

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
AUGUST 26, 2008 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Special Uses for Multiple-Family Residential and Outdoor Seating Accessory to a Restaurant in the DB District	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A Special Use Ordinance has been prepared to permit the following items: 1) multiple-family residential within the DB Downtown Business zoning district at 5100 Forest Avenue and 2) an outdoor seating area accessory to a restaurant within the DB Downtown Business zoning district at 5100 Forest Avenue.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2007-2012 identified an *Authentic Downtown – The Heart of our Community*. Supporting these goals are the objectives *More People Attracted to Downtown* and *Increase Occupied Residential Units – People Living in Downtown*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the September 2, 2008 active agenda.

BACKGROUND

The petitioner is proposing to construct a six-story mixed-use commercial and multiple-family residential development at 5100 Forest Avenue. The property is located at the northwest corner of Forest and Gilbert Avenues and is zoned DB Downtown Business. Special Uses are required for multiple-family dwellings and for outdoor seating accessory to a restaurant located in the DB Downtown Business zoning district.

Existing Site

Currently, a vacant 11,000 square foot TCF Bank building is located on the southern half of the site with a parking lot on the northern half. The site borders the BNSF railroad to the north, parking lots to the east, townhouses and business to the south and Immanuel Residences and the Village's Commuter Lot D to the west.

Building

The petitioner is proposing to construct a 70-foot tall LEED (Leadership in Energy and Environmental Design) certified mixed-use building. The building facades will be primarily brick with renaissance stone and stucco accents. The building will have 12,515 square feet of commercial space on the first floor, including a proposed restaurant in retail space one. An outdoor seating area is proposed in the garden terrace at the southeast corner of the site. The remaining five floors will include 60 residential units ranging from one bedroom units to units with two bedrooms and a den. The second and third floors have 19,080 square feet of residential space while floors four through six have 19,185 square feet.

Parking

Resident parking will be provided by an 84-car underground parking garage. The proposed garage extends underground from below the building to the east property line. Access to the underground parking garage and a loading area is located at the existing Gilbert Avenue curb cut.

The existing Forest Avenue curb cut provides access a proposed at-grade parking lot. The at-grade lot includes 42 parking spaces and will be connected to Commuter Lot D, which is located to the west. As designed, the access point will remove two existing handicap parking spaces in Commuter Lot D. The petitioner will be required to relocate the handicap spaces within Commuter Lot D and ensure that the total number of dedicated commuter parking spaces remains the same. This will result in dedicating commuter spaces in the northwest corner of the proposed 5100 Forest Avenue parking lot.

Engineering / Public Improvements

New water and sanitary sewer services will be installed along Gilbert Avenue. The Downers Grove Sanitary District has provided conceptual approval of the development. Stormwater detention will be provided in underground vaults along the northern property line. The development will be required to meet the Village's Stormwater Management Ordinance.

A ten-foot wide Commonwealth Edison utility easement runs the length of the west property line. Two existing Commonwealth Edison transformers at the southwest corner of the property will remain. The petitioner is proposing to encroach into this easement with residential balconies on floors two through six, access stairs to the parking garage, steps and ramps, stormwater utility structures and a dumpster enclosure. Prior to the issuance of any site development permits, the petitioners shall submit to the Village a written agreement from Commonwealth Edison permitting encroachment into the easement.

Analysis

The proposal complies with the Zoning Ordinance as outlined in the table below:

Zoning Requirements	Required	Provided
East Setback (Forest Ave / Front)	None	49'
South Setback (Gilbert Ave / Front)	None	4'
West Setback (Side)	None	10'
North Setback (Rear)	None	50'
Building Height	70'	70'
Parking for Residential Uses	84	84
Minimum Lot Area	800 sf / dwelling unit	821 sf / dwelling unit

The Future Land Use Plan designates the site as Commercial and identifies the parcel to the west as residential with a density of 25-60 dwelling units per acre. As proposed, the residential component of the proposal is for 53 dwelling units per acre. Staff believes the proposed mixed-use commercial and residential development is consistent with the intent of the Future Land Use Plan. The petitioner is required to provide School and Park District donations as determined by the Subdivision Ordinance.

Staff believes the standards for approval of the Special Uses have been met. The proposed mixed-use development is desirable to provide additional residential and outdoor dining opportunities within the downtown area and will contribute to the welfare of the downtown area. The Special Uses will not be detrimental to the general welfare and will not impair property values. The proposed Special Uses are allowed in the DB district and will comply with the regulations of the DB district as identified in Section 28.610 of the Zoning Ordinance.

Plan Commission

The Plan Commission considered the petition at its August 4, 2008 meeting. During the meeting, several residents and business owners expressed concerns regarding parking and pedestrian movements during and after construction. The Village's Demolition and Construction Site Management Program addresses construction parking as well as maintaining pedestrian access around the site during construction. The Zoning Ordinance does not require parking for commercial uses in the DB district; however, the petitioner is providing 42 at-grade parking spaces for the proposed commercial uses. The Plan Commission did not believe the proposed development would be detrimental to the existing pedestrian connections across Forest and Gilbert Avenues. The Plan Commission found the requests met the standards for approval and recommended unanimous approval of both Special Uses. Staff concurs with the Plan Commission recommendations.

ATTACHMENTS

Ordinances

Staff Report with attachments dated August 4, 2008

Minutes of the Plan Commission Hearing dated August 4, 2008

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING SPECIAL USES FOR 5100 FOREST AVENUE
TO PERMIT CONSTRUCTION OF A MULTIPLE-FAMILY RESIDENTIAL
DWELLING IN THE DOWNTOWN BUSINESS DISTRICT
AND PERMIT OUTDOOR SEATING ACCESSORY TO A RESTAURANT**

WHEREAS, the following described property, to wit:

Parcel 1: That part of the Northwest Quarter of Section 8, Township 38 North, Range 11 East of the Third Principal Meridian (being a part of Lot 57 of Assessor's Subdivision of Section 8 aforesaid) described as follows: Commencing at the quarter section stake in the West line of Section 8, aforesaid; thence North on the section line 30 feet; thence East along the North line of Gilbert Avenue, 386.76 feet for a point of beginning; Thence North 258 feet to the South line of railroad land; thence South 56 degrees 15 minutes East along the line of the railroad land, 236 feet to the west line of Foote Street; thence South along the West line of Foote Street, 24.25 feet; thence South 9 degrees 30 minutes West along the West line of Foote Street, 108.25 feet to the North line of Gilbert Avenue; thence West along the North line of Gilbert Avenue, 179.5 feet to the point of beginning, in DuPage County, Illinois. Parcel 2: Part of the Northwest Quarter of Section 8 Township 38 North Range 11 East of the Third Principal Meridian, in DuPage County, Illinois, described as follows: Commencing at the intersection of the North line of Gilbert Avenue in the Village of Downers Grove, Illinois, with the West line of the Northwest Quarter of said Section 8, which point is 30.00 feet distant northerly, as measured at right angles from the center line of Gilbert Avenue; thence South 89 degrees 16 minutes 00 seconds East along the North line of Gilbert Avenue, a distance of 386.76 feet to an iron pipe at the Southwest corner of land now or formerly owned by George and Mabel Staiger; thence North 0 degrees 01 minutes 20 seconds East along the West line of said Staiger property a distance of 258.60 feet to the true point of beginning at an iron pipe at the Northwest corner of the Staiger property which is 54.15 feet distance South 0 degrees 01 minutes 20 seconds West from the center line of the center main track (there being three main line tracks) of the Chicago, Burlington and Quincy Railroad Company; thence from said true point of beginning South 85 degrees 33 minutes 30 seconds East a distance of 185.25 feet to a point that is 62.35 feet distant South 1 degrees 53 minutes 58 seconds West from the center line of the center main line railroad track aforesaid and 14.00 feet distance 89 degrees 14 minutes 20 seconds West from the West line of Forest Avenue (formerly Foote Street) in said Village of Downers Grove; thence South 6 degrees 02 minutes 58 seconds East a distance of 118.03 feet to the Northeast corner of said Staiger property (which is on the West line of said Forest Avenue and is 22.35 feet distant North 0 degrees 45 minutes 40 seconds East from an angle point in said street line); thence North 56 degrees 15 minutes 00 seconds West along the North line of said Staiger property a distance of 237.09 feet to the point of beginning, aforesaid, in DuPage County, Illinois

Commonly known as 5100 Forest Avenue, Downers Grove, IL (PIN 09-08-126-005)

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

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-610(d)(1) of the Zoning Ordinance be granted to allow a multi-family residential dwelling in the Downtown Business District; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-610(d)(3) of the Zoning Ordinance be granted to allow outdoor seating accessory to a restaurant; and

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing on August 4, 2008, respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

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

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

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

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

SECTION 1. That the Special Uses for the Property are hereby granted to permit construction of a multi-family residential dwellings and outdoor seating accessory to a restaurant in the Downtown Business District.

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

1. The Special Uses shall substantially conform to the preliminary architecture plans prepared by Group A Architects, Ltd. dated June 9, 2008; the preliminary engineering plans prepared by Manhard Consulting, Ltd. dated June 6, 2008 and revised on July 18, 2008; the preliminary landscape plans prepared by Wingren Landscape dated April 18, 2008 and revised on May 27, 2008; and the preliminary exterior lighting plan prepared by U.S. Architectural Lighting dated June 4, 2008, except as such plans may be modified to conform to Village Codes and Ordinances.
2. A description of best management practices that are incorporated into the site design and how they will function shall be prepared and submitted. The applicable design criteria such as soil type, vegetation, and land cover conditions draining to the best management practice along with appropriate calculations shall be included.

3. 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.
4. The proposed building shall have a manual and automatic detection system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
5. The proposed building shall have a complete automatic sprinkler system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
6. A minimum 20 foot fire lane shall be provided adjacent to the building. The fire lane locations shall be approved by the Village.
7. The parking garage shall be designed in a manner to support the weight of the Village's emergency vehicles. The deck shall be designed, stamped and sealed by a registered structural engineer.
8. All proposed commercial signage shall comply with the Village's Sign Ordinance.
9. Prior to the issuance of any building permits, the petitioner shall submit material samples of the proposed exterior building materials and retaining walls for review by the Department of Community Development.
10. Prior to the issuance of any demolition or site development permits, the petitioner shall pay to the Village a total of \$125,768.55 as school and park donations (\$92,981.70 to the Park District, \$23,599.00 to Elementary School District 58, and \$9,187.85 to High School District 99) subject to verification by the Department of Community Development.
11. Prior to the issuance of any demolition or site development permits, the petitioner shall provide the Village with an easement encroachment license from Commonwealth Edison to locate balconies, ramps and steps, dumpster and enclosure, storm sewer structures and other incidental items within the Commonwealth Edison ten-foot utility easement which runs the length of the western property line.
12. Prior to the issuance of any demolition or site development permits, the petitioner shall enter into an agreement with the Village for easement access to Commuter Parking Lot D.
13. Prior to the issuance of any demolition or site development permits, the petitioner shall enter into an agreement with Immanuel Residences for easement access to Commuter Parking Lot D.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Uses to construction of a multi-family residential dwellings and outdoor seating accessory to a restaurant in the Downtown Business District are hereby granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

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

Mayor

Passed:

Published:

Attest: _____
Village Clerk

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**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
AUGUST 4, 2008 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-23-08 5100 Forest Avenue	Special Uses for Multiple-Family Residential in the DB Zoning District and outdoor seating accessory to a restaurant	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting approval of two Special Uses; 1) a multiple-family residential development in the Downtown Business District and 2) outdoor seating accessory to a restaurant in the Downtown Business District.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER/APPLICANT: Downers Grove Village Square LLC
16 W 343 83rd Street
Burr Ridge, IL 60527

PROPERTY INFORMATION

EXISTING ZONING: DB, Downtown Business
EXISTING LAND USE: Vacant Bank Building
PROPERTY SIZE: 49,285 square feet (1.13 acres)
PINS: 09-08-126-005

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	BNSF Right-of-Way	N/A
SOUTH:	DB, Downtown Business DT, Downtown Transition	Commercial Commercial
EAST:	DB, Downtown Business	Commercial
WEST:	DT, Downtown Transition	Residential, 25-60 DU/Acre

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey

4. Preliminary Architectural Plans
5. Preliminary Engineering Plans
6. Preliminary Landscape Plan

PROJECT DESCRIPTION

The petitioner is requesting Special Use approval to 1) construct multiple-family dwelling units in the Downtown Business Zoning District and 2) for outdoor seating accessory to a proposed restaurant at 5100 Forest Avenue. The property is located at the northwest corner of Forest and Gilbert Avenues and is zoned DB, Downtown Business. The site is 49,285 square feet with 245 feet of frontage along Forest Avenue and 175 feet of frontage along Gilbert Avenue. A vacant 11,000 square foot bank building with a drive-through canopy is currently located on the southern half of the parcel. The northern half of the parcel is a parking lot.

The petitioner is proposing to construct a six-story mixed-use development. The building would have one floor of commercial uses with five condominium floors above. A one-story underground parking garage would be constructed for the condominiums while at-grade parking would be provided for the retail spaces.

The six-story L-shaped building will be located in the southwest corner of the property and will stretch 120 feet along the south property line and 200 feet along the west property line. The 70-foot tall building will have 12,515 square feet of commercial space on the first floor including a proposed restaurant in retail space one. An outdoor seating area is proposed in the garden terrace. The remaining five floors will include 60 residential units ranging from one bedroom units to units with two bedrooms and a den. The second and third floors have 19,080 square feet of residential space while floors four through six have 19,185 square feet. The exterior of the building will be clad in brick, renaissance stone, and stucco.

Due to the site's grade changes, the first floor will be three-and-a-half feet above grade along the southern property line. A retaining wall will run from the garage entrance on Gilbert Avenue to the at-grade parking lot entrance on Forest Avenue. The retaining wall will form a terraced garden area and become shorter as it reaches the at-grade parking lot entrance.

The L-shaped building is on top of only a portion of the square-shaped parking garage located below. The garage is approximately 165 feet wide along the south property line and 200 feet long along the west property line. Access to the underground parking garage is at the western edge of the building's south façade. The parking garage provides the required 84 parking spaces for the 60 residential units. Although the Zoning Ordinance does not require parking for commercial uses in the DB district, a 42-car surface parking lot is provided.

At the northwest corner of the property, the petitioner is proposing a vehicular and pedestrian connection to the Village's Commuter Parking Lot D, 1122 Gilbert Avenue, located immediately west of the subject property. Commuter Lot D is owned by Immanuel Residences with the Village holding a lease agreement for the parking lot and access drive to Gilbert Avenue. As part of this agreement, the Village has control of the parking and access drive. To ensure the access is acceptable to Immanuel Residences, the petitioner shall obtain a written agreement with Immanuel Residences to allow the access.

As designed, the access point will remove two existing handicap parking spaces in Commuter Lot D. These two handicap parking spaces are proposed to be relocated onto 5100 Forest Avenue. The petitioner shall work with Immanuel Residences to determine if these four handicap parking spaces are used by their residents. If this is the case, the handicap spaces should be relocated to within the existing Commuter Lot D. The resulting loss of four regular parking spaces would then be provided for at 5100 Forest Avenue. Regardless of which spaces are relocated to 5100 Forest, they shall be located immediately east of the

proposed dumpster location, be dedicated to commuters with Lot D permits between the hours of 5 AM and 12 Noon, and be clearly signed. If in the future the dedicated commuter parking hours are modified, the relocated spaces at 5100 Forest shall also be modified.

Commonwealth Edison has a ten-foot utility easement which runs the length of the property along the west property line. Two existing Commonwealth Edison transformers at the southwest corner of the property will remain. The petitioner is proposing to encroach into this easement with residential balconies on floors two through six, access stairs to the parking garage, steps and ramps, stormwater utility structures, and a dumpster enclosure. Prior to the issuance of any site development permits, the petitioners shall submit to the Village a written agreement from Commonwealth Edison permitting encroachment into the easement.

The proposal complies with the Zoning Ordinance as outlined in the table below:

Zoning Requirements	Required	Provided
East Setback (Forest Ave / Front)	None	49'
South Setback (Gilbert Ave / Front)	None	4'
West Setback (Side)	None	10'
North Setback (Rear)	None	50'
Building Height	70'	70'
Parking for Residential Uses	84	84
Minimum Lot Area	800 sf / dwelling unit	821 sf / dwelling unit

COMPLIANCE WITH FUTURE LAND USE PLAN

The Future Land Use Plan designates the site as Commercial. The Future Land Use Plan identifies the parcel to the west to be residential with a density of 25-60 dwelling units per acre. As proposed, the residential component of the proposal is for 60 dwelling units per acre. Staff believes the proposed mixed-use commercial and residential development is consistent with the intent of the Future Land Use Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned DB, Downtown Business. The proposed commercial use is a permitted use in the DB district. The multiple-family residential and outdoor seating accessory to a restaurant are allowable Special Uses in the DB district. Staff believes the Special Uses are consistent with the goals of the Zoning Ordinance and meets the standards for Special Use approval as noted below in Findings of Fact. The site plan meets all zoning requirements including setbacks, building height, parking, and minimum lot areas.

COMPLIANCE WITH SUBDIVISION ORDINANCE

The Subdivision Ordinance establishes the schedule of School and Park District donations to offset the impact of new residential units. The proposed development will include 60 new condominiums. Based upon the number of units and the number of bedrooms, the total donation is \$125,768.55 (\$92,986.70 to the Park District, \$23,599.00 to Elementary School District 58, and \$9,187.85 to High School District 99). Payment of these donations must be made to the Village prior to the issuance of any demolition or site development permits.

ENGINEERING/PUBLIC IMPROVEMENTS

The existing site access points will remain in their current location. The Gilbert Park curb cut will be improved to provide access to the underground parking garage and loading area. The petitioner is proposing a vehicular and pedestrian connection between the subject property and the Village's

Commuter Parking Lot D. The access will require the relocation of two handicap parking spaces as noted above.

A new water service and sanitary sewer service will be installed along Gilbert Avenue. The Downers Grove Sanitary District has provided conceptual approval of the development. Stormwater detention will be provided in underground vaults along the northern property line. A Plat of Easement shall be provided over all the stormwater detention facilities and piping. The development will be required to meet the Village's Stormwater Management Ordinance.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans. Access to the interior of the site is provided through the Forest Avenue curb cut and allows for equipment access around the entire building. Because the site entrance and the majority of the site circulation is located above the parking garage, the garage shall be designed by a licensed structural engineer to support the Village's heaviest equipment. A 20-foot wide fire lane shall be dedicated throughout the site to ensure adequate space for fire fighting apparatus. Additionally, the building will be required to meet all fire and building codes.

NEIGHBORHOOD COMMENT

Staff has spoken to one interested individual regarding this proposal. The staff explained the project and the individual expressed no concerns. Staff has not received any other verbal or written neighborhood comment regarding the proposal at this time.

FINDINGS OF FACT

Staff believes the standards for a Special Use, as shown below, have been met. The proposed mixed-use development is desirable to provide additional residential and outdoor dining opportunities within the downtown area. The residential uses and outdoor seating area will contribute to the welfare of the downtown area. The Special Uses will not be detrimental to the general welfare and will not impair property values. The proposed uses comply with the regulations for the DB, Downtown Business District as identified in Section 28.610 of the Zoning Ordinance. Both requested Special Uses are listed as allowable Special Uses in Section 28.610(d) of the Zoning Ordinance.

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

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

RECOMMENDATIONS

The proposed Special Uses are compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition subject to the following conditions:

1. The Special Uses shall substantially conform to the preliminary architecture plans prepared by Group A Architects, Ltd. dated June 9, 2008; the preliminary engineering plans prepared by Manhard Consulting, Ltd. dated June 6, 2008 and revised on July 18, 2008; the preliminary landscape plans prepared by Wingren Landscape dated April 18, 2008 and revised on May 27, 2008; and the preliminary exterior lighting plan prepared by U.S. Architectural Lighting dated June 4, 2008, except as such plans may be modified to conform to Village Codes and Ordinances.
2. A description of best management practices that are incorporated into the site design and how they will function shall be prepared and submitted. The applicable design criteria such as soil type, vegetation, and land cover conditions draining to the best management practice along with appropriate calculations shall be included.
3. 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.
4. The proposed building shall have a manual and automatic detection system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
5. The proposed building shall have a complete automatic sprinkler system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
6. A minimum 20 foot fire lane shall be provided adjacent to the building. The fire lane locations shall be approved by the Village.
7. The parking garage shall be designed in a manner to support the weight of the Village's emergency vehicles. The deck shall be designed, stamped and sealed by a registered structural engineer.
8. All proposed commercial signage shall comply with the Village's Sign Ordinance.
9. Prior to the issuance of any building permits, the petitioner shall submit material samples of the proposed exterior building materials and retaining walls for review by the Department of Community Development.
10. Prior to the issuance of any demolition or site development permits, the petitioner shall pay to the Village a total of \$125,768.55 as school and park donations (\$92,981.70 to the Park District, \$23,599.00 to Elementary School District 58, and \$9,187.85 to High School District 99) subject to verification by the Department of Community Development.
11. Prior to the issuance of any demolition or site development permits, the petitioner shall provide the Village with an easement encroachment license from Commonwealth Edison to locate balconies, ramps and steps, dumpster and enclosure, storm sewer structures and other incidental items within the Commonwealth Edison ten-foot utility easement which runs the length of the western property line.
12. Prior to the issuance of any demolition or site development permits, the petitioner shall enter into an agreement with the Village for easement access to Commuter Parking Lot D.
13. Prior to the issuance of any demolition or site development permits, the petitioner shall enter into an agreement with Immanuel Residences for easement access to Commuter Parking Lot D.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

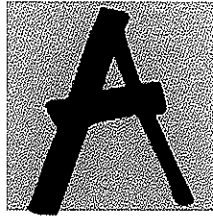
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5100 Forest Avenue Location Map



G R O U P



ARCHITECTS

Downers Grove Village Square **5100 Forest Avenue Condominium Development**

The site is located at the northwest corner of Forest Avenue and Gilbert Avenues. The site contains an existing commercial, former bank building with an asphalt parking lot to the north of the one (1) story commercial building.

The proposed project consists of an "L" shaped condominium building with sixty (60) proposed residential units and 12,514.7 square feet of retail stores on the first floor ground level.

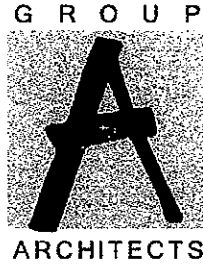
84 parking spaces are required for the residential and retail uses, and 128 parking spaces are provided at grade level and at the lower level parking garage.

The total square footage of the building is 148,745.4 squared feet, with twelve (12) condominium units per floor, three (3), two (2) bedroom units with den, two (2) bedroom, and five (5) one (1) bedroom units. The sizes of the residential units vary from 1,045 square feet to 1,950 square feet. There are five (5) floors of condominium units, and one (1) floor of retail use.

The maximum allowable height of the building is seventy (70) feet, seventy (70) feet is the proposed building height.

The exterior of the building consists of masonry brick, stone and cement stucco. All railings are tinted, tempered glass.

The proposed building will be built with sustainable materials, and will follow Gold LEED certification criteria and methods. The building will be built with all steel, concrete and non-combustible materials. The systems will include geothermal heating and cooling systems, high density insulation, triple pane insulation windows and will be an all electrical building.



July 25, 2008

Mr. Stanley Popovich
Planner
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

RE: Special Use Requests in the Downtown Business District for Multi-Family Residential Use, and Outdoor Accessory Seating to a Restaurant

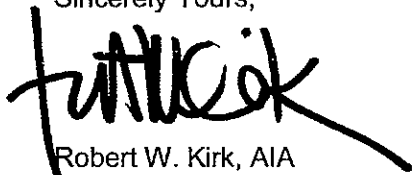
Dear Mr. Popovich;

The following addresses the requests to allow for two (2) special uses in the downtown business district in the Village of Downers Grove.

1. Multi-Family Residential Units – The proposed multi-family uses (a permitted special use in the DB District) at 5100 Forest is a desirable use and will contribute to the general welfare to the neighborhood and local community. The increased residential density will add income and active support to the existing local businesses and services. The added value of sixty (60) new residential units will have no detrimental effect on the health, safety, morals or general welfare of local residences in the area; on the contrary, the additional condominium ownership will add activity, energy and wealth to the immediate neighborhood. The proposed use will comply with the DB District uses pursuant to Section 28-1802.

2. Outdoor Seating Accessory to a Restaurant – The proposed outdoor seating is located at the northwest corner of Forest and Gilbert Avenues. The location, which is elevated from the existing sidewalk, is an ideal and desirable area for outdoor dining and related activities. The requested use is a permitted special use in the DB District. The use is a desirable use, and will contribute to the general welfare to the neighborhood and local community. The outdoor seating will add activity, desirable elements and stability to an important downtown corner. The outdoor seating at 5100 Forest will have no detrimental effect on the health, safety, morals or general welfare of local residences in the area. The proposed use will comply with the DB District uses, pursuant to Section 28-1802.

Sincerely Yours;



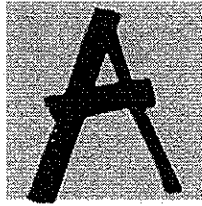
Robert W. Kirk, AIA
President

RWK/sp



EXPIRATION DATE
NOV 30 2008

G R O U P



ARCHITECTS

July 18, 2008

Mr. Stanley Popovich
Planner
Village of Downers Grove
801 Burlington Ave.
Downers Grove, IL 60515

RE: Shared Access Agreement

Dear Mr. Popovich;

We at Group A Architects as architects of record are in agreement with the direction and criteria per your email, dated July 15, 2008, that four additional dedicated parking spaces will be provided for commuter parking as indicated on the attached partial site plan. All signage and parking space markings will be per your criteria in your email, dated July 15, 2008. Please feel free to call me with any questions or needed clarifications.

Sincerely Yours;

A handwritten signature in black ink, appearing to read 'RWK', with a vertical line extending downwards from the start of the signature.

Robert W. Kirk, AIA
President

RWK/ba

Enclosures



BUILDING RENDERING



FOREST AVENUE ELEVATION

SCALE: 1/16" = 1'-0"

6



GROUP A architects/builders
 A Professional Corporation
 415 West 34th St.
 Arlington Heights, IL 60005
 Phone: 847.982.1158
 Fax: 847.982.1159
 Web: www.grouparch.com



GILBERT AVENUE ELEVATION

SCALE: 1/8" = 1'-0"

7



GROUP A, architects/builders
 A. Professional Corporation
 415 West Golf Pk.
 Arlington Heights, IL Suite 4
 60205
 Phone: 817.812.1100
 817.812.1105
 Web: www.groupainch.com



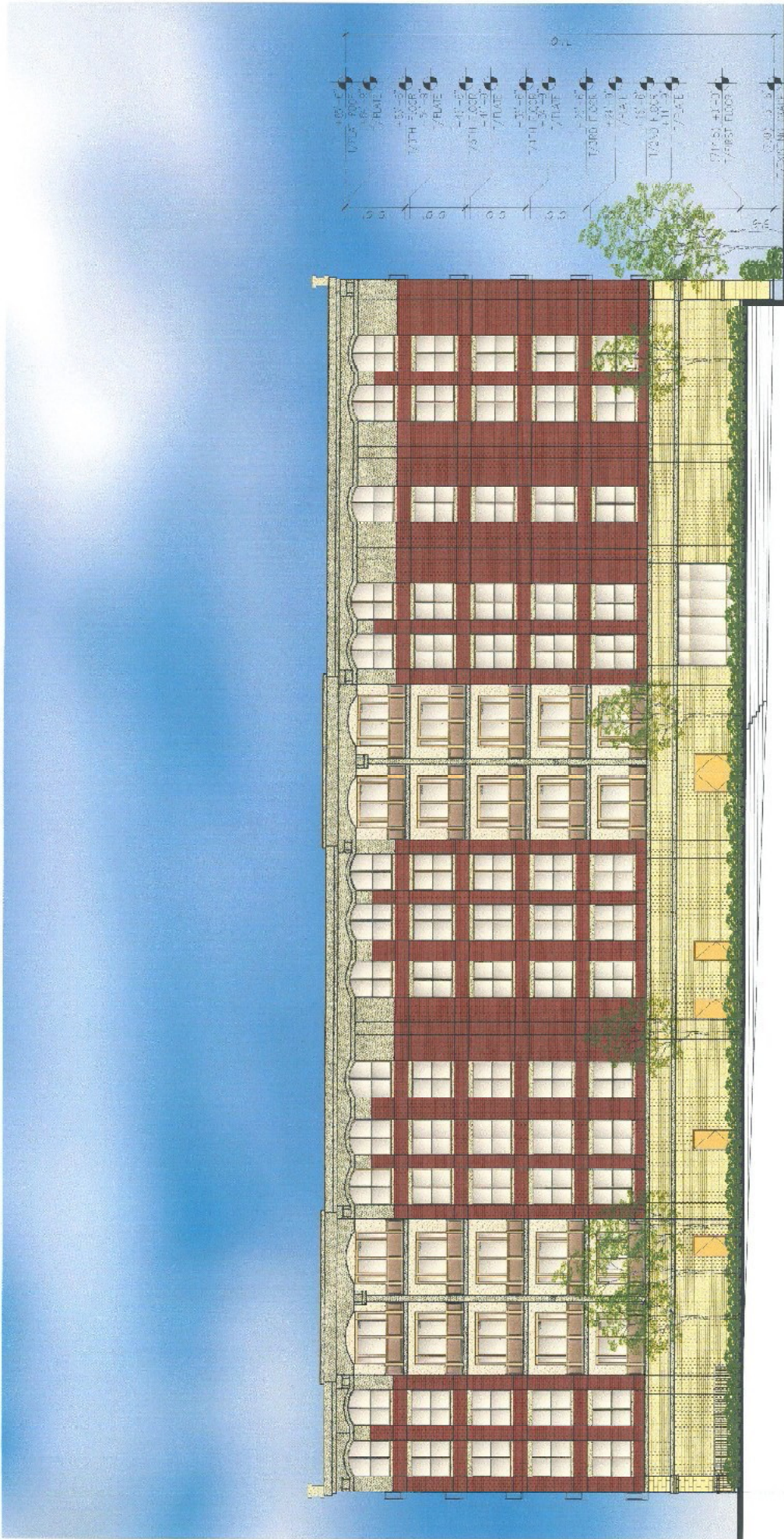
NORTH ELEVATION

SCALE: 1/16" = 1'-0"

8



GROUP A architects/builders
 A Professional Corporation
 415 West 94th Rd.
 Arlington Heights, IL Suite 6
 60005
 Phone: 847.982.1118
 Fax: 847.982.1119
 Web: www.groupa.com



EAST ELEVATION

SCALE: 1/16" = 1'-0"

9



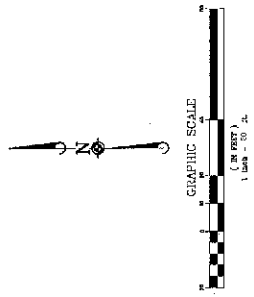
GROUP A architects/builders
 A Professional Corporation
 416 West Golf Rd.
 Arlington Heights, IL Suite 6
 60005
 Phone: 847.952.1118
 847.952.1119
 Web: www.a2usa.com

DATE	REVISION	BY	CHKD

Manhard CONSULTING LTD.
 1100 North Lincoln Highway, Suite 100, Downers Grove, IL 60130
 (708) 351-1000
 www.manhard.com

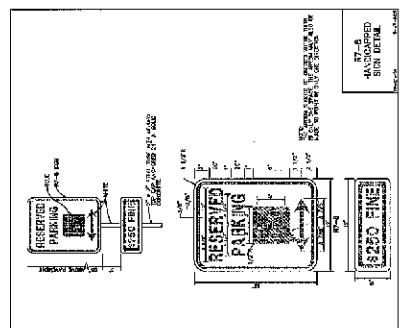
PRELIMINARY IMPROVEMENTS FOR 5100 FOREST AVENUE
VILLAGE OF DOWNERS GROVE, ILLINOIS
PRELIMINARY SANITARY SEWER AND WATERMAIN

2 of 5
 SHEET
 DATE: 02/05/2010
 DRAWN: [Name]
 CHECKED: [Name]

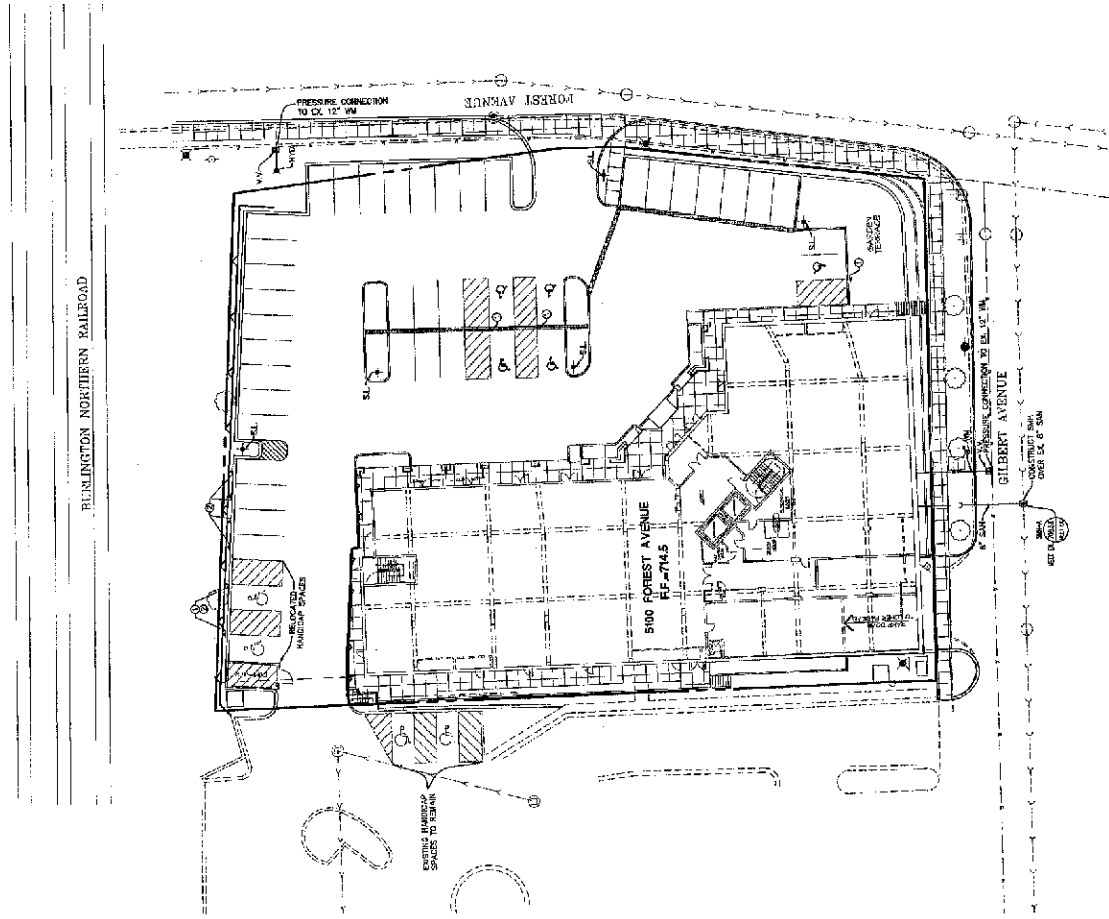


PAVEMENT LEGEND
 STANDARD DUTY PAVEMENT
 1 1/2" BITUMINOUS SURFACE COURSE, 1074-45X ASPHALT, A/E 5, 4.5D
 1 1/2" BITUMINOUS SURFACE COURSE, 1074-45X ASPHALT, A/E 5, 4.5D
 8" AGGREGATE BASE COURSE, 1074-45X ASPHALT, A/E 5, 4.5D

SIGN LEGEND
 ① 10-1 NONCROP SIGN
 ② POINT PARKING SIGN



LOT OF PERMITS PARKING
 1074-45X ASPHALT, A/E 5, 4.5D
 8" AGGREGATE BASE COURSE, 1074-45X ASPHALT, A/E 5, 4.5D
 1 1/2" BITUMINOUS SURFACE COURSE, 1074-45X ASPHALT, A/E 5, 4.5D
 1 1/2" BITUMINOUS SURFACE COURSE, 1074-45X ASPHALT, A/E 5, 4.5D

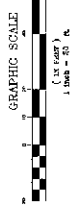
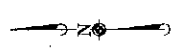


DATE	REVISION	DESCRIPTION

Manhard CONSULTING LTD
 2550 Lakeshore Blvd. West, Suite 100, Oakville, Ontario L6L 1H5
 905-849-8888
 www.manhardconsulting.com

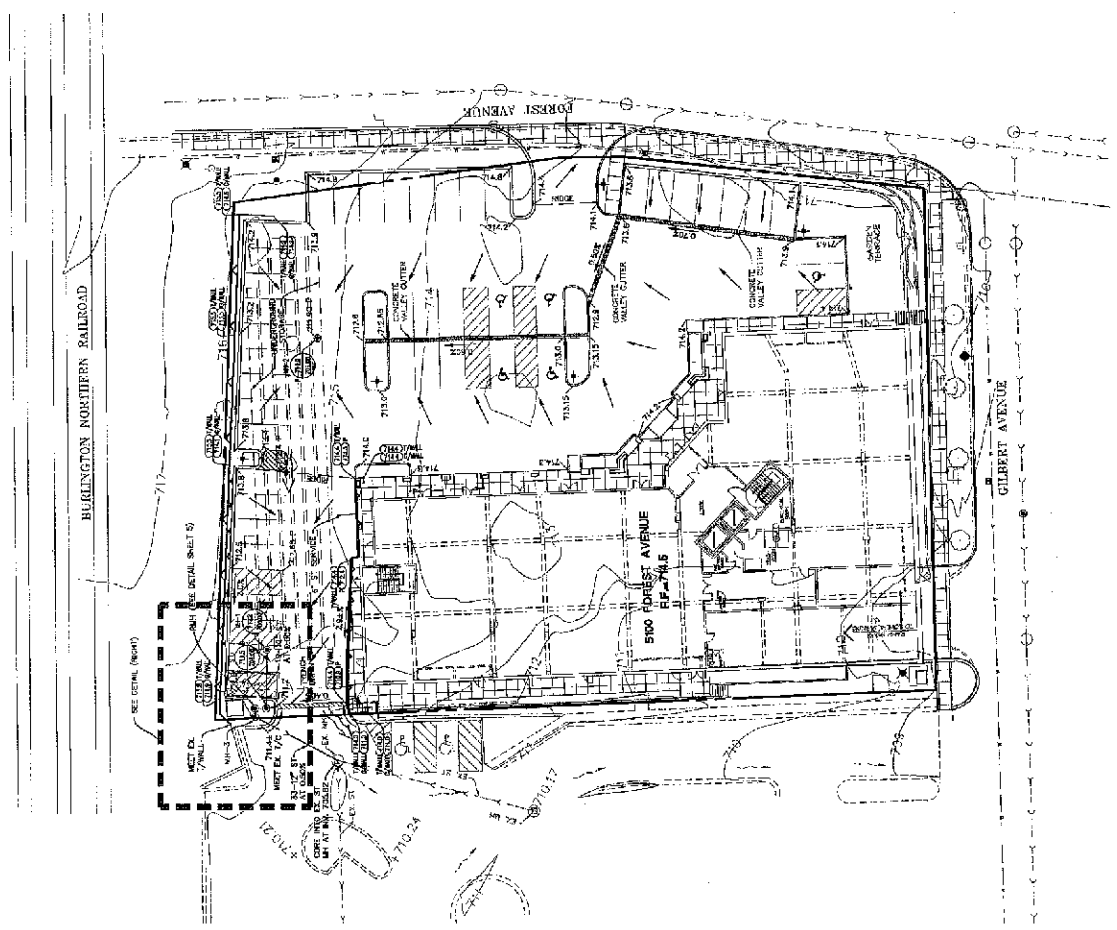
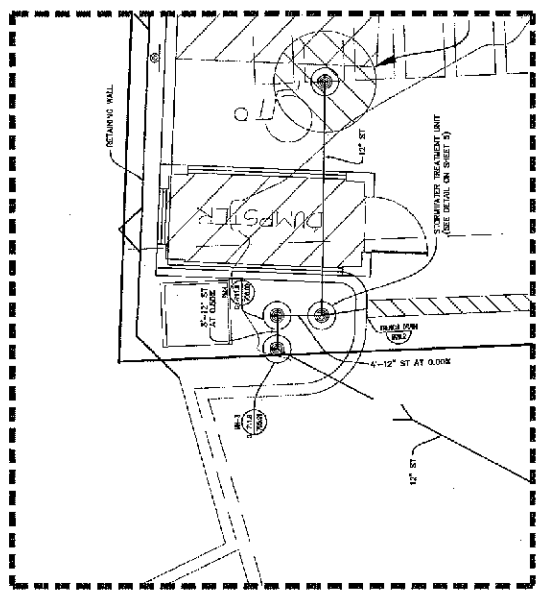
PRELIMINARY IMPROVEMENTS FOR 6100 FOREST AVENUE
 VILLAGE OF DOWNS GROVE, ILLINOIS
 PRELIMINARY STORM SEWER AND GRADING PLAN

DATE: 01/20/2020
 DRAWN BY: JLD
 CHECKED BY: JLD
 SCALE: AS SHOWN
3 of 5
 SHEET NO. 301/000/002



DESIGNATION	REQUIREMENTS
SITE AREA	1.1 ACRES ±
REQUIRED DETENTION	0.20 AC-FT
PROVIDED UNDERGROUND DETENTION	0.20 AC-FT
NOTE:	SEE DETENTION REQUIREMENTS

STORM DIAGRAM
 SCALE 1"=5'





GROUP A ARCHITECTS/BUILDERS
 40 West 20th St., Suite 200
 New York, NY 10011
 Tel: 212-333-1111
 Fax: 212-333-1112

5:00 FOREST AVE.
 DEVELOPMENT, INC.
 DOWNING GROVE, IL

SET TURN

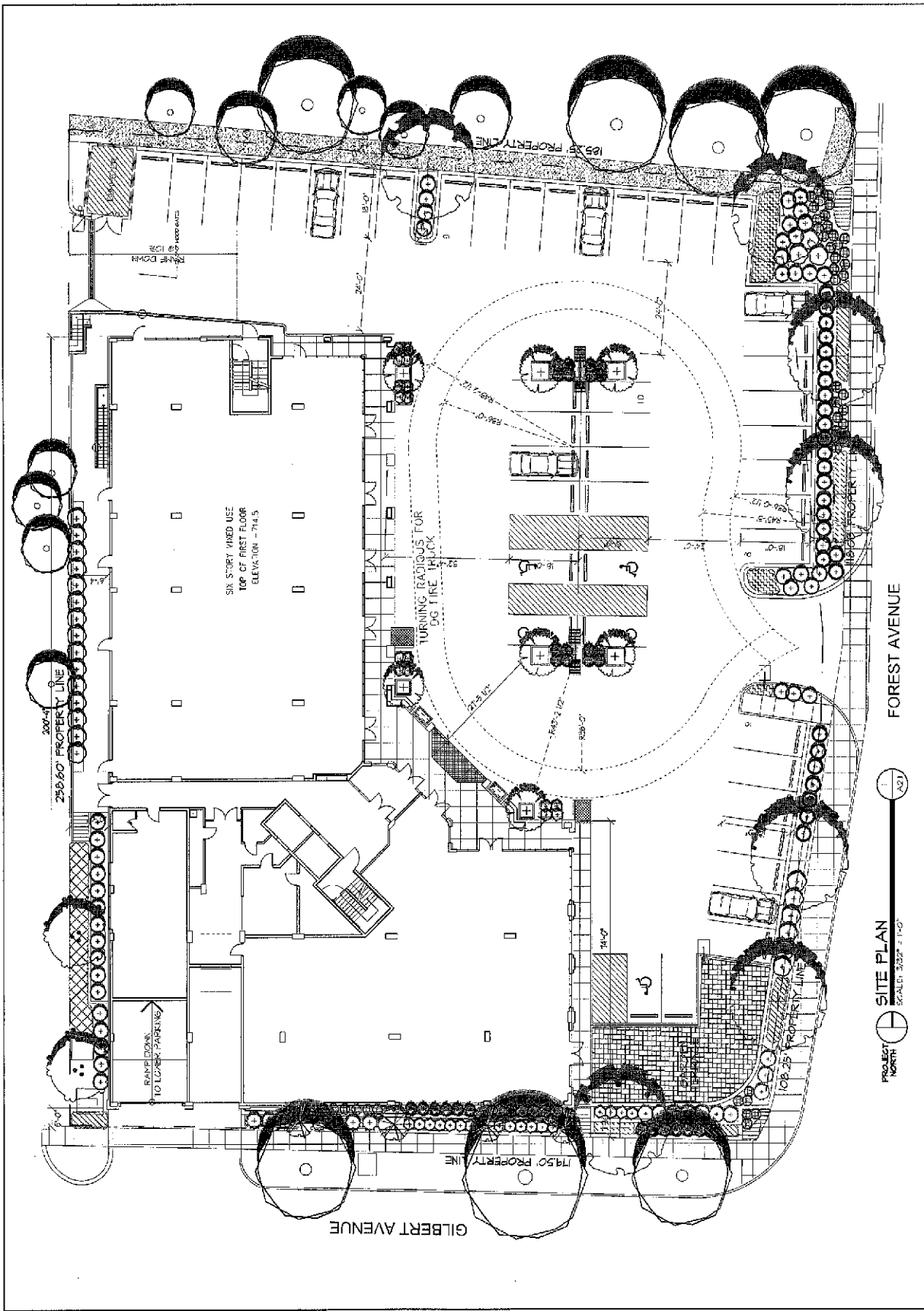
SEWERAGE AND SOLID

NO.	REVISION	DATE
1	BY: [signature]	10-20-2004

DESIGNED BY: [signature]
 CHECKED BY: [signature]
 DRAWN BY: [signature]
 DATE: 10-20-2004

PROJECT NO.: 07-03
 SHEET NO.: 07-03
 SITE PLAN

A1.01



FOREST AVENUE



PROJECT NORTH
 SCALE: 1/8" = 1'-0"



GROUP A ARCHITECTS/ENGINEERS
 474 WEST GOLF ROAD, SUITE 200
 ANAHEIM, CALIFORNIA 92805
 TEL: 714.944.1122
 FAX: 714.944.1123
 PROJECT: 10000000000000000000

5100 FOREST AVE
 DEVELOPMENT
 DONOR: GORDON L.

1ST FLOOR

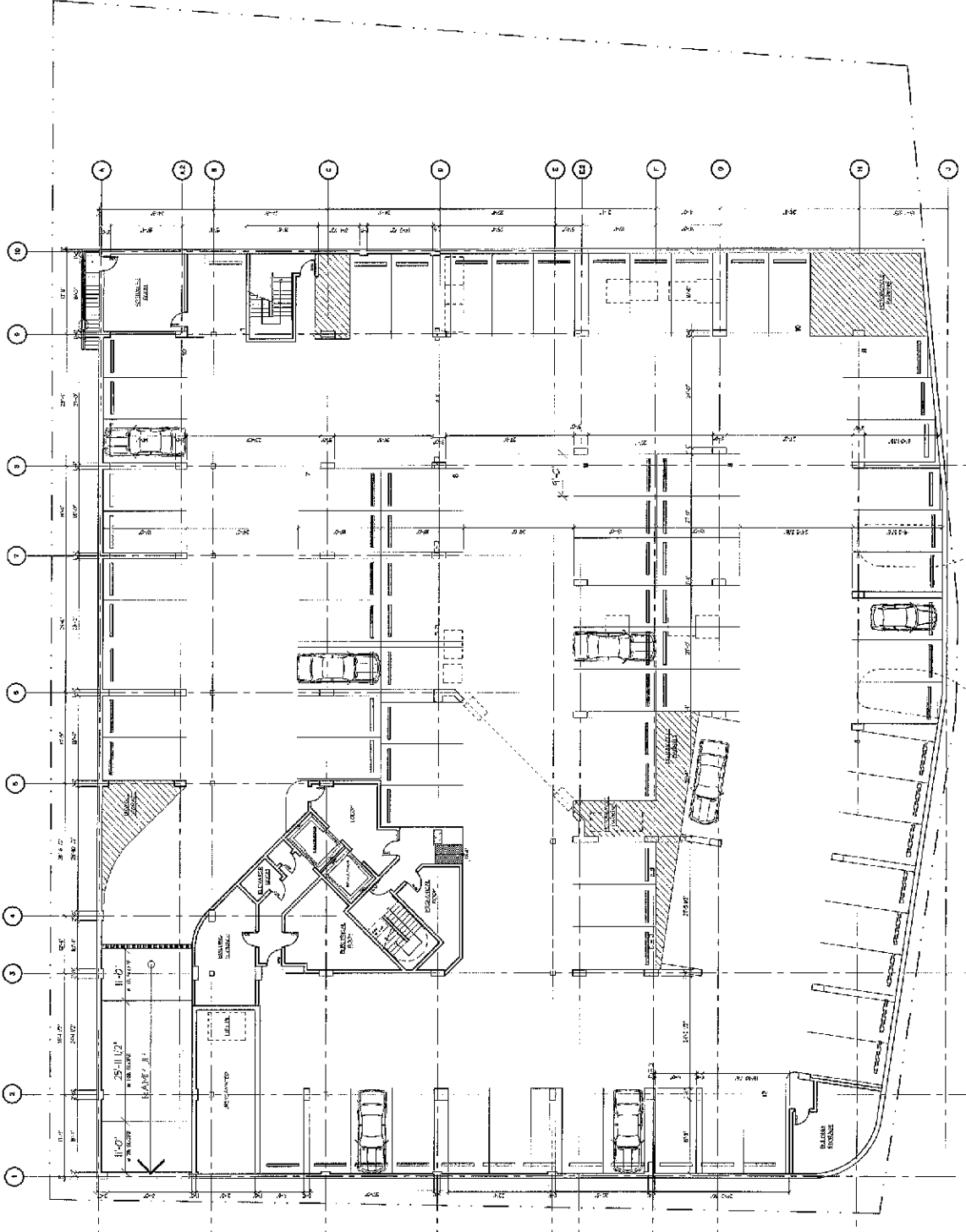
SIGNATURE AND SEAL

NO.	REVISIONS FOR DATE
1	ISSUE FOR PERMIT

CITY/STATE: 2025
 THE PROFESSIONAL SEAL OF THE ARCHITECTS AND ENGINEERS OF THE STATE OF CALIFORNIA IS REQUIRED FOR ALL PROJECTS. THE ARCHITECT/ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT/ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT/ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CHECKED BY: []
 APPROVED BY: []
 JOB NUMBER: []
 DRAWING TITLE: []
 DRAWING NUMBER: []

A2.01



PROJECT NORTH
 BASEMENT FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 1/22.0



ARCHITECT
 ARCHITECTS/PLANNERS
 415 North Dearborn Street
 Chicago, IL 60610
 Tel: 312.467.1111
 Fax: 312.467.1112
 www.architects.com

PROJECT
 5100 FOREST AVE.
 DEVELOPMENT
 DOWNERS GROVE, IL

DATE

SCALE

NO.	ISSUED FOR	DATE
1	FOR PERMITTING	07/03/07

DESIGNER
 ARCHITECTS/PLANNERS
 415 North Dearborn Street
 Chicago, IL 60610
 Tel: 312.467.1111
 Fax: 312.467.1112
 www.architects.com

DRAWN BY

CHECKED BY

DATE

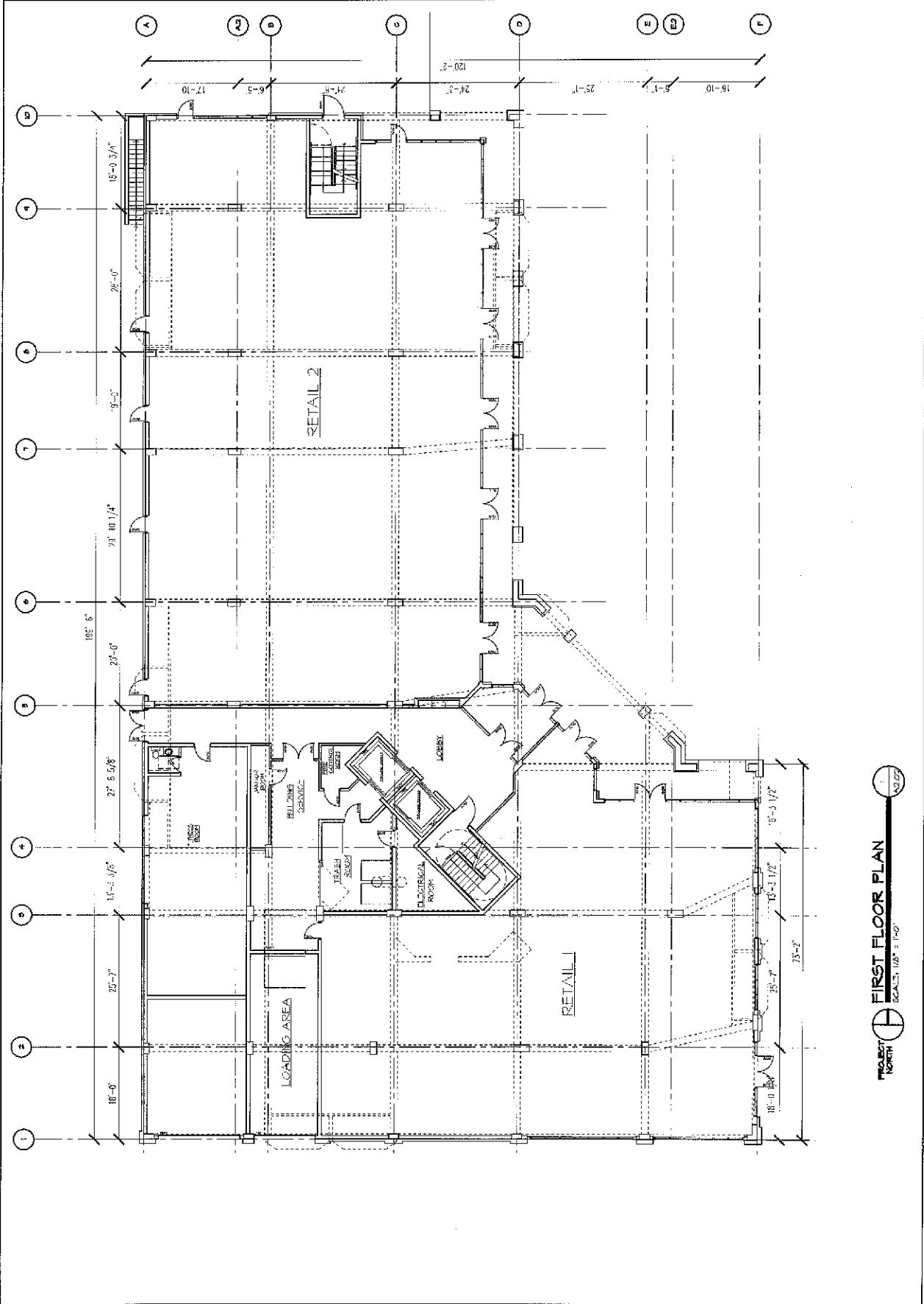
PROJECT NUMBER

DRAWING TITLE

FIRST FLOOR PLAN

DRAWING NUMBER

A2.02



FIRST FLOOR PLAN
 SCALE: 1/2" = 1'-0"
 NORTH



**5100 FOREST AVE.
DEVELOPMENT**
DOWNERS GROVE, IL

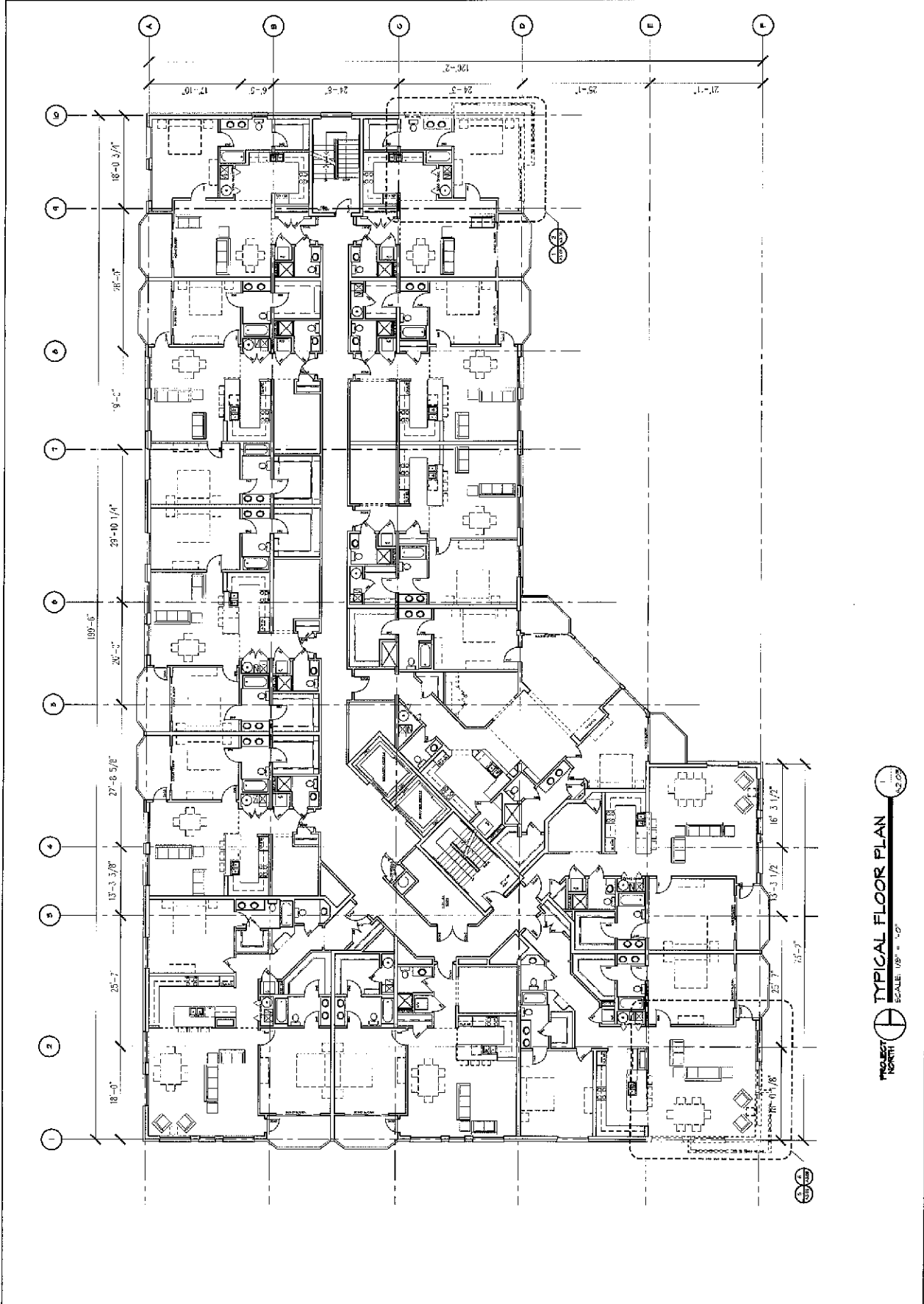
TYPICAL FLOOR PLAN

ESTIMATE AND SEAL

NO.	REVISION	DATE
1	FINAL SUBMITTAL	04-20-2004

PROPOSAL NO. 04-000000
DATE 04/20/04
PROJECT 5100 FOREST AVE. DEVELOPMENT
OWNER DOWNERS GROVE TOWNSHIP
DESIGNED BY [Blank]
CHECKED BY [Blank]
DATE [Blank]
DESIGNER [Blank]
DATE [Blank]
SCALE [Blank]
PROJECT 5100 FOREST AVE. DEVELOPMENT
OWNER DOWNERS GROVE TOWNSHIP
DESIGNED BY [Blank]
CHECKED BY [Blank]
DATE [Blank]
DESIGNER [Blank]
DATE [Blank]
SCALE [Blank]

TYPICAL FLOOR PLAN
DRAWING NUMBER
A2.03



PROJECT NORTH
TYPICAL FLOOR PLAN
SCALE 1/8" = 1'-0"



5100 FOREST AVE.
DEVELOPMENT
DOWNS GROVE, IL

GROUP A architects/builders
AIA, International Commission
of Professional Architects
of America Illinois, IBCDDP
Phone: 618-266-1111
Fax: 618-266-1120
Web: www.grouppa.com

PROJECT:

DATE: 12/11/12

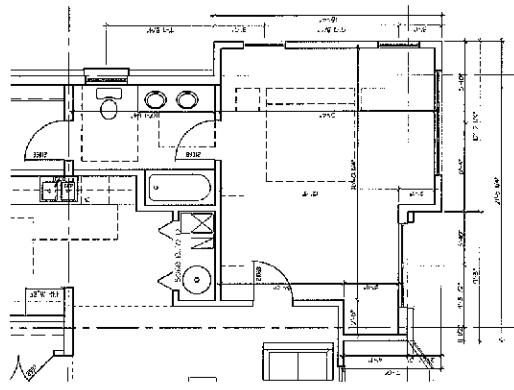
DATE: 12/11/12

NO. REVISED	DATE
1	11/28/12

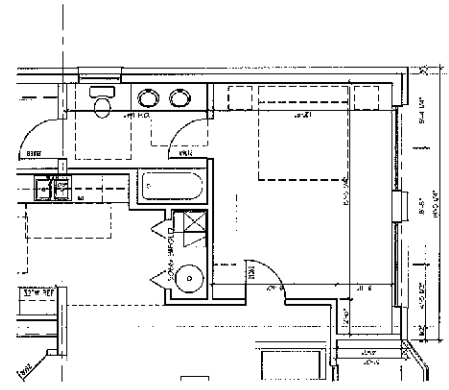
CONTRACT NO. 12-00000001
THIS DOCUMENT IS THE PROPERTY OF GROUP A ARCHITECTS/BUILDERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE PLANS. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF GROUP A ARCHITECTS/BUILDERS IS PROHIBITED.

DRAWN BY: [blank]
CHECKED BY: [blank]
APPROVED BY: [blank]
JOB NUMBER: 12-00000001
DRAWING TITLE: 2ND-3RD FLOOR PLAN
DRAWING NUMBER: A3.08

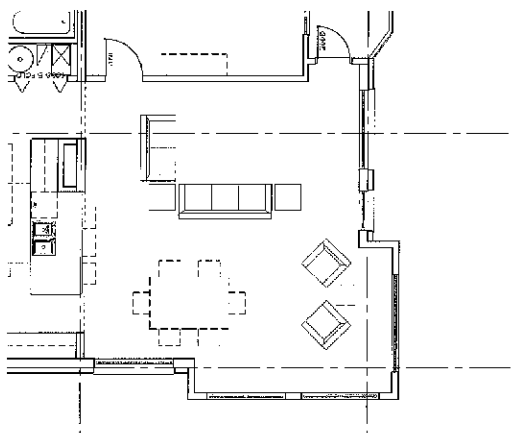
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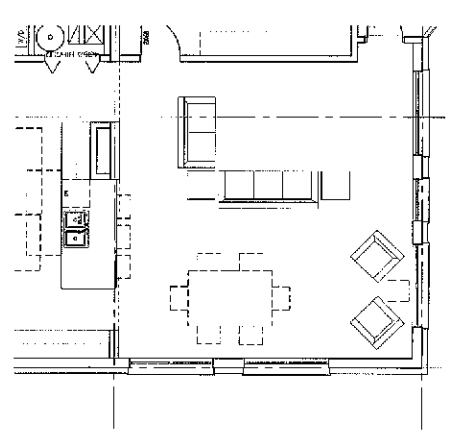
1
ENLARGED NORTH
4TH-6TH FLOOR PLAN
SCALE: 1/4" = 1'-0"
PROJECT NORTH



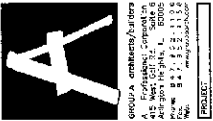
2
ENLARGED NORTH
2ND-3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"
PROJECT NORTH



5
ENLARGED EAST
4TH-6TH FLOOR PLAN
SCALE: 1/4" = 1'-0"
PROJECT NORTH



6
ENLARGED EAST
2ND-3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"
PROJECT NORTH



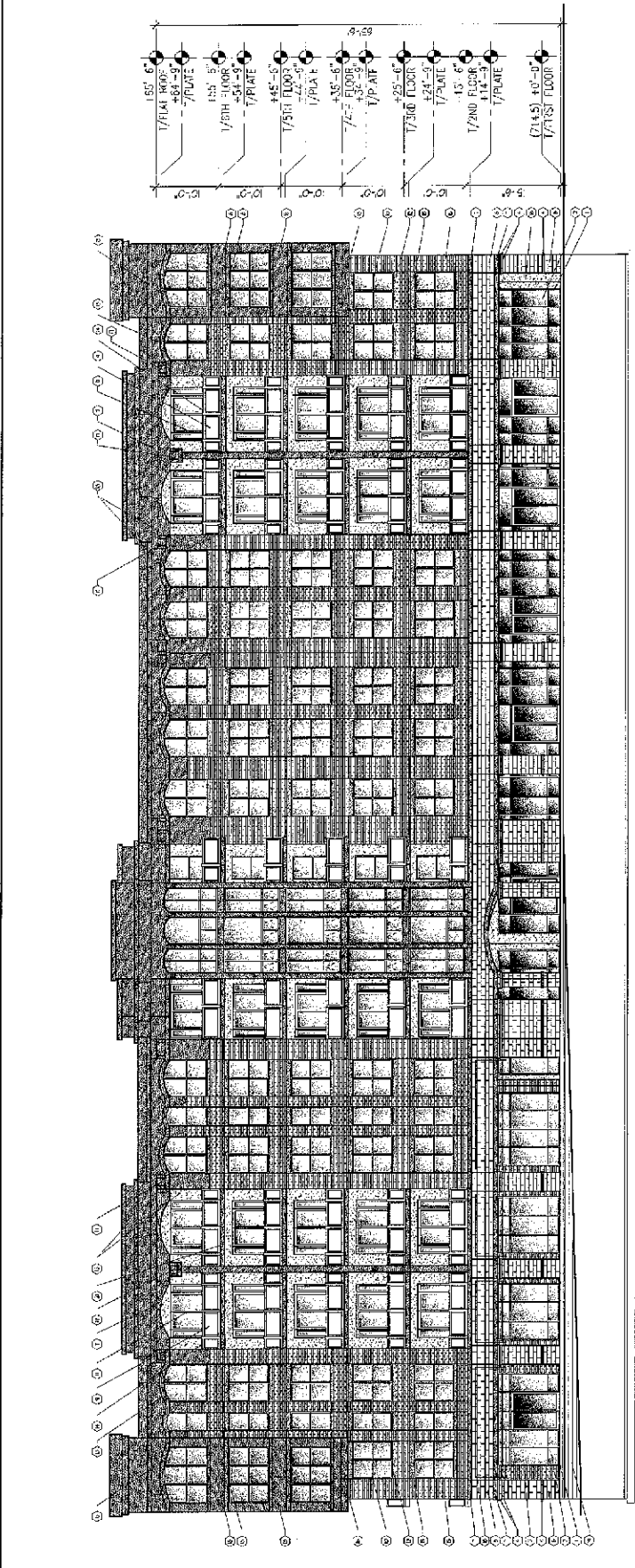
5100 FOREST AVE.
DEVELOPMENT
BOMMERS GROVE II

DATE: _____
DRAWN BY AND SCALE: _____

NO.	REVISION	DATE
1	REVISED	08-23-2004

CONTRACT NO. _____
PROJECT NO. _____
DRAWING NO. _____
DATE: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____
PROJECT TITLE: _____
EAST ELEVATION
DRAWING NUMBER: _____

A5.01



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

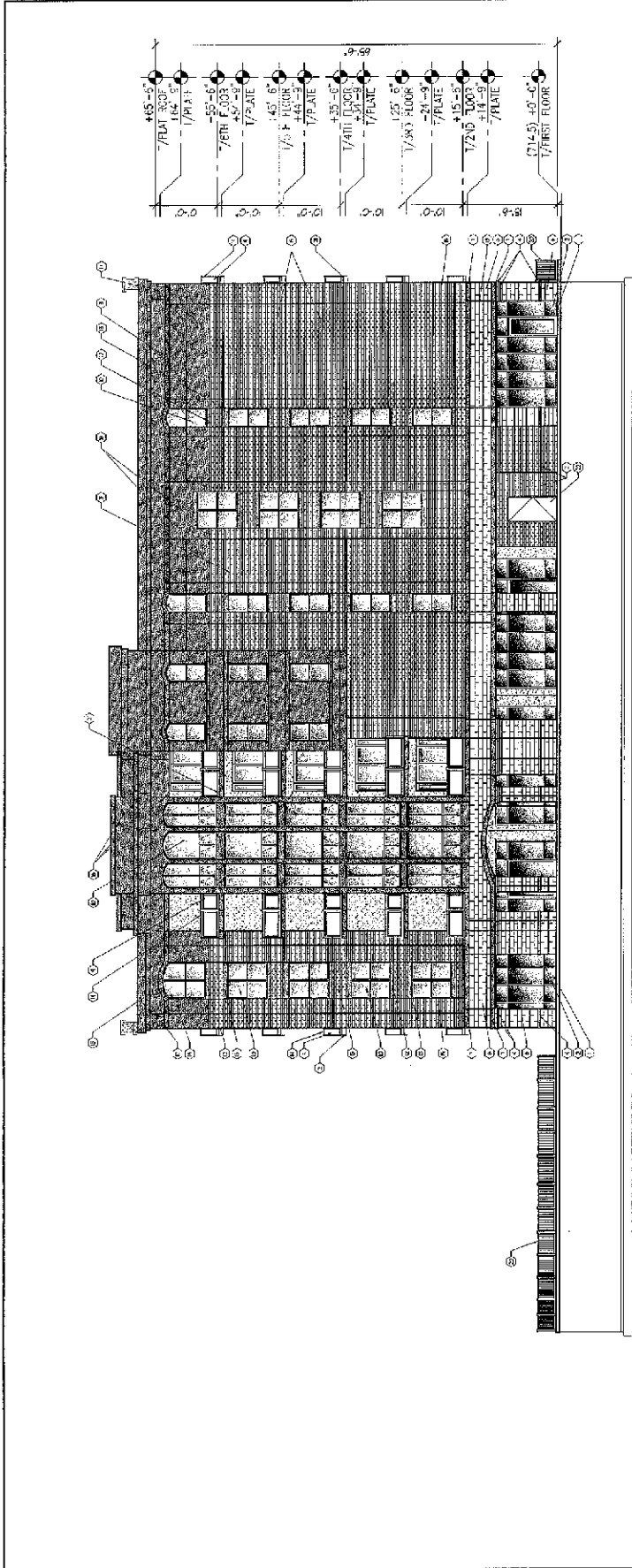
ELEVATION MATERIALS

- 1 BRICK VENEER OVER CONCRETE CMU
- 2 BRICK VENEER OVER CONCRETE CMU
- 3 POLYURETHANE INSULATION OVER CONCRETE CMU
- 4 1/2" POLYURETHANE INSULATION OVER CONCRETE CMU
- 5 1/2" POLYURETHANE INSULATION OVER CONCRETE CMU
- 6 1/2" POLYURETHANE INSULATION OVER CONCRETE CMU
- 7 1/2" POLYURETHANE INSULATION OVER CONCRETE CMU
- 8 1/2" POLYURETHANE INSULATION OVER CONCRETE CMU
- 9 1/2" POLYURETHANE INSULATION OVER CONCRETE CMU
- 10 1/2" POLYURETHANE INSULATION OVER CONCRETE CMU
- 11 1/2" POLYURETHANE INSULATION OVER CONCRETE CMU
- 12 1/2" POLYURETHANE INSULATION OVER CONCRETE CMU
- 13 1/2" POLYURETHANE INSULATION OVER CONCRETE CMU
- 14 1/2" POLYURETHANE INSULATION OVER CONCRETE CMU

DESIGNED BY: _____
 DRAWN BY: _____
 DATE: _____

NO.	REVISION	DATE
1	NEW SHEET	08-20-08

CONTRACT NO: _____
 CONTRACT DATE: _____
 CONTRACT VALUE: _____
 PROJECT NO: _____
 PROJECT NAME: _____
 PROJECT ADDRESS: _____
 PROJECT CITY: _____
 PROJECT STATE: _____
 PROJECT ZIP: _____



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

- GENERAL NOTES:**
1. UNLESS NOTED OTHERWISE, SEE SHEET A5.01
 2. UNLESS NOTED OTHERWISE, SEE SHEET A5.02
 3. UNLESS NOTED OTHERWISE, SEE SHEET A5.03
 4. UNLESS NOTED OTHERWISE, SEE SHEET A5.04
 5. UNLESS NOTED OTHERWISE, SEE SHEET A5.05
 6. UNLESS NOTED OTHERWISE, SEE SHEET A5.06
 7. UNLESS NOTED OTHERWISE, SEE SHEET A5.07
 8. UNLESS NOTED OTHERWISE, SEE SHEET A5.08
 9. UNLESS NOTED OTHERWISE, SEE SHEET A5.09
 10. UNLESS NOTED OTHERWISE, SEE SHEET A5.10
 11. UNLESS NOTED OTHERWISE, SEE SHEET A5.11
 12. UNLESS NOTED OTHERWISE, SEE SHEET A5.12
 13. UNLESS NOTED OTHERWISE, SEE SHEET A5.13
 14. UNLESS NOTED OTHERWISE, SEE SHEET A5.14
 15. UNLESS NOTED OTHERWISE, SEE SHEET A5.15
 16. UNLESS NOTED OTHERWISE, SEE SHEET A5.16
 17. UNLESS NOTED OTHERWISE, SEE SHEET A5.17
 18. UNLESS NOTED OTHERWISE, SEE SHEET A5.18
 19. UNLESS NOTED OTHERWISE, SEE SHEET A5.19
 20. UNLESS NOTED OTHERWISE, SEE SHEET A5.20
 21. UNLESS NOTED OTHERWISE, SEE SHEET A5.21
 22. UNLESS NOTED OTHERWISE, SEE SHEET A5.22
 23. UNLESS NOTED OTHERWISE, SEE SHEET A5.23
 24. UNLESS NOTED OTHERWISE, SEE SHEET A5.24
 25. UNLESS NOTED OTHERWISE, SEE SHEET A5.25
 26. UNLESS NOTED OTHERWISE, SEE SHEET A5.26
 27. UNLESS NOTED OTHERWISE, SEE SHEET A5.27



A
 architecture and interior design
 A. Architecture & Interiors, Inc.
 4000 North Central Expressway, Suite 1000
 Dallas, Texas 75246
 Phone: 972.443.1111
 Fax: 972.443.1112
 Web: www.aarchitecture.com

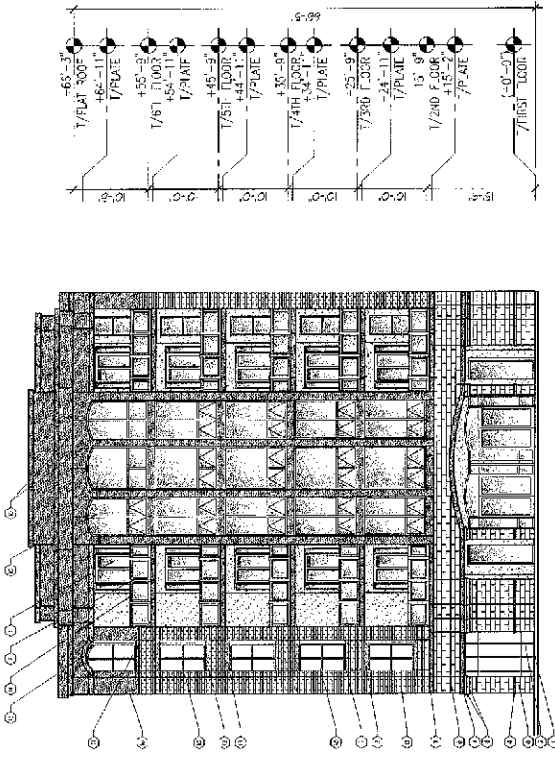
PROJECT: _____
 5100 FOREST AVE
 DEVELOPMENT
 DOWNS GROUND, L.L.C.
 DATE: _____
 DRAWING NO. _____

STRUCTURE AND SEAL

NO.	REVISION	DATE	BY	CHECKED BY
1	ISSUE FOR PERMITS	08-28-2008		

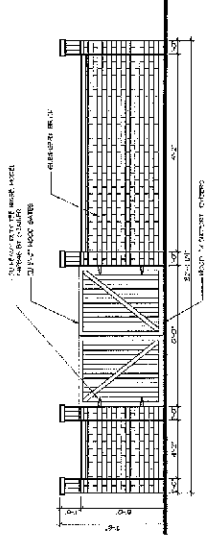
DESIGNED BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 DATE: _____
 DRAWING TITLE: 5100 FOREST
 PROJECT NUMBER: _____
 PARTIAL ELEVATION
 DRAWING NUMBER: _____

A5.05



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

- EDMUNDSON NOTES**
- 1. REFER TO "01" FOR SILL AND FIN.
 - 2. REFER TO "02" FOR SILL AND FIN.
 - 3. REFER TO "03" FOR SILL AND FIN.
 - 4. REFER TO "04" FOR SILL AND FIN.
 - 5. REFER TO "05" FOR SILL AND FIN.
 - 6. REFER TO "06" FOR SILL AND FIN.
 - 7. REFER TO "07" FOR SILL AND FIN.
 - 8. REFER TO "08" FOR SILL AND FIN.
 - 9. REFER TO "09" FOR SILL AND FIN.
 - 10. REFER TO "10" FOR SILL AND FIN.
 - 11. REFER TO "11" FOR SILL AND FIN.
 - 12. REFER TO "12" FOR SILL AND FIN.
 - 13. REFER TO "13" FOR SILL AND FIN.
 - 14. REFER TO "14" FOR SILL AND FIN.
 - 15. REFER TO "15" FOR SILL AND FIN.
 - 16. REFER TO "16" FOR SILL AND FIN.
 - 17. REFER TO "17" FOR SILL AND FIN.
 - 18. REFER TO "18" FOR SILL AND FIN.
 - 19. REFER TO "19" FOR SILL AND FIN.
 - 20. REFER TO "20" FOR SILL AND FIN.



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

- EDMUNDSON NOTES**
- 1. REFER TO "01" FOR SILL AND FIN.
 - 2. REFER TO "02" FOR SILL AND FIN.
 - 3. REFER TO "03" FOR SILL AND FIN.
 - 4. REFER TO "04" FOR SILL AND FIN.
 - 5. REFER TO "05" FOR SILL AND FIN.
 - 6. REFER TO "06" FOR SILL AND FIN.
 - 7. REFER TO "07" FOR SILL AND FIN.
 - 8. REFER TO "08" FOR SILL AND FIN.
 - 9. REFER TO "09" FOR SILL AND FIN.
 - 10. REFER TO "10" FOR SILL AND FIN.
 - 11. REFER TO "11" FOR SILL AND FIN.
 - 12. REFER TO "12" FOR SILL AND FIN.
 - 13. REFER TO "13" FOR SILL AND FIN.
 - 14. REFER TO "14" FOR SILL AND FIN.
 - 15. REFER TO "15" FOR SILL AND FIN.
 - 16. REFER TO "16" FOR SILL AND FIN.
 - 17. REFER TO "17" FOR SILL AND FIN.
 - 18. REFER TO "18" FOR SILL AND FIN.
 - 19. REFER TO "19" FOR SILL AND FIN.
 - 20. REFER TO "20" FOR SILL AND FIN.



CHLOE A. ARCHITECTS/P.L.L.C.
 1100 N. FARMINGTON AVENUE, SUITE 200
 CHICAGO, ILLINOIS 60610
 TEL: 312.235.1111
 FAX: 312.235.1112
 WWW: www.chloeaa.com

PROJECT: 5100 FOREST AVE.
 DEVELOPMENT
 DORNHANS GROUP, LLC

KEY PLAN

EXISTING AND NEW

NO.	REVISION	DATE
1	ISSUE FOR PERMITS	08-20-2008

DESIGNED BY: [Blank]
 CHECKED BY: [Blank]
 DRAWN BY: [Blank]

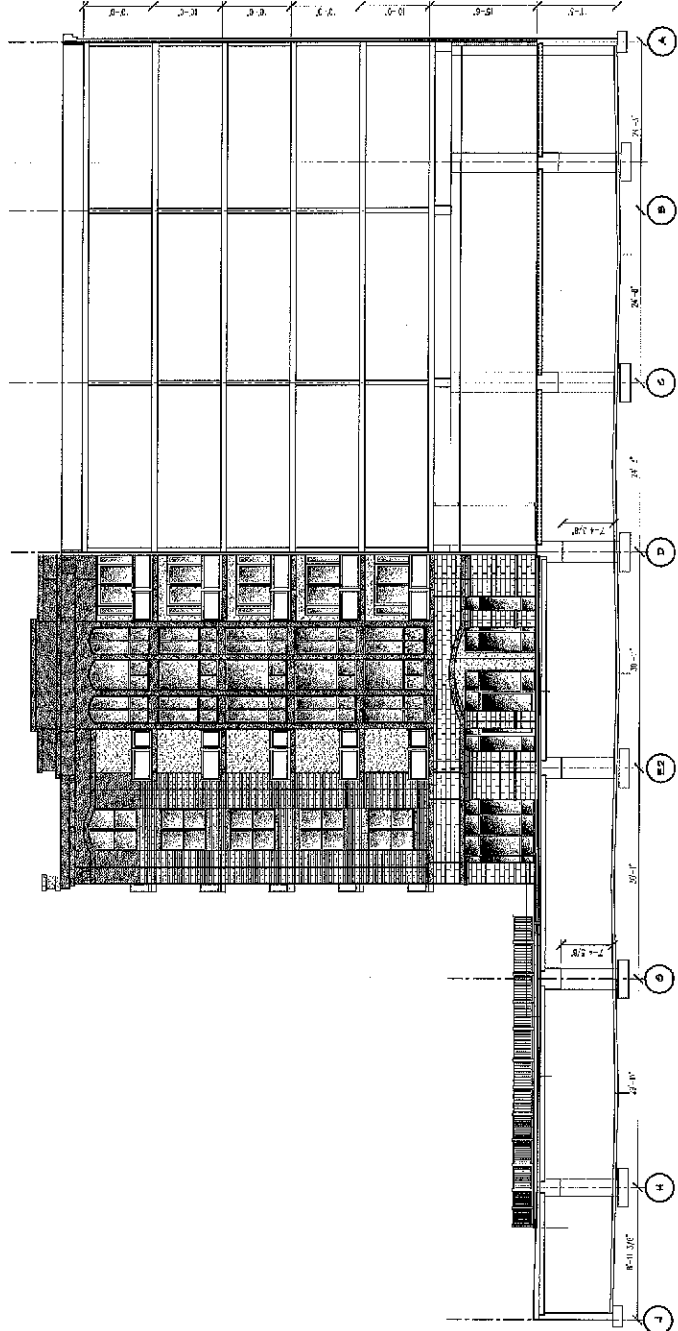
DATE: [Blank]

SCALE: 1/8" = 1'-0"

DRAWING TITLE: BUILDING SECTION

BUILDING NUMBER: [Blank]

DRAWING NUMBER: A6.01



BUILDING SECTION
 SCALE: 1/8" = 1'-0"



GROUP A ARCHITECTURAL
 A. Development Corporation
 10000 Highway 100, Suite 100
 Atlanta, Georgia, GA 30328
 Phone: 404.525.1111
 Fax: 404.525.1112
 www.aarchitect.com

PROJECT

5100 FOREST AVE.
 DEVELOPMENT
 DOWNS GROVE, IL

SEE PLAN

LEGATIVE JOE SEAL

NO.	DATE	REVISION
1	10/11/07	ISSUED FOR PERMITS

RESPONSIBLE ARCHITECT

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DESIGN BY

CHECKED BY

APPROVED BY

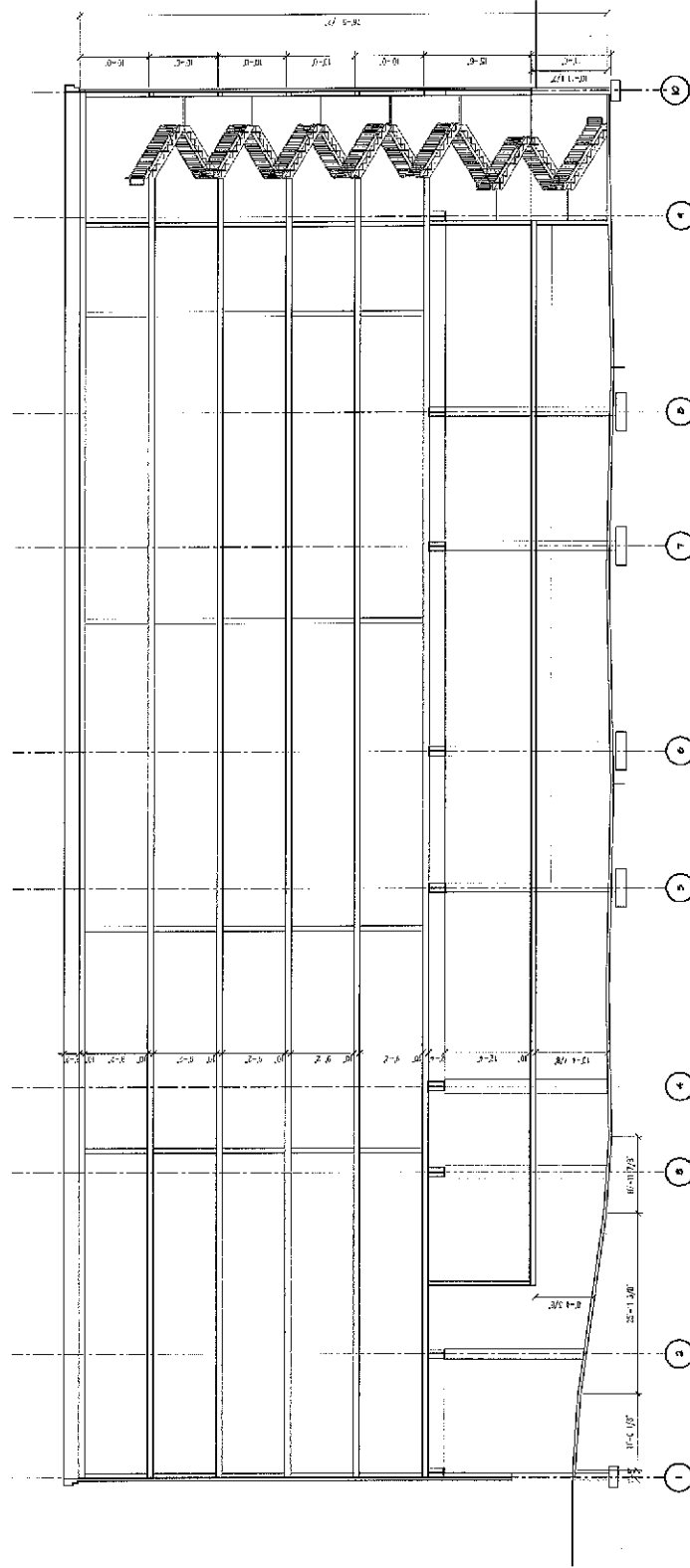
JOB NUMBER

DRAWING TITLE

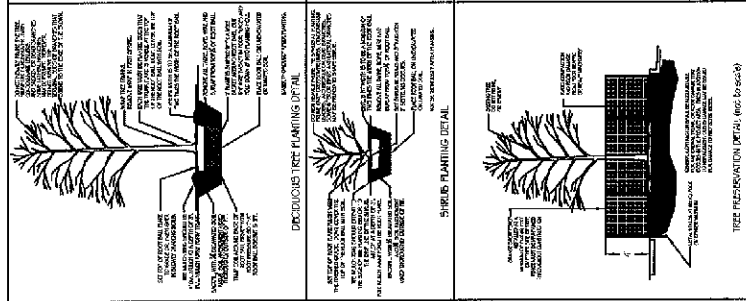
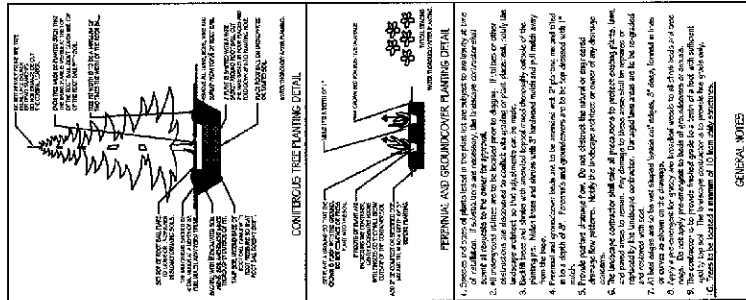
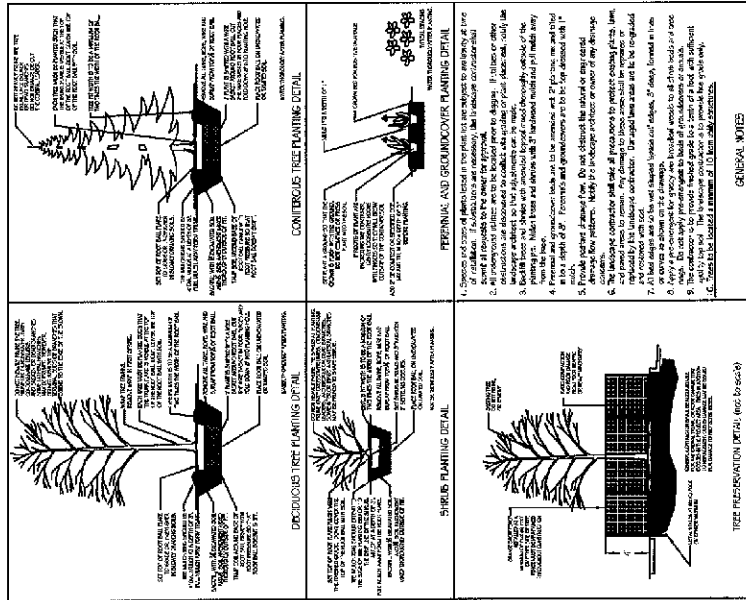
BUILDING SECTION

DRAWING NUMBER

A6.02



BUILDING SECTION
 SCALE: 1/8" = 1'-0"
 A6.02



PLANT SCHEDULE

SYMBOL	QTY	DESCRIPTION	SIZE	DATE
1	2	AMERICAN BURNING BUSH	6\"/>	
2	4	CRAPPAE PALM	2\"/>	
3	4	CRAPPAE PALM	2\"/>	
4	4	CRAPPAE PALM	2\"/>	
5	3	FRAXINUS	1\"/>	
6	3	FRAXINUS	1\"/>	
7	3	FRAXINUS	1\"/>	
8	3	FRAXINUS	1\"/>	
9	3	FRAXINUS	1\"/>	
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GENERAL NOTES

1. Species and sizes of plants to be installed shall be as indicated on drawings. All plants shall be installed in accordance with the specifications of the American Nursery & Landscape Association (ANLA).
2. All plants shall be installed in accordance with the specifications of the American Nursery & Landscape Association (ANLA).
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20. All plants shall be installed in accordance with the specifications of the American Nursery & Landscape Association (ANLA).

WINGREN LANDSCAPE
 715 N. Independence Blvd. / Roseville, IL 60442 / TEL. 630.773.8100

GILBERT FOREST
 CONDOMINIUMS
 5100 Forest Ave
 Downers Grove, IL

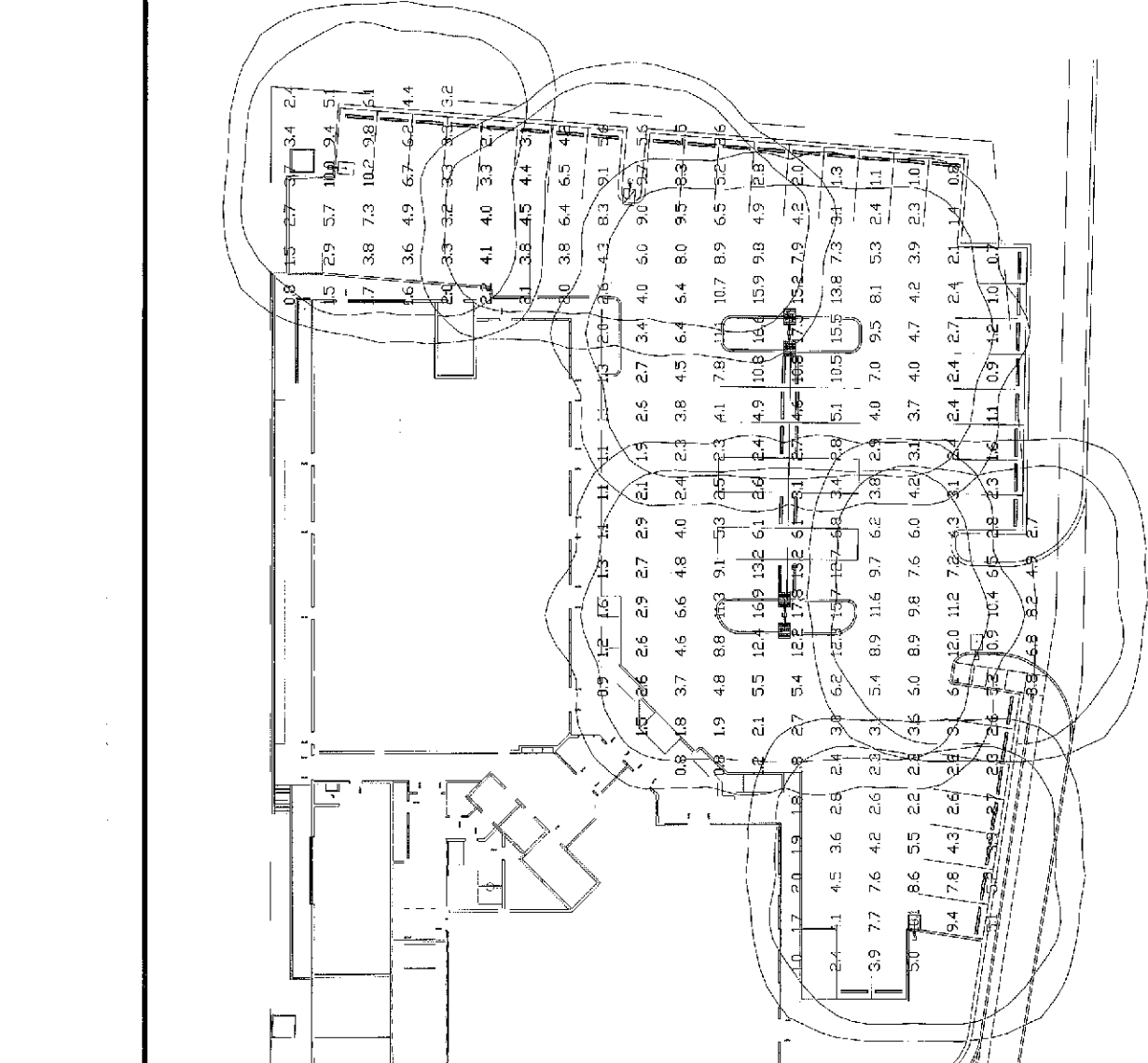
SCALE: 1" = 20' 0"
 NORTH

PROJECT NO: 060412
 DRAWN BY: J. JP
 DATE: 01/16/05

REVISIONS:
 1. 08/15/04
 2. 08/15/04
 3. 08/15/04

LANDSCAPE PLAN

SHEET NO: L1.0



POINT-BY-POINT CALCULATION
 Illuminance at Grade (Footcandles)

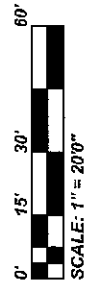
NOTES:
 See schedule for luminaire specifications.
 Luminaire Symbols are not to scale.
 Varying the position, mounting height, or orientation from what is specified in this drawing will invalidate the calculation performed.

DATA SUMMARY

Numeric Summary					
Project: All Projects					
Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPnts	507	17.8	0.7	7.19	25.43

LUMINAIRE SCHEDULE

Type	Symbol	Manufacturer / Catalog #	Description	Lamp Description	LLF	# of Type
A3T	[Symbol]	U.S. ARCHITECTURAL LIGHTING (2) AER-III-400MH	Pole Mounted, 20' Above Grade, Type III Horizontal Segmented Reflector, Orient as Shown in Plan.	400 Watt Clear Metal Halide 36,000 Initial Lumens	0.72	2 Tot
A3	[Symbol]	U.S. ARCHITECTURAL LIGHTING AER-III-400MH	Pole Mounted, 20' Above Grade, Type III Horizontal Segmented Reflector, Single Luminaire Pole, Orient as Shown in Plan.	400 Watt Clear Metal Halide 36,000 Initial Lumens	0.72	1 Tot
A4	[Symbol]	U.S. ARCHITECTURAL LIGHTING AER-IV-400MH	Pole Mounted, 20' Above Grade, Type IV Horizontal Segmented Reflector, Single Luminaire Pole, Orient as Shown in Plan.	400 Watt Clear Metal Halide 36,000 Initial Lumens	0.72	3 Tot



VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING AUGUST 4, 2008, 7:00 P.M.

FILE NO. PC-23-08 A petition seeking approval for Special Uses for a Mixed Use Retail and Residential Condominium Building for the property located at the Northwest corner of Forest & Gilbert Avenues, commonly known as 5100 Forest Avenue, Downers Grove, IL (PIN 09-08-126-005); Downers Grove Village Square, LLC, Petitioner/Owner

Chairman Jirik swore in those individuals who would be speaking on File No. PC-23-08.

Stan Popovich, Village Planner, discussed that the petitioner is requesting a Special Use to construct a multiple-family residential development in the Downtown Business Zoning District as well as a Special Use for an outdoor seating accessory to a proposed restaurant at 5100 Forest Avenue. The 49,285 square foot property is located at the northwest corner of Forest and Gilbert Avenues and is the former TCF bank site. The petitioner is proposing to construct a six-story, mixed-use development with the first floor as commercial, the remaining five floors as residential, and the lower level as a one-story underground parking garage (84 parking spaces) strictly for the residents. The garage access is off Gilbert Avenue and an existing curb cut on Gilbert will be improved to provide access to parking and the loading zone. The at-grade parking lot with 42 parking spaces will be accessible along Forest Avenue.

The 70-foot tall building, which meets the zoning height requirement for the DB District, will have 12,515 square feet of commercial space on the first floor and 60 condominium units ranging from one- bedroom units to units with two bedrooms and a den on floors two through six. The outdoor seating area was also noted. Due to the site's grade changes, a portion of the first floor parking garage will be seen above grade from the Gilbert Avenue site and the west property line. The petitioner is also proposing a vehicular and pedestrian connection to Commuter Parking Lot D located at the northwest corner of the site. Currently, Lot D is owned by Immanuel Residences with the Village holding a lease agreement for the parking lot until 2087. As part of the agreement, two of the four existing handicap parking spaces in Lot D will have to be relocated within Lot D or adjacent to the proposed dumpster onto 5100 Forest Avenue. The Village will not allow any reduction in spaces in the parking lot due to parking space requirements and the number of parking permits that can be sold. The petitioner has agreed to it.

Per staff, a ComEd ten-foot utility easement runs along the west property line, and two transformers exist at the southwest corner of the site. The petitioner is proposing to encroach into the ten-foot easement with residential balconies on floors two through six, access stairs to the parking garage, steps and ramps, stormwater facility structures and a dumpster enclosure. Staff is requiring that a written agreement from the petitioner with ComEd be submitted to the Village permitting the encroachment into the easement prior to receiving any site development permits.

Mr. Popovich stated the proposal meets the Village's bulk requirements. The Special Use is consistent with the goals of the Zoning Ordinance and is consistent with the intent of the Future Land Use Plan. School and park donations were referenced in staff's report. A new water service and sanitary sewer service will be provided to the site, and the Downers Grove Sanitary District has provided conceptual approval of the development. Stormwater detention is to be provided in underground vaults along the northern property line. A Plat of Easement shall be provided over all

stormwater detention facilities and piping. The Fire Prevention Division of the Fire Department reviewed the proposed plans and was supportive of the overall access to the site. Since the site access is primarily located above the parking garage, staff is requiring that the garage be designed by a licensed structural engineer to support the weight of the Village's fire trucks.

Staff did speak to one neighbor regarding the proposal who had no concerns. Another neighbor had questions about available commercial and residential parking on the site. Staff has not received any other verbal or written neighborhood comment regarding the proposal at this time.

Staff believes the standards for a Special Use have been met, the proposed mixed-use development is desirable and both Special Uses will not be detrimental to the public's general welfare and will not be detrimental to property values. Renderings of the building elevations followed.

To Mr. Matejczyk's question, staff confirmed the underground water storage will not encroach upon the ComEd easement but possibly four floors of balconies will encroach. Asked what recourse the Village has if the project does not get underway, Mr. Popovich explained the Village requires a bond to be posted to complete certain improvements in order to take the site back to normal grade. A stormwater bond is also issued. A model of the project was provided to correspond with the renderings in the packets.

Petitioner, Mr. Robert Kirk, President of Group A Architects, 415 W. Golf Road, Arlington Heights and the architect for the development, provided a slide overview of the project specifically focusing on the site and its ability to lend itself to both access to upper and lower levels. In particular, he pointed out that from the corner of Forest and Gilbert land increases in height heading toward the Metra tracks, which allows for the upper parking deck while at the opposite end, the grade lowers, allowing for an outdoor seating area. Regarding access to the parking lot, some stairs and access along the building will be created to allow commuters to walk across the site to the train.

First floor retail is planned and would be recessed five feet back to allow for a canopy for pedestrians. The main entrance will be recessed and covered. The bulk of the building will be away from the noise of the train. The average unit price will start at \$300,000 with the largest unit at \$650,000. The lower level parking garage was reviewed noting the storage areas and the location of two elevators. Building materials will include traditional features with cleaner details.

Mr. Kirk described the development as "cutting edge" because it will be the first project using sustainable materials, local materials and local contractors throughout the building process. A LEED certification for the development is being pursued. Mr. Kirk discussed the fact that the building will be created using a pre-engineered steel structural system with poured 9-inch concrete floors. A similar project is being done in Evanston, Illinois.

Regarding discussions with ComEd about the easement issue, Mr. Kirk indicated discussions have not yet taken place. However, the balconies, which start on the second floor, are 16 feet above the easement. If necessary, modifications to them could take place.

Mr. Peter Burdi, 431 S. Dearborn, Chicago, Illinois, on behalf of Downers Grove Village Square, LLC and petitioner for the project, stated he was one of the purchasers of the former TCF Bank and joined Harry Liesenfelt in this joint venture project. A similar project was selling units in downtown Riverside, Illinois. Regarding the earlier concerns about the project not getting

underway and standing vacant, Mr. Burdi stated construction would not begin until the construction loan is in place. Per a question, he stated one parking space was allowed for each unit. However, owners would have an option to purchase another space.

Per a question about windows, Mr. Kirk explained a new company named Alpin designs the windows per facade so that each window facade is slightly different to its exposure. Loading on Gilbert Avenue was briefly discussed. Building materials were available for viewing. Discussion was raised about the condominium market and its saturation, wherein Mr. Burdi responded on the success of the Acadia project being on its last phase and given the current market condition, he believed there was a market for the condominiums and planned to break ground in early spring.

Mr. Kirk expected project completion to be about 12 months at best, or 24 months at worst. He estimated half the traffic lanes on Forest would be blocked during some construction. No traffic plans were done to date, but he would put it into the plans to make it work. Mr. Beggs inquired about the height of the building as compared to other buildings in the surrounding area and the proposed building's affect on the building to the west. Mr. Kirk stated the orientation of the Immanuel building is east/west and the proposed building will have minimal impact because the side, which has the least exposure, is facing the Immanuel building. The distance between the two buildings will be about 60 to 65 feet. The distance between buildings 1 and 2 at Acadia was probably 66 feet to 70 feet.

As to traffic exiting onto local streets, Mr. Burdi did not believe there was any concern about commuter traffic exiting Gilbert Avenue currently and presumed the primary exit would be from Forest Avenue. Mr. Beggs voiced concern about the amount of traffic turning west on Gilbert during construction and parked cars exiting. Mr. Waechtler had a similar concern and suggested that the Village's local traffic engineer review the issue, possibly removing the parking and opening up the lanes for traffic to pass. Per Mr. Burdi, no traffic study was requested by staff. Chairman Jirik suggested monitoring the situation first and be prepared to act if necessary. Staff stated, however, as part of the petitioner's development permits, the petitioner will be required to provide a parking plan during construction. Staff would be monitoring the construction, which may include the removal of parking spaces for that purpose. Mr. Waechtler thanked staff's approach.

As an aside, Mr. Beggs recommended the developer pay attention to water collection at a particular site, wherein staff stated preliminary site engineering was submitted by the petitioner and some fine-tuning was necessary, but staff was comfortable with the amount of detention being provided.

Per an earlier concern, Mr. Burdi agreed that he and his partners did not want the project to fail. He plans to have a trailer with the model in it to begin marketing units. He believes after 20% to 30% of the units are sold, he will be able to get the financing.

Chairman Jirik opened up the meeting to public comment.

Ms. Rose Hudson, 5112 Forest Avenue, Downers Grove, stated she owns property across the street from the future development and thought the development was an asset. However, her concerns included access for her customers; parking to accommodate the project and traffic safety at Forest and Gilbert with cars coming from the north to the south. She voiced concerns about the additional traffic in the area with the new development, whether any utilities would be shut off and not having enough parking specifically for the restaurant portion.

Mr. Kirk stated 42 parking spaces were being added to the ground level parking while the zoning code required no parking spaces, which would allow relief. Mr. Burdi, however, cautioned Ms. Hudson that while she had her customers, the proposed development also had its customers and tenants.

Mr. Mark Thoman, 1109 61st Street, Downers Grove, inquired if any RDA (Redevelopment Agreement) was attached to the development, on behalf of the Village, and if any re-engineering of Forest would occur to allow for a left-turn lane, which could be by-passed in the right lane. He suggested the Village might want to consider a Right Exit Only on Forest to eliminate the possibility of turning left without seeing on-coming traffic. He inquired about the specific type of water detention being created. However, he was encouraged by the development and the fact that a LEED certification was being pursued and could be an example for future developments. He reminded the public that the project was on the outer edges of the downtown area, and he recommended support for the project.

Mr. Jon Povlivka, 6016 Washington, Downers Grove, noted the Village should be making plans for construction parking. In addition, consideration should take place to bury utility lines now versus later.

Mr. Roger Crisman, 1140 Gilbert Avenue, Downers Grove, resides on the north side of Gilbert and voiced concern about pedestrian safety at the Forest/Gilbert intersection besides vehicular traffic.

Hearing no further comments, Chairman Jirik closed the public comment portion of the meeting.

In response to the above public comments, Mr. Kirk stated he was open to working with staff regarding the pedestrian traffic possibly finding a permanent solution such as a crosswalk or flashing light. Utilities were already buried along the easement. Mr. Popovich stated he believes no utility services would be shut off and understood only new services would be attached to the building. With regard to developing a private/public partnership for the issue of safer pedestrian access during construction, Mr. Popovich stated he could work with the petitioner on the matter to discuss how the access could be addressed. As to crosswalks, staff would have to speak with the Traffic Division of the Public Works Department.

Chairman Jirik suggested that staff speak to Public Works sooner versus later.

Per a resident's earlier question, staff reported that pipes would be used for the water detention and no RDA, i.e., no Village financing, was involved with the project. Staff added during the construction/demolition phase of the project the petitioner will have to submit a fencing plan to the Village depicting where access points are located, delineating parking for construction vehicles, locating dumpsters, and notifying neighbors within 100 feet of the project, all prior to receiving any construction permit. Due to the possible concerns of the neighbors, Chairman Jirik suggested the neighbors be made aware of the plans in order to be engaged in the process and suggested staff forward information to them on the correct process. Mr. Popovich indicated if there were any compliance concerns, neighbors could contact the Village's Community Development Department.

Because the site was affecting much of the area, Mr. Waechtler recommended that neighbor notification beyond 100 feet might be necessary. A question followed regarding addressing parking issues for the library downtown.

The petitioner had no further information to add nor a closing statement.

Mr. Waechtler inquired as to how many retailers would be located in the building. Mr. Burdi indicated that he would like a restaurant ideally, but possibly three or four retailers would exist. Mr. Matejczyk conveyed his support for the project and wished the petitioner well given the current economy. Mr. Waechtler appreciated staff's detailed notes and the petitioner's professional presentation. Chairman Jirik reminded the petitioner given the issues raised; communication with the neighbors should be strong. Mr. Cozzo agreed the project met the standards for approval for the Special Use.

WITH REGARD TO FILE NO. PC-23-08, MR. WAECHTLER MADE A MOTION THAT THE PLAN COMMISSION MAKE A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL REGARDING THIS PETITION, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE SPECIAL USES SHALL SUBSTANTIALLY CONFORM TO THE PRELIMINARY ARCHITECTURE PLANS PREPARED BY GROUP A ARCHITECTS, LTD. DATED JUNE 9, 2008; THE PRELIMINARY ENGINEERING PLANS PREPARED BY MANHARD CONSULTING, LTD. DATED JUNE 6, 2008 AND REVISED ON JULY 18, 2008; THE PRELIMINARY LANDSCAPE PLANS PREPARED BY WINGREN LANDSCAPE DATED APRIL 18, 2008 AND REVISED ON MAY 27, 2008; AND THE PRELIMINARY EXTERIOR LIGHTING PLAN PREPARED BY U.S. ARCHITECTURAL LIGHTING DATED JUNE 4, 2008, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. A DESCRIPTION OF BEST MANAGEMENT PRACTICES THAT ARE INCORPORATED INTO THE SITE DESIGN AND HOW THEY WILL FUNCTION SHALL BE PREPARED AND SUBMITTED. THE APPLICABLE DESIGN CRITERIA SUCH AS SOIL TYPE, VEGETATION, AND LAND COVER CONDITIONS DRAINING TO THE BEST MANAGEMENT PRACTICE ALONG WITH APPROPRIATE CALCULATIONS SHALL BE INCLUDED.**
- 3. 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.**
- 4. THE PROPOSED BUILDING SHALL HAVE A MANUAL AND AUTOMATIC DETECTION SYSTEM INSTALLED THROUGHOUT IN A MANNER ACCEPTABLE TO THE VILLAGE. ALL AREAS OF THE BUILDING SHALL BE PROTECTED.**
- 5. THE PROPOSED BUILDING SHALL HAVE A COMPLETE AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT IN A MANNER ACCEPTABLE TO THE VILLAGE. ALL AREAS OF THE BUILDING SHALL BE PROTECTED.**

6. A MINIMUM 20 FOOT FIRE LANE SHALL BE PROVIDED ADJACENT TO THE BUILDING. THE FIRE LANE LOCATIONS SHALL BE APPROVED BY THE VILLAGE.
7. THE PARKING GARAGE SHALL BE DESIGNED IN A MANNER TO SUPPORT THE WEIGHT OF THE VILLAGE'S EMERGENCY VEHICLES. THE DECK SHALL BE DESIGNED, STAMPED AND SEALED BY A REGISTERED STRUCTURAL ENGINEER.
8. ALL PROPOSED COMMERCIAL SIGNAGE SHALL COMPLY WITH THE VILLAGE'S SIGN ORDINANCE.
9. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE PETITIONER SHALL SUBMIT MATERIAL SAMPLES OF THE PROPOSED EXTERIOR BUILDING MATERIALS AND RETAINING WALLS FOR REVIEW BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
10. PRIOR TO THE ISSUANCE OF ANY DEMOLITION OR SITE DEVELOPMENT PERMITS, THE PETITIONER SHALL PAY TO THE VILLAGE A TOTAL OF \$125,768.55 AS SCHOOL AND PARK DONATIONS (\$92,981.70 TO THE PARK DISTRICT, \$23,599.00 TO ELEMENTARY SCHOOL DISTRICT 58, AND \$9,187.85 TO HIGH SCHOOL DISTRICT 99) SUBJECT TO VERIFICATION BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
11. PRIOR TO THE ISSUANCE OF ANY DEMOLITION OR SITE DEVELOPMENT PERMITS, THE PETITIONER SHALL PROVIDE THE VILLAGE WITH AN EASEMENT ENCROACHMENT LICENSE FROM COMMONWEALTH EDISON TO LOCATE BALCONIES, RAMPS AND STEPS, DUMPSTER AND ENCLOSURE, STORM SEWER STRUCTURES AND OTHER INCIDENTAL ITEMS WITHIN THE COMMONWEALTH EDISON TEN-FOOT UTILITY EASEMENT WHICH RUNS THE LENGTH OF THE WESTERN PROPERTY LINE.
12. PRIOR TO THE ISSUANCE OF ANY DEMOLITION OR SITE DEVELOPMENT PERMITS, THE PETITIONER SHALL ENTER INTO AN AGREEMENT WITH THE VILLAGE FOR EASEMENT ACCESS TO COMMUTER PARKING LOT D.
13. PRIOR TO THE ISSUANCE OF ANY DEMOLITION OR SITE DEVELOPMENT PERMITS, THE PETITIONER SHALL ENTER INTO AN AGREEMENT WITH IMMANUEL RESIDENCES FOR EASEMENT ACCESS TO COMMUTER PARKING LOT D.

MR. MATEJCZYK SECONDED THE MOTION.

ROLL CALL:

AYE: MR. WAECHTLER, MR. MATEJCZYK, MR. BEGGS, MR. COZZO, CHAIRMAN JIRIK

NAY: NONE

MOTION CARRIED. VOTE: 5-0

Chairman Jirik confirmed the Commission's next meeting was September 8, 2008. Due to the potential length of the earlier continued petition, he suggested staff place the item on the September 8 agenda and reserve any other petitions for a second September meeting date.

MR. COZZO MOVED TO ADJOURN THE MEETING. MR. BEGGS SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 9:17 P.M.

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