all remaining occupants aged 75 and older.</p>						

Source: Tracy Cross & Associates, Inc.



3. THE COMPETITIVE MARKETPLACE

In order to assess the competitive environment within which the West Fairview Avenue development will participate, our firm conducted a detailed examination of continuing care and service-enhanced congregate communities throughout the Downers Grove Market Area. Specifically, our firm focused upon *independent living* alternatives within 29 lifestyle senior communities in the market area that offer a continuum of care comparable to that proposed by VibrantLiving Communities. In addition, another 12 service-enhanced congregate retirement developments were examined as independent living options here may represent a competitive alternative. *Not included* in our competitive base were housing units offering levels of assisted living or sheltered care which serve a more frail elderly consumer. This section of our report concludes with an overview of product offerings currently available in the conventional attached for sale sector which may also represent some level of competitive substitution, given their maintenance-free lifestyle orientation.

Lifestyle Continuing Care Communities

Throughout the Downers Grove Market Area, there are 29 separate independent living programs, distributed among 17 CCRC communities, currently active. In aggregate, these 29 programs offer 4,196 independent living units. The vast majority are found within the more immediate Downers Grove PMA, home to 24 programs and 3,479 units, inclusive of VibrantLiving Communities' existing Fairview Village.

Overall, vacancies among the 29 CCRC programs currently stand at 10.4 percent, with 416 units presently unoccupied. Excluded from these figures, however, is *The Landings at Plymouth Place* in LaGrange Park (182 units), which is currently transitioning residents to new facilities. Among *stabilized* programs, average vacancies fall to 4.4 percent, reflecting 152 available units. In addition, three (3) programs are undergoing initial lease-up, namely *Park Place* in Elmhurst; Building Two at *Monarch Landing* in Naperville, and *Clare Oaks* in Bartlett. At present, these new programs are absorbing at an average pace of 3.2 monthly.

For the most part, CCRC programs feature mid-rise residential buildings, although nine (9) of the 29 also offer ranch-style duplex or villa idioms, along with one (1) master-down two-story townhome product line. Offerings primarily reflect studio, one bedroom and two bedroom designs providing one- or two baths per plan type, while a limited number of two bedroom plus den and three bedroom designs are also available. The majority of programs provide one (1) heated indoor parking space per unit, with additional open air parking also available. The majority of lower density attached offerings feature two bedroom two bath designs, many including a den or sun room, and at least a one-car attached garage. Overall, plan offerings among CCRC programs extend in a broad footage range of 180 to 3,195 square feet, with the average unit containing 985 square feet of living area.

For the most part, competitive CCRC communities in the Downers Grove Market Area require an entrance fee, determined by levels of service and the continuum of care provided; the type and size of the residence; and the rate (if any) of return



of some portion of the entrance fee to the resident and/or their estate. These fees cover a broad range from a low of \$85,900 to a high of \$854,400. At present, the average entrance fee stands at \$254,680, equal to a value ratio of \$258.56 per square foot.

In addition, a monthly service fee is required which typically provides for amenities such as basic utilities (water, sewer, refuse removal), basic cable, maintenance, some level of housekeeping service, an emergency call system, 24-hour security, scheduled transportation, scheduled activities, and at least one meal daily. Also included are wellness programs within on-site health centers, and many also feature fitness centers and/or pools on campus. In the competitive marketplace, these service fees currently average \$3,039 monthly, based upon *double* occupancy, equal to a value ratio of \$3.09 per square foot. Notably, average entrance fees and monthly service fees among developments in the PMA are considerably higher than those, albeit fewer programs, found in more suburban locations of the SMA.

**Service-Enhanced
Congregate
Retirement
Developments (CIL)**

In addition to CCRCs, another 12 developments totaling 1,482 units feature independent living retirement units which offer many of the same services as CCRCs. Here, as well, all but one are found in the more localized PMA. Vacancies among these congregate programs currently stand at 5.5 percent, noting 82 unoccupied units.

Product offerings exclusively reflect mid-rise residential buildings which feature common areas for socializing as well as a community dining room. Most provide units with kitchenettes, although a limited number of programs do offer fully applanced kitchens. Plan offerings typically include studio, one and two bedroom, one bath designs, with only a modicum of two bath designs available. Typically smaller than their CCRC counterparts, units range in size from 205 to 1,073 square feet, averaging 547 square feet in living area.

None of the CIL's require an entrance fee, although some mandate incremental fee-based wellness programs, operating instead under a conventional renewable lease schedule. In this housing subset, monthly service fees extend from \$2,690 to \$6,446 monthly (again, based upon double occupancy), with the average monthly fee currently at \$3,664 or \$6.70 per square foot. In addition to basic services such as maintenance, utilities, emergency call systems, scheduled transportation and activities, CIL's typically provide weekly housekeeping, linen service, and at least two meals daily. However, with the exception of "wellness" checks, no form of health care or lifecare is provided.

Exhibit 3.1 summarizes pertinent characteristics of all competing service-enhanced programs throughout the market area, while **Exhibit 3.2** provides a geographic delineation of directly competitive CCRC communities marketing in the localized Downers Grove PMA.





3.1

COMPOSITE SUMMARY: CONTINUING CARE AND SERVICE-ENHANCED CONGREGATE DEVELOPMENTS DOWNERS GROVE MARKET AREA

Attribute	Number of Programs		Total Units		Unit Size (Sq. Ft.)		Entrance Fee ⁽²⁾		Average/ Sq. Ft.		Monthly Service Fee ⁽²⁾		Vacancy/ (Monthly Absorption)	
					Range	Average	Range	Average	Range	Average	Range	Average	Number	Percent
CONTINUING CARE RETIREMENT (CCRC)														
Downers Grove Market Area														
Downers Grove PMA ⁽³⁾	24		3,479	180 - 3,195	1,008	\$85,900 - 854,400	\$265,865	\$263.75	\$675 - 5,824	\$3,104		---		
Downers Grove SMA ⁽⁴⁾	5		717	435 - 1,957	974	116,000 - 387,500	200,406	205.76	1,936 - 3,575	2,648		---		
Total/Wtd. Average:	29		4,196	---	985	\$85,900 - 854,400	\$254,680	\$258.56	\$675 - 5,824	\$3,039		---		
Overall Vacancy Rate⁽⁶⁾: Vacancies Among Stabilized Units⁽⁶⁾:													416	10.4
Overall Vacancy Rate⁽⁶⁾: Vacancies Among Stabilized Units⁽⁶⁾:													152	4.4
SERVICE-ENHANCED CONGREGATE RESIDENTIAL UNITS (CIR)														
Downers Grove Market Area														
Downers Grove PMA ⁽⁷⁾	11		1,400	205 - 1,073	560	---	---	---	\$2,690 - 6,446	\$3,654		---		
Downers Grove SMA ⁽⁸⁾	1		82	205 - 485	323	---	---	---	3,468 - 5,772	3,861		---		
Total/Wtd. Average:	12		1,482	---	547	---	---	---	\$2,690 - 6,446	\$3,665		---		
Overall Vacancy Rate:													82	5.5

⁽¹⁾ Excludes Assisted Living and Special Needs units reserved for the frail elderly.

⁽²⁾ Fees based upon double occupancy; entrance fees typically reflect a 90 percent refundable plan, although most developments offer a variety of entrance plans.

⁽³⁾ Includes: *The British Home* in Brookfield; *Brighton Gardens* and *King-Bruwaert* in Burr Ridge; *Fairview Village* and *Saratoga Grove* in Downers Grove; *Lexington Square* and *Park Place* in Elmhurst; *Washington Square* in Hinsdale; *Plymouth Place* in LaGrange Park; *The Devonshire* and *Villa St. Benedict* in Lisle; *Beacon Hill* and *Lexington Square* in Lombard; *Monarch Landing* and *Tabor Hills* in Naperville; *Brighton Gardens* and *Wyndermere* in Wheaton.

⁽⁴⁾ Includes: *Clare Oaks* in Bartlett; *Bridgeway* in Bensenville; and *Windsor Park Manor* in Carol Stream.

⁽⁵⁾ Excludes Plymouth Place-The Landings in LaGrange, currently transitioning residents to new facilities.

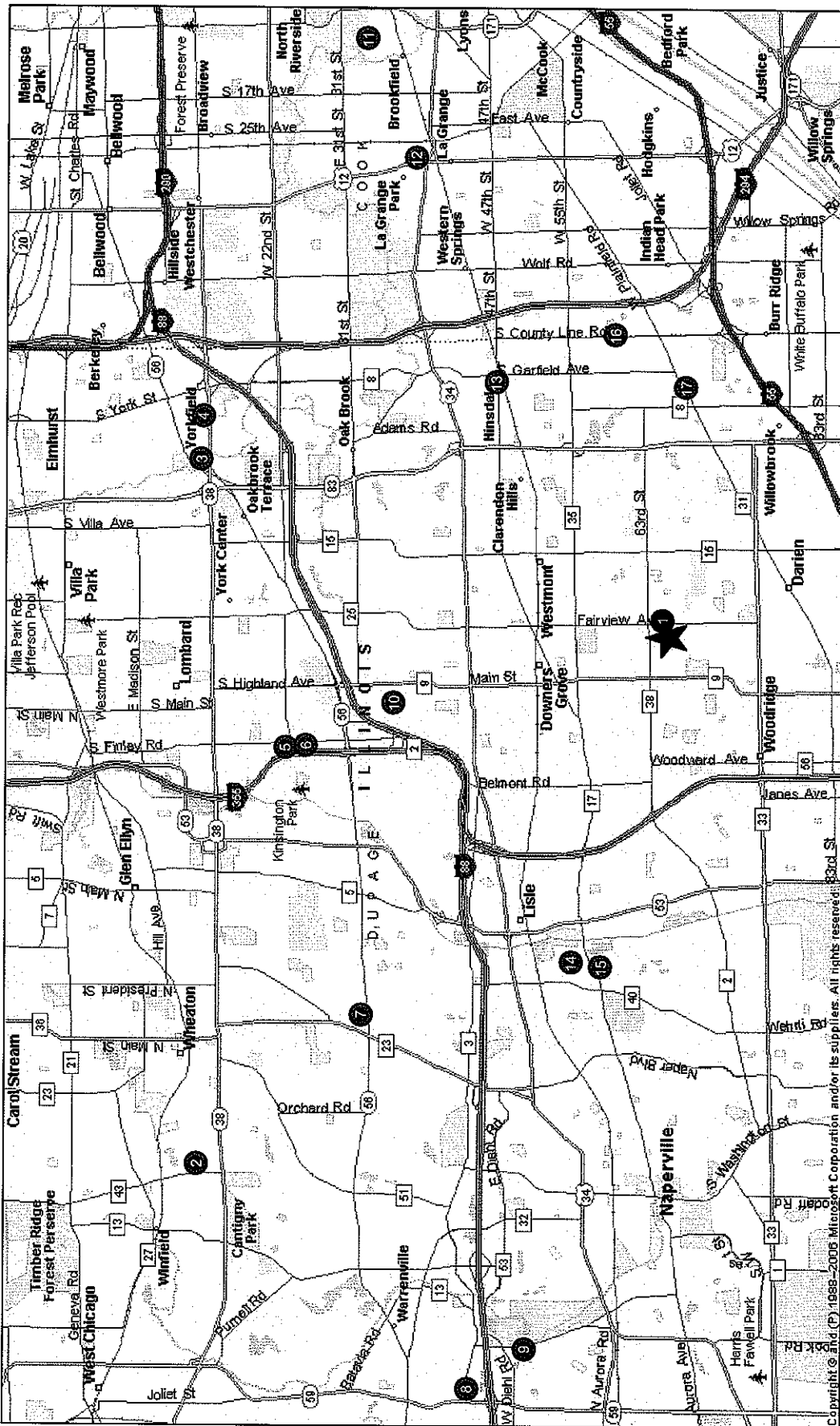
⁽⁶⁾ Excludes Plymouth Place-The Landings, Clare Oaks, Monarch Landing-Building Two, and Park Place.

⁽⁷⁾ Includes: *The Birches* in Clarendon Hills; *Village at Aylesford* in Darien; *The Meadows* and *Sunrise* in Glen Ellyn; *Bethlehem Woods* in LaGrange Park; *Independence Village*, *Spring Meadows*, *Sunrise* and *Sunrise North* in Naperville; *Cordia* in Westmont; and *Sunrise* in Willowbrook.

⁽⁸⁾ Includes: *Sunrise* in Bloomingdale.

3.2

GEOGRAPHIC DELINEATION: CONTINUING CARE COMMUNITIES DOWNERS GROVE PMA



- 1 Fairview Village
 - 2 Wyndmere Retirement
 - 3 Lexington Square of Elmhurst
 - 4 Park Place
 - 5 Lexington Square
 - 6 Beacon Hill
 - 7 Brighton Gardens of Wheaton
 - 8 Monarch Landing
 - 9 Labor Hills
 - 10 Saratoga Grove
 - 11 The British Home
 - 12 Plymouth Place
 - 13 Washington Square
 - 14 The Devonshire
 - 15 Villa St. Benedict
 - 16 King-Bruwaert
 - 17 Brighton Gardens
- ★ West Fairview Avenue Property
 - Vibrant/Living Communities
 - Continuing Care Retirement Communities (CCRC)

Sources: Tracy Cross & Associates, Inc. and Microsoft Streets & Trips 2007

**Secondary
Competition**

Apart from service-enhanced senior communities, the West Fairview Avenue development will encounter some measure of indirect competition from localized higher-priced conventional condominium developments which also appeal to a move-down consumer desirous of a maintenance-free living environment. The following paragraphs briefly highlight relevant characteristics in this housing sector.

- At the close of 2007, the Downers Grove PMA was host to 15 higher-density condominium developments, and a collective 820 units, marketing product at average price points of \$300,000 or more (**Exhibit 3.3**). The average development is of moderate scale, consisting of 55 units.
- A wide range of plan types are available, primarily consisting of two or three bedroom designs featuring at least two baths. Plan offerings span a footage continuum beginning at 920 square feet and extending to 4,200 square feet for select penthouses. Overall, the average condominium unit includes 1,822 square feet of living area.
- While standard features and amenities vary from program to program, the vast majority reflect luxury appointments including, but not limited to, wood flooring in the foyer and kitchen, upgraded appliance packages, granite countertops, and ceramic baths. These developments also feature masonry elevations and lushly landscaped common areas, secure lobbies and parking garages.
- Not surprisingly, a variety of price points are also available, extending from an average low of \$300,812 at The Residences of Fountain Square in Lombard to highs of \$875,114 at Burr Ridge Village Center-Estates and \$1.175 million for the remaining penthouse at 520 South Washington in downtown Naperville. Overall, however, the average higher-density condominium unit carries a base sales price of \$513,545 which includes one (1) deeded indoor parking space. Based upon an average unit size of 1,822 square feet, this translates to a value ratio of \$281.86 per square foot.
- As shown on Exhibit 3.3, the 15 selected developments have generated an overall sales velocity of 1.3 units monthly on a per program basis. However, this sector has been extremely hard hit by the housing market correction, as evidenced by a 2007 per project sales volume of 6.60, or 0.6 sales monthly. Based upon velocities generated in 2007, the 401 units remaining to be sold will require a 44.6-month marketing period.

**Projects In
Planning**

Finally, apart from new offerings within the Fairview community as a whole, there are currently six (6) congregate independent living developments in various stages of the planning process. These developments represent the potential for 334 new service-enhanced residential units. As illustrated below, with the exception of those slated for the Addison Town Centre, all remaining proposed units are found within the localized Downers Grove PMA.

**COMPOSITE SUMMARY: SELECTED HIGHER-PRICED CONDOMINIUM DEVELOPMENTS
DOWNERS GROVE PMA - 4TH QUARTER 2007**

Municipality/Development	Total Units		Unit Size (Sq. Ft.)		Sales Price		Sales History		
	Range	Average	Range	Average	Range	Average	Total	Average Monthly Since Opening	SAAR ⁽¹⁾ 2007
Burr Ridge									
Burr Ridge Village Center-Estate	1,491 - 4,033	2,442	\$499,900 - 1,599,900	\$875,114	21	3.0	35.82		
Burr Ridge Village Center-Luxury	1,000 - 1,703	1,594	280,000 - 602,900	576,900	22	3.1	37.52		
Clarendon Hills									
Park Avenue Station	1,976	1,976	440,200	440,200	97	1.0	1.91		
Downers Grove									
4929 Forest	1,125 - 2,585	1,837	319,000 - 720,000	472,833	12	0.4	-1.96		
Acadia on the Green	959 - 1,768	1,440	230,900 - 425,900	344,650	91	3.5	10.03		
Elmhurst									
Essex Place	1,386 - 1,907	1,679	325,900 - 342,900	334,233	37	1.5	5.10		
Hinsdale									
The Hamptons-Abbeys	1,262 - 2,239	1,746	395,000 - 739,000	574,222	10	0.9	10.58		
Indian Head Park									
Village Centre	1,317 - 1,453	1,385	289,900 - 337,900	313,900	8	0.4	1.96		
Lombard									
Main Street Place	1,210 - 1,310	1,259	334,900 - 379,900	353,300	1	0.1	0.00		
Prairie Path Villas	1,060 - 1,285	1,173	310,900 - 350,900	334,233	20	0.8	-3.82		
The Residences of Fountain Square	920 - 1,855	1,316	214,990 - 424,760	300,812	114	3.8	17.00		
Naperville									
520 South Washington	4,203	4,203	1,175,000	1,175,000	23	0.5	6.91		
Benton Terrace	2,295	2,295	849,000	849,000	20	0.6	4.01		
Essex Place	1,395 - 1,809	1,528	338,900 - 379,900	359,400	12	0.3	0.00		
Westmont									
Richmond Station	1,291 - 1,657	1,454	365,000 - 455,000	399,375	3	0.1	0.00		
Total/Average	920 - 4,203	1,822	\$214,900 - 1,599,900	\$513,545	491	1.3	6.60		

⁽¹⁾ Seasonally adjusted and annualized rate 2007.



**FUTURE COMPETITION
DOWNERS GROVE MARKET AREA**

Proposed Development	Location	Builder/ Developer	Proposed Units	Anticipated Opening
Towne Centre	Addison	TBD	120	TBD
The Pointe at Clarendon Hills	Clarendon Hills	UrbanSeniorLiving	31	2009
TBD	Countryside	TBD	70	TBD
Elmhurst Pointe	Elmhurst	UrbanSeniorLiving	32	2009
LaGrange Pointe	LaGrange	UrbanSeniorLiving	30	May 2008
The Pointe at Lombard	Lombard	UrbanSeniorLiving	51	2009
		Total	334	--

Source: Tracy Cross & Associates, Inc.

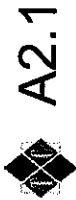
Of particular interest are the four developments to be introduced in Clarendon Hills, Elmhurst, LaGrange and Lombard. These programs represent a joint venture between Inland Real Estate Development and HPD Cambridge, and will be marketed under an UrbanSeniorLiving branding banner.

The proposed developments are all situated within the downtown district of their respective village, within easy walking distance of local merchants and METRA service. Each will contain between 30 and 50 apartment units developed over ground floor retail to include a restaurant at each location. Community amenities will include an on-site manager and activity director, as well as a common area with library, fireplace, computers and a Pullman kitchen for social gatherings. The apartments will range in unit size from 640 to 1,500 square feet and offer a variety of one and two bedroom, one or two bath designs.

Residents will have the option of a conventional lease arrangement, or a 90 percent refundable entrance fee which facilitates reduced monthly service fees. Depending on location, entrance fees will range from \$120,000 to \$300,000. Under the conventional lease schedule, monthly service fees will extend from \$2,100 to \$3,200. Included in this fee are building maintenance, basic utilities, 24-hour security, concierge services, an emergency call system, planned social activities, scheduled transportation, and weekly housekeeping. Optional *a la carte* services will be available and will include, but are not limited to, meals at reduced prices in the host building's restaurant, discounted meals at other area eateries, assigned covered parking, grocery delivery, prescription delivery, laundry/dry cleaning service, additional housekeeping services, and daily wellness checks.

At this writing, UrbanSeniorLiving had begun generating reservation lists for all four locations. LaGrange Pointe will be the first development to open, anticipated in May 2008. The leasing office for this development will officially open in February. The remaining three programs are tentatively scheduled to open in 2009.





**POPULATION AND HOUSEHOLD TRENDS: PERSONS AGED 65 AND OLDER
DOWNERS GROVE MARKET AREA**

Area	POPULATION					
	2007			2012		
	Aged 65-74 Number	Aged 75+ Number	Aged 65-74 Percent of Total	Aged 65-74 Number	Aged 75+ Number	Aged 65-74 Percent of Total
Downers Grove Market Area	71,490	66,021	52.0	89,353	68,233	56.7
PMA ⁽¹⁾	54,410	53,918	50.2	67,079	54,627	55.1
SMA ⁽²⁾	17,080	12,103	58.5	22,274	13,606	62.1
	Total			Total		
	137,511	66,021	48.0	157,586	68,233	43.3
	108,328	53,918	49.8	121,706	54,627	44.9
	29,183	12,103	41.5	35,880	13,606	37.9
HOUSEHOLDS						
Downers Grove Market Area	42,336	37,938	47.3	52,194	38,421	42.4
PMA ⁽¹⁾	32,751	31,846	49.3	39,945	31,750	44.3
SMA ⁽²⁾	9,585	6,092	38.9	12,249	6,671	35.3
	Total			Total		
	80,274	37,938	47.3	90,615	38,421	42.4
	64,597	31,846	49.3	71,695	31,750	44.3
	15,677	6,092	38.9	18,920	6,671	35.3

⁽¹⁾ Includes Lyons, Proviso and Riverside townships in Cook County; and Downers Grove, Lisle, Milton, Naperville and York townships in DuPage County.

⁽²⁾ Includes Addison, Bloomingdale, Wayne and Winfield townships in DuPage County.

Source: Claritas, Inc.: Senior Life Report



A2.2

HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER HOUSEHOLDERS AGED 65 AND OLDER DOWNERS GROVE MARKET AREA: 2007

Area/ Annual Income	Total Households Aged 65+		Number of Households by Age of Householder				
	Number	Percent	65 - 69 Years	70 - 74 Years	75 - 79 Years	80 - 84 Years	85 Years And Over
Downers Grove Market Area							
Under \$15,000	10,813	14.3	2,072	1,786	2,379	2,311	2,265
15,000 - 24,999	12,146	16.0	2,614	2,161	2,810	2,449	2,112
25,000 - 34,999	10,923	14.4	2,694	2,272	2,462	2,028	1,467
35,000 - 49,999	13,378	17.7	3,830	3,056	2,750	2,187	1,555
50,000 - 74,999	14,134	18.7	5,152	3,615	2,466	1,696	1,205
75,000 - 99,999	7,414	9.8	3,032	2,006	1,111	782	483
100,000 - 149,999	6,887	9.1	2,920	1,967	951	666	383
150,000 - 199,999	2,030	2.7	792	598	265	199	176
200,000 and Over	2,549	3.4	1,029	740	373	249	158
Median	-----\$42,742-----		\$53,824	\$49,170	\$35,619	\$32,325	\$28,191
PMA⁽¹⁾							
Under \$15,000	8,815	13.6	1,606	1,404	1,901	1,914	1,990
15,000 - 24,999	9,880	15.3	2,082	1,726	2,222	2,007	1,843
25,000 - 34,999	8,821	13.7	2,055	1,777	2,027	1,703	1,259
35,000 - 49,999	10,492	16.2	2,743	2,256	2,267	1,853	1,373
50,000 - 74,999	11,082	17.2	3,864	2,812	1,980	1,389	1,037
75,000 - 99,999	5,925	9.2	2,295	1,552	948	696	434
100,000 - 149,999	5,694	8.8	2,338	1,593	843	582	338
150,000 - 199,999	1,686	2.6	639	483	233	178	153
200,000 and Over	2,202	3.4	882	644	317	223	136
Median	-----\$42,777-----		\$54,475	\$49,717	\$36,198	\$32,720	\$28,127
Village of Downers Grove							
Under \$15,000	751	16.5	56	66	199	211	219
15,000 - 24,999	761	16.7	133	139	173	165	151
25,000 - 34,999	676	14.9	150	135	143	135	113
35,000 - 49,999	714	15.7	168	157	148	140	101
50,000 - 74,999	781	17.2	265	179	157	116	64
75,000 - 99,999	313	6.9	112	77	59	44	21
100,000 - 149,999	416	9.1	183	121	50	41	21
150,000 - 199,999	73	1.6	31	24	7	3	8
200,000 and Over	63	1.4	21	15	11	10	6
Median	-----\$38,412-----		\$54,609	\$46,132	\$31,441	\$29,014	\$23,577
SMA⁽²⁾							
Under \$15,000	1,998	12.7	466	382	478	397	275
15,000 - 24,999	2,266	14.5	532	435	588	442	269
25,000 - 34,999	2,102	13.4	639	495	435	325	208
35,000 - 49,999	2,886	18.4	1,087	800	483	334	182
50,000 - 74,999	3,052	19.5	1,288	803	486	307	168
75,000 - 99,999	1,489	9.5	737	454	163	86	49
100,000 - 149,999	1,193	7.6	582	374	108	84	45
150,000 - 199,999	344	2.2	153	115	32	21	23
200,000 and Over	347	2.2	147	96	56	26	22
Median	-----\$42,597-----		\$51,685	\$47,200	\$33,014	\$30,262	\$28,632

(1) Includes Lyons, Proviso and Riverside townships in Cook County; and Downers Grove, Lisle, Milton, Naperville and York townships in DuPage County.

(2) Includes Addison, Bloomingdale, Wayne and Winfield townships in DuPage County.



A2.3

HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER HOUSEHOLDERS AGED 65 AND OLDER DOWNERS GROVE MARKET AREA: 2012

Area/ Annual Income	Total Households Aged 65+		Number of Households by Age of Householder				
	Number	Percent	65 - 69 Years	70 - 74 Years	75 - 79 Years	80 - 84 Years	85 Years And Over
Downers Grove Market Area							
Under \$15,000	10,241	12.2	2,305	1,834	1,996	1,941	2,165
15,000 - 24,999	11,976	14.2	2,915	2,353	2,441	2,097	2,170
25,000 - 34,999	11,623	13.8	3,149	2,425	2,373	1,982	1,694
35,000 - 49,999	14,927	17.8	4,696	3,518	2,813	2,109	1,791
50,000 - 74,999	16,430	19.5	6,313	4,239	2,602	1,845	1,431
75,000 - 99,999	9,365	11.1	4,185	2,533	1,203	848	596
100,000 - 149,999	9,517	11.3	4,262	2,651	1,239	822	543
150,000 - 199,999	2,919	3.5	1,316	850	345	225	183
200,000 and Over	3,617	4.3	1,574	1,076	412	307	248
Median	-----\$47,674-----		\$58,579	\$53,317	\$39,428	\$35,444	\$31,033
PMA⁽¹⁾							
Under \$15,000	8,247	11.5	23,362	16,583	12,352	10,089	9,309
15,000 - 24,999	9,623	13.4	1,783	1,418	1,580	1,593	1,873
25,000 - 34,999	9,250	12.9	2,303	1,855	1,874	1,723	1,868
35,000 - 49,999	11,556	16.1	2,390	1,873	1,878	1,658	1,451
50,000 - 74,999	12,632	17.6	3,386	2,594	2,280	1,753	1,543
75,000 - 99,999	7,291	10.2	4,682	3,227	2,031	1,484	1,208
100,000 - 149,999	7,291	10.2	3,130	3,227	2,031	1,484	1,208
150,000 - 199,999	7,685	10.7	3,130	1,944	976	717	524
200,000 and Over	2,357	3.3	3,335	2,096	1,080	696	478
Median	-----\$47,656-----		\$59,066	\$53,929	\$40,150	\$35,555	\$30,918
Village of Downers Grove							
Under \$15,000	669	13.6	60	52	161	183	213
15,000 - 24,999	736	14.9	149	132	145	153	157
25,000 - 34,999	677	13.7	176	130	132	118	121
35,000 - 49,999	733	14.9	201	168	131	121	112
50,000 - 74,999	894	18.1	304	199	181	121	89
75,000 - 99,999	440	8.9	183	109	71	46	31
100,000 - 149,999	537	10.9	236	151	65	56	29
150,000 - 199,999	132	2.7	71	39	11	1	10
200,000 and Over	111	2.3	40	25	11	19	16
Median	-----\$43,754-----		\$59,022	\$52,442	\$36,833	\$30,787	\$26,373
SMA⁽²⁾							
Under \$15,000	1,994	10.5	522	416	416	348	292
15,000 - 24,999	2,353	12.4	612	498	567	374	302
25,000 - 34,999	2,373	12.5	759	552	495	324	243
35,000 - 49,999	3,371	17.8	1,310	924	533	356	248
50,000 - 74,999	3,798	20.1	1,631	1,012	571	361	223
75,000 - 99,999	2,074	11.0	1,055	589	227	131	72
100,000 - 149,999	1,832	9.7	927	555	159	126	65
150,000 - 199,999	562	3.0	286	180	38	34	24
200,000 and Over	563	3.0	251	170	66	33	43
Median	-----\$47,743-----		\$57,033	\$51,245	\$36,523	\$34,910	\$31,740

(1) Includes Lyons, Proviso and Riverside townships in Cook County; and Downers Grove, Lisle, Milton, Naperville and York townships in DuPage County.

(2) Includes Addison, Bloomingdale, Wayne and Winfield townships in DuPage County.

Fairview Village
Residential Living Apts. & Townhomes
200 Village Drive
Downers Grove, IL 60516-3036
Phone (630) 769 6100
Fax (630) 769 6115
www.LifeAtFairview.com



Fairview Baptist Home
Healthcare & Rehabilitation Center
250 Village Drive
Downers Grove, IL 60516-3099
Phone (630) 769 6200
Fax (630) 769 6226
www.LifeAtFairview.com

April 18, 2008

Dear Neighbor:

As you may have noticed, Fairview Village (senior living community) is growing. We are extremely excited about the continuing demand for our high quality, not-for-profit, religiously-sponsored senior living lifestyle. Having provided living options for seniors for the past 100 years, Fairview is looking forward to our next 100 years.

In addition to our expansion of services and housing units on our main campus, we have also acquired the lots on Lynn Gremer Court and hope to soon offer accommodations there as well. We have developed a plan for this expansion and would love to share the details with you at a neighborhood meeting on Tuesday, April 29. This informational meeting will be held in our "Great Hall" in the five-story building on the main campus beginning at 7:00 pm. We will have a power point presentation and our team available to present and answer questions. We would greatly appreciate it if you would consider attending and sharing your input into our exciting plans for the future.

Thank you and God bless you,



Stephen Stewart
Executive Vice President

SIGN-IN SHEET4/29/08

FAIRVIEW MINISTRIES
SECOND NEIGHBOR MEETING
AUXILIARY CAMPUS
4/29/08 7PM

NAMEADDRESS

David Brandenstein	6564 Barrywood Drive (15 yrs)
Joy + Ron Detmer	6580 Davane Lane
Kerry Richmond	6575 Davane Ln
Joe Scoleri	6569 DAVANE LN.
Dick Howard	6443 Davane Ct.
SANDRA KONRATH	6637 ST. JAMES CT.
CAROL & BOB NIELD	6386 FAIRVIEW AVE.
BOB SCOTTE	6642 ST. JAMES CT
BILL NELSON	6604 ST JAMES CT
BRANSLEY & BETTY	6431 Davane Ct
Jason + Sandy Mitchell	6572 Fairview Ave
JOSIE ZIELINSKI	6568 BERRYWOOD
Bill White	5330 Main Street
CARMELA ZINNECKER	6345 DAVANE CT
Larry Ross	6556 Barrywood
WALTER SCHUB	404 66th St
Mary Schub	404 66th St.
TARIQ KHAN	6450 FAIRVIEW

MR. + MRS. FRED FOSS

Anthony & Ti DiSalvo

Theresa + Jim Stewart

4579 Davane Ave

6339 Davane Ct

6413 Davane Ct

Fairview Ministries
Second Neighbor Meeting
Auxiliary Campus
April 29, 2008

Recap of prior events:

- Main campus and Auxiliary campus projects presented to neighbors at a neighbor meeting at Fairview Village on 9/24/07.
- Main campus and Auxiliary campus projects approved by Planning Commission on 10/1/07 and referred to Village Council.
- Main campus and Auxiliary campus projects presented to Village Council 10/23/07.
- Neighbor concerns re. Auxiliary campus expressed to Village Council on 10/23/07.
- Main campus project approved by Village Council on 11/06/07.
- Auxiliary campus project tabled, at Fairview's request, by Village Council 11/06/07.
- Fairview works to address neighbor concerns about Auxiliary campus project; including engaging a study by an independent consultant on home values.
- Second neighbor meeting announced for 4/29/07 with invitations sent to all neighbors within 250 feet of the Auxiliary campus project (24 addresses) and follow-up phone calls made to the six neighbors who expressed the most concerns with the project and to attorney Bill White who has been engaged by neighbors.

Second neighbor meeting held at Fairview on 4/29/08 with 29 neighbors and attorney White present (sign-in sheet attached). The Fairview project team was present including the architect, attorney, project manager, and builder. Richard Olson, President, opened the meeting at 7:00 pm by welcoming the neighbors, encouraging them to enjoy the deserts, reviewing the Fairview mission statement, and praying for our time together. Stephen Stewart, Vice President, then walked through a 26-page power point presentation (slides attached) designed to address the four main areas of expressed neighbor concern: Storm Water Management, Traffic Impact, Ambulance Usage, and Home Value Impact.

Storm Water Management: neighbors were informed that although the Main campus pond system improvements were not needed for another two years, Fairview has started the work now to alleviate concerns regarding storm water. Pond on Main campus is being expanded in capacity to include accommodation of the water retention needs of the Auxiliary campus.

Traffic Impact: a revised layout of the buildings was presented showing the driveways into the two underground parking stalls for each of the 32 residences. The traffic study which was recently completed for the Main campus project was referenced which determined a negligible impact on traffic from 191 additional residences being added. It was also noted that the retired seniors in their 70's would have limited need to be entering

onto Fairview Avenue during the rush hours. In fact, Fairview believes the Auxiliary campus project will have much less impact on traffic congestion than would seven single-family houses with two or three cars each entering Fairview Avenue during peak hours and throughout the day.

Ambulance Usage: the results of a study done by Fairview analyzing ambulance calls to the existing residential units on the Main campus were shared. During the 12 month period of 4/07 through 4/08, there were 60 ambulance calls made (confirmed by the fire department) for the 330 residential seniors, average age of 84, living on the campus. Extrapolating out the same usage rate to 64 seniors living on the Auxiliary campus would yield less than one ambulance call per month. In addition, it is expected the average age of the Auxiliary campus residents will be in the mid-70's range, indicating an even lower ambulance usage rate.

Home Value Impact: this being the greatest concern previously expressed by the neighbors, Fairview invested a large amount of time and financial resources studying this issue. The results of a study by Tracy Cross and Associates were presented which looked at twelve senior living projects in the area, including the existing Fairview campus, comparing the five-year home value appreciation within a one-half mile circumference of the communities versus the appreciation of the homes in the entire suburb. The results showed an appreciation rate slightly lower for those houses closest to the senior communities in five of the twelve instances and slightly higher in seven of the twelve instances (including the Fairview campus). However, the results, whether positive or negative, were so minuscule, that Tracy Cross and Associates concluded, "development of the West Fairview Avenue program (Auxiliary campus) will have no detrimental impact upon local home values". It was again shared that the Auxiliary campus is not an "apartment" project where "renters" give a one-month security deposit and then move in. In fact, the entry fees required for move-in to these residences will be north of \$500,000 each. Finally, the architect for the Auxiliary campus presented the new, enhanced project layout with a floor plan showing the 1,680 square foot residences, the revised project survey with set-backs enlarged, the preliminary landscape plan, and multiple drawings and artist renderings of the project buildings compared to the existing house on the campus. In fact, the aerial photographs demonstrate there is less "green space" surrounding the houses on Davane Lane than what will surround the Auxiliary campus buildings due to their underground parking.

Having addressed each of the four expressed neighbor concerns, we opened the meeting up for questions. No questions were asked about any of these previously stated concerns.

The questions now focused upon different issues, including:

- Auxiliary campus lot coverage versus seven house lot coverage (we will provide).
- Will there be berming (we will work this through with the Village).
- What is the construction time frame (an approximate time frame of two years is anticipated at this time).
- Planned usage of five additional adjacent lots (they are currently for sale).

- Would Fairview buy additional properties fronting Fairview Avenue if available (we would look closely at any property adjacent to our land-locked campus).
- Will Fairview attempt to expand further west onto Davane Lane (no; we are attempting to sell the lots we currently own on Davane Lane).
- The Village promised there would be no more zoning changes considered after the Siever's property zoning change by the video store (we cannot address).
- The buildings look very nice, but single family houses are better (we respectfully disagree with that statement).

In summary, after a one-and-one-half hour meeting, Fairview believes it has constructively addressed the four main issues raised by the neighbors at the City Council meetings on 10/23/07 and 11/06/07 (storm water management, traffic impact, ambulance usage, and home value impact). In fact, we now believe some of the neighbors have decided they will oppose any kind of development on the west side of Fairview Avenue that is not single family houses, regardless of whether or not there are any negative impacts to them. Fairview believes there is a need for exactly this kind of product for seniors living in our Downers Grove community.

Stephen Stewart ended the meeting by stating Fairview's intent to continue to be a good neighbor, but to also strive to fulfill our mission statement "to be a Christ-honoring resource network for senior adults that fosters purpose and nurtures vitality and spirit". We may disagree...but we will not be disagreeable.

The Fairview team stayed to continue discussions with neighbors individually until approximately 9:30 pm.



Village of Downers Grove

STAFF REPORT

TO: Plan Commission

HEARING DATE: October 1, 2007

FROM: Department of Community
Development

PREPARED BY: Stan Popovich, AICP
Planner

TITLE

PC-35-07; Fairview Village Final Planned Development Amendment and Preliminary Planned Development and Rezoning; The petitioner is requesting approval of a Final Planned Development Amendment to Fairview Baptist Home Planned Development #32 to expand their senior citizen housing within their existing campus. The petitioner is also requesting a Preliminary Planned Development Amendment to Fairview Baptist Home Planned Development #32 and rezoning from R-3 Single Family Residential to R-5A Townhouse Residential to construct four two-story senior citizen apartment buildings on a 2.9 acre parcel surrounding Lynn Gremer Court.

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

GENERAL INFORMATION

OWNER(S):

Main Campus
Fairview Ministries
210 Village Drive
Downers Grove, IL 60516

Auxiliary Campus
Larry Rosol
Rosol Construction Inc.
1129 Fairview Avenue
Westmont, IL 60559

APPLICANT:

Steve Stewart
Fairview Ministries
210 Village Drive
Downers Grove, IL 60516

PROPERTY INFORMATION

EXISTING ZONING:

Main Campus - R-5A, Townhouse Residence
Auxiliary Campus - R-3, Single Family Residence

EXISTING LAND USE:

Single and Multiple-Family Residential

PROPERTY SIZE: Main Campus – 1,688,647 square feet (38.77 acres)
Auxiliary Campus – 126,686 square feet (2.9 acres)
PINs: Main Campus - 09-21-102-007
Auxiliary Campus - 09-20-213-013, -014, -015, -016, -017, -018, -019

SURROUNDING ZONING AND LAND USES FOR THE MAIN CAMPUS:

	ZONING	FUTURE LAND USE
NORTH:	R-4 General Residence (Westmont)	Residential
SOUTH:	R-2 Single Family Residence (Darien) R-4 Single Family Residence (DuPage Co.)	Residential
EAST:	R-3 Single Family Detached Residence	Residential
WEST:	R-1 Single Family Residence R-3 Single Family Residence	Residential, 0-6 DU/Acre

SURROUNDING ZONING AND LAND USES FOR THE AUXILIARY CAMPUS:

	ZONING	FUTURE LAND USE
NORTH:	R-3 Single Family Residence	Residential, 0-6 DU/Acre
SOUTH:	R-3 Single Family Residence	Residential, 0-6 DU/Acre
EAST:	R-5A Townhouse Residence R-4 General Residence (Westmont)	Residential, 06-11 DU/Acre Residential
WEST:	R-3 Single Family Residence	Residential, 0-6 DU/Acre

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 summaries and cover letters
3. Traffic study prepared by Gewalt Hamilton Associates, Inc. dated August 16, 2007 for the main campus site
4. Downers Grove Sanitary District conceptual approval for the main campus
5. ALTA/ACSM Land Title Survey prepared by Gewalt Hamilton Associates, Inc. dated April 20, 2007 for the main campus site
6. Preliminary Engineering Plans prepared by Gewalt Hamilton Associates, Inc. dated July 20, 2007, last revised August 21, 2007 for the main campus site
7. Preliminary Architecture Plans prepared by A.G. Architecture dated September 10, 2007 for the main campus and auxiliary campus sites
8. Preliminary Landscape Plans prepared by 3D Design Studio dated August 21, 2007 for the main campus
9. Auto-Turn Exhibit prepared by Gewalt Hamilton Associates, Inc. dated August 21, 2007 for the main campus
10. Preliminary Landscape Plans prepared by 3D Design Studio dated August 31, 2007 for the auxiliary campus site
11. Plat of Subdivision for Green Acres Subdivision prepared by C.M. Lavoie & Associates, Inc. dated February 9, 2004 and recorded on June 1, 2004 for the auxiliary campus site

DESCRIPTION

Main Campus Description and Site Design

Fairview Ministries Inc. operates Fairview Village, a 38.77 acre senior citizen community along the east side

of Fairview Avenue at the intersection of Fairview Avenue and 66th Street. Fairview Village currently has a mix of 506 independent living, skilled nursing, and sheltered care units and common interior building space with a total of 519,981 square feet. Fairview Village is petitioning to amend their current Planned Development to allow an expansion of their services.

The redevelopment of the main campus calls for the demolition of six independent living cottages, the three-story skilled nursing facility, and three ancillary buildings. In their place, the proposal calls for a new four-story skilled nursing and assisted living building and a new four-story independent living building with underground parking. The new buildings will also house community spaces to allow for additional program and service opportunities. The proposed project will result in a total of 661 independent living, assisted living, and skilled nursing units. Combined with the common interior building space, the existing and new buildings have a total of 885,352 square feet. The following tables provide a breakdown of the unit counts and total square footage:

Table 1. – Existing, proposed and total units

	Existing	Existing to be Demolished	Existing to Remain	New Proposed	Total Units	Unit Change
Independent Living						
Studio	0	0	0	0	0	0
1 Bedroom	109	0	109	27	136	27
1 Bedroom w/ Den	0	0	0	44	44	44
2 Bedroom	109	0	109	87	196	87
2 Bedroom w/ Den	0	0	0	38	38	38
Independent Living Totals	218	0	218	196	414	196
Assisted Living						
Studio	0	0	0	8	8	8
1 Bedroom	0	0	0	64	64	64
2 Bedroom	0	0	0	8	8	8
Assisted Living	0	0	0	80	80	80
Skilled Nursing						
Skilled Intermediate	160	160	0	0	0	-160
Sheltered	72	72	0	0	0	-72
Private 1 Bedroom	0	0	0	108	108	108
Private 2 Bedroom	0	0	0	9	9	9
Skilled Nursing	232	232	0	117	117	-115
Independent Living Cottages						
2 Bedroom Garden Homes	28	6	22	0	22	-6
2 Bedroom Country Townhouses	28	0	28	0	28	0
Independent Living Cottages	56	6	50	0	50	-6
TOTAL UNITS	506	238	268	393	661	155

Table 2. Square footage of existing, proposed and total units

	Existing	Existing to be Demolished	Existing to Remain	New Proposed	Total Square Footage	Square Footage Change
Independent Living Wings	284,386	0	284,386	288,395	572,781	288,395
Independent Living Commons	15,490	0	15,490	45,589	61,079	45,589
Assisted Living Wings	0	N/A	N/A	62,412	62,412	62,412
Assisted Living Commons	0	N/A	N/A	6,147	6,147	6,147
Skilled Nursing	123,020	123,020	0	97,848	97,848	-25,172
Independent Living Cottages	97,085	12,000	85,085	0	85,085	-12,000
TOTAL SQUARE FOOTAGE	519,981	135,020	384,961	500,391	885,352	365,371

The three new facilities will be interconnected with each other and the existing five-story independent living facility. The new independent living facility will be located in the center of the site with the assisted living and skilled nursing buildings being located to the southeast. The existing barn will be relocated on the site and the 50 remaining cottages along the southern portion of the site will remain.

The main campus is currently accessed by a loop road that intersects Fairview Avenue north and south of 66th Street. Two smaller entrances for the ancillary buildings are located between the main entrances. The existing loop road will be reconfigured so that the northern entrance is in-line with 66th Street. As part of this realignment, the two smaller entrances will be removed. A new road will extend from the relocated entrance and bisect the site tying into the loop road in the southeast quarter of the site. The loop will be completed within the site with the construction of a connector road between the north and south entrances.

Two existing parking lots east of the existing skilled nursing facility will be removed and replaced with new parking lots. New parking lots will be provided to the south of the proposed independent living facility. A 220 car parking garage will be located under the independent living facility. Overall, the existing and proposed parking lots will provide 685 spaces. Village requirements for these uses would require 559 spaces.

The proposal identifies approximately 67% (25.9 acres) green space located throughout the development. A significant amount of the green space is located around the perimeter of the campus, including the two large ponds located on the northern section of the site. Planned developments in the R-5A district require 40% (15.51 acres) green space.

The proposed height of the independent living facility is 55 feet 10 inches while the skilled nursing and assisted living buildings are 51 feet 4 inches. Residential planned developments are allowed a maximum height of 35 feet or 66 2/3% of the shortest distance between any wall of such building and any exterior boundary line of the planned development. For this planned development, the maximum allowable height is 110 feet.

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

Table 3. Compliance with Zoning Ordinance

Zoning Requirements	Required	Provided
Front Yard Setback (West)	25'	150'
Side Yard Setback (North)	132'	440'
Side Yard Setback (South)	132'	225'
Rear Yard Setback (East)	20'	240'
Building Height	110'	55'-10"
Lot Coverage	32%	15.8%
Lot Area		
3-bedroom unit	3,000 sf / unit	3,639 sf / unit
2-bedroom unit	2,178 sf / unit	3,639 sf / unit
1-bedroom & studio units	1,452 sf / unit	3,639 sf / unit
Floor Area Ratio	0.8	0.52
Parking	559	685
Open Space	40%	67%

Auxiliary Campus Description and Site Design

Fairview Village is proposing a Preliminary Planned Development Amendment to be included within the existing Fairview Baptist Home Planned Development #32 and a rezoning for a 2.9 acre parcel surrounding Lynn Gremer Court along Fairview Avenue. The rezoning is requested to change the existing zoning from R-3, Single Family Residential to R-5A, Townhouse Residential to be consistent with the existing Planned Development #32 zoning.

The Auxiliary Campus proposal encompasses seven lots within the eastern portion of the Green Acres Subdivision. Six parcels surround Lynn Gremer Court with the seventh parcel having direct access to Fairview Avenue. The petitioner is proposing to construct four two-story apartment buildings which would each contain eight units. Each building would have underground parking for its residents. The existing single family house would be converted into a clubhouse and executive office. The petitioner is only requesting preliminary approval of the land use and preliminary site plan. Final building, engineering and site plans, a Plat of Vacation for Lynn Gremer Court, and a Plat of Subdivision will be required to come back to the Plan Commission and Village Council for approval of a final planned development amendment.

The preliminary plan locates one apartment building west of the existing single-family residence. The remaining three buildings are clustered to the south, with one facing Fairview Avenue. Access for two of the apartment buildings and the existing single-family residence is provided through the existing Lynn Gremer Court curb cut onto Fairview Avenue. The proposal calls for Lynn Gremer Court to be removed, vacated, and replaced with an access drive. Parking would be provided along this access drive. A second drive would provide direct access to Fairview Avenue for the two southern apartment buildings. Staff believes two curb cuts along Fairview are adequate as two curb cuts were approved for the Green Acres Subdivision based on the lot layout.

The proposal provides a 20 foot setback from the western (rear) property line and 30 feet from the north, east and south property lines. The Zoning Ordinance requires a 20 foot setback along the western property line and a 25 foot setback from the east (front) property line. If the development were to take place on a single parcel of land as shown, the required side yard setbacks from the north and south property line would be 47.7 feet. The petitioner may choose to subdivide the land in a different layout, which would create a different side yard setback requirement. Staff believes a 30 foot setback from the north and south property lines is a sufficient setback for this proposal as adequate landscaping and buffering can be installed in this setback.

The site provides 98 parking spaces, 20 in each apartment building's garage and 18 along the northern drive aisle. Under the current zoning regulations, the Village requires a total of 48 parking spaces, 32 for the

residential units and 16 for the clubhouse and office building. The petitioner shall comply with Illinois Accessibility Code in providing adequate disabled persons parking.

The site provides approximately 71,000 square feet of landscaped green space. Planned developments in the R-5A district require 40% green space and this proposal provides 56%. The Village will require the petitioner to screen the proposed development from the surrounding single family parcels. This screening can take place through either the installation of a six foot tall fence, evergreen plantings, or a combination of both.

The Auxiliary Campus proposal will be reviewed for zoning compliance again during the analysis of the Final Planned Development Amendment. The current proposal complies with the bulk requirements of the Zoning Ordinance as provided in the table below.

Table 4. Auxiliary Campus Zoning Requirements

Zoning Requirements	Required	Provided (Auxiliary Campus)
Front Yard Setback (East)	25'	30'
Side Yard Setback (North)	47.7'	30'
Side Yard Setback (South)	47.7'	30'
Rear Yard Setback (West)	20'	20'
Building Height	35'	37'-6"
Lot Coverage	32%	29.0%
Lot Area		
3-bedroom unit	3,000 sf / unit	3,959 sf / unit
Floor Area Ratio	0.8	0.59
Parking	64	98
Open Space	40%	56%

When the Auxiliary Campus and Main Campus proposals are combined, the proposal complies with the bulk requirements of the Zoning Ordinance as shown in the table below.

Table 5. Main Campus and Auxiliary Campus Zoning Requirements

Zoning Requirements	Required	Provided
Lot Coverage	32%	16.7%
Lot Area		
3-bedroom unit	3,000 sf / unit	3,660 sf / unit
2-bedroom unit	2,178 sf / unit	3,660 sf / unit
1-bedroom & studio units	1,452 sf / unit	3,660 sf / unit
Floor Area Ratio	0.8	0.53
Parking	623	783
Open Space	40%	66%

COMPLIANCE WITH THE FUTURE LAND USE PLAN

Main Campus

According to the Future Land Use Plan, the Main Campus property is designated as Residential 6-11 dwelling units per acre. The proposed residential redevelopment creates 17 dwelling units per acre. While this is higher than the Future Land Use Plan identifies, staff believes the impacts of the proposed development will not be significantly different than the lower density. Because the development is a senior living community, the impacts to the community will not be as intense as a single-family or multiple-family development. Staff believes the proposed use and expansion is consistent with the intent of the Future Land Use Plan and other Village planning documents.

Auxiliary Campus

According to the Future Land Use Plan, the Auxiliary Campus property is designated as Residential 0-6 dwelling units per acre. The proposed development would create a density of 11 dwelling units per acre. Although the proposed rezoning is a departure from the Future Land Use Plan, staff believes the placement of age-restricted apartment buildings on that parcel will meet the spirit of the Future Land Use Plan. The intensity of senior living apartments is not as intense as a typical multi-family development. The added impacts can be addressed through proper screening and setbacks. Additionally, there are apartment buildings located immediately to the east of the Auxiliary Campus along 65th Street and multi-family senior living is provided across Fairview Avenue within the Main Campus. Staff believes the proposed use is consistent with the intent of the Future Land Use Map and will compliment the surrounding residential development.

COMPLIANCE WITH THE ZONING ORDINANCE

Main Campus

A Planned Development is an allowable use within the R-5A zoning district. The proposed site plan meets all zoning requirements including green space, parking, floor area ratio, and building setbacks as noted in the Table 3 above.

Auxiliary Campus

As noted above, staff believes the rezoning of these properties is consistent with the goals of the Future Land Use Plan. The preliminary site plan shall be revised to meet all the requirements of the Zoning Ordinance. Zoning compliance for the individual buildings will be reviewed again once final plans are received. The Final Planned Development will be required to come back to the Plan Commission and Village Council for approval within one (1) year after Village Council approval is said approval is granted.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

Required School and Park District Donations - Main Campus

The Subdivision Ordinance establishes the schedule of School and Park District donations to offset the impact of new independent residential units only. Assisted living and skilled nursing beds are not included in the donation amounts. Credit is given for existing independent living units which will be demolished within one (1) year of a site development permit application for the proposed subdivision. The main campus development will include the demolition of six (6) independent living garden homes; therefore a credit will be given for these demolitions. The proposed development will include 196 new independent living residences. Based upon the mix of bedroom units, the total donation is \$433,140.65 (\$321,411.58 to the Park District, \$81,504.52 to Elementary School District 58, and \$30,224.55 to High School District 99) as shown in the tables below.

Table 6. Main campus required donations to the Park District

Proposed Development Donations	# of Units	Donation Amount	Total Donation
2 bedroom cottages demolished	-6	\$ 1,498.20	\$ (8,989.20)
1 bedroom	27	\$ 1,443.75	\$ 38,981.25
1 bedroom w/ den	44	\$ 1,502.33	\$ 66,102.52
2 bedroom	87	\$ 1,502.33	\$ 130,702.71
2 bedroom w/den	38	\$ 2,489.85	\$ 94,614.30
Total Proposed Development Donation			\$ 321,411.58

Table 7. Main campus required donations to School District 58

Proposed Development	# of Units	Donation Amount	Total Donation
2 bedroom Cottages demolished	-6	\$ 400.58	\$ (2,403.48)
1 bedroom	27	\$ -	\$ -
1 bedroom w/ den	44	\$ 349.50	\$ 15,378.00
2 bedroom	87	\$ 349.50	\$ 30,406.50
2 bedroom w/den	38	\$ 1,003.25	\$ 38,123.50
Total Donation to School District 58			\$ 81,504.52

Table 8. Main campus required donations to School District 99

Proposed Development	# of Units	Donation Amount	Total Donation
2 bedroom Cottages demolished	-6	\$ 147.13	\$ (882.78)
1 bedroom	27	\$ 3.13	\$ 84.51
1 bedroom w/ den	44	\$ 131.48	\$ 5,785.12
2 bedroom	87	\$ 131.48	\$ 11,438.76
2 bedroom w/den	38	\$ 363.13	\$ 13,798.94
Total Donation to School District 99			\$ 30,224.55

Payment of these donations must be made to the Village prior to the granting of any development permits for the Main Campus and is subject to confirmation by the Department of Community Development upon application for building permits.

In addition to the required donations for the new development, there is an existing Downers Grove Park District easement encompassing the two ponds on the northern portion of the main campus. The easement was provided by Fairview Village in 1992. In order for improvements to take place within the easement, the Park District must approve of the changes or release the easement. Fairview Village is currently undertaking discussions with the Park District to come to an agreement regarding the easement. Fairview Village will be required to provide the Village with documentation of an agreement with the Park District prior to the Village issuing any site development permits.

Auxiliary Campus

The Auxiliary Campus consists of 7 parcels and a right-of-way associated with the Green Acres Subdivision. The Village shall require the petitioner to resubdivide the parcels and vacate the right-of-way. The Plat of Subdivision and Plat of Vacation shall be prepared and reviewed by the Village prior to its consideration by the Plan Commission.

The Auxiliary Campus proposal will be subject to the same donation requirements as the Main Campus. The petitioner will be provided a credit for the park and school district donations that were provided by the Green Acres Subdivision developer. The developer paid donations based on the construction of seven four-bedroom units. The proposed development includes 32 apartments which contain two bedrooms and a den. Based upon these units, the total donation after the credits are provided is \$90,837.34 (\$63,691.89 to the Park District, \$20,932.49 to Elementary School District 58, and \$6,212.96 to High School District 99) as shown in the tables below.

Table 9. Required donations to Downers Grove Park District for the auxiliary campus proposal

Proposed Development Donations	# of Units	Donation Amount	Total Donation
Convert 4-bedroom to non-residential use	-1	\$ 2,283.33	\$ (2,283.33)
Remove parcels previously donated as 4-bedroom units	-6	\$ 2,283.33	\$ (13,699.98)
2 bedroom w/den	32	\$ 2,489.85	\$ 79,675.20
Total Proposed Development Donation			\$ 63,691.89

Table 10. Required donations to Elementary School District 58 for the auxiliary campus proposal

Proposed Development	# of Units	Donation Amount	Total Donation
Convert 4-bedroom to non-residential use	-1	\$ 1,159.97	\$ (1,159.97)
Remove parcels previously donated as 4-bedroom units	-6	\$ 1,668.59	\$ (10,011.54)
2 bedroom w/den	32	\$ 1,003.25	\$ 32,104.00
Total Donation to School District 58			\$ 20,932.49

Table 11. Required donations to High School District 99 for the auxiliary campus proposal

Proposed Development	# of Units	Donation Amount	Total Donation
Convert 4-bedroom to non-residential use	-1	\$ 698.40	\$ (698.40)
Remove parcels previously donated as 4-bedroom units	-6	\$ 784.80	\$ (4,708.80)
2 bedroom w/den	32	\$ 363.13	\$ 11,620.16
Total Donation to School District 99			\$ 6,212.96

Payment of these donations must be made to the Village prior to the granting of any building permits for the Auxiliary Campus and is subject to confirmation by the Department of Community Development upon application for building permits.

COMPLIANCE WITH THE SIGN ORDINANCE

Main Campus

The petitioner has proposed two entry sign walls, one on either side of the new northern entrance to the site. The brick wall has two columns on either end with stone caps. The larger column will contain a 6.25 square foot Fairview Village plaque. The combination of these two signs will total 13.50 square feet. The proposed signage will meet the requirements of the Sign Ordinance.

Auxiliary Campus

The petitioner has not proposed any signs in conjunction with the Auxiliary Campus. The petitioner shall provide the Village with a sign plan during the Final Planned Development Amendment approval process. The sign plan shall identify the location of all signs and shall meet the requirements of the Sign Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

Main Campus

The Main Campus will undergo extensive engineering and public improvements. The site's stormwater will be managed through the improvement of the two existing retention ponds located along the northern property line. The ponds will be modified and expanded with a lower normal water level. The improvements to these two ponds will allow the ponds to service the entire Auxiliary Campus, Main Campus and remaining Green Acres development stormwater requirements. The petitioner shall be required to provide an easement over the entire stormwater system. The easement will allow the Village to adequately service and maintain the

stormwater system if it becomes necessary. The proposed stormwater improvements have been designed to comply with the Village's Stormwater and Flood Plain Ordinance.

The site's circulation pattern will undergo extensive revisions. The existing northern entrance will be removed along with two additional ancillary curb cuts onto Fairview Avenue. The existing drive that bisects the site between the existing independent living building and skilled nursing building will be removed. Smaller drive aisles which service six cottages and four ancillary buildings will be removed. Parking lots located south and east of the existing skilled nursing facility will be removed.

The new traffic pattern will include a new northern entrance that is in line with the existing intersection of 66th Street and Fairview Avenue. This new entrance drive will traverse through the center of the site to tie into the existing southern drive. A drive proceeding north from the new entrance will tie into the existing loop road to the north of the proposed independent living facility. A new road will be constructed immediately east of the southern entrance point and connect the existing road to the new proposed road. The new circulation pattern will provide a loop around the entire campus.

New parking lots will be constructed to the south and north of the new skilled nursing facility. Additional parking lots will be constructed to the south of the independent living facility. Independent living residents will have a 220 car parking garage located underneath the new facility.

Based upon the extensive redevelopment of the site, the Village required the petitioner to complete a parking and traffic study. The study, which is attached, identifies the facility as a Continuing Care Retirement Center where the majority of daily trips are made outside of the peak traffic hours. According to the latest Village data from 2001, the average daily traffic on Fairview Avenue between 63rd Street and 75th Street is approximately 14,000. The petitioner's traffic study estimated an increase of 549 trips per day with minimal increases during the morning and evening peak hours. This would result in a trip increase of 3.9% on Fairview Avenue. The study concluded the existing road network would be able to accommodate the additional traffic. Staff reviewed the plan and concurs with its findings.

Many existing water and sanitary sewer lines are located within the footprint of the proposed buildings. These lines will be removed and replaced with new lines to service the proposed development. The new water main will be a looped water main and become the property of the Village. The Village will also require the petitioner to place all water and sanitary sewer mains and appurtenances within an easement. The easement will allow the Village to adequately service and maintain the utilities.

In addition to installing new fire hydrants, the petitioner is proposing to relocate and reinstall numerous fire hydrants. The relocated fire hydrants shall be inspected by the Village prior to reinstallation. Any hydrants that are not suitable for relocation shall be replaced with new hydrants.

The petitioner submitted a photometric plan for the proposed development. The plan identifies the location of proposed lighting and light levels at numerous locations. The new lighting will have no visual impact on the surrounding neighbors. The photometric plan identifies 0.01 to 0.02 footcandles approximately 180 feet from the north property line, 15 feet from the east property line and 90 feet from the south property line. The lighting surrounding the new entrance will be more intense within the drive aisle but will dissipate quickly surrounding the entrance.

Auxiliary Campus

At this time, the petitioner has not provided detailed engineering improvement plans for this parcel. Engineering plans shall be provided and reviewed by the Village prior to the consideration of a Final Planned Development petition.

As currently proposed, the two detention ponds on the Main Campus have been designed to accommodate the proposed Auxiliary Campus and the remaining parcels within the Green Acres Subdivision. The existing

stormwater facilities and easements within the Auxiliary Campus shall be abrogated and new easements provided over all relocated stormwater facilities and overland flow routes. Stormwater improvements shall not negatively impact the site or Fairview Avenue.

A study of the existing water main shall be completed by the petitioner to determine if the existing main can provide adequate service to the proposed development. If the main can not service the development, a new water main will be required. The Village shall assume ownership of the water mains, and an easement shall be provided over all water mains and appurtenances.

Lynn Gremer Court will be reconfigured into a private drive. As such, the petitioner shall vacate the existing right-of-way through a Plat of Vacation. The existing Lynn Gremer Court curb cut onto Fairview Avenue will remain and a new curb cut onto Fairview Avenue will be constructed south of the existing curb cut. These two access drives will provide direct access to the underground parking structures beneath each of the four apartment buildings. Parking for the executive office and clubhouse building will be provided along the northern drive aisle.

To determine the level of impact to the traffic system, the petitioner shall complete a traffic study for the proposed development. The study shall detail the impact of the development on the surrounding road network and assess the proximity between the two proposed curb cuts onto Fairview Avenue.

The petitioner has not provided a photometric plan at this time. The petitioner shall provide a photometric plan for Village to review prior to the Plan Commission's consideration of a Final Planned Development. The plan shall identify the location of all site lighting and the light levels around the property.

PUBLIC SAFETY REQUIREMENTS

Main Campus

Emergency site access is currently available through the two existing main entrances. Emergency access will be maintained through two main entrances once the development has been completed. An auto-turn exhibit showing vehicle movements for a ladder truck and ambulance has been provided by the petitioner. The exhibit clearly shows a ladder truck being able to maneuver throughout the site, while the ambulance will be able to access each of the proposed building entrances. Staff concurs with the exhibits and believes the necessary emergency access has been provided.

The Village's fire code classifies the proposed building as a high-rise because the northern portion of the independent living facility is over 40 feet in height. As such, the Village is requiring the petitioner to construct a fire command center within the proposed building. The command center will service the three proposed buildings.

The petitioner is required to install an automatic sprinkler system and manual and automatic detection system throughout the new independent living, assisted living, and skilled nursing facilities. This will also be a condition of approval. Additionally, the existing independent living building's detection and sprinkler system may need to be upgraded and tied into the new system.

As part of the development, the petitioner shall be required to submit a Fire Safety and Evacuation Plan for the independent living, assisted living, and skilled nursing facilities. The plan shall be reviewed and approved by the Village's Fire Department. To ensure adequate safety during construction, the petitioner shall be required to submit a Fire Safety and Evacuation Plan for the existing skilled nursing building which will be occupied during the construction of the new assisted living and skilled nursing facility.

Auxiliary Campus

Emergency access is provided through two curb cuts onto Fairview Avenue. The drive aisles are wide enough to accommodate emergency vehicles. The Village believes proper emergency access has been provided throughout the site.

The four proposed apartment buildings and the existing single-family residence shall have an automatic and manual detection system and an automatic sprinkler system installed throughout. The existing single family residence may have to undergo extensive changes to ensure compliance with the Fire Code due to the change in use from residential to office and assembly.

NEIGHBORHOOD COMMENT

Staff has not received any neighborhood comment regarding either the Auxiliary Campus or the Main Campus proposals. The Village provided the plans to the planning staff of the Village of Westmont and the City of Darien. Additional information was provided to these municipalities upon their request. Fairview Village held a neighborhood meeting for surrounding property owners on September 24, 2007. Results of this meeting will be available during the Plan Commission meeting.

FINDINGS OF FACT

The standards for approval of a rezoning and Planned Development are listed below. Staff believes the Auxiliary Campus and Main Campus proposals are compatible with the surrounding area and will not have an adverse impact on the development or the existing trend of development in the neighborhood.

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.*

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.*

RECOMMENDATIONS

Staff recommends the Plan Commission forward separate positive recommendations for the Main Campus and Auxiliary Campus proposals to the Village Council.

Main Campus

The proposed Final Planned Development Amendment is compatible with the surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that the Plan Commission make a motion recommending approval of a Final Planned Development Amendment to Fairview Baptist Home Planned Development #32 subject to the following conditions:

1. The Final Planned Development shall substantially conform to the preliminary architecture plans prepared by A.G. Architecture dated September 10, 2007; the preliminary engineering plans prepared by Gewalt Hamilton Associates, Inc. dated July 20, 2007, last revised August 21, 2007; the preliminary landscape plans prepared by 3D Design Studio dated August 21, 2007, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The Village shall assume ownership of the water mains. As such, easements shall be provided over all water main pipes, valves, fire hydrants and all other water appurtenances which gives the Village the right to maintain and repair the mains and water appurtenances. A plat of easement shall be prepared and accepted by the Village prior to the issuance of site development permits.
3. All the fire hydrants on the site will be owned and maintained by the Village and shall be painted yellow.
4. A complete leak detection survey shall be conducted for the entire existing water service on the site. All repairs shall be completed by the owner prior to Village acceptance.
5. An IEPA Water Permit shall be submitted to the Village for the installation of new water main on the site. Water main construction shall not begin until an approved permit is received from the IEPA.
6. An easement shall be provided over all stormwater detention facilities and piping. A plat of easement shall be prepared and accepted by the Village prior to the issuance of site development permits.

7. Disabled persons accessible parking spaces shall comply with the Illinois State Law for accessible parking.
8. A complete manual and automatic detection system shall be installed throughout the new independent living, assisted living and skilled nursing facilities. All detection systems shall be tied into the Downers Grove Alarm Board.
9. A complete automatic fire sprinkler system shall be installed throughout the new independent living, assisted living and skilled nursing facilities.
10. An additional fire hydrant shall be installed on the north side of the skilled nursing building in an approved location.
11. An approved Fire Safety and Evacuation Plan shall be developed for the independent living (existing and new), assisted living and skilled nursing facilities. The plan shall be submitted and approved prior to the issuance of a Certificate of Occupancy.
12. An approved Fire Safety and Evacuation Plan shall be developed for the existing skilled nursing building which will be occupied during construction. The plan shall be submitted and approved prior to the issuance of any Village construction permits.
13. Fairview Village shall provide the Village with written documentation from the Downers Grove Park District identifying the release of the Park District easement within Fairview Village or their consent to allow improvements within their easement. This documentation shall be submitted to the Village prior to the issuance of any site development permits.
14. Prior to the issuance of any development permits, the petitioner shall pay to the Village a total of \$433,140.65 as school and park donations (\$321,411.58 to Downers Grove Park District, \$81,504.52 to Downers Grove Elementary School District 58, and \$30,224.55 to Community High School District 99) subject to verification by the Department of Community Development.

Auxiliary Campus

The proposed Preliminary Planned Development Amendment and rezoning are compatible with the surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that the Plan Commission make a motion recommending approval of a Preliminary Planned Development Amendment to Fairview Baptist Home Planned Development #32 and rezoning of the subject properties subject to the following conditions:

1. The Final Planned Development shall substantially conform to the preliminary architecture plans prepared by A.G. Architecture dated September 10, 2007 and the preliminary landscape plans prepared by 3D Design Studio dated August 31, 2007, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The petitioner shall file a petition for a Final Planned Development Amendment, Plat of Subdivision, Plats of Easement, and a Plat of Vacation for the Lynn Gremer Court right-of-way no later than one (1) year after Village Council approval if said approval is granted. If a petition is not filed within one (1) year, any approvals gained from this petition for a Preliminary Planned Development Amendment shall be null and void. The building elevations and site plan shall substantially conform to any plans approved by the Village Council and Plan Commission.
3. Prior to the Plan Commission consideration of the Final Planned Development Amendment, the following comments shall be addressed:
 - a. A revised stormwater grading plan shall be provided that addresses stormwater conveyance for the western portion of Green Acres Subdivision.
 - b. The site shall provide for overland flow routes from Davane Lane through the site and across Fairview Avenue without negative impacts to the site or Fairview Avenue.
 - c. Best Management Practices for stormwater quality shall be implemented on the site.
 - d. All executed utility easements shall be abrogated, and new easements shall be provided over all relocated utilities, stormwater facilities and overland flow routes.
 - e. The Village shall assume ownership of the water main and water appurtenances. As such, easements shall be provided over all water main pipes, valves, fire hydrants and all other water appurtenances.
 - f. A traffic study shall be completed for the site. The study shall detail the impact of the

development on the surrounding road network and assess the proximity between the two proposed curb cuts onto Fairview Avenue.

- g. A photometric plan shall be submitted.
4. The existing Lynn Gremer Court right-of-way shall be vacated.
5. The four proposed apartment buildings and the existing single-family residence shall have an automatic sprinkler system installed throughout. All areas of each building shall be protected.
6. The four proposed apartment buildings and the existing single-family residence shall have a manual and automatic detection system installed throughout. All detection systems shall be tied into the Downers Grove Alarm Board. All areas of each building shall be protected.
7. A fire hydrant shall be located within 100 feet of each proposed and existing building's fire department connection.
8. Each proposed apartment building shall have one main electrical disconnect or a shunt trip system that cuts power to the entire building.
9. Prior to the issuance of any development permits for the Auxiliary Campus development, the petitioner shall pay to the Village a total of \$90,837.34 as school and park donations (\$63,691.89 to Downers Grove Park District, \$20,932.49 to Downers Grove Elementary School District 58, and \$6,212.96 to Community High School District 99) 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\2007 PC Petition Files\PC-35-07 P.D. AMENDMENT FAIRVIEW VILLAGE\Staff Report
Fairview PC 35-07.doc

Fairview Village –

**Main Campus
Attachments**



FAIRVIEW MINISTRIES, INC.

210 Village Drive • Downers Grove, IL 60516-3036
(630) 769-6000 • FAX (630) 769-6020

PROJECT SUMMARY NARRATIVE LETTER

Fairview Ministries, Inc. and its affiliates have a long history of providing high quality care and services to seniors. The Fairview Baptist Home, an affiliate of Fairview Ministries, recently celebrated its 100th year of continuous services to the senior population of Illinois. The Fairview Village campus in Downers Grove, Illinois is a continuing care retirement community comprised of Fairview Village (which consists of 218 apartments and 56 town and garden homes) and the Baptist Home (which consists of 72 units of assisted living and 160 beds of skilled nursing care). In addition, Fairview owns and operates a 73-unit assisted living facility in Rockford and manages a senior condominium building in East Dundee. Through a related corporation, Fairview Ministries NorthWest (formed in 2003) owns and operates Fred Lind Manor (an 82-unit independent and assisted living facility in Seattle) and is now engaged in expanding Fairview's presence in the Pacific Northwest.

Fairview has, throughout its history, been committed to a mission of service to seniors, as articulated by a Mission Statement which is visible throughout its communities, articulated through its programs, and known and understood by residents and staff. Although the words may have changed through history, the meaning and purpose has not. The most recent iteration of the Mission Statement is as follows:

Fairview...committed to be a Christ-honoring resource network for senior adults that fosters purpose and nurtures vitality and spirit.

After a thorough review of the opportunities and constraints presented by the current Downers Grove campus configuration, Fairview concluded a "repositioning" of the current campus and its program and service offerings would provide additional enhancements to meet the changing needs of today's seniors.

Fairview Ministries, Inc. has engaged New Life Management & Development (a firm providing senior living consultation services exclusively to not-for-profit organizations across the country) to provide comprehensive planning, market and feasibility consultation, and development and marketing services to expand and reposition its existing continuing care retirement community located in Downers Grove, Illinois, approximately twenty-three miles west of Chicago. The planning process is complete and has demonstrated the need in the marketplace for additional senior living accommodations and an expansion of the services provided by Fairview Ministries.

The current campus configuration consists of:

- Apartments – 218
- Cottages – 56
- Assisted Living units – 72
- Skilled Nursing beds – 160

The Baptist Home, the current Health Center housing the assisted living and skilled nursing units, is of an age and configuration which limits its ability to respond to current program and service offerings needed and expected in today's senior environments.

The planned expansion/repositioning is to include:

- Replacement of the existing Fairview Baptist Home with a new state-of-the-art health center with fewer units.
- Demolition of six existing cottages.
- Construction of 193 new apartments to respond to the need for an expansion of services to seniors in the existing marketplace.
- Construction of additional "community spaces" to allow for additional program and service opportunities for campus as well as surrounding community residents.

After project completion, the campus will consist of:

- Apartments – 411
- Cottages – 50
- Assisted Living units – 80
- Skilled Nursing beds – 108

New Life conducted a Marketing Audit (the Audit) for Fairview Village in July 2005. The Audit included identifying the primary and secondary market service areas (PMSA and SMSA), analyzing the demographic information of individuals living in the market service areas, and analyzing existing and proposed competition.

The market service area (MSA) is defined as the area from which the majority of residents will originate. The primary and secondary market services areas were estimated to be a 5 and 10-mile radius of the Downers Grove campus respectively. The 5-mile radius is consistent with a typical market service area in a suburban setting. Significant findings in the Audit included favorable demographic observations and trends:

- It is estimated that 24.2% of the population (65,531 of 271,322) in the PMSA (5-mile radius) is age 55 or older.

- It is projected that by 2010, 27.7% of the population (76,218 of 275,173) in the PMSA will be age 55 or older.
- The estimated increase from 2000 to 2010 for the 55-64 age group in the PMSA is 41.8%. This group is the appropriate age for adult children of aging parents. This may indicate a migration among seniors who relocate to the area to be near their adult children will be greater than out migration.
- The increase in population from 2000 to 2010 for the 85+ age group in the PMSA is estimated at 25.8%. This is the group most likely to require supportive senior services such as those offered by Fairview.
- From 2005 to 2010, the number of households age 55+ with incomes over \$50,000 in the PMSA is expected to rise to 24.7% (from 24,424 to 30,457).
- While there is increasing competition in the defined SMSA, there is still a need and desire for additional high quality senior housing.


The Project will address the one significant weakness identified in the Audit, an aging physical plant in the Health Center lacking amenities which have become standard in the marketplace.

The general objectives of the process, identified by Fairview Ministries to ensure that its mission and value considerations will be met, include:

- To replace the existing Fairview Baptist Home with a new state-of-the-art health center.
- Further the mission, culture, and values of Fairview Ministries.
- Expand the campus to maximize economies of scale.
- Integrate Fairview programs within the greater Downers Grove Community.
- Programs and operations are structured to achieve "Hub and Spoke" model.
- Integration of technology initiatives within the operating systems – operations support (data management and communication, building management, financial and clinical programs), and communication and resident support (voice and data communication, emergency response, security, cable TV, etc.).
- Community Fine Arts Center – identify within the existing configuration, or through the identification of additional space, an area within the community to be used by both campus and community residents for community activity, spiritual programs, and development and display of artistic materials produced by residents and local artists. This center would be an attraction for bringing area-wide community members into Fairview.

- Capital Campaign – include in ongoing operations to support additional capital needs and the benevolence commitment.
- Benevolent Care – achieve benevolent care initiatives through the possibility of improving assumed performance during the development process and freeing up resources, and implementation of a capital campaign with a mission support initiative.
- Fairview believes that each community has its own personality and Fairview is most proud of our Project PEP (defined as People Energized through Purpose) designed to allow seniors to continue to use the skills they possess to remain active members of society and active in serving others.
- Fairview envisions that this “repositioned” campus will include cottages and apartments for independent living, apartments for assisted living, and rooms for skilled nursing, along with an extensive community center. This will allow the development of systems inside the structure to create an environment for residents to participate in current and new vocations and avocations.
- Fairview is committed to invite seniors from the surrounding area to participate in Project PEP even if they don’t choose to live on campus.
- This repositioned campus will give seniors:
 - The ability to stay connected.
 - The ability to launch the next stage in their retirement.
 - True independence so they can make their own decisions about their future, how they spend their time, and how they find fulfillment.
 - Opportunities through a full calendar of events and program and a full complement of amenities such as a chapel, indoor swimming pool, coffee house, art studio, and movie theater.
- Fairview truly believes it is not exaggeration to use the words vibrant, exciting, active, fulfilling, inspiring, challenging, comforting, stimulating, and spiritual to describe the daily experience we anticipate for residents at our new campus.

We are appreciative of the past support shown by the Village of Downers Grove, and look forward to working with the Village during this exciting process to ensure we will continue to achieve our mutually beneficial goals.



Stephen D. Stewart
Executive Vice President

Consulting Engineers
and Surveyors

Civil, Municipal, & Traffic


820 Lakeside Drive, Suite 5
Gurnee, Illinois 60031

tel 847 855 1100 fax 847 855 1115
www.gha-engineers.com

TRAFFIC PLANNING Project Brief

To: **Mr. Bill Meyers**
Fairview Ministries, Inc.

Copy: Steve Stewart – *Fairview Ministries*
Frank Muraca – *ARCH Consultants*
Michael Shrake – *GHA*

From: Dan Brinkman, P.E., PTOE 

Re: *Traffic and Parking Analyses*
Proposed Fairview Village Expansion
Downers Grove, Illinois

Date: August 16, 2007

Per your request *Gewalt Hamilton Associates, Inc. (GHA)* has briefly reviewed the traffic planning and parking needs of the proposed expansion and renovation of Fairview Village.

Background and Summary Statement

Fairview Village is considered a Continuing Care Retirement Center (CCRC) as it provides varying levels of care and living options for its aging residents allowing them to remain on site as they grow older and their individual health care needs change. Traditionally, CCRC type developments are in a campus setting similar to the approximately 29 acre Fairview Village.

The current campus is comprised of 218 independent living apartments, 56 independent living cottages, 72 assisted living units and 160 skilled nursing beds.

The master plan for the campus includes renovation and replacement of several of the existing components and will, at completion result in net changes as follows:

- 196 additional independent living apartments
- 6 fewer independent living cottages
- 6 additional assisted living units
- 52 fewer skilled nursing beds

Based on our observations and the following analyses, we feel that the additional traffic volumes generated by the expansion and redevelopment can be accommodated by the area roadways and that the proposed parking supply is both in excess of the Village's requirements and sufficient to accommodate the needs of the campus' residents and staff.

Traffic Impacts

The following table summarizes the anticipated additional traffic volumes generated by the net increase in development on site. The calculated trips are based on historical rate information published in the latest (7th) edition of the Institute of Transportation Engineers (ITE) manual *Trip Generation*.

Table 1 Traffic Generations

Residential Style	ITE Land Use Code	Morning Peak Hour			Evening Peak Hour			Daily 24hr
		In	Out	Sum	In	Out	Sum	
+ 196 Independent Living Apartments	# 252	+7	+9	+16	+13	+9	+22	+680
-6 Independent Living Cottages	# 252	n/c*	n/c*	n/c*	n/c*	n/c*	n/c*	-21
+6 assisted living units	# 254	+1	n/c*	+1	+1	+1	+2	+16
-52 skilled nursing beds	# 620	-6	-3	-9	-4	-8	-12	-126
Totals =		+2	+6	+8	+10	+2	+12	+549

n/c = no change, calculation results in less than 1 trip*

The volumes tabulated above are typical of CCRC and Age Restricted types of development, where the majority of the daily trips are made outside the traditional street Peak Hours (normally 7-9 am and 4-6 pm). As can be seen, the proposed expansion and redevelopment is expected to generate between 8 and 12 additional vehicle trips during each of the Peak Hours and approximately 550 new trips on a daily basis. By taking an aggressive approach and calculating each development component separately, we have made an effort to ensure that the maximum traffic impacts of the project are considered.

Parking Analyses

The current site has a total of 345 surface parking spaces and 63 underground spaces for a campus total of 408 spaces. Based on the June 1, 2007 Site Plan by AG Architects, there will be 402 surface parking spaces and an additional 220 underground spaces within the new Independent Living building. These combined with the existing 63 underground spaces result in a new campus total of 685 spaces.

It appears that all of the surface and underground spaces meet the Village's requirements for parking stall dimensions. Accessible parking should be provided in accordance with Village Code.

The Village of Downers Grove has various parking requirements for the different residential components at Fairview Village. Based on our review of the Village's Zoning Ordinance and definitions, we have calculated the required parking at 559 spaces or 126 fewer spaces than are proposed.

GHA calculated the parking requirements as follows:

Table 2 Parking Calculations

Residential Style	Village Requirement	Fairview Village	Parking Required
Independent Living Apartment	0.5 spaces per bedroom	648 total bedrooms	324
Independent Living Cottage	0.5 spaces per bedroom	100 total bedrooms	50
Assisted Living Units	0.5 spaces per bed	88 total beds	44
Skilled Nursing Beds	1.2 spaces per bed	117 beds	141
Total Required =			559

Summary

In conclusion, our findings indicate that the additional traffic generated by the proposed expansion can generally be accommodated by the adjacent roadways and that the parking proposed on site is both in excess of the code requirements and sufficient to accommodate resident and staff demands.

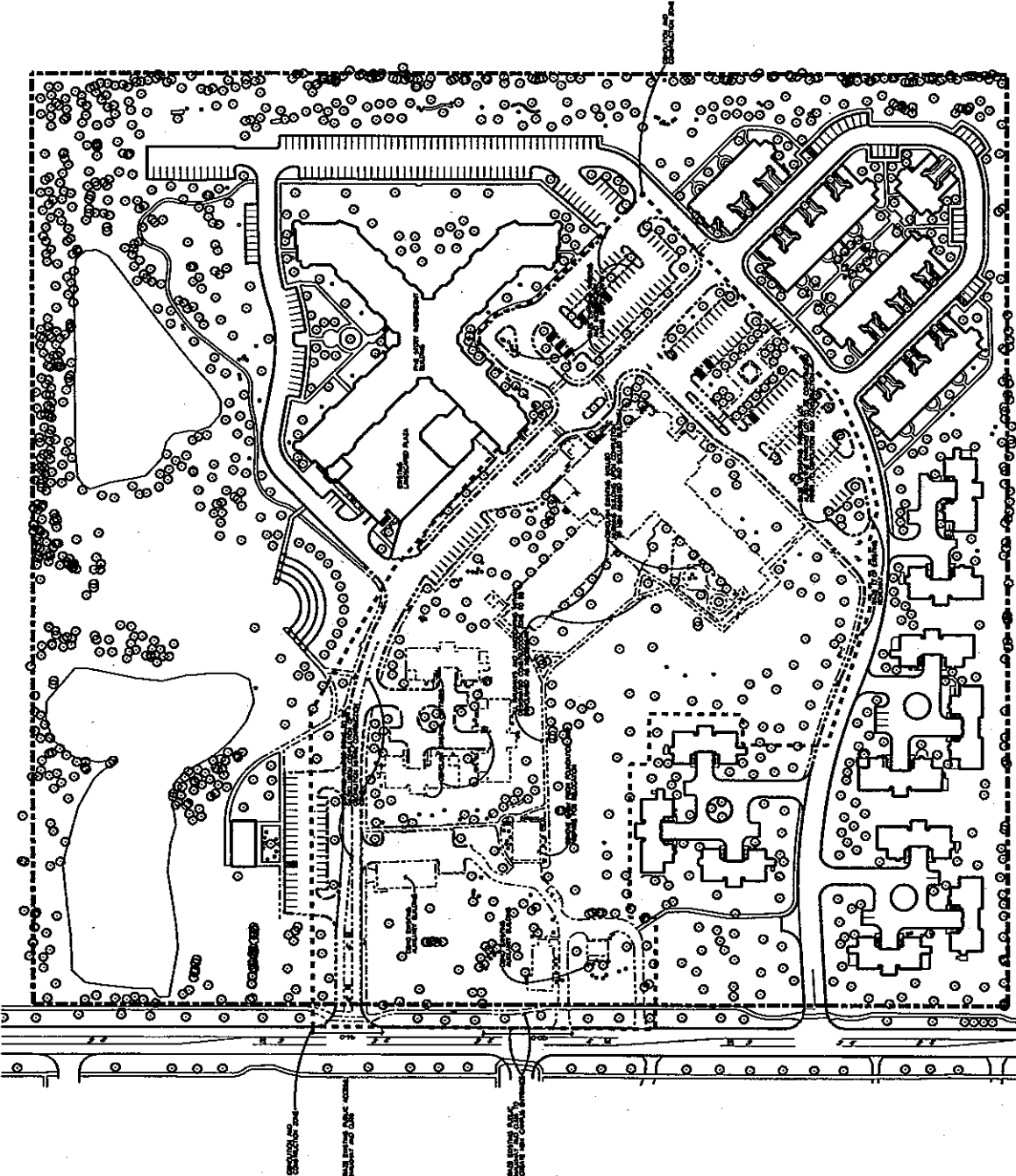
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REGISTERED ARCHITECT
REGISTERED ENGINEER
REGISTERED LANDSCAPE ARCHITECT
REGISTERED PLANNING

PLAN COMMISSION SUBMITTAL
NOT FOR CONSTRUCTION
DATE: 10/11/2011
PROJECT: FAIRVIEW
TO: SEPTEMBER 07
BY: [Signature]

1" = 60'-0" SITE DEMO PLAN C100



4101.DWG, 9/16/2011 12:42:59 PM

NEW INDEPENDENT LIVING APARTMENTS
 196 TOTAL INDEPENDENT LIVING
 UNITS IN 4 STORIES
 RESIDENT PARKING BELOW

NEW PEP & COMMONS AREAS

PARKING	
SURFACE PARKING	= 402 STALLS
ENCLOSED PARKING	= 220 STALLS UNDER IL WINGS
EXISTING ENCLOSED PARKING	= 63 STALLS
TOTAL	= 685

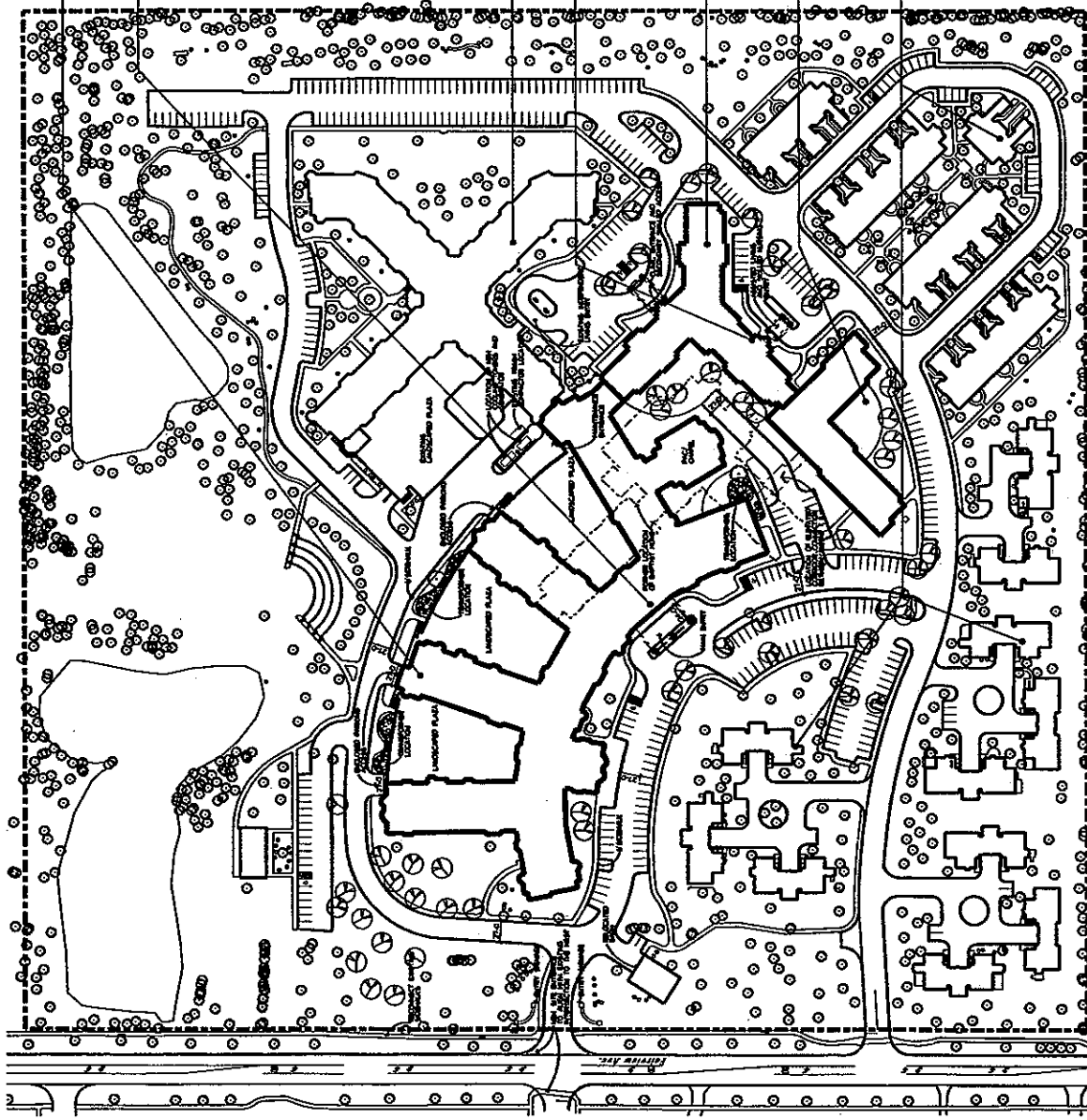
EXISTING INDEPENDENT LIVING
 5 STORY EXISTING STRUCTURE

AL & SNF SHARED LOBBY AND AMENITIES
 1 STORY

NEW SKILLED NURSING COMPONENT
 FOUR STORIES SKILLNED
 100 SKILLED APARTMENTS

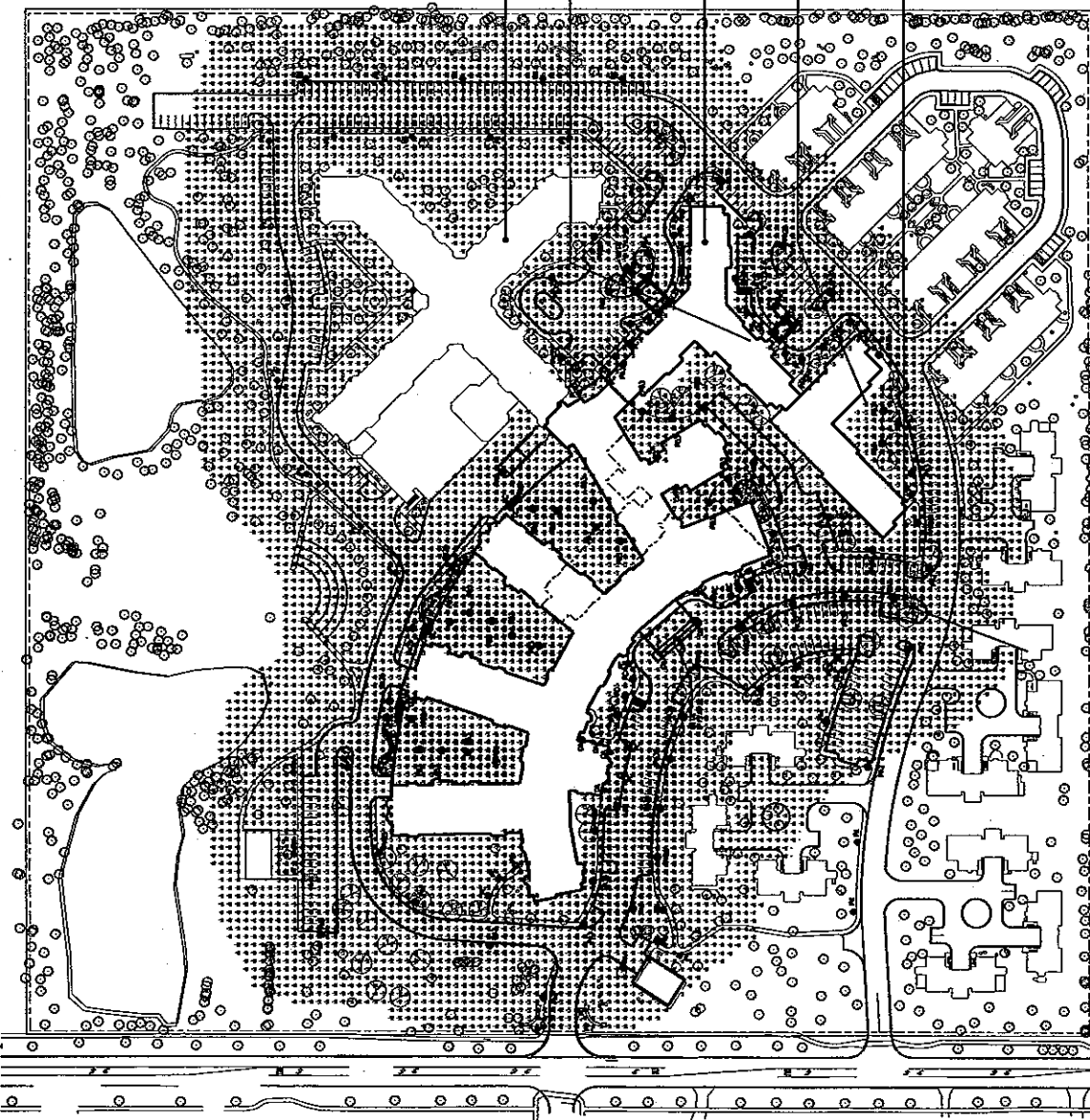
NEW ASSISTED LIVING COMPONENT
 FOUR STORIES ASSISTED
 80 ASSISTED APARTMENTS

EXISTING COTTAGES

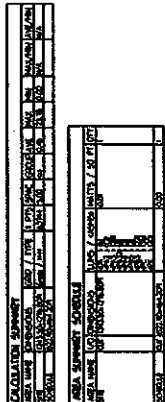


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 CHECKED BY: JON
 APPROVED BY: JON

1" = 60'-0" SITE PLAN G200
 PLAN CONSTRUCTION SUBMITTAL
 DATE: 08/15/2007
 TIME: 10:45:18 AM
 PROJECT: FAIRVIEW
 SHEET: 01 - SITE PLAN
 DRAWN BY: JON
 CHECKED BY: JON
 APPROVED BY: JON



NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE	TOTAL AREA (SQ. FT.)
1	EXISTING 5 STORY EXISTING STRUCTURE	100,000	100%	100,000
2	NEW SKILLED NURSING COMPONENT	100,000	100%	100,000
3	NEW ASSISTED LIVING COMPONENT	100,000	100%	100,000
4	EXISTING COTTAGES	100,000	100%	100,000
5	AL & SNF SHARED LOBBY AND AMENITIES	100,000	100%	100,000



- EXISTING INDEPENDENT LIVING
5 STORY EXISTING STRUCTURE
- AL & SNF SHARED LOBBY AND AMENITIES
1 STORY
- NEW SKILLED NURSING COMPONENT
FOUR STORIES SKILLED
108 SKILLED APARTMENTS
- NEW ASSISTED LIVING COMPONENT
FOUR STORIES ASSISTED
80 ASSISTED APARTMENTS
- EXISTING COTTAGES

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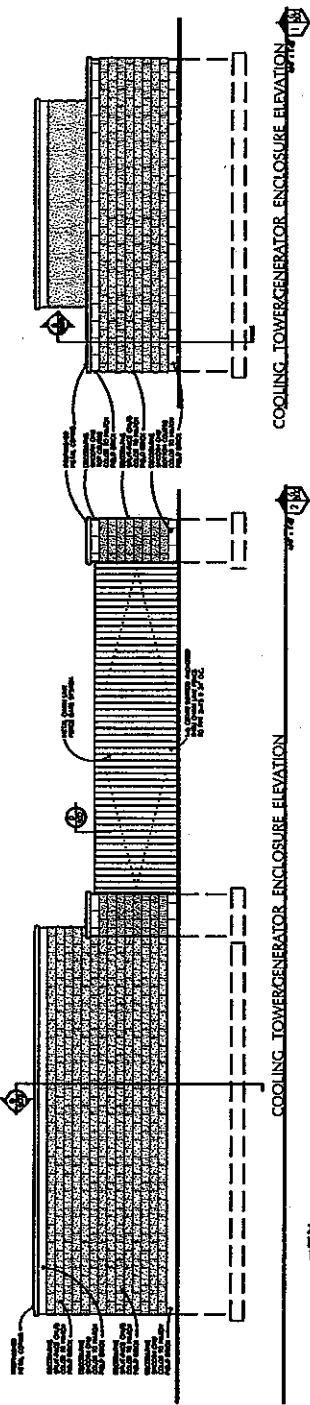
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PLAN CONSTRUCTION
PLAN CONSTRUCTION
PLAN CONSTRUCTION



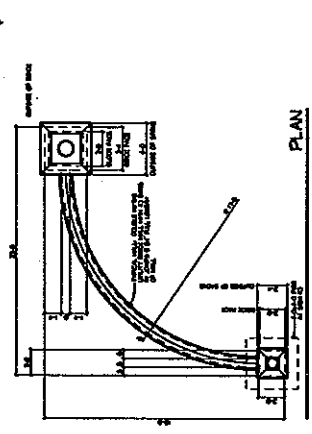
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SPECIALTY CONTRACTORS
WWW.SPECIALTYCONTRACTORS.COM
1-800-368-7662
10/1/2007

DATE

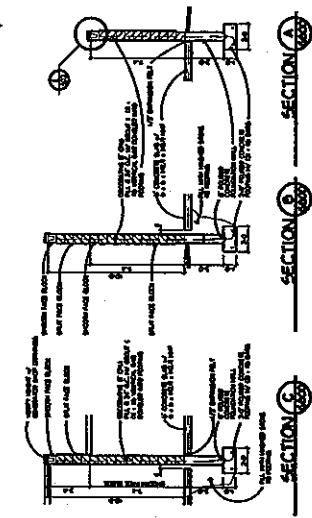


COOLING TOWER GENERATOR ENCLOSURE ELEVATION

COOLING TOWER GENERATOR ENCLOSURE ELEVATION

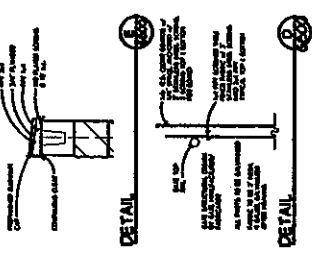


PLAN



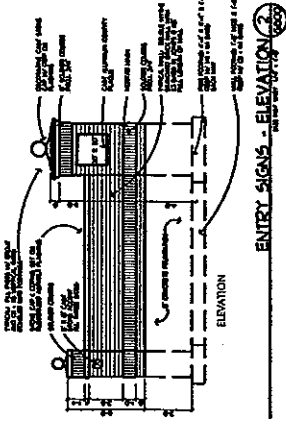
SECTION 1

SECTION 2



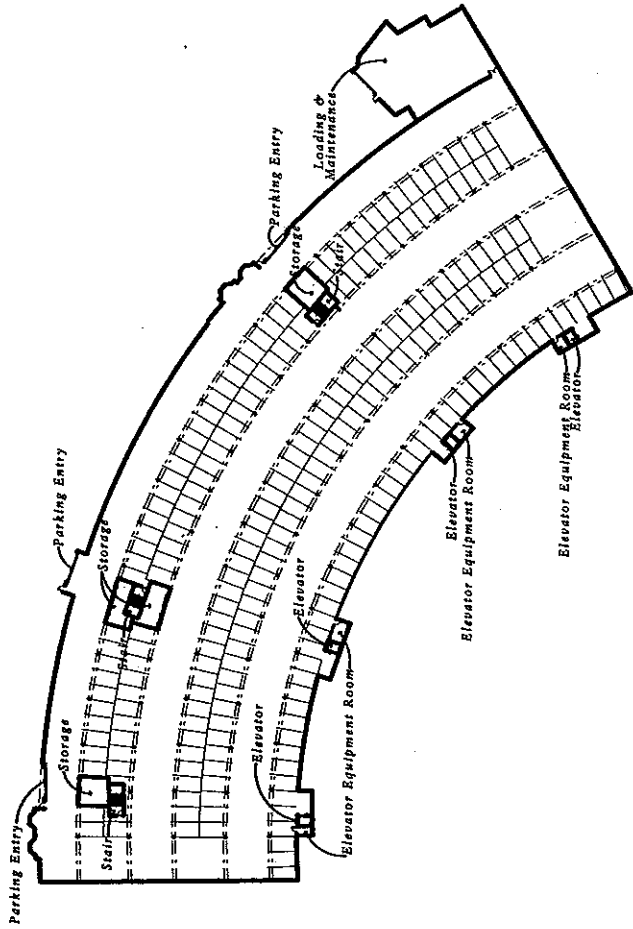
DETAIL 1

DETAIL 2



ENTRY SIGNS - ELEVATION

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BY: [REDACTED]
PROJECT: [REDACTED]
DRAWING NO.: [REDACTED]



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220-230 Enclosed Parking Stalls

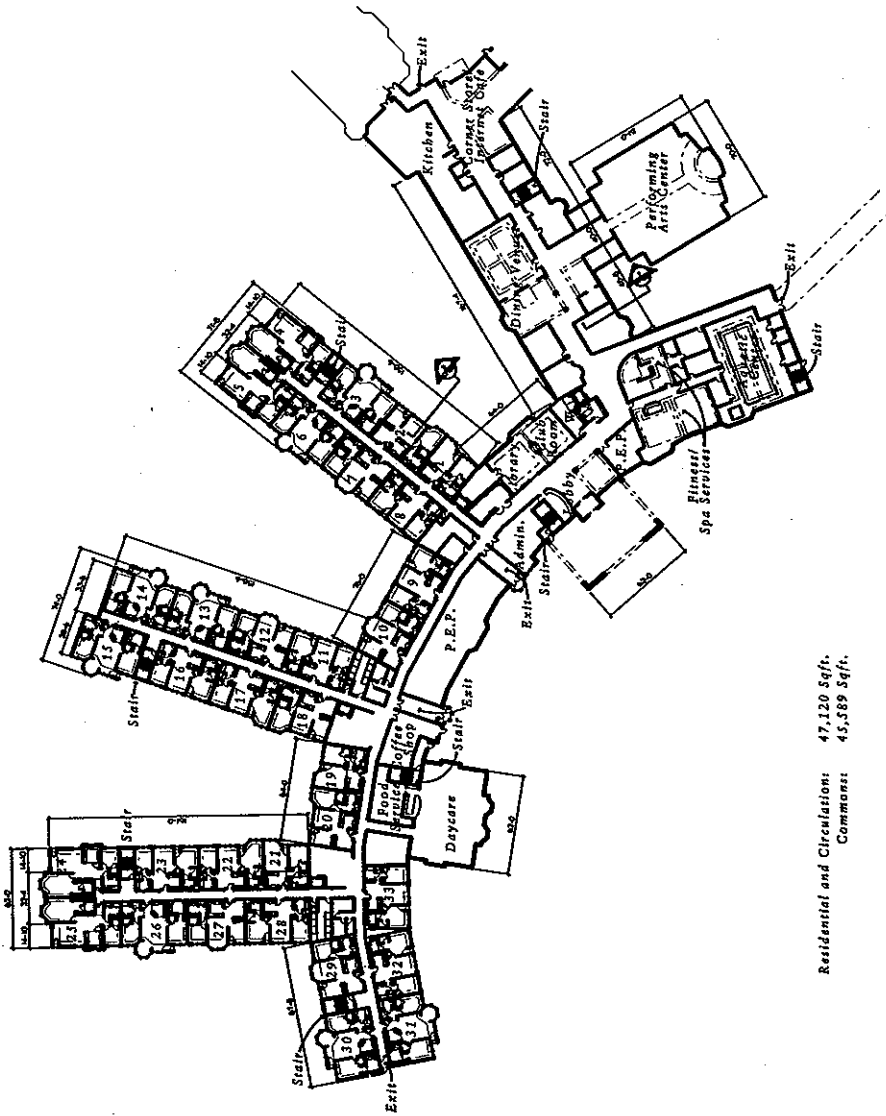
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NOT FOR CONSTRUCTION
10 SEPTEMBER 0
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NOT FOR CONSTRUCTION
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PROJECT: FAIRVIEW
SHEET NO. 1/32

1/32" FIRST FLOOR INDEPENDENT LIVING AND COMMONS PLAN A120'

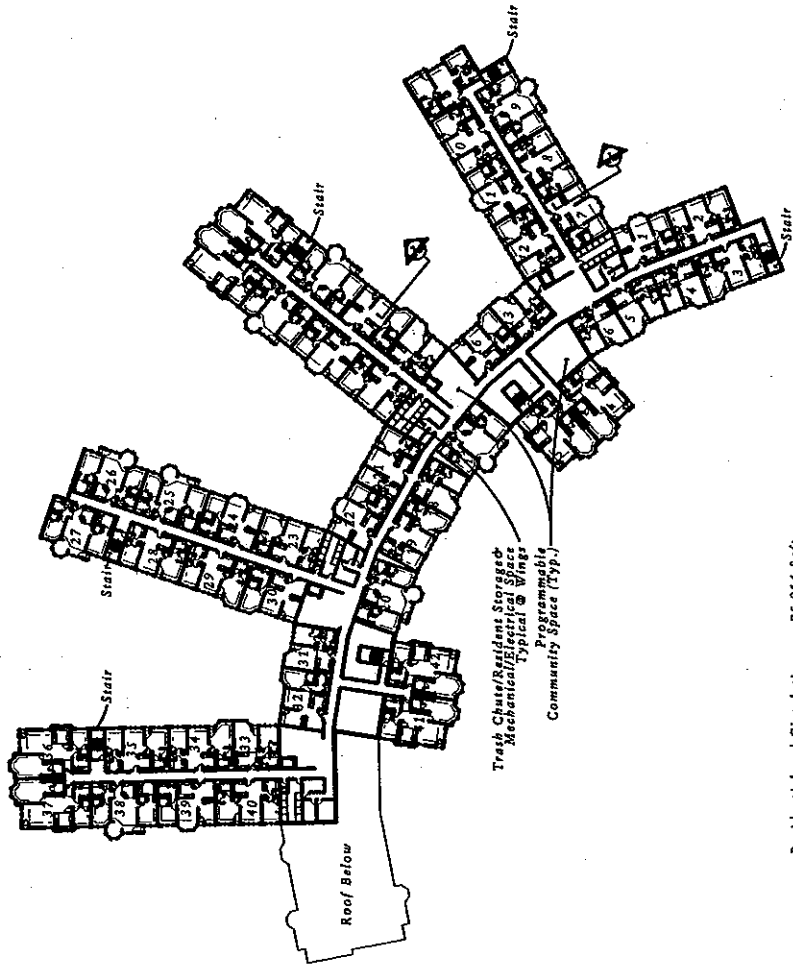


Residential and Circulation: 47,120 Sqft.
Commons: 45,589 Sqft.



1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 (303) 733-1000
 WWW.FAIRVIEWCCRT.COM

PLAN COMMISSION SUBMITTAL
 NOT FOR CONSTRUCTION
 DATE: 10 SEPTEMBER 2008
 PROJECT: FAIRVIEW CCRT
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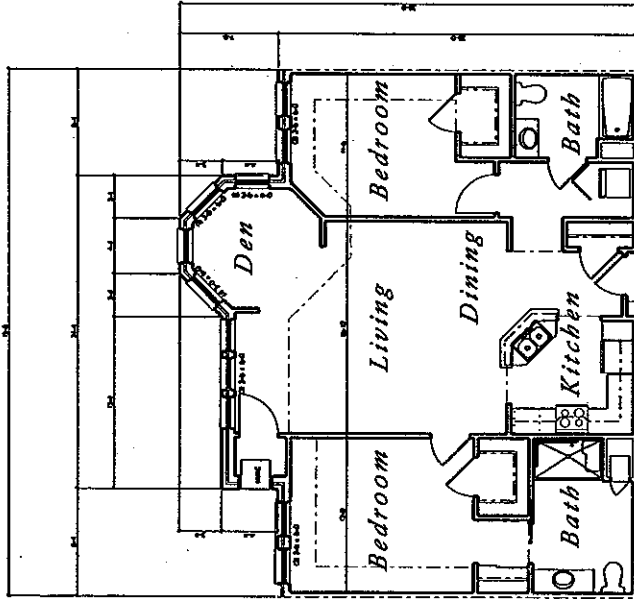
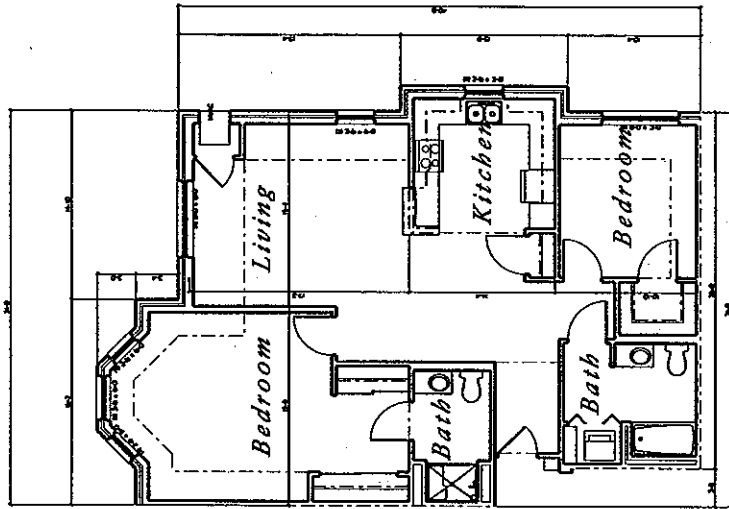
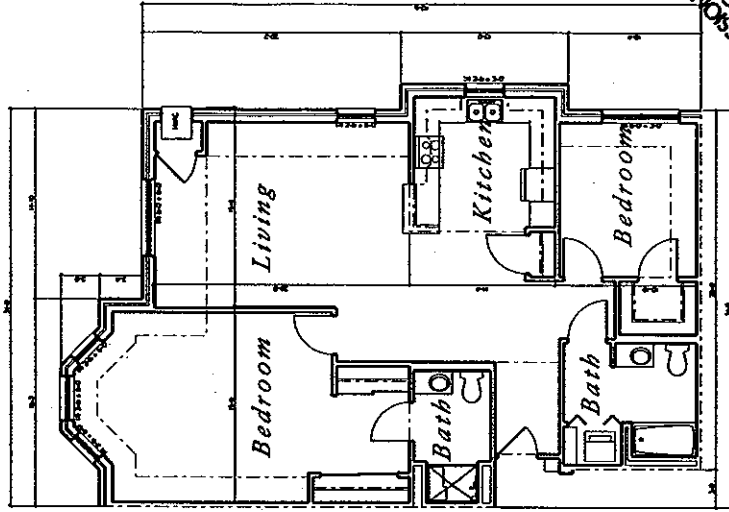


Residential and Circulation 75,914 Sqft.



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RECORDING,
OR BY ANY
INFORMATION
SYSTEM

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NOT FOR CONSTRUCTION
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PROJECT: 040601
SHEET: 100001



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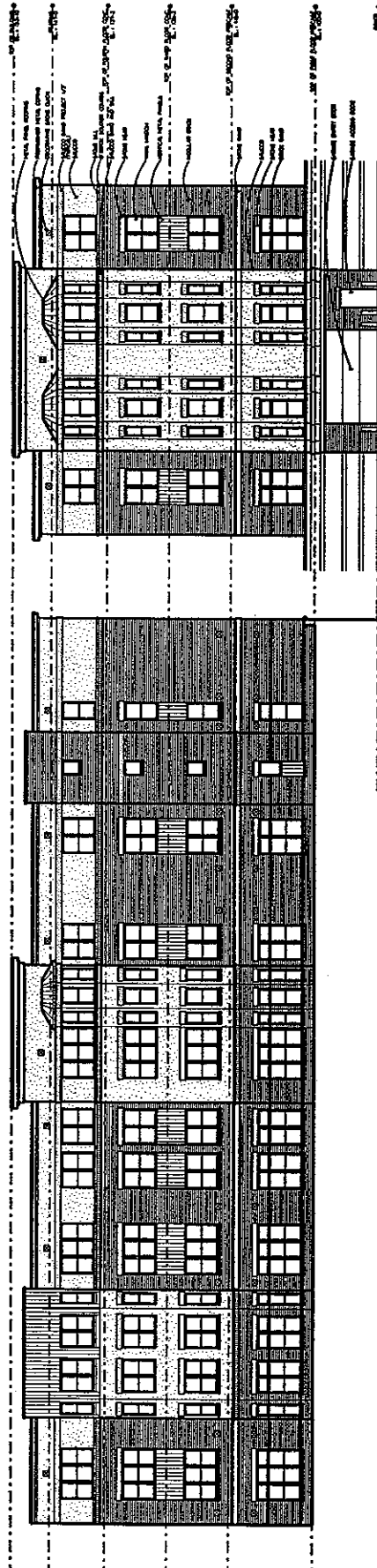
1/4" INDEPENDENT LIVING UNIT PLANS AI281



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NOT FOR CONSTRUCTION
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SHEET NO. 1

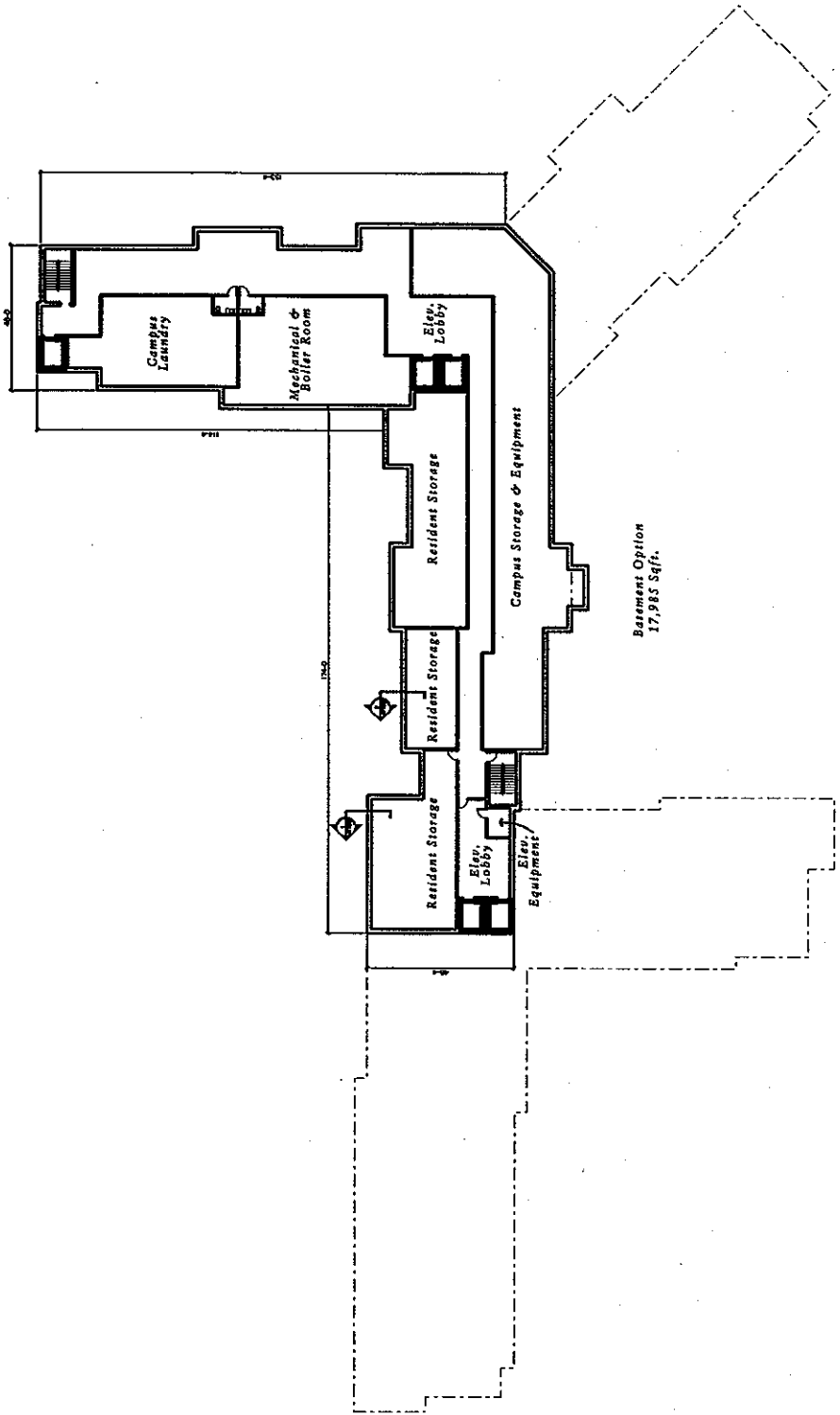
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1/8"



1/8"

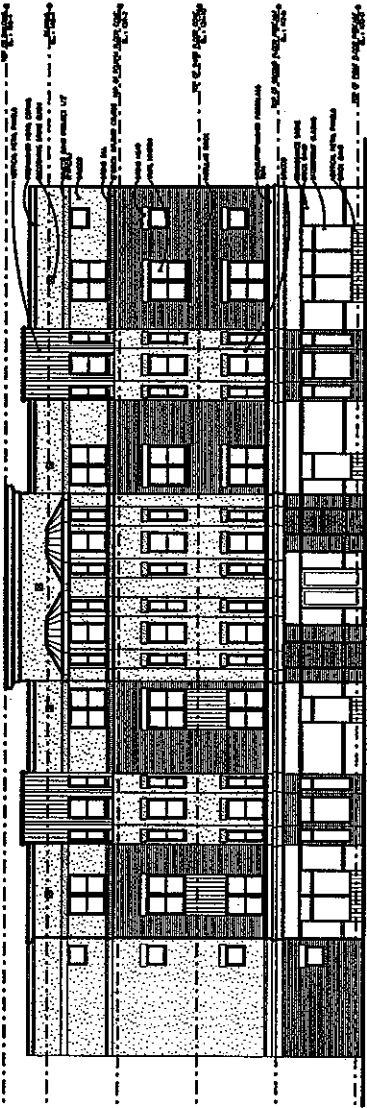


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 PROJECT: 026601
 ASSIGNED: A. HALL

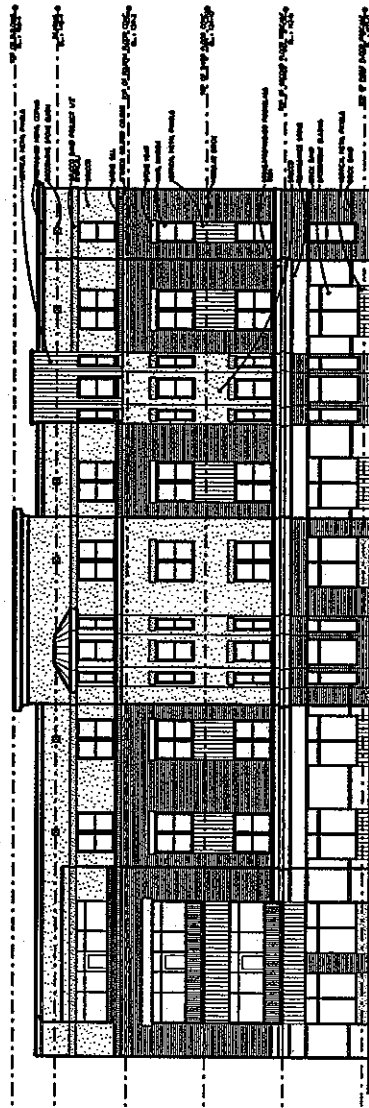
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PARTIAL, ASSISTED LIVING & SKILLED NURSING RESIDENCES

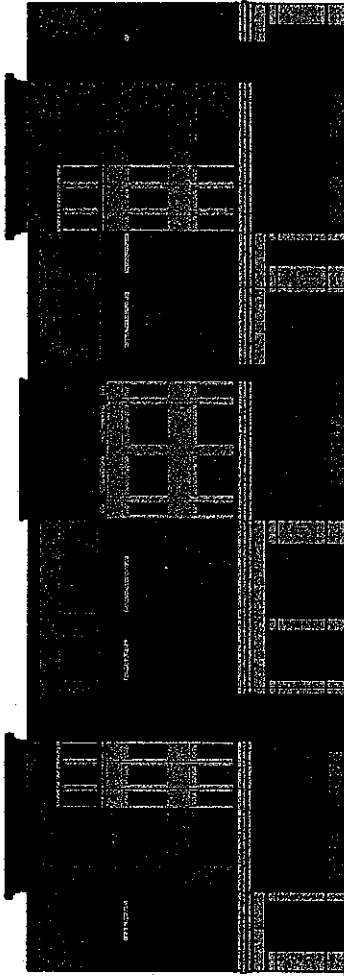


PARTIAL, ASSISTED LIVING & SKILLED NURSING RESIDENCES



1000 UNIVERSITY AVENUE
ANN ARBOR, MI 48106-1000
734.763.1000
WWW.FAIRVIEWCCRC.COM

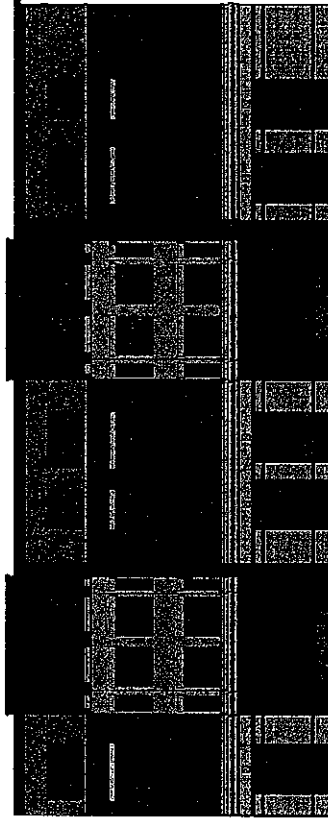
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DATE: 10 SEPTEMBER 1
PROJECT: 1/8\" ASSISTED LIVING AND SKILLED NURSING EXTERIOR ELEVATIONS AA440C
DRAWN BY: [Name]



Partial Front Elevation 3



Elevation @ Front Entry 2

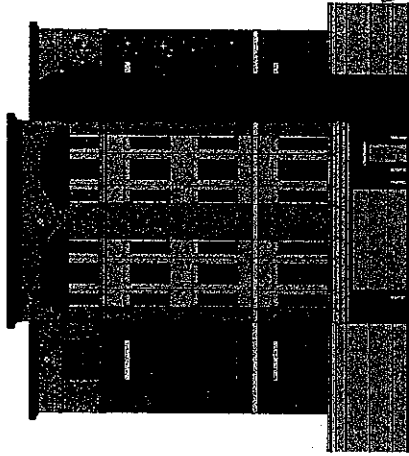


Partial Front Elevation 1

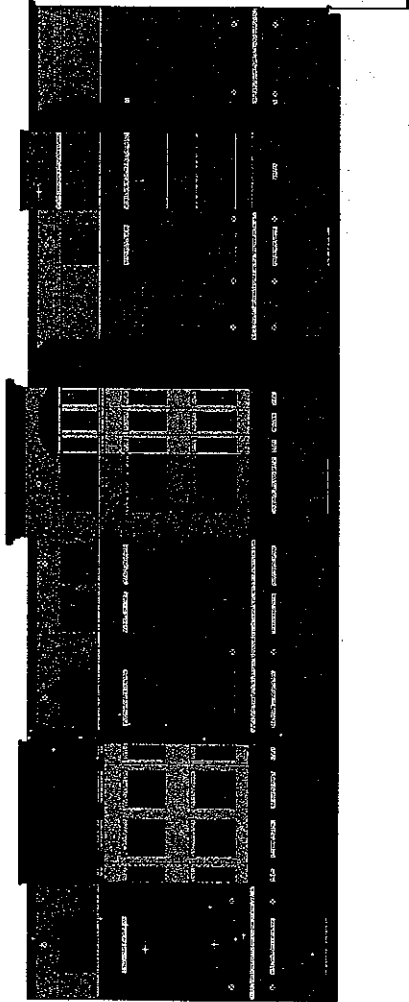


Fairview
Continuing Care Retirement Community
Downer's Grove, Illinois

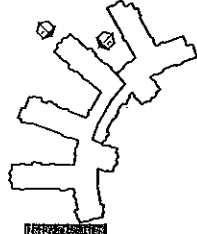




Typical Elevation @ Wing 1



Typical Elevation @ Wing 2



Fairview
Continuing Care Retirement Community
Downer's Grove, Illinois





Partial Assisted Living Elevation



Partial Skilled Nursing Elevation



Fairview

Continuing Care Retirement Community
Downer's Grove, Illinois



FAIRVIEW VILLAGE 214 FAIRVIEW AVENUE DOWNERS GROVE, ILLINOIS

STANDARD SYMBOLS

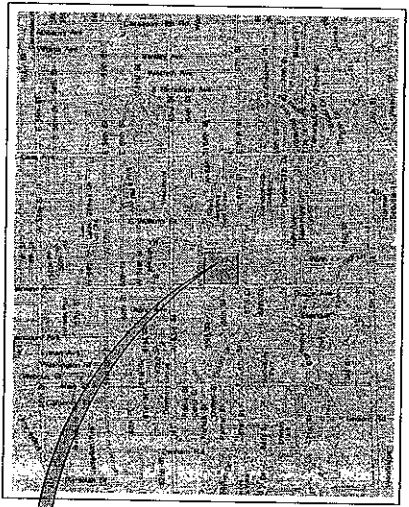
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STORM SEWER	STORM SEWER	(Symbol)	STORM SEWER	STORM SEWER	(Symbol)
SEWER	SEWER	(Symbol)	SEWER	SEWER	(Symbol)
WATER MAIN	WATER MAIN	(Symbol)	WATER MAIN	WATER MAIN	(Symbol)
WALK	WALK	(Symbol)	WALK	WALK	(Symbol)
DRIVEWAY	DRIVEWAY	(Symbol)	DRIVEWAY	DRIVEWAY	(Symbol)
CONCRETE	CONCRETE	(Symbol)	CONCRETE	CONCRETE	(Symbol)
ASPHALT	ASPHALT	(Symbol)	ASPHALT	ASPHALT	(Symbol)
GRAVEL	GRAVEL	(Symbol)	GRAVEL	GRAVEL	(Symbol)
PAVED DRIVE SECTION	PAVED DRIVE SECTION	(Symbol)	PAVED DRIVE SECTION	PAVED DRIVE SECTION	(Symbol)
CONCEPT, PH	CONCEPT, PH	(Symbol)	CONCEPT, PH	CONCEPT, PH	(Symbol)
IRON PIPE	IRON PIPE	(Symbol)	IRON PIPE	IRON PIPE	(Symbol)
STRUCTURE ELEVATION	STRUCTURE ELEVATION	(Symbol)	STRUCTURE ELEVATION	STRUCTURE ELEVATION	(Symbol)
SHASTAR, SEWER	SHASTAR, SEWER	(Symbol)	SHASTAR, SEWER	SHASTAR, SEWER	(Symbol)
STRUCTURE ELEVATION	STRUCTURE ELEVATION	(Symbol)	STRUCTURE ELEVATION	STRUCTURE ELEVATION	(Symbol)

EXISTING UTILITIES: WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE FACILITIES, WORK SHOWN TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, WORK SHOWN TO THE LOCATION OF SURFACE UTILITIES AND IS ONLY INCLUDING FOR INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.

NOTE: SURETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.

GEWALT HAMILTON
A S. C. O. I.
CONCRETE CONTRACTORS & ENGINEERS
100 North Main Street, Downers Grove, Ill. 60130

LOCATION MAP



PROJECT LOCATION
214 FAIRVIEW AVENUE

PROJECT LOCATION
214 FAIRVIEW AVENUE

ALSO SHOWN BY
THE CITY OF DOWNERS GROVE, ILL.
PLAT NO. 100-000-000

SITE BENCHMARKS:
BM # 1) CENTER OF CURVE MARKED UP ON THE EAST SIDE OF FAIRVIEW AVENUE, 100 FT. NORTH OF THE CENTERLINE OF THE WEST NORTHERLY ENTRANCE ROAD TO FAIRVIEW VILLAGE. ELEV = 152.75 (MDS 75)
BM # 2) CENTER OF CURVE MARKED UP ON THE EAST SIDE OF FAIRVIEW AVENUE, 100 FT. SOUTH OF THE CENTERLINE OF THE WEST NORTHERLY ENTRANCE ROAD TO FAIRVIEW VILLAGE. ELEV = 152.50 (MDS 75)

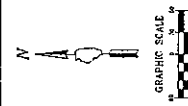
SOURCE BENCHMARKS:
1) 100-000-000: STATION LOCATED AT THE NORTHWEST CORNER OF NORTHERLY DRIVE AND DOWNERS AVENUE, APPROX. 125 FT. SOUTH-SOUTHWEST OF THE CENTERLINE OF THE WEST NORTHERLY ENTRANCE ROAD TO FAIRVIEW VILLAGE. ELEV = 152.75 (MDS 75)
2) 100-000-000: STATION LOCATED AT THE NORTHWEST CORNER OF NORTHERLY DRIVE AND DOWNERS AVENUE, APPROX. 125 FT. SOUTH-SOUTHWEST OF THE CENTERLINE OF THE WEST NORTHERLY ENTRANCE ROAD TO FAIRVIEW VILLAGE. ELEV = 152.50 (MDS 75)

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- TITLE SHEET
- EROSION CONTROL PLAN - OVERALL
- EXISTING CONDITIONS/DEMOLITION - OVERALL
- UTILITIES EXISTING CONDITIONS/DEMOLITION - OVERALL
- EXISTING CONDITIONS/DEMOLITION - NORTHWEST
- EXISTING CONDITIONS/DEMOLITION - NORTHEAST
- EXISTING CONDITIONS/DEMOLITION - SOUTHWEST
- EXISTING CONDITIONS/DEMOLITION - SOUTHEAST
- GEOMETRIC PLAN - OVERALL
- GEOMETRIC PLAN - NORTHWEST
- GEOMETRIC PLAN - NORTHEAST
- GEOMETRIC PLAN - SOUTHWEST
- GEOMETRIC PLAN - SOUTHEAST
- UTILITY PLAN - OVERALL
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- UTILITY PLAN - NORTHEAST
- UTILITY PLAN - SOUTHWEST
- UTILITY PLAN - SOUTHEAST
- UTILITY PROFILES
- GRADING PLAN - OVERALL
- GRADING PLAN - NORTHWEST
- GRADING PLAN - NORTHEAST
- GRADING PLAN - SOUTHWEST
- GRADING PLAN - SOUTHEAST
- GENERAL NOTES/DETAILS
- DETAILS
- DETAILS

NOT FOR CONSTRUCTION
FOR REVIEW PURPOSES ONLY

TITLE SHEET		PROJECT NUMBER	
FAIRVIEW VILLAGE	214 FAIRVIEW AVENUE	100-000-000	1
DOWNERS GROVE, ILLINOIS			OF 27 SHEETS
DATE: 5/17/07		SCALE: AS SHOWN	
DRAWN BY: [Name]		CHECKED BY: [Name]	
DESIGNED BY: [Name]		APPROVED BY: [Name]	



TEMPORARY CONSTRUCTION ACCESS NOTES

1. THE CONSTRUCTION SHALL BE LIMITED TO THE AREAS SHOWN ON THIS PLAN. NO OTHER AREAS SHALL BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE INDICATED BY THE ENGINEER.

2. THE CONSTRUCTION SHALL BE LIMITED TO THE AREAS SHOWN ON THIS PLAN. NO OTHER AREAS SHALL BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE INDICATED BY THE ENGINEER.

3. THE CONSTRUCTION SHALL BE LIMITED TO THE AREAS SHOWN ON THIS PLAN. NO OTHER AREAS SHALL BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE INDICATED BY THE ENGINEER.

4. THE CONSTRUCTION SHALL BE LIMITED TO THE AREAS SHOWN ON THIS PLAN. NO OTHER AREAS SHALL BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE INDICATED BY THE ENGINEER.

5. THE CONSTRUCTION SHALL BE LIMITED TO THE AREAS SHOWN ON THIS PLAN. NO OTHER AREAS SHALL BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE INDICATED BY THE ENGINEER.

EROSION CONTROL NOTES

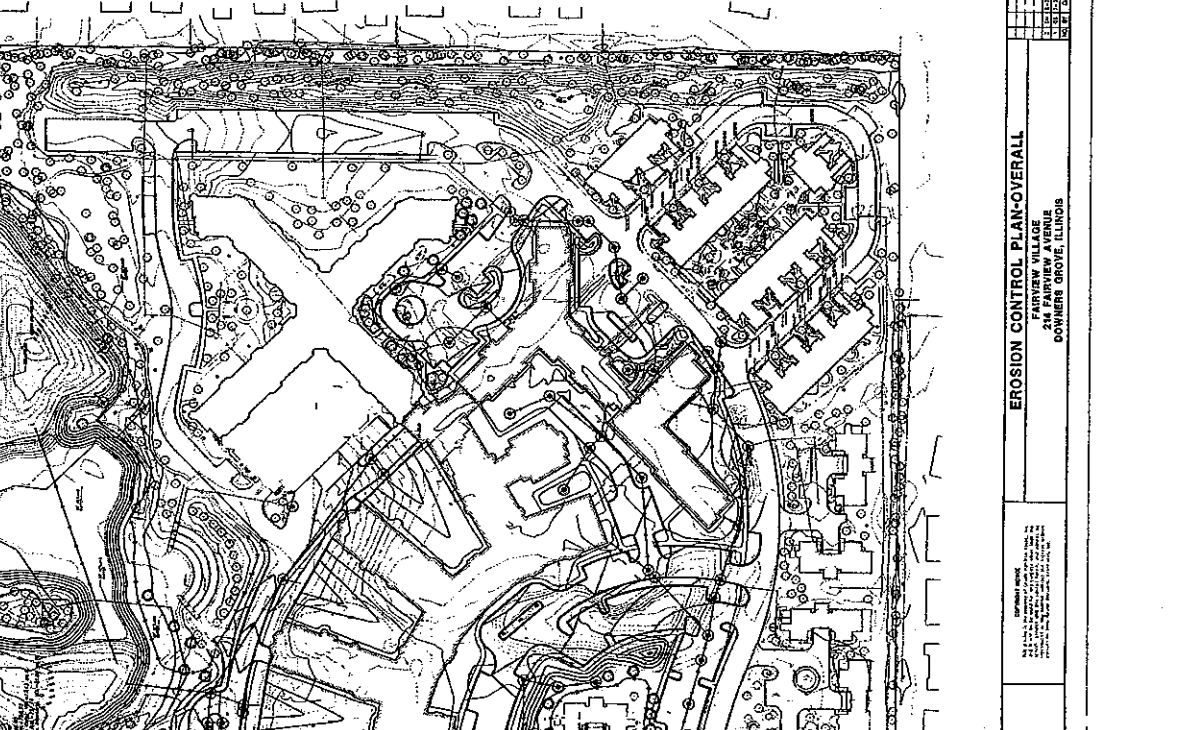
1. THE CONSTRUCTION SHALL BE LIMITED TO THE AREAS SHOWN ON THIS PLAN. NO OTHER AREAS SHALL BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE INDICATED BY THE ENGINEER.

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5. THE CONSTRUCTION SHALL BE LIMITED TO THE AREAS SHOWN ON THIS PLAN. NO OTHER AREAS SHALL BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE INDICATED BY THE ENGINEER.



- CONSTRUCTION SEQUENCE**
1. Install the erosion control structures at all areas and erosion control devices.
 2. Construct the foundation and walls.
 3. Install the exterior finish and exterior walls.
 4. Install the interior finish and interior walls.
 5. Install the roof and roof structure.
 6. Install the mechanical, electrical, and plumbing systems.
 7. Install the landscaping and site work.
 8. Remove all temporary erosion control devices after the site is stabilized with vegetation.

LEGEND

- 1. Silt fence
- 2. Sediment basin
- 3. Vegetative strip
- 4. Erosion control mat
- 5. Erosion control blanket
- 6. Erosion control fabric
- 7. Erosion control netting
- 8. Erosion control geotextile
- 9. Erosion control geogrid
- 10. Erosion control geocell
- 11. Erosion control geotube
- 12. Erosion control geobag
- 13. Erosion control geocube
- 14. Erosion control geocylinder
- 15. Erosion control geosphere
- 16. Erosion control geocylinder
- 17. Erosion control geosphere
- 18. Erosion control geocylinder
- 19. Erosion control geosphere
- 20. Erosion control geocylinder

EROSION CONTROL PLAN-OVERALL

FAIRVIEW VILLAGE
214 FAIRVIEW AVENUE
DOWNERS GROVE, ILLINOIS

CEWALT HAMILTON
150 C. L. AVENUE
CHICAGO, ILLINOIS 60604
TEL: 312.467.2000 FAX: 312.467.2001

DATE: 08/15/00

PROJECT NO: 00-000000

SCALE: 1" = 40'

DATE: 08/15/00

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

PROJECT NO: 00-000000

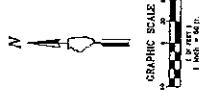
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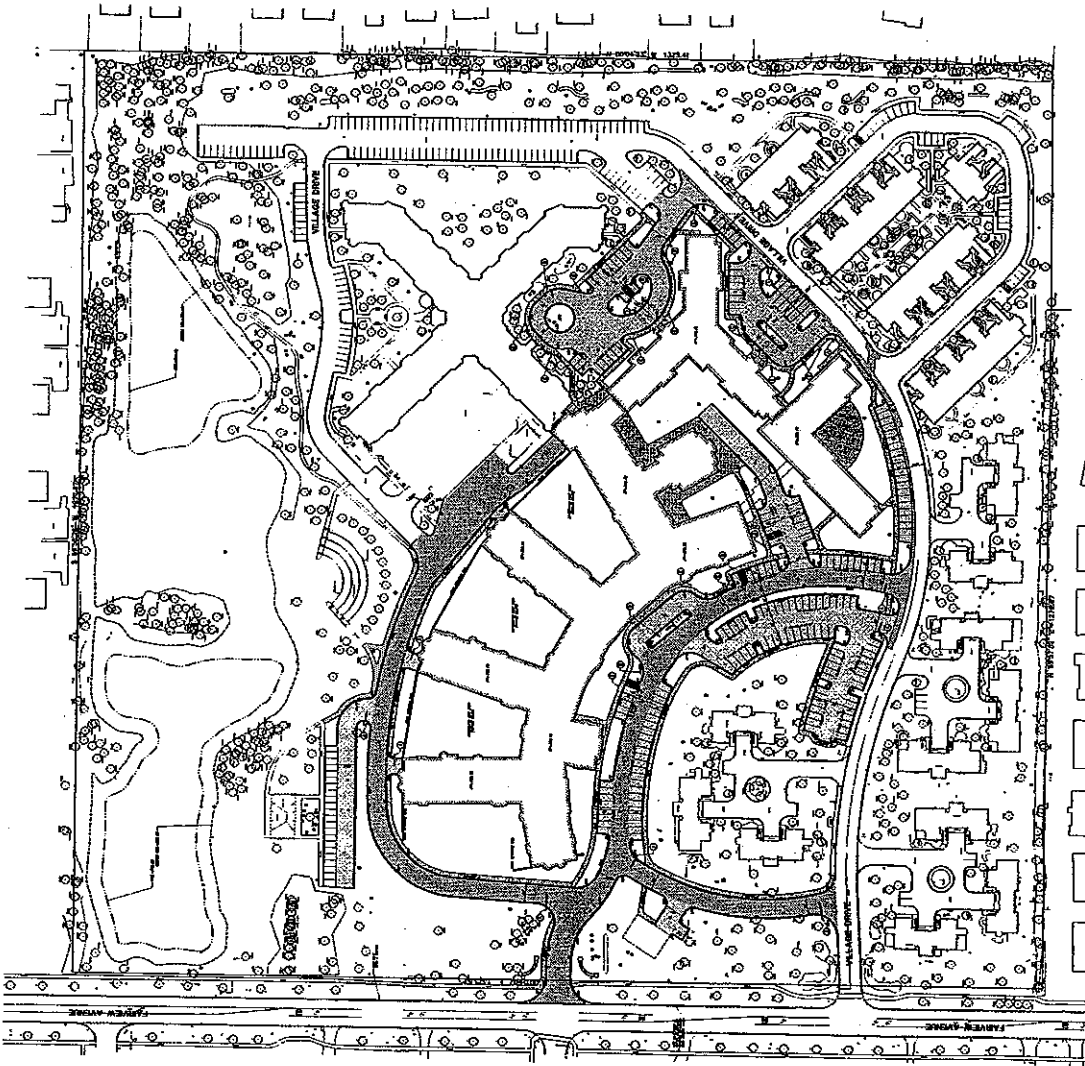
APPROVED: [Signature]



GENERAL NOTES: 1. REVIEW ALL UTILITIES... 2. ALL UTILITIES... 3. ALL UTILITIES... 4. ALL UTILITIES... 5. ALL UTILITIES... 6. ALL UTILITIES... 7. ALL UTILITIES... 8. ALL UTILITIES... 9. ALL UTILITIES... 10. ALL UTILITIES...



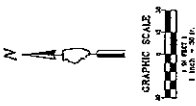
- LEGEND: 1. ASPHALT PAVEMENT... 2. CONCRETE DRIVEWAY... 3. ASPHALT DRIVEWAY... 4. ASPHALT DRIVEWAY... 5. ASPHALT DRIVEWAY... 6. ASPHALT DRIVEWAY... 7. ASPHALT DRIVEWAY... 8. ASPHALT DRIVEWAY... 9. ASPHALT DRIVEWAY... 10. ASPHALT DRIVEWAY...



GEWALT HAMILTON ASSOCIATES, INC. CONSULTING ENGINEER & ARCHITECT 400 NORTH MAIN STREET, SUITE 100, CHICAGO, ILL. 60610

GEOMETRICS PLAN-OVERALL FAIRVIEW VALLEGE 214 FAIRVIEW AVENUE DOWNERS GROVE, ILLINOIS

Table with columns for sheet number (9 of 22), date, and other project details.



GENERAL NOTES:

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. ANY TEMPORARY OBSTRUCTIONS SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE WORK.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS CONSTRUCTION CODES AND THE ILLINOIS MUTUAL INSURANCE COMPANY'S SPECIFICATIONS FOR ROADWORK.

4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE PATTERNS AND SHALL PROVIDE ADEQUATE DRAINAGE FOR ALL NEW CONSTRUCTION.

5. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

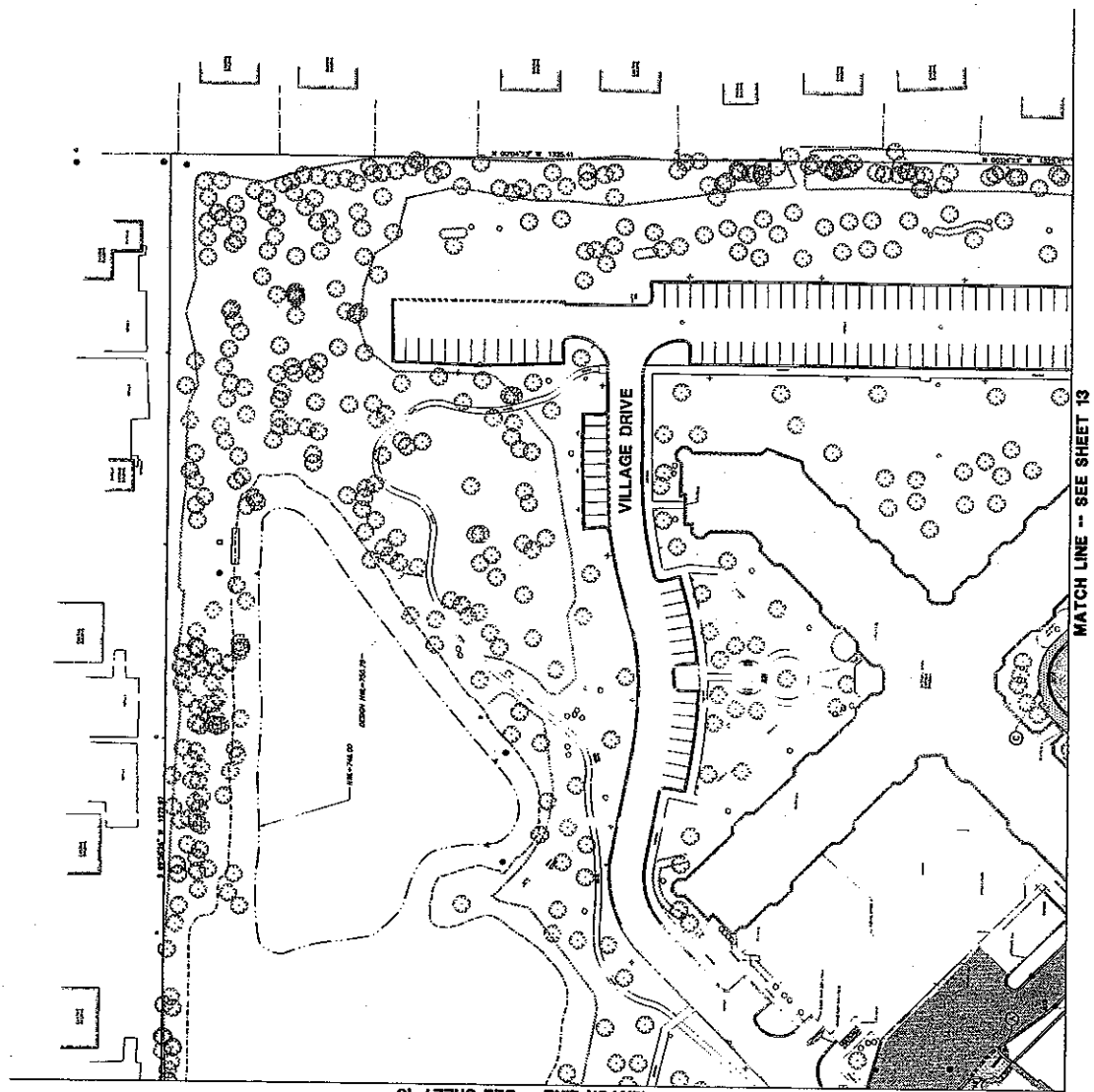
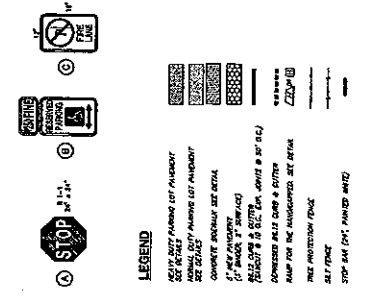
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS CONSTRUCTION CODES AND THE ILLINOIS MUTUAL INSURANCE COMPANY'S SPECIFICATIONS FOR ROADWORK.

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9. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.



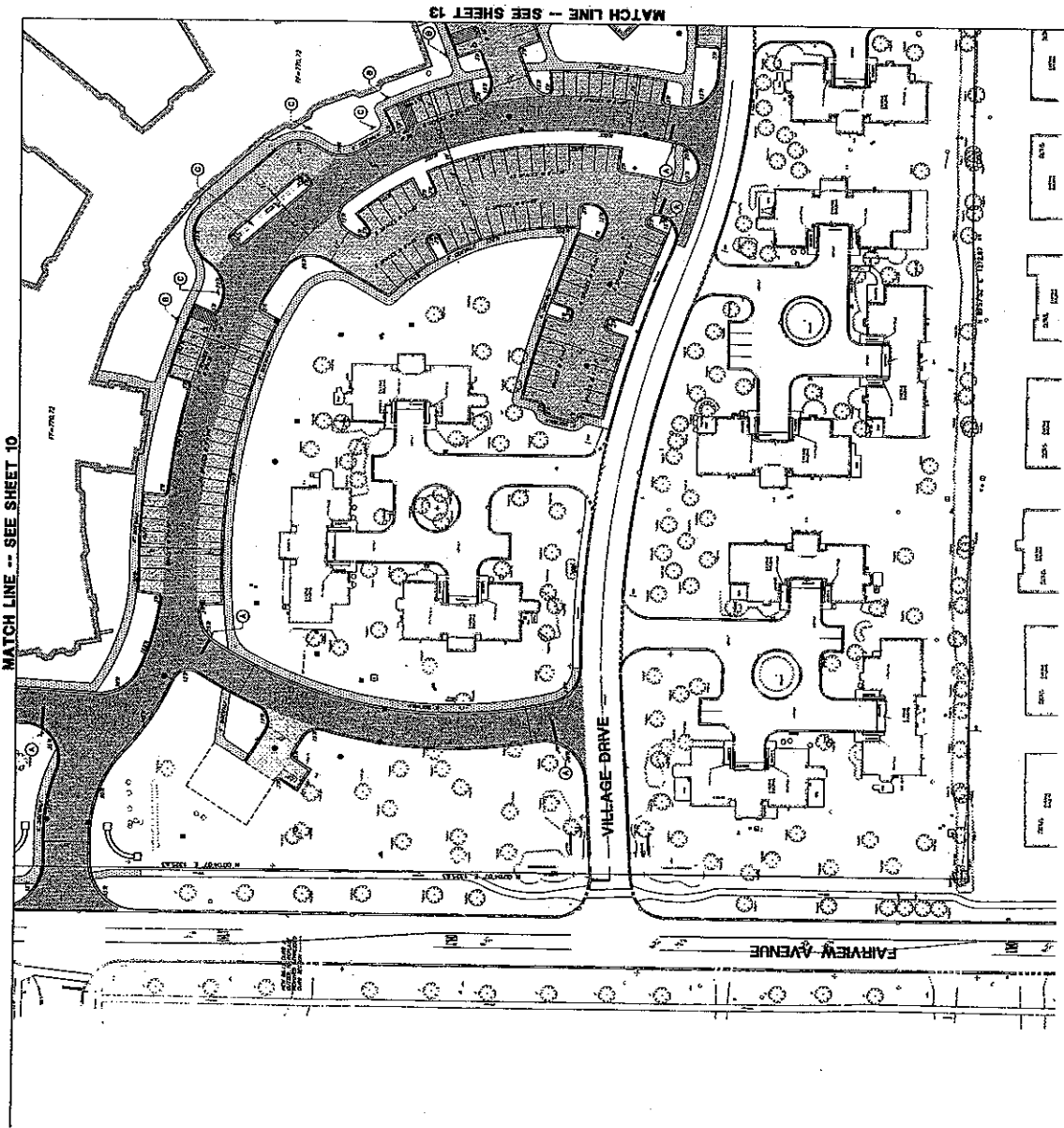
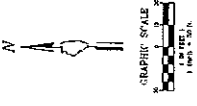
GEWALT HAMILTON
CONSULTING ENGINEER

314 PARKWAY AVENUE
DOWNERS GROVE, ILLINOIS

GEOMETRICS PLAN-NORTHEAST

314 PARKWAY AVENUE
DOWNERS GROVE, ILLINOIS

DATE: 11/15/2011
DRAWN BY: J. HAMILTON
CHECKED BY: J. HAMILTON
SCALE: AS SHOWN
SHEET NO. 11 OF 27 SHEETS



MATCH LINE -- SEE SHEET 10

MATCH LINE -- SEE SHEET 13

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
 3. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
 8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.

LEGEND

- ADJUST EXISTING PAVING (SEE PLAN)
- NEW PAVING (SEE PLAN)
- CONCRETE DRIVEWAY (SEE DETAIL)
- ASPHALT DRIVEWAY (SEE DETAIL)
- GRASS (SEE PLAN)
- LANDSCAPING (SEE DETAIL)
- ASPHALT DRIVEWAY (SEE DETAIL)
- NEW PAVING (SEE PLAN)
- ADJUST EXISTING PAVING (SEE PLAN)
- NEW PAVING (SEE PLAN)
- CONCRETE DRIVEWAY (SEE DETAIL)
- ASPHALT DRIVEWAY (SEE DETAIL)
- GRASS (SEE PLAN)
- LANDSCAPING (SEE DETAIL)

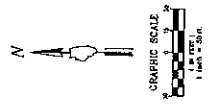
GEWALT HAMILTON ASSOCIATES, INC.
 200 South Dearborn Street, Suite 200, Chicago, IL 60604
 (773) 399-1234

FAIRVIEW VILLAGE
 DOWNERS GROVE, ILLINOIS

GEOMETRICS PLAN-SOUTHWEST

DATE	DESCRIPTION
12/15/00	ISSUED FOR PERMITS
12/15/00	ISSUED FOR CONSTRUCTION
12/15/00	ISSUED FOR RECORD

12
 OF 27 SHEETS



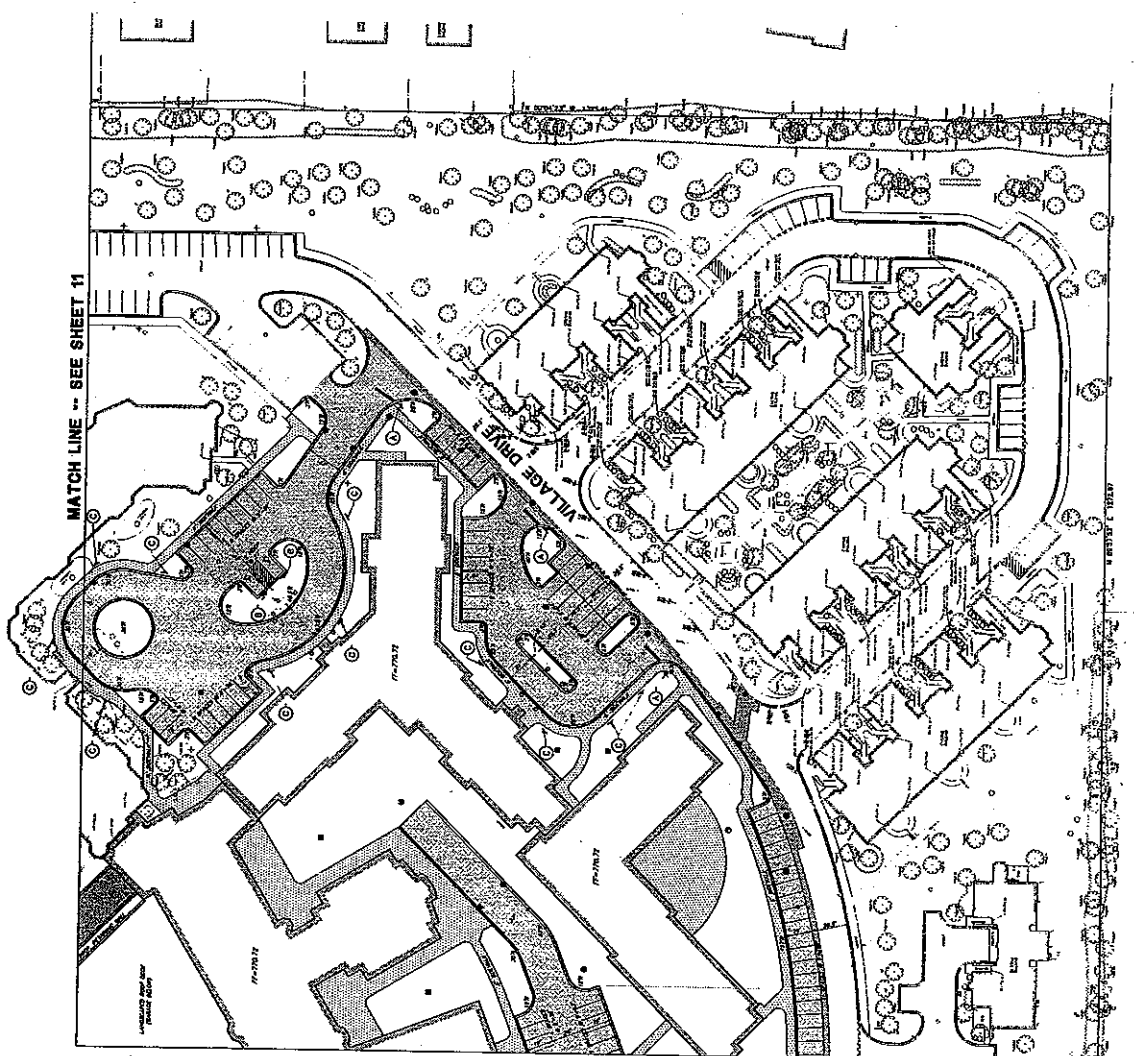
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND UPC. ALL PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED IN AN APPROPRIATE MANNER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
11. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
13. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
14. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
15. ALL MATERIALS SHALL BE STORED IN AN APPROPRIATE MANNER.
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18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
19. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
20. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
21. ALL MATERIALS SHALL BE STORED IN AN APPROPRIATE MANNER.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
23. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
25. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
26. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
27. ALL MATERIALS SHALL BE STORED IN AN APPROPRIATE MANNER.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
29. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.



LEGEND

- WALLS (VARIABLE THICKNESS)
- WALLS (SCHEDULE 40)
- WALLS (SCHEDULE 80)
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- WALLS (SCHEDULE 160)
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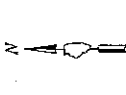


GEWALT HAMILTON ASSOCIATES, INC.
 214 FAIRVIEW AVENUE
 DOWNERS GROVE, ILLINOIS

GEOMETRICS PLAN-SOUTHEAST

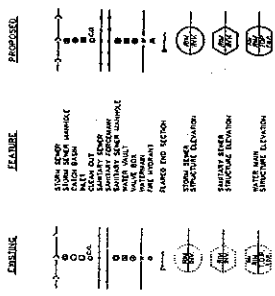
DATE: 10/15/2010
 TIME: 10:00 AM
 DRAWN BY: J. HAMILTON
 CHECKED BY: J. HAMILTON
 PROJECT NO.: 13

13 OF 27 SHEETS



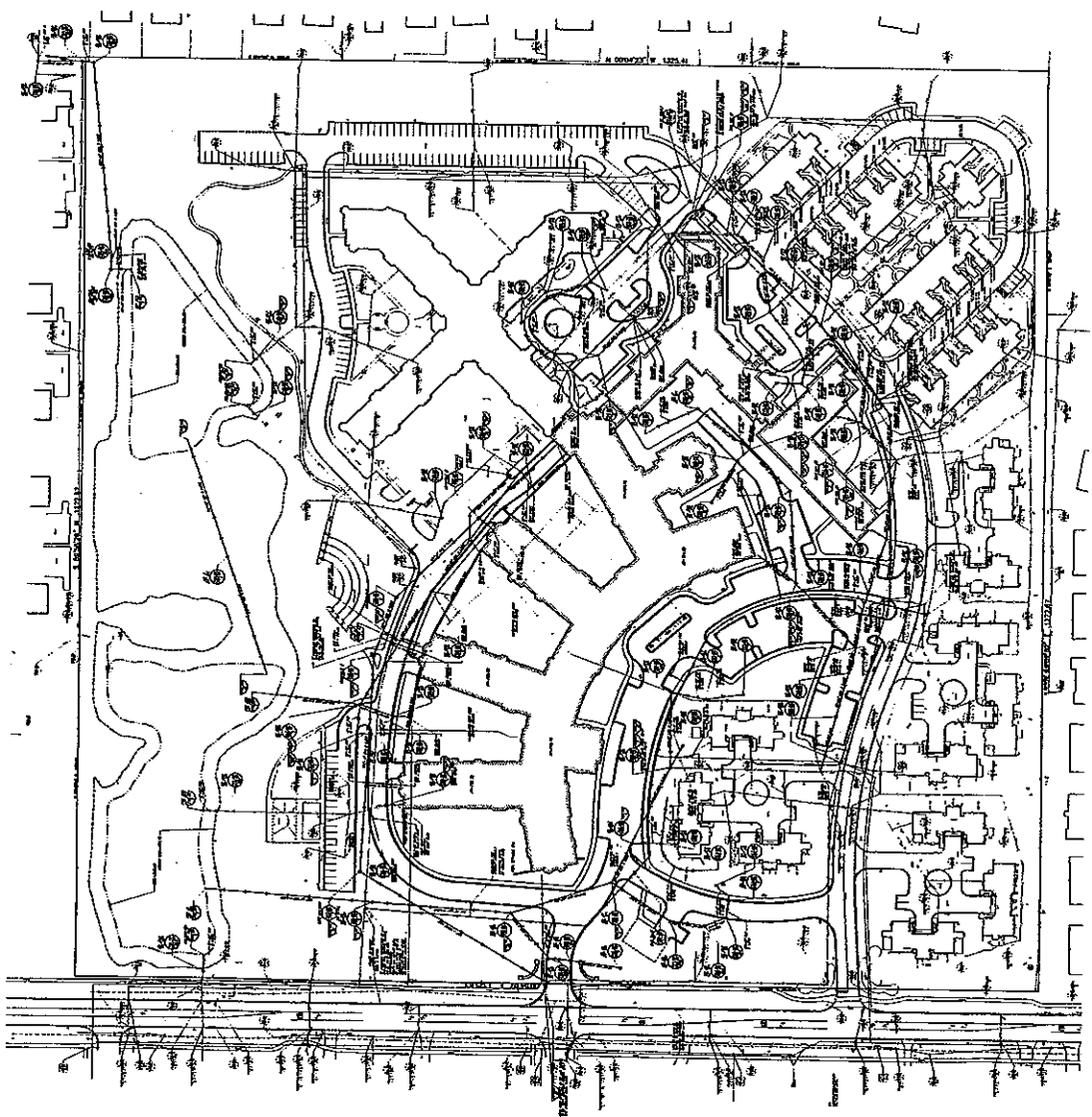
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LEGEND

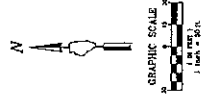


UTILITY NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL UTILITIES EXISTING AND PROPOSED IN THIS DISTRICT AND TO MAINTAIN THE SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES EXISTING AND PROPOSED IN THIS DISTRICT AND TO MAINTAIN THE SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES EXISTING AND PROPOSED IN THIS DISTRICT AND TO MAINTAIN THE SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES EXISTING AND PROPOSED IN THIS DISTRICT AND TO MAINTAIN THE SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES EXISTING AND PROPOSED IN THIS DISTRICT AND TO MAINTAIN THE SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES EXISTING AND PROPOSED IN THIS DISTRICT AND TO MAINTAIN THE SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES EXISTING AND PROPOSED IN THIS DISTRICT AND TO MAINTAIN THE SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES EXISTING AND PROPOSED IN THIS DISTRICT AND TO MAINTAIN THE SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES EXISTING AND PROPOSED IN THIS DISTRICT AND TO MAINTAIN THE SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES EXISTING AND PROPOSED IN THIS DISTRICT AND TO MAINTAIN THE SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES EXISTING AND PROPOSED IN THIS DISTRICT AND TO MAINTAIN THE SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES EXISTING AND PROPOSED IN THIS DISTRICT AND TO MAINTAIN THE SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHICAGO.



<p>CEWALT HAMILTON ASSOCIATES, INC. 200 North 54th Street Chicago, Illinois 60630 Telephone: (312) 271-1000, Fax: (312) 271-1001</p>		<p>UTILITY PLAN-OVERALL FAIRVIEW VILLAGE 214 FAIRVIEW AVENUE DOWNERS GROVE, ILLINOIS</p>	
<p>DATE: 08/24/04 DRAWN BY: JAC CHECKED BY: JAC DATE: 08/24/04</p>	<p>DATE: 08/24/04 DRAWN BY: JAC CHECKED BY: JAC DATE: 08/24/04</p>	<p>DATE: 08/24/04 DRAWN BY: JAC CHECKED BY: JAC DATE: 08/24/04</p>	<p>DATE: 08/24/04 DRAWN BY: JAC CHECKED BY: JAC DATE: 08/24/04</p>
<p>PROJECT NO.: 04-001 SHEET NO.: 14 OF 27 SHEETS</p>		<p>SCALE: AS SHOWN</p>	

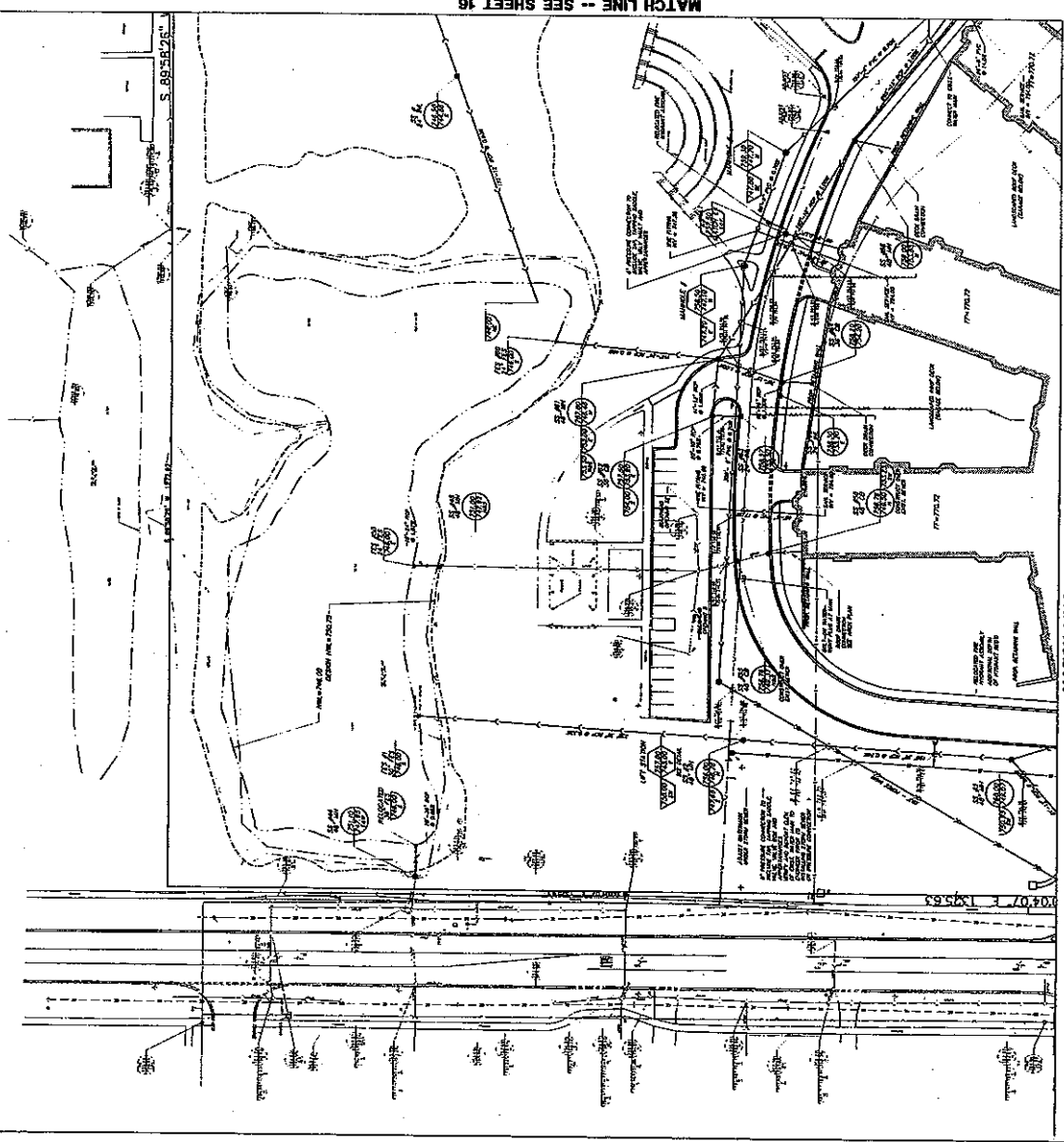


LEGEND

EXISTING	FEATURE	PROPOSED
	STONE CURB	
	GUTTER	
	SIDEWALK	
	DRIVEWAY	
	WATER MAIN	
	SANITARY SEWER	
	STORM SEWER	
	SPOT ELEVATION	

NOTES:

1. ALL PROPOSED UTILITY LINES SHALL BE CONFORMED TO THE LATEST EDITIONS OF THE ILLINOIS STATE ENGINEERING AND SURVEYING BOARD'S SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF UTILITY LINES.
2. ALL PROPOSED UTILITY LINES SHALL BE CONFORMED TO THE LATEST EDITIONS OF THE ILLINOIS STATE ENGINEERING AND SURVEYING BOARD'S SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF UTILITY LINES.
3. ALL PROPOSED UTILITY LINES SHALL BE CONFORMED TO THE LATEST EDITIONS OF THE ILLINOIS STATE ENGINEERING AND SURVEYING BOARD'S SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF UTILITY LINES.
4. ALL PROPOSED UTILITY LINES SHALL BE CONFORMED TO THE LATEST EDITIONS OF THE ILLINOIS STATE ENGINEERING AND SURVEYING BOARD'S SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF UTILITY LINES.
5. ALL PROPOSED UTILITY LINES SHALL BE CONFORMED TO THE LATEST EDITIONS OF THE ILLINOIS STATE ENGINEERING AND SURVEYING BOARD'S SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF UTILITY LINES.



MATCH LINE -- SEE SHEET 16

MATCH LINE -- SEE SHEET 17

GEWALT HAMILTON
ASSOCIATES, INC.

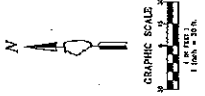
188 Pearl St. Ste. 2000, Downers Grove, IL 60130

UTILITY PLAN-NORTHWEST

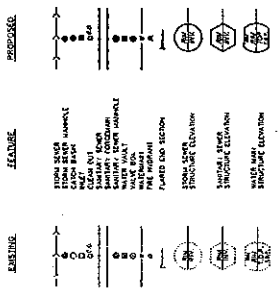
344 FAIRVIEW AVENUE
DOWNERS GROVE, ILLINOIS

DATE: 10/15/07
SCALE: AS SHOWN

SHEET NO. **15**
OF 27 SHEETS

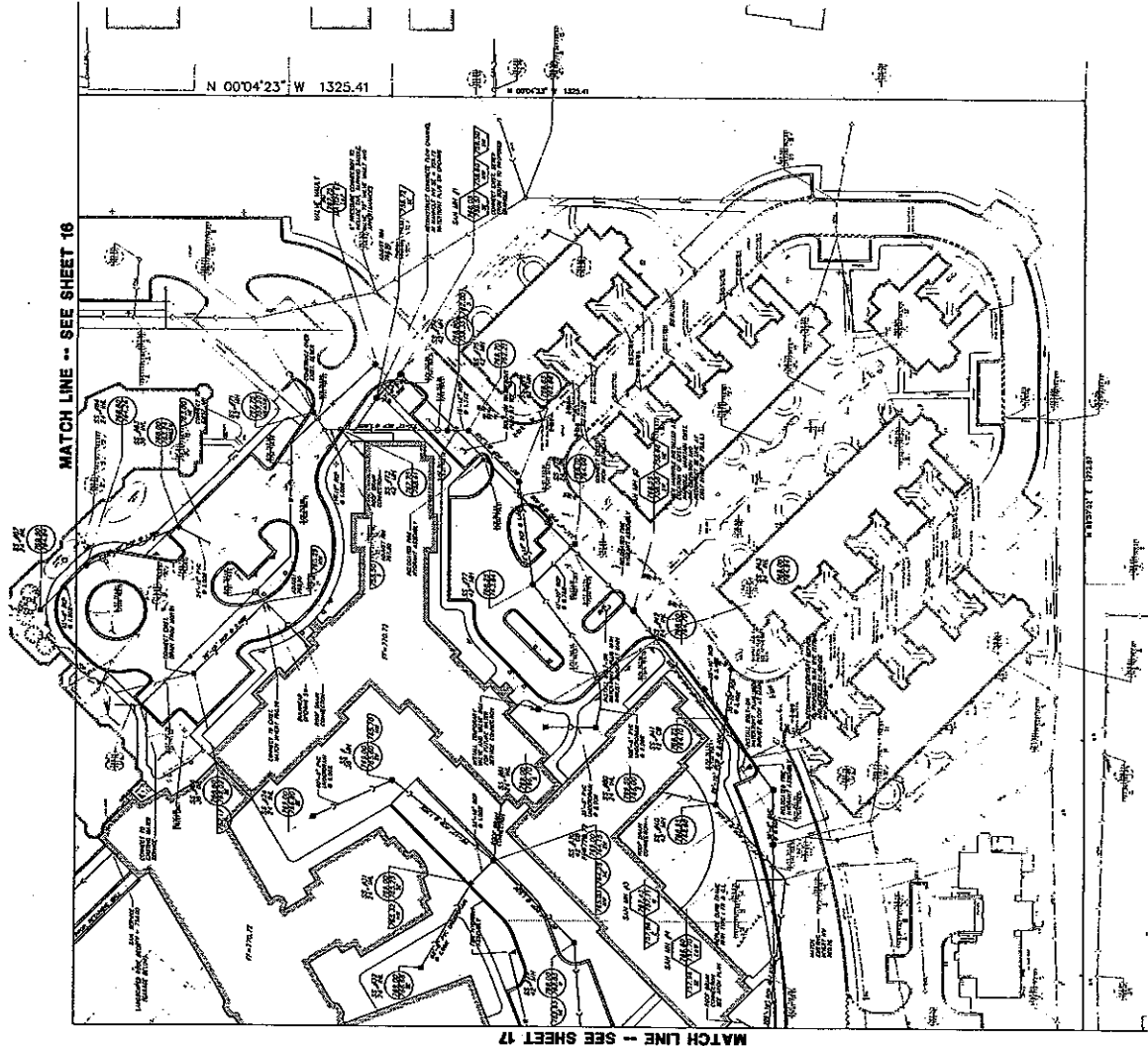


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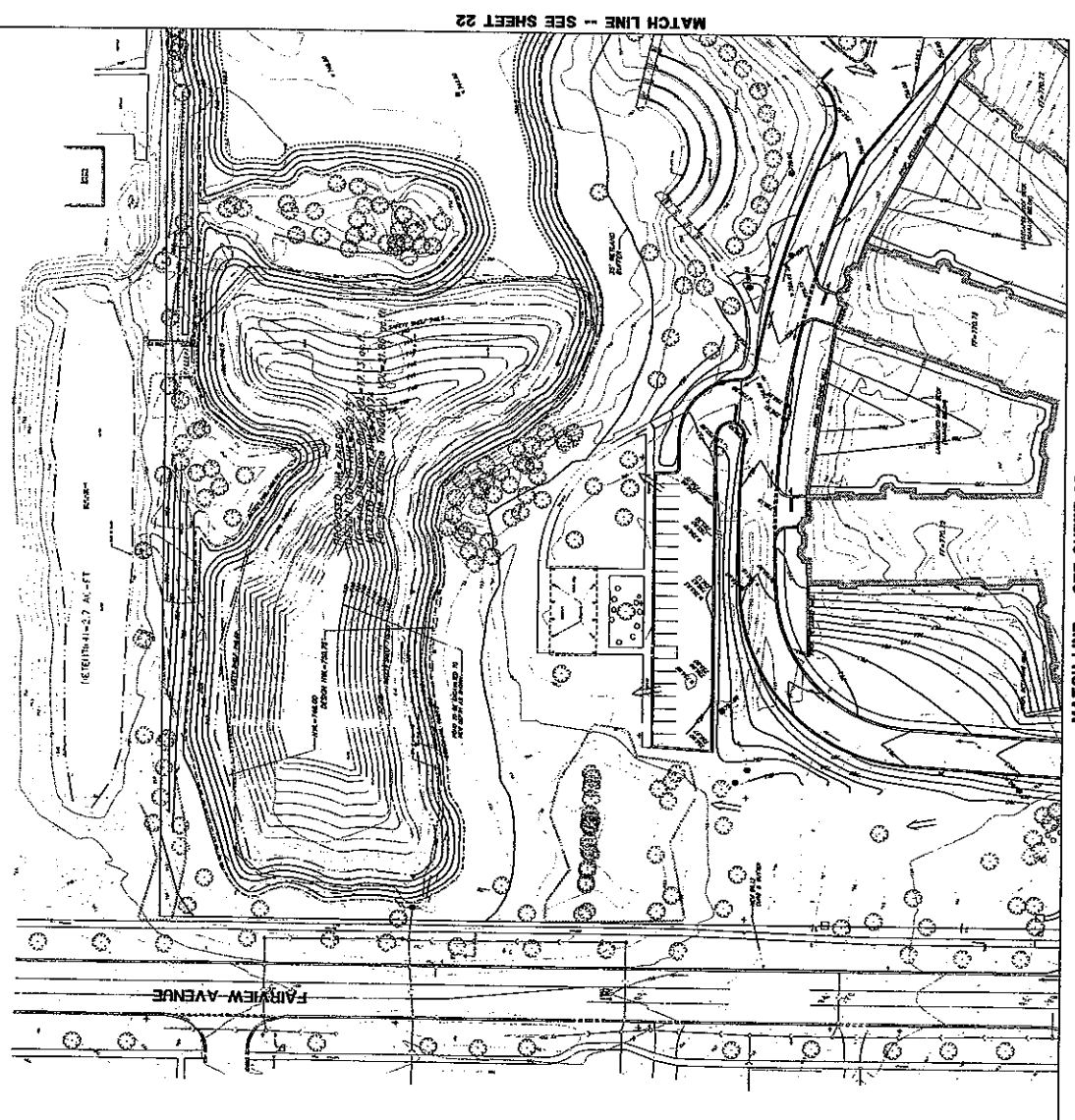
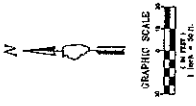


NOTES:

1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION AND DEPTH OF UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED BY FIELD SURVEY PRIOR TO CONSTRUCTION.
2. THE PROPOSED UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION AND DEPTH OF UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED BY FIELD SURVEY PRIOR TO CONSTRUCTION.
3. THE PROPOSED UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION AND DEPTH OF UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED BY FIELD SURVEY PRIOR TO CONSTRUCTION.
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6. THE PROPOSED UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION AND DEPTH OF UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED BY FIELD SURVEY PRIOR TO CONSTRUCTION.
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<p>GERWALT HAMILTON ASSOCIATES, INC. ENGINEERS ARCHITECTS & PLANNERS 800 South 14th Street, Suite 100, Des Moines, IA 50319</p>		<p>UTILITY PLAN-SOUTHEAST FAIRVIEW VILLAGE DOWNERS GROVE, ILLINOIS</p>	
<p>DATE: 11/15/11 DRAWN BY: J. HAMILTON CHECKED BY: J. HAMILTON SCALE: AS SHOWN</p>	<p>DATE: 11/15/11 DRAWN BY: J. HAMILTON CHECKED BY: J. HAMILTON SCALE: AS SHOWN</p>	<p>DATE: 11/15/11 DRAWN BY: J. HAMILTON CHECKED BY: J. HAMILTON SCALE: AS SHOWN</p>	<p>DATE: 11/15/11 DRAWN BY: J. HAMILTON CHECKED BY: J. HAMILTON SCALE: AS SHOWN</p>



CONTRACTOR'S RESPONSIBILITIES

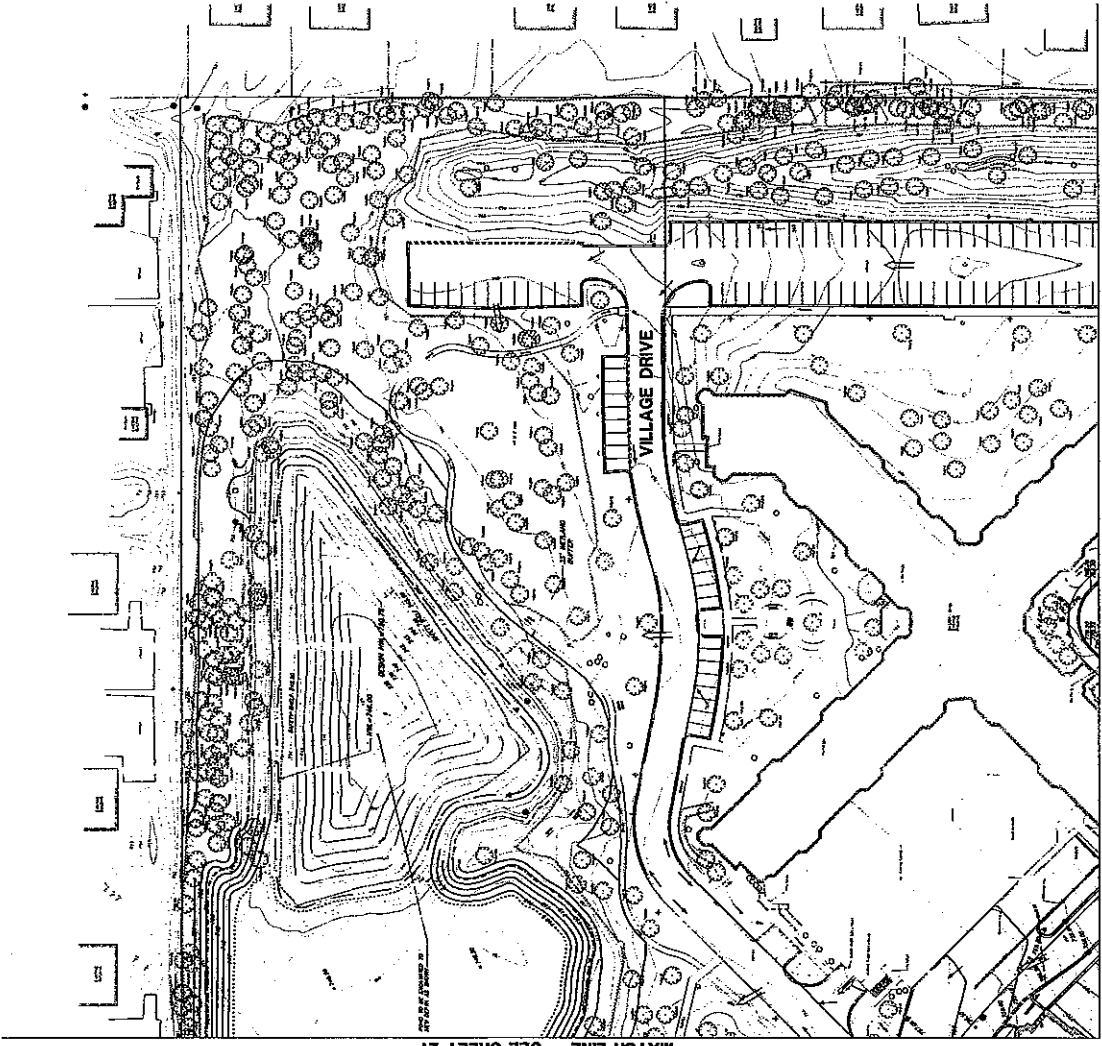
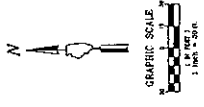
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

MATCH LINE -- SEE SHEET 23

CEWALT HAMILTON
 ARCHITECTS
 1000 W. WASHINGTON ST.
 CHICAGO, ILL. 60607

GRADING PLAN-NORTHWEST
 FAIRVIEW AVENUE
 26 FAIRVIEW AVENUE
 DOWNERS GROVE, ILLINOIS

NO.	DATE	DESCRIPTION
1	11/17/99	ISSUED FOR PERMITS
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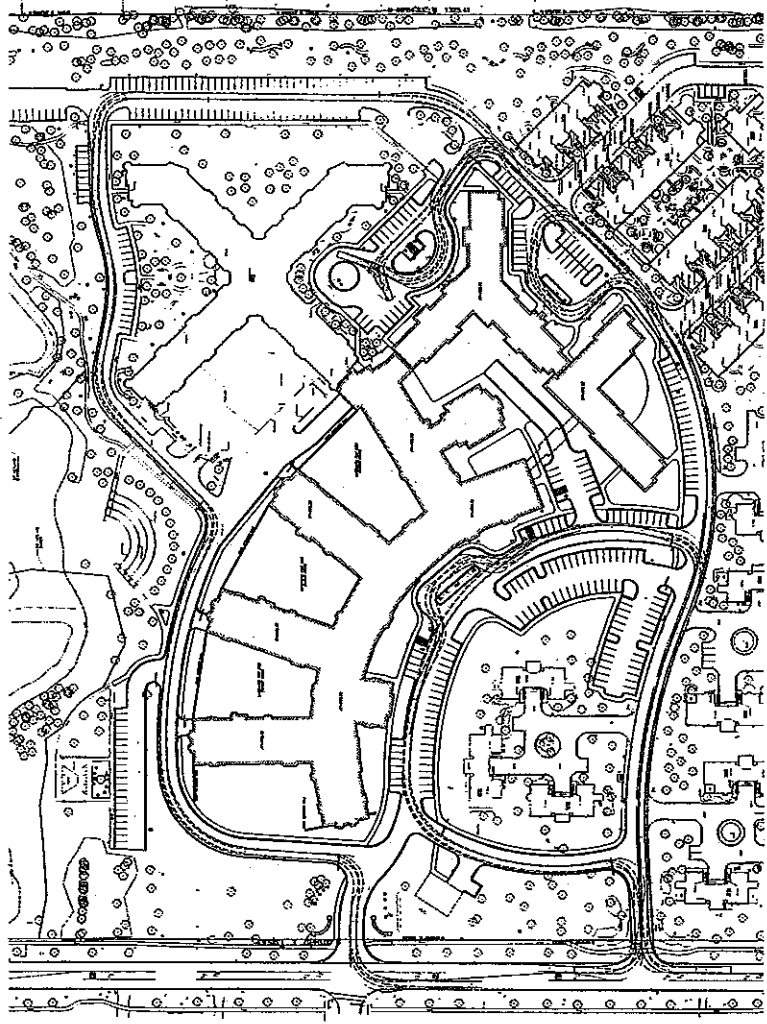
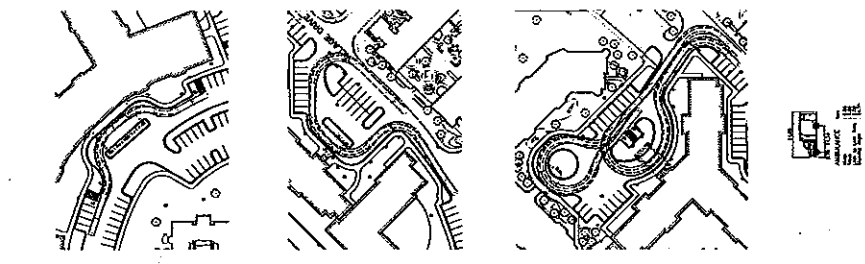
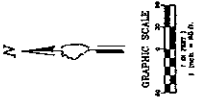
MATCH LINE -- SEE SHEET 21

MATCH LINE -- SEE SHEET 24

GENERAL NOTES:

1. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
2. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD.
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<p>GEORGE HAMILTON ASSOCIATES, INC. Civil and Mechanical Engineers</p>		<p>GRADING PLAN-NORTHEAST FAIRVIEW VILLAGE DOWNS GROVE, ILLINOIS</p>		<p>DATE: 11/11/11</p>	<p>SCALE: 1" = 20'</p>	<p>SHEET NO: 22</p>	<p>OF 27 SHEETS</p>
<p>PROJECT NO: 11-11-11</p>	<p>DATE: 11/11/11</p>	<p>SCALE: 1" = 20'</p>	<p>SHEET NO: 22</p>	<p>OF 27 SHEETS</p>	<p>DATE: 11/11/11</p>	<p>SCALE: 1" = 20'</p>	<p>SHEET NO: 22</p>



<p>GEWALT HAMILTON ASSOCIATES, INC. 1000 NORTH MICHIGAN AVENUE, SUITE 1000, ANN ARBOR, MI 48106 TEL: (313) 963-1000 FAX: (313) 963-1001</p>		<p>PROJECT NAME: AUTOTURN EXHIBIT-OVERALL FAIRVIEW VILLAGE 244 FAIRVIEW AVENUE DOWNERS GROVE, ILLINOIS</p>		<p>SHEET NUMBER: 1 OF 1 SHEETS</p>
<p>DATE: 11/15/00</p>	<p>SCALE: 1" = 40'</p>	<p>DESIGNED BY: J. HAMILTON</p>	<p>CHECKED BY: J. HAMILTON</p>	<p>DATE: 11/15/00</p>



S&P CONSULTANTS
 225 North Lincoln Street, Suite 1000
 Chicago, IL 60610-3300
 Tel: (312) 329-1000
 Fax: (312) 329-1001
 www.sandpconsultants.com

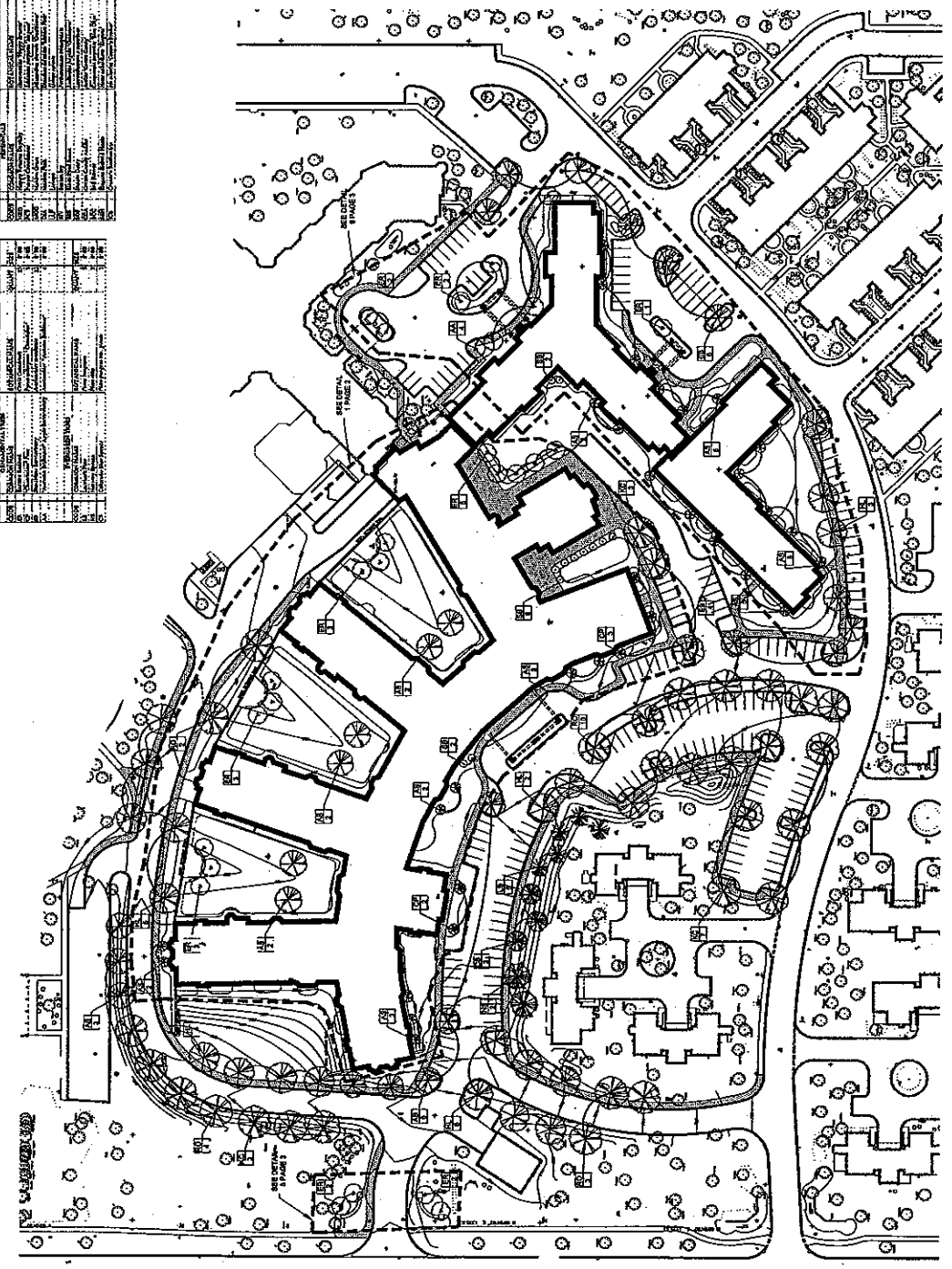
PalmerView Village
 Overall Tree Planting Plan

DATE	DESCRIPTION

1
 of 3 sheet(s)

NO.	PLANT SPECIES	QUANTITY	DATE	LOCATION
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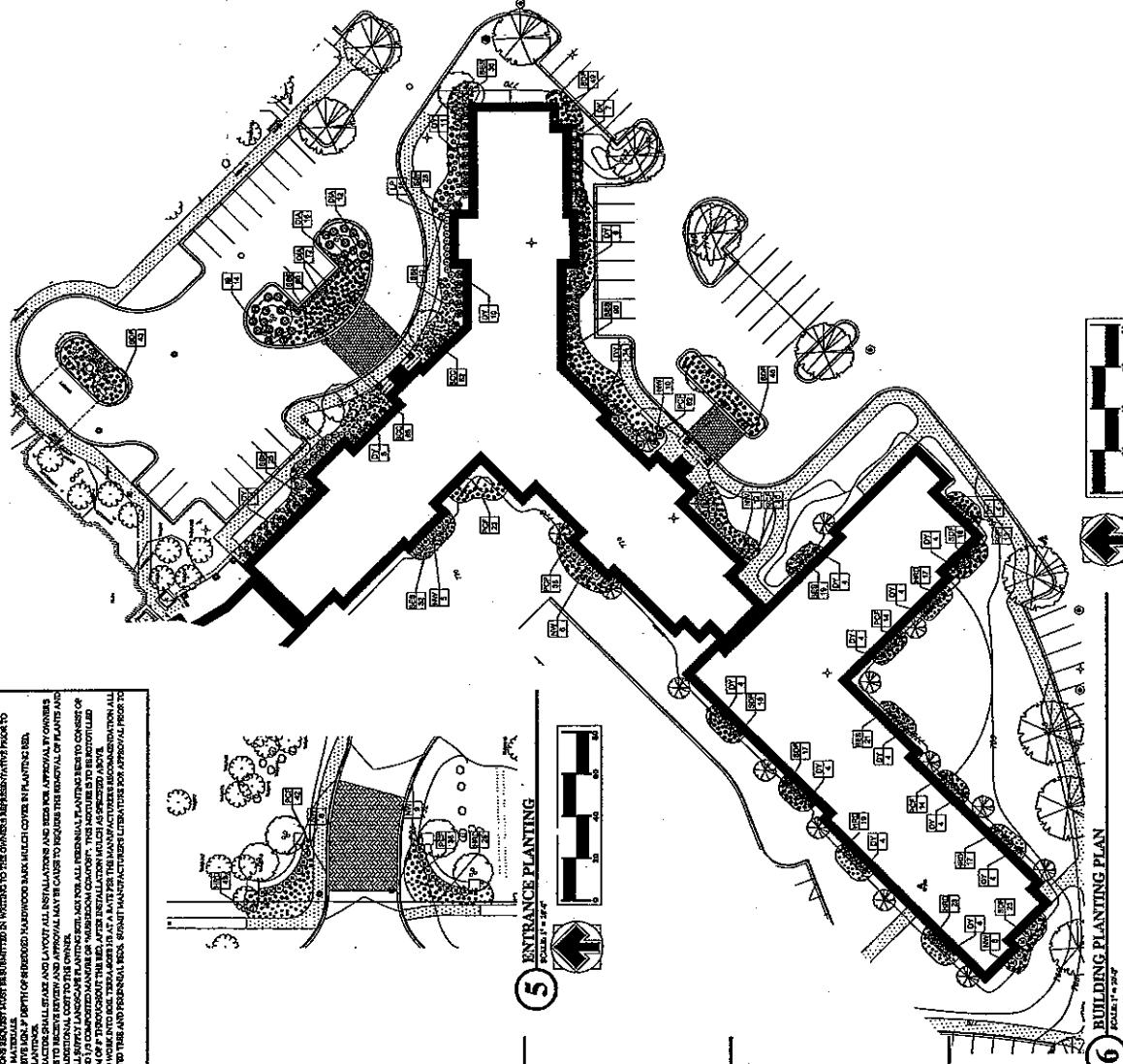
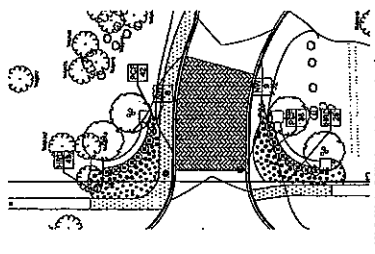
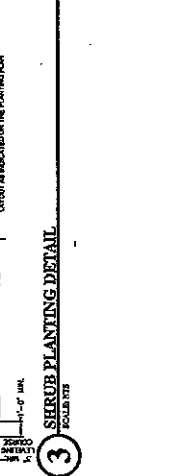
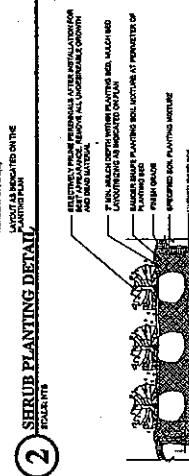
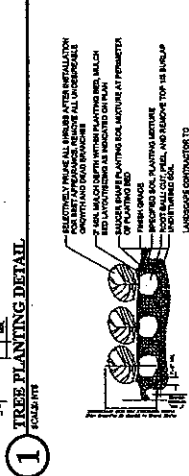
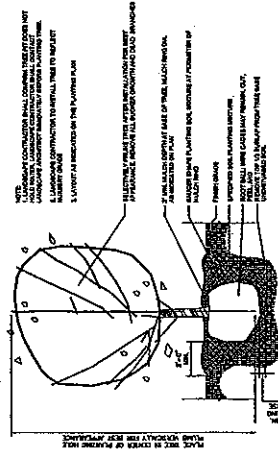


1 OVERALL TREE PLANTING PLAN
 POINT - 07

NO.	SYMBOL	PLANT SPECIES	PLANT SIZE	QUANTITY
1	(Symbol)
2	(Symbol)
3	(Symbol)
4	(Symbol)
5	(Symbol)
6	(Symbol)
7	(Symbol)
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50	(Symbol)

LANDSCAPE GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE DEPTH OF EXISTING HARDWOODS MARK EACH COPY IN PLANTING TO BE REMOVED AND ALL EXISTING HARDWOODS SHALL BE REMOVED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND/OR LOCAL ORDINANCES.
2. THE LANDSCAPE CONTRACTOR SHALL VERIFY AND LAYOUT ALL INSTALLATIONS AND NEED FOR APPROVAL BY OWNERS AND LOCAL AGENCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY LANDSCAPE PLANTING AND FOR ALL PERENNIAL PLANTING BEING TO BE INSTALLED IN A PERMANENT BED AND TO BE MAINTAINED AS A PERMANENT BED. THE CONTRACTOR SHALL VERIFY THE MANUFACTURER'S LITERATURE FOR APPROVAL PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE MANUFACTURER'S LITERATURE FOR APPROVAL PRIOR TO CONSTRUCTION.



Building Foundation Planting and Details
Fairview Village

AS NOTED
DATE: 03/20/2018
PROJECT: 17-00000
SHEET: 3 of 3 sheets(s)

3
of 3 sheets(s)

Fairview Village –

**Auxiliary Campus
Attachments**



FAIRVIEW MINISTRIES, INC.

210 Village Drive • Downers Grove, IL 60516-3036
(630) 769-6000 • FAX (630) 769-6020

FAIRVIEW EXPANSION PROJECT ADJACENT PROPERTY PROJECT SUMMARY NARRATIVE LETTER

Fairview Ministries, Inc. and its affiliates have a long history of providing high quality care and services to seniors. The Fairview Baptist Home, an affiliate of Fairview Ministries, recently celebrated its 100th year of continuous services to the senior population of Illinois. The Fairview Village campus in Downers Grove, Illinois is a continuing care retirement community consisting of Fairview Village (which consists of 218 apartments and 56 town and garden homes) and the Baptist Home (which consists of 72 units of assisted living and 160 beds of skilled nursing care). Through a related corporation, Fairview Ministries NorthWest (formed in 2003) operates Fred Lind Manor (an 82 unit independent and assisted living facility in Seattle) and is now engaged in expanding Fairview's presence in the Pacific Northwest.

Fairview has, throughout its history, been committed to a mission of service to seniors, as articulated by a Mission Statement which visible throughout its communities, articulated through its programs, and known and understood by residents and staff. Although the words may have changed through history, the meaning and purpose has not. The most recent iteration of the Mission Statement is as follows:

Fairview...committed to be a Christ-honoring resource network for senior adults that fosters purpose and nurtures vitality and spirit.

In addition to the full campus expansion project identified in our earlier submission, Fairview has identified an additional opportunity to expand on a site directly across Fairview Avenue from the main campus. This 2.5+/- site is currently owned by Larry Rosol, and both Fairview and Mr. Rosol are interested in a transfer of this land to Fairview Ministries. Our specific plan for this land is as follows:

Property Location:

7 lot development directly across from Fairview Campus on the west side of Fairview Avenue. Currently has 1 large home already constructed on it (\$1.3 million value) and 6 open lots – total of 2.28 acres. All underground improvements are installed, along with cul de sac.

Proposed Project Description:

4 Eight unit multi-family 2 story apartment buildings will be built on the site for a total capacity of 32 apartments. The current home on the site would be adapted for use as a "Community Clubhouse" and selected corporate offices. The new structures will be designed to be compatible with the exterior design of the existing single family home in order to create a campus-like appearance. The site will be landscaped using residential-scale plantings to complement the neighboring residential properties. A special feature will be a highly articulated central courtyard which will serve as a focal point for 3 of the building entries.

Senior Housing Focus:

Active senior adults – age range 65 to 75; "empty nesters". This project will offer another choice for seniors who wish to remain more "independent" but still connected to a Continuing Care Retirement Community. It will allow them access to all levels of living available on the Fairview campus if/when living needs change.

Apartment Details:


1,670 square feet apartments; underground parking; elevators in each building; small community space in each building; high end design; upgrades also available on selected items; apartments will be cable and internet service-ready; individual storage units; smoke and carbon dioxide detectors; fully equipped kitchens; washer/dryer.

Monthly Services Included:

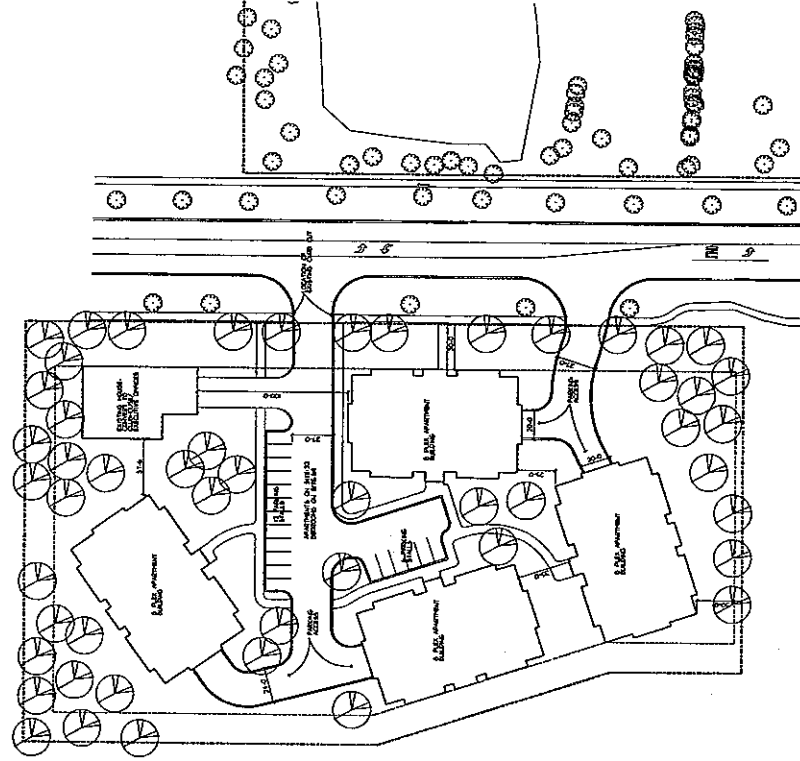
(1) underground parking space; utilities (heat, air conditioning, sewer, refuse removal, internal/external maintenance, lawn care, snow removal); 10 meals/month in Fairview's Dining Room; monthly light housekeeping; access to all Fairview campus life enrichment programs; access to Fitness & Wellness Center; access to Fairview Campus Common areas, including Town Center.

This opportunity would enable Fairview to broaden its market, and would allow interested seniors who may want to avail themselves of the current Fairview program and service offerings, but are "not quite ready" for a full campus experience to become a member of the Fairview family. These "active adult" communities have a wide appeal and are becoming an increasingly attractive alternative to certain seniors. Of course these residents will have access to all of the services and amenities available to the current residents and the residents of the proposed expansion project.

We are appreciative of the past support shown by the Village of Downers Grove, and look forward to working with the Village during this exciting process to ensure that we will continue to achieve our mutually beneficial goals.


STEPHEN D. STEWART
EXECUTIVE VICE PRESIDENT

8/31/07



130" ADJACENT PROPERTY SITE PLAN G200

PLAN COMMISSION SUBMITTAL

NOT FOR CONSTRUCTION

DATE: 12/15/2021

PROJECT: 130" ADJACENT PROPERTY SITE PLAN G200

SCALE: AS SHOWN

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 12/15/2021

PROJECT: 130" ADJACENT PROPERTY SITE PLAN G200

SCALE: AS SHOWN



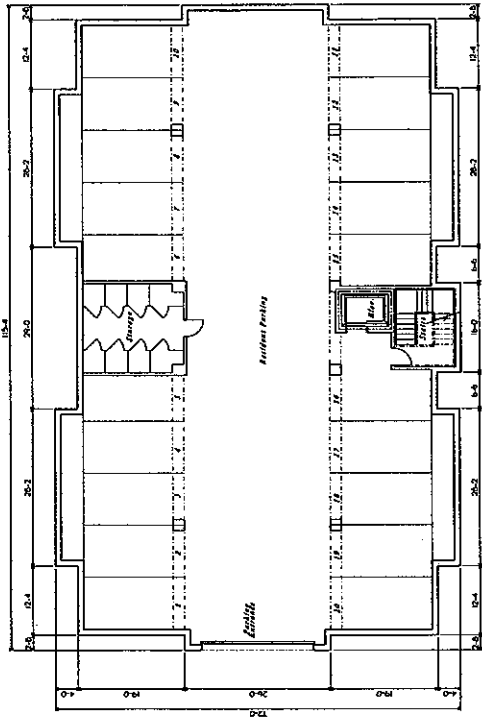
Fairview

Expansion Project - Adjacent Property

Downers Grove Illinois

18" BASEMENT LEVEL PARKING PLAN AD200

PLAN COMMISSION SUBMITTAL
NOT FOR CONSTRUCTION
DATE: 10 SEPTEMBER 07
PROJECT: [illegible]
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: [illegible]

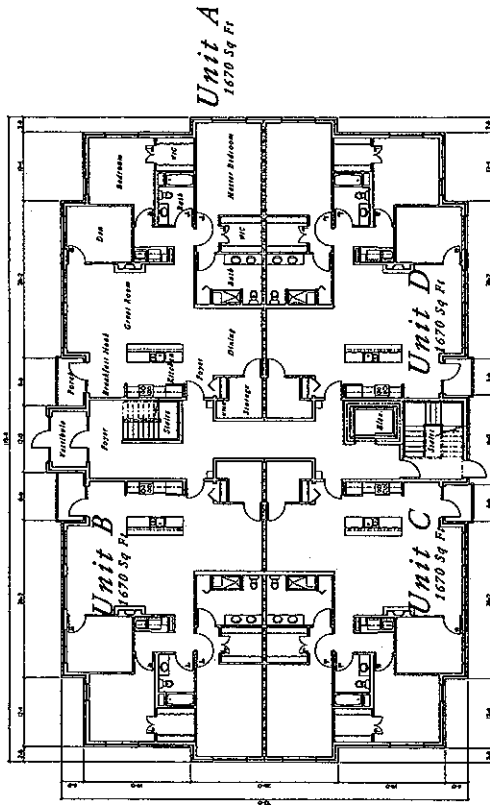


Fairview
Expansion Project - Adjacent Property
Downers Grove
Illinois

ARCHITECT
1000 N. LAUREL AVENUE
DOWERS GROVE, IL 60120
TEL: 630.581.1000
WWW.FAIRVIEWARCHITECTS.COM



ARCHITECTS
1111 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60604
TEL: 312.467.1000
WWW.GRUPPARCHITECTS.COM

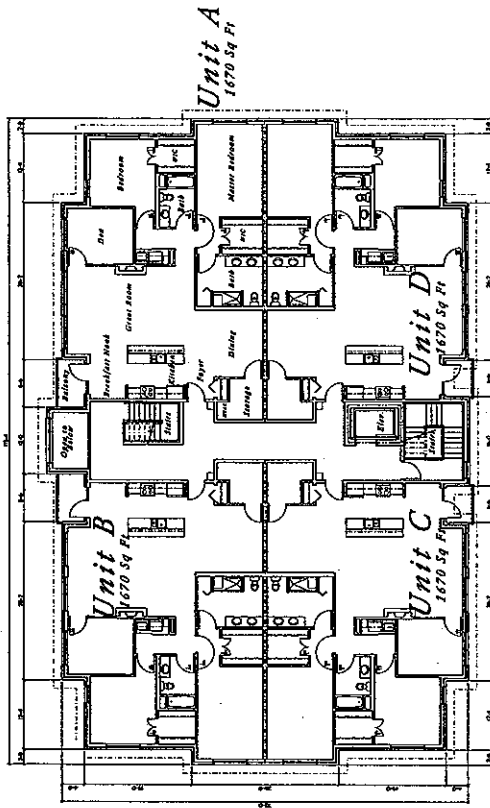


18" FIRST FLOOR APARTMENT PLAN AD201
PLAN COMMISSION SUBMITTAL
NOT FOR CONSTRUCTION
DATE: 20 SEPTEMBER 07
DRAWN BY: [Name]
CHECKED BY: [Name]





1000 N. WILSON AVENUE
 SUITE 100
 DEERFIELD, ILLINOIS 60015
 TEL: 847.938.1100
 FAX: 847.938.1101
 WWW.SDARCHITECTS.COM
 10/11/11

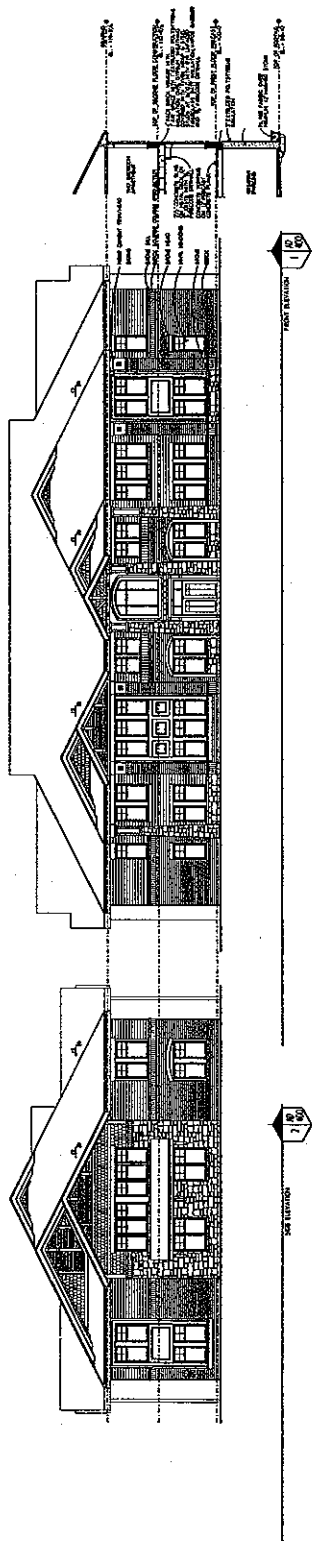


18" SECOND FLOOR APARTMENT PLAN AD202
 PLAN COMMISSION SUBMITTAL
 NOT FOR CONSTRUCTION
 DATE: 10/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 10/11/11

10/11/11

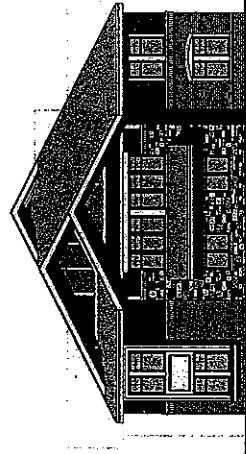
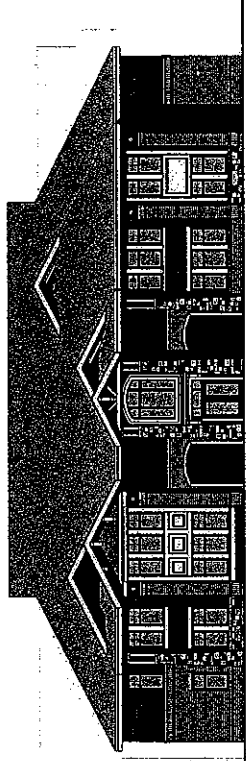


1/8" TYPICAL ELEVATIONS AND WALL SECTION AD400
 PLAN CONSTRUCTION SUBMITTAL
 NOT FOR CONSTRUCTION
 DATE: 19 SEPTEMBER 07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]



Fairview
 Expansion Project - Adjacent Property
 Downers Grove
 Illinois

DATE: 19 SEPTEMBER 07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]



POOR ELEVATION



SEE ELEVATION



Fairview
Expansion Project - Adjacent Property
Downer's Grove, Illinois

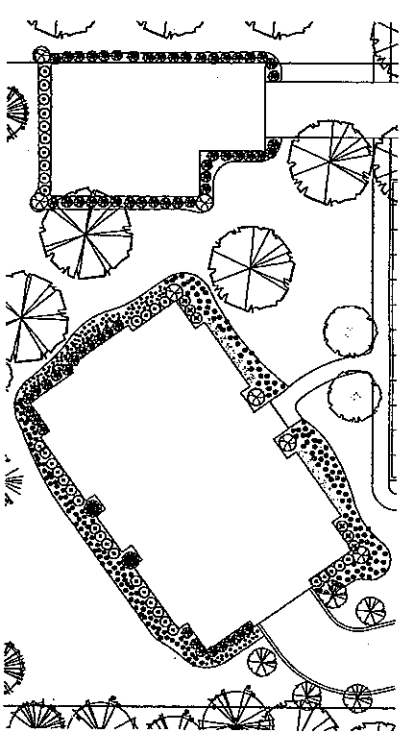


3FP design studio
 239 North Barron Boulevard
 Caryville, IL 60030
 (815) 231-1111
 website: www.3fpdesignstudio.com
 email: info@3fpdesignstudio.com

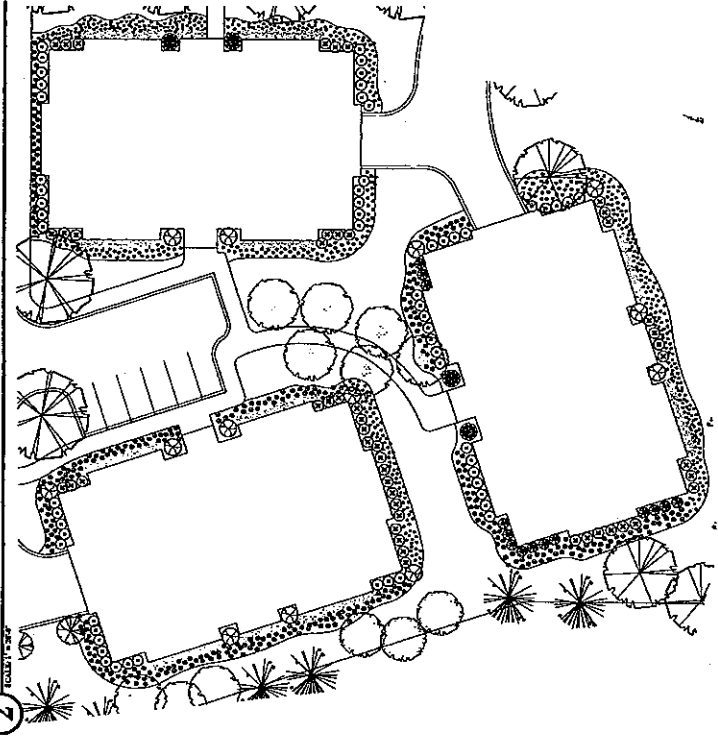
Fairview Village - Rosol Property
 Schematic Landscape Features Plan

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DATE	DATE

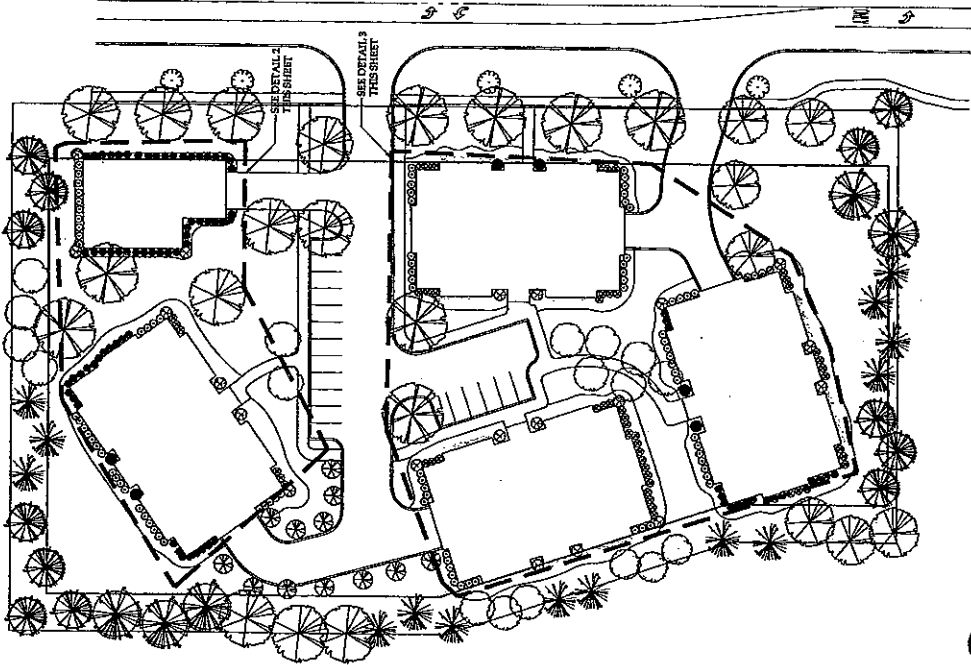
1 of 1 sheet(s)



2 PLANTING ENLARGEMENT



3 PLANTING ENLARGEMENT



1 OVERALL SITE PLAN

LEGEND

- PLANTINGS
- ORNAMENTAL TREES
- FOLIAGE TREES
- SHRUBS
- PERENNIALS

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING, OCTOBER 1, 2007, 7:00 P.M.

FILE NO. PC-35-07 A petition seeking 1) Final Planned Development Amendment to Planned Development #32 Fairview Village for the expansion of Fairview Village at 210 Village Drive, Downers Grove to include new assisted living, independent living and skilled nursing facilities commonly known as 210 Village Drive, Downers Grove (PIN 09-21-102-007); 2) Preliminary Planned Development Amendment to expand Planned Development #32 Fairview Village for the construction of four multi-family buildings at the intersection of Fairview Avenue and Lynn Gremer Court and to rezone such property from R-3, Single Family Residential to R-5A, Townhouse Residential, Downers Grove (PIN's 09-20-213-013,-014,-015,-016,-017,-018,-019); Steve Stewart, Petitioner; Fairview Ministries, Owner

Chairman Jirik swore in those individuals who would be speaking on File No. PC-35-07.

Mr. Stan Popovich, Planner, stated the petitioner, Fairview Village, was seeking two requests: 1) final planned development amendment for the main campus at Fairview and 66th Avenue and 2) an auxiliary campus encompassing seven lots within the eastern portion of the Green Acres Subdivision, calling for a preliminary planned development and rezoning.

For the main campus, the petitioner seeks a final planned development amendment to the existing current planned development. The current parcel is 38.77 acres with 506 independent living, skilled nursing, and sheltered care units with a common interior building space and accessory structures totaling 519,981 square feet. The petitioner is proposing to demolish six independent living cottages, the three-story skilled nursing facility, and three ancillary buildings along with the relocation of the barn. In its place, the petitioner is proposing to construct a new four-story skilled nursing and assisted living building and a new four-story independent living building with underground parking. All three buildings will be interconnected. The proposed project will result in a total of 661 independent living, assisted living, and skilled nursing units. Combined with the common interior building space, the existing space, and the proposed space, the proposal will total 885,352 square feet.

Mr. Popovich referenced the engineering plans, noting new roads will be proposed including a new loop road. A new intersection will tie into the existing 66th Street intersection. Two existing parking lots east of the skilled nursing will be combined into one lot. New lots will also be incorporated to the site. A 220 car parking garage will be located under the independent living wing. A new road will tie in the new northern entrance to the southern entrance which will provide better traffic circulation. The petitioner will be providing 685 parking spaces which exceeds the Village's requirement of 559 spaces. Approximately 25.9 acres of green space will be located throughout the development. Planned developments in the R-5A district require 40% (15.51 acres) green space.

The proposed height of the independent living facility is 55 feet 10 inches, and the skilled nursing and assisted living buildings are 51 feet 4 inches. The maximum height for this development is 35 feet or 66 2/3% of the shortest distance between any wall of such building and any exterior boundary line of the planned development. For this proposal, the maximum allowable height was 110 feet. Mr. Popovich presented various elevations of the proposal.

DRAFT

Per Mr. Popovich, the Main Campus proposal complies with the Village's bulk requirements of the Zoning Ordinance. The Future Land Use Map (FLUM) calls for 6 to 11 dwelling units per acre and the proposal, as proposed, would be 17 dwelling units per acre, but staff believes the impact is sufficient but not significant due to the type of age restricted proposal it is. It was consistent with the goals of the FLUM. No plat of subdivision is required for the main campus. However, the main campus is required to provide donations to the school and park district, but those donations are counted only for the independent living facilities. The petitioner does receive credit for removing six independent living cottages which results in 196 independent living units to be calculated for donation, or approximately \$433,140.65 to be split between two school districts and the Dowers Grove Park District. An existing park district easement exists over two ponds on the north side of the facility and for the improvements, the Park District has to approve the improvements or release the easement. The petitioner was currently working with the Park District. Staff stated that documentation will have to be presented to the Village prior to the issuance of development permits.

One sign is proposed, and it meets the Sign Ordinance. Extensive stormwater engineering and public improvements are planned. The water in the two ponds will be lowered to improve the capacity of the ponds to handle the main campus, auxiliary campus, and the remaining parcels of Green Acres Subdivision. An easement over the ponds will need to be provided by the petitioner to the Village. Staff was comfortable with the proposed stormwater plan. A traffic study was enclosed in the Commissioners' packets. Details followed. Staff believes the existing roads will be able to handle the additional traffic. A photometric plan in the packet was referenced; details followed. No lighting is planned toward the property lines. A fire command center will be required to be installed as well as an automatic sprinkler system. A fire safety and evacuation plan will be required by staff for both the new buildings and for the occupied buildings during construction. No public comment has been received at this time.

The Village of Westmont and City of Darien have been sent staff's report regarding the proposal with informational questions returned. Additionally, on September 24, 2007 a neighborhood meeting was held. Staff recommended approval of the main campus with the listed conditions in its memo.

The Auxiliary Campus 2.9 acre proposal is a conversion of seven lots within the eastern portion of the Green Acres Subdivision. Proposed is a Preliminary Planned Development Amendment to become part of the Final Planned Development on the Main Campus and a Rezoning from R-3, Single Family Residential to R-5A, Townhouse Residential. The R-5A rezoning is requested to be consistent with the existing zoning of the main campus. Per staff, the discussion tonight is only for a land use and preliminary plan and approval request. The final development, building plans, site plan, etc. will have to return to the Commission and Village Council.

Proposed are four (4) two-story apartment buildings that would each contain eight units with underground parking for its residents. The existing single-family house would be converted into a clubhouse and executive offices. Additional on-street parking will be provided to the north. Lynn Gremer Court will be removed, vacated and replaced with an access drive. Staff believes the two curb cuts along Fairview are adequate as two curb cuts were approved for the Green Acres Subdivision based on the lot layout.

DRAFT

A 20-foot setback exists from the western (rear) property line and 30 feet from the north, east and south property lines. Staff believes a 30-foot setback was a sufficient setback for the proposal as adequate landscaping and buffering can be installed in this setback. Approximately 98 parking spaces are proposed to the required 48 parking spaces. The site provides approximately 71,000 square feet of green space or 56% green space from the required 40% green space. The Final Planned Development Amendment auxiliary campus proposal will be reviewed for zoning compliance by the Commission and Village Council. When viewed together, both the main campus and auxiliary campus comply with the bulk requirements of the Zoning Ordinance as shown in the staff report.

The auxiliary campus property is designated as Residential at 0-6 dwelling units per acre. The proposed development would create a density of 11 dwelling units per acre. Staff believes that due to the age-restricted use of the proposal, the proposal will meet the spirit of the Future Land Use Map. Through proper screening, Mr. Popovich believes the single-family residential area will be buffered appropriately.

A Plat of Subdivision and a Plat of Vacation will need to be prepared for the auxiliary campus proposal. The proposal will require school and park district donations. The Green Acres developer previously paid donations based on seven (7) four-bedroom units and, therefore, the petitioner will receive credit for those units, based on their 32 units, the total donation will total approximately \$80,837.34.

No signage is being proposed, and no detailed engineering plans are being provided because the request is for a preliminary plan approval, but it will be required for the final development amendment process. As previously noted, the two detention ponds on the main campus were designed to accommodate the proposed main and auxiliary campus developments and the remaining parcels of the Green Acres Subdivision. New easements will be required within the auxiliary campus. The Village is requiring an additional study of the water main which will be provided during the final planned amendment process. A traffic study and photometric plans will be required as well as automatic sprinklers for safety. The existing single-family house may have to go under changes as well, due to fire issues. The petitioner is aware of that.

No public comments were received on this auxiliary proposal which was also discussed at the September neighborhood meeting. Staff recommended approval of the auxiliary campus proposal subject to the conditions in staff's memo.

Per a question, Mr. Popovich clarified that the petitioner will be required to maintain the underground stormwater and detention systems. However, if the petitioner does not maintain the stormwater systems, the easement would allow the Village to complete the necessary maintenance.

Mr. Rick Olson, CEO of Fairview Ministries, 210 Village Drive, Downers Grove, introduced Mr. Steve Stewart, summarizing that he has been involved with the senior living industry for 30 years. He reviewed the history of the ministry and stated the master plan before the Commissioners was a very good plan because it positioned the ministries to continue to serve seniors in the future. He discussed the number of activities that the seniors participate in and wanted to be responsive to the needs of the community while planning for the long-term.

DRAFT

Mr. Olson introduced Mr. John Gray with New Life Management and Development. Mr. Gray explained his firm works exclusively in the senior living area and, in particular, for non-profits such as Fairview Ministries, in developing new projects and expanding projects. He discussed that the project has three goals: 1) repositioning the main campus to offer additional opportunities for area seniors to access the programs and services; 2) replace the aging Baptist home with a state of the art healthcare facility; and 3) to expand the service offerings to residents through the auxiliary facility. After a market study was conducted, it was determined that the number of seniors were increasing, and Fairview wanted to meet that need.

Mr. Gene Guskowski President with AG Architecture, 1414 Underwood Avenue, Wauwatosa, Wisconsin, discussed that the materials on the project will be the same as the main campus with some additional materials being added. Amenities will include the Wellness Center, new dining areas, a fitness/aquatic center, focus on care levels of living for the long-term, a concierge; and private rooms. Also planned are a performing arts/theater; physician offices; a daycare center; underground parking, and green space. Details of the auxiliary campus followed. Mr. Guskowski summarized that the Fairview Ministries was providing various strategies that will allow Fairview to remain vital and vibrant in the senior marketplace.

Chairman Jirik opened the meeting up to public participation.

Ms. Andrea VanBoren, 6576 Fairview Avenue, Downers Grove stated her home faces Fairview Village currently and is adjacent to the proposed auxiliary campus. She discussed the number of residential areas surrounding her home and their market values. She is opposed to the proposed auxiliary campus because it is in direct view of her home and next to her neighbor. The proposal will leave two undeveloped lots on Davane Lane which she feels will draw apartment or townhome development. Inconsistent zoning will make the area an unstable market choice. Plans for the club house and executive office shows evidence that the proposal is not residential at all but a business use. Through hearsay, she heard there was going to be a shuttle run between Fairview and the auxiliary campus, which was a business/nursing home. She believed with a turn of the real estate market, the buildings could become rental units. She supported a traffic study for the auxiliary campus and voiced her concerns about the current traffic difficulties she has encountered. She believes they will jeopardize the safety of the seniors as well. She stated the new townhomes just south of 63rd Street were a good transition from commercial back to residential. While an office building was originally proposed, the Village denied the variance, due to other available parcels on 63rd. She believed the proposed variance would change the character of the neighborhood, density, and safety of the area.

Mr. Jason Mitchell, 6572 Fairview Avenue, Dowers Grove, discussed that he moved to the area due to the open space. He feared that the proposal would affect property values and he asked to see some data provided by Fairview to prove otherwise. He did not believe they would have that information. He supported the activities that were taking place at the main Village and would support that part of the proposal. He just did not support multi-unit development next to him.

Mr. Kerry Richman, 6575 Davane Lane, was familiar with the Village since he lived there. He did have concerns about the auxiliary proposal due to the established residential area. He also was concerned about the two empty lots on Davane Lane.

DRAFT

Ms. Von Boren stated during staff's presentation there was mention that no comments were received from the residents. However, she had a petition with 20 names on it not supporting the auxiliary campus proposal. She submitted the petition.

Mr. Larry Rosol, Rosol Construction Co., 6556 Barrywood, stated his home was in the area and the concern about resale value should be mitigated because the auxiliary proposal had plans to buffer off the entire proposal from the residential to create its own community. The single lots on Davane would remain as single-family lots. He believed that some of the residents were misinformed on the proposal.

Mr. Fred Foss, 6579 Davane Lane, Downers Grove, stated his concerns about the amount of parking, specifically, that it calculated out to be three parking spaces per unit. He believed there would be added stress placed on emergency facilities and increased traffic due to adding employees. He requested that a traffic study be done.

Per a question, Mr. Popovich stated the traffic study for the main campus showed an increase of 4% on Fairview Avenue. Minor increases were at 8:00 a.m. and during the evening peak hours, however due to the type of housing, the majority of the increase is seen during non-peak hours. A traffic study for the auxiliary campus would be required by staff.

Chairman Jirik closed public participation.

In response to the above concerns, Mr. Gene Guskowski with AG Architecture, explained that the single-family home was significant and had a high level of finish within it. It offered an opportunity for a passive community space. Amenities of the home followed, noting it would be a community space for the new 32 residents. A marketing office or an executive office may exist there. The shuttle discussion was raised because it was asked if there was an opportunity to offer a shuttle between the two campuses since one already existed. Lastly, there 98 parking spots existed but 60 could be placed in the underground garages. The additional spaces were for guest parking. There was no intention to expand west on the Davane lots. As to the traffic study, Mr. Guskowski stated there would be little traffic generated from the site because seniors do not usually drive during the peak hours. A traffic study would be forthcoming.

Comments from the Commissioners followed. Mr. Waechtler inquired about the reduction in the skilled nursing facility on the main campus, wherein Mr. Guskowski explained it was due to the marketplace. The trend was to reduce skilled nursing and replace it with assisted living. Other dialog followed that a minimum age of 62 would be required for use of the auxiliary campus. However, the average age of move-in on the main campus was 78 years of age. Mr. Waechtler did not understand why the developer had to pay contributions to the school district when no students would be residing at the campus. Senior Planner, Mr. O'Brien agreed, but stated the Village had a subdivision ordinance that when any plat of subdivision is filed or planned development amendment is filed involving residential dwelling units, the Village is obligated, through an intergovernmental agreement, to collect school donations. The petitioner, however, can seek relief from the school district.

Mr. Waechtler suggested that the intergovernmental agreement be reviewed because he did not agree with that portion of it. In reviewing the zoning map, he pointed out where the auxiliary proposal would sit; i.e., surrounded by single family residential.

WITH RESPECT TO FILE NO. PC-35-07, MRS. HAMERNIK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR THE APPROVAL OF A FINAL PLANNED DEVELOPMENT AMENDMENT TO FAIRVIEW BAPTIST HOME PLANNED DEVELOPMENT #32, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE FINAL PLANNED DEVELOPMENT SHALL SUBSTANTIALLY CONFORM TO THE PRELIMINARY ARCHITECTURE PLANS PREPARED BY A.G. ARCHITECTURE DATED SEPTEMBER 10, 2007; THE PRELIMINARY ENGINEERING PLANS PREPARED BY GEWALT HAMILTON ASSOCIATES, INC. DATED JULY 20, 2007, LAST REVISED AUGUST 21, 2007; THE PRELIMINARY LANDSCAPE PLANS PREPARED BY 3D DESIGN STUDIO DATED AUGUST 21, 2007, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. THE VILLAGE SHALL ASSUME OWNERSHIP OF THE WATER MAINS. AS SUCH, EASEMENTS SHALL BE PROVIDED OVER ALL WATER MAIN PIPES, VALVES, FIRE HYDRANTS AND ALL OTHER WATER APPURTENANCES WHICH GIVES THE VILLAGE THE RIGHT TO MAINTAIN AND REPAIR THE MAINS AND WATER APPURTENANCES. A PLAT OF EASEMENT SHALL BE PREPARED AND ACCEPTED BY THE VILLAGE PRIOR TO THE ISSUANCE OF SITE DEVELOPMENT PERMITS.**
- 3. ALL THE FIRE HYDRANTS ON THE SITE WILL BE OWNED AND MAINTAINED BY THE VILLAGE AND SHALL BE PAINTED YELLOW.**
- 4. A COMPLETE LEAK DETECTION SURVEY SHALL BE CONDUCTED FOR THE ENTIRE EXISTING WATER SERVICE ON THE SITE. ALL REPAIRS SHALL BE COMPLETED BY THE OWNER PRIOR TO VILLAGE ACCEPTANCE.**
- 5. AN IEPA WATER PERMIT SHALL BE SUBMITTED TO THE VILLAGE FOR THE INSTALLATION OF NEW WATER MAIN ON THE SITE. WATER MAIN CONSTRUCTION SHALL NOT BEGIN UNTIL AN APPROVED PERMIT IS RECEIVED FROM THE IEPA.**
- 6. AN EASEMENT SHALL BE PROVIDED OVER ALL STORMWATER DETENTION FACILITIES AND PIPING. A PLAT OF EASEMENT SHALL BE PREPARED AND ACCEPTED BY THE VILLAGE PRIOR TO THE ISSUANCE OF SITE DEVELOPMENT PERMITS.**
- 7. DISABLED PERSONS ACCESSIBLE PARKING SPACES SHALL COMPLY WITH THE ILLINOIS STATE LAW FOR ACCESSIBLE PARKING.**
- 8. A COMPLETE MANUAL AND AUTOMATIC DETECTION SYSTEM SHALL BE INSTALLED THROUGHOUT THE NEW INDEPENDENT LIVING, ASSISTED LIVING AND SKILLED NURSING FACILITIES. ALL DETECTION SYSTEMS SHALL BE TIED INTO THE DOWNERS GROVE ALARM BOARD.**
- 9. A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE NEW INDEPENDENT LIVING, ASSISTED LIVING AND SKILLED NURSING FACILITIES.**
- 10. AN ADDITIONAL FIRE HYDRANT SHALL BE INSTALLED ON THE NORTH SIDE OF THE SKILLED NURSING BUILDING IN AN APPROVED LOCATION.**
- 11. AN APPROVED FIRE SAFETY AND EVACUATION PLAN SHALL BE DEVELOPED FOR THE INDEPENDENT LIVING (EXISTING AND NEW),**

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ASSISTED LIVING AND SKILLED NURSING FACILITIES. THE PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

- 12. AN APPROVED FIRE SAFETY AND EVACUATION PLAN SHALL BE DEVELOPED FOR THE EXISTING SKILLED NURSING BUILDING WHICH WILL BE OCCUPIED DURING CONSTRUCTION. THE PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF ANY VILLAGE CONSTRUCTION PERMITS.**
- 13. FAIRVIEW VILLAGE SHALL PROVIDE THE VILLAGE WITH WRITTEN DOCUMENTATION FROM THE DOWNERS GROVE PARK DISTRICT IDENTIFYING THE RELEASE OF THE PARK DISTRICT EASEMENT WITHIN FAIRVIEW VILLAGE OR THEIR CONSENT TO ALLOW IMPROVEMENTS WITHIN THEIR EASEMENT. THIS DOCUMENTATION SHALL BE SUBMITTED TO THE VILLAGE PRIOR TO THE ISSUANCE OF ANY SITE DEVELOPMENT PERMITS.**
- 14. PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT PERMITS, THE PETITIONER SHALL PAY TO THE VILLAGE A TOTAL OF \$433,140.65 AS SCHOOL AND PARK DONATIONS (\$321,411.58 TO DOWNERS GROVE PARK DISTRICT, \$81,504.52 TO DOWNERS GROVE ELEMENTARY SCHOOL DISTRICT 58, AND \$30,224.55 TO COMMUNITY HIGH SCHOOL DISTRICT 99) SUBJECT TO VERIFICATION BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT.**

SECONDED BY MR. BEGGS.

ROLL CALL:

AYE: MRS. HAMERNIK, MR. BEGGS, MR. COZZO, MR. MATEJZCYK, MR. QUIRK, MRS. RABATAH, MR. WAECHTLER, CHAIRMAN JIRIK.

NAY: NONE

MOTION CARRIED. VOTE: 8-0

Positive comments followed on staff's presentation and the petitioner's presentation and the fact that the petitioner held a public meeting with the neighbors. As to the auxiliary facility, Mr. Beggs pointed out that in general the Commission has seen medical facilities grow up on residential areas which have complemented the areas and not detracted from them. He agreed such facilities were growing up and growing out and applauded the confidence displayed by Fairview in order to expand its facilities. He favored the plan being presented. Discussion followed that there was a previous attempt to move commercial further south on Fairview which the Village Council did not support. Mr. Waechter voiced concern about the proposal encroaching upon the beautiful residential neighborhood on the west side of Fairview. Chairman Jirik believed the proposal offered an opportunity for a diversity of housing which did not exist and was serving an unserved population which would be done in good taste. He believed the proposal was an asset.

WITH RESPECT TO FILE NO. PC-35-07, MR. BEGGS MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE

VILLAGE COUNCIL APPROVING THE PRELIMINARY PLANNED DEVELOPMENT AMENDMENT TO FAIRVIEW BAPTIST HOME PLANNED DEVELOPMENT #32 (AUXILIARY CAMPUS) AND REZONING OF THE SUBJECT PROPERTIES, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE FINAL PLANNED DEVELOPMENT SHALL SUBSTANTIALLY CONFORM TO THE PRELIMINARY ARCHITECTURE PLANS PREPARED BY A.G. ARCHITECTURE DATED SEPTEMBER 10, 2007 AND THE PRELIMINARY LANDSCAPE PLANS PREPARED BY 3D DESIGN STUDIO DATED AUGUST 31, 2007, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. THE PETITIONER SHALL FILE A PETITION FOR A FINAL PLANNED DEVELOPMENT AMENDMENT, PLAT OF SUBDIVISION, PLATS OF EASEMENT, AND A PLAT OF VACATION FOR THE LYNN GREMER COURT RIGHT-OF-WAY NO LATER THAN ONE (1) YEAR AFTER VILLAGE COUNCIL APPROVAL IF SAID APPROVAL IS GRANTED. IF A PETITION IS NOT FILED WITHIN ONE (1) YEAR, ANY APPROVALS GAINED FROM THIS PETITION FOR A PRELIMINARY PLANNED DEVELOPMENT AMENDMENT SHALL BE NULL AND VOID. THE BUILDING ELEVATIONS AND SITE PLAN SHALL SUBSTANTIALLY CONFORM TO ANY PLANS APPROVED BY THE VILLAGE COUNCIL AND PLAN COMMISSION.**
- 3. PRIOR TO THE PLAN COMMISSION CONSIDERATION OF THE FINAL PLANNED DEVELOPMENT AMENDMENT, THE FOLLOWING COMMENTS SHALL BE ADDRESSED:**
 - a. A REVISED STORMWATER GRADING PLAN SHALL BE PROVIDED THAT ADDRESSES STORMWATER CONVEYANCE FOR THE WESTERN PORTION OF GREEN ACRES SUBDIVISION.**
 - b. THE SITE SHALL PROVIDE FOR OVERLAND FLOW ROUTES FROM DAVANE LANE THROUGH THE SITE AND ACROSS FAIRVIEW AVENUE WITHOUT NEGATIVE IMPACTS TO THE SITE OR FAIRVIEW AVENUE.**
 - c. BEST MANAGEMENT PRACTICES FOR STORMWATER QUALITY SHALL BE IMPLEMENTED ON THE SITE.**
 - d. ALL EXECUTED UTILITY EASEMENTS SHALL BE ABROGATED, AND NEW EASEMENTS SHALL BE PROVIDED OVER ALL RELOCATED UTILITIES, STORMWATER FACILITIES AND OVERLAND FLOW ROUTES.**
 - e. THE VILLAGE SHALL ASSUME OWNERSHIP OF THE WATER MAIN AND WATER APPURTENANCES. AS SUCH, EASEMENTS SHALL BE PROVIDED OVER ALL WATER MAIN PIPES, VALVES, FIRE HYDRANTS AND ALL OTHER WATER APPURTENANCES.**
 - f. A TRAFFIC STUDY SHALL BE COMPLETED FOR THE SITE. THE STUDY SHALL DETAIL THE IMPACT OF THE DEVELOPMENT ON THE SURROUNDING ROAD NETWORK AND ASSESS THE PROXIMITY BETWEEN THE TWO PROPOSED CURB CUTS ONTO FAIRVIEW AVENUE.**
 - g. A PHOTOMETRIC PLAN SHALL BE SUBMITTED.**
- 4. THE EXISTING LYNN GREMER COURT RIGHT-OF-WAY SHALL BE VACATED.**

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5. **THE FOUR PROPOSED APARTMENT BUILDINGS AND THE EXISTING SINGLE-FAMILY RESIDENCE SHALL HAVE AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT. ALL AREAS OF EACH BUILDING SHALL BE PROTECTED.**
6. **THE FOUR PROPOSED APARTMENT BUILDINGS AND THE EXISTING SINGLE-FAMILY RESIDENCE SHALL HAVE A MANUAL AND AUTOMATIC DETECTION SYSTEM INSTALLED THROUGHOUT. ALL DETECTION SYSTEMS SHALL BE TIED INTO THE DOWNERS GROVE ALARM BOARD. ALL AREAS OF EACH BUILDING SHALL BE PROTECTED.**
7. **A FIRE HYDRANT SHALL BE LOCATED WITHIN 100 FEET OF EACH PROPOSED AND EXISTING BUILDING'S FIRE DEPARTMENT CONNECTION.**
8. **EACH PROPOSED APARTMENT BUILDING SHALL HAVE ONE MAIN ELECTRICAL DISCONNECT OR A SHUNT TRIP SYSTEM THAT CUTS POWER TO THE ENTIRE BUILDING.**
9. **PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT PERMITS FOR THE AUXILIARY CAMPUS DEVELOPMENT, THE PETITIONER SHALL PAY TO THE VILLAGE A TOTAL OF \$90,837.34 AS SCHOOL AND PARK DONATIONS (\$63,691.89 TO DOWNERS GROVE PARK DISTRICT, \$20,932.49 TO DOWNERS GROVE ELEMENTARY SCHOOL DISTRICT 58, AND \$6,212.96 TO COMMUNITY HIGH SCHOOL DISTRICT 99) SUBJECT TO VERIFICATION BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT.**

SECONDED BY MR. MATEJCZYK.

ROLL CALL:

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

NAY: MRS. HAMERNIK, MR. WAECHTLER

MOTION CARRIED. VOTE: 6-2

Mrs. Hamernik voted Nay because she did not believe the proposal was consistent with the west side of Fairview even though she saw the benefits of the proposal. Mr. Waechtler liked the main campus proposal but voted Nay because he did not feel the auxiliary campus was right for the area, even though it was a wonderful project.

The Commission was informed the next meeting is scheduled for October 22, 2007. Mr. O'Brien stated the parking regulations reviewed earlier this year were adopted. The Chairman thanked the Commissioners and staff for their efforts on the projects. Mr. Waechtler asked if there would be a joint meeting with the Village Council in the near future. The Chairman would follow up with a letter.

MR. WAECHTLER MOVED TO ADJOURN THE MEETING. MRS. RABATAH SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 11:40 P.M.

/s/ Celeste K. Weilandt

DRAFT

Celeste K. Weilandt
(As transcribed by MP-3 audio)



MEMORANDUM

TO: STAN POPOVICH
FROM: FRANK MURACA
SUBJECT: FAIRVIEW VILLAGE
DATE: 10/1/2007
CC: STEVE STEWART

Fairview Village hosted a neighborhood meeting to review their Plan Commission applications on September 24th at 7:00 PM in the Great Hall on their campus. An invitation went out to all neighbors with 250 feet of both the main campus and auxiliary campus (the same mailing list provided with our applications were used).

There were approximately twenty attendees. About four were Fairview Village residents and the balance neighbors from the community. The following neighbors signed in: Chiu Wong, Don Boulter, Laura Tunia, Debbie & Steve Chika, Joy & Ron Detmer, Diane Terpstra, Larry & Patty Rosol, Chuck Schaefer, Brinsley Lewis, E. Ricohermoso, and Sandra Mitchell.

Fairview presented background information, a project summary of the Main Campus, and architectural/engineering designs. The presentation included discussion of storm-water management which the proposed modifications of the ponds to improve downstream discharge was identified. The presentation also included a description of the building design for the Auxiliary Campus ('Rosol' property) with an emphasis on the residential scale and appearance of the buildings.

The types of questions that were asked for the Main Campus and Auxiliary Campus focused on water retention, flooding prevention, traffic impact, and fishing in our ponds. No significant concerns were raised by the neighbors. Meeting notes and a summary of the main questions from the audience with the consultant's responses are as follows –

1. Question One - Storm-water management as it relates to the Willow View Apartments. Response One - pond levels will be decreased, pond capacity is increased, discharge control enhanced, all resulting in a lower risk of high water issues within the complex.
2. Question Two - De-watering process in the pond to create more depth will result in downstream flooding. Response Two - the de-watering process is a controlled process, not like "pulling the bathtub plug". Proposed to be done at the appropriate time under controlled conditions.
3. Question Three - 'Rosol' property had water retention on site, how will that be managed. Response Three - the calculations and design for storm-water management (including the pond improvements) included the Rosol lots.

4. Question Four - Fairview ownership. Response Four - Fairview is a not-for-profit organization.
5. Question Five - Traffic impact. Response Five - trip calculations based on ITE data indicate an increase of 8 AM peak hour trips and 12 PM peak hour trips. Fairview residents typically do not travel at peak hour times and Fairview provides resident bus and van transportation to shopping trips, doctors visits, etc.
6. Question Six - Construction traffic and construction impact. Response Six - construction traffic will be controlled by the Contractor. Typically these trips are early AM (prior to rush hour) and mid afternoon (again prior to rush hour). Parking will also be controlled. Construction will be generally be Monday through Friday and in accordance with Village requirements (any exceptions will be reviewed with the Village of Downers Grove). Prior to the start of construction, the Contractor will meet with neighbors to review the process and identify concerns.

Dear Neighbor,

I am asking help to defeat the zoning variance applied for by Fairview Village .

The following is proposed:

- 1) 32 apartments on the property (so fondly known to all of us as Green Acres) on the west side of Fairview Ave.
- 2) The existing unsold home to become a clubhouse for the apartments.
- 3) This will leave two unsold lots on Davane lane that will now be abutting apartments.
- 4) A shuttle is planned to run between Fairview village and the cul de sac.

The attached is my stance on this and all I am asking support for. It will be my speech for the Oct. 1st meeting at 7pm. and your physical presence at that meeting would be even more greatly appreciated.

I was present and spoke at the zoning meeting for the proposed office building behind the Family Video. We were successful. I am happy for all of the homeowners who do not now view a medical office building out their back windows.

Please sign below to support this petition.

Name

Address

<u>Carol Nield</u>	<u>6326 Fairview Ave - Downers Grove</u>
<u>Mary Spencer</u>	<u>6332 Blodgett Ct Downers Grove</u>
<u>MUSHIR SHAMSI</u>	<u>402 66th ST., DOWNERS GROVE, IL. 60516</u>
<u>Lou Simoncelli</u>	<u>6571 Davane Lane, D. G. 60516</u>
<u>Jay Detmer</u>	<u>6580 Davane Lane, D. G. 60516</u>
<u>Phyllis R. Pennington</u>	<u>406 - 66th St. Downers Grove, Ill. 60516</u>
<u>Kerry A. Rich</u>	<u>6675 Davane Ln D.G. 60516</u>
<u>Jeanette Howard</u>	<u>6443 Davane Ct. DG, 60516</u>

Betty C Lewis

Brinsley Lewis

Fran Prasanta

Daniel M Gross

Heda Schlutman

Lucy Ceresudo

D. J. K.

Carla Zwick

* J. Sibalvo

Juel Gross

Mary Wally Sobel

Margate Rea

6431 Davane Ct. D.G. 60516

6432 Davane Ct. D.G. 60516

6425 Davane Ct DG 60516

6407 DAVANE CT. D.G. 60516

6400 Davane Ct. D.G. 60516

6401 DAVANE CT DG 60516

6345 DAVANE CT. D.G. 60516

6345 DAVANE CT D.G. 60516

6339 Davane Court, D.G. 606516

~~6401~~ Davane Ct DG 60516

404 66th St DG 60516

6425 BLODGETT Ct. DG 60516

Village of Downers Grove
Plan Commission
801 Burlington Avenue
Downers Grove, IL 60515

Simon Liu
6436 Davane Court
Downers Grove, IL 60516

October 5, 2007

RE: PLANNED TOWNHOME IN LYNN GREMER COURT

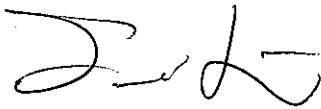
Dear Commissioner,

The hearing on 10/01/2007 7:00 PM for File No. PC-35-07 preliminary planned Development Amendment to expand planned Development #32 Fairview Village for the construction of four multi-family buildings at the intersection of Fairview Avenue and Lynn Gremer Court and to rezone such property from R-3 Single Family Residential to R-5A Townhouse Residential.

In that evening, all we heard was how architect has those beautiful townhouse designed and how experienced the construction company is. We worry about Fairview Village expand their campus to our side of street. It definite will cause traffic problem, the influence on our quite and peaceful neighborhood. It will also ruin the atmosphere of our neighborhood. We therefore suggest that Village of Downers Grove to invite Fairview Village official to attend the next hearing on 10/22. We want to know more detail about how are they going to operate and manage this new division (Lynn Gremer Court) and how are they going to take care the worry that we are concerned.

Thank very much for your help.

Sincerely,



Simon Liu

- c. **Final Planned Development Amendment, Preliminary Planned Development Amendment and Rezoning.** The Manager asked Mr. Dabareiner to address this item.

Mr. Dabareiner stated that these ordinances are for Fairview Village, east of Fairview Avenue, to change the zoning of seven residential parcels from R-3 to R-5A, and to approve a preliminary planned development amendment for those parcels. He showed plans for the demolition of the Red Barn, which would be relocated, and what the independent living structures would look like as well as the assisted living facility. Mr. Dabareiner then reviewed the property on the west side of Fairview, saying that the existing house would remain as a clubhouse, with four rental apartment buildings. He displayed preliminary elevation drawings and the preliminary site plan. He noted that Fairview Village is seeking to acquire the property on the west side of Fairview, and that is the site plan which would have to come before the Council again once final plans are established. As to the final plan, it relates to the east side of Fairview. The Plan Commission recommended approval 8-0 for the request for the east side, and 6-2 in favor of the west side request.

Steve Stewart, Executive Vice President of Fairview Village, said that Fairview is a 100-year-old organization. They have about 500 units on campus and propose 175 more units. They are a not-for-profit religiously-sponsored organizations and participate actively in the community. He said that the seniors funded the Red Barn themselves. The facility cares for seniors and has a wait list right now representing 60 units. The turnover is about 20 units per year. He noted that this becomes the last move that a senior makes. Fairview is excited about the opportunity to expand their campus. Mr. Stewart said this is a logical progression. Questions were raised at the public meetings, and he said Fairview Village has little impact on the local traffic. They have addressed the water retention issues, and they also pay into both the Park District and School Districts.

John Gray of New Life Management, a consulting firm, said that Fairview Village is not a rental program. The program requires a payment of a refundable entrance fee. Residents have the right to live in the facility for the rest of their life. The benefits of the auxiliary campus are that it would be an attractive element for those who are ready to downsize but do not need full services yet. Those services would be provided when needed by the main campus facilities. He explained that the program is restricted to a senior-living community with age restrictions. It is funded with tax-exempt bond financing, and they are restricted in the use of the finances provided for senior living. Mr. Gray said that Ziegler Securities will underwrite this tax-exempt issue, and they have never had a default. Fairview will provide what they say they are going to provide. As to the affect on resale housing values, Mr. Gray referenced a study showing that housing values are not negatively impacted but increased in value. He stressed that Fairview was committed to high property maintenance and will continue to enhance their value to the Village.

Shez Bandukwala, 6330 Davane Court, said that there are 17 residents present from the surrounding area, three of whom will speak on behalf of all of them. They have nothing against Fairview Village, and think that they have done an amazing job on the east side of Fairview. They are present in relation to the west side of Fairview because a speculative developer has behaved financially imprudently. By doing this project, the developer will recoup some of his losses quickly. The question is what is in the greater good of the community. There are 35 households against this for reasons including lower home values which should not be the deciding factor. He said that you can have a study to support any argument, and isolating a single study on increased property values has flaws. They propose taking residential zones and changing them to multi-family zoning. He said that from an economic standpoint they are creating non-tax-

generating structures versus 14 tax generating homes. He referenced the safety and density issues, and said that people expect the Village to maintain the zoning.

Andrea Van Buren, 6576 Fairview, is not opposed to Fairview on the east side of the road. The proposal for the west side impacts the character of the neighborhood. She indicated that they are currently zoned as single-family residential, with homes valued over \$500,000. She said that the chances of the resale of a single home are dismal. It is an area in which people seek to live. However, there are safety concerns including traffic, as well as heavy fire and safety demands. It will also present a light nuisance. Ms. Van Buren said that there is a water problem in their area, and the residents feel this will increase the problem. This is expansion of business into a residential area. She then referenced the clubhouse, the garages, and the bus service, stating that in the past other attempts to rezone the west side of Fairview were denied. This will set a precedent for other rezoning and local residents are opposed to this. She asked that their concerns be taken into consideration. She gave a signed petition to the Council.

Brinsley Lewis, 6431 Davane Court, said there is no argument with Fairview Village, but they are opposed to them crossing over to the west side as it becomes invasive. He asked that the Council stick with the established land use plan. Having this housing cross to the west side will increase fire and police traffic. Fairview Village revenues to support services will not offset the use of the services. He referenced that there are undeveloped and unincorporated lots on the west side. He thanked the Council for listening and giving consideration to their concerns.

Dr. Richard Howard, 6443 Davane, Assistant Superintendent of District 99, said he will be impacted by this as much as anyone else. The property has been sitting in an unattractive condition for a long time; however, he does not see this as the right plan for the property. Because there is an economic situation for the developer, that is not a good reason to put this through. He prefers single-family residences, saying this is very personal, as the change will affect the value of his property.

Mr. Bandukwala said if the property is left status quo, there will be single family homes built before 2012 providing a tax base for the Village.

Commissioner Schnell said she has no problem with what Fairview is doing on the east side of the street. She thinks this is a rezoning issue, and feels it is inappropriate to bring R-5A zoning this far down on Fairview. She feels the line should be held at Sievers' development, and it should not be expanded at the expense of the residents. She understands that the property is in a unique situation; however, she cannot work through constructing townhomes this far on Fairview and creating this type of density this close to single-family residential areas. She cannot support this and it has nothing to do with Fairview or the services they provide.

Commissioner Beckman said that his views are similar to Commissioner Schnell's. He has problems with the preliminary plans. He has respect for many individuals who have lived there, but he sees multiple variances being requested and he has difficulty supporting this request.

Commissioner Durkin asked for renderings of the buildings proposed for the west side.

Mr. Dabareiner said they are two-story structures with eight units per building and four buildings.

Mr. Stewart said that the building would not be higher than single-family homes, and would be designed to fit into the community. Parking would be underground, with an elevator in the

building, and the site would be heavily bermed. He explained that there are 14 lots, one of which was sold and that the family who purchased that lot supports this proposal. He said that they believe this will be complimentary to the area.

Commissioner Durkin said he is familiar with the development of Fairview on the south side of their property, saying they heard the same concerns expressed previously by other residents adjacent to the facility in Darien. He asked about the willingness of the applicant to work on the plans.

Mr. Stewart said they are willing to work with the staff in any way possible to fit into the community. He said that the requirement by staff is for 40%; they are providing 56% open space. He sees this as being attractive to younger seniors who would be under 70 years of age. He referenced the clubhouse and open houses for the residents to tour the facility. He reiterated that they would be willing to make modifications.

Commissioner Durkin asked what the zoning of this property was prior to the creation of the Green Acres subdivision. The Manager said she would find that information and provide it.

Commissioner Durkin said that he grew up in this area. There is multi-family housing in this area. He asked if the building size could be reduced.

Theresa Stewart, 6413 Davane Court, said that the residents only heard of this in the past week. She isn't sure by what means neighbors were invited to attend an open house, as the people were unaware of this.

The Mayor referenced the published notice and the public hearings. He suggested that the residents can contact Mr. Stewart to find out more about the proposal. He further noted that they are talking about a preliminary plan and this is in the preliminary stages.

Commissioner Tully said that there are many issues here deserving careful attention and analysis. He supports what Fairview Village has done, but the piece that crosses Fairview is the issue. He is pleased to hear from the residents on Davane Court, and said it would be helpful to see some history of the Sievers' property and Green Acres Subdivision. In regard to the main campus, there is no reason to speak against it. This concerns the applicant's request to develop an auxiliary campus on the west side of Fairview which impacts Section 28.1702 of the Zoning Ordinance. He reviewed the criteria of the Ordinance. Commissioner Tully said he would like to see more information to support comments made regarding property values. He sees this as a very unique and unusual situation. The Commissioner then reviewed the standards for approval of a Planned Development under Section 28-1607, saying that there are a number of factors regarding approval of a Planned Development. He assumes that traffic and stormwater concerns will be addressed, and is intrigued by the fact that the Council gets another opportunity to look at this as it is only a preliminary plan at this time. He would like to see information as to the impact on property values if they are available.

Mayor Sandack noted that there is no meeting of the Council next week. As to the manner in which this opportunity for development came about, he thinks it doesn't matter. Fairview Village is asking for a departure from their PUD. The criteria are both objective and subjective, and the Council will go through an analysis. He stated that Fairview Village is an outstanding neighbor. He explained that stormwater issues will have to meet the County Stormwater Ordinance. Traffic counts and safety issues are always studied. As to whether this is a meaningful departure from

the density issue of the Zoning Ordinance, the Council will listen to the citizens' concerns. He added that the history of the property is very important.

Char Brar, 6437 Davane Court, said that she thinks there is a departure from the zoning. She doesn't want to live 24 hours with sirens and lights, and is concerned about the resale of the properties.

Commissioner Waldack asked what the requirements would be if this were a single-family development.

Mr. Gray said he has listened to everything said by the residents, and suggested tabling the preliminary plat, allowing them to consider options and then meet with the Council or the Plan Commission after they have been able to determine the impact of the issues raised.

The Mayor said he thought that was a good offer on the part of the applicant and suggested that the applicant meet again with staff to determine their direction.

- d. **Parking Permit Late Fees.** The Manager said this ordinance would create a process by which the quarterly permits issued by the Village will include a process to enforce a late fee to create a feasible timetable for renewals.

Commissioner Neustadt said that it seems as though this also will eliminate staff time and assist the administrative process. He said he wants to make sure the process works.

Commissioner Waldack said that staff expends a lot of time and effort and he supports a means of recouping some of the expenses.

- e. **Technical Amendments Ordinance.** The Manager said this was prepared by the Village Attorney making certain non-substantive technical amendments to the Municipal Code.

2. Consent Agenda Items

- a. **Contract with Unimerica Insurance Company for Stop Loss Coverage.** The Manager said the Village is self-insured for Village employee health insurance coverage. The Village purchases stop loss coverage for claims over \$100,000. She indicated that the vendor has renamed the business.
- b. **Sewer Inspection Hardware/Software Modernization.** The Manager said staff recommends awarding the contract on this item to WinCam America.
- c. **Amending Official Village Policy on Employee Administrative Rules.** The Manager said this will be Workshopped on November 13, giving Council more time to review the document. They will seek approval on November 20. She said it is a comprehensive update of the employee manual.

The Mayor said that this is an item which is only being introduced tonight, and will not be debated tonight.

Bi-weekly Update - Fire Station 2 Construction

Ed Disler, Owner's Representative, noted that many milestones were reached in the last month. He reviewed the wings of the buildings and the progress to date. He noted variations among the buildings. The masonry is behind schedule, but said there is a commitment to complete this work before the end of the month. The rest of the project is ahead of schedule, including the interior work. All underground work is complete. He showed slides depicting the progress. He said cobblestones were found beneath the street. He said his main concern is completion of the masonry work by the end of the year.

Mayor Sandack complimented Mr. Disler on the work that's been accomplished.

4. Public Comments and Questions

A. Comments and Questions on Active Agenda

- 1. Steve Stewart, Executive Vice-President of Fairview Village, said he was present with John Gray and other representatives. He noted the items to be voted upon by the Village Council, saying that one of the items comes with a recommendation from staff to remand this back to the Plan Commission. He asked that the item be tabled until January to give Fairview Village an opportunity to obtain additional data and meet with their neighbors.*
- 2. John Gray, New Life Management, said that at the last meeting they listened to many questions and concerns from the neighbors. Many concerns were with regard to property values. He said that they are purchasing a study to determine potentially what impact their development will have on surrounding property values. He said the study should be completed in eight weeks, after which time Fairview's representatives will meet with the neighbors to discuss the additional information.*
- 3. Dr. Richard Howard, 6443 Davane Court, and Assistant Superintendent of District 99 said that what he heard two weeks ago at the Workshop meeting is different from what he has heard this evening. He prepared a list of eight questions, which he believes would be best answered at the planning level. His understanding was that the recommendation was to remand this to the Plan Commission. He then highlighted some of the points, a copy of which he distributed to the Council members. Mr. Howard asked what legal obligations the Village would have if they were to approve one petitioner's request, and then have another request made by another petitioner. He noted that there are some large parcels of property from 63rd Street to 55th Street, and concerns have been made by residents about what would be constructed on these parcels. Mr. Howard said that other points raised by his questions are with regard to going through the process of rezoning, consideration of the number of variances given, whether or not Fairview Village is getting preferential treatment, and the fact that modifications have been made to the plan to add more units.*
- 4. Carol Niels, 6326 Fairview, said she has lived on that site for 46 years. She lived through the rezoning on the corner for the video store and was told then that it was the end of the rezoning along Fairview, which has not changed. Additional rezoning took place, and if this particular site is rezoned, it will influence the entire area. She wants to make sure that Fairview area remains residential. She does not plan on moving, but when they do, their property will probably be converted to apartments if it is rezoned.*
- 5. Anthony DiSalvo, 6339 Davane Court, distributed copies of the Zoning Map and the Village's Future Land Use Map, saying he was surprised that they were at the meeting based on the Village's Comprehensive Plan and its Zoning Map. He said it was clear that Family Video was the line in the sand, and that a compromise was made with Mr. Sievers for the townhome construction. He said that this is not an appropriate use. Mr. DiSalvo said that the appropriate and best use was already approved by single-family residential zoning. He noted that he is a*

mortgage broker and could sympathize with the developer.

Mayor Sandack said that people have a right to submit a petition to the Village.

Mr. DiSalvo said he understands that. However, the area was designated residential by the Zoning Map and the Future Land Use Map. He asked whether that shouldn't be dictated by the Plan Commission. He said that changing from single-family units to multiple family units would be going from "for sale" to "for rent." He then asked about the density issue as well. Mr. DiSalvo said that Mr. Sievers built five units on one acre of land, and what is being proposed is double that density. He does not have a problem with looking at the dirt piles or with waiting until the market turns around for single-family residential construction. He said he is against the rezoning of the property for multi-family dwellings.

The Mayor said that the item on the Agenda is to remand this petition back to the Plan Commission. There is a question as to whether it will be remanded to the Plan Commission or whether it will be tabled.

6. Teresa Stewart, 6413 Davane Court, said that there is confusion as to the plan in terms of the water retention plans. She stated that the petitioners do not seem to have a plan for water retention. She and her neighbors are against this petition.

7. Nathasha Buh, 6412 Davane Court, said that she is also against this petition.

8. Anthony Prasnika, 6425 Davane Court, noted that a small number of residents are present at the meeting. He is surprised to hear a request made to table this issue. Had the residents known this, there would probably have been more people present.

B. Comments and Questions on General Matters

Andrew Clark, 1226 62nd Street, stated his issue concerned the Bradley Brookbank Subdivision. He said he is sure that no one wants to see children go to school with wet clothing or walk narrow roadways heavily trafficked by new drivers. He said that roadway will only be 17'-wide, since it is a divided roadway. The southbound lane will be constructed shortly and he understands that the sidewalk will be immediately adjacent to the roadway, making pedestrians subject to splashing, or adjusting to ice and snow. He asked that the Council direct the staff to have the developer build the roadway with an eight-foot grassy parkway between the road and the sidewalk. Eight feet is the standard that exists now and will better protect the children.

5. Public Hearings

2008 Budget and Proposed Five-Year Financial Plan

Mayor Sandack called the public hearing to order at 7:32 p.m. to consider the proposed FY 2008 Village Budget. Notice of this hearing was published in the Downers Grove Reporter and a certificate of publication is made a part of these proceedings. He then summarized the procedures to be followed for the Public Hearing.

Cara Pavlicek, Village Manager, provided an overview of the proposed budget. She said that the budget starts on January 1 and has a total property tax levy of \$11.1 million. She noted that the General Fund provides for the day-to-day operations of the Village, and the total recommended expenditure is \$42.2 million, which is less than this year. She indicated that \$6.9 million has been included for stormwater expenditures. The Manager indicated that recommended new sources of revenue include new Home Rule Sales Taxes, new property taxes, a new surcharge on water bills, as well as various new fees. Staff asked for adoption of the budget on December 4, 2007, and passage of the proposed taxes on December 18, 2007.

Commissioner Tully commented on the request for \$25,000 for the Blodgett House. He believes

A motion was made by Commissioner Beckman, seconded by Commissioner Waldack, to Adopt this file. Mayor Sandack declared the motion carried by the following vote:

Votes: Yea: Commissioner Tully, Commissioner Waldack, Commissioner Durkin, Commissioner Beckman, Commissioner Neustadt and Mayor Sandack
Nay: Commissioner Schnell

Indexes: Belmont Road Grade Separation Project, Belmont Road Underpass, Consolidation Plat

MOT 00-03043 ★

H. Motion: Remand to Plan Commission the Rezoning of 401-406 Lynn Gremer Court and 6568 Fairview Avenue from R-3, Single Family Residential, to R-5A, Townhouse Residence District

Sponsors: Community Development and Plan Commission

Summary of Item: This remands the rezoning petition of 401-406 Lynn Gremer Court and 6568 Fairview Avenue to the Plan Commission for further discussion.

Commissioner Tully moved to table to a date uncertain this item and the next, Item MOT 00-03044, Motion to Remand to Plan Commission a Preliminary Planned Development Amendment to Planned Development #32 to Permit Construction of Four (4), Two-Story Senior Citizen Apartment Buildings for the Property Located at 401-406 Lynn Gremer Court and 6568 Fairview Avenue. Commissioner Durkin seconded the Motion.

Commissioner Tully said that the petitioner is asking for more time to obtain more information and to work with the neighborhood. It is their petition. This may still go back to the Plan Commission. There will be no substantive action on this item until it comes back to the Council. He said he thinks the Council should afford the petitioner time to do the necessary work.

Commissioner Schnell said that in the residents' minds there is a difference between tabling and remanding, that going back to the Plan Commission gives the residents the opportunity to discuss this again. She has mixed emotions about this.

A motion was made by Commissioner Tully, seconded by Commissioner Durkin, to Table Indefinitely this file. Mayor Sandack declared the motion carried by the following vote:

Votes: Yea: Commissioner Tully, Commissioner Waldack, Commissioner Durkin and Commissioner Neustadt
Nay: Commissioner Schnell, Commissioner Beckman and Mayor Sandack

Indexes: Rezone 401-406 Lynn Gremer Court - R-3 to R-5A, Rezone 6568 Fairview - R-3 to R-5A, Planned Development #32 - Fairview Baptist Home

MOT 00-03044

I. Motion: Remand to Plan Commission a Preliminary Planned Development Amendment to Planned Development #32 to Permit Construction of Four (4), Two-Story Senior Citizen Apartment Buildings for the Property Located at 401-406 Lynn Gremer Court and 6568 Fairview Avenue

Sponsors: Community Development and Plan Commission

Summary of Item: This remands the petition for a preliminary planned development amendment to Planned Development #32 to the Plan Commission for further discussion.

A motion was made by Commissioner Tully, seconded by Commissioner Durkin, to Table Indefinitely this file. Mayor Sandack declared the motion carried by the following vote:

Votes: Yea: Commissioner Tully, Commissioner Waldack, Commissioner Durkin, Commissioner Neustadt and Mayor Sandack
Nay: Commissioner Schnell and Commissioner Beckman

Indexes: Planned Development #32 - Fairview Baptist Home

ORD 00-03045 J. Ordinance: Approving a Final Planned Development Amendment to Planned Development #32 to Permit an Interconnecting Four-Story Skilled Nursing Building & Assisted Living Building and a Four-Story Independent Living Building

Sponsors: Community Development and Plan Commission

Summary of Item: At their meeting of October 1, 2007, the Plan Commission recommended to approve a final planned development to Planned Development #32 to permit an interconnecting four-story skilled nursing building & assisted living building and a four-story independent living building.

AN ORDINANCE APPROVING A FINAL PLANNED DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #32 TO PERMIT AN INTERCONNECTING FOUR-STORY SKILLED NURSING BUILDING & ASSISTED LIVING BUILDING AND A FOUR-STORY INDEPENDENT LIVING BUILDING

ORDINANCE NO. 4925

A motion was made by Commissioner Durkin, seconded by Commissioner Beckman, to Adopt this file. Mayor Sandack declared the motion carried by the following vote:

Votes: Yea: Commissioner Schnell, Commissioner Tully, Commissioner Waldack, Commissioner Durkin, Commissioner Beckman, Commissioner Neustadt and Mayor Sandack

Indexes: Planned Development #32 - Fairview Baptist Home

ORD 00-03046 K. Ordinance: Provide for Permit Parking Late Fees

Sponsors: Manager's Office

Summary of Item: This establishes provisions for permit parking late fees.

AN ORDINANCE PROVIDING FOR PERMIT PARKING LATE FEES

ORDINANCE NO. 4923

A motion was made by Commissioner Beckman, seconded by Commissioner Schnell, to Adopt this file. Mayor Sandack declared the motion carried by the following vote:

Votes: Yea: Commissioner Schnell, Commissioner Tully, Commissioner Waldack, Commissioner Durkin, Commissioner Beckman, Commissioner Neustadt and Mayor Sandack

Indexes: Parking Permits

ORD 00-03047 L. Ordinance: Make Certain Technical Amendments to the Downers Grove Municipal Code

Sponsors: Village Attorney

Summary of Item: This makes certain technical amendments to the Village Code.

AN ORDINANCE MAKING CERTAIN TECHNICAL AMENDMENTS TO THE DOWNERS GROVE MUNICIPAL CODE

ORDINANCE NO. 4924

A motion was made by Commissioner Schnell, seconded by Commissioner Waldack, to Adopt this file. Mayor Sandack declared the motion carried by the following vote:

Votes: Yea: Commissioner Schnell, Commissioner Tully, Commissioner Waldack, Commissioner Durkin, Commissioner Beckman, Commissioner Neustadt and Mayor Sandack

Indexes: Technical Amendments

8. Mayor's Report