

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
OCTOBER 28, 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

Approval on the November 4, 2008 active agenda per the Plan Commission’s recommendation.

BACKGROUND

Fairview Village proposes to expand its campus 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 requests a Preliminary Planned Development Amendment to be included within the existing Planned Development #32 and a rezoning to change the zoning from R-3, Single Family Residential to R-5A, Townhouse Residential to be consistent with the existing Planned Development #32 zoning. The petitioner requests only preliminary approval of the land use and site plan at this time. 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.

Zoning Table

Zoning Requirements	Required	Proposed (Oct 2007)	Proposed (Aug 2008)
Front Yard Setback (East)	25'	30'	30'
Side Yard Setback (North)	47'	30'	47'
Side Yard Setback (South)	47'	30'	47'
Rear Yard Setback (West)	20'	20'	40'
Building Height	35'	37'-6"	24'-6"
Lot Coverage	32%	29.0%	29%
Lot Area			
3-bedroom unit	3,000 sf / unit	3,959 sf / unit	3,959 sf / unit
Floor Area Ratio	0.8	0.59	0.59
Parking	40	98	96
Open Space	40%	56%	63%

Traffic Table

	Morning Peak Trips	Evening Peak Trips	Trips Per Day	% increase to average daily traffic on Fairview Avenue
Approved Single Family	5	7	67	0.05
Proposed Senior Independent Living	3	4	111	0.08

Site Plan

The petitioner proposes 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. The petitioner revised their original August 2007 site plan to increase building setbacks from the adjacent single family residences. The setback from the north and south property lines is 47 feet, while the closest point along the western property line is 40 feet. The proposal meets all the bulk requirements of the Zoning Ordinance for the proposed R-5A district, including building height and setbacks, parking and open green space.

Attached is a process and timeline summary for the development. During that process the Village Council charged the Plan Commission with thoroughly reviewing the project with respect to all aspects of the project, including:

- home values
- appropriate use of the land
- stormwater management
- traffic

These four topics are summarized below:

Property Values

Surrounding neighbors expressed concern about the impact the proposed development would have on surrounding property values. To address this concern, Fairview Village contracted with Tracy Cross & Associates, Inc. (TCA) to prepare a study on how property values would be affected. TCA completed an analysis of the market potential for residential development in February 2008 which provided an assessment of the potential impact of the proposed Auxiliary Campus upon local property values. Staff requested additional information from the petitioner to further clarify the report's findings. TCA provided a second study in August 2008 which more closely examined property values adjacent to senior living facilities and multi-family developments adjacent to single family developments over time. The additional information, submitted in August 2008, confirmed TCA's initial assessment that the rezoning "will not impair or negatively impact single family property values in the immediate vicinity." Both the February and August reports are provided in the attached Staff Report.

To verify the TCA results, staff researched the issue of property values through the American Planning Association (APA). The APA had no report or data relating specifically to the impact of senior living facilities. The APA did have five studies which examined the issue of property values in cases where multi-family residential was constructed in a single-family neighborhood. Only one study from the MIT Center for Real Estate provided background information and data within the available report. The MIT study examined the impact of introducing a large-scale, mixed-income, multi-family rental development with an affordable housing component into a neighborhood of single-family houses over a period of time from 1983 through 2003.¹ The authors found that large, dense, multi-family rental developments with affordable

¹ Pollakowski, Henry O. et al., *Effects of Mixed-Income Multi-Family Rental Housing Developments on Single-Family Housing Values*. MIT Center for Real Estate, April 2005.

housing components do not negatively impact the sales price of nearby single family homes.² Additional information pertaining to the MIT study can be found in the Staff Report.

Appropriate Use of the Land

The surrounding residents expressed concerns about the proposed multiple-family development encroaching into their single-family neighborhood and whether the proposed encroachment was compatible with the Future Land Use Plan. The Auxiliary Campus property is currently designated as Residential 0-6 dwelling units per acre in the Future Land Use Plan. The proposed development would create a density of 11 dwelling units per acre. The proposal is not consistent with the Future Land Use Plan. However, the proposal is consistent with the multi-family developments currently in-place along Fairview Avenue between 63rd Street and 75th Street. There exists already a townhouse development located at 6308-6316 Fairview Avenue approximately 800 feet north of the proposed project along the same side of the street. The Main Campus across Fairview Avenue is multi-family and apartment buildings and townhouse developments are located on the east side of Fairview Avenue immediately north of the Main Campus. Additionally, a multi-family complex is located at the northwest corner of Fairview Avenue and 75th Street. The pattern suggests a market-based rationale for multiple-family in the vicinity.

Stormwater Management

Stormwater management and how it will be addressed is a topic of concern for the neighbors. Stormwater management will be provided through the existing storm sewers and the installation of new storm sewer structures and lines throughout the site. The stormwater will be conveyed off-site to the two previously approved detention ponds located on the Main Campus. These ponds were designed to provide capacity for both the Auxiliary and Main Campuses. The pond reconfiguration is currently on-going. A preliminary engineering plan is provided in the Staff Report.

Traffic Study

The amount of traffic entering and exiting the site and the impact of this additional traffic on the neighborhood and Fairview Avenue is a concern to the neighborhood. To address these concerns, Fairview Village contracted with Gewalt Hamilton Associates, Inc. to complete a traffic study of the Auxiliary Campus. The study found that the traffic generated by the proposed Auxiliary Campus would not create significantly different impacts on the existing roadway system than the approved single family residential development. Levels of Service during both morning and evening peak were acceptable and the slight increase in traffic will not result in service level decreases along Fairview Avenue. Although the number of vehicles entering and exiting the site is more than anticipated for seven single-family properties, the difference results from slightly higher off-peak (mid-day) traffic associated with senior independent living use. The traffic study is provided in the Staff Report.

Findings and Recommendations

Staff believes the standards for approval of an amendment to the Zoning Ordinance and Planned Developments have been met. The adjacent uses contain both single-family and multiple-family uses and the subject property is on the edge of the single-family neighborhood. The impact of the development will not be detrimental to the health, safety, morals or general welfare of persons residing in the vicinity and will not be injurious to property values or improvements in the vicinity as demonstrated by the petitioner's additional home value, market analysis and traffic studies. The proposal makes adequate provisions for stormwater management and utilities, provides adequate control over vehicular traffic and provides open space in the form of landscaping and an interior courtyard. The proposed use would be beneficial to the community as it provides an opportunity for elderly residents to remain in the Village when they decide to downsize their living arrangements.

² Ibid.

Plan Commission Recommendation

The Plan Commission conducted a public hearing regarding the Auxiliary Campus on September 8, 2008. During the meeting, many neighborhood residents expressed concerns regarding the proposal. These concerns included neighborhood character, the possible deterioration of surrounding property values, and their desire to delay any decision until the TCD 3 and Comprehensive Plan process concludes.

The Plan Commission recommended approval of the Auxiliary Campus Preliminary Planned Development and rezoning by a vote of 4:3. The majority of Plan Commissioners found that the petition had provided sufficient evidence that the development would not harm neighboring property values, was an appropriate use of the land and would not cause significant stormwater or traffic impacts. The majority found the petition met the standards for approval of an amendment to the Zoning Ordinance and Planned Developments. The three dissenting Plan Commission members did not believe the proposal was consistent with existing uses and zoning of nearby properties and did not conform to the planning objectives of the Village. One commissioner also believed the development would negatively affect neighboring property values, was not suitable for the requested rezoning, departs from the zoning regulations applicable to the property, and did not make adequate provisions for public services.

ATTACHMENTS

Process and Timeline

Aerial Map

Ordinances

September 8, 2008 Plan Commission Minutes

Staff Report with attachments dated September 8, 2008

Materials submitted to Plan Commission on September 8, 2008

Process & Timeline

- August 2007
 - Fairview Village proposes a comprehensive redevelopment of their Main Campus and proposes a new development for an Auxiliary Campus on the west side of Fairview Avenue surrounding Lynn Gremer Court.

- September 24, 2007
 - Fairview Village holds a neighborhood meeting to discuss the Main Campus and Auxiliary Campus proposals.

- October 1, 2007
 - Plan Commission recommends unanimous approval of the Main Campus.
 - Plan Commission recommends approval of the Auxiliary Campus by a vote of 6:2. 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.

- October 23, 2007
 - Main Campus and Auxiliary Campus petitions are discussed at Village Council Workshop.

- November 6, 2007
 - Village Council approves Main Campus proposal.
 - Village Council tables Auxiliary Campus proposal indefinitely to allow Fairview Village an opportunity to obtain additional information and to work with the neighbors.

- Winter 2007 – 2008
 - Fairview Village prepares a market analysis of the Auxiliary Campus proposal.
 - Fairview Village revises site plan to provide additional building setbacks from single family residences.

- April 29, 2008
 - Fairview Village holds a neighborhood meeting to discuss the Auxiliary Campus proposal.

- May 23, 2008
 - Auxiliary Campus petition is discussed at the Village Council Workshop.

- June 3, 2008
 - Village Council remands the Auxiliary Campus petition back to the Plan Commission. The Council charged the Plan Commission with thoroughly reviewing the project with respect to all aspects of the project, including:
 - home values
 - appropriate use of the land
 - stormwater management
 - traffic



Fairview Village (West Side) Location Map

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 hearings for the petition on October 1, 2007 and on September 8, 2008, and had made its findings and recommendations on September 8, 2008, 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 September 8, 2008 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 revised on June 27, 2008; the preliminary engineering plan prepared by Gewalt Hamilton Associates, Inc. dated July 2, 2008; 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 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.
10. The four proposed apartment buildings shall contain no more than eight apartments each for a total of 32 living units on the site. The existing single-family residence shall be converted only to a

clubhouse and executive office. Any changes to the proposed number of living units shall be approved by the Village through a Planned Development Amendment.

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

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING SEPTEMBER 8, 2008, 7:00 P.M.

Chairman Pro Tem Waechtler called the September 8, 2008 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Pro Tem Waechtler, Mr. Cozzo, Mrs. Hamernik, Mr. Matejczyk, Mr. Quirk, Mrs. Rabatah, Mr. Webster

ABSENT: Mr. Beggs, Chairman Jirik

STAFF PRESENT: Mr. Jeff O'Brien, Sr. Village Planner; Mr. Stan Popovich, Village Planner;

VISITORS: Steve Stewart, Fairview Village, 210 Village Drive, Downers Grove*; Don Vandevander, Fairview Village, 210 Village Drive, Downers Grove*; Doug Thaxton, Fairview Village, 210 Village Drive, Downers Grove*; John Martin, 1755 Naperville Road, Wheaton; Andrea VanBuren, 6576 Fairview, Downers Grove*; John & Simone Kapovich, 6416 Blodgett Court, Downers Grove; Marc Pietrzak, 6430 Blodgett Court, Downers Grove; Dana Rennie, 613 65th Street, Downers Grove; Bill Myers, Fairview Village, 210 Village Drive, Downers Grove; Mary Spencer, 6332 Blodgett Court, Downers Grove; Frank Muraca, ARCH Consultants, 250 Parkway Drive; Kerry & Peggy Richmond, 6575 Davane Lane, Downers Grove; Anne Hizon, 661 61st Street, Downers Grove; Walter & Doreen Lenckas, 6357 Davane Court, Downers Grove; Dan & Sue Gross, 6407 Davane Court, Downers Grove; Bob Scelze, 6642 St. James Court, Downers Grove; Larry Rosol, 6556 Berrywood, Downers Grove; Jeanette Howard, 6443 Davane Court, Downers Grove; Daniel C. Carlson, 6336 Davane Court, Downers Grove; Rick & Nene Bailey 6413 Blodgett Court, Downers Grove; Carmela Zinnecker, 6345 Davane Court, Downers Grove*; Janet Cerny, 412 66th St., Downers Grove; David & May Tsui, 6407 Blodgett Court, Downers Grove; Carol Rochter, 6600 St. James Court, Downers Grove; Anthony DiSalvo, 6339 Davane Court, Downers Grove*; Lauren & Quinton Ford*, 415 66th Street, Downers Grove; Carol & Bob Nield, 6326 Fairview Avenue, Downers Grove; Valeria & Evelyn Giralda, 532 66th Street, Downers Grove; Joy & Ron Detmer*, 6580 Davane Lane, Downers Grove; Jason Mitchell, 6572 Fairview Avenue, Downers Grove*; Simon & Clara Liu, 6436 Davane Court, Downers Grove; Natasha Buh, 6412 Davane Lane, Downers Grove; Sandra & Ray Konrath, 6637 Saint James Court, Downers Grove; Fred Foss, 6579 Davane Lane, Downers Grove; Marge Earl, 4720 Florence Avenue, Downers Grove *; C. Wei, 6440 Fairview Avenue, Downers Grove; Betty C. Lewis, 6431 Davane Court, Downers Grove; Theresa Stewart, 6413 Davane Court, Downers Grove; Tariq Khan, 6450 Fairview Avenue, Downers Grove*; Mary & Walter Sobat, 404 66th Street, Downers Grove; Arlene & Benjamin Widrevitz, 7136 Blackburn, Downers Grove; G. Tracy Cross, Tracy Cross & Associates, 1920 N. Thoreau Drive #150, Schaumburg*; Mike Carey, Powermart, 1301 W. 22nd Street, Oak Brook*; James F. Russ, Jr., Attorney, 4915 Main Street, Downers Grove*; Ed Rickert, 6563 Berrywood, Downers Grove*; Jon Povlivka, 6016 Washington, Downers Grove*; William White, Attorney, 5530 Main Street, Downers Grove*; Luke Casson,

Kensington Real Estate Consultants, Inc., P. O. Box 39, Lemont, IL*; Suli Gasafer (phonetic spelling), Plainfield, IL (*Spoke at Meeting)

Chairman Pro Tem Waechtler led the plan commissioners in the recital of the Pledge of Allegiance.

Minutes of the August 4, 2008 Meeting - Mr. Matejczyk made a motion to approve the minutes as presented, seconded by Mr. Cozzo. Motion carried by voice vote of 7-0.

Chairman Pro Tem Waechtler reviewed the meeting's protocol for the public and petitioners and for those petitioners that would be speaking on the following two petitions:

FILE NO. PC-35-07 (Continued from 08-04-08) A petition seeking approval of a Preliminary Planned Development Amendment to expand Planned Development #32 Fairview Village for the construction of four multi-family buildings and to rezone such property from R-3, Single Family Residential to R-5A, Townhouse Residential for the property located on the West side of Fairview Avenue at the intersection of Fairview Avenue and Lynn Gremer Court, Downers Grove, IL (PIN's 09-20-213-013,-014,-015,-016,-017,-018,-019); Steve Stewart, Petitioner; Fairview Ministries, Owner

Turning to the overhead screen, Village Planner Stan Popovich reviewed the petition explaining the petitioner is requesting a Preliminary Planned Development Amendment to Planned Development #32 and rezoning from R-3 Single Family Residential to R-5A Townhouse Residential in order to construct four (4), two-story senior citizen apartment buildings on a 2.9 acre parcel surrounding Lynn Gremer Court.

Reviewing some of the project's history, he discussed that on October 1, 2007, the petition received a positive recommendation from the Plan Commission for the Main Campus and for the proposed Auxiliary Campus on the west side of Fairview Avenue. The Village Council approved the Main Campus proposal on November 6, 2007, and subsequent construction began on the Main Campus. However, per the petitioner's request, the Village Council tabled the Auxiliary Campus proposal so the petitioner could examine surrounding home values, the appropriate use of the land, rezoning, stormwater management and traffic. In May 2008, Fairview Village returned to the Village Council with the petitioner having a prepared market analysis. Because the site plan changed, staff recommended returning the petition back to the Plan Commission. In June 2008, the Village Council returned the petition to the Plan Commission and charged the Plan Commission to review the project and consider four aspects of the project: home values, appropriate use of the land, stormwater management, and traffic.

The petition was scheduled for the August 4, 2008 Plan Commission meeting, but the petitioner requested the Plan Commission to continue the petition so they could provide additional information to staff. The petitioner submitted additional property value data to staff in late August 2008. Currently, the petitioner is requesting preliminary approval of the land use and preliminary site plan approval. 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. Tonight's discussion will focus on the four following points: home values, appropriate use of the land, stormwater management, and traffic.

Per Mr. Popovich, the proposal includes the construction of four (4) two-story units and converting the existing house into a clubhouse and executive office. Three of the buildings surround a courtyard and the remaining building sits in the northwest corner of the property. The proposal has been revised, and the setbacks from the north, west and south property lines are 47 feet, as opposed to the 20 to 30 feet previously noted. Each building would have underground parking for its residents. The access drive will be no closer than 68 feet from the west property line, compared to 25 feet in the previous proposal. All vehicles will be entering and exiting at Fairview Avenue. The site provides 96 parking spaces, 20 underground spaces for each apartment and 16 spaces at grade. Approximately 80,000 square feet of green space is being proposed with landscape buffers to the north, west, south, and landscaping along Fairview Avenue. A floor plan was shown. Four units per floor are planned. Renderings and elevations were presented. Bulk regulations and height regulations were being met by the petitioner.

Mr. Popovich stated Gewalt Hamilton Associates, Inc. completed a traffic study of the Auxiliary Campus, which found that the traffic generated from the senior living development would not create a significantly different impact on the existing roadway system than the previously approved single-family development. The study found single-family residences would generate five trips during the morning peak hour and seven trips during the evening peak hour for 12 total peak trips. Overall, the single-family residences would produce 67 total trips per day. The proposed senior independent living units would produce three trips during the morning peak and four during the evening peak for a total of seven peak trips. Overall, the proposed development would produce 111 trips per day. The difference results from slightly higher off-peak (mid-day) traffic associated with the senior independent living use. Seniors would make more trips during daytime off-peak hours.

Staff's data reflects that Fairview Avenue between 63rd Street and 75th Street has an average daily traffic count of 14,000 vehicles. A single-family development would result in a 0.05% increase in traffic, wherein the proposed senior community would result in a 0.08% increase.

The traffic study identifies the level of service for the intersection of the access roads with Fairview Avenue as a Level of Service B for weekday morning peak hours and Level of Service C for weekday evening peak hours for movements into and out of the Auxiliary Campus. Levels of Service are rated A through F, with A being the best, D being the lower threshold of acceptable waiting times. Levels E and F are unacceptable. The anticipated Levels of Service would be acceptable even with the additional trips. The Village's Public Works Department reviewed the traffic study and found the increase in traffic would not result in significant service level decreases along Fairview Avenue. Staff believes the residents of the site who have to enter and exit the site will feel the largest impact. Staff believes the petitioner has addressed this matter.

Regarding the home value study, consultant Tracy Cross & Associates, Inc. completed a market analysis in February 2008, which concluded that the proposed Auxiliary Campus would have no detrimental impact on surrounding home values. The report found that in six cases out of eleven the local annual percent change in home values was higher than for the host municipality. In the other five cases, the local area annual percent change in home values was lower than the host municipality. Staff requested additional information to further clarify the analysis's findings since they were inconclusive.

In August 2008, the consultant examined three cases where municipalities rezoned from single-family residential to multi-family residential and the impact the rezoning had on property values.

The study found that multi-family developments expanding into single-family neighborhoods did not impact single-family home values. Mr. Popovich explained the study also reviewed three cases of single-family residential being located adjacent to senior living facilities: one in Downers Grove, one in Burr Ridge, and one in Barrington and found that the home values immediately adjacent to the developments were similar to home values further away from the senior living facility. The study of these six developments appears to support the assertion that multi-family developments did not affect the property values immediately adjacent to single-family houses whether the development existed or following a rezoning. The consultant will provide further details.

Mr. Popovich also explained that staff conducted its own research through the American Planning Association archives. A Massachusetts Institute of Technology (MIT) Center for Real Estate study completed in 2005 examined the impact of large-scale, mixed-income, multi-family rental development with an affordable housing component into single-family neighborhoods from 1983 through 2003. Mr. Popovich pointed out Fairview was not affordable housing. The MIT study examined seven cases over a period of 20 years. The study looked at the immediate area and the larger municipality with regard to property values. The research found that the multi-family rental developments with affordable housing did not negatively affect the sales price of nearby single-family homes. Mr. Popovich further explained the study looked at the worse case scenarios over a short-term time period and a long-term time period and concluded that the developments did not have a negative impact. Staff believes the study is relevant as the density of the studied cases is comparable to the proposed densities of this proposal. Based on the Tracy Cross and MIT studies, staff believes the proposed Fairview Village project would not have a negative impact on neighboring property values.

As to the appropriate use of the land, Mr. Popovich conveyed the site is not in line with the Future Land Use Plan since the plan designates the area as Residential 0-6 dwelling units per acre. The development is for 11 dwelling units per acre. While the proposal is not consistent with the Future Land Use Plan, it is consistent with the multi-family developments in place along Fairview Avenue between 63rd Street and 75th Street. He noted a nearby townhouse development located north on Fairview Avenue; the Main Campus across Fairview Avenue being multi-family; and apartment buildings and townhouse developments being located on the east side of Fairview Avenue immediately north of the Main Campus. Lastly, a multi-family complex was located at the northwest corner of Fairview Avenue and 75th Street. Staff agreed the proposal had merit since multi-family zoning along Fairview Avenue already existed.

In addressing the stormwater management issue, the proposal provides a preliminary engineering plan, which will take existing stormwater and pipe it underground to the two new improved ponds located on the main campus. A couple of the storm sewers may have to be removed or replaced in order to meet new requirements and layouts. The ponds were designed to provide capacity for both the Auxiliary and Main Campuses. The pond reconfiguration is currently on going.

Mr. Popovich stated public improvements would include a vacation of Lynn Gremer Court with a new entrance drive on Fairview Avenue. Any existing utilities would be re-used as much as possible. The proposal meets the R-5A bulk regulations for setbacks, height and open space. A plat of subdivision will be required to be filed for final planned development approval. School and park donations will also be required. Fire Prevention has reviewed the revised plans and believes there is adequate access in the drive aisles and separation between the buildings.

In addition, neighborhood comment has been extensive with meetings held in September 2007 and April 2008. The neighbors have hired Counsel, and staff has been corresponding with the attorney and the neighbors. A memo from the attorney was on the dais for commissioners to review.

Mr. Popovich stated that staff believes the four Village Council issues have been addressed as stated in staff's report, and the standards for approval for an amendment to the Zoning Ordinance have been met as well as other multi-family uses exist on Fairview Avenue. The Tracy Cross and MIT study also support the findings of no detrimental impact to surrounding single-family property values. The planned development standards have been met, and the proposal complies with the Zoning Ordinance, adequate provisions have been made for sewer, traffic and open space. Staff believes the property is suitable for the proposed use, and the project is not detrimental to the general health, safety and general welfare or surrounding property values. The proposed development meets the zoning requirements of the R-5A district.

Staff asked the Plan Commission to recommend approval of the petition with staff's conditions on page 11 of its report. Mr. Popovich offered to answer questions.

Per Mr. Matejczyk's question about the Village Stormwater Department being concerned about the stormwater plan provided by the petitioner, Mr. Popovich confirmed there were no concerns, noting it was a preliminary plan. Staff and stormwater staff were fine with the plan being proposed. Regarding the various studies inside and outside of the Chicagoland area, he asked if the studies indicated a negative impact on home values in the area of the development or even a neutral impact, Mr. Popovich stated home values continued to rise. The only changes seen were in the percent change in increase.

On behalf of the petitioner, Mr. Steve Stewart, Executive Vice President of Fairview Village, thanked the Commissioners in postponing the presentation due to additional work with Tracy Cross. Mr. Stewart stated the agency has been in Downers Grove since 1973 and has expanded the campus to be a full, continuing care retirement facility with 450 to 500 seniors living on the campus. A history of the project through the Village process followed. He noted the proposal does meet the requirements of the bulk standards and confirmed the proposal was seeking a change in zoning from R-3 to R-5A to match what was across the street. For the expansion of the main campus, Mr. Stewart said starting the ponds was probably a year premature, but he wanted to show a good faith to the neighbors in starting that expansion.

Mr. Stewart stated he believes the project will be an asset to the community and wants to continue to have a flagship campus in the Village. In addition, the failed single-family home project across the street was an opportunity to expand the project, since there was a wait list in the community.

He noted the plan has been reworked to have the building setback within the requirements of the current zoning. "Before" and "after" slides were presented. He confirmed the bulk standards for the proposal were in compliance. Two parking spaces are reserved for each unit. Regarding the pond construction, about 80% of the pond is completed and should be completed this fall. Because neighborhood suggestions have been taken into account and have enhanced the proposal, the proposal sits as currently presented. The four buildings will total 32 units at approximately 1,650 square feet per apartment. Entry costs are approximately \$500,000 to \$600,000. Renderings of the buildings were presented. He thanked the neighbors for some of their comments. Mr. Stewart closed by stating the petitioner not only purchased the seven lots on the west side of Fairview

Avenue but also was required to purchase the five remaining lots within Green Acres Subdivision. However, the proposal tonight was for only the seven lots surrounding the cul-de-sac. The five remaining lots are still for sale as single-family lots.

Mr. Cozzo inquired about the mention of “berming” from the neighborhood minutes wherein Mr. Stewart stated there have been discussions about berming, and it will have to be worked out in the final presentation. He preferred to install some berming but would work with staff on their input. Chairman Pro Tem Waechtler inquired about the landscaping on the west side of the townhomes to screen from the residents, wherein Mr. Stewart stated the screening has been considered and he will have a landscape architect work further on that issue. He reiterated the petitioner wanted to have a good relationship with the neighbors. Per a question, Mr. Stewart advised about 50 individuals were on the wait list.

Mr. Tracy Cross with Tracy Cross & Associates, Schaumburg, Illinois, discussed his scope of business focuses on marketing analysis and market research. He reminded commissioners the focus of his study was to analyze the housing values around senior citizen facilities that were in a half-mile radius and compare those values to a host community. Initially, the study was inclusive in that the radius was either too large or the senior facility was an isolated campus and did not reflect the respective zoning change or show what happens when homes directly abut such a facility. Mr. Cross walked through his presentation in detail discussing various rezoning examples to multi-family zoning near single-family zoning and the fact that the rezoning had no impact to the housing value. In reviewing home values in single-family developments adjacent to senior facilities, he noted home values have either increased or increased at the same rate as the single-family developments. There has been no impact in the examples presented. Mr. Cross reiterated the proposal adds value or will protect values to a certain degree.

Mr. Cross stated his examples were randomly chosen within DuPage County dating back to 1999. No properties prior to 1999 were reviewed. Chairman Pro Tem Waechtler pointed out during this period it was a time when real estate values increased. He thanked Mr. Cross for his presentation. Per a question, Senior Village Planner, Mr. O’Brien, stated he was familiar with the development in Barrington but not the other developments.

Attorney Jim Russ, 4915 Main Street, Downers Grove, informed the Commission he was the attorney for Siever’s and Stevens Construction, which was the developer of the townhomes south of the Family Video building. Mr. Russ reviewed the history of that project’s rezoning ultimately to the R-5A zoning district, which was approved by Village Council. Reviewing prior minutes and workshop minutes, the concern was whether the townhome development was an appropriate buffer from the commercial to the residential area. The Council felt it was an appropriate buffer. He did not see any reference to any “promise” that there would not be further development along Fairview Avenue. Instead, he found reference to any further development along Fairview Avenue would have to be reviewed on an individual bases, as referenced by Mr. Rathje, the prior Village Community Development Director, and the development would probably come before the Plan Commission as a planned unit development for multi-family use.

Mr. Stewart asked to have two residents of Fairview Village speak to the Commission.

Mr. Donald Vandevander, 200 Village Drive, Downers Grove, and Mr. Douglas Thaxton, 200 Village Drive, Downers Grove introduced themselves and presented a signed petition from

residents of the facility who supported the expansion efforts of the Fairview Village on the west side of Fairview Avenue. He presented the petition to Chairman Pro Tem Waechtler.

Mr. Vandevander stated he chose Fairview Village because of what it offers in the way of ministries and various activities it offers. Both men invited the Commissioners to visit the beautiful facility. He stated the site was kept up very well. Mr. Thaxton discussed the volunteer activities offered at the facility.

Chairman Pro Tem Waechtler opened up the meeting to public comment.

Mr. Jason Mitchell, 6572 Fairview, Downers Grove, resides directly south of the vacant lot. He raised concern about the amount of vehicles entering and exiting the driveways, and it being very close to his driveway and had safety concerns for his children. His largest objection was the fact that the proposed development will affect the character of his neighborhood and will affect his view from his home. He stated a study paid by the petitioner could present positive numbers over not so positive numbers. He asked that the commissioners “plan” their projects. He also pointed out the facility could change officials and change the use of the property to apartments.

Mr. Ron Detmer, 6580 Davane Court, Downers Grove, stated much has changed since Fairview Village came before the last Plan Commission meeting. He stated the CEO revealed that Fairview Village plans to extend their apartment building concept and purchase available properties along Fairview Avenue north and south of Lynn Gremer Court. He called attention to the fact that the petitioner has made reference that it owns five lots on Davane Lane, two of which abut the proposed development and he questioned the petitioner’s intention as it relates to those lots. He voiced concern about future development of Fairview Village and the intrusiveness of the proposal into the neighborhood. He summarized some of the comments made at neighborhood meetings contrasted what Fairview Village had previously stated. Mr. Detmer found discrepancies in the Tracy Cross studies, the Village’s Master Plan and the standards of approval for amendments to the Zoning Ordinance as it relates to this proposal.

Commissioners noted some of Mr. Detmer’s comments were also speculative.

Mr. Anthony DiSalvo, 6339 Davane Court, Downers Grove, was sworn in. Mr. DiSalvo stated his neighbors in Green Acres have questioned the actions of this Commission. He reviewed the prior annexation and zoning for the site and discussed what occurred over the past few years; i.e., prior builders mis-timed the housing market. As a result, he stated the petitioner was a buyer who purchased lots that did not meet its needs and was now requesting a change to the zoning. He questioned why the Village should grant the rezoning. Mr. DiSalvo stated the residents would like the Commission continue to maintain the residents’ neighborhood as it has been represented; i.e., single-family homes. Any deviation was against the zoning and was contradictory to prior meetings. Mr. DiSalvo referenced minutes of January 22, 2002 wherein it was conveyed by a Village Council member that the Village did not have control over the property at all, it was not in the Village of Downers Grove, and if it were annexed into the Village, the Village would be able to define what would exist at the site. It went on to discuss future developments and not to focus just on the present.

Per Mr. DiSalvo, at the meeting of April 23, 2002, the same Council member conveyed if the site was within the Village, the decision would be simple because it depicts the area on the Future Land Use Map as residential. Mr. DiSalvo asked that the neighborhood remain residential. He also

stated that if the Commission approves the rezoning of the property, he and his neighbors would come before the Commission to rezone their property to multi-family.

Ms. Andrea VanBuren, 6576 Fairview, Downers Grove, representing herself and her neighbor, Bill Nelson (6624 St. James Court) who could not attend the meeting, discussed that staff uses MIT's study as a basis for justifying that the proposal will not negatively affect surrounding home values. She pointed out that MIT's study appears to justify the Massachusetts Chapter 40.B. of the Anti-Snob Zoning Act which allows developers to obtain state permits to override local zoning regulations if less than 10% of the community's housing stock is defined as "affordable." While staff indicates the density of the study areas of the petitioner's proposal are similar, staff lacks to convey is that the housing stock is very dissimilar. Ms. VanBuren went on to discuss how the housing stock differed in the MIT study, and how some information was dismissed from the study. She believed the MIT study was lending credibility to the Fairview proposal. She discussed in staff's memo, reference is made that the proposal is not consistent with the Village's Future Land Use Map (FLUM), yet staff says the proposal is consistent with the multi-family developments along Fairview Avenue. She found zoning decisions made in Westmont would be a basis for the Village to ignore its own FLUM. There was concern about the Commission rezoning a parcel that was just zoned annexed and rezoned four years earlier. Ms. VanBuren pointed out the subdivision with three buildings on the property has not had time to be successful because it has been discussed at meetings continuously.

She voiced concern about precedent setting and asked that the Commission reject the proposal and adhere to the zoning of its FLUM. She noted the proposal was meeting the setbacks of R-5A zoning and found inconsistencies with the revised Tracy Cross & Associates study. She believed the proposal was an intrusion into an established community.

Mr. Ed Rickert, 6563 Berrywood, Downers Grove, was sworn in. Mr. Rickert noted his home was on the lot directly west of Davane Court. He was not convinced the facility was inappropriate for the area at first. He discussed the concern was not whether it was R-3 zoning versus 5A zoning, but the fact that Fairview was creating a continuum care campus where residents purchase single-family homes, eventually purchase assisted living homes, and then move into the nursing home; i.e., moving a business use into a residential use. It also allowed the petitioner to avail himself to a continuum of care variance and to add beds to an existing property without going through the full Certificate of Need process to show there is a need for nursing home beds in the community. For the above reasons, he opposed the project.

Mr. John Povlivka, 6016 Washington, Downers Grove, was sworn in. He reviewed the zoning the petitioner was seeking, noting the fifth structure, would be an office and clubhouse. He asked if the petitioner was asking for zoning of an office on the property. Mr. O'Brien stated the zoning for the property would be R-5A with a Planned Development overlay with specific uses permitted. In this case, the petitioner requests the existing single-family residence be converted into a small office and clubhouse.

Mr. Bill White, attorney, 5330 Main Street, Downers Grove, has been asked to assist the homeowners. He asked the Commissioners to consider whether the Village's FLUM meant anything given the Village Council recently passed an ordinance to comprehensively review the FLUM. If the Commission was going to deviate from the FLUM, then strong reasons needed to be conveyed. Also, because Fairview Village has openly admitted that it owns other parcels on the

west side of Fairview Avenue, that to rezone this parcel without taking those parcels into account, pre-empts any successful review of the FLUM and places an R-5A zoning in the middle of that piece of property and sets a precedent for future developments. He believed it was inappropriate that this was not conveyed from the very beginning. Personally, Mr. White stated proper planning was looking at Fairview Avenue in its entirety and determining where the parcel should go in the long term and not parcel by parcel. He questioned why the Village would pay a significant amount of money to a consultant to look at proper planning and the Future Land Use Map, especially if the proposal was approved.

Mr. White also questioned whether the MIT study and the Tracy Cross study would find a multi-family project anywhere that would negatively affect single-family home values. He believed it should not be based on one petition but on many and should be considered when the Village's FLUM and Comprehensive Plan was reviewed and be decided upon by the community. In addition, he recalled the word "buffer" being discussed but no promises said. However, he stated the homeowners feel they were promised that single-family would remain. Mr. White asked those residents who were against the petition to stand up or raise their hand for the Commission to see. He reiterated he was not representing the homeowners but merely assisting them to prepare their case. However, he stated their sentiment on this matter was very strong. He pointed out the residents wished to preserve the character of their neighborhood, which could not have a monetary value placed upon it. Again, he asked the Commission what was the compelling reason to deviate from the Future Land Use Map.

Mr. Quinton Ford, 415 66th Street, Downers Grove, discussed the contract he entered into to purchase his current home about three months ago. After finding out about Fairview's purchase of nearby properties, he tried to get out of the contract due to such a development. He stated his point was that based on the law of supply and demand, when a single qualified motivated buyer is not interested in a property because of adjacent activities and property uses, it decreases the property value. He questioned Mr. Cross's statement of "he could not find many examples of rezoning from single-family to multi-family" and why, wherein Mr. Ford surmised that planning commissions realize it is not a good idea to do that because it disrupts the character of single-family neighborhoods.

Mr. Tariq Khan, 6450 Fairview Avenue, Downers Grove, commented when he purchased his home that it had been on the market for two years. He did not believe the residents should be penalized for a failed business decision. He agreed that the area was hurting prior to the purchase of his home. However, he noted when reviewing the east side of Fairview there were many various subdivisions and many homes were older and not rehabbed yet. On the west side, the development was occurring and was encouraging. He believed the proposal was going to hinder further development. He did not trust the petitioner because some of their townhomes on the east side of Fairview were already run down for the area.

Ms. Carmella Zinnecker, 6345 Davane Court, Downers Grove, was sworn in, resides directly adjacent to the townhomes, and referenced a comment made by Mr. Stewart regarding Darien Club. She stated those homes were built after Fairview Village, and the residents there have chosen to live there when the development already existed. Wherein, this proposal was something new, and the more recent homeowners including herself bought their property because the lots were there as residential. She stated it was disheartening to see the change. As to the Tracy Cross study, she stated the study had to consider those developments not in the middle of a residential neighborhood

but off to a side, or they were in existence before some of the homes were. She asked that the petitioner and Mr. Cross take into the consideration those items they considered when they purchased their own properties.

Due to no further comments, the public comment portion of the meeting was closed.

No comments were received from the commissioners.

Mr. Stewart closed by stating he was excited about the project and committed to what was being proposed. He did not believe the proposal had a negative impact to the neighborhood and because he paid the consultant for the study, it did not invalidate the study. He thanked Mr. Russ for researching the minutes and clarifying what was said at earlier meetings. Mr. Stewart felt no precedent was being set. The R5A requirements were being met. In addition, he disagreed that the proposal was being characterized as a business use. He asked that the Plan Commission make a positive recommendation to the Village Council.

As to the many references about the Village reviewing the Future Land Use Map and Comprehensive Plan and when it will take place, Mr. O'Brien explained the Village very recently contracted with a consultant to review the Village's Comprehensive Plan, which includes a comprehensive study of the FLUM. He expects it will take until 2010 before the project is completed. Mr. O'Brien stated the FLUM was revised in 2005 for the Siever's project. The map was reviewed in 2002 and 2003 with no formal recommendations adopted by the Village Council. Details followed. The most recent narrative to the map was last approved in 1995.

(The commission took a break at 9:15 p.m.; the commission returned at 9:25 p.m.)

Chairman Pro Tem Waechtler announced that he, Commissioners Beggs and Hamernik were re-appointed for the next three years.

Mr. Matejczyk discussed the difficulty of hearing both sides of the proposal since they both made sense. He also stated spot zoning was very difficult. Another concern was what effect the proposal would have on property values. However, he has heard no data where this type of development is detrimental to property values. Mrs. Rabatah voiced her concern about the upcoming review of the Future Land Use Map when the proposal was before them. While Mr. Cozzo favored the concept of the overall service of the proposal, its architecture, and its attempt to be compatible, he voiced concern about dropping the proposal in the center of a neighborhood. Mr. Matejczyk also clarified this proposal was a residential use versus a residential use, and the issue was the residents' needs in that area versus the needs and benefits of the greater community. He noted the population was aging and would like to remain in the community.

Mr. Webster clarified that this Commission recommends to the Village Council what is appropriate and that staff plans the zoning of the Village. While he understood the opposition of the changes to the fabric along Fairview Avenue, he did not believe it was fair to state the proposal was in the "middle" of a neighborhood, but instead would be contiguous to an existing planned development across the street. He questioned the term "spot zoning", as it was a residential use to another type of residential use. In addition, Mr. Webster stated Fairview Village was an existing part of the community and brought value to the community. The proposal met the standards for planned developments and amendments to the Zoning Ordinance. Mr. Webster supported the project for the

prior reasons stated and left the final decision with the Village Council but did not believe the review of the FLUM had a large bearing on the proposal tonight.

Mrs. Hamernik agreed the standards for planned development were met, but the standards for amendment to zoning were not met. She believed the Tracy Cross study was fair, and the traffic study was valid. The suitability of the site was fine for the zoned purposes, and she believed the length of time the property was vacant was due to current market conditions felt by everyone and not because of the proposed facility. Mrs. Hamernik agreed the value to the community was true. However, her issue was with the existing uses and the zoning of nearby properties. She stated up and down Fairview Avenue was single-family, and she could not support the facility.

Adding to the comments, Mr. Quirk recalled Mr. Beggs brought up some similar situations where uses crossed a street. These expansions do not constitute not meeting the standards under Number 1. Mr. Quirk stated the proposal meets the standards and immediately across the street, the land was zoned at a higher density. He was of the belief that the proposal would improve property values and the Village. The proposal's per square foot cost was also high-end which he believed would bring value to the neighborhood.

Chairman Pro Tem Waechtler reminded the public that the Commission was a fact-finding body and many times had to work between the developers and the development. He recalled residents in this neighborhood purchased their homes with the understanding it would be a single-family neighborhood, but it did not work out. Changing from an R3 to a R5A zoning was significant. He also recalled when the Tracy Cross study was done it was during a time when rising property values were occurring. He disagreed with Mr. Webster that a decision should not be left up to the Village Council. Rather, this commission needed to stand by its decision. Mr. Matejczyk clarified his understanding of the Tracy Cross study and the fact that there were no studies that showed the property values decreased when such a facility was constructed near single-family. The fact that a large number of residents appeared at the meeting reflected positively on the sense of community in the immediate area and within the Village.

Mr. Webster agreed a recommendation from the Commission was necessary, but the irony was that the project was recommended previously and it was a very decisive project. Ultimately, the Council approves or denies the project.

Chairman Pro Tem Waechtler reminded the four key findings of fact were discussed tonight.

WITH RESPECT TO FILE NO. PC-35-07, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND A POSITIVE 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 REVISED ON JUNE 27, 2008; THE PRELIMINARY ENGINEERING PLAN PREPARED BY GEWALT HAMILTON ASSOCIATES, INC. DATED JULY 2, 2008; 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 THE 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 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.**

MR. QUIRK SECONDED THE MOTION.

ROLL CALL:

Per a question, Mr. Popovich stated the current request is for a Preliminary Planned Development Amendment. The petitioner will have to return with a final plan and final plat of subdivision in order to obtain final planned development approval.

AYE: MR. MATEJCZYK, MR. QUIRK, MRS. RABATAH, MR. WEBSTER

NAY: MR. COZZO, MRS. HAMERNIK, CHAIRMAN PRO TEM WAECHTLER

MOTION CARRIED. VOTE: 4-3

Mrs. Rabatah asked that the Village Council be made aware that she is uncomfortable with the rezoning but does understand this is a preliminary plan.

Mr. Cozzo said he voted Nay because on page 8 he is uncomfortable with the impact to home values and was not comfortable with the appropriate use of the land in the rezoning; i.e., Zoning Amendment Standard Nos. 1 and 4. Mrs. Hamernik voted Nay because the proposal deviated from Zoning Amendment Standard No. 1. Chairman Pro Tem Waechtler voted Nay because the proposal did not meet Zoning Amendment Standard Nos. 1, 2 and 4. As to Standards for Approval for Planned Development Nos. 2, 3 and 4, he disagreed with them.

FILE NO. PC-24-08 A petition seeking approval for Special Uses for a drive-through and a car wash for the property located on the Southeast corner of Ogden Avenue and Belmont Road, commonly known as 2125 Ogden Avenue, Downers Grove, IL (PIN 08-01-405-042); Power Mart Corporation Petitioner; Power Mart Real Estate Corporation, Owner

Chairman Pro Tem Waechtler swore in those individual who would be speaking on File No. PC-24-08.

Mr. Popovich explained the petitioner was requesting Special Use approval to 1) construct a drive-through convenience store and 2) to re-establish a car wash at 2125 Ogden Avenue. The property is located at the southeast corner of Belmont Road and Ogden Avenue. The site is zoned B-3 and both Special Uses are permitted. The site is 37,200 square feet with approximately 150 feet of frontage



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
SEPTEMBER 8, 2008 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-35-07, Fairview Village Auxiliary Campus at the intersection of Fairview Avenue and Lynn Gremer Court	Preliminary Planned Development and Rezoning	Stan Popovich, AICP Planner

REQUEST

The petitioner is 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.

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: Steve Stewart
Fairview Ministries
210 Village Drive
Downers Grove, IL 60516

PROPERTY INFORMATION

EXISTING ZONING: R-3, Single Family Residential
EXISTING LAND USE: Undeveloped Residential
PROPERTY SIZE: 126,686 square feet (2.9 acres)
PINS: 09-20-213-013, -014, -015, -016, -017, -018, -019

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-3 Single Family Residential	Residential 0-6 DU/Acre
SOUTH:	R-3 Single Family Residential	Residential 0-6 DU/Acre
EAST:	R-5A, Townhouse Residence R-4 General Residence (Westmont)	Residential 0-6 DU/Acre Residential
WEST:	DT, Downtown Transition	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. Application/Petition for Public Hearing
2. Project Summary
3. Plat of Survey
4. Preliminary Architectural Plans
5. Preliminary Engineering Plans
6. Preliminary Landscape Plan
7. Traffic Study
8. Home Value Studies
9. MIT Center for Real Estate Study
10. Fairview Village Neighborhood Meetings
11. Public Hearing Minutes

PROJECT UPDATE

On October 1, 2007, Fairview Village received a positive recommendation from the Plan Commission regarding the proposed redevelopment of their Main Campus and a proposed Auxiliary Campus centered on Lynn Gremer Court. The Auxiliary and Main Campus proposals were forwarded to the Village Council on October 23, 2007. The Council approved the Main Campus proposal on November 6, 2007, and construction has since begun on the two Main Campus detention ponds. After Council discussions and per the petitioner's request, the Council tabled the Auxiliary Campus proposal so that the petitioner could provide Council with additional information pertaining to the impact of the Auxiliary Campus on the surrounding home values, appropriate use of the land, rezoning, stormwater management and traffic.

The Auxiliary Campus proposal was before the Council again on May 23, 2008. In the interim, the petitioner prepared a market analysis of the proposed Auxiliary Campus, held a neighborhood meeting on April 29, 2008 and modified the site layout as described below. Based on the new information and modification to the site plan, staff recommended the Council remand the petition to the Plan Commission for review. On June 3, 2008, the Council remanded the petition back to the Plan Commission. The Council charged the Plan Commission with thoroughly reviewing the project with respect to all aspects of the project, including home values, appropriate use of the land, stormwater management, and traffic.

This petition was scheduled for the August 4, 2008 Plan Commission meeting, but the petitioner requested the Plan Commission continue the petition so they could provide additional information to staff. The petitioner submitted additional property value data to staff in late August 2008.

At this time, 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.

PROJECT DESCRIPTION

Site Design

The petitioner is proposing to construct four eight-unit senior independent-living apartment buildings on the seven existing lots surrounding Lynn Gremer Court. The petitioner is proposing to convert the existing single-family house into a clubhouse and executive office. The plan indicates one building located west of the existing single family residence. The remaining three buildings are clustered to the

south with one facing Fairview Avenue. The three buildings that are nearest the surrounding single family lots have been moved to increase the setback from the single family residences. The setback from the north and south property lines is 47 feet, while the closest point along the western property line is 40 feet. Previously, the buildings were proposed to be between 20 and 30 feet from adjacent property lines. Each building would have underground parking for its residents.

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. Lynn Gremer Court will be removed, vacated, and replaced with an access drive. The revised site layout does not extend the north access drive as far west as the previous submittal. The access drive will be no closer than 68 feet from the west property line, compared to 25 feet in the previous proposal. At-grade parking would be provided along this access drive.

A second drive would provide direct access from Fairview Avenue to the one-story underground parking structure beneath the two other apartment buildings. All vehicles enter or exit the site via Fairview Avenue as there are no connections to other streets. 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 site provides 96 parking spaces, 20 in each apartment building's one-story underground garage and 16 along the northern drive aisle. Since October 2007, the Village's parking requirements have been modified so that the proposed development is required to provide a total of 40 parking spaces, 19 for the independent living and 21 for the clubhouse and office building. Although the number of provided parking spaces is significantly more than required, 80 of the spaces are located in the basement of each proposed building. In order to comply with the Illinois Accessibility Code and International Building Code, at least one or two garage parking spaces may be lost in each garage. The petitioner must comply with Illinois Accessibility Code for providing handicap parking within the at-grade parking lot and within the individual garages.

The site provides approximately 79,465 square feet of landscaped green space, compared to 71,000 square feet of green space in the previous proposal. The green space includes the landscape buffers and a courtyard between three of the buildings. Planned developments in the R-5A district require 40% green space and this proposal provides 63%. The petitioner has proposed a minimum 40-foot wide landscape buffer adjacent to the north, south and west property lines. As shown, the screening includes evergreen and deciduous plant materials.

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.

Zoning Requirements	Required / Permitted	Proposed (Oct 2007)	Proposed (Aug 2008)
Front Yard Setback (East)	25'	30'	30'
Side Yard Setback (North)	47'	30'	47'
Side Yard Setback (South)	47'	30'	47'
Rear Yard Setback (West)	20'	20'	40'
Building Height	35'	37'-6"	24'-6"
Lot Coverage	32%	29.0%	29%
Lot Area			
3-bedroom unit	3,000 sf / unit	3,959 sf / unit	3,959 sf / unit
Floor Area Ratio	0.8	0.59	0.59
Parking	40	98	96
Open Space	40%	56%	63%

Traffic Study

Gewalt Hamilton Associates, Inc. completed a traffic study of the Auxiliary Campus. The study found that the traffic generated by the proposed Auxiliary Campus would not create significantly different impacts on the existing roadway system than the approved single family residential development. The study found single family residences would generate five trips during the morning peak hour and seven trips during the evening peak hour for a total of 12 trips. The study found senior independent living residences would generate three trips during the morning peak hour and four during the evening peak hour for a total of seven trips. Overall, single family residential uses would produce 67 trips per day, while the proposed senior independent living units would produce 111 trips per day. The difference results from slightly higher off-peak (mid-day) traffic associated with the senior independent living use.

Staff data shows that Fairview Avenue between 63rd Street and 75th Street has an average daily traffic of 14,000. A single-family development would result in a 0.05% increase in traffic, while the proposed senior community would result in a 0.08% increase. Fairview Avenue is designed to handle this additional traffic.

The study identifies the Level of Service for the intersection of the access roads with Fairview Avenue as a Level of Service B for weekday morning peak hours and Level of Service C for weekday evening peak hours for movements into and out of the Auxiliary Campus. Levels of Service are designated A through F, with A being the best, D being the lower threshold of acceptable operations, and E and F considered unacceptable. The anticipated Levels of Service would be acceptable even with the additional trips.

The Village’s Public Works department reviewed the Traffic Study and found that the increase in traffic will not result in significant service level decreases along Fairview Avenue. Staff believes the impact will be most felt by the residents of the Auxiliary Campus who will have to enter and exit the site.

Home Value Market Study

Tracy Cross & Associates, Inc. (TCA) completed an analysis of the market potential for residential development in February 2008 which provided an assessment of the potential impact of the proposed Auxiliary Campus upon local home values. This study concluded that the proposed Auxiliary Campus “will have no detrimental impact on local home values.” Staff requested additional information from the petitioner to further clarify the report’s findings. TCA provided a second study in August 2008 which more closely examined property values adjacent to senior living facilities and multi-family developments over time. The additional information, submitted in August 2008, confirmed TCA’s initial assessment

that the rezoning “will *not* [original emphasis] impair or negatively impact single family property values in the immediate vicinity.”

February 2008 Study

The February study provides an analysis of the market area and competitive environment and shows the need for such a community in the area. However, this study did not provide a satisfactory analysis of comparable communities and the economic impact they have on the surrounding neighborhoods.

The Study compared the proposed Auxiliary Campus with eleven other senior living communities in the Chicago Metropolitan Area. The Study examined home values within a half-mile radius of each community. The Study found that in six cases the local annual percent change in home values was higher than for the host municipality. In the other five instances, the local area annual percent change in home values was lower than the host municipality. The study did not detail the reasons why some values increased, while others decreased.

Staff believes the results of the initial study were inconclusive and therefore, staff could not rely on the study’s findings as it relates to this development’s impact on neighboring property values. The initial study did not provide any direct cause that the community helps or hinders nearby property values. The other senior communities did not appear to offer comparable circumstances. There are a multitude of factors that determine property values. The study did not describe additional factors that play a role in how senior-living developments affect neighboring property values.

August 2008 Study

In response to staff’s initial concern regarding the half-mile study radius in the initial study, TCA examined home values of properties located immediately adjacent to multi-family developments versus home values of comparable properties located further away. The August study also examined three cases where municipalities rezoned from single-family residential to multi-family residential and the impact the rezoning had on property values. Each of these sites are discussed below with aerial photographs included in the attachments.

The August study examined three communities where parcels were rezoned from single-family to multi-family. In Itasca where a six-story condominium building and townhouses were constructed adjacent to single-family residential, sale prices in the immediate neighborhood and found that home values increased by 31.6% from 2002 through August 2008. As a whole, average home values in Itasca increased 30.3%. In Woodridge, a multi-family Cedar Hill development was completed adjacent to single-family residential. Between 2003 and 2007, adjacent home values to increased 32.3 percent while homes throughout Woodridge saw an increase of 16.8%. Four townhouses were developed within the 200 block of North Larch Avenue in Elmhurst also was the product of a rezoning from single-family to multi-family. Average sale prices of home within 500 yards of the development, immediately beyond 500 yards and throughout Elmhurst were similar.

The Itasca, Woodridge and Elmhurst examples identify multi-family developments expanding into single-family neighborhoods without impacting home values. The Itasca development also crossed over a state route into a single-family neighborhood without impacting home values.

The study also examined three senior living facilities (Saratoga Springs in Downers Grove, Brighton Gardens in Burr Ridge, and Alden Estates and Barrington Horizons in Barrington) and the impact they have had on adjacent property values. TCA found that home values immediately adjacent to the developments were similar to home values further away from the senior living facility.

The study of these six additional developments appear to support the assertion that multi-family developments did not affect the property values of immediately adjacent single-family houses, whether the development existed or following a rezoning.

Massachusetts Institute of Technology (MIT) Study

To verify these results, staff researched the issue of property values in cases where multi-family residential was constructed in a single-family neighborhood. Staff research found a study from the MIT Center for Real Estate completed in 2005. The study examined the impact of introducing a large-scale, mixed-income, multi-family rental development with an affordable housing component into a neighborhood of single-family houses over a period of time from 1983 through 2003.¹

The study examined seven multi-family developments in the Boston, Massachusetts metropolitan area. The authors found that large, dense, multi-family rental developments with affordable housing components do not negatively impact the sales price of nearby single family homes.²

While the MIT study included rental developments with an affordable housing component available to all age groups, Fairview Village is not proposing affordable housing and is age-restricted. Staff believes the MIT study examined, as the authors state, the worst-case scenario of multi-family intrusions into single-family neighborhoods³ and found that multi-family developments did not negatively impact the sales prices of nearby single-family homes.

Staff believes this study is relevant to the petitioner's request. The densities of the MIT multi-family developments and impact areas are similar to the petitioner's proposed development and the adjacent neighborhood. The study examined impact areas immediately surrounding the multi-family developments. Finally, the study examined the effects of these developments over both a short period of time (from project approval to the year the development was placed in service) and a long period of time (from the early 1980s through 2003).

Conclusion

Based on the petitioner's report and the additional staff research, staff believes the Council question regarding property values has been adequately addressed. Staff does not believe the project will have a negative impact on neighboring property values.

COMPLIANCE WITH FUTURE LAND USE PLAN

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. The proposal is not consistent with the Future Land Use Plan. However, the proposal is consistent with the multi-family developments currently in-place along Fairview Avenue between 63rd Street and 75th Street. There is a townhouse development located at 6308-6316 Fairview Avenue approximately 800 feet north of the proposed project. The Main Campus across Fairview Avenue is multi-family and apartment buildings and townhouse developments are located on the east side of Fairview Avenue immediately north of the Main Campus. Additionally, a multi-family complex is located at the northwest corner of Fairview Avenue and 75th Street.

¹ Pollakowski, Henry O. et al., *Effects of Mixed-Income Multi-Family Rental Housing Developments on Single-Family Housing Values*. MIT Center for Real Estate, April 2005.

² Ibid.

³ Ibid.

COMPLIANCE WITH ZONING ORDINANCE

The petitioner is requesting a rezoning of the subject property from R-3 to R-5A. The preliminary site plan has been revised to meet all the R-5A zoning district 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 if said approval is granted.

COMPLIANCE WITH SUBDIVISION ORDINANCE

The Auxiliary Campus consists of 7 parcels and a right-of-way associated with the Green Acres Subdivision. The Village will 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 final 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). 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.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner has provided preliminary engineering plans for the Auxiliary Campus. Public improvements include vacating the existing Lynn Gremer Court and constructing a new entrance drive into the site. A second entrance drive will be located approximately 160 feet south of the existing Lynn Gremer Court curb cut. These two access drives will provide direct access to the one-story underground parking garages beneath each of the four apartment buildings. Parking for the executive office and clubhouse building will be provided along the northern drive aisle.

Existing sanitary sewer, storm sewers, and water mains will be utilized where possible to service the proposed development. Where no connections can be made to existing utilities, new mains are proposed. New services will connect the proposed buildings to the existing lines. Stormwater management will be provided through the existing storm sewers and the installation of new storm sewer structures and lines throughout the site. The stormwater will be conveyed off-site to the two previously approved detention ponds located on the Main Campus. These ponds were designed to provide capacity for both the Auxiliary and Main Campuses. The pond reconfiguration is currently on-going.

The petitioner will be required to provide engineering plans to be reviewed by the Village prior to the consideration of a Final Planned Development petition.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans. 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

There has been significant neighborhood comment regarding this proposal. Staff has spoken to multiple residents regarding this project. In the spring of 2008, the homeowners surrounding the proposed Auxiliary Campus hired an attorney to represent them. Correspondence and submittals from the adjacent homeowners and their attorney is attached.

Fairview Village has held two neighborhood meetings, one on September 24, 2007 and a second on April 29, 2008. The second meeting was held exclusively for discussions regarding the proposed Auxiliary Campus. A synopsis of each of these meetings is attached. Additional public comments were heard during the previous Plan Commission and Village Council workshops. Meeting minutes from these meetings are also attached.

FINDINGS OF FACT

The Village Council remanded the petition to the Plan Commission with the charge to review the impact of the proposal on surrounding home values, appropriate use of the land and rezoning, stormwater management, and traffic. Staff provides the following breakdown of each factor:

- Impact on surrounding home values
 - Additional data provided in August 2008 supports the initial conclusion which states the proposed Auxiliary Campus will have no detrimental impact upon local home values
 - The MIT Study found large-scale, mixed-income, multi-family rental developments with affordable housing components do not negatively impact the sales price of nearby single-family homes
- Appropriate use of the land and rezoning
 - Multiple-family residential is located on Fairview Avenue
 - Site is adjacent to an arterial street
- Stormwater management
 - Detention will be provided at Main Campus
 - Reconstruction of detention ponds has begun
- Traffic
 - No significant impact per traffic study submitted to staff

Staff believes the standards for approval of an amendment to the Zoning Ordinance have been met. The uses surrounding the proposed Auxiliary Campus include single-family developments to the north, south and west which are zoned R-3 Single Family Residential. To the east is Fairview Village's Main Campus which is zoned R-5A, Townhouse Residential. Property located east of Fairview Avenue in Westmont is zoned R-4 General Residence where multiple-family dwelling units are permitted and present. The adjacent uses contain both single-family and multiple-family uses.

Staff believes that the August 2008 data presented by TCA identifies similar communities and has shown that sales prices of homes adjacent to multi-family developments are similar to those homes further removed from the multi-family development. This finding does not change when property is rezoned from single-family to multi-family. The MIT study examined seven of the most dense, controversial and dissimilar multi-family developments incorporated into single-family neighborhoods and concluded that large-scale, mixed-income, multi-family rental developments with affordable housing components did not negatively impact the sale prices of single-family homes in the defined impact area.

Staff believes the property is suitable for the proposed use. The site is adjacent to an arterial street as designated in the Village's Roadway Classification Map. The proposed development meets the zoning requirements of the R-5A district.

The Green Acres subdivision was approved by the Village Council on May 18, 2004. The subdivision created fourteen single-family lots. Currently, two houses (6557 Davane Lane and 402 Lynn Gremer Court) have been constructed on the property. The latter house is proposed to be converted into a clubhouse and executive office. The remaining lots are undeveloped.

Staff believes all the Planned Development standards for approval have been met. The proposed development meets the standards for Planned Developments. The proposal complies with the zoning regulations for the proposed R-5A zoning classification. The proposal makes adequate provisions for stormwater management and utilities, provides adequate control over vehicular traffic and provides open space in the form of landscaping and an interior courtyard. The proposed development is in conformity with the Village's planning objectives.

The proposed use would be beneficial to the community as it provides an opportunity for elderly residents to remain in the Village when they decide to downsize their living arrangements. The proposed development will contribute to the general welfare of the community. The impacts of the planned development will not be detrimental to the health, safety, morals or general welfare of persons residing in the vicinity and will not be injurious to property values or improvements in the vicinity as demonstrated above.

Planned Developments are allowable Special Uses in the R-5A zoning district. The proposed development is harmonious with adjacent multiple-family uses in the neighborhood. The TCA study from August 2008 provided evidence that the proposed multi-family development will not impact adjacent property values. The study also showed new construction occurring after the multi-family developments have been completed. The MIT study also concluded that even large-scale, mixed-income rental developments do not impact property values of surrounding single-family properties.

The petitioner has provided adequate utilities, access roads, drainage and other necessary facilities, including parking. The proposed planned development conforms to the requirements of the R-5A zoning district.

Section 28.1702 Standards for Approval of Amendments to the Zoning Ordinance

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

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

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 believes the petitioner has sufficiently addressed the Council's concerns regarding the potential impact to property values, the appropriate use of the land, stormwater and traffic. Staff believes the proposed Preliminary Planned Development and Rezoning meet the standards of approval for a Preliminary Planned Development Amendment and Rezoning listed above.

Based on the findings 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 revised on June 27, 2008; the preliminary engineering plan prepared by Gewalt Hamilton Associates, Inc. dated July 2, 2008; 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 the 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 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:

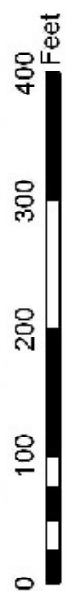
Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2007 PC Petition Files\PC-35-07 P.D. AMENDMENT FAIRVIEW VILLAGE\Plan Commission - August 2008\Staff Report PC-35-07 - 090808.doc



Fairview Village (West Side) Location Map



Petitioner's Submittal

Submittal Letter
Fairview Findings
Stormwater Management Memo
Architectural Drawings – August 2008
Engineering Drawing – August 2008
Architectural Drawing – September 2007
Color Renderings – August 2008
Traffic Study
Home Value Study – February 2008
Home Value Comparison Tables and Graphics
Home Value Study – August 2008

To: Stan Popovich
From: Stephen Stewart
Re: Retirement Community Comparison

July 18, 2008

As you requested, I have attached two expanded comparative worksheets showing additional descriptions of the twelve retirement communities, including Fairview Village, cited in the Tracy Cross & Associates (TCA) study. As you will recall, TCA is the organization which supplies real estate data to the Chicago Tribune. They are a highly respected organization and concluded the Fairview auxiliary expansion project “will have no detrimental impact upon local home values”.

As you will see from the summary worksheets, as well as the myriad supplemental zoning schedules, these communities cover a wide spectrum of scenarios. In addition, you will see most operate on an entry fee model, similar to Fairview, are built on significantly sized campuses of 20 acres or more, similar to Fairview, and serve hundreds of seniors, similar to Fairview.

As has been clearly shown from the TCA study, retirement communities ranging in size up to twice the size of Fairview have had no detrimental impact upon local home values (80 acres at Luther Village, 60 acres at Friendship Village, compared to 40 acres at Fairview Village). An expansion of Fairview Village by under three acres, onto a failed single-family home development site, will not negatively effect home values.

Thank you.

Proposed Findings:

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

The development as proposed meets all preconditions to findings mandated by ordinance for projects within the District.

- (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.

The development as proposed meets all proposed District standards with the exception of density.

- (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.

The low intensity of this residential project coupled with the fixed location of buildings, below ground parking of residents' vehicles, single point of access to Fairview Avenue, low traffic volume generated by the project and intense landscaping are deemed adequate and are assured by the fixed nature of the project once approved.

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

The residential designation of this property continues and protects the Village's goal that this area be preserved for residential uses.

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

MEMORANDUM
STORMWATER MANAGEMENT

To: **Mr. Steve Stewart**
President
Fairview Ministries

From: Michael T. Shrake, P.E. *MTS*

Re: Fairview Ministries
Auxiliary Campus Development
Downers Grove, Illinois

Date: July 2, 2008

Per your request we are providing this memo in regards to the required stormwater management for the proposed Fairview Village Auxiliary Campus Development. The required stormwater detention for the proposed development was approved by the Village of Downers Grove. The pond improvements are currently under construction on the main campus, as part of the overall stormwater management for both parcels.

The ponds are being lowered, enlarged and enhanced to support both this project and the proposed changes to the main campus. The required storm sewer to transmit the stormwater from the west side of Fairview to the east side is already in place and will be utilized to serve the proposed development.

If you have any questions or comments, please feel free to call.

e- memo.doc



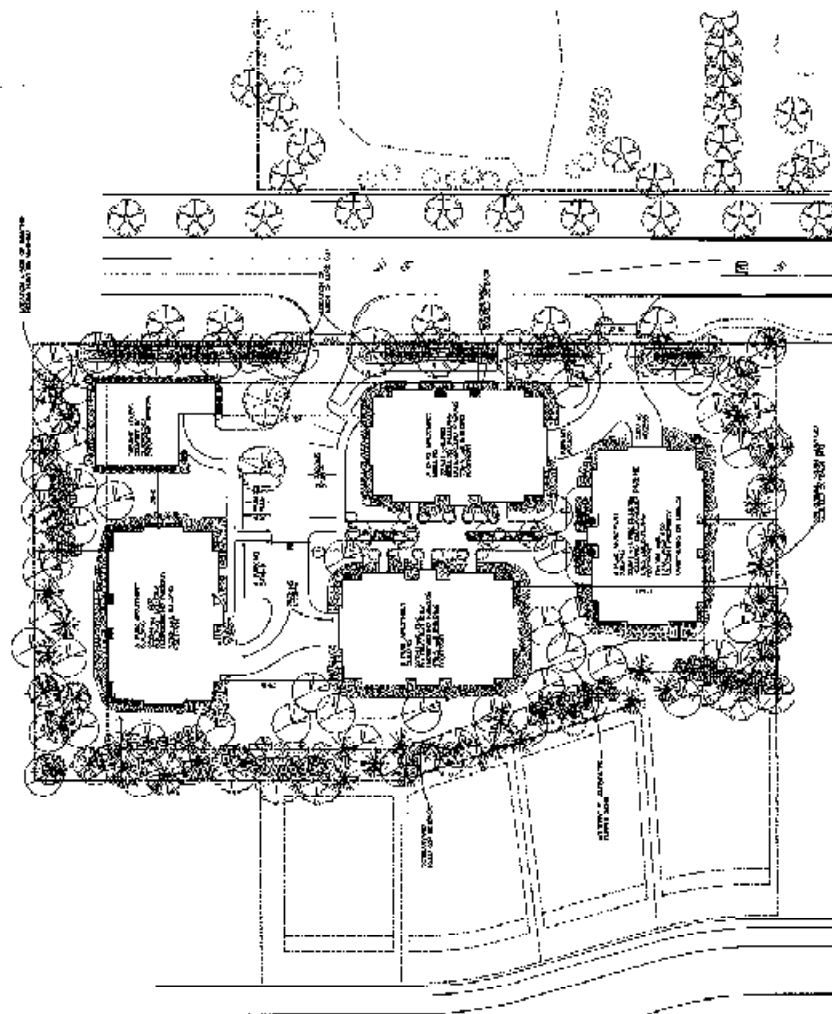


Fairview
 Expansion Project - Adjacent Property
 Downers Grove
 Illinois



J.P. ASSOCIATES, INC.
 1000 N. WILSON AVENUE
 SUITE 200
 DOWNERS GROVE, IL 60515
 TEL: 630.584.1000
 FAX: 630.584.1001
 WWW.JP-ASSOCIATES.COM

DATE: 06/24/08
 DRAWN BY: J. GARDNER
 CHECKED BY: J. GARDNER
 SCALE: AS SHOWN



Multi-Family Layout (27% Coverage Buildings Only, 37% Coverage Overall)
 Site = 126,584 sqft (2.9 Acre)
 Site Coverage, Buildings Only = 34,423 (0.8 Acre)
 Site Coverage Including Buildings & Paving = 47,119 sqft. (1.1 Acre)



130' ADJACENT PROPERTY SITE PLAN

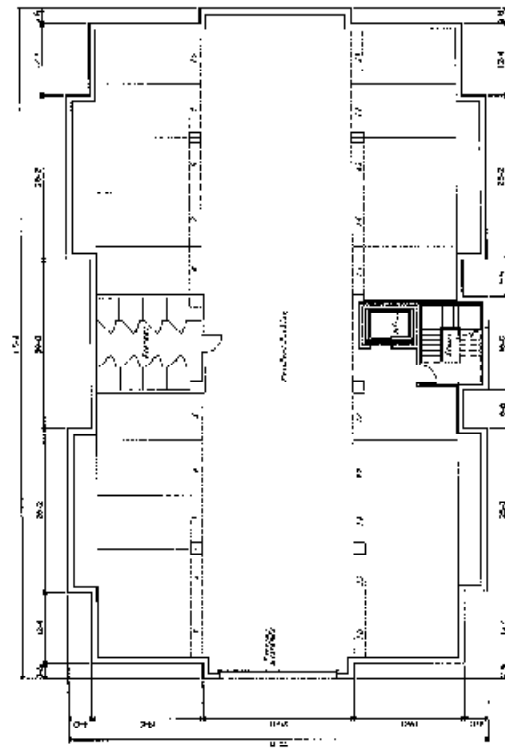
JUNE 24, 2008

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY LAYOUT	06/24/08	J. GARDNER
2	REVISIONS TO PRELIMINARY LAYOUT	06/24/08	J. GARDNER
3	FINAL LAYOUT	06/24/08	J. GARDNER

1/8" BASEMENT LEVEL PARKING PLAN AD200

JUNE 27, 2008

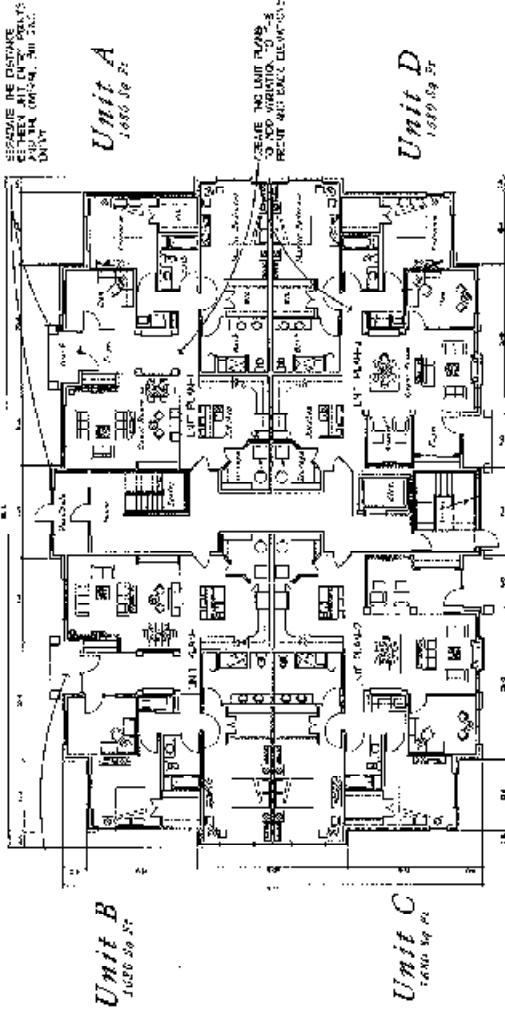
PLAN CONSTRUCTION
NOT FOR
CONSTRUCTION
SHEET NO. 2000



Fairview
Expansion Project - Adjacent Property
Downers Grove
Illinois



ARCHITECT
 1000 N. LAUREL ST.
 DOWNERS GROVE, IL 60110
 TEL: 630-581-1000
 FAX: 630-581-1001
 WWW: WWW.FAIRVIEWARCHITECTS.COM



18th FLOOR APARTMENT PLAN AD201
 PLAN CONSTRUCTION SUBMITTAL
 NOT FOR CONSTRUCTION
 DATE: 06/27/2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

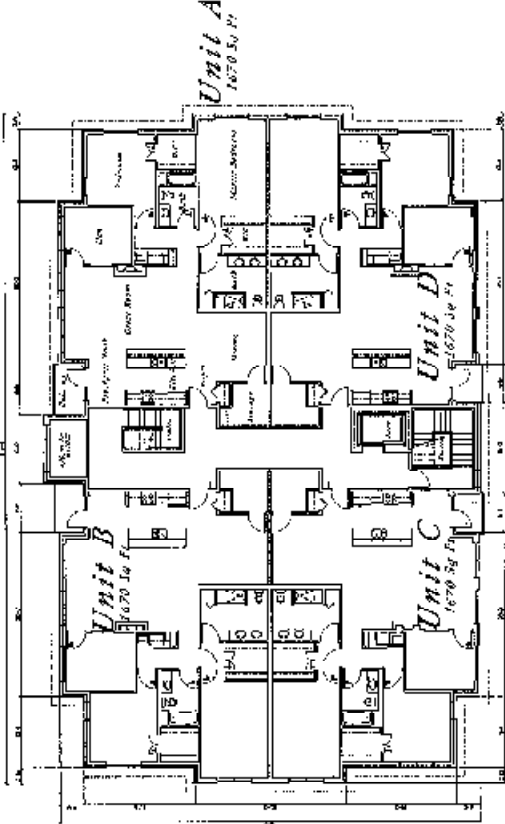
JUNE 27, 2008

18th FLOOR APARTMENT PLAN AD201
 PLAN CONSTRUCTION SUBMITTAL
 NOT FOR CONSTRUCTION
 DATE: 06/27/2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

Fairview
 Expansion Project - Adjacent Property
 Downers Grove, Illinois



1000 N. WILSON AVENUE
 DEERFIELD, ILLINOIS 60015
 TEL: 630.470.1000
 FAX: 630.470.1001
 WWW.DRUCKERARCHITECTS.COM



1/8" SECOND FLOOR APARTMENT PLAN AD202
 PLAN CONSTRUCTION
 NOT FOR CONSTRUCTION
 SUBMITTAL
 DATE: 06/27/2008
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 TITLE: [Title]

JUNE 27, 2008

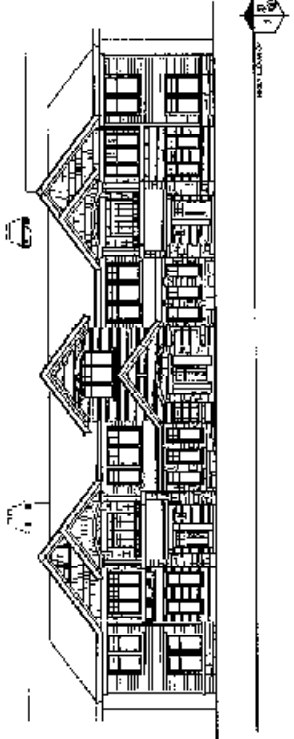
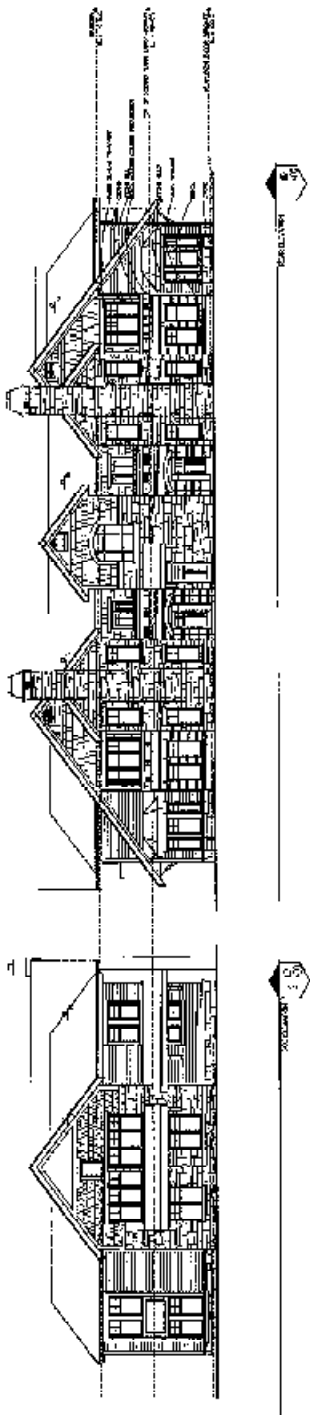


JUNE 27, 2008

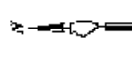
16" TYPICAL ELEVATIONS AND WALL SECTION AD400

MAN CONSTRUCTION & MATERIAL
IN-STEEL FOR
CONSTRUCTION
AD400
AD400
AD400
AD400

AD400



Fairview
Expansion Project - Adjacent Property
Downers Grove, Illinois

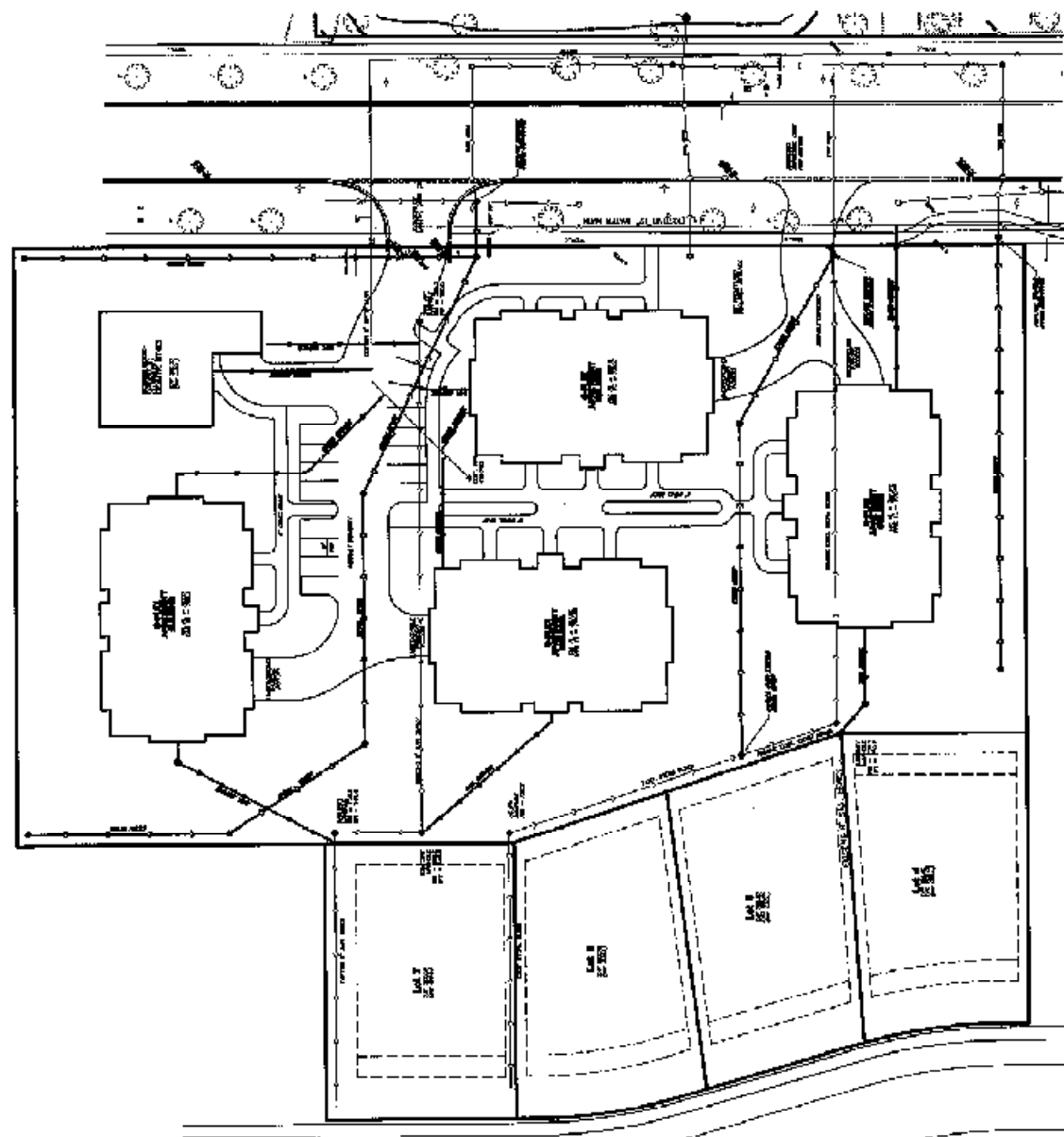


GRAPHIC SCALE
0 10 20 30 40 50
FEET

THIS PLAN AND ANY INSTRUMENTS OF SERVICE HEREAFTER PREPARED BY THE ENGINEER SHALL BE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

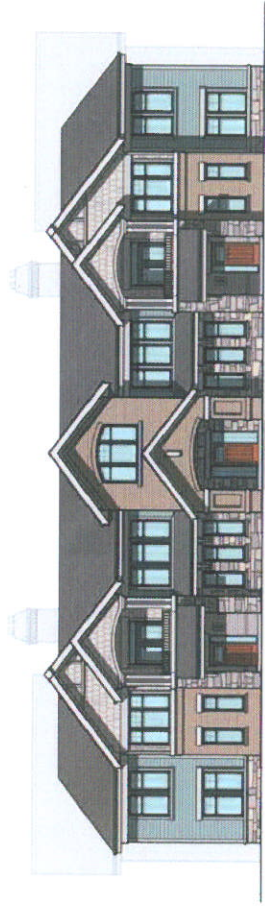
011 2006

July 2, 2006



011 2006

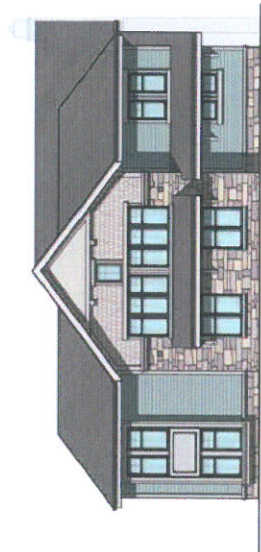
PRELIMINARY ENGINEERING - AUXILIARY CAMPUS PLANNING VILLAGE 241 PARKWAY AVENUE BOSTON, MASSACHUSETTS		SHEET NO. 1 OF 1
PROJECT NO. 011 2006 DATE 07/02/06	DRAWN BY [Name] CHECKED BY [Name]	SCALE 1" = 100' DATE 07/02/06
GEWALT HAMILTON ASSOCIATES, INC. 100 STATE STREET, SUITE 1000 BOSTON, MASSACHUSETTS 02109 TEL: 617.552.1100 FAX: 617.552.1101		PROJECT NO. 011 2006 DATE 07/02/06



FRONT ELEVATION
1/4" = 1'-0"



SIDE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

29 April 2008



Fairview
Auxiliary Campus
Downers Grove, Illinois

JUNE 27, 2008



Fairview
AUXILIARY CAMPUS - RESIDENTIAL LIVING UNIT
Downers Grove, Illinois



A VibrantLiving Community

JUNE 27, 2008



Fairview
AUXILIARY CAMPUS - RESIDENTIAL LIVING UNIT
Downers Grove, Illinois



A VibrantLiving Community

JUNE 27, 2008



Fairview
AUXILIARY CAMPUS - RESIDENTIAL LIVING UNIT
Downers Grove, Illinois

JUNE 27, 2008



A Vibrant Living Community

TRAFFIC PLANNING STUDY

To: **Mr. Bill Meyers** – *Fairview Ministries*

Copy: **Mr. Steve Stewart** – *Fairview Ministries*
Mr. Frank Muraca – *Arch Consulting Ltd*

From: **Daniel P. Brinkman, P.E., PTOE** **DB**

Date: **June 26, 2008**

Subject: **Proposed Auxiliary Campus**
Fairview Village
Fairview Avenue
Downers Grove, Illinois

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

PART 1. PROJECT CONTEXT AND SUMMARY STATEMENT

GEWALT HAMILTON ASSOCIATES, INC. (GHA) has investigated the traffic planning requirements of the proposed Fairview Village Auxiliary Campus. The approximately 3-acre subject site is located along the west side of Fairview Avenue south of 63rd Street in the Village of Downers Grove, Illinois (see *Exhibit 1*). Per the September 10, 2007 concept plans prepared by AG Architecture (See *Appendix D*), the Auxiliary Campus will be comprised of 32 Independent Living apartments in four buildings. The subject site is currently subdivided for 7 single family lots and is improved with an existing cul-de-sac and one single family home.

Our study findings are discussed below and various recommendations are offered for your consideration. *Exhibits* referenced in the text are centrally located in the Technical Addendum at the end of this report.

Briefly summarizing, we believe that the additional traffic generated by the proposed Auxiliary Campus development represents a negligible impact to the existing roadway system and compares favorably with the traffic volumes generated by a 7-lot single family subdivision.

PART 2. BACKGROUND INFORMATION

Roadway Network Discussion

Fairview Avenue is a north-south collector route through the Village of Downers Grove. North of Ogden Avenue, Fairview is under the jurisdiction of the DuPage County Division of Transportation (DCDOT), but along the subject site it is under local jurisdiction. Along the site frontage, Fairview provides one travel lane in each direction separated by a full width painted median. A separate southbound left turn lane is provided at the northern access to Fairview Village (Village Drive). Left turns into Lynn Gremer Court are made from a painted Two Way Left Turn Lane (TWLTL). No separate right turn lanes are provided at the access or adjacent local streets. The posted speed limit on Fairview along the subject site is 30-mph.

Exhibit 2 provides a photo inventory of current operations along the subject site and Village Drive North.

Existing Traffic

GHA conducted Weekday Morning (7-9am) and Evening (4:00-6:00 pm) peak period traffic counts in the site vicinity on Thursday June 5th. These times were chosen, because they will coincide with the highest combination of background and anticipated site generated traffic. *Exhibit 3* illustrates the existing peak hour volumes which occurred from 7:15-8:15 AM and from 5:00-6:00 PM.

No unusual delays occurred during the counts such as foul weather (e.g. heavy snowfall or rain), road construction, or emergency vehicle activity that would adversely affect the volumes or travel patterns.

Existing traffic count data is provided in *Appendix II*.

PART 3. PROJECT TRAFFIC CHARACTERISTICS

Traffic Generations

As previously noted, the proposed Auxiliary Campus development will be comprised of four buildings totaling 32 Independent Living Units. Anticipated Morning and Evening Peak Hour Traffic volumes as well as estimated Daily Volume for the project are tabulated in *Exhibit 4* and were generated based on rate information published in the 7th Edition of the Institute of Transportation Engineers (ITE) manual *Trip Generation*. As can be seen the estimated Peak Hour volumes are very limited, generally fewer than 5 vehicles during the Peak Hours and an anticipated total of just over 110 vehicle trips on a Daily basis. For comparison, we have included similar calculations for a single family development of 7 homes (the current zoning for the subject site). As can be seen, Peak Hour volumes are similar with the proposed development generating more cars on a daily basis.

Trip Distribution

Trip distribution for the Auxiliary Campus development was generally based on the existing count data and observations at the north Fairview Village access. Traffic volumes are expected to be fairly evenly split, with slightly more traffic oriented to and from the north than the south along Fairview Avenue during the weekday Morning and Evening Peak Hours.

Property Access

Per the AG Architecture Plan, the Auxiliary Campus will be served via two full movement driveways along Fairview. One will be in the location of the current cul-de-sac (Lynn Gremer Court) with a second driveway located approximately 190 feet further south.

PART 4. EVALUATION

Traffic Assignments

The traffic generated by the proposed Auxiliary Campus was “assigned” to the adjacent roadways via the Fairview Avenue accesses based on the project characteristics (see *Exhibit 4*). Auxiliary Campus traffic is illustrated in *Exhibit 5* and combined with the Existing Traffic (see *Exhibit 3*) to yield the Total traffic assignment, which is presented, in *Exhibit 6*.

Intersection Capacity Analyses

Capacity analyses were conducted at the Fairview Avenue intersections with Village Drive North and the proposed site access (combined volume at a single location for conservative estimate). The analysis parameters are listed in *Exhibit 7 Part A*, as published in the Transportation Research Board’s (TRB) 2000 Highway Capacity Manual (HCM). At signalized intersections, Level of Service (LOS) reports operations using the letter designations “A” (best) through “F” (worst) and measures the average control delay per vehicle in seconds. Usually, LOS C is referred to as providing “design” operations and LOS D is the lower threshold of “acceptable” operations. LOS E and F are usually considered as being “unacceptable”.

At unsignalized intersections, the HCM methodology reports the results differently for Two-Way Stop Controlled (TWSC) or All-Way Stop Controlled (AWSC) intersections. For TWSC intersections, LOS is reported for conflicting movements on the major street (i.e. left turns onto the minor approach) and for each movement on the stopped approach. Approach “control delay” is also reported in seconds per vehicle. Results of AWSC analyses are slightly different. LOS is reported for each stopped approach as well as an average overall intersection “control delay” in seconds per vehicle. LOS C and D continue to be considered “design” and “acceptable” operations respectively.

The current travel lanes and operations were used for testing the impacts of the proposed Auxiliary Campus development. *Exhibit 7 Part B* summarizes the results.

As can be seen, all movements into and out of the Fairview Village and Auxiliary Campus sites are expected to operate at or above the “Design” LOS C during the Peak Hours. By reviewing the combined access drive volumes at a single location we are able to consider the maximum traffic volumes anticipated at either of the two site access drives.

PART 5. SITE PLAN ELEMENTS

Site Circulation

As shown on the AG Architecture site plan (*See Appendix I*), two, two-way access drives onto Fairview Avenue are proposed. The northern drive will be used by residents and visitors, and the southern drive is anticipated only for resident use as it leads directly to the underground parking garages. The drive aisle widths and surface parking stalls appear to meet or exceed all Village standards, with the exception of providing accessible spaces. Per Village Zoning Ordinance, there should be at least one accessible space for the 16 surface spaces provided on the northern half of the Auxiliary Campus. Given the anticipated users, we would recommend that at least two accessible spaces be provided, one north and one south of the entrance drive aisle.

Parking

The AG Architecture site plan proposes 16 surface parking spaces and it is our understanding that each building provides 2 spaces per unit (16 underground) spaces. The Village's Zoning Ordinance requires 0.6 spaces per dwelling unit for Independent Living units so the proposed parking is more than sufficient to meet the Village's requirements.

Pedestrian Links

There is currently a public sidewalk along the entire Fairview Avenue frontage. Pedestrian links are proposed from the buildings to Fairview through a series of connected walkways which should be more than sufficient to accommodate the anticipated pedestrian traffic. Accessible sidewalk/curb ramps should be provided at each roadway connection / crossing.

PART 5. SUMMARY

In closing, we believe that the traffic generated by the proposed Auxiliary Campus represents a negligible impact to the area roadways and can be readily accommodated by the proposed access system. Parking supply exceeds Village requirements and should be more than sufficient for the anticipated users.

PART 6. TECHNICAL ADDENDUM

The following *Exhibits* were referenced. They provide technical support for our observations, findings, and recommendations discussed in the text.

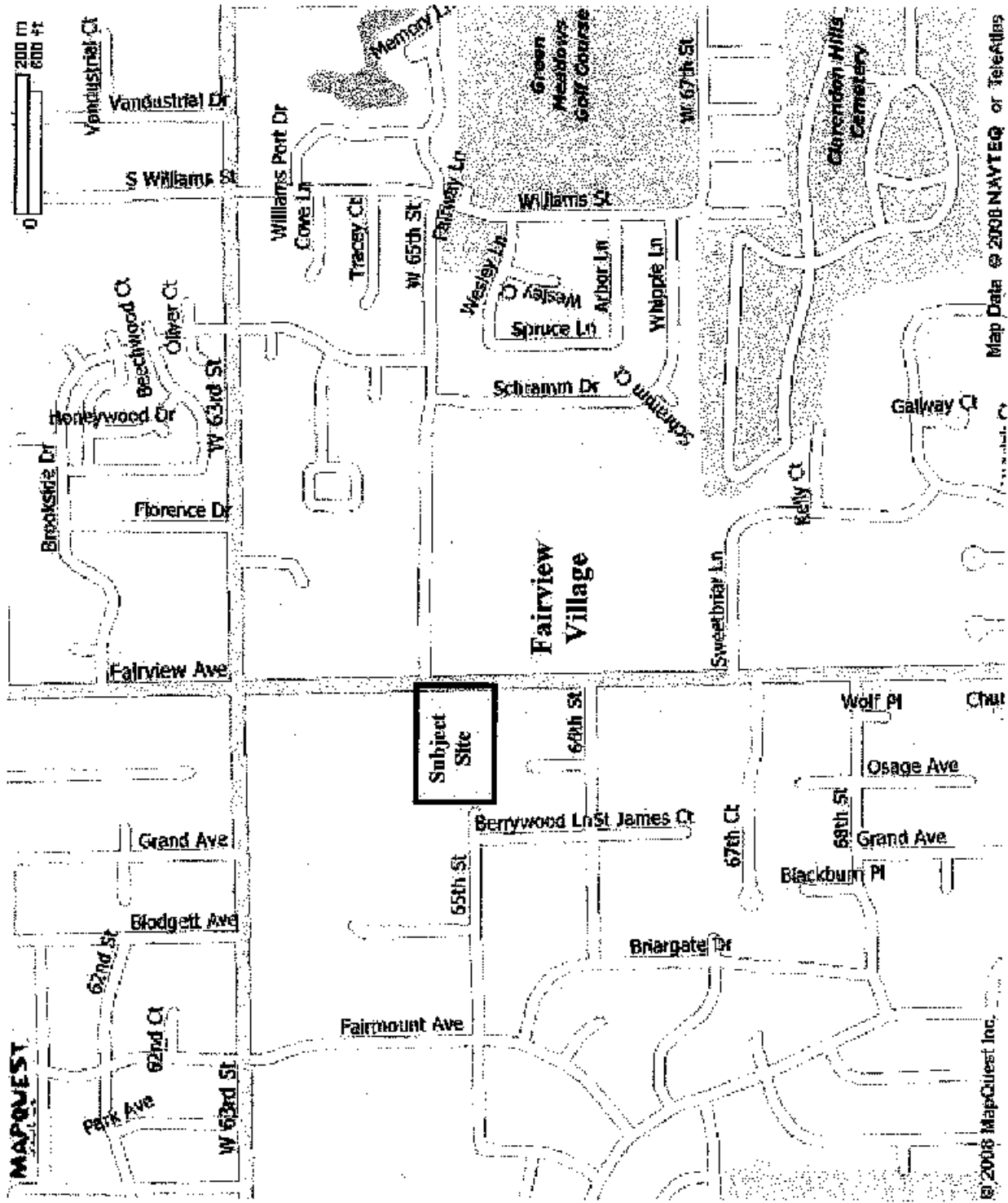
Exhibits.

1. *Site Location Map*
2. *Photo Inventory*
3. *Existing Traffic*
4. *Project Traffic Characteristics*
5. *Auxiliary Campus Traffic*
6. *Total Traffic*
7. *Intersection Capacity Analyses*

Appendices.

- I. *AG Architecture Site Plan (reduced to 11x17)*
- II. *Existing Traffic Counts*
- III. *Capacity Analysis Printouts*

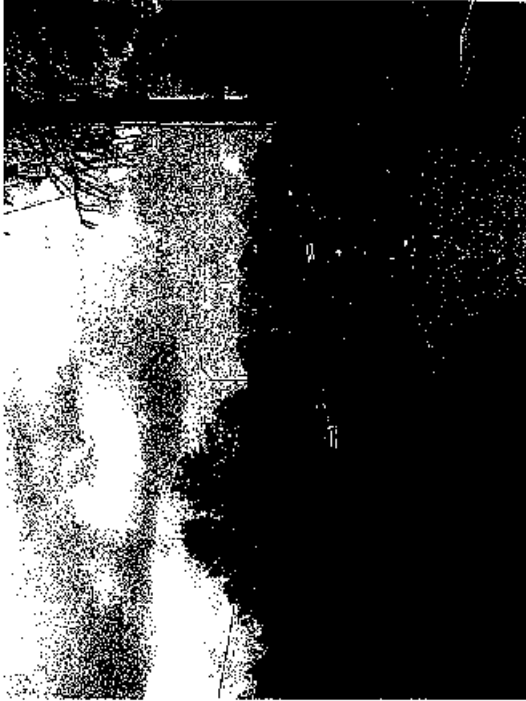
TECHNICAL ADDENDUM



Fairview Village – Proposed Auxiliary Campus; Downers Grove, IL



Looking west at existing cul-de-sac



Looking north along Fairview from north drive



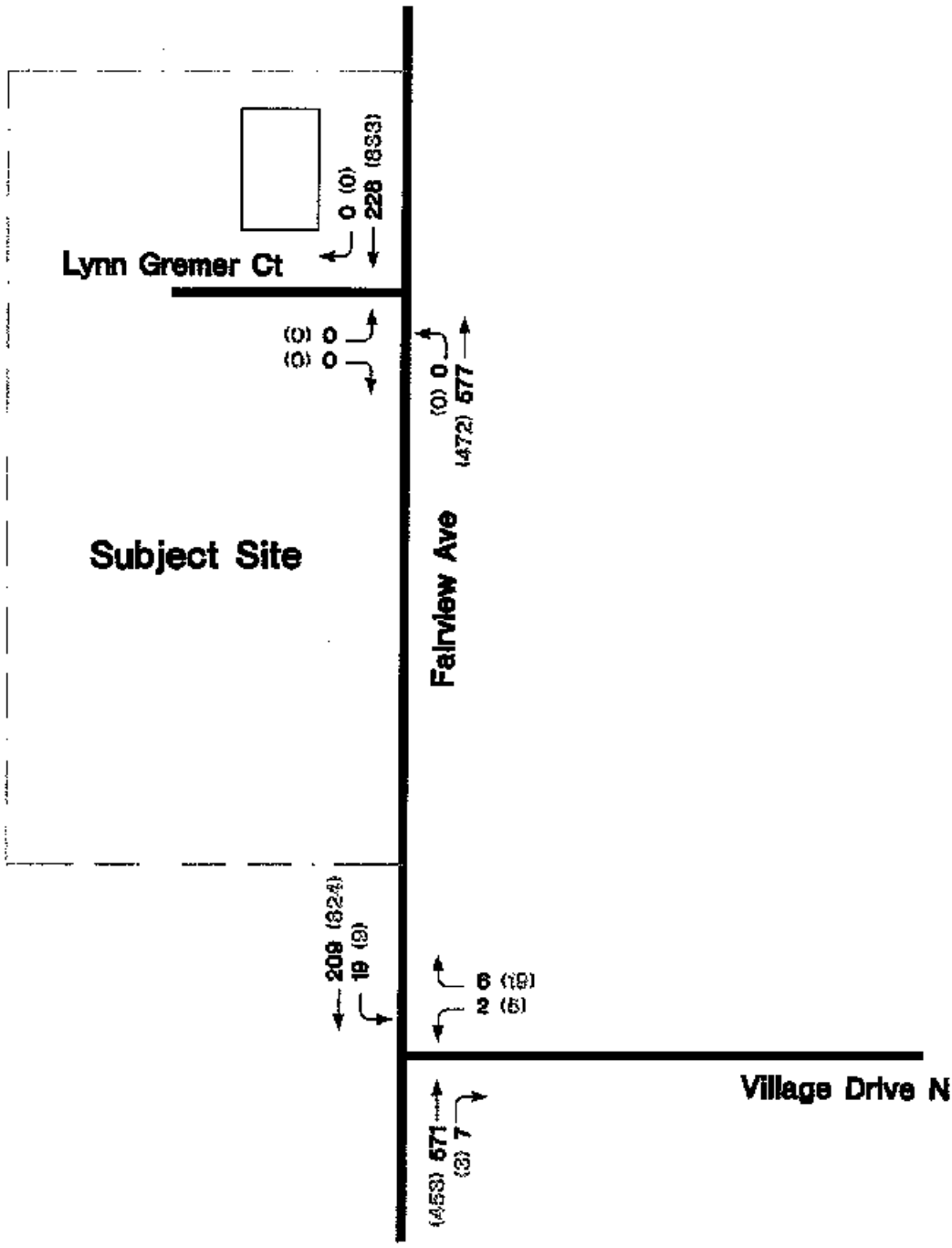
Looking south along Fairview from north drive



Looking west along north drive approaching Fairview



Not To Scale



Legend:
 XX -AM Peak Hour 7:15-8:15am
 (XX) -PM Peak Hour 5:00-6:00pm

Exhibit 4
Project Traffic Characteristics
Fairview Village - Auxiliary Campus
Downers Grove, Illinois

Part A. Trip Generations

Development Component	ITE Land Use Code	(1) Morning Peak Hour (7:15 to 8:15 AM)		Evening Peak Hour (5:00 to 6:00 PM)		Daily Sum
		In	Out	In	Out	
Existing Zoning • 7 homes	#210	1	4	4	3	7
Proposed Zoning • 32 Independent Living Units	#252 ⁽²⁾	1	2	3	1	4
						111

Part B. Trip Distribution

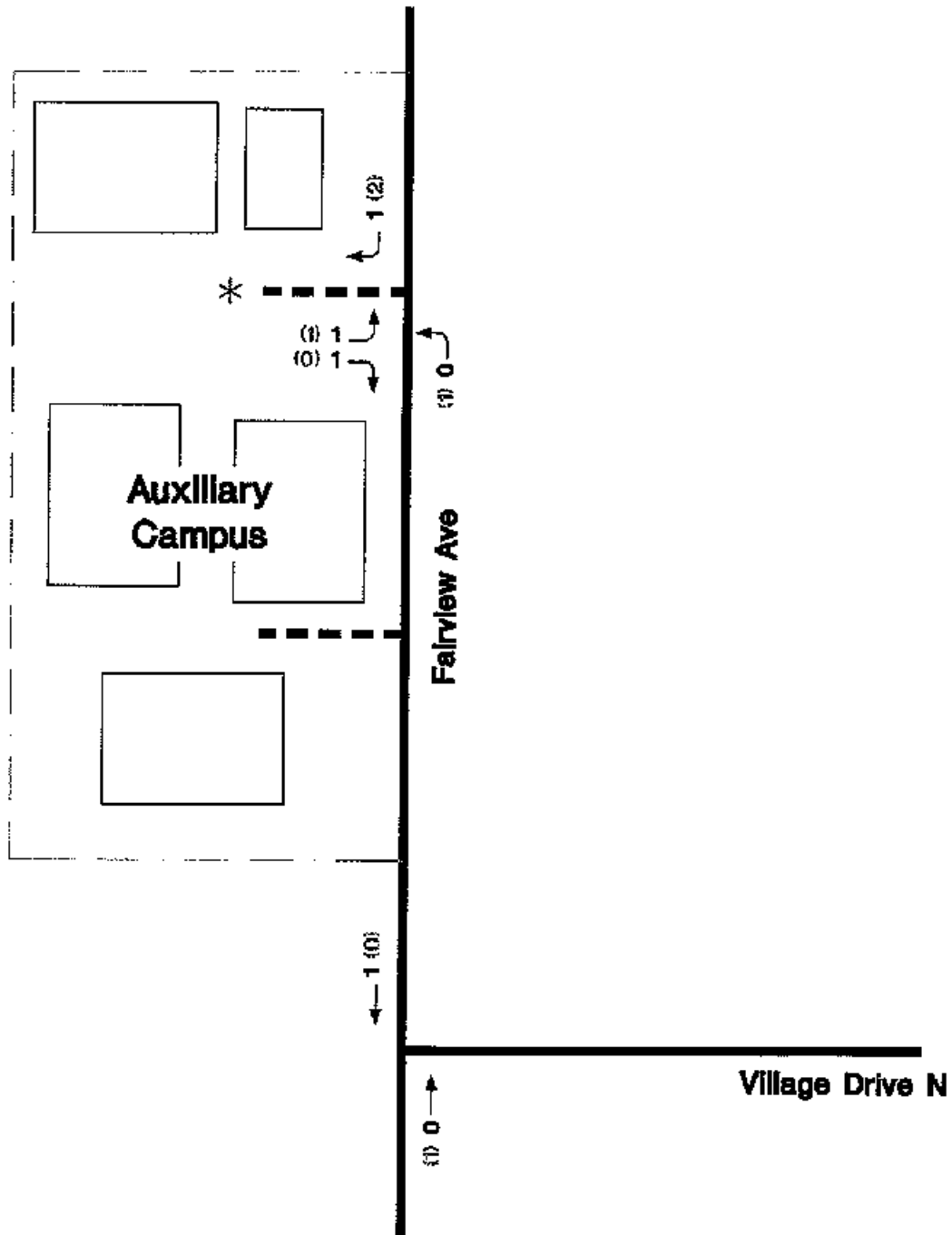
Route	Direction (To /From)	Percent Use
Fairview Avenue	North of Site	60%
	South of Site	40%
Total =		100%

Notes:

1) Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 7th Edition

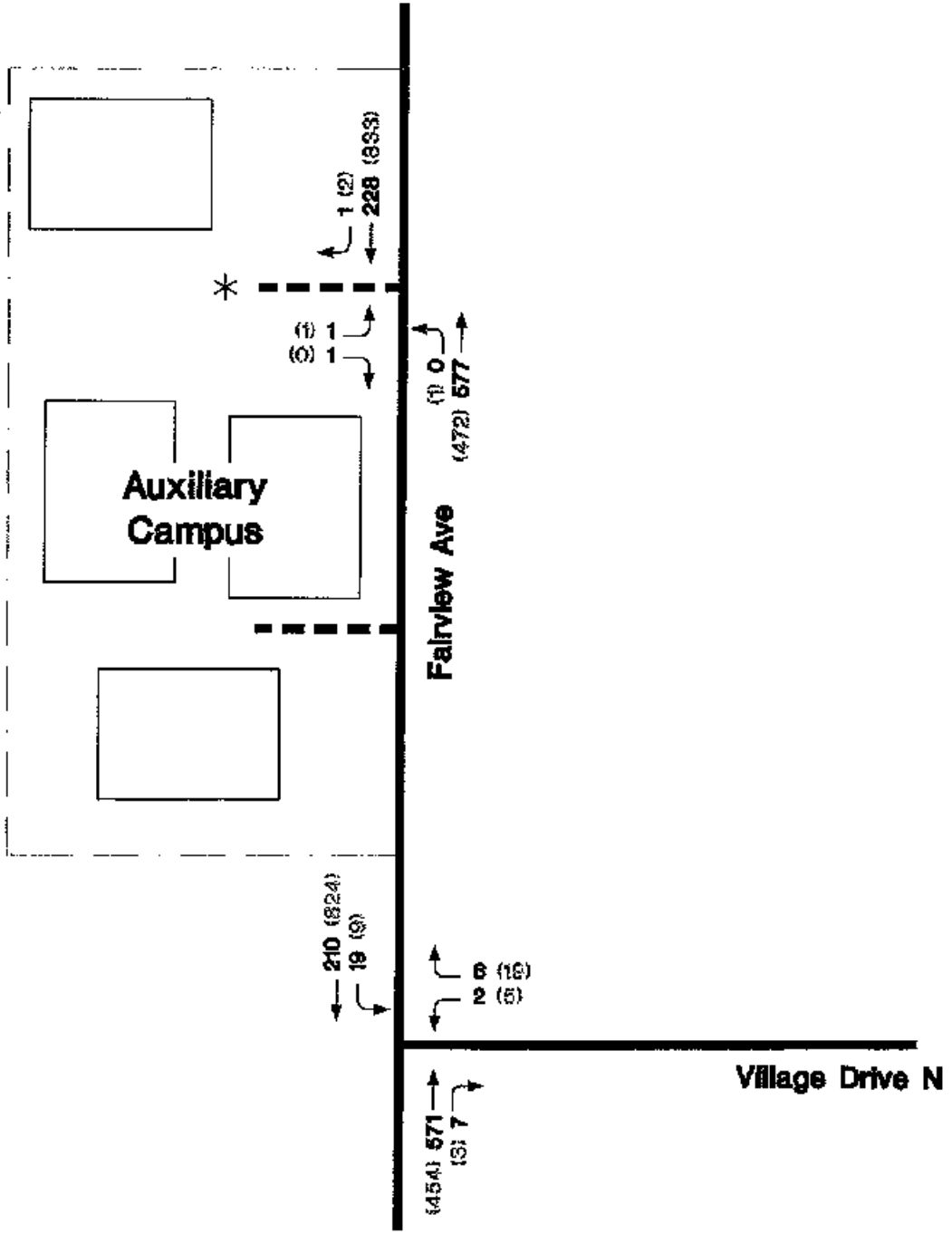
2) Senior Adult Housing - Attached Land Use

GEWALT HAMILTON
ASSOCIATES, INC.



Legend:

- xx -AM Peak Hour 7:15-8:15am
- (xx) -PM Peak Hour 5:00-6:00pm
- * -Combined Driveway Volumes



Legend:
 XX —AM Peak Hour 7:15–8:15am
 (XX) —PM Peak Hour 5:00–6:00pm
 * —Combined Driveway Volumes

Exhibit 7

Intersection Capacity Analyses

Fairview Village - Auxiliary Campus
Downers Grove, Illinois

Part A. Parameters - Type of Traffic Control (Source: 2000 Highway Capacity Manual)

I. Traffic Signals

LOS	Delay (sec / veh)	Description
A	≤ 10	All signal phases clear waiting vehicles without delay
B	>10 and ≤ 20	Minimal delay experienced on select signal phases
C	>20 and ≤ 35	Some delay experienced on several phases; often used as design criteria
D	>35 and ≤ 55	Usually considered as the acceptable delay standard
E	>55 and ≤ 80	Very long delays experienced during the peak hours
F	>80	Unacceptable delays experienced throughout the peak hours

II. Stop Sign

LOS	Delay (sec / veh)
A	≤ 10
B	>10 and ≤ 15
C	>15 and ≤ 25
D	>25 and ≤ 35
E	>35 and ≤ 50
F	>50

Part B. Results

Roadway Conditions	LOS Per Movement By Approach												Intersection / Approach			
	- = Non Critical or not Allowed Movement - = Shared Lane												Delay (sec / veh)			
	Eastbound			Westbound			Northbound			Southbound			Delay	Westbound Approach Delay		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	LOS
1. Fairview Ave @ Village Drive N																
A. Weekday Morning Peak Hour																
Existing Traffic (See Exhibit 3)	-	-	-	B	-	B	-	-	-	A	-	-	-	-	-	B
Total (See Exhibit 6)	-	-	-	B	-	B	-	-	-	A	-	-	-	-	-	B
B. Weekday Evening Peak Hour																
Existing Traffic (See Exhibit 3)	-	-	-	C	-	B	-	-	-	A	-	-	-	-	-	B
Total (See Exhibit 6)	-	-	-	C	-	B	-	-	-	A	-	-	-	-	-	B
2. Fairview Ave @ Site Access																
A. Weekday Morning Peak Hour																
Total (See Exhibit 6)	>	B	<	-	-	-	A	-	-	-	-	-	-	-	-	B
B. Weekday Evening Peak Hour																
Total (See Exhibit 6)	>	C	<	-	-	-	A	-	-	-	-	-	-	-	-	C

APPENDICES

- I. AG Architecture Site Plan (reduced)*
- II. Traffic Count Data*
- III. Highway Capacity Software (HCS) Summary printouts*

Gewalt Hamilton

820 Lakeside Dr. Suite 5 Gurnee, IL

847-855-1100

Civil - Municipal - Traffic

File Name : AM NORTH VILL DR-FAIRVIEW
 Site Code : 03855905
 Start Date : 6/5/08
 Page No : 1

3855.905
 FAIRVIEW @ VILLAGE DR NORTH
 AM PEAK 7:00AM - 9:00AM
 B.CHRISTOPHER

Groups Printed-Unshifted

Start Time	FAIRVIEW/ Southbound						VILLAGE DR NORTH Westbound						FAIRVIEW Northbound						Eastbound												
	Left		Thru		Right		Left		Thru		Right		Left		Thru		Right		Left		Thru		Right		Peds		App. Total		Int. Total		
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	6	32	0	0	38	1	0	1	0	2	0	125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	163
07:15 AM	3	52	0	0	55	0	0	1	0	1	0	138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	194
07:30 AM	3	46	0	0	49	0	0	2	0	2	0	160	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	215
07:45 AM	9	56	0	0	75	1	0	2	0	3	0	142	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	223
Total	21	196	0	0	217	2	0	6	0	8	0	565	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	797	
08:00 AM	4	45	0	0	49	1	0	1	0	2	1	130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	182
08:15 AM	10	61	0	0	71	0	0	0	0	0	0	108	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	181
08:30 AM	2	59	0	0	61	0	0	4	0	4	0	117	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	184
08:45 AM	2	72	0	0	74	1	0	1	0	2	0	101	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	178
Total	18	237	0	0	255	2	0	6	0	8	1	456	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	725
Grand Total	39	433	0	0	472	4	0	12	0	16	1	1021	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1522
Approach %	8.3	91.7	0	0	31	0.3	0	0.8	0	1.1	0.1	98.7	1.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57.9
Total %	2.6	28.4	0	0	31	0.3	0	0.8	0	1.1	0.1	67.1	0.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57.9

Start Time	FAIRVIEW Southbound						VILLAGE DR NORTH Westbound						FAIRVIEW Northbound						Eastbound												
	Left		Thru		Right		Left		Thru		Right		Left		Thru		Right		Left		Thru		Right		Peds		App. Total		Int. Total		
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:15 AM	3	52	0	0	55	0	0	1	0	1	0	138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	194
07:30 AM	3	46	0	0	49	0	0	2	0	2	0	160	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	215
07:45 AM	9	56	0	0	75	1	0	2	0	3	0	142	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	223
08:00 AM	4	45	0	0	48	1	0	1	0	2	1	130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	182
Total Volume	19	209	0	0	228	2	0	6	0	8	1	570	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	814
% App. Total	8.3	91.7	0	0	31	0.3	0	0.8	0	1.1	0.2	98.6	1.2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57.9
PHF	528	792	0.000	0.000	760	500	0.000	750	0.000	667	250	891	438	0.000	881	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	913	

Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
 Peak Hour for Entire Intersection Begins at 07:15 AM

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DPB	Intersection	FAIRVIEW @ VILLAGE N
Agency/Co.	GHA	Jurisdiction	LOCAL
Date Performed	6/16/08	Analysis Year	EXISTING
Analysis Time Period	AM PEAK		

Project Description: FAIRVIEW VILLAGE AUX CAMPUS	
East/West Street: VILLAGE DRIVE N	North/South Street: FAIRVIEW
Intersection Orientation: North-South	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound			
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume (veh/h)			571	7	19	209	
Peak-Hour Factor, PHF		0.90	0.90	0.90	0.90	0.90	0.90
Hourly Flow Rate, HFR (veh/h)		0	634	7	21	232	0
Percent Heavy Vehicles		0	--	--	2	--	--
Median Type	Two Way Left Turn Lane						
RT Channelized				0			0
Lanes		0	1	0	1	1	0
Configuration				TR	L	T	
Upstream Signal			0			0	

Minor Street	Eastbound			Westbound			
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume (veh/h)					2		6
Peak-Hour Factor, PHF		0.90	0.90	0.90	0.90	0.90	0.90
Hourly Flow Rate, HFR (veh/h)		0	0	0	2	0	6
Percent Heavy Vehicles		0	0	0	2	0	2
Percent Grade (%)			0			0	
Flared Approach			N			N	
Storage			0			0	
RT Channelized				0			0
Lanes		0	0	0	1	0	1
Configuration					L		R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
			7	8	9	10	11	12
Movement	1	4						
Lane Configuration		L	L		R			
v (veh/h)		21	2		6			
C (m) (veh/h)		943	494		477			
v/c		0.02	0.00		0.01			
95% queue length		0.07	0.01		0.04			
Control Delay (s/veh)		8.9	12.3		12.6			
LOS		A	B		B			
Approach Delay (s/veh)	--	--	12.6					
Approach LOS	--	--	B					

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DPB	Intersection	FAIRVIEW @ VILLAGE N
Agency/Co.	GHA	Jurisdiction	LOCAL
Date Performed	6/16/08	Analysis Year	TOTAL
Analysis Time Period	AM PEAK		

Project Description: FAIRVIEW VILLAGE AUX CAMPUS	
East/West Street: VILLAGE DRIVE N	North/South Street: FAIRVIEW
Intersection Orientation: North-South	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound			
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume (veh/h)			571	7	19	210	
Peak-Hour Factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Hourly Flow Rate, HFR (veh/h)	0	634	7	21	233	0	
Percent Heavy Vehicles	0	-	-	2	-	-	
Median Type	Two Way Left Turn Lane						
RT Channelized			0			0	
Lanes	0	1	0	1	1	0	
Configuration			TR	L	T		
Upstream Signal		0			0		

Minor Street	Eastbound			Westbound			
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume (veh/h)					2		6
Peak-Hour Factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Hourly Flow Rate, HFR (veh/h)	0	0	0	2	0	6	
Percent Heavy Vehicles	0	0	0	2	0	2	
Percent Grade (%)		0			0		
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	0	0	0	1	0	1	
Configuration				L		R	

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
	1	4	7	8	9	10	11	12
Movement								
Lane Configuration		L	L		R			
v (veh/h)		21	2		6			
C (m) (veh/h)		943	493		477			
v/c		0.02	0.00		0.01			
95% queue length		0.07	0.01		0.04			
Control Delay (s/veh)		8.9	12.3		12.6			
LOS		A	B		B			
Approach Delay (s/veh)	-	-	12.6					
Approach LOS	-	-	B					

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DPB	Intersection	FAIRVIEW @ VILLAGE N
Agency/Co.	GHA	Jurisdiction	LOCAL
Date Performed	6/16/08	Analysis Year	EXISTING
Analysis Time Period	PM PEAK		

Project Description: FAIRVIEW VILLAGE AUX CAMPUS	
East/West Street: VILLAGE DRIVE N	North/South Street: FAIRVIEW
Intersection Orientation: North-South	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		453	3	9	824	
Peak-Hour Factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90
Hourly Flow Rate, HFR (veh/h)	0	503	3	10	915	0
Percent Heavy Vehicles	0	-	-	2	-	-
Median Type	Two Way Left Turn Lane					
RT Channelized			0			0
Lanes	0	1	0	1	1	0
Configuration			TR	L	T	
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				5		19
Peak-Hour Factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90
Hourly Flow Rate, HFR (veh/h)	0	0	0	5	0	21
Percent Heavy Vehicles	0	0	0	2	0	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	1	0	1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L	L		R			
v (veh/h)		10	5		21			
C (m) (veh/h)		1059	350		568			
v/c		0.01	0.01		0.04			
95% queue length		0.03	0.04		0.11			
Control Delay (s/veh)		8.4	15.4		11.6			
LOS		A	C		B			
Approach Delay (s/veh)	-	-	12.3					
Approach LOS	-	-	B					

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DPB	Intersection	FAIRVIEW @ VILLAGE N
Agency/Co.	GHA	Jurisdiction	LOCAL
Date Performed	6/16/08	Analysis Year	TOTAL
Analysis Time Period	PM PEAK		

Project Description: FAIRVIEW VILLAGE AUX CAMPUS	
East/West Street: VILLAGE DRIVE N	North/South Street: FAIRVIEW
Intersection Orientation: North-South	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street Movement	Northbound			Southbound		
	1 L	2 T	3 R	4 L	5 T	6 R
Volume (veh/h)		454	3	9	824	
Peak-Hour Factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90
Hourly Flow Rate, HFR (veh/h)	0	504	3	10	915	0
Percent Heavy Vehicles	0	-	-	2	-	-
Median Type	Two Way Left Turn Lane					
RT Channelized			0			0
Lanes	0	1	0	1	1	0
Configuration			TR	L	T	
Upstream Signal		0			0	

Minor Street Movement	Eastbound			Westbound		
	7 L	8 T	9 R	10 L	11 T	12 R
Volume (veh/h)				5		19
Peak-Hour Factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90
Hourly Flow Rate, HFR (veh/h)	0	0	0	5	0	21
Percent Heavy Vehicles	0	0	0	2	0	2
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	1	0	1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach Movement	Northbound	Southbound	Westbound			Eastbound		
	1	4	7	8	9	10	11	12
Lane Configuration		L	L		R			
v (veh/h)		10	5		21			
C (m) (veh/h)		1058	350		566			
w/c		0.01	0.01		0.04			
95% queue length		0.03	0.04		0.12			
Control Delay (s/veh)		8.4	15.4		11.6			
LOS		A	C		B			
Approach Delay (s/veh)	-	-	12.3					
Approach LOS	-	-	B					

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DPB	Intersection	FAIRVIEW @ AUX CAMPUS
Agency/Co.	GHA	Jurisdiction	LOCAL
Date Performed	6/16/08	Analysis Year	TOTAL
Analysis Time Period	AM PEAK		

Project Description: FAIRVIEW VILLAGE AUXILIARY CAMPUS - COMBINED VOLUMES	
East/West Street: FAIRVIEW AUX CAMPUS	North/South Street: FAIRVIEW
Intersection Orientation: North-South	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street Movement	Northbound			Southbound		
	1 L	2 T	3 R	4 L	5 T	6 R
Volume (veh/h)	0	577			228	1
Peak-Hour Factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90
Hourly Flow Rate, HFR (veh/h)	0	641	0	0	253	1
Percent Heavy Vehicles	2	--	-	0	-	-
Median Type	Two Way Left Turn Lane					
RT Channelized			0			0
Lanes	1	1	0	0	1	0
Configuration	L	T				TR
Upstream Signal		0			0	

Minor Street Movement	Eastbound			Westbound		
	7 L	8 T	9 R	10 L	11 T	12 R
Volume (veh/h)	1		1			
Peak-Hour Factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90
Hourly Flow Rate, HFR (veh/h)	1	0	1	0	0	0
Percent Heavy Vehicles	2	0	2	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

Delay, Queue Length, and Level of Service

Approach Movement	Northbound	Southbound	Westbound			Eastbound		
	1	4	7	8	9	10	11	12
Lane Configuration	L						LR	
v (veh/h)	0						2	
C (m) (veh/h)	1311						591	
d/c	0.00						0.00	
95% queue length	0.00						0.01	
Control Delay (s/veh)	7.7						11.1	
LOS	A						B	
Approach Delay (s/veh)	--	--					11.1	
Approach LOS	--	--					B	

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DPB	Intersection	FAIRVIEW @ AUX CAMPUS
Agency/Co.	GHA	Jurisdiction	LOCAL
Date Performed	6/16/08	Analysis Year	TOTAL
Analysis Time Period	PM PEAK		

Project Description: FAIRVIEW VILLAGE AUXILIARY CAMPUS - COMBINED VOLUMES	
East/West Street: FAIRVIEW AUX CAMPUS	North/South Street: FAIRVIEW
Intersection Orientation: North-South	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound			
	Movement	1	2	3	4	5	6
		L	T	R	L	T	R
Volume (veh/h)		1	472	0	0	833	2
Peak-Hour Factor, PHF		0.90	0.90	0.90	0.90	0.90	0.90
Hourly Flow Rate, HFR (veh/h)		1	524	0	0	925	2
Percent Heavy Vehicles		2	--	--	0	--	--
Median Type	Two Way Left Turn Lane						
RT Channelized Lanes				0			0
Configuration		L	T				TR
Upstream Signal			0			0	

Minor Street	Eastbound			Westbound			
	Movement	7	8	9	10	11	12
		L	T	R	L	T	R
Volume (veh/h)		1	0	0	0	0	0
Peak-Hour Factor, PHF		0.90	0.90	0.90	0.90	0.90	0.90
Hourly Flow Rate, HFR (veh/h)		1	0	0	0	0	0
Percent Heavy Vehicles		2	0	2	0	0	0
Percent Grade (%)			0			0	
Flared Approach Storage			N			N	
RT Channelized Lanes				0			0
Configuration			0			0	
			LR				

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound			
	Movement	1	4	7	8	9	10	11	12
Lane Configuration		L						LR	
v (veh/h)		1						1	
C (m) (veh/h)		737						330	
v/c		0.00						0.00	
95% queue length		0.00						0.01	
Control Delay (s/veh)		9.9						15.9	
LOS		A						C	
Approach Delay (s/veh)		--						15.9	
Approach LOS		--						C	



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: 
Its: HollyAnn Eageny
Vice President-Client Services

Date: February 29, 2008



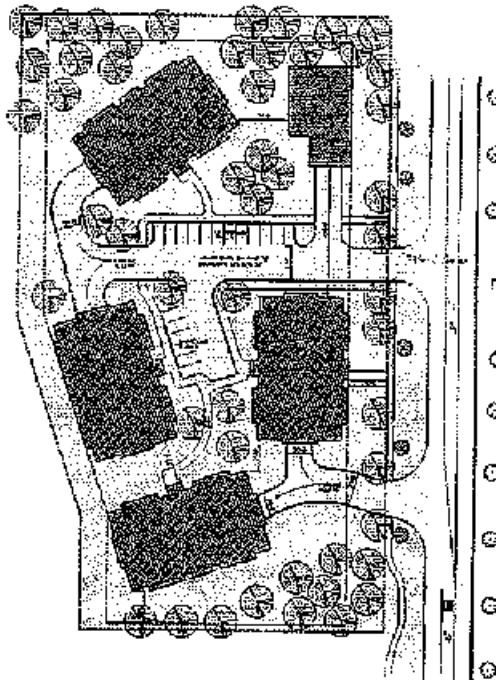


1. CONCLUSIONS AND RECOMMENDATIONS

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**

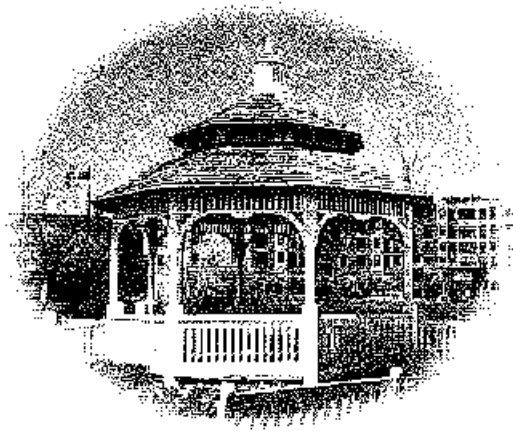
While daily consumer necessities are readily available in the numerous strip shopping centers aligning (particularly) 63rd and 75th streets, the central business district of Downers Grove has long served as a vibrant commercial center of the near west suburbs. Civic leaders have pro-actively orchestrated 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 Neiman 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 98 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 ⁽¹⁾	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	\$326,000	\$302,041	\$271,266	\$412,500	\$380,000	+8.3	+8.8
The Garlands	Barrington	329,642	497,959	428,261	645,000	555,675	+5.2	+5.9
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	406,000	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	306,000	265,500	251,147	374,900	317,500	+6.8	+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 80% 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 life-care insurance policy.
⁽⁶⁾ Age- and income-qualifying community.

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

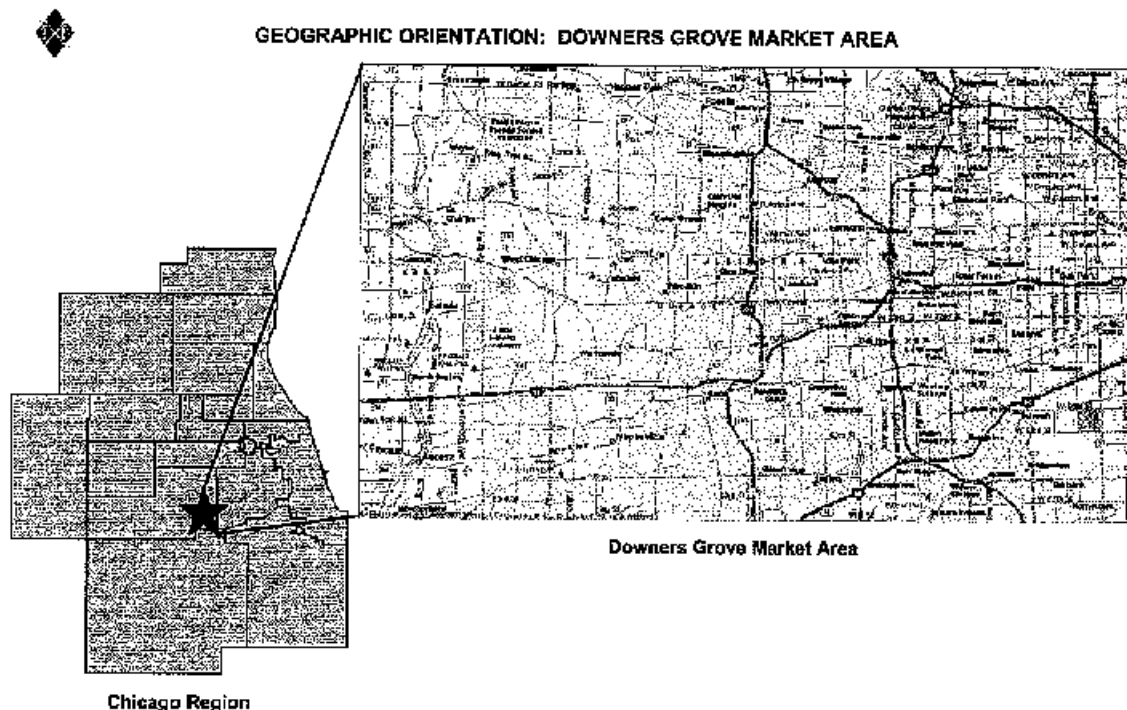
- As this table also illustrates, in virtually all cases, the rate of appreciation among those homes most proximate to a CCRC facility met or exceeded the annual increase noted for the host municipality as a whole. This trend is readily evidenced by appreciation rates achieved by those older homes situated 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

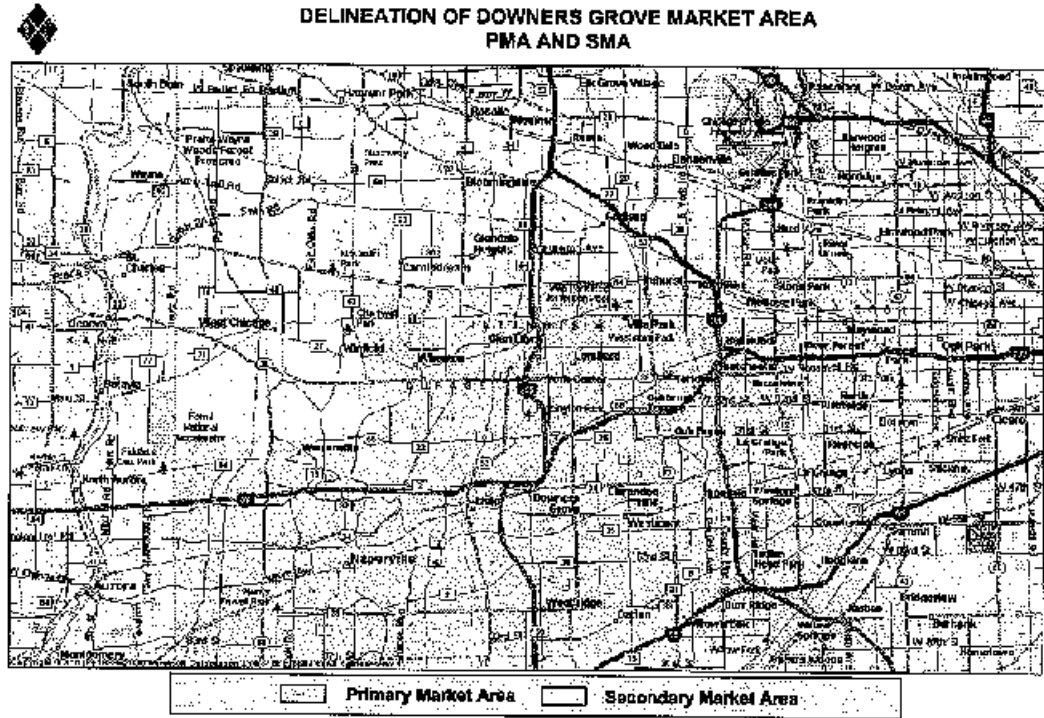
The selection of this geographic quadrant, defined for purposes of this analysis as the *Downers Grove Market Area*, is based upon a number of factors, including: the location of the property in west suburban Downers Grove; dependence upon sources of employment, transportation and ancillary services 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



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, Berlet, 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.)	2012 (Est.)	1990-2000	2000-2007	2007-2012 (Est.)
POPULATION							
Downers Grove Market Area	108,175	128,026	137,511	157,586	1,985	1,355	4,015
PMA ⁽¹⁾	90,372	103,469	108,328	121,706	1,310	694	2,676
Village of Downers Grove	5,708	6,989	7,090	7,809	128	14	144
Remainder of PMA	84,664	96,480	101,238	113,897	1,182	680	2,532
SMA ⁽²⁾	17,803	24,557	29,183	35,880	675	661	1,339
HOUSEHOLDS							
Downers Grove Market Area	64,893	76,417	80,274	90,615	1,152	551	2,068
PMA ⁽¹⁾	55,274	62,680	64,597	71,695	5,527	274	1,420
Village of Downers Grove	3,688	4,490	4,548	4,929	369	8	76
Remainder of PMA	51,586	58,190	60,049	66,766	5,159	266	1,344
SMA ⁽²⁾	9,619	13,737	15,677	18,920	6,889	277	648
2007 HOUSEHOLD TENURE (PERCENT OF TOTAL HOUSEHOLDS)							
Area	Owner Occupied			Renter Occupied			
	Aged 65-74	Aged 75+	Aged 75+	Aged 65-74	Aged 75+	Aged 75+	
Downers Grove Market Area	53.7	46.3	46.3	37.2	62.8	62.8	
PMA ⁽¹⁾	52.4	47.6	47.6	36.2	63.8	63.8	
Village of Downers Grove	45.8	54.2	54.2	23.9	76.1	76.1	
Remainder of PMA	52.9	47.1	47.1	37.4	62.6	62.6	
SMA ⁽²⁾	59.5	40.5	40.5	43.3	56.7	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 fees which are anticipated to begin at \$520,000.

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

Price Range	Total		New/Not Over Ten Years Old		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	19.88
300,000-349,999	767	12.53	5	1.35	2	0.81	32	9.50	728	14.09
350,000-399,999	898	11.37	1	0.27	7	2.83	53	15.73	835	12.29
400,000-449,999	447	7.30	3	0.81	12	4.86	35	10.39	387	7.68
450,000-499,999	308	5.00	8	2.18	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	26	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
Percent Previous Twelve Months	100.0		8.1		4.0		5.5		84.4	
Percent Change	7,576	-19.2	391	-5.1	309	-20.1	388	-13.1	6,488	-20.3
Median Previous Twelve Months	\$354,485		\$931,371		\$788,473		\$510,516		\$326,970	
Percent Change	\$338,950	+4.6	\$900,000	+3.5	\$735,761	+7.2	\$431,250	+18.4	\$280,720	+16.5
Average Days on Market Previous Twelve Months	135		276		202		133		122	
Percent Change	92	+46.7	256	+7.8	145	+39.3	93	+43.0	80	+52.5

⁽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	368	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
Liste	50	291	20	279	30	299
Oak Brook	78	278	21	328	57	260
Westchester	26	125	1	6	25	125
Western Springs	108	284	41	401	66	213
Westmont	57	265	32	316	25	200
Willowbrook	13	158	6	187	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		RMA		GMA		Total		RMA		GMA	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under \$15,000	10,813	13.5	8,815	13.8	1,998	12.7	10,241	11.3	8,247	11.6	1,994	10.5
15,000-24,999	12,148	16.1	9,880	15.3	2,268	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	11,823	12.8	9,260	12.9	2,563	12.5
35,000-49,999	13,378	16.7	10,492	16.2	2,886	18.4	14,927	16.5	11,566	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	5,634	8.8	1,193	7.8	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	2,387	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	80,615	100.0	71,695	100.0	18,920	100.0
Median	\$42,742		\$42,777		\$42,597		\$47,674		\$47,658		\$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	71,895	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	\$83,036	\$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**.





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 appliance 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 ⁽³⁾		Vacancy	
			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	\$285,865	\$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	\$258.58	\$675 - 5,824	\$3,039	---	---	
Overall Vacancy Rate⁽⁵⁾;											416	10.4
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 - 6,448	\$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-Bruce* 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.

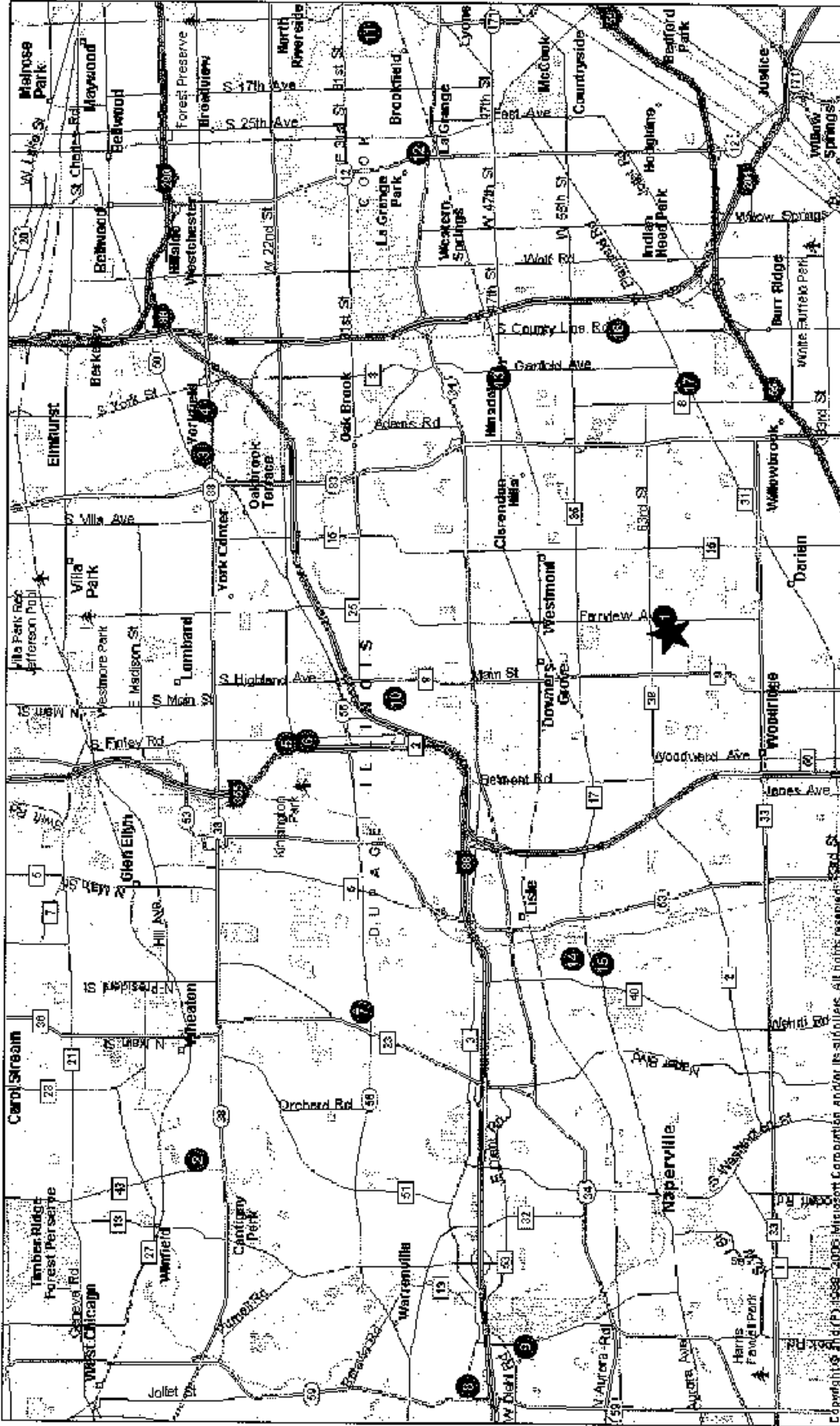
⁽⁶⁾ Excludes Plymouth Place-The Landings, Clare Oaks, Monarch Landing-Building Two, and Park Place.

⁽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 Tabor 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
- 18 West Fairview Avenue Property
- 19 VibrantLiving Communities
- 20 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	Unit Size (Sq. Ft.)		Range		Average		Sales Price		Sales History	
	Total Units	Range	Range	Average	Range	Average	Total	Average Monthly	Since Opening	SAAR ⁽¹⁾ 2007
Burr Ridge	59	1,491 - 4,033		2,442	\$499,900 - 1,599,900	\$875,114	21	3.0	35.82	
Burr Ridge Village Center-Estate	24	1,000 - 1,703		1,594	280,000 - 602,900	576,900	22	3.1	37.52	
Burr Ridge Village Center-Luxury										
Clarendon Hills	98	1,976	1,976	1,976	440,200	440,200	97	1.0	1.91	
Park Avenue Station										
Downers Grove	28	1,125 - 2,585	1,837	1,837	319,000 - 720,000	472,833	12	0.4	-1.96	
4929 Forest	164	959 - 1,768	1,440	1,440	230,900 - 425,900	344,650	91	3.5	10.03	
Acadia on the Green										
Elmhurst	58	1,386 - 1,907	1,679	1,679	325,900 - 342,900	334,233	37	1.5	5.10	
Essex Place										
Hinsdale	96	1,262 - 2,239	1,746	1,746	395,000 - 739,000	574,222	10	0.9	10.58	
The Hamptons-Abbeys										
Indian Head Park	16	1,317 - 1,453	1,385	1,385	289,900 - 337,900	313,900	8	0.4	1.96	
Village Centre										
Lombard	10	1,210 - 1,310	1,259	1,259	334,900 - 379,900	353,900	1	0.1	0.00	
Main Street Place	36	1,060 - 1,285	1,173	1,173	310,900 - 350,900	334,233	20	0.8	-3.82	
Prairie Path Villas	148	920 - 1,855	1,316	1,316	214,990 - 424,760	300,812	114	3.8	17.00	
The Residences of Fountain Square										
Naperville	24	4,203	4,203	4,203	1,175,000	1,175,000	23	0.5	6.91	
520 South Washington	21	2,295	2,295	2,295	849,000	849,000	20	0.6	4.01	
Benton Terrace	14	1,395 - 1,809	1,528	1,528	338,900 - 379,900	359,400	12	0.3	0.00	
Essex Place										
Westmont	24	1,291 - 1,657	1,454	1,454	365,000 - 455,000	399,375	3	0.1	0.00	
Richmond Station										
Total/Average	820	920 - 4,203	1,622	1,622	\$214,900 - 1,599,900	\$513,545	491	1.3	6.60	

⁽¹⁾ Seasonally adjusted and annualized rate 2007.

Source: Tracy Cross & Associates, Inc.



**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 65-74 Percent of Total	Aged 75+ Number	Aged 75+ Percent of Total	Aged 65-74 Number	Aged 65-74 Percent of Total	
Downers Grove Market Area	137,511		66,021	48.0	89,353	56.7	
PMA ⁽¹⁾	108,328	52.0	53,918	49.8	67,079	55.1	
SMA ⁽²⁾	29,183	58.5	12,103	41.5	22,274	62.1	
	Total			Total		Total	
	137,511		66,021	48.0	89,353	56.7	68,233
	108,328	52.0	53,918	49.8	67,079	55.1	54,627
	29,183	58.5	12,103	41.5	22,274	62.1	13,606
	HOUSEHOLDS						
Downers Grove Market Area	80,274		37,938	47.3	52,194	57.6	38,421
PMA ⁽¹⁾	64,597	52.7	31,846	49.3	39,945	56.7	31,750
SMA ⁽²⁾	15,677	61.1	6,092	38.9	12,249	64.7	6,671

⁽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: Clinitas, 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	1,788	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	8.1	2,920	1,967	951	666	383
150,000 - 199,999	2,030	2.7	792	596	285	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	\$28,197
PMA⁽¹⁾							
Under \$15,000	8,815	13.6	1,606	1,404	1,901	1,914	1,990
15,000 - 24,999	9,860	15.3	2,082	1,728	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	5,825	9.2	2,295	1,552	948	696	434
100,000 - 149,999	5,694	8.8	2,338	1,593	843	562	338
150,000 - 199,999	1,886	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	166	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	791	17.2	285	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	2,888	18.4	1,087	800	483	334	182
50,000 - 74,999	3,052	19.5	1,288	803	488	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	64	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.

Source: Claritas, Inc.: Household Income by Age of Householder



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	2,819	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	1,783	1,418	1,580	1,593	1,873
15,000 - 24,999	9,623	13.4	2,303	1,855	1,874	1,723	1,868
25,000 - 34,999	9,250	12.9	2,390	1,873	1,878	1,658	1,451
35,000 - 49,999	11,556	16.1	3,366	2,594	2,280	1,753	1,543
50,000 - 74,999	12,632	17.6	4,682	3,227	2,031	1,484	1,208
75,000 - 99,999	7,291	10.2	3,130	1,944	876	717	524
100,000 - 149,999	7,685	10.7	3,335	2,096	1,080	696	478
150,000 - 199,999	2,357	3.3	1,030	670	307	191	159
200,000 and Over	3,054	4.3	1,323	908	346	274	205
Median	-----\$47,858-----		\$59,068	\$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	1,984	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	1,831	1,012	571	361	223
75,000 - 99,999	2,074	11.0	1,055	588	227	131	72
100,000 - 149,999	1,832	9.7	927	555	159	126	66
150,000 - 199,999	582	3.0	288	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 AUXILIARY CAMPUS

HOME VALUE COMPARISONS – 2007

Source: Tracy Cross & Associates, Inc.

Community	Location	Average Entrance Fee (1)	# Acres	# Independent Units	Contract Type	Median Single Family Home Value 2007 (2)		Annual Percent Change in Home Value from 2002	
						Host City	Local Area (3)	Host City	Local Area (3)
Fairview (4)	Downers Grove	\$330,114	42.5	497	90 & 100% Refundable	\$400,000	\$370,000	+8.5	+8.9
Luther Village	Arlington Heights	\$325,000	80	643	Cooperative/ Shareholder	\$412,500	\$380,000	+6.3	+6.8
The Garlands	Barrington	\$329,642	31	203	90% Refundable	\$645,000	\$555,675	+5.2	+5.3
King-Bruwaert Godair Park	Burr Ridge	NA	35	58 Cottages	Rental	\$790,000	\$1,015,000	+4.8	+0.3
Lexington Square	Elmhurst	\$157,350	NA	247	90% Refundable	\$456,500	\$483,750	+10.0	+9.5
Westminster Place	Evanston	\$197,305	40	257	90% Refundable	\$550,000	\$691,500	+5.5	+5.7
Washington Square	Hinsdale	\$256,600	2	59	90% Refundable or Rental	\$1,035,000	\$1,702,500	+8.0	+13.9
Villa St. Benedict	Lisle	\$308,,000	47	197	90% Refundable	\$374,900	\$317,500	+6.9	+6.3
Plymouth Place	LaGrange	\$405,083	20	181	90 & 100 % Refundable	\$555,000	\$625,000	+7.9	+9.6
Beacon Hill	Lombard	\$186,525	20	396	90% Refundable	\$277,500	\$292,500	+5.1	+4.9
Mayslake Village	Oak Brook	NA	Unknown	600+	Senior HUD Housing	\$937,000	\$1,650,000	+6.3	+3.7
Friendship Village	Schaumburg	\$170,300	60	675	90% Refundable	\$334,000	\$418,500	+5.6	+6.4

(1) 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.

(2) Represents median price of single family homes sold through the Multiple Listing Service of Northern Illinois during each respective 12-month period. (3) Encompasses an approximate 0.5 mile radius of each Community.

(4) Fairview – Average weighted entrance fee includes all existing housing options as well as preliminary fee estimates for the 197 apartments under development on the main campus and the proposed 32-residence auxiliary project; does not include incremental monthly service fees.

Fairview Auxiliary Campus

Comparison Communities

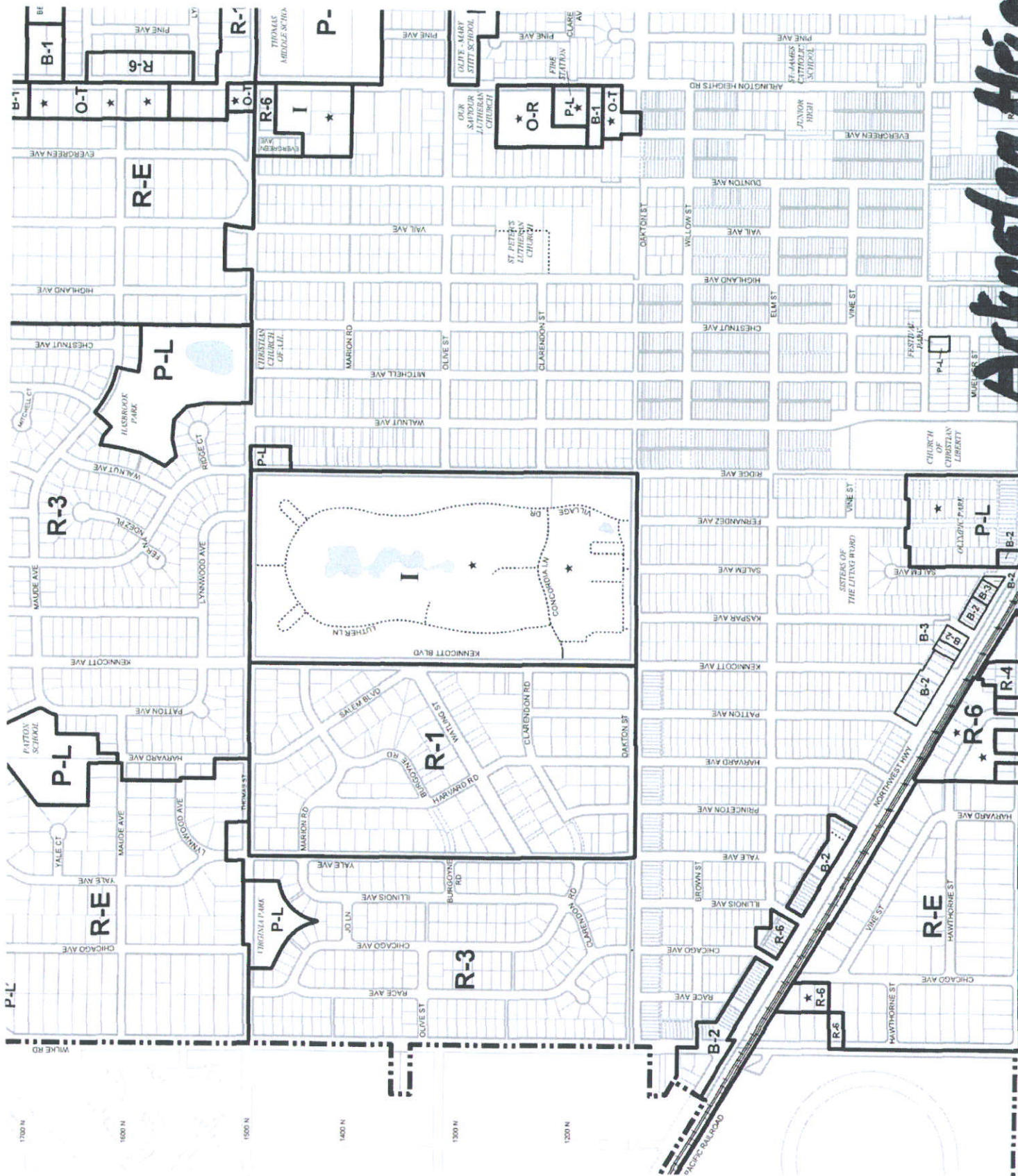
Community	Address	Surrounding Neighborhood	Developed	Design of community	Acres and living units
Luther Village	1220 Village Drive	Arlington Heights Luther Village is Institutional, surrounding is R-1 and R-3 one family dwelling and some P-L public land	1990	apartments, villa homes and courtyard homes	80 acres 643 independent living units
The Garlands	100 Garlands Lane	Barrington Zoned B-3 Office District, surrounding is O-R office research, P-L public lands,R-5 residential, O-S open space R-8 general residential, B-1 general business	2002	apartments and two story one and two bedroom villas	31 acres 203 independent living units
King-Bruwaet/Godair Park	6101 S. County Line Road	Burr Ridge to the North is not in Village-Katherine Legge Memorial Park, surrounding is all single family residential (R-3, R-2A, R-2B and a PUD)	1933	duplex homes	35 acres 58 cottages
Fairview Village	Fairview Ave & 66th St.	Downers Grove Zoned R-3 single family surrounding is R-3 & R-1 single family and PD 32 Ord 3456	1995	apartments, town homes, garden homes	42.5 acres 497 independent living units
Lexington Square	400 W. Butterfield	Elmhurst Zoned C-3 general commercial, surrounding is CR-conservation/recreation,R-4 limited general residence, R-2 single family residence	1990	one and two bedroom apartments	247 independent living units
Westminster Place	3200 Grant Street	Evanston Westminster - R-4, surrounding is Single Family (R-1, R-2) and Open Space	1960s	cottage town homes and apartments	40 acres 257 independent living units
Washington Square	10 North Washington	Hinsdale Surrounding is institutional, B-1 community business and speciality office	1977	apartments	2 acres 59 independent living units

Fairview Auxiliary Campus

Comparison Communities

Villa St. Benedict	1920 Maple Ave	Lisle	Surrounding is R-1 single family, R-4 multi family, B-2, Community business, I-1 industrial and land parcel	2007	apartments two bedroom villas	47 acres 197 independent living units
Plymouth Place	315 N LaGrange Rd	LaGrange	surrounding is multiple apartment, two family residence, retail business & commercial district	2007	one- two- and three- bedroom apartment homes	20 acres 181 independent living units
Beacon Hill	2400 S Finley Road	Lombard	surrounding is limited industrial, R-5 PD-general residential planned development, R-4 PD limited general residential planned development	1984	one- two- and two- bedroom w/ den apartment	20 acres 396 independent living units
Mayslake Village	1801 35th Street	Oak Brook	zoned R-6 special residence, surrounding R-5 PD general residence planned development. O/R office research	1964	one bedroom apartments	600+ independent living units (Senior HUD housing)
Friendship Village	350 W Schaumburg Road	Schaumburg	Zoned R-6 single family residence PUD, surrounding is R-6C cluster single family residence, R-6 single family residence PUD, and Hoffman Estates R-3 single family	mid to late 1970s	apartment homes, single family homes	60 acres 675 independent living units

Arlington Heights



LUTHERAN CHURCH OF THE CROSS
 2025 S. GOEBBERT ROAD
 OUR LADY OF THE WAYSIDE CATHOLIC
 432 S. MITCHELL AVENUE
 OUR SAVIOR'S EVANGELICAL LUTHERAN
 1234 N. ARLINGTON HTS. RD.
 ST. EDNA'S CATHOLIC CHURCH
 2525 N. ARLINGTON HTS. RD.
 ST. JAMES CATHOLIC CHURCH
 825 N. ARLINGTON HTS. RD.
 ST. JOHN UNITED CHURCH OF CHRIST
 308 N. EVERGREEN AVENUE
 ST. PETER LUTHERAN CHURCH
 111 W. OLIVE STREET
 ST. SIMON'S EPISCOPAL CHURCH
 717 W. KIRCHHOFF ROAD
 SOUTHMINSTER UNITED PRESBYTERIAN
 916 E. CENTRAL ROAD

HOSPITAL
 NORTHWEST COMMUNITY HOSPITAL
 800 W. CENTRAL RD.
U.S. ARMY RESERVE HEADQUARTERS
 1101 W. CENTRAL ROAD
ARLINGTON INTERNATIONAL RACE COURSE
 2200 W. EUCLID AVE.
METRA/NORTHWEST RAILROAD DEPOTS
 45 WEST NORTHWEST HIGHWAY
 2121 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS PARK DISTRICT
 410 N. ARLINGTON HEIGHTS RD.

THOMAS A. CRONIN PARK
 300 S. VAIL AVE.
 VAIL/CAMPBELL PARK
 99 W. CAMPBELL AVE.
 VICTORY PARK
 1300 S. HARVARD AVE.
 VIRGINIA PARK
 1503 W. THOMAS ST.
 VOLZ PARK
 1001 W. ST. JAMES ST.
 WAR MEMORIAL PARK
 (SEE MEMORIAL PARK)
 WESTGATE PARK
 211 N. REUTER DR.
 WILDWOOD PARK
 2003 E. CRABTREE DR.
 WILLOW PARK
 1315 W. VALLEY LN.

Legend

ZONING DISTRICT DESCRIPTIONS:

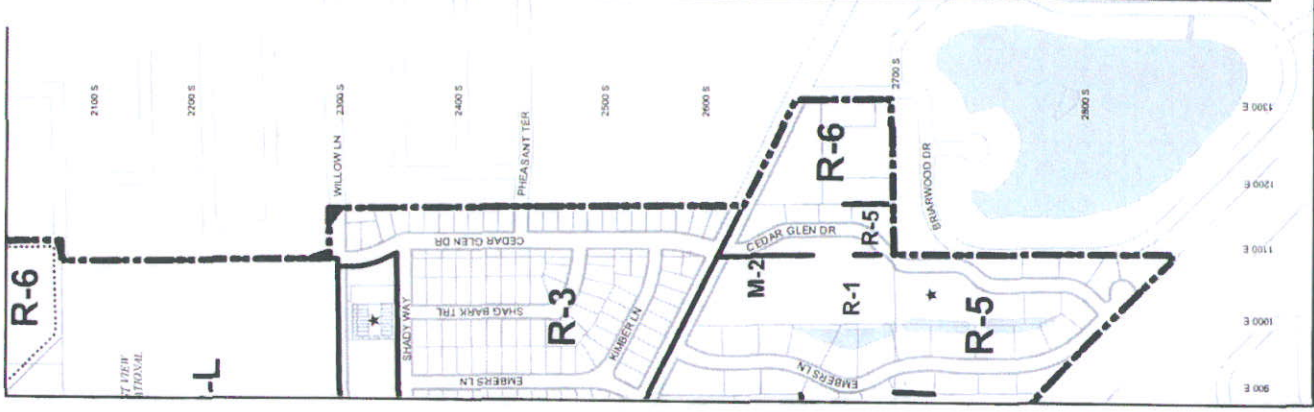
- B-1 - BUSINESS DISTRICT LIMITED RETAIL**
- B-2 - GENERAL BUSINESS DISTRICT**
- B-3 - GENERAL SERVICE, WHOLESALE AND MOTOR VEHICLE DISTRICT**
- B-4 - LIMITED SERVICE DISTRICT**
- B-5 - CENTRAL BUSINESS DISTRICT**
- I - INSTITUTIONAL DISTRICT**
- M-1 - RESEARCH, DEVELOPMENT AND LIGHT MANUFACTURING DISTRICT**
- M-2 - LIMITED HEAVY MANUFACTURING DISTRICT**
- O-P - OFF-STREET PARKING DISTRICT**
- O-R - OFFICE AND RESEARCH DISTRICT**
- O-T - OFFICE TRANSITIONAL DISTRICT**
- P-L - PUBLIC LAND DISTRICT**
- R-E - ONE-FAMILY DWELLING DISTRICT**
- R-1 - ONE-FAMILY DWELLING DISTRICT**
- R-2 - ONE-FAMILY DWELLING DISTRICT**
- R-3 - ONE-FAMILY DWELLING DISTRICT**
- R-4 - TWO-FAMILY DWELLING DISTRICT**
- R-5 - MULTIPLE-FAMILY DWELLING DISTRICT**
- R-6 - MULTIPLE-FAMILY DWELLING DISTRICT**
- R-7 - MULTIPLE-FAMILY DWELLING DISTRICT**

- ZONING DISTRICTS**
- RIGHT-OF-WAY (R.O.W.)**
- RIGHT-OF-WAY (R.O.W.) WITH PRESCRIPTION**

ZONING AMENDMENTS:

- DETAILS REGARDING THESE SITES ARE FILED IN THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
- ▲ OVERLAY ZONING DISTRICT**
- * PLANNED UNIT DEVELOPMENT (P.U.D.) OR PLANNED DEVELOPMENT**

- VILLAGE BOUNDARY**
- PRIVATE ROADS**
- RAILROADS**
- LAKES AND STREAMS**
- LOTS**



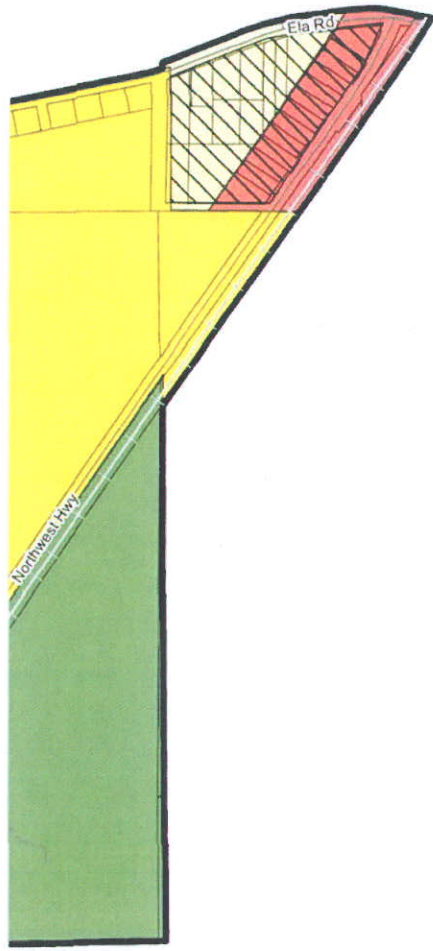
MAPQUEST.



A: 1220 Village Dr, Arlington Heights, IL 60004-8119



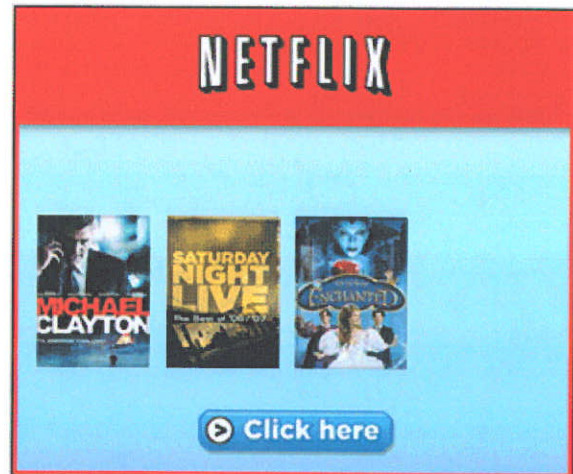
All rights reserved. Use subject to License/Copyright Map Legend
Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)



Zoning	
	C-T Communication Towers Overlay District
	R-C Recreation Conservation District
	R-1 Single-Family Residential District (5 ac)
	R-2 Single-Family Residential District (1 ac)
	R-3 Single-Family Residential District (20,000 sf)
	R-4 Single-Family Residential District (15,000 sf)
	R-5 Single-Family Residential District (10,000 sf)
	R-6 Single-Family Residential District (7,500 sf)
	R-7 Two-Family Residential District
	R-8 General Residential District
	Special Planning Areas
	B-1 General Business Service District
	B-3 Office District
	B-4 Village Center District
	B-R Mixed Business-Residential District
	M-1 Limited Manufacturing District
	M-A Manufacturing-Artisan District
	O-R Office/Research District
	P-L Public Lands District
	O-S Open Space District
	Railroad Tracks
	Streets
	Village Boundary
	H-District Outline
	Cook County Parcels
	Lake County Parcels
	TIF District

Map created by Michael R. Hren and Connie Pokorny

MAPQUEST.



A: Barrington, IL



All rights reserved. Use subject to License/Copyright Map Legend
Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)

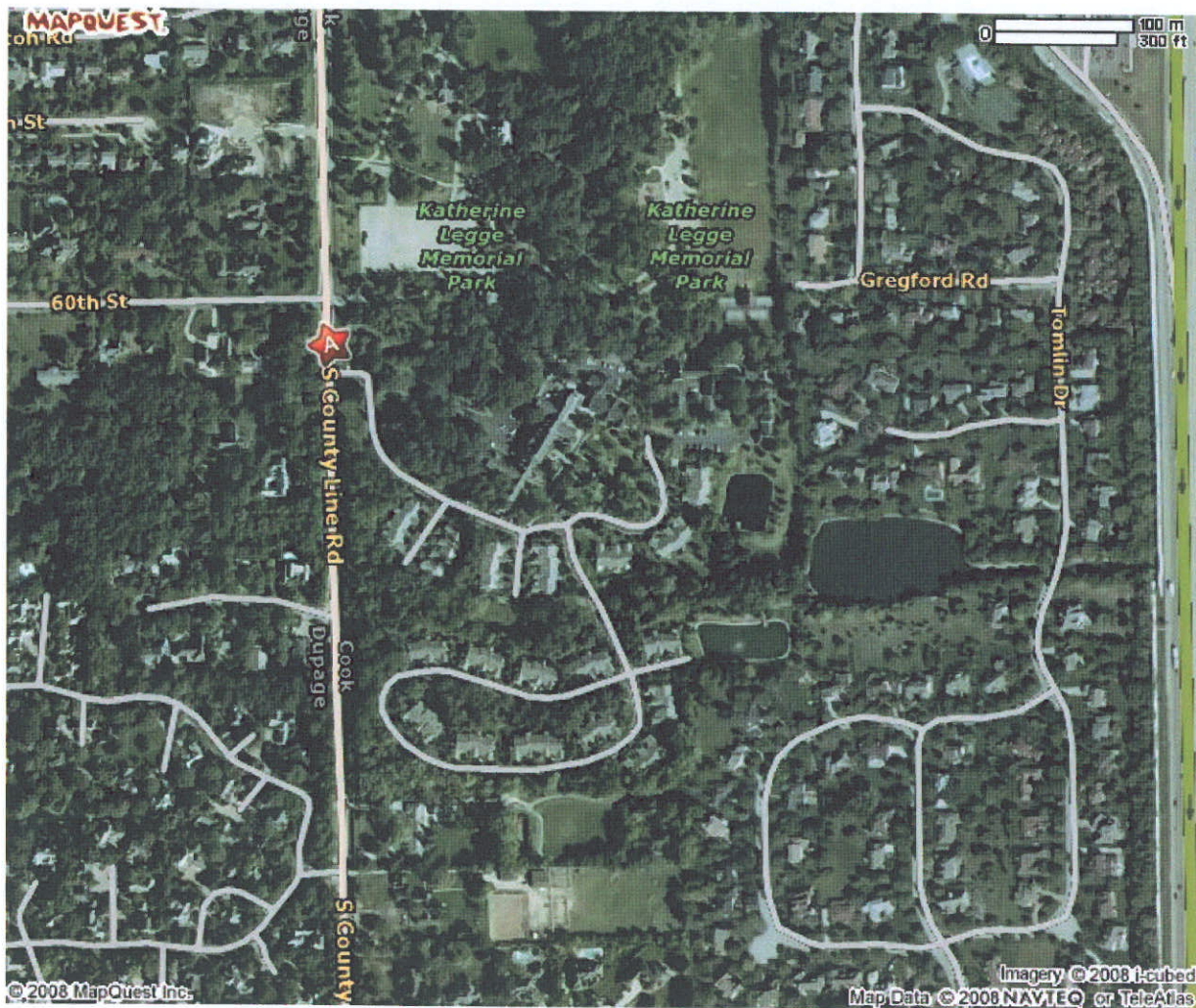
MAPQUEST.

I graduated in

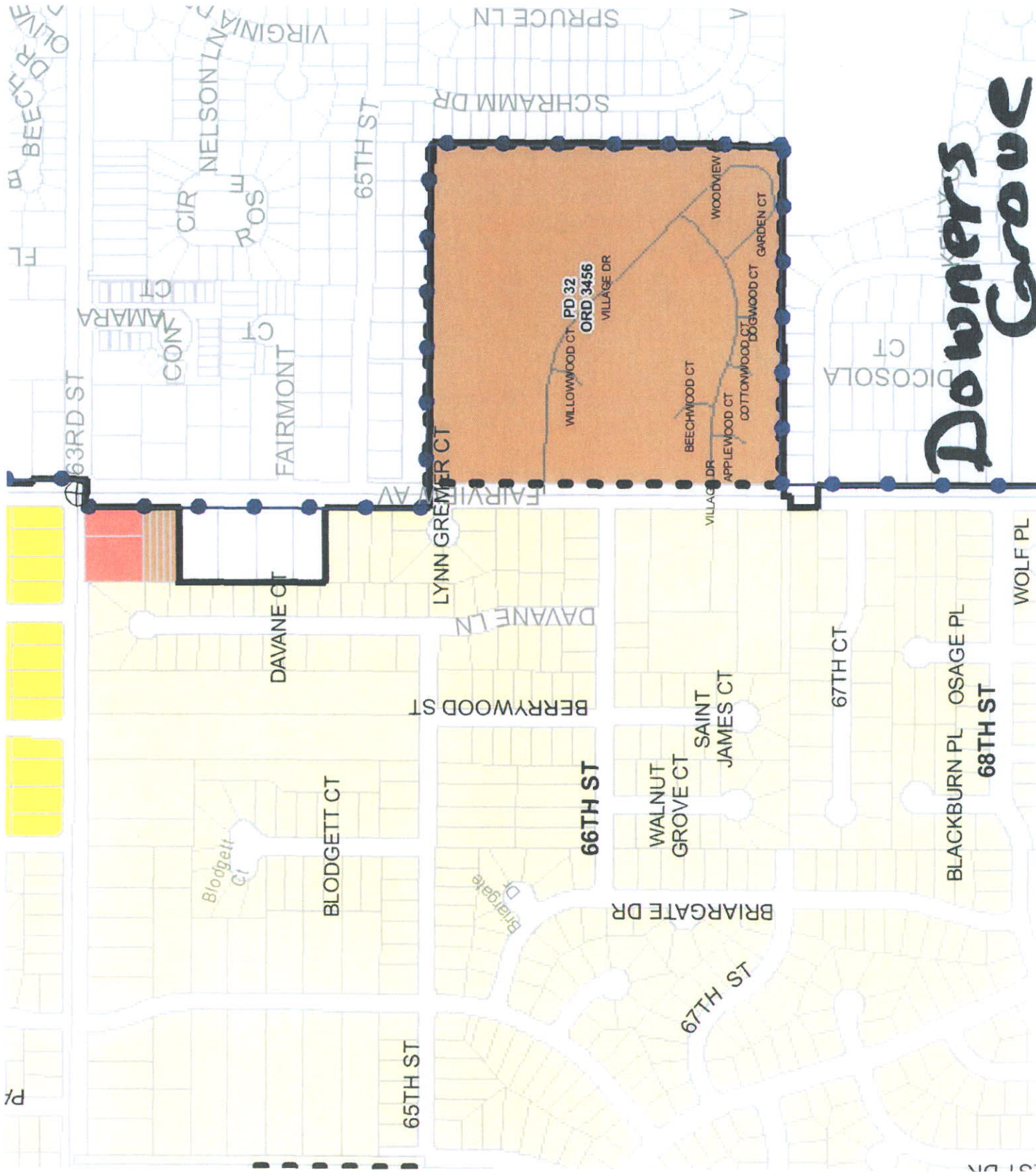
AL	AK	AZ	AR	CA	CO	CT	DE	DC
FL	GA	HI	ID	IL	IN	IA	KS	KY
LA	ME	MD	MA	MI	MN	MS	MO	MT
NE	NV	NH	NJ	NM	NY	NC	ND	OH
OK	OR	PA	RI	SC	SD	TN	TX	UT
VT	VA	WA	WV	WI	WY			

classmates.com®

A: 6101 S County Line Rd, Burr Ridge, IL 60527-8132



All rights reserved. Use subject to License/Copyright Map Legend
 Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)



Downers Grove

P/

12

Section Corner



Agreement Boundary



Planned Development



Village Boundary



Unincorporated



Downers Grove

R1, Single Family Residence (20,000sf/100ft wide)

R2, Single Family Residence (15,000sf/85ft wide)

R3, Single Family Residence (10,500sf/75ft wide)

R4, Single Family Residence (7,500sf/50ft wide)*

* Existing Lots Only

R5, Two Family Residence

R5A, Townhouse Residence

R6, Multiple Family Residence

B1, Limited Retail Business

B2, General Retail Business

B3, General Services and Highway Business

OR, Office Research

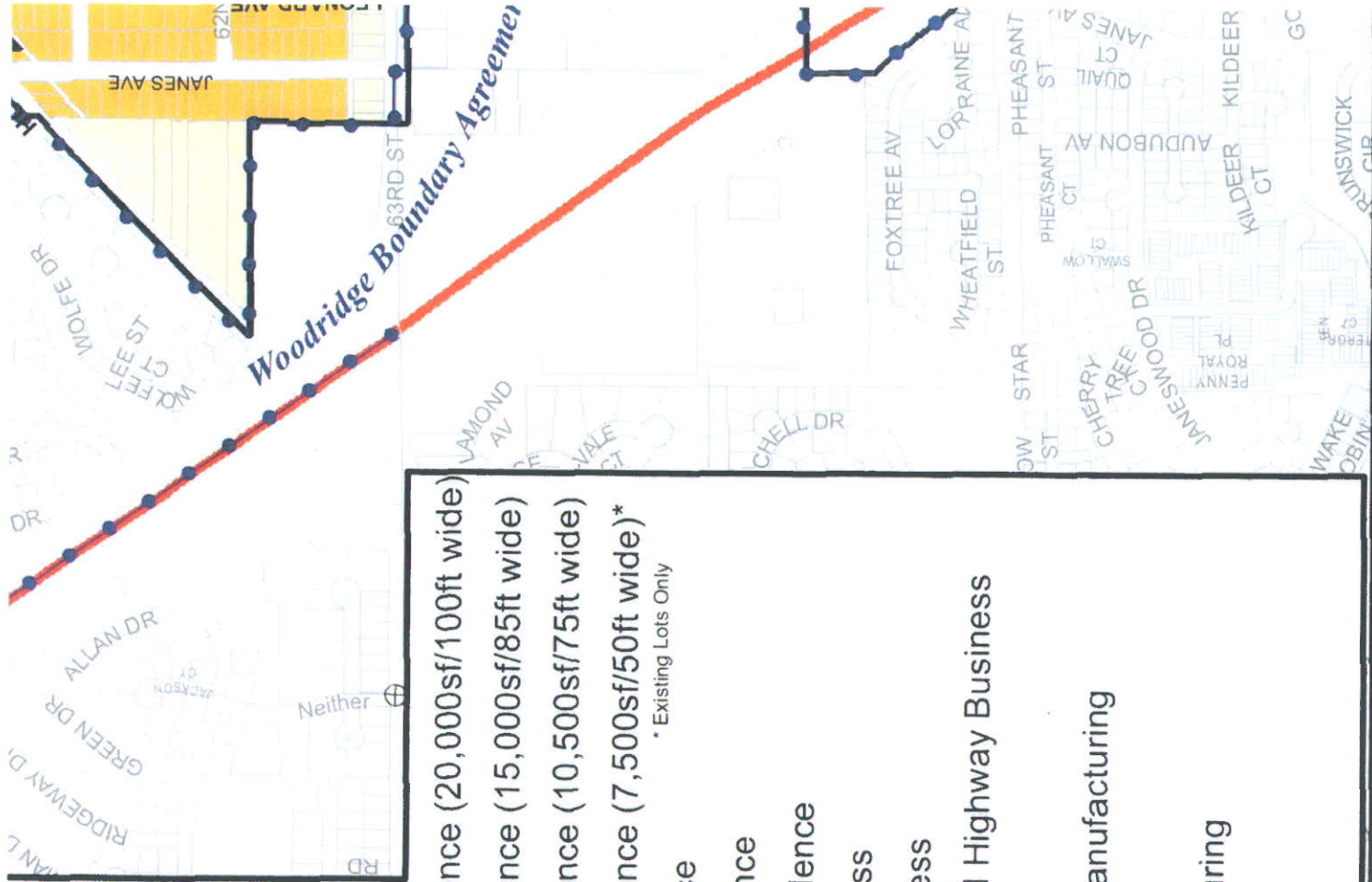
ORM, Office Research Manufacturing

M1, Light Manufacturing

M2, Restricted Manufacturing

DB, Downtown Business

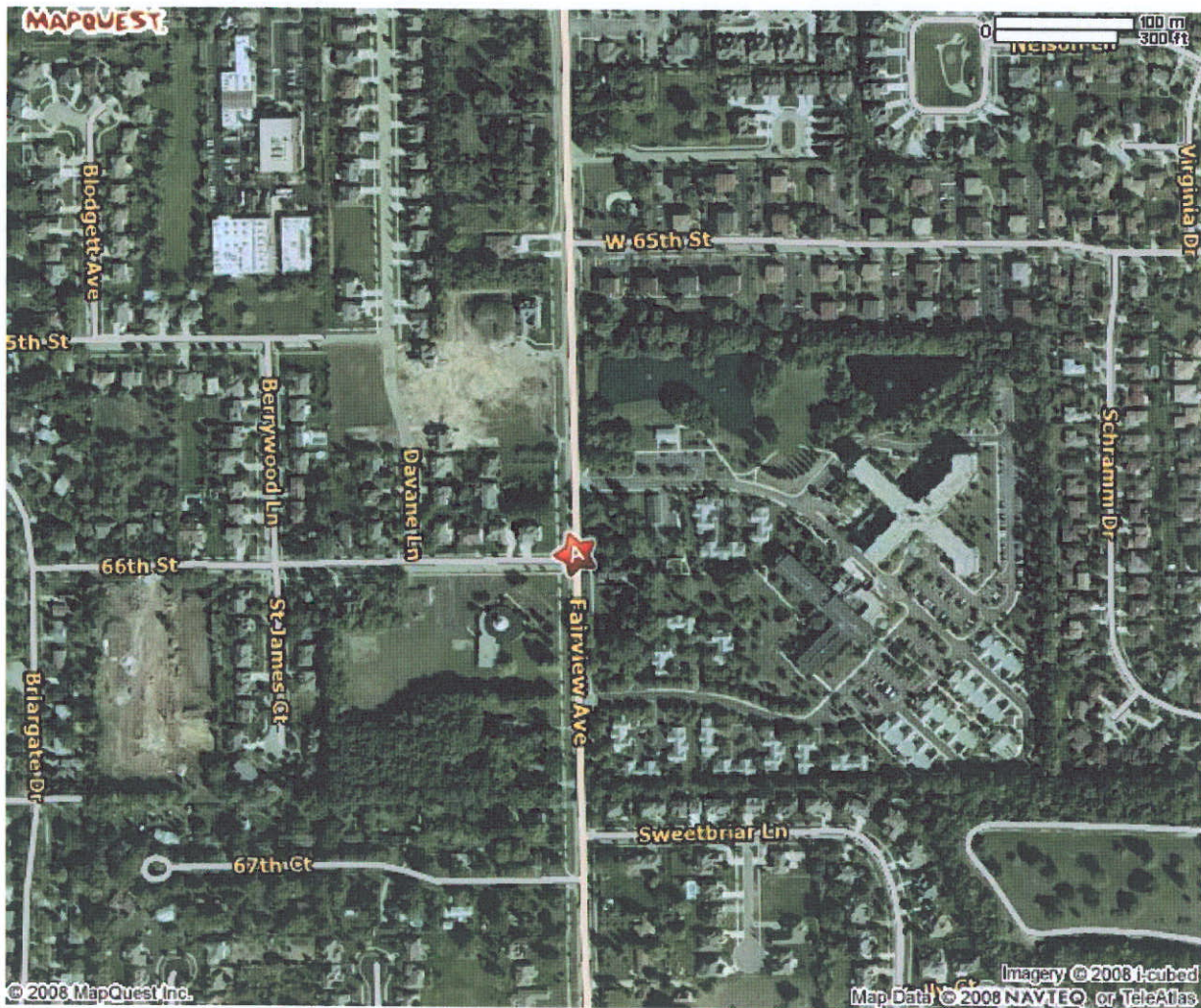
DT, Downtown Transition



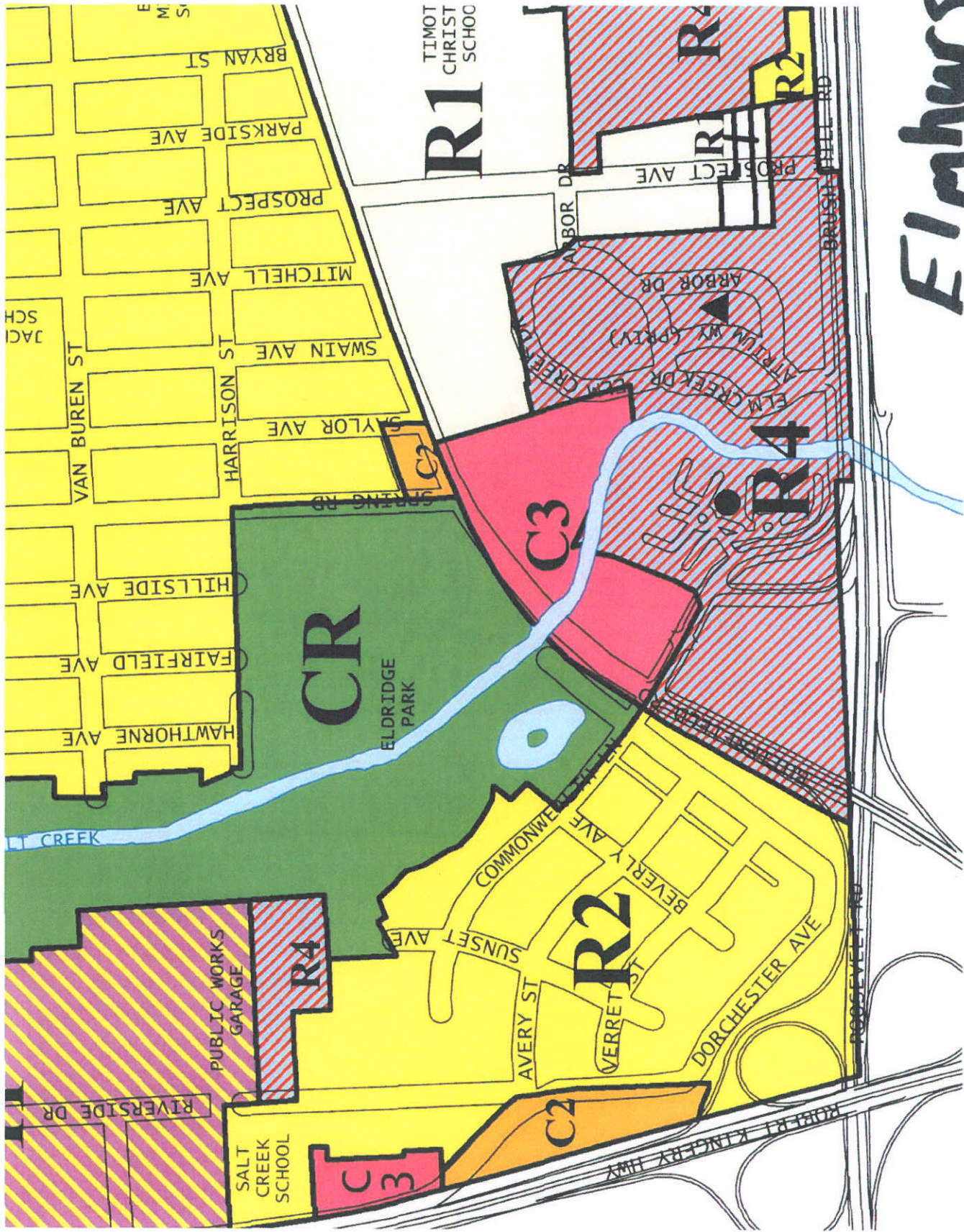
MAPQUEST.



A: 66th St & Fairview Ave, Downers Grove, IL 60516



All rights reserved. Use subject to License/Copyright Map Legend
Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)

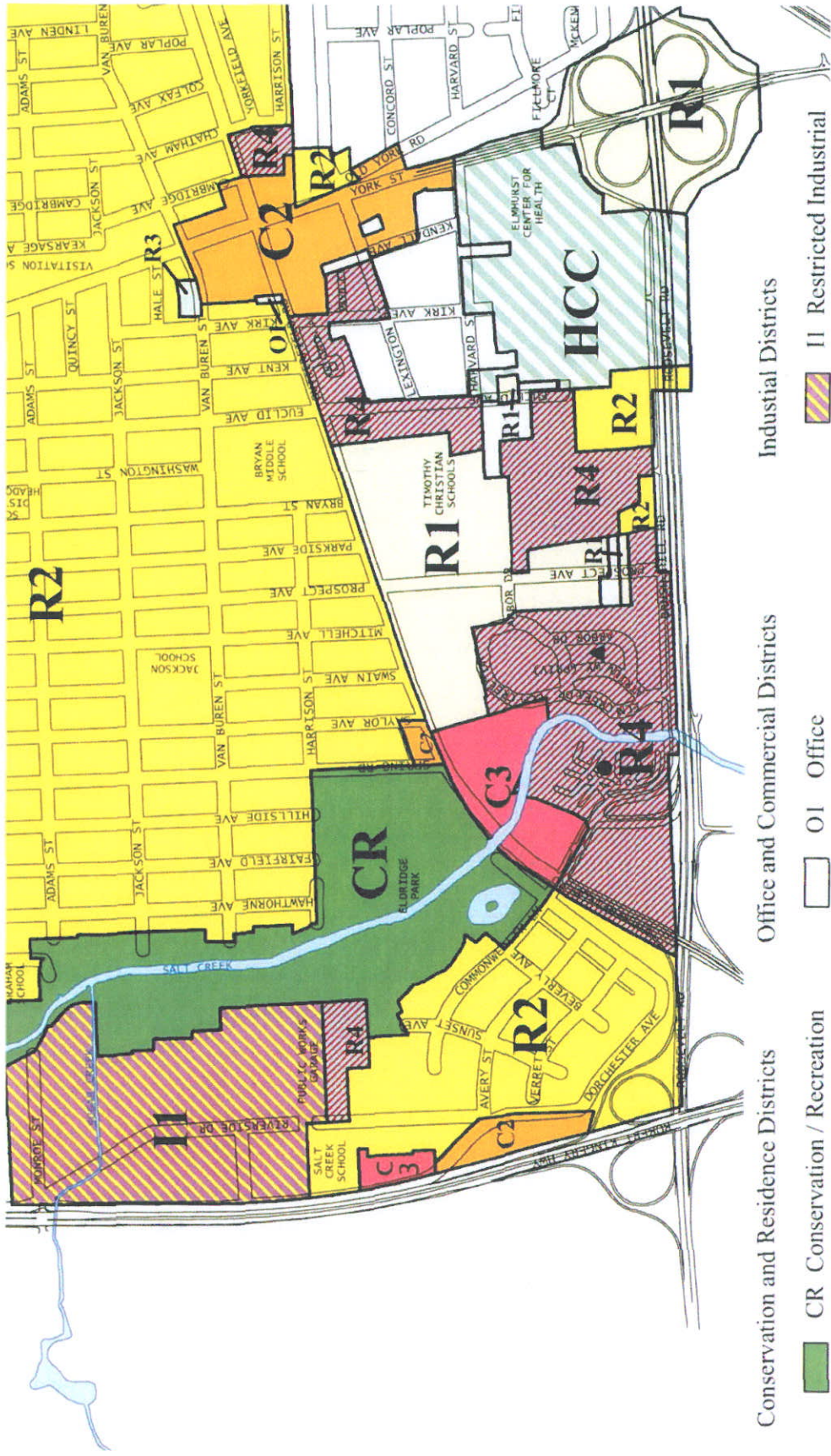


Elmhurst

Office and Commercial Districts

dence Districts

Scale: 1 inch = 100 feet



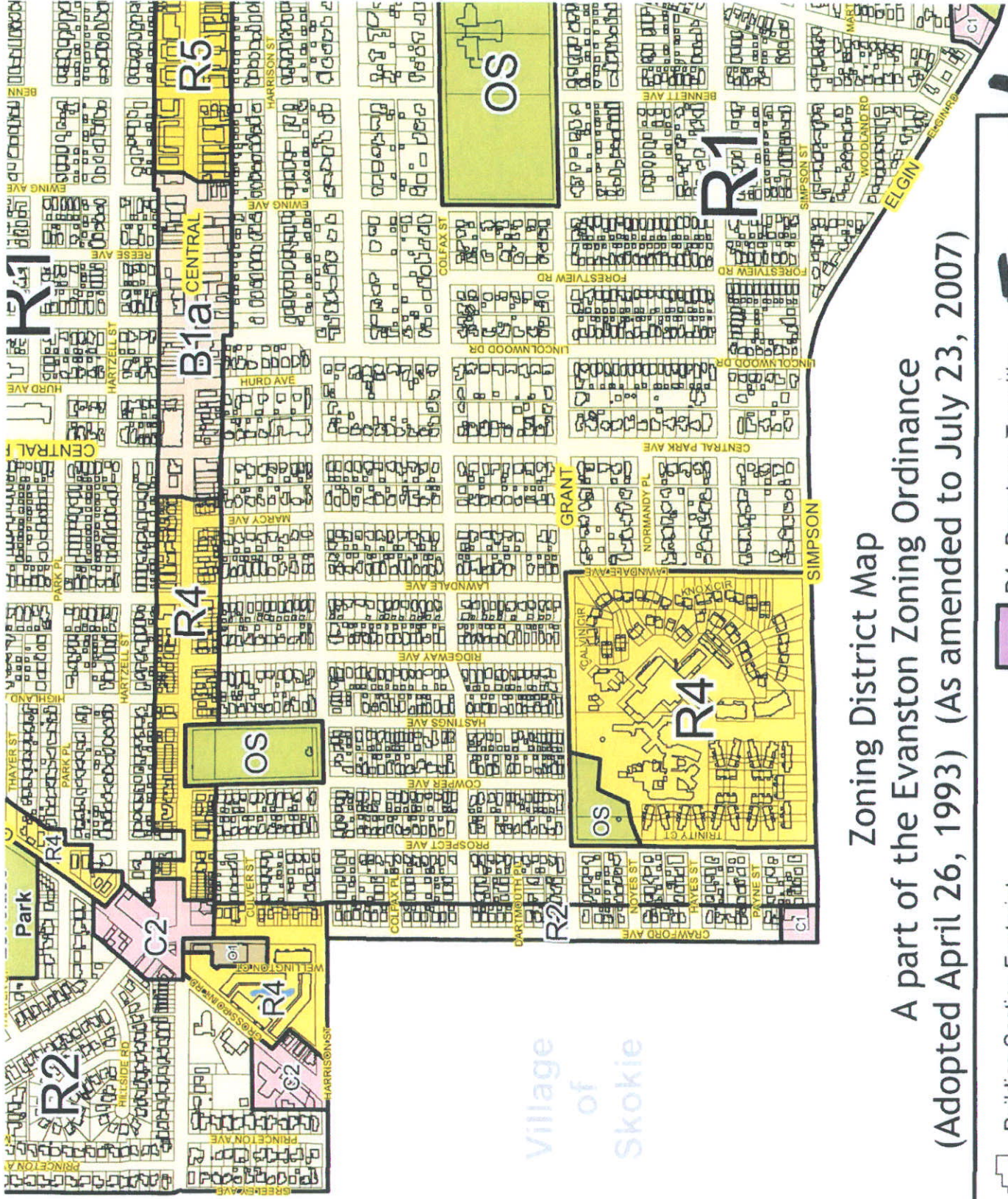
- | | | |
|---|---|---|
| Conservation and Residence Districts | Office and Commercial Districts | Industrial Districts |
| <ul style="list-style-type: none"> CR Conservation / Recreation RE Residential Estate R1 Single Family Residence R2 Single Family Residence R3 Two Family Residence R4 Limited General Residence R5 Specialty Residence | <ul style="list-style-type: none"> O1 Office O1/C Office/Institutional/Cultural C1 Local Shopping C2 Community Shopping & Service C3 General Commercial C4 Central Business C4A North Downtown Business | <ul style="list-style-type: none"> I1 Restricted Industrial I2 General Industrial |
| <ul style="list-style-type: none"> D E F G H I | | |



A: 400 W Butterfield Rd, Elmhurst, IL 60126-4903



All rights reserved. Use subject to License/Copyright Map Legend
Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)



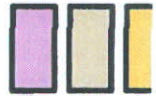
Village
of
Skokie

Zoning District Map

A part of the Evanston Zoning Ordinance (Adopted April 26, 1993) (As amended to July 23, 2007)



Building Section Footprint
Tax Parcel



D4 - Downtown Transition
I1 - Industrial / Office
I2 - General Industrial



Historic Districts



(Adopted April 26, 1993) (As amended to July 23, 2007)

2000
1900
1800
1700
1600
1500
1400
1300
1200



Building Section Footprint



Tax Parcel

Historic Districts

Evanston Ridge National Register & Local

Evanston Lakeshore National Register & Local

Northeast Evanston Local

Northeast Evanston National Register

Oakton National Register

Zoning Overlay Districts

oH - Hospital Overlay

oRD - Redevelopment Overlay

Zoning Districts

B1 - Business

B1a - Business

B2 - Business

B3 - Business

C1 - Commercial

C1a - Commercial Mixed-Use

C2 - Commercial

D1 - Downtown Fringe

D2 - Downtown Retail Core

D3 - Downtown Core Development

D4 - Downtown Transition

I1 - Industrial / Office

I2 - General Industrial

I3 - General Industrial

MUE - Transitional Manufacturing-Employment

MXE - Mixed Use Employment

O1 - Office

OS - Open Space

R1 - Single-Family Residential

R2 - Single-Family Residential

R3 - Two-Family Residential

R4 - General Residential

R4a - General Residential

R5 - General Residential

R6 - General Residential

RP - Research Park

T1 - Transitional Campus

T2 - Transitional Campus

U1 - University Housing

U1a - University Housing and Parking

U2 - University Athletic Facilities

U3 - University Lakefront Campus

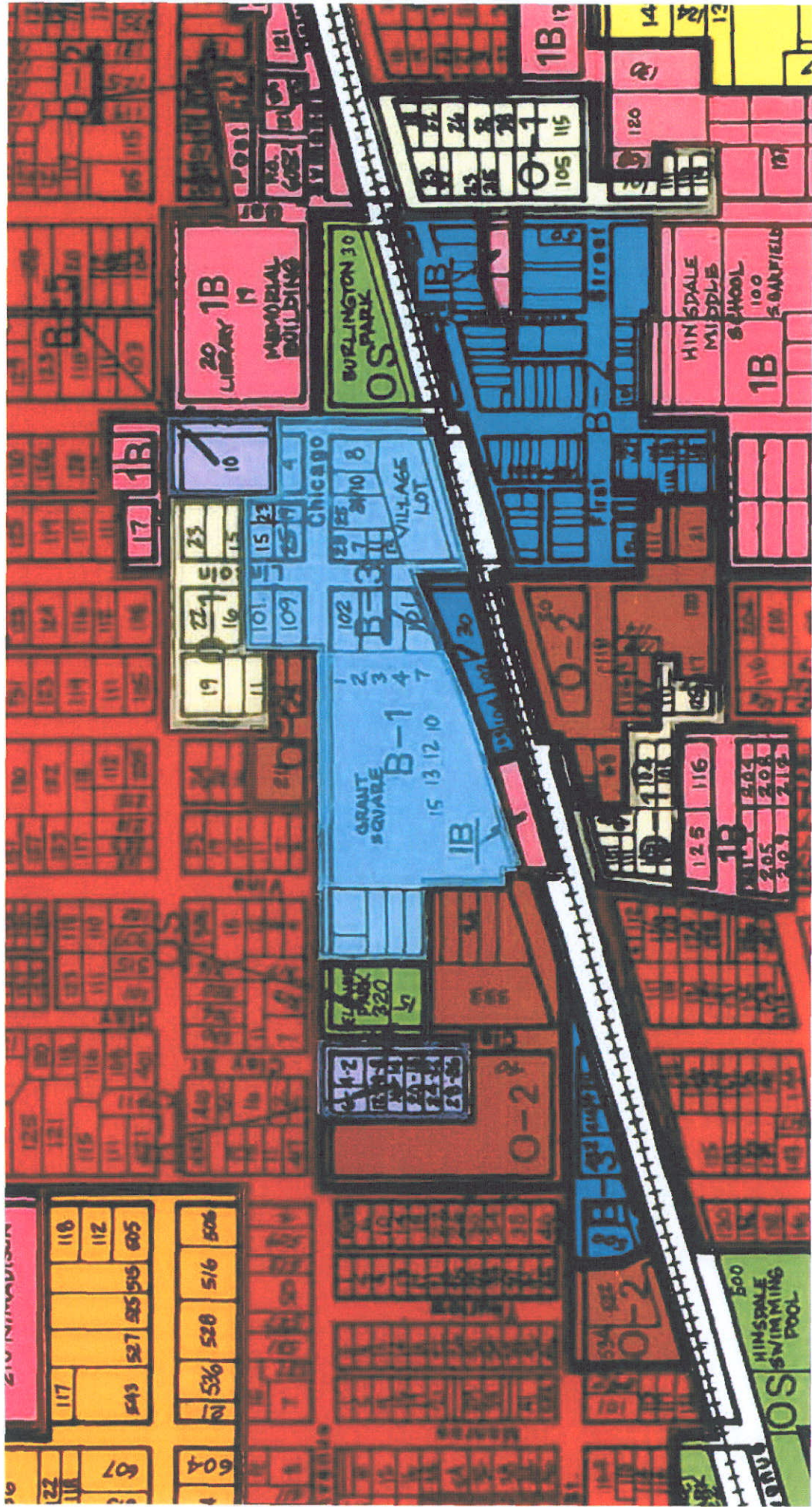
MAPQUEST.



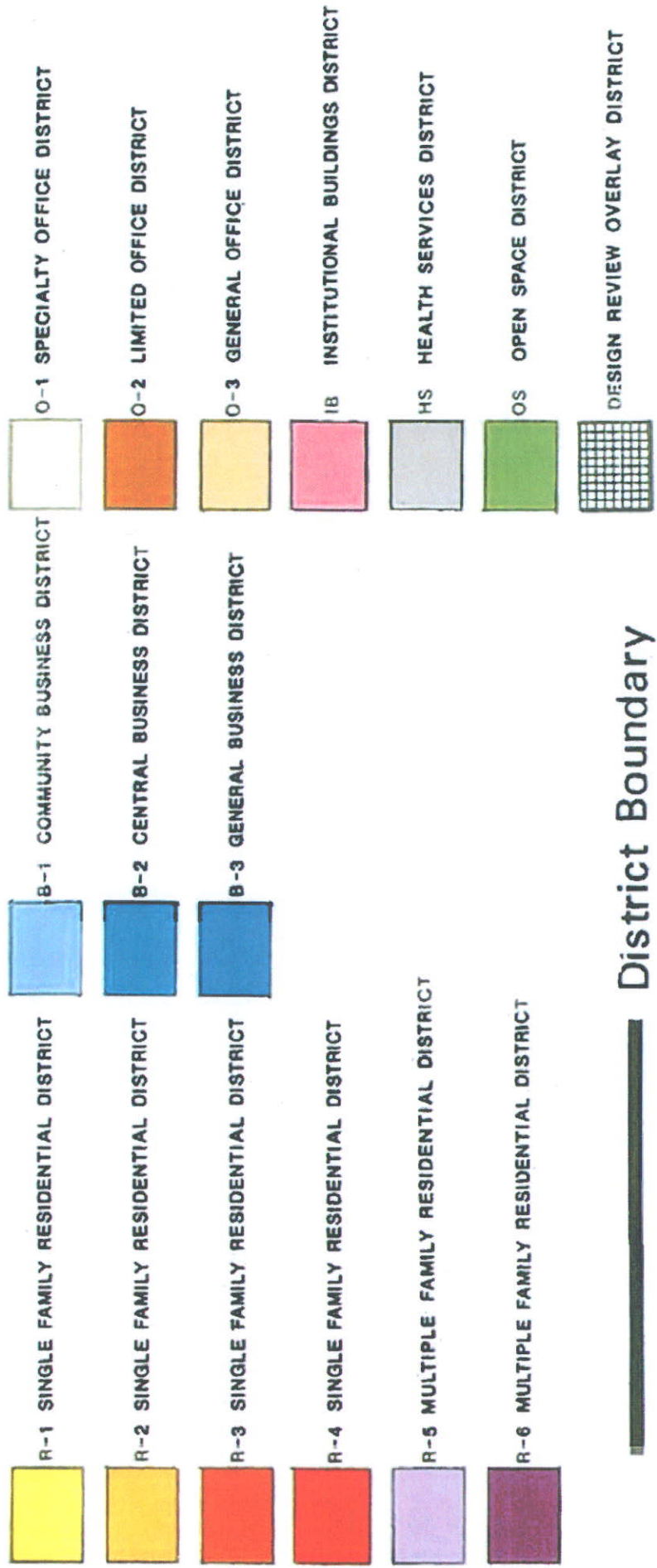
A: 3200 Grant St, Evanston, IL 60201-1903



All rights reserved. Use subject to License/Copyright Map Legend
Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)



Hinsdale



NOTE: FOR ADDRESS VERIFICATION USE CURRENT STREET MAP



University of Phoenix
Thinking ahead.

— ONLINE PROGRAMS —

ASSOCIATE'S DEGREES
Associate of Arts in Business
Associate of Arts in Health Care Administration
Associate of Arts in Information Technology

BACHELOR'S DEGREES
Bachelor of Science in Business / Management
Bachelor of Science in Criminal Justice Administration
Bachelor of Science in Management

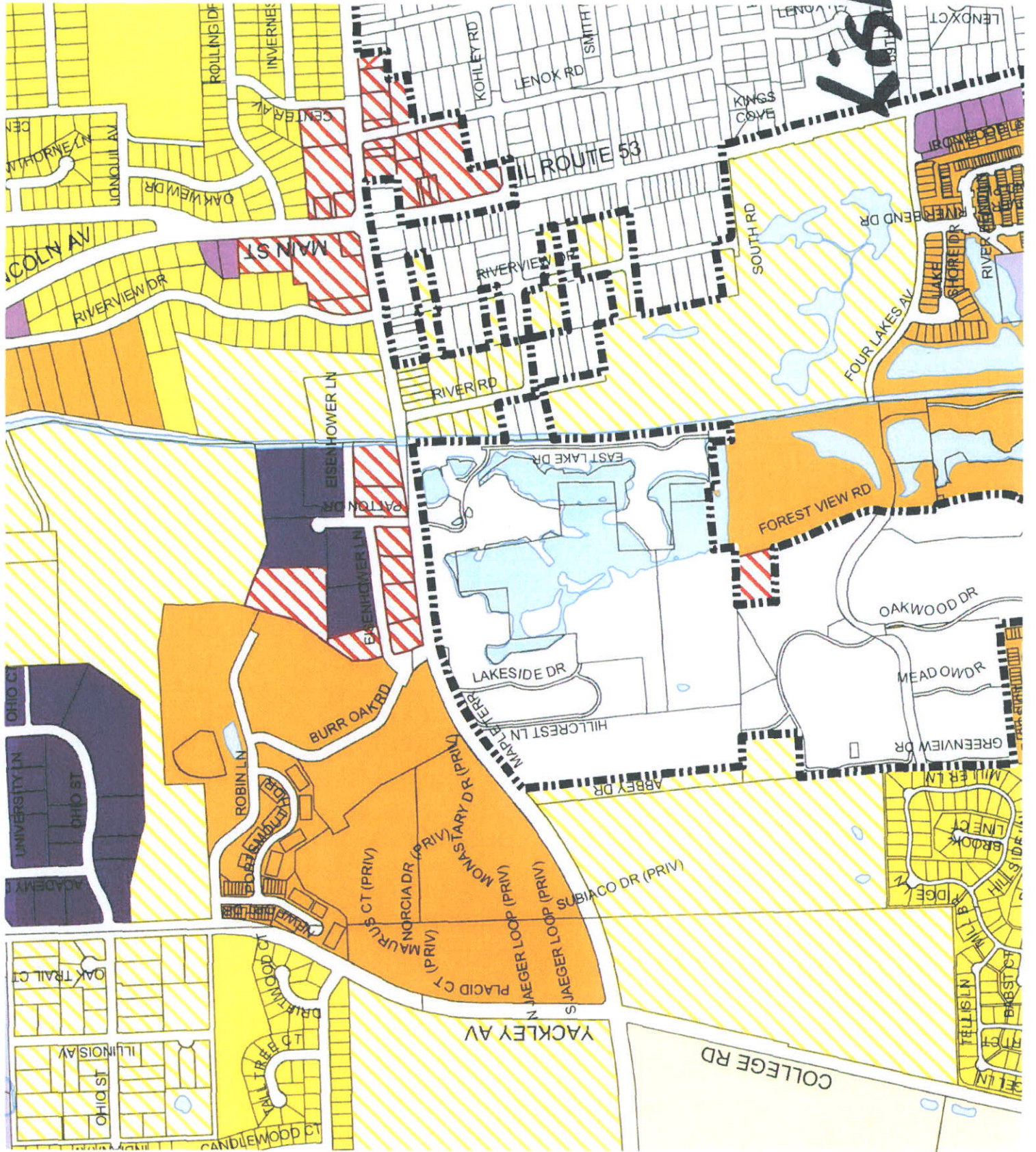
MASTER'S DEGREES
Master of Business Administration
Master of Arts in Education
Master of Information Systems

A: 10 N Washington St, Hinsdale, IL 60521-3462






All rights reserved. Use subject to License/Copyright Map Legend
 Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)

Kisle









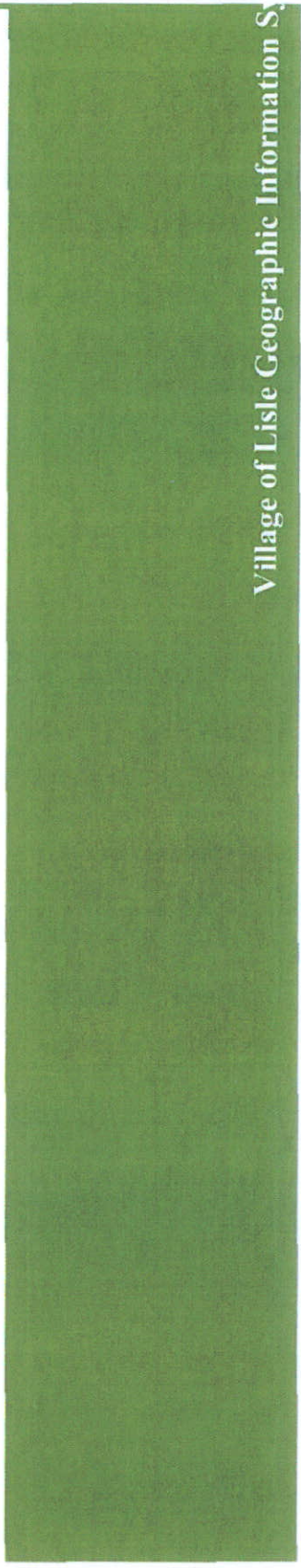
Legend

-  Village of Lisle
-  Land Parcels
-  Water Bodies

Zoning Codes

-  R-1 Single Family
-  R-2 Single Family
-  R-3 One - Four Family
-  R-4 Multi - Family

-  C/U College/University
-  O Office
-  B-1 Neighborhood Business
-  B-2 Community Business
-  B-3A Central Retail Core District
-  B-3B Downtown Perimeter District
-  O-R Office Research
-  I-1 Industrial





Do you know your Credit Score?	
Excellent 😊	750 - 840
Good 😊	660 - 749
Fair 😊	620 - 659
Poor 😊	340 - 619
I Don't Know 😊	????
Find out INSTANTLY!	

A: 1920 Maple Ave, Lisle, IL 60532-2179












All rights reserved. Use subject to License/Copyright Map Legend
 Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)



La Grange Park

THE OFFICIAL ZONING MAP OF THE
 OF LA GRANGE PARK, ILLINOIS IN
 ON MARCH 23rd, 2004 & IS
 HED IN COMPLIANCE WITH 65 ILCS
 13-19.

LEGEND OF SYMBOLS

<u>SYMBOL</u>	<u>DESCRIPTION</u>
	A SINGLE - FAMILY RESIDENCE DISTRICT
	B SINGLE - FAMILY RESIDENCE DISTRICT
	C SINGLE - FAMILY RESIDENCE DISTRICT
	D TWO - FAMILY RESIDENCE DISTRICT
	E MULTIPLE APARTMENT DISTRICT - NOT MORE THAN FOUR APARTMENTS
	F MULTIPLE APARTMENT DISTRICT
	G RETAIL BUSINESS & COMMERCIAL DISTRICT
	H LIGHT INDUSTRIAL DISTRICT
	VILLAGE LIMITS

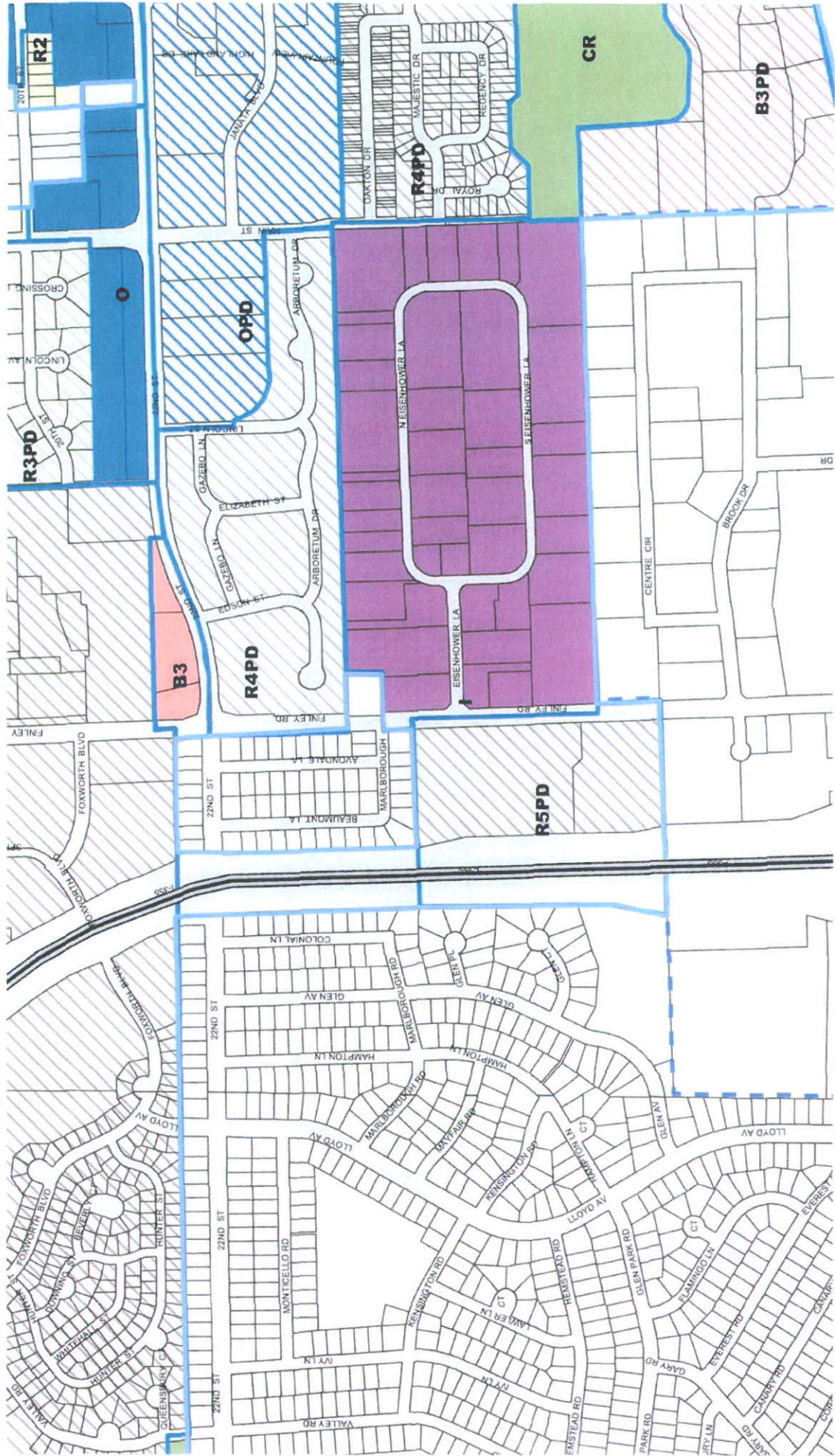


Do you know your Credit Score?	
Excellent	750 - 840
Good	660 - 749
Fair	620 - 659
Poor	340 - 619
I Don't Know	????
Find out INSTANTLY!	

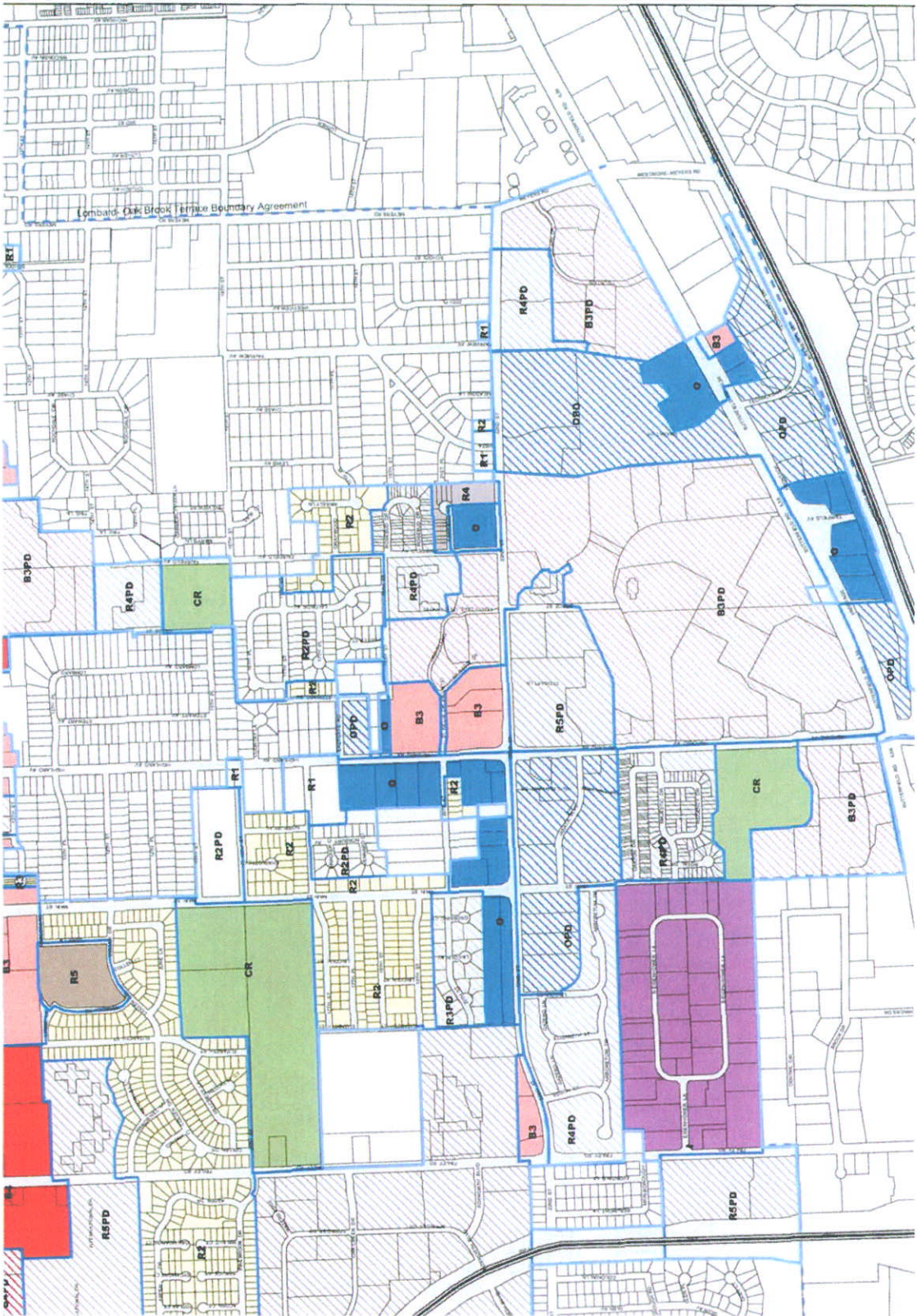
A: La Grange, IL



All rights reserved. Use subject to License/Copyright Map Legend
 Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)



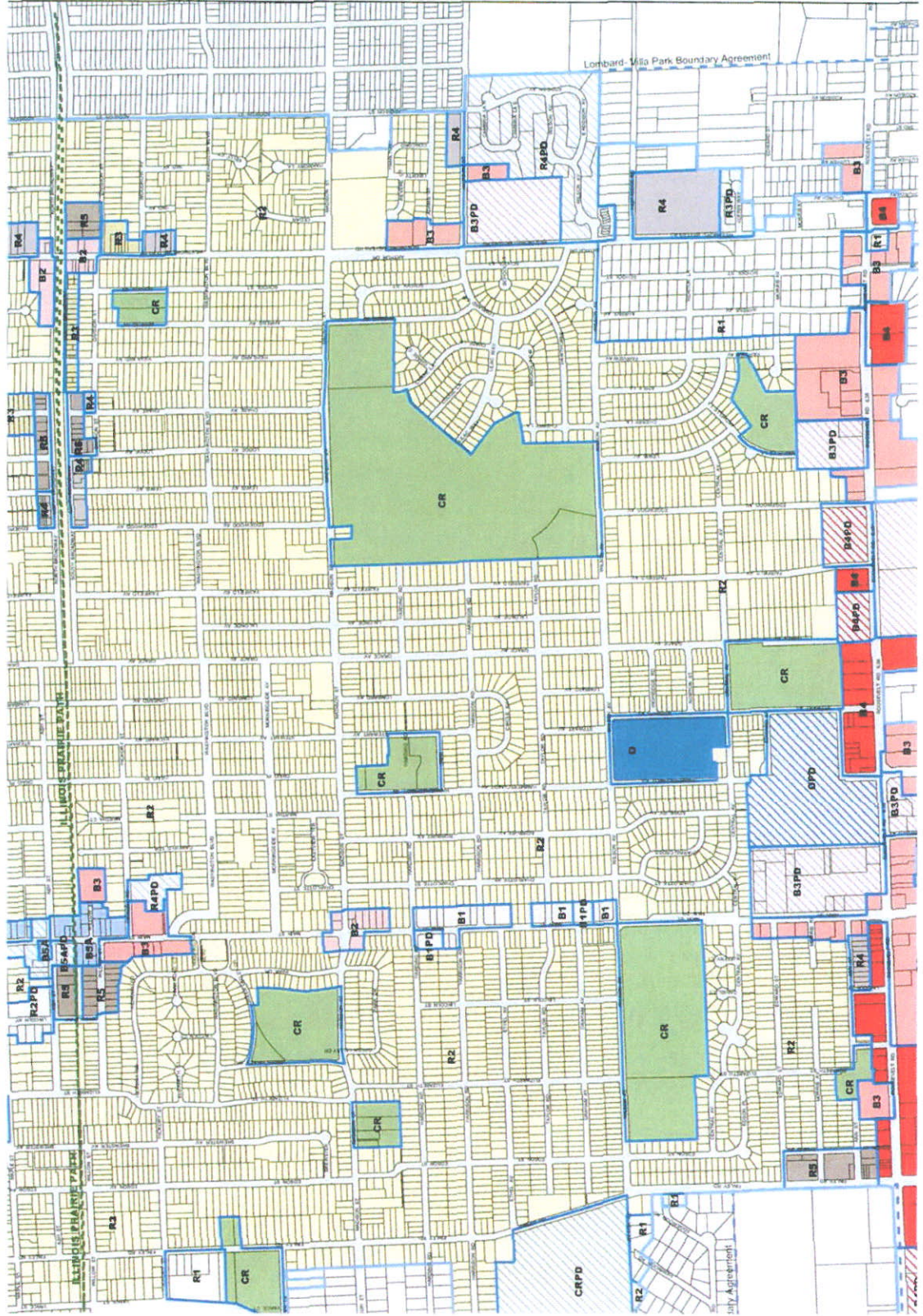
Lombard



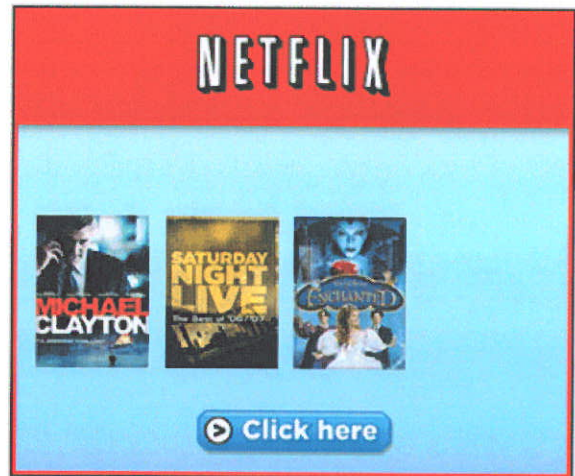
- R2**
SINGLE FAMILY RESIDENTIAL
- R2PD**
SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT
- R3**
ATTACHED SINGLE FAMILY RESIDENTIAL
- R3PD**
ATTACHED SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT
- R4**
LIMITED GENERAL RESIDENTIAL
- R4PD**
LIMITED GENERAL RESIDENTIAL PLANNED DEVELOPMENT
- R5**
GENERAL RESIDENTIAL
- R5PD**
GENERAL RESIDENTIAL PLANNED DEVELOPMENT
- R6**
CENTRAL RESIDENTIAL
- R6PD**
CENTRAL RESIDENTIAL PLANNED DEVELOPMENT

R2
ZONE BOUNDARIES AND VILLAGE LIMITS

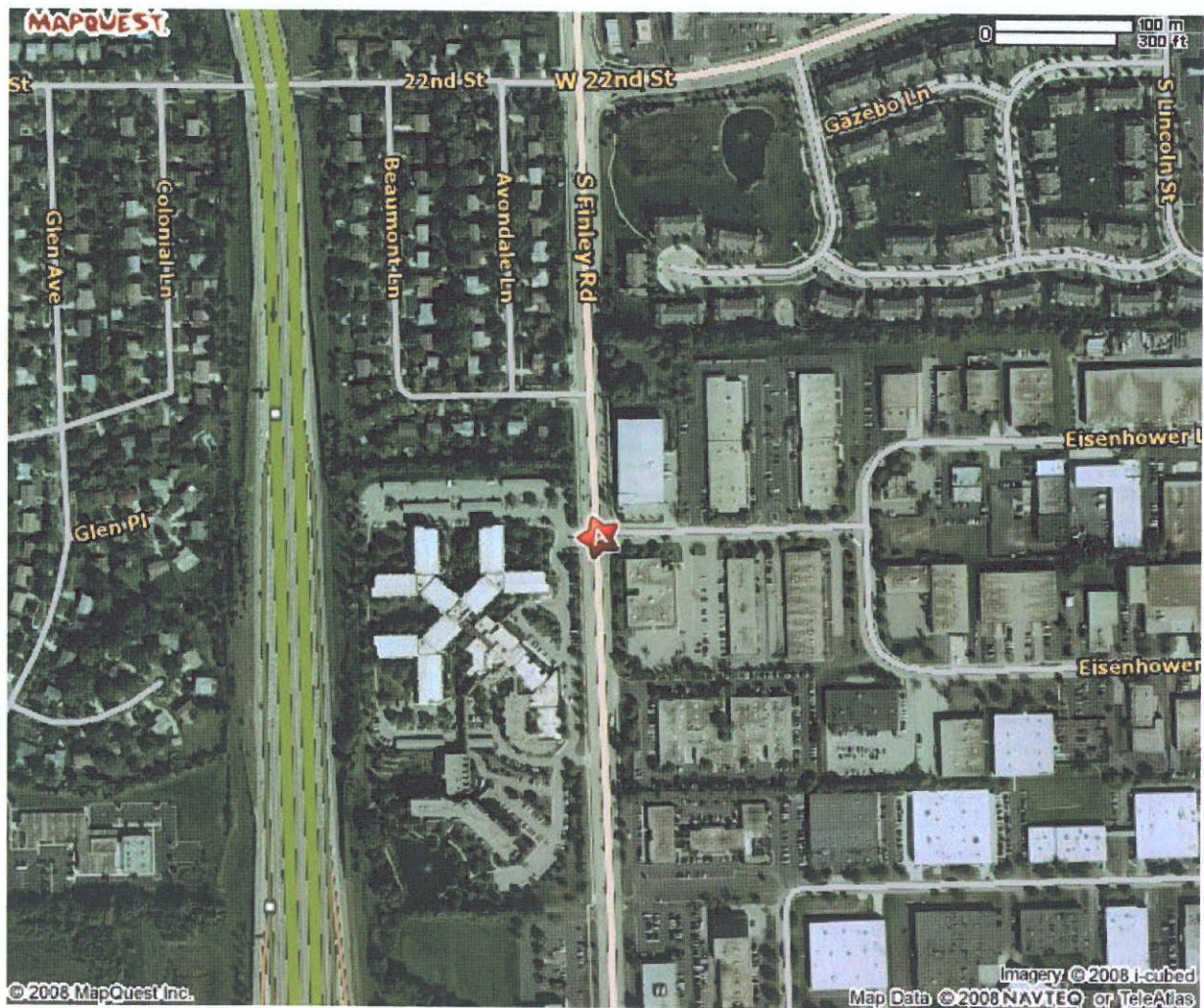
- CENTRAL BUSINESS DISTRICT**
- CENTRAL BUSINESS DISTRICT PLANNED DEVELOPMENT**
- B5A DOWNTOWN PERIMETER ZONING DISTRICT**
- B5APD DOWNTOWN PERIMETER ZONING DISTRICT PLANNED DEVELOPMENT**
- CR CONSERVATION/RECREATION DISTRICT**
- CRPD CONSERVATION/RECREATION DISTRICT PLANNED DEVELOPMENT**
- I LIMITED INDUSTRIAL DISTRICT**
- IPD LIMITED INDUSTRIAL DISTRICT PLANNED DEVELOPMENT**
- O OFFICE DISTRICT**
- OPD OFFICE DISTRICT PLANNED DEVELOPMENT**
- R1 SINGLE FAMILY RESIDENTIAL**



MAPQUEST.



A: 2400 S Finley Rd, Lombard, IL 60148-7029



All rights reserved. Use subject to License/Copyright Map Legend
Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)

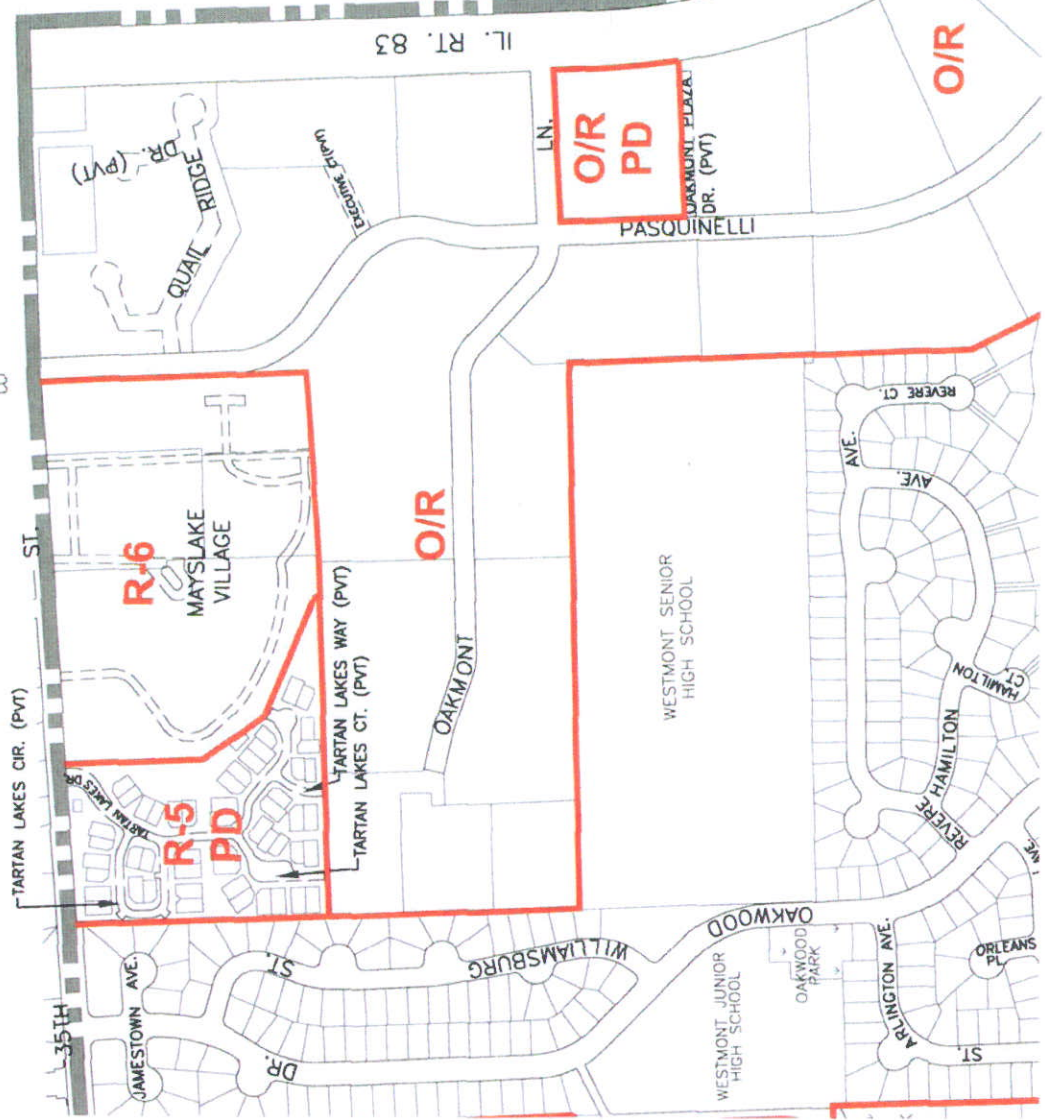
Oak Brook

VILLAGE OF OAK BROOK

VILLAGE OF HINSDALE

900 N.

800 E.



GENERAL REQUIREMENTS *

DISTRICT	PERMITTED USES	MAX. BLDG. HEIGHT	MIN. LOT WIDTH	MIN. LOT AREA	MAX. F.A.R.	MIN. SETBACKS		
						FRONT & SIDE ADJ. STREET	INTERIOR SIDE	REAR
R-1	SINGLE FAMILY DETACHED RESIDENCE	35 FT. (R) 45 FT. (N)	100 FT.	15,000 SQ. FT.	0.40	35 FT.	10 FT. MIN. EACH, AGGR. OF 20% OF LOT WIDTH	20% OF LOT DEPTH
R-1A	SINGLE FAMILY DETACHED RESIDENCE	35 FT. (R) 45 FT. (N)	75 FT.	11,250 SQ. FT.	0.40	50 FT.	10 FT. MIN. EACH, AGGR. OF 20% OF LOT WIDTH	
R-2	SINGLE FAMILY DETACHED RESIDENCE	35 FT. (R) 45 FT. (N)	70 FT. (R) 100 FT. (N)	10,000 SQ. FT.	0.40	35 FT.	7 FT. MIN. EACH, AGGR. OF 20% OF LOT WIDTH	
R-3	SINGLE FAMILY DETACHED RESIDENCE	35 FT. (R) 45 FT. (N)	60 FT. (R) 100 FT. (N)	7,800 SQ. FT.	0.40	35 FT.	8 FT. MIN. EACH, AGGR. OF 20% OF LOT WIDTH	
R-4	GENERAL RESIDENCE - SINGLE FAMILY - TWO FAMILY - MULTIPLE FAMILY - SAME AS R-4	35 FT. (R) 45 FT. (N)	SEE SECTION 6.04 OF ZONING ORDINANCE	0.75			SEE SECTION 6.04 OF ZONING ORDINANCE	
R-5	GENERAL RESIDENCE - SAME AS R-4	35 FT. (R) 45 FT. (N)	ZONING ORDINANCE	0.75				
R-6	SPECIAL RESIDENCE - 6+ UNITS AND ACCESSORY UNITS	65 FT.	BASED ON LOT ON LOT AREA	40,000 SQ. FT.	1.50	30 FT. ²	10 FT.	20 FT. PLUS 1 FT. FOR EACH 2 FT. IN HEIGHT BLDG. EXCEEDS 45 FT. ⁵
B-1	LIMITED BUSINESS	40 FT.	NONE ³	NONE	0.80	5 FT.	5 FT. EXCEPT NONE WHERE ADJ. BLDGS. ARE CONTIGUOUS WITH ONE ANOTHER ⁵	50 FT. EXCEPT WHERE MANUP. DIST. ⁷
B-2	GENERAL BUSINESS	45 FT.	NONE ³	NONE	0.80	10 FT.	5 FT. EXCEPT NONE WHERE ADJ. BLDGS. ARE CONTIGUOUS WITH ONE ANOTHER	20 FT. PLUS 1 FT. FOR EACH 2 FT. IN HEIGHT BLDG. EXCEEDS 45 FT. ⁵
B-3	SPECIAL BUSINESS	125 FT.	NONE	40 ACS	0.50	50 FT. ⁷	25 FT. ⁷	50 FT. EXCEPT WHERE MANUP. DIST. ⁷
C-1	COMMERCIAL BUSINESS	45 FT.	NONE ³	NONE ³	0.80	10 FT.	5 FT. EXCEPT NONE WHERE ADJ. BLDGS. ARE CONTIGUOUS WITH ONE ANOTHER	20 FT. PLUS 1 FT. FOR EACH 2 FT. IN HEIGHT BLDG. EXCEEDS 45 FT. ⁵
M	MANUFACTURING	45 FT.	100 FT.	20,000 SQ. FT.	0.80 ⁶	50 FT.	10 FT. EXCEPT 30 FT. ADJ. A RES. DISTRICT & NONE ADJ. A RAILROAD	30 FT. EXCEPT NONE ADJ. A RAILROAD
O/R	OFFICE/RESEARCH	75 FT.	100 FT.	20,000 SQ. FT.	0.80 ⁶	30 FT., EXCEPT 75 FT. ALONG BUS. STREETS	20 FT. EXCEPT 30 FT. ADJ. A RES. DISTRICT ⁸	20 FT. EXCEPT 30 FT. ADJ. A RES. DISTRICT ⁸
O/R-1	OFFICE/RESEARCH	35 FT.	50 FT.	7,500 SQ. FT.	0.80	30 FT. EXCEPT 25 FT. ADJ. A STREET	10 FT. EXCEPT 10 FT. ADJ. A RES. DISTRICT ⁸	20 FT.
PD	PLANNED DEVELOPMENT							

* THIS TABLE IS FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO THE ZONING ORDINANCES, WHICH GOVERN, FOR ANY ADDITIONAL REQUIREMENTS.

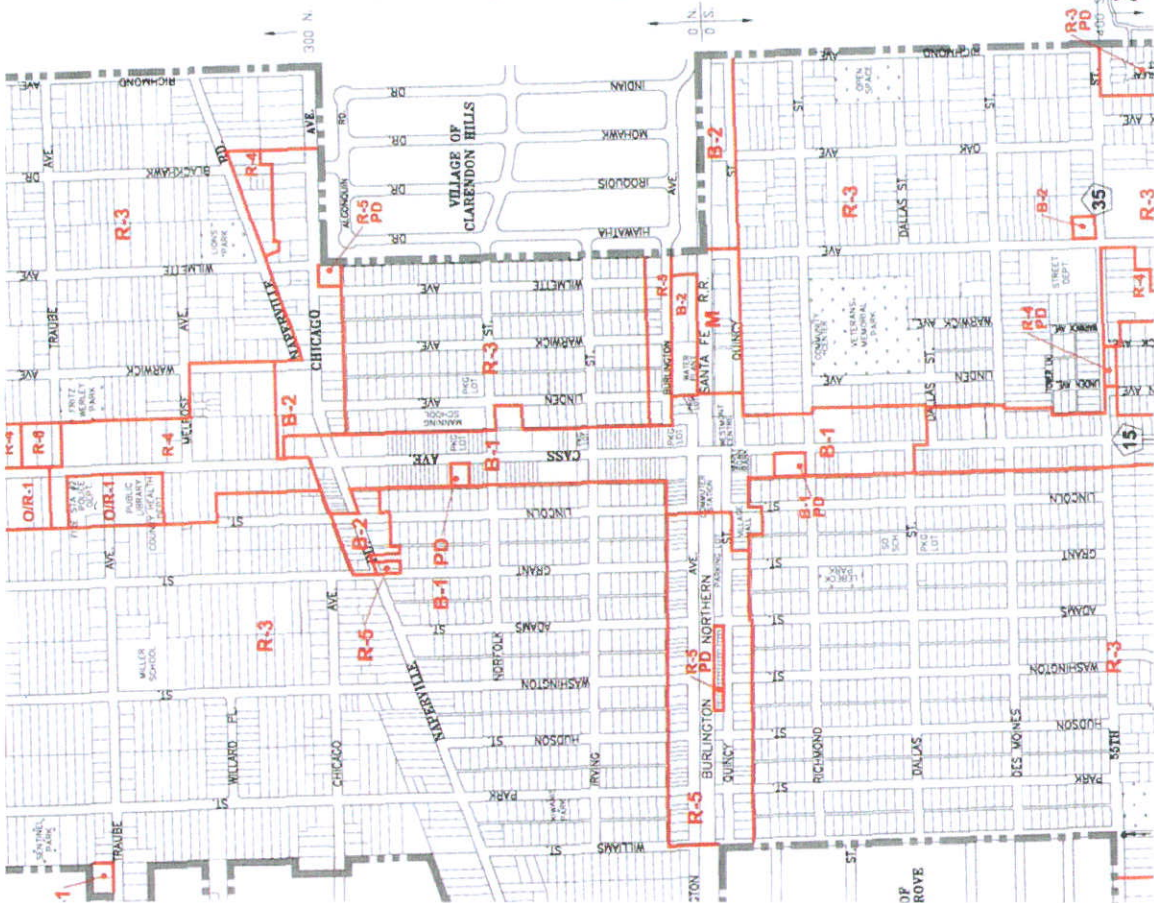
F.A.R. = FLOOR AREA RATIO

R = RESIDENTIAL

M = MANUFACTURING

O/R = OFFICE/RESEARCH

PD = PLANNED DEVELOPMENT



MAPQUEST.



200. Get all of the above
—that's \$200

when you activate service
on any new HP Broadband
Wireless notebook.

Plus free service for 30 days
with AT&T DataConnect.

» [Learn more](#)

THE COMPUTER
IS PERSONAL
AGAIN

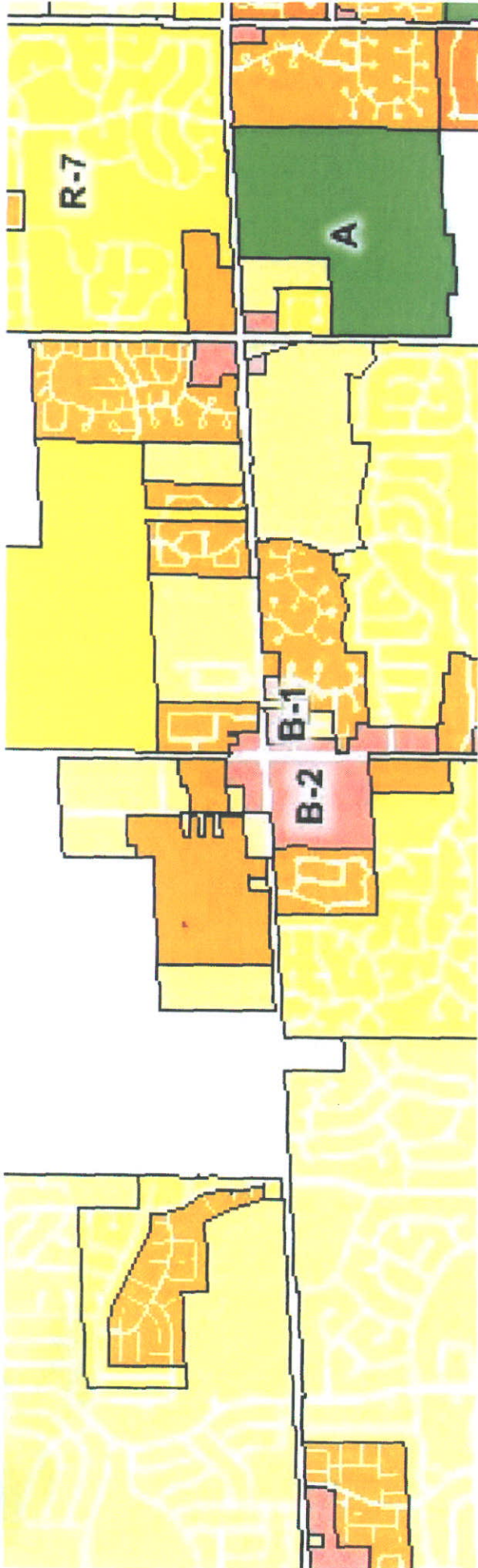


A: 1801 35th St, Oak Brook, IL 60523-2669



All rights reserved. Use subject to License/Copyright Map Legend
Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)

Schramburg



MAPQUEST.

Visit your Ford or Lincoln Mercury Dealership for service on the go and save.

THE WORKS \$39.95 OR LESS

FUEL SAVER PACKAGE

See participating dealership for details through 8/31/08. [Get Details](#)

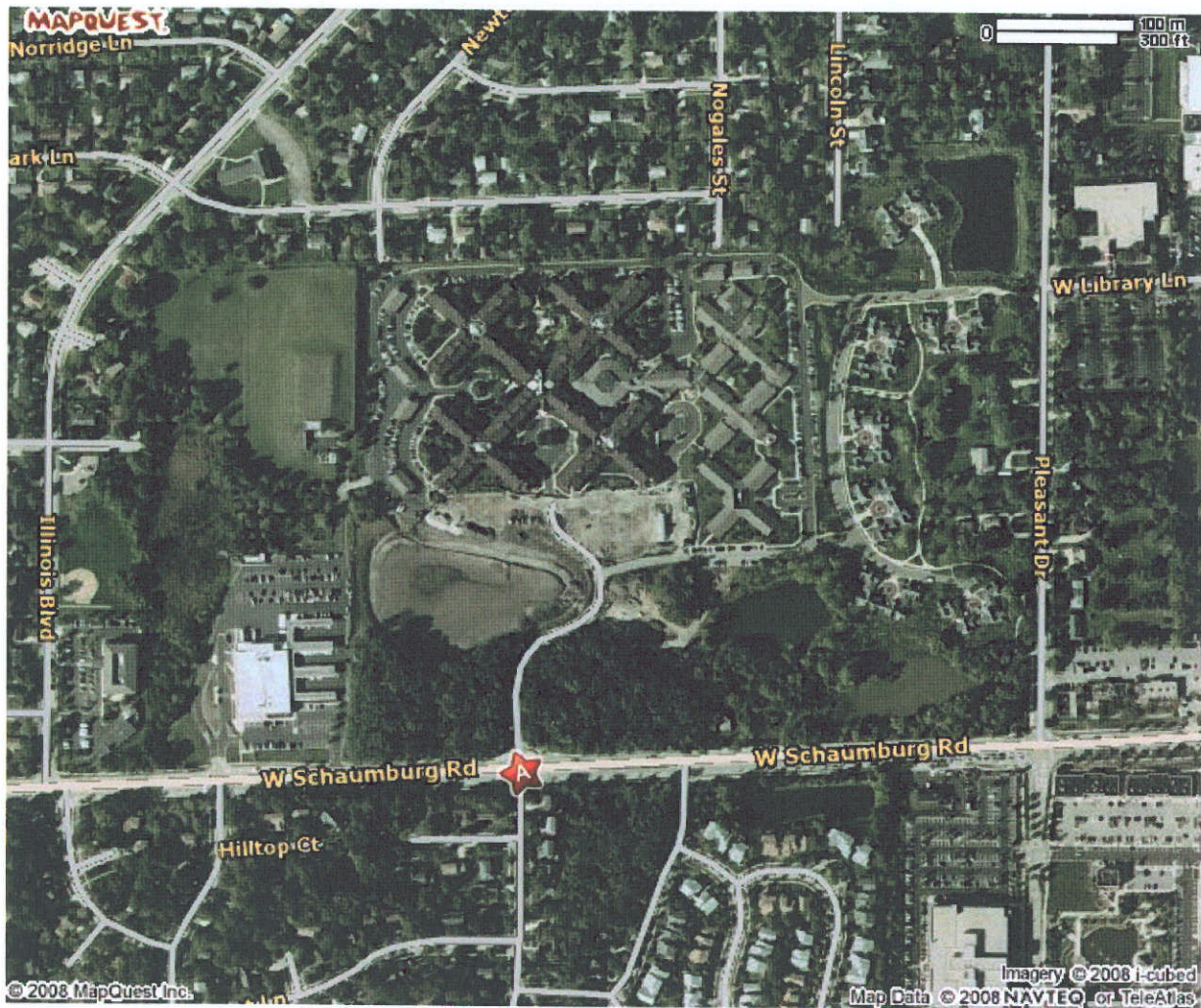
- Motorcraft® Oil and filter change
- Inspect brake system • Rotate four tires • Test battery and more



COME IN. KEEP GOING.



A: 350 W Schaumburg Rd, Schaumburg, IL 60194-3464



All rights reserved. Use subject to License/Copyright Map Legend
Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our [Terms of Use](#)



TRACY CROSS & ASSOCIATES, INC.

August 28, 2008

Mr. Steve Stewart
Fairview Ministries
210 Village Drive
Downers Grove, Illinois 60516

Dear Mr. Stewart:

At your request, Tracy Cross & Associates, Inc. expanded its February 2008 analysis of Fairview Ministries proposal to construct 32 senior-citizen apartment buildings within an Auxiliary Campus at the intersection of Fairview Avenue and Lynn Geimer Court in the village of Downers Grove. Specifically, this letter addresses concerns about the proposed development's impact upon single family property values in the immediate area.

***The Auxiliary
Campus***

The Fairview Village Auxiliary Campus represents a 2.9-acre assemblage aligning Lynn Geimer Court, west of and contiguous to Fairview Avenue in the village of Downers Grove. At completion, the Auxiliary Campus will provide 32 senior independent-living units in four eight-unit buildings of two-stories each. In addition, an existing single family home will be converted into a clubhouse and executive office.

At present, the subject property represents an R-3 Single Family Residential zoning classification designed to accommodate seven detached residences. Under the proposed Fairview Village schematic, rezoning to an R-5A Townhouse Residential classification would be required.

***Impact Upon
Property Values***

The zoning change from an R-3 Single Family Residential to an R-5A Townhouse Residential classification will *not* impair or negatively impact single family property values in the immediate vicinity of the proposed Auxiliary Campus nor will the development be detrimental to the health, safety, morals, or general welfare of persons now residing in the immediate area. These conclusions can be supported on two fronts. First, there is empirical, evidentiary support that a change in residential zoning from a single family detached classification to a moderate-density multi-family use will not affect nearby property values. Second, the nature of the development, as a senior-citizen community, will not be injurious to property values or improvements in the vicinity.

A Zoning Change

In selected areas of DuPage County, zoning changes from a single family classification to a multi-family use have occurred recently in Itasca, Woodridge, and Elmhurst.

- In **Itasca**, county single family zoning was changed between Rohlwing Road and Lloyd Avenue to townhome use in 1998 allowing for the development of the 17-unit White Oak Commons community while in 2003, the 140-unit One Itasca Place condominium development was approved as a two-building program of six-stories each (five-stories residential over one-story of parking). Adjacent to these two developments is the Nordic Park single family subdivision. The majority of homes here were built in the late 1950s through the early 1970s with some modest construction occurring sporadically through the mid- to late-1970s. Among the homes built during the later time period, most were developed farther to the west and north proximate and/or adjoining the fairways of either the Medinah Country Club or the Eaglewood Resort and Spa.

Within Nordic Park, a total of 40 homes were sold between 2002 and August 2008. These homes carried an average sales price of \$348,883, which compares with Itasca's overall average of \$379,654 recorded for 395 closings during the same timeframe. The 2002-August 2008 average sales price for single family homes in Nordic Park reflects an advance of 31.6 percent from 2002's average sales price of \$265,153 while average prices in Itasca as a whole advanced by 30.3 percent during the same comparative periods.

Along the arterials of 5N Andrene, 5N Bunker, 5N Eagle, 5N Lloyd, and 21W North and within 450+/- yards of White Oak Commons and One Itasca Place, 16 homes were sold through the Northern Illinois Board of Realtors Multiple Listing Service (MLS) between 2002 and August 2008. These homes, built on average 40 years ago, carried an average sales price of \$320,260, representing an advance of 26.3 percent from the \$253,563 average recorded in 2002.

- In 2005, Gallagher & Henry received approval from **Woodridge** for the Cedar Hill development of 26 duplex units, representing a change in zoning from single family to multi-family use under a PUD designation. This change has had no impact upon home values in the adjoining single family subdivisions of Winston Hills and Suburban Estates. During the 2003-2007 period, for example, 21 nearby single family homes in these developments were sold through the MLS at an average price of \$272,838, representing a 32.3 percent increase from a comparative base year of 2003. In Woodridge as a whole, homes sold between 2003 and 2007 supported an average price of \$293,587, representing an upward movement of 16.8 percent from the community's 2003 average of \$251,252.

Closest to Cedar Hill (within 200+/- yards) are two homes along Mitchell Drive sold in 2005 and in early 2008. The 2005 recording at 6605 Mitchell sold at an average sales price of \$258,000, roughly equal to the \$259,000 average sales price of other homes sold the same year in the Winston Hills/Suburban Estates areas. In June 2008, the home at 6609 Mitchell Drive sold at \$335,000, or 8.7 percent above the \$308,200 average reported by five other single family homes sold nearby the year prior.



- In **Elmhurst** along Larch Avenue, a strip of single family homes between W. Second Street and W. Third Street was rezoned in 2000 to allow for the development of four townhome buildings known as Larch Avenue Prairie Homes and Larch Avenue Rowhomes. Now complete, these multi-family units also have had no injurious impact upon single family property values in the immediate area as homes sold within 500+/- yards to the south, west, and north between 2002 and 2007 carried an average sales price of \$587,604 distributed between 15 fully remodeled or new construction homes on teardown homesites and 17 older homes. In comparison, the average price of a home sold in Elmhurst during this same six-year time span stood at \$456,756, while homes sold in the immediate area beyond 500 yards of the Larch Avenue townhome developments supported an average MLS closing price of \$549,290. Referencing the latter, the 33 single family sales in the immediate area outside of 500+/- yards were distributed between 14 fully remodeled/new construction units and 19 older homes, nearly the same ratio as that found closer to four townhome buildings that were rezoned from a single family classification.

Other Supporting Factors

In our original February 2008 report, we concluded that the Auxiliary Campus would not impair values of nearby single family homes based upon assessments of single family home values within one-half mile of an existing senior living facility. This approach was viewed by some to be inconclusive since it did not take into account a zoning change and, in many instances, drew comparisons to senior communities that were either separated by a *major* roadway, a large natural barrier, or fully isolated in a larger campus-like setting similar to Fairview Village s existing facilities.

There are a number of senior living facilities that are contiguous to single family uses that by no measure have created an impact upon adjoining single family home values. In Downers Grove proper, Saratoga Grove backs directly to single family homes along Oak Hill Drive and Hickory Court where single family home prices along these two arterials in the last six years have replicated those found on farther removed but nearby streets, such as Oak Hill Court, Venard Road, and Pomeroy Road.

Additionally in Burr Ridge, Fieldstone subdivision homes that are directly adjacent or within 100 yards of the Brighton Gardens stand-alone senior facility in Willowbrook have recently sold at identical prices to those that are situated east and beyond the 100-yard radius.

Finally in Barrington, Barrington Horizon, an independent senior living development was added to the Alden Estates life-care component in 2003. This three-story structure adjoins homes along Dundee Lane in Barrington Hills with the entire facility adjoining the north end of The Oaks of Barrington, a single family development completed during the 1997-2000 period. Along Dundee Lane, little turnover has occurred but one home was purchased in July 2004 for \$610,000. It subsequently was torn down and replaced by a now-occupied \$2.2 million estate.

Homes within The Oaks of Barrington, which border Alden Estates and Barrington Horizon, have also held their value. In 2004 and in 2007, homes along Manchester Drive, which are contiguous to the senior facility, sold for \$755,000 and \$750,000, fully within the range of other homes sold throughout the entire subdivision during the same period.



Mr. Steve Stewart
Fairview Ministries
August 28, 2008
Page 4

Having a substantial investment in their home, many homeowners, including those along Fairview Avenue and Davane Court, fear that changes in zoning and that the development of Fairview Villages Auxiliary Campus, will lower property values. The empirical support provided in this analysis, in addition to Fairview Ministries commitment to a development of the highest quality, demonstrate that this perception or bias is simply without merit.

Respectfully submitted,

TRACY CROSS & ASSOCIATES, INC.



G. Tracy Cross
President

GTC/mt



Itasca
Nordic Park (SF Dev.)
White Oaks Commons (Conv. TH)
One Itasca Place (MR Condo)

Street View
Resort Golf Course

Traffic

More ...

Map

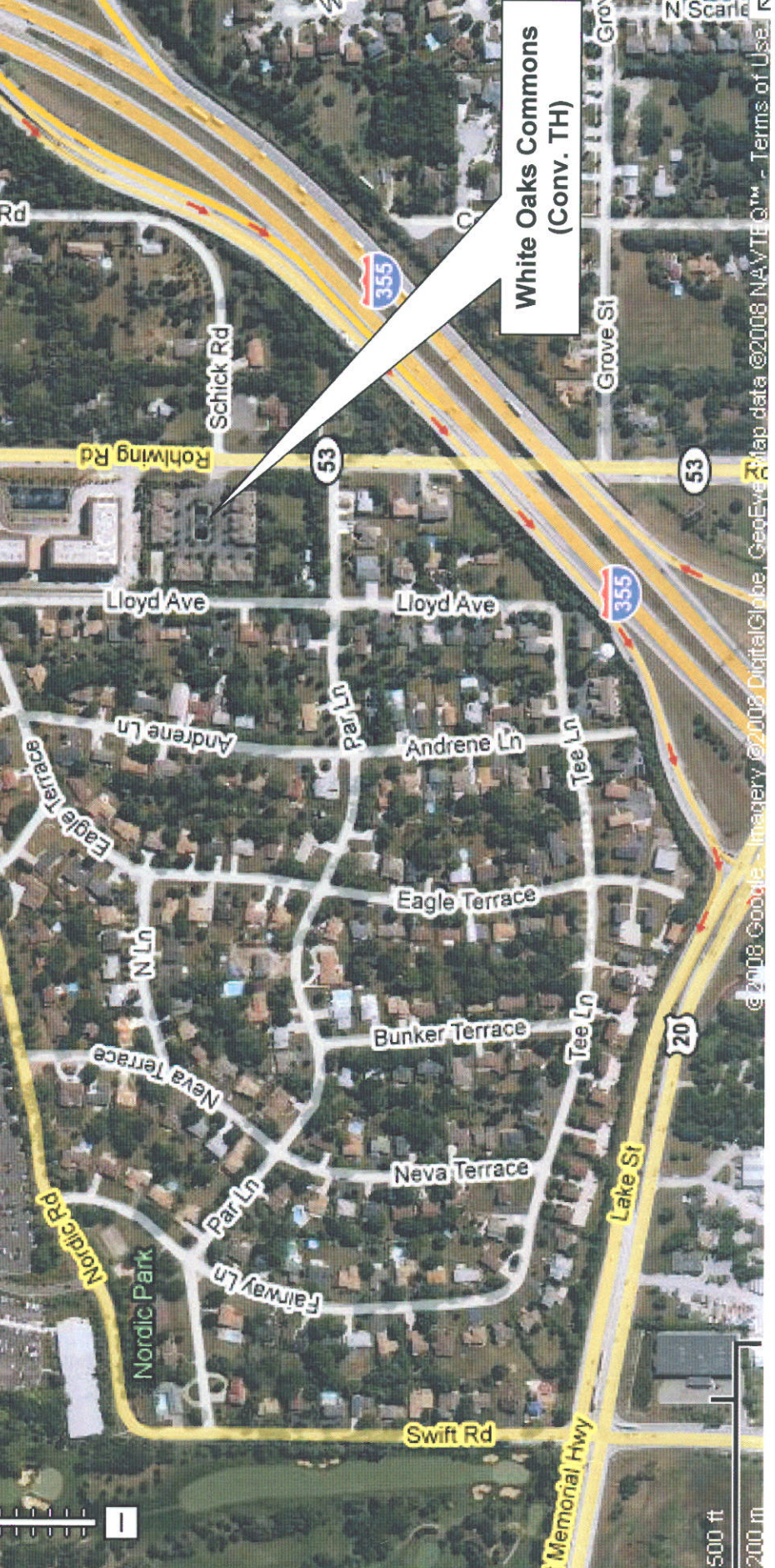
Satellite

Terrain

+

500 ft

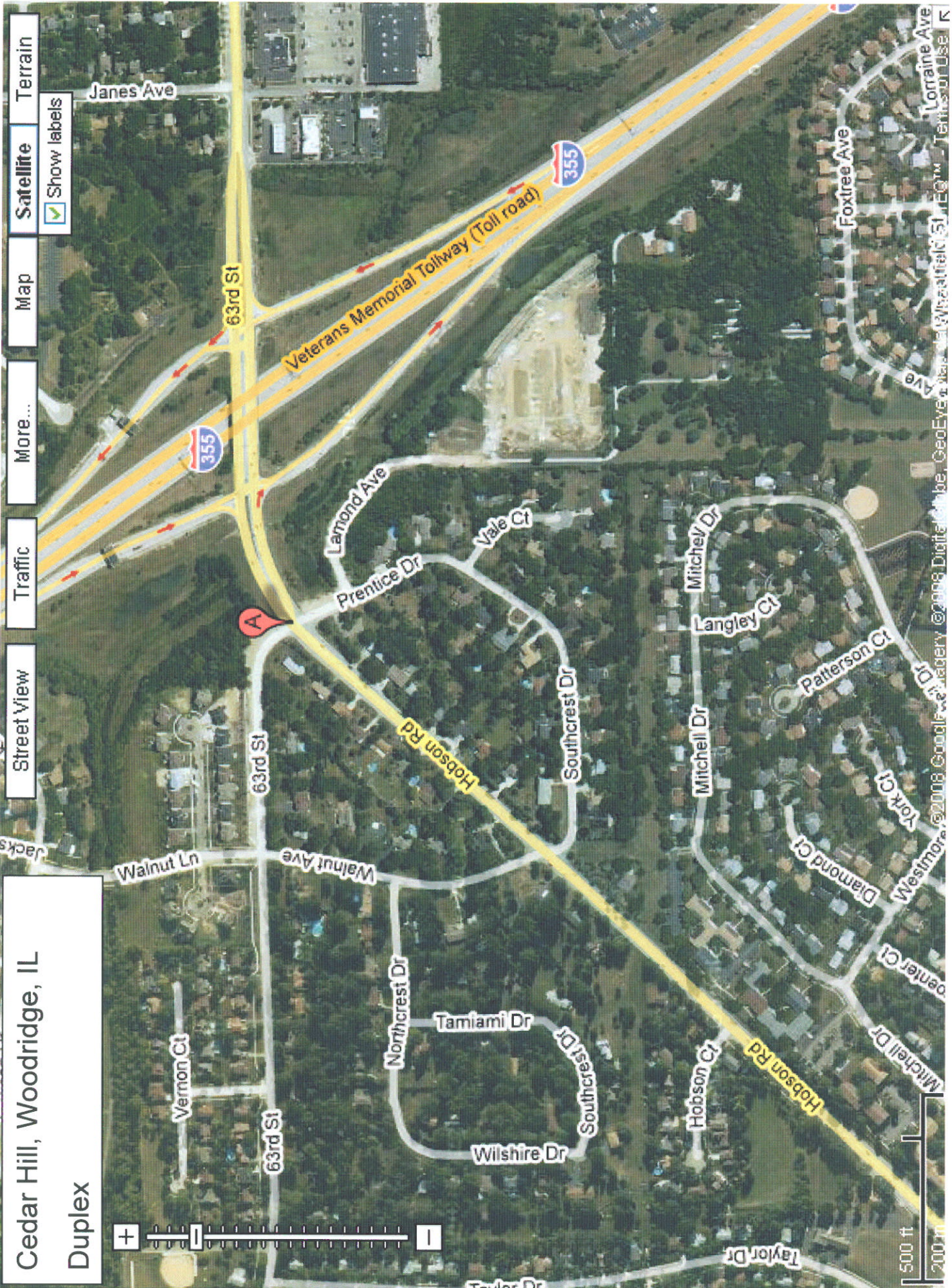
200 m



©2008 Google - Imagery ©2008 DigitalGlobe, GeoEye, Map data ©2008 NAVTEQ™ - Terms of Use. K

Cedar Hill, Woodridge, IL

Duplex



Terrain

Satellite



Map

More...

Traffic

Street View

Jacks

Walnut Ln

Walnut Ave

63rd St

Northcrest Dr

Tamiami Dr

Southcrest Dr

Wilshire Dr

63rd St

Vernon Ct

Prentice Dr

Vale Ct

Lanond Ave

Hobson Rd

Southcrest Dr

Mitchell Dr

Langley Ct

Patterson Ct

Diamond Ct

Westmore Ct

York Ct

Taylor Dr

Hobson Rd

Mitchell Dr

Center Ct

63rd St

63rd St

Veterans Memorial Tollway (Toll road)

I-355

I-355

Janes Ave

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63rd St

63



Brighton Gardens

- Street View
- Traffic
- More...
- Map
- Satellite
- Terrain

Map navigation controls including a back arrow, a zoom in (+) button, a zoom out (-) button, and a scale bar showing 500 ft and 200 m.

©2008 Google - Imagery ©2008 DigitalGlobe, Sanborn, GeoEye, Map data ©2008 NAVTEQ, ©2008 Microsoft, ©2008

Alden Estates & Barrington Horizons



- Street View
- Traffic
- More...
- Map
- Satellite
- Terrain

S Barrington Rd

S Grove Ave

E Cornell Ave

Sara Ln

Dundee Ln

Manchester Dr

Cascade Ln

Astoria Ct

S Cascade Ct

Columbia Ln

Heather Lake

Dundee Rd

68 Dundee Rd

68 Dundee Rd

68 Dundee Rd

200 m

Neighborhood Meeting Information

Summary of September 24, 2007 Meeting
Invitation to April 29, 2008 Meeting
Attendance sign-in for April 29, 2008 Meeting
Summary of April 29, 2008 Meeting
Powerpoint presentation from April 29, 2008 Meeting



MEMORANDUM

TO: STAN POPOVICII
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.

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 60518-3098
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,

A handwritten signature in black ink, appearing to read "Stephen Stewart".

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	66024 ST JAMES CT
BRANSLEY & BETTY	6431 Davane Ct
Jason + Sandy Mitchell	6572 Fairview Ave
JOSIE ZIELINSKI	6548 BERRYWOOD
Bill White	5330 Decar Street
CARMELA ZINNECKER	6345 DAVANE CT
Larry Ross	6556 Barrywood
WALTER SCHUBT	404 66th St
Mary Schubt	404 66th St.
TARIQ KHAN	6450 FAIRVIEW

MR. + MRS. FRED FOSS

Anthony & Ti DiSalvo

Theresa + Jim Stewart

4579 Davene Ave

6339 Davene Ct

6413 Davene 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.

AUXILIARY CAMPUS



Fairview
A Vibrant Living 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 Fridthem, 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.



29 April 2008



Fairview
Auxiliary Campus
Downers Grove, Illinois



Auxiliary Campus Site Plan

[Project Statistics

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

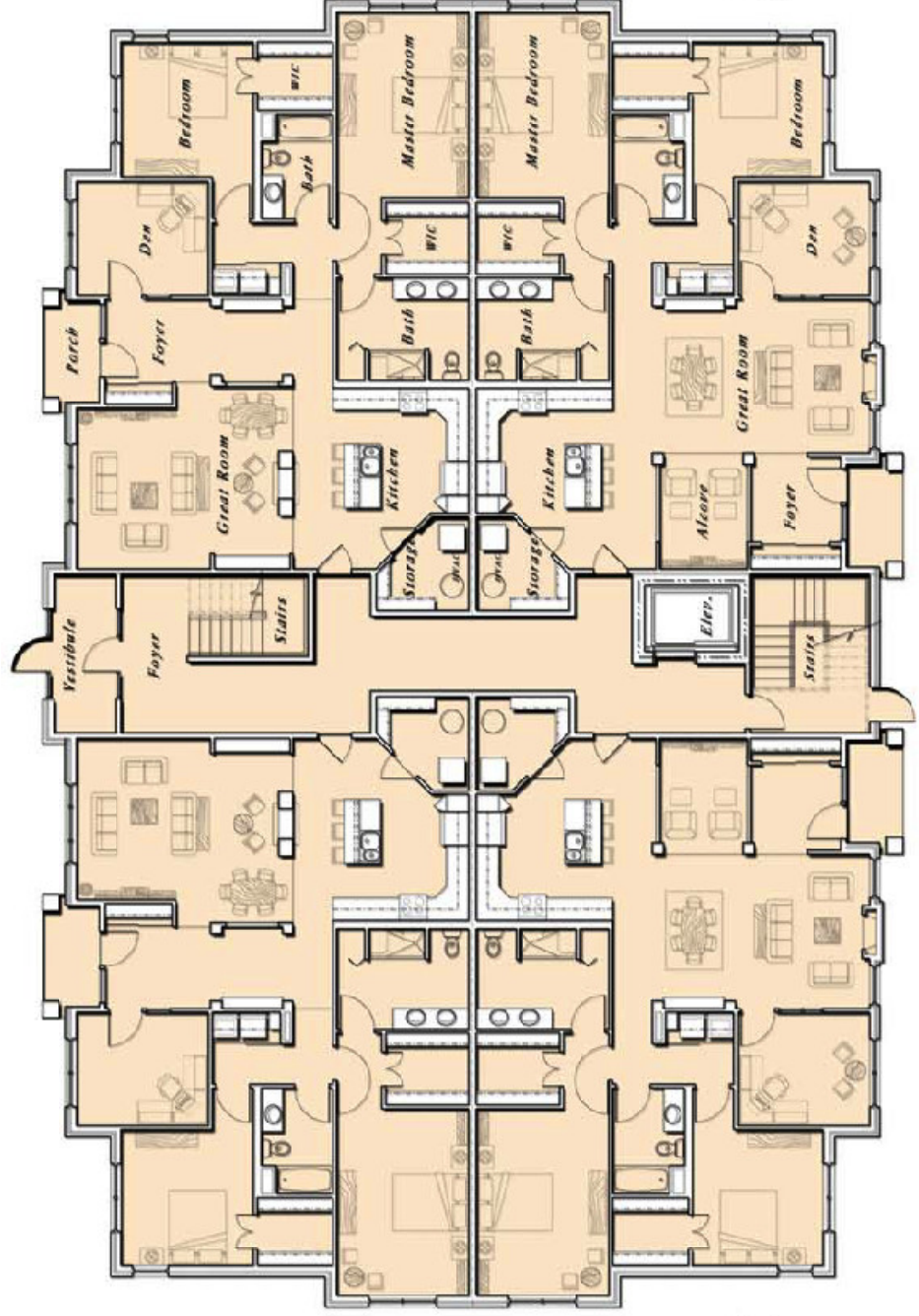


[Building Features]

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



Typical Floor Plan



Unit A
1680 Sq Ft

Unit D
1680 Sq Ft

Unit B
1680 Sq Ft

Unit C
1680 Sq Ft

Fairview
Auxiliary Campus
Downers Grove, Illinois

[Auxiliary Campus

*Preliminary Planned Development
and Rezoning (Residential Living)*





GEWALT HAMILTON
ASSOCIATES, INC.
Project: 2007-200
Map Scale: 11/16/07
DATE: 10/20/08

2007 AERIAL PHOTOGRAPHY EXHIBIT
FAIRVIEW MINISTRIES
DOWNERS GROVE, IL



2007 AERIAL PHOTOGRAPHY EXHIBIT
FAIRVIEW MINISTRIES
DOWNERS GROVE, IL

GEWALT HAMILTON
ASSOCIATES, INC.
Project: 2007-200
Map Scale: 11/16/07
DATE: 10/20/08



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		Ilost Municipality	Local Area ⁽³⁾
			Ilost Municipality	Local Area ⁽³⁾	Ilost Municipality	Local Area ⁽³⁾		
Luther Village	Arlington Heights	\$325,000	\$302,041	\$271,266	\$412,500	16.3	16.8	
The Garlands	Barrington	329,642	497,959	428,261	645,000	+5.2	+5.3	
King-Bruwaert/Godair Park	Burr Ridge	NA	622,289	999,200	790,000	+4.8	+0.3	
Fairview Village ⁽⁴⁾	Downers Grove	330,114	261,345	237,500	400,000	+8.5	+8.9	
Lexington Square	Elmhurst	157,350	277,160	300,833	456,500	+10.0	+9.5	
Westminster Place	Evanston	197,305	417,935	518,750	550,000	+5.5	+5.7	
Washington Square ⁽⁵⁾	Hinsdale	256,600	693,182	850,000	1,035,000	+8.0	+13.9	
Villa St. Benedict	Lisle	308,000	265,500	231,147	374,900	+6.9	+6.3	
Plymouth Place	LaGrange	405,083	374,740	387,500	555,000	+7.9	+9.6	
Beacon Hill	Lombard	186,525	214,227	229,689	277,500	+5.1	+4.9	
Mayslake Village ⁽⁶⁾	Oak Brook	NA	681,818	1,372,376	937,000	+6.3	+3.7	
Friendship Village	Schaumburg	170,300	252,796	304,206	334,000	+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 00



SIDE ELEVATION
1 00



REAR ELEVATION
2 00



Fairview
Auxiliary Campus
Downers Grove, Illinois



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 Vibrant Living Community

Village Meeting Minutes

Plan Commission – October 1, 2007
Village Council Workshop – October 23, 2007
Village Council Meeting – November 6, 2007
Village Council Workshop – May 27, 2008
Village Council Meeting – June 3, 2008

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING SEPTEMBER 8, 2008, 7:00 P.M.

Chairman Pro Tem Waechtler called the September 8, 2008 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Pro Tem Waechtler, Mr. Cozzo, Mrs. Hamernik, Mr. Matejczyk, Mr. Quirk, Mrs. Rabatah, Mr. Webster

ABSENT: Mr. Beggs, Chairman Jirik

STAFF PRESENT: Mr. Jeff O'Brien, Sr. Village Planner; Mr. Stan Popovich, Village Planner;

VISITORS: Steve Stewart, Fairview Village, 210 Village Drive, Downers Grove*; Don Vandevander, Fairview Village, 210 Village Drive, Downers Grove*; Doug Thaxton, Fairview Village, 210 Village Drive, Downers Grove*; John Martin, 1755 Naperville Road, Wheaton; Andrea VanBuren, 6576 Fairview, Downers Grove*; John & Simone Kapovich, 6416 Blodgett Court, Downers Grove; Marc Pietrzak, 6430 Blodgett Court, Downers Grove; Dana Rennie, 613 65th Street, Downers Grove; Bill Myers, Fairview Village, 210 Village Drive, Downers Grove; Mary Spencer, 6332 Blodgett Court, Downers Grove; Frank Muraca, ARCH Consultants, 250 Parkway Drive; Kerry & Peggy Richmond, 6575 Davane Lane, Downers Grove; Anne Hizon, 661 61st Street, Downers Grove; Walter & Doreen Lenckas, 6357 Davane Court, Downers Grove; Dan & Sue Gross, 6407 Davane Court, Downers Grove; Bob Scelze, 6642 St. James Court, Downers Grove; Larry Rosol, 6556 Berrywood, Downers Grove; Jeanette Howard, 6443 Davane Court, Downers Grove; Daniel C. Carlson, 6336 Davane Court, Downers Grove; Rick & Nene Bailey 6413 Blodgett Court, Downers Grove; Carmela Zinnecker, 6345 Davane Court, Downers Grove*; Janet Cerny, 412 66th St., Downers Grove; David & May Tsui, 6407 Blodgett Court, Downers Grove; Carol Rochter, 6600 St. James Court, Downers Grove; Anthony DiSalvo, 6339 Davane Court, Downers Grove*; Lauren & Quinton Ford*, 415 66th Street, Downers Grove; Carol & Bob Nield, 6326 Fairview Avenue, Downers Grove; Valeria & Evelyn Giralda, 532 66th Street, Downers Grove; Joy & Ron Detmer*, 6580 Davane Lane, Downers Grove; Jason Mitchell, 6572 Fairview Avenue, Downers Grove*; Simon & Clara Liu, 6436 Davane Court, Downers Grove; Natasha Buh, 6412 Davane Lane, Downers Grove; Sandra & Ray Konrath, 6637 Saint James Court, Downers Grove; Fred Foss, 6579 Davane Lane, Downers Grove; Marge Earl, 4720 Florence Avenue, Downers Grove *; C. Wei, 6440 Fairview Avenue, Downers Grove; Betty C. Lewis, 6431 Davane Court, Downers Grove; Theresa Stewart, 6413 Davane Court, Downers Grove; Tariq Khan, 6450 Fairview Avenue, Downers Grove*; Mary & Walter Sobat, 404 66th Street, Downers Grove; Arlene & Benjamin Widrevitz, 7136 Blackburn, Downers Grove; G. Tracy Cross, Tracy Cross & Associates, 1920 N. Thoreau Drive #150, Schaumburg*; Mike Carey, Powermart, 1301 W. 22nd Street, Oak Brook*; James F. Russ, Jr., Attorney, 4915 Main Street, Downers Grove*; Ed Rickert, 6563 Berrywood, Downers Grove*; Jon Povlivka, 6016 Washington, Downers Grove*; William White, Attorney, 5530 Main Street, Downers Grove*; Luke Casson,

Kensington Real Estate Consultants, Inc., P. O. Box 39, Lemont, IL*; Suli Gasafer (phonetic spelling), Plainfield, IL (*Spoke at Meeting)

Chairman Pro Tem Waechtler led the plan commissioners in the recital of the Pledge of Allegiance.

Minutes of the August 4, 2008 Meeting - Mr. Matejczyk made a motion to approve the minutes as presented, seconded by Mr. Cozzo. Motion carried by voice vote of 7-0.

Chairman Pro Tem Waechtler reviewed the meeting's protocol for the public and petitioners and for those petitioners that would be speaking on the following two petitions:

FILE NO. PC-35-07 (Continued from 08-04-08) A petition seeking approval of a Preliminary Planned Development Amendment to expand Planned Development #32 Fairview Village for the construction of four multi-family buildings and to rezone such property from R-3, Single Family Residential to R-5A, Townhouse Residential for the property located on the West side of Fairview Avenue at the intersection of Fairview Avenue and Lynn Gremer Court, Downers Grove, IL (PIN's 09-20-213-013,-014,-015,-016,-017,-018,-019); Steve Stewart, Petitioner; Fairview Ministries, Owner

Turning to the overhead screen, Village Planner Stan Popovich reviewed the petition explaining the petitioner is requesting a Preliminary Planned Development Amendment to Planned Development #32 and rezoning from R-3 Single Family Residential to R-5A Townhouse Residential in order to construct four (4), two-story senior citizen apartment buildings on a 2.9 acre parcel surrounding Lynn Gremer Court.

Reviewing some of the project's history, he discussed that on October 1, 2007, the petition received a positive recommendation from the Plan Commission for the Main Campus and for the proposed Auxiliary Campus on the west side of Fairview Avenue. The Village Council approved the Main Campus proposal on November 6, 2007, and subsequent construction began on the Main Campus. However, per the petitioner's request, the Village Council tabled the Auxiliary Campus proposal so the petitioner could examine surrounding home values, the appropriate use of the land, rezoning, stormwater management and traffic. In May 2008, Fairview Village returned to the Village Council with the petitioner having a prepared market analysis. Because the site plan changed, staff recommended returning the petition back to the Plan Commission. In June 2008, the Village Council returned the petition to the Plan Commission and charged the Plan Commission to review the project and consider four aspects of the project: home values, appropriate use of the land, stormwater management, and traffic.

The petition was scheduled for the August 4, 2008 Plan Commission meeting, but the petitioner requested the Plan Commission to continue the petition so they could provide additional information to staff. The petitioner submitted additional property value data to staff in late August 2008. Currently, the petitioner is requesting preliminary approval of the land use and preliminary site plan approval. 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. Tonight's discussion will focus on the four following points: home values, appropriate use of the land, stormwater management, and traffic.

Per Mr. Popovich, the proposal includes the construction of four (4) two-story units and converting the existing house into a clubhouse and executive office. Three of the buildings surround a courtyard and the remaining building sits in the northwest corner of the property. The proposal has been revised, and the setbacks from the north, west and south property lines are 47 feet, as opposed to the 20 to 30 feet previously noted. Each building would have underground parking for its residents. The access drive will be no closer than 68 feet from the west property line, compared to 25 feet in the previous proposal. All vehicles will be entering and exiting at Fairview Avenue. The site provides 96 parking spaces, 20 underground spaces for each apartment and 16 spaces at grade. Approximately 80,000 square feet of green space is being proposed with landscape buffers to the north, west, south, and landscaping along Fairview Avenue. A floor plan was shown. Four units per floor are planned. Renderings and elevations were presented. Bulk regulations and height regulations were being met by the petitioner.

Mr. Popovich stated Gewalt Hamilton Associates, Inc. completed a traffic study of the Auxiliary Campus, which found that the traffic generated from the senior living development would not create a significantly different impact on the existing roadway system than the previously approved single-family development. The study found single-family residences would generate five trips during the morning peak hour and seven trips during the evening peak hour for 12 total peak trips. Overall, the single-family residences would produce 67 total trips per day. The proposed senior independent living units would produce three trips during the morning peak and four during the evening peak for a total of seven peak trips. Overall, the proposed development would produce 111 trips per day. The difference results from slightly higher off-peak (mid-day) traffic associated with the senior independent living use. Seniors would make more trips during daytime off-peak hours.

Staff's data reflects that Fairview Avenue between 63rd Street and 75th Street has an average daily traffic count of 14,000 vehicles. A single-family development would result in a 0.05% increase in traffic, wherein the proposed senior community would result in a 0.08% increase.

The traffic study identifies the level of service for the intersection of the access roads with Fairview Avenue as a Level of Service B for weekday morning peak hours and Level of Service C for weekday evening peak hours for movements into and out of the Auxiliary Campus. Levels of Service are rated A through F, with A being the best, D being the lower threshold of acceptable waiting times. Levels E and F are unacceptable. The anticipated Levels of Service would be acceptable even with the additional trips. The Village's Public Works Department reviewed the traffic study and found the increase in traffic would not result in significant service level decreases along Fairview Avenue. Staff believes the residents of the site who have to enter and exit the site will feel the largest impact. Staff believes the petitioner has addressed this matter.

Regarding the home value study, consultant Tracy Cross & Associates, Inc. completed a market analysis in February 2008, which concluded that the proposed Auxiliary Campus would have no detrimental impact on surrounding home values. The report found that in six cases out of eleven the local annual percent change in home values was higher than for the host municipality. In the other five cases, the local area annual percent change in home values was lower than the host municipality. Staff requested additional information to further clarify the analysis's findings since they were inconclusive.

In August 2008, the consultant examined three cases where municipalities rezoned from single-family residential to multi-family residential and the impact the rezoning had on property values.

The study found that multi-family developments expanding into single-family neighborhoods did not impact single-family home values. Mr. Popovich explained the study also reviewed three cases of single-family residential being located adjacent to senior living facilities: one in Downers Grove, one in Burr Ridge, and one in Barrington and found that the home values immediately adjacent to the developments were similar to home values further away from the senior living facility. The study of these six developments appears to support the assertion that multi-family developments did not affect the property values immediately adjacent to single-family houses whether the development existed or following a rezoning. The consultant will provide further details.

Mr. Popovich also explained that staff conducted its own research through the American Planning Association archives. A Massachusetts Institute of Technology (MIT) Center for Real Estate study completed in 2005 examined the impact of large-scale, mixed-income, multi-family rental development with an affordable housing component into single-family neighborhoods from 1983 through 2003. Mr. Popovich pointed out Fairview was not affordable housing. The MIT study examined seven cases over a period of 20 years. The study looked at the immediate area and the larger municipality with regard to property values. The research found that the multi-family rental developments with affordable housing did not negatively affect the sales price of nearby single-family homes. Mr. Popovich further explained the study looked at the worse case scenarios over a short-term time period and a long-term time period and concluded that the developments did not have a negative impact. Staff believes the study is relevant as the density of the studied cases is comparable to the proposed densities of this proposal. Based on the Tracy Cross and MIT studies, staff believes the proposed Fairview Village project would not have a negative impact on neighboring property values.

As to the appropriate use of the land, Mr. Popovich conveyed the site is not in line with the Future Land Use Plan since the plan designates the area as Residential 0-6 dwelling units per acre. The development is for 11 dwelling units per acre. While the proposal is not consistent with the Future Land Use Plan, it is consistent with the multi-family developments in place along Fairview Avenue between 63rd Street and 75th Street. He noted a nearby townhouse development located north on Fairview Avenue; the Main Campus across Fairview Avenue being multi-family; and apartment buildings and townhouse developments being located on the east side of Fairview Avenue immediately north of the Main Campus. Lastly, a multi-family complex was located at the northwest corner of Fairview Avenue and 75th Street. Staff agreed the proposal had merit since multi-family zoning along Fairview Avenue already existed.

In addressing the stormwater management issue, the proposal provides a preliminary engineering plan, which will take existing stormwater and pipe it underground to the two new improved ponds located on the main campus. A couple of the storm sewers may have to be removed or replaced in order to meet new requirements and layouts. The ponds were designed to provide capacity for both the Auxiliary and Main Campuses. The pond reconfiguration is currently on going.

Mr. Popovich stated public improvements would include a vacation of Lynn Gremer Court with a new entrance drive on Fairview Avenue. Any existing utilities would be re-used as much as possible. The proposal meets the R-5A bulk regulations for setbacks, height and open space. A plat of subdivision will be required to be filed for final planned development approval. School and park donations will also be required. Fire Prevention has reviewed the revised plans and believes there is adequate access in the drive aisles and separation between the buildings.

In addition, neighborhood comment has been extensive with meetings held in September 2007 and April 2008. The neighbors have hired Counsel, and staff has been corresponding with the attorney and the neighbors. A memo from the attorney was on the dais for commissioners to review.

Mr. Popovich stated that staff believes the four Village Council issues have been addressed as stated in staff's report, and the standards for approval for an amendment to the Zoning Ordinance have been met as well as other multi-family uses exist on Fairview Avenue. The Tracy Cross and MIT study also support the findings of no detrimental impact to surrounding single-family property values. The planned development standards have been met, and the proposal complies with the Zoning Ordinance, adequate provisions have been made for sewer, traffic and open space. Staff believes the property is suitable for the proposed use, and the project is not detrimental to the general health, safety and general welfare or surrounding property values. The proposed development meets the zoning requirements of the R-5A district.

Staff asked the Plan Commission to recommend approval of the petition with staff's conditions on page 11 of its report. Mr. Popovich offered to answer questions.

Per Mr. Matejczyk's question about the Village Stormwater Department being concerned about the stormwater plan provided by the petitioner, Mr. Popovich confirmed there were no concerns, noting it was a preliminary plan. Staff and stormwater staff were fine with the plan being proposed. Regarding the various studies inside and outside of the Chicagoland area, he asked if the studies indicated a negative impact on home values in the area of the development or even a neutral impact, Mr. Popovich stated home values continued to rise. The only changes seen were in the percent change in increase.

On behalf of the petitioner, Mr. Steve Stewart, Executive Vice President of Fairview Village, thanked the Commissioners in postponing the presentation due to additional work with Tracy Cross. Mr. Stewart stated the agency has been in Downers Grove since 1973 and has expanded the campus to be a full, continuing care retirement facility with 450 to 500 seniors living on the campus. A history of the project through the Village process followed. He noted the proposal does meet the requirements of the bulk standards and confirmed the proposal was seeking a change in zoning from R-3 to R-5A to match what was across the street. For the expansion of the main campus, Mr. Stewart said starting the ponds was probably a year premature, but he wanted to show a good faith to the neighbors in starting that expansion.

Mr. Stewart stated he believes the project will be an asset to the community and wants to continue to have a flagship campus in the Village. In addition, the failed single-family home project across the street was an opportunity to expand the project, since there was a wait list in the community.

He noted the plan has been reworked to have the building setback within the requirements of the current zoning. "Before" and "after" slides were presented. He confirmed the bulk standards for the proposal were in compliance. Two parking spaces are reserved for each unit. Regarding the pond construction, about 80% of the pond is completed and should be completed this fall. Because neighborhood suggestions have been taken into account and have enhanced the proposal, the proposal sits as currently presented. The four buildings will total 32 units at approximately 1,650 square feet per apartment. Entry costs are approximately \$500,000 to \$600,000. Renderings of the buildings were presented. He thanked the neighbors for some of their comments. Mr. Stewart closed by stating the petitioner not only purchased the seven lots on the west side of Fairview

Avenue but also was required to purchase the five remaining lots within Green Acres Subdivision. However, the proposal tonight was for only the seven lots surrounding the cul-de-sac. The five remaining lots are still for sale as single-family lots.

Mr. Cozzo inquired about the mention of “berming” from the neighborhood minutes wherein Mr. Stewart stated there have been discussions about berming, and it will have to be worked out in the final presentation. He preferred to install some berming but would work with staff on their input. Chairman Pro Tem Waechtler inquired about the landscaping on the west side of the townhomes to screen from the residents, wherein Mr. Stewart stated the screening has been considered and he will have a landscape architect work further on that issue. He reiterated the petitioner wanted to have a good relationship with the neighbors. Per a question, Mr. Stewart advised about 50 individuals were on the wait list.

Mr. Tracy Cross with Tracy Cross & Associates, Schaumburg, Illinois, discussed his scope of business focuses on marketing analysis and market research. He reminded commissioners the focus of his study was to analyze the housing values around senior citizen facilities that were in a half-mile radius and compare those values to a host community. Initially, the study was inclusive in that the radius was either too large or the senior facility was an isolated campus and did not reflect the respective zoning change or show what happens when homes directly abut such a facility. Mr. Cross walked through his presentation in detail discussing various rezoning examples to multi-family zoning near single-family zoning and the fact that the rezoning had no impact to the housing value. In reviewing home values in single-family developments adjacent to senior facilities, he noted home values have either increased or increased at the same rate as the single-family developments. There has been no impact in the examples presented. Mr. Cross reiterated the proposal adds value or will protect values to a certain degree.

Mr. Cross stated his examples were randomly chosen within DuPage County dating back to 1999. No properties prior to 1999 were reviewed. Chairman Pro Tem Waechtler pointed out during this period it was a time when real estate values increased. He thanked Mr. Cross for his presentation. Per a question, Senior Village Planner, Mr. O’Brien, stated he was familiar with the development in Barrington but not the other developments.

Attorney Jim Russ, 4915 Main Street, Downers Grove, informed the Commission he was the attorney for Siever’s and Stevens Construction, which was the developer of the townhomes south of the Family Video building. Mr. Russ reviewed the history of that project’s rezoning ultimately to the R-5A zoning district, which was approved by Village Council. Reviewing prior minutes and workshop minutes, the concern was whether the townhome development was an appropriate buffer from the commercial to the residential area. The Council felt it was an appropriate buffer. He did not see any reference to any “promise” that there would not be further development along Fairview Avenue. Instead, he found reference to any further development along Fairview Avenue would have to be reviewed on an individual bases, as referenced by Mr. Rathje, the prior Village Community Development Director, and the development would probably come before the Plan Commission as a planned unit development for multi-family use.

Mr. Stewart asked to have two residents of Fairview Village speak to the Commission.

Mr. Donald Vandevander, 200 Village Drive, Downers Grove, and Mr. Douglas Thaxton, 200 Village Drive, Downers Grove introduced themselves and presented a signed petition from

residents of the facility who supported the expansion efforts of the Fairview Village on the west side of Fairview Avenue. He presented the petition to Chairman Pro Tem Waechtler.

Mr. Vandevander stated he chose Fairview Village because of what it offers in the way of ministries and various activities it offers. Both men invited the Commissioners to visit the beautiful facility. He stated the site was kept up very well. Mr. Thaxton discussed the volunteer activities offered at the facility.

Chairman Pro Tem Waechtler opened up the meeting to public comment.

Mr. Jason Mitchell, 6572 Fairview, Downers Grove, resides directly south of the vacant lot. He raised concern about the amount of vehicles entering and exiting the driveways, and it being very close to his driveway and had safety concerns for his children. His largest objection was the fact that the proposed development will affect the character of his neighborhood and will affect his view from his home. He stated a study paid by the petitioner could present positive numbers over not so positive numbers. He asked that the commissioners “plan” their projects. He also pointed out the facility could change officials and change the use of the property to apartments.

Mr. Ron Detmer, 6580 Davane Court, Downers Grove, stated much has changed since Fairview Village came before the last Plan Commission meeting. He stated the CEO revealed that Fairview Village plans to extend their apartment building concept and purchase available properties along Fairview Avenue north and south of Lynn Gremer Court. He called attention to the fact that the petitioner has made reference that it owns five lots on Davane Lane, two of which abut the proposed development and he questioned the petitioner’s intention as it relates to those lots. He voiced concern about future development of Fairview Village and the intrusiveness of the proposal into the neighborhood. He summarized some of the comments made at neighborhood meetings contrasted what Fairview Village had previously stated. Mr. Detmer found discrepancies in the Tracy Cross studies, the Village’s Master Plan and the standards of approval for amendments to the Zoning Ordinance as it relates to this proposal.

Commissioners noted some of Mr. Detmer’s comments were also speculative.

Mr. Anthony DiSalvo, 6339 Davane Court, Downers Grove, was sworn in. Mr. DiSalvo stated his neighbors in Green Acres have questioned the actions of this Commission. He reviewed the prior annexation and zoning for the site and discussed what occurred over the past few years; i.e., prior builders mis-timed the housing market. As a result, he stated the petitioner was a buyer who purchased lots that did not meet its needs and was now requesting a change to the zoning. He questioned why the Village should grant the rezoning. Mr. DiSalvo stated the residents would like the Commission continue to maintain the residents’ neighborhood as it has been represented; i.e., single-family homes. Any deviation was against the zoning and was contradictory to prior meetings. Mr. DiSalvo referenced minutes of January 22, 2002 wherein it was conveyed by a Village Council member that the Village did not have control over the property at all, it was not in the Village of Downers Grove, and if it were annexed into the Village, the Village would be able to define what would exist at the site. It went on to discuss future developments and not to focus just on the present.

Per Mr. DiSalvo, at the meeting of April 23, 2002, the same Council member conveyed if the site was within the Village, the decision would be simple because it depicts the area on the Future Land Use Map as residential. Mr. DiSalvo asked that the neighborhood remain residential. He also

stated that if the Commission approves the rezoning of the property, he and his neighbors would come before the Commission to rezone their property to multi-family.

Ms. Andrea VanBuren, 6576 Fairview, Downers Grove, representing herself and her neighbor, Bill Nelson (6624 St. James Court) who could not attend the meeting, discussed that staff uses MIT's study as a basis for justifying that the proposal will not negatively affect surrounding home values. She pointed out that MIT's study appears to justify the Massachusetts Chapter 40.B. of the Anti-Snob Zoning Act which allows developers to obtain state permits to override local zoning regulations if less than 10% of the community's housing stock is defined as "affordable." While staff indicates the density of the study areas of the petitioner's proposal are similar, staff lacks to convey is that the housing stock is very dissimilar. Ms. VanBuren went on to discuss how the housing stock differed in the MIT study, and how some information was dismissed from the study. She believed the MIT study was lending credibility to the Fairview proposal. She discussed in staff's memo, reference is made that the proposal is not consistent with the Village's Future Land Use Map (FLUM), yet staff says the proposal is consistent with the multi-family developments along Fairview Avenue. She found zoning decisions made in Westmont would be a basis for the Village to ignore its own FLUM. There was concern about the Commission rezoning a parcel that was just zoned annexed and rezoned four years earlier. Ms. VanBuren pointed out the subdivision with three buildings on the property has not had time to be successful because it has been discussed at meetings continuously.

She voiced concern about precedent setting and asked that the Commission reject the proposal and adhere to the zoning of its FLUM. She noted the proposal was meeting the setbacks of R-5A zoning and found inconsistencies with the revised Tracy Cross & Associates study. She believed the proposal was an intrusion into an established community.

Mr. Ed Rickert, 6563 Berrywood, Downers Grove, was sworn in. Mr. Rickert noted his home was on the lot directly west of Davane Court. He was not convinced the facility was inappropriate for the area at first. He discussed the concern was not whether it was R-3 zoning versus 5A zoning, but the fact that Fairview was creating a continuum care campus where residents purchase single-family homes, eventually purchase assisted living homes, and then move into the nursing home; i.e., moving a business use into a residential use. It also allowed the petitioner to avail himself to a continuum of care variance and to add beds to an existing property without going through the full Certificate of Need process to show there is a need for nursing home beds in the community. For the above reasons, he opposed the project.

Mr. John Povlivka, 6016 Washington, Downers Grove, was sworn in. He reviewed the zoning the petitioner was seeking, noting the fifth structure, would be an office and clubhouse. He asked if the petitioner was asking for zoning of an office on the property. Mr. O'Brien stated the zoning for the property would be R-5A with a Planned Development overlay with specific uses permitted. In this case, the petitioner requests the existing single-family residence be converted into a small office and clubhouse.

Mr. Bill White, attorney, 5330 Main Street, Downers Grove, has been asked to assist the homeowners. He asked the Commissioners to consider whether the Village's FLUM meant anything given the Village Council recently passed an ordinance to comprehensively review the FLUM. If the Commission was going to deviate from the FLUM, then strong reasons needed to be conveyed. Also, because Fairview Village has openly admitted that it owns other parcels on the

west side of Fairview Avenue, that to rezone this parcel without taking those parcels into account, pre-empts any successful review of the FLUM and places an R-5A zoning in the middle of that piece of property and sets a precedent for future developments. He believed it was inappropriate that this was not conveyed from the very beginning. Personally, Mr. White stated proper planning was looking at Fairview Avenue in its entirety and determining where the parcel should go in the long term and not parcel by parcel. He questioned why the Village would pay a significant amount of money to a consultant to look at proper planning and the Future Land Use Map, especially if the proposal was approved.

Mr. White also questioned whether the MIT study and the Tracy Cross study would find a multi-family project anywhere that would negatively affect single-family home values. He believed it should not be based on one petition but on many and should be considered when the Village's FLUM and Comprehensive Plan was reviewed and be decided upon by the community. In addition, he recalled the word "buffer" being discussed but no promises said. However, he stated the homeowners feel they were promised that single-family would remain. Mr. White asked those residents who were against the petition to stand up or raise their hand for the Commission to see. He reiterated he was not representing the homeowners but merely assisting them to prepare their case. However, he stated their sentiment on this matter was very strong. He pointed out the residents wished to preserve the character of their neighborhood, which could not have a monetary value placed upon it. Again, he asked the Commission what was the compelling reason to deviate from the Future Land Use Map.

Mr. Quinton Ford, 415 66th Street, Downers Grove, discussed the contract he entered into to purchase his current home about three months ago. After finding out about Fairview's purchase of nearby properties, he tried to get out of the contract due to such a development. He stated his point was that based on the law of supply and demand, when a single qualified motivated buyer is not interested in a property because of adjacent activities and property uses, it decreases the property value. He questioned Mr. Cross's statement of "he could not find many examples of rezoning from single-family to multi-family" and why, wherein Mr. Ford surmised that planning commissions realize it is not a good idea to do that because it disrupts the character of single-family neighborhoods.

Mr. Tariq Khan, 6450 Fairview Avenue, Downers Grove, commented when he purchased his home that it had been on the market for two years. He did not believe the residents should be penalized for a failed business decision. He agreed that the area was hurting prior to the purchase of his home. However, he noted when reviewing the east side of Fairview there were many various subdivisions and many homes were older and not rehabbed yet. On the west side, the development was occurring and was encouraging. He believed the proposal was going to hinder further development. He did not trust the petitioner because some of their townhomes on the east side of Fairview were already run down for the area.

Ms. Carmella Zinnecker, 6345 Davane Court, Downers Grove, was sworn in, resides directly adjacent to the townhomes, and referenced a comment made by Mr. Stewart regarding Darien Club. She stated those homes were built after Fairview Village, and the residents there have chosen to live there when the development already existed. Wherein, this proposal was something new, and the more recent homeowners including herself bought their property because the lots were there as residential. She stated it was disheartening to see the change. As to the Tracy Cross study, she stated the study had to consider those developments not in the middle of a residential neighborhood

but off to a side, or they were in existence before some of the homes were. She asked that the petitioner and Mr. Cross take into the consideration those items they considered when they purchased their own properties.

Due to no further comments, the public comment portion of the meeting was closed.

No comments were received from the commissioners.

Mr. Stewart closed by stating he was excited about the project and committed to what was being proposed. He did not believe the proposal had a negative impact to the neighborhood and because he paid the consultant for the study, it did not invalidate the study. He thanked Mr. Russ for researching the minutes and clarifying what was said at earlier meetings. Mr. Stewart felt no precedent was being set. The R5A requirements were being met. In addition, he disagreed that the proposal was being characterized as a business use. He asked that the Plan Commission make a positive recommendation to the Village Council.

As to the many references about the Village reviewing the Future Land Use Map and Comprehensive Plan and when it will take place, Mr. O'Brien explained the Village very recently contracted with a consultant to review the Village's Comprehensive Plan, which includes a comprehensive study of the FLUM. He expects it will take until 2010 before the project is completed. Mr. O'Brien stated the FLUM was revised in 2005 for the Siever's project. The map was reviewed in 2002 and 2003 with no formal recommendations adopted by the Village Council. Details followed. The most recent narrative to the map was last approved in 1995.

(The commission took a break at 9:15 p.m.; the commission returned at 9:25 p.m.)

Chairman Pro Tem Waechtler announced that he, Commissioners Beggs and Hamernik were re-appointed for the next three years.

Mr. Matejczyk discussed the difficulty of hearing both sides of the proposal since they both made sense. He also stated spot zoning was very difficult. Another concern was what effect the proposal would have on property values. However, he has heard no data where this type of development is detrimental to property values. Mrs. Rabatah voiced her concern about the upcoming review of the Future Land Use Map when the proposal was before them. While Mr. Cozzo favored the concept of the overall service of the proposal, its architecture, and its attempt to be compatible, he voiced concern about dropping the proposal in the center of a neighborhood. Mr. Matejczyk also clarified this proposal was a residential use versus a residential use, and the issue was the residents' needs in that area versus the needs and benefits of the greater community. He noted the population was aging and would like to remain in the community.

Mr. Webster clarified that this Commission recommends to the Village Council what is appropriate and that staff plans the zoning of the Village. While he understood the opposition of the changes to the fabric along Fairview Avenue, he did not believe it was fair to state the proposal was in the "middle" of a neighborhood, but instead would be contiguous to an existing planned development across the street. He questioned the term "spot zoning", as it was a residential use to another type of residential use. In addition, Mr. Webster stated Fairview Village was an existing part of the community and brought value to the community. The proposal met the standards for planned developments and amendments to the Zoning Ordinance. Mr. Webster supported the project for the

prior reasons stated and left the final decision with the Village Council but did not believe the review of the FLUM had a large bearing on the proposal tonight.

Mrs. Hamernik agreed the standards for planned development were met, but the standards for amendment to zoning were not met. She believed the Tracy Cross study was fair, and the traffic study was valid. The suitability of the site was fine for the zoned purposes, and she believed the length of time the property was vacant was due to current market conditions felt by everyone and not because of the proposed facility. Mrs. Hamernik agreed the value to the community was true. However, her issue was with the existing uses and the zoning of nearby properties. She stated up and down Fairview Avenue was single-family, and she could not support the facility.

Adding to the comments, Mr. Quirk recalled Mr. Beggs brought up some similar situations where uses crossed a street. These expansions do not constitute not meeting the standards under Number 1. Mr. Quirk stated the proposal meets the standards and immediately across the street, the land was zoned at a higher density. He was of the belief that the proposal would improve property values and the Village. The proposal's per square foot cost was also high-end which he believed would bring value to the neighborhood.

Chairman Pro Tem Waechtler reminded the public that the Commission was a fact-finding body and many times had to work between the developers and the development. He recalled residents in this neighborhood purchased their homes with the understanding it would be a single-family neighborhood, but it did not work out. Changing from an R3 to a R5A zoning was significant. He also recalled when the Tracy Cross study was done it was during a time when rising property values were occurring. He disagreed with Mr. Webster that a decision should not be left up to the Village Council. Rather, this commission needed to stand by its decision. Mr. Matejczyk clarified his understanding of the Tracy Cross study and the fact that there were no studies that showed the property values decreased when such a facility was constructed near single-family. The fact that a large number of residents appeared at the meeting reflected positively on the sense of community in the immediate area and within the Village.

Mr. Webster agreed a recommendation from the Commission was necessary, but the irony was that the project was recommended previously and it was a very decisive project. Ultimately, the Council approves or denies the project.

Chairman Pro Tem Waechtler reminded the four key findings of fact were discussed tonight.

WITH RESPECT TO FILE NO. PC-35-07, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND A POSITIVE 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 REVISED ON JUNE 27, 2008; THE PRELIMINARY ENGINEERING PLAN PREPARED BY GEWALT HAMILTON ASSOCIATES, INC. DATED JULY 2, 2008; 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 THE 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 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.**

MR. QUIRK SECONDED THE MOTION.

ROLL CALL:

Per a question, Mr. Popovich stated the current request is for a Preliminary Planned Development Amendment. The petitioner will have to return with a final plan and final plat of subdivision in order to obtain final planned development approval.

AYE: MR. MATEJCZYK, MR. QUIRK, MRS. RABATAH, MR. WEBSTER

NAY: MR. COZZO, MRS. HAMERNIK, CHAIRMAN PRO TEM WAECHTLER

MOTION CARRIED. VOTE: 4-3

Mrs. Rabatah asked that the Village Council be made aware that she is uncomfortable with the rezoning but does understand this is a preliminary plan.

Mr. Cozzo said he voted Nay because on page 8 he is uncomfortable with the impact to home values and was not comfortable with the appropriate use of the land in the rezoning; i.e., Zoning Amendment Standard Nos. 1 and 4. Mrs. Hamernik voted Nay because the proposal deviated from Zoning Amendment Standard No. 1. Chairman Pro Tem Waechtler voted Nay because the proposal did not meet Zoning Amendment Standard Nos. 1, 2 and 4. As to Standards for Approval for Planned Development Nos. 2, 3 and 4, he disagreed with them.

FILE NO. PC-24-08 A petition seeking approval for Special Uses for a drive-through and a car wash for the property located on the Southeast corner of Ogden Avenue and Belmont Road, commonly known as 2125 Ogden Avenue, Downers Grove, IL (PIN 08-01-405-042); Power Mart Corporation Petitioner; Power Mart Real Estate Corporation, Owner

Chairman Pro Tem Waechtler swore in those individual who would be speaking on File No. PC-24-08.

Mr. Popovich explained the petitioner was requesting Special Use approval to 1) construct a drive-through convenience store and 2) to re-establish a car wash at 2125 Ogden Avenue. The property is located at the southeast corner of Belmont Road and Ogden Avenue. The site is zoned B-3 and both Special Uses are permitted. The site is 37,200 square feet with approximately 150 feet of frontage

remedies for it would be key. Mr. Beggs proceeded to point out some of the other parking lots situated next to residential areas with high traffic, such as North High School and the lot at Gloria Dei. He pointed out how the Village worked to fit those lots into those locations. While he empathized with the concerns of the residents, he believed what staff presented was the best solution to date.

WITH RESPECT TO FILE NO. PC-28-07, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO STAFF'S CONDITIONS NOTED IN STAFF'S REPORT DATED AUGUST 6, 2007:

1. **THE PROPOSED PLANS SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED AUGUST 6, 2007; AND THE CONTRACT PLANS FOR BELMONT ROAD GRADE SEPARATION PROJECT PREPARED BY URS DATED FEBRUARY 1, 2006; EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
2. **THE PARKING STALL LABELED 201 IN THE SOUTHWEST CORNER OF THE PROPOSED SOUTHWEST PARKING LOT SHALL BE REMOVED FROM THE PLANS TO PRESERVE A MINIMUM REQUIRED 25 FOOT PARKING SETBACK FROM HITCHCOCK AVENUE.**
3. **THE STRIPED ISLAND IN THE NORTHWEST PARKING LOT SHALL BE LANDSCAPED WITH CURB AND GUTTER TO MATCH THE OTHER ISLAND IN THE SAME PARKING LOT.**
4. **PRIOR TO THE COMMENCEMENT OF SITE DEVELOPMENT ACTIVITIES, THE APPROPRIATE PERMITS (WATER, STORMWATER, SITE DEVELOPMENT, RIGHT-OF-WAY, ETC.) SHALL BE OBTAINED FROM THE APPROPRIATE PERMITTING AUTHORITY.**
5. **PUBLIC ADDRESS SYSTEMS SHALL NOT BE PERMITTED IN THE PARKING LOTS.**

**SECONDED BY MRS. HAMERNIK.
ROLL CALL:**

As to having a traffic review in the future, Mr. Matejczyk believed the citizens would step forward if there were traffic concerns in the area.

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

NAY: NONE

MOTION CARRIED. VOTE: 8-0

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.

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.

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.

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, Downers 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.

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

- 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. Dabarciner 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 Nields, 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. Stevers 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

The Workshop meeting is intended to provide Council and the public with an appropriate forum for informal discussion of any items intended for future Council consideration or just for general information. No formal action is taken at Workshop meetings.

The public is invited to attend and encouraged to comment or ask questions in an informal manner on any of the items being discussed or on any other subject. The agenda is created to provide a guideline for discussion.

MANAGER

1. Active Agenda and Informational Items: Deputy Village Manager Fieldman reviewed each of the Active Agenda Items for comments and/or questions by the Village Council and general public.

a. **Final Plat of Subdivision for 4718 and 4722 Washington Street.** Mr. Fieldman explained that this is a situation where the owner is consolidating three smaller lots into two lots. The Plan Commission reviewed this and they recommended approval of the request. Staff concurs with that recommendation.

Commissioner Tully said it was refreshing to see smaller lots being consolidated into larger lots.

b. **Final Plat of Consolidation for 4729 Washington Street.** Mr. Fieldman said the Plan Commission recommended approval of this request and staff concurs.

c. **Fairview Village – Rezoning and Preliminary Planned Development Amendment.** Mr. Fieldman asked Tom Dabareiner, Director, Community Development, to address this item.

Tom Dabareiner, Director, Community Development, provided background information on this request for rezoning and a preliminary planned development amendment for Planned Development #32, property located on the west side of Fairview Avenue. The property contains seven parcels of the Green Acres Subdivision. Staff recommends remanding this to the Plan Commission due to changes made since this was originally submitted and due to new information. He showed the area in question on the overhead projection, depicting the original site plan and the revised site plan with changes in the setbacks and the elevations. Mr. Dabareiner said a property value study has been submitted with a revised site plan, revised elevations, and a summary of the April 29, 2008 neighborhood meeting.

The Mayor noted that the petitioner withdrew the preliminary plan. The Village staff has recommended that this go back to the Plan Commission as this plan is different from the first one reviewed by the Plan Commission. The Plan Commission is a recommending body, and although their decision is not binding, they have an important role in the process.

Bill White, 5330 Main Street, said that he has been retained to consult with the homeowners with respect to their opposition to this development. He said that all of the information that he placed in the letter to the Council reflects the feelings of the homeowners. He said it was important that the Village Council be aware that they are talking about the entire west side of Fairview Avenue. Fairview Village has stated that they intend to expand the concept of their development. He added that the homeowners were given assurances in the Family Video case and the Sievers townhome development that there would be no further encroachment of businesses onto the west side of Fairview Avenue. Mr. White said that the Council needs to understand the feelings of the

homeowners in this regard, and know that the homeowners believe they were guaranteed there would be no further business encroachment than already exists.

Andrea Van Buren, 6576 Fairview, provided a brief history of Lynn Gremer Court. There was only one home on that entire property when she purchased her home. She said that Fairview Village has purchased all of the parcels on the west side of Fairview, not just the seven they are currently proposing for development. Ms. Van Buren said that Rosol Construction had the property re-platted and was allowed to put in 14 home sites. They removed a cul de sac, which removed the wetlands. She wanted the Council to see that this is not a neighborhood that needs a development to come in and save it. She showed the size of the buildings that Fairview Village is proposing. The four buildings proposed would, in her opinion, look like one big mass with no green space. She said it is not a large piece of property. The buildings will be in the middle of residential back yards. She showed additional views from Davane Lane and from various other residences. Ms. Van Buren said that the project is too big for the space.

Anthony DeSalvo, 6339 Davane Court, expressed his disappointment at the Zoning Board of Appeals and the Plan Commission for their approval of this project, and is further disappointed that this is being remanded back to the Plan Commission. Mr. DeSalvo said the Zoning Board of Appeals should not have approved the petition requesting R-5 zoning since the specific use of this parcel was determined by that same Board as single-family residential. Just a few years ago ZBA approved that parcel as single-family residential. Mr. DeSalvo said that in 2004 four members of this Council (Mayor Sandack, Commissioners Schnell, Urban and Tully) voted in favor of annexation and single-family residential zoning. He believes what has changed over the years is the builder filed for bankruptcy, and a speculator purchased a number of lots which they are now changing. He asked why the Village should rezone these parcels. The residents are asking the Council to respect and honor what it already approved. He added that Fairview Village should also respect and honor what they have purchased, which he believes is single-family residential property. Mr. DeSalvo said the neighbors in the area are not against Fairview Village, but respect what they do and what they have done for the Village. The residents are asking the Council to maintain the neighborhood as it was represented and established, and not as part of Fairview Village's new expansion campus. Deviation from this is against the zoning, the Future Land Use Map, and is contradictory to common sense. He referred to previous Councils that approved the Family Home Video as a buffer, and the Sievers townhomes as a transition between commercial and residential property. He quoted from meetings held in 2002 in support of keeping the property single-family residential. He said the residents believe it should be an easy decision to deny this rezoning as the property is already in the Village and zoned single-family residential. Mr. DeSalvo then asked whether the residents were fighting a losing battle, saying it is ironic that the seller and buyer have already made arrangements, and that the seller will act as a contractor on the project. Fairview Village is already advertising units for sale on their website which showcases the new apartments. Some neighbors are of the impression that it was a done deal. In 2002, when the Sievers development was proposed, Mr. Sievers stated, according to Mr. DeSalvo, that he has asked for rezoning because he was assured that the Council supported his plan. Mr. DeSalvo said that is a slap in the face for the community. Lastly, Mr. DeSalvo said that if Fairview Village wanted to satisfy a demand, these 16 units will not do it. There are other parcels available.

Sandy Mitchell, 6572 Fairview, said her home would be one of the houses most impacted by the rezoning. Fairview Village has yet to discuss how this will change the neighborhood. The units are apartment building size and obtrusive to the neighborhood. She said that a home value study was presented at the last meeting, but the significance was not made clear. The existing community is comprised of a number of \$500,000 homes. Ms. Mitchell said that common sense

says that the view from her home to the back of the apartment building will negatively affect the value of her home. She does not want to look at the backs of these buildings. Ms. Mitchell said there are also safety issue concerns for the children and the pedestrians. The concept presented looks beautiful, but not in a single-family neighborhood.

Theresa Stewart, 6413 Davane Court, said that Fairview Village is treating this as if it is a done deal. She received a sales call last week asking if she would be interested in, or knew anyone who would be interested in the senior housing apartments. She was told they would not be ready for three years. Ms. Stewart is disturbed by the presales when the proposal has not yet been approved. Regarding the tax-exempt status, she and many of her neighbors find it distasteful that these building will have a tax exempt status. At a recent open house she saw the new plans and was told by Fairview Village that the Darien Club had no problems with this; however, Ms. Stewart said she has heard otherwise. She does not understand what the Village sees as positives in this project since the tax exempt status will bring no money to the Village.

Dan Gross, 6407 Davane Court, said he did not expect to have multi-family homes in the neighborhood. This is a major concern particularly with safety concerns. There have been no traffic studies of which he is aware. He feels there will be a major increase in traffic, which will affect Fairview Avenue as well as adjacent streets. Mr. Gross said he was told that Fairview Village wants to hear from its neighbors, but he has never heard from Fairview Village. He was not informed of meetings being held by Fairview Village, and knows of them only because of the neighbors. He questions Fairview's marketing tactics as well. Mr. Gross said that he has also heard that traffic wouldn't increase because the residents are seniors. He disagrees with this. His mother is 83 years old and she drives and runs errands every day. There will also be people visiting which will increase the volume of traffic. Fairview Avenue is a busy street and is a main artery for Fairview Station. There are 25-30 children under the age of 14 on Davane Court, and they will be affected by an increase in traffic. All of the parents are concerned about safety issues caused by an increase in traffic. Mr. Gross said he heard that Fairview Village stated if the community did not want this development, Fairview would drop the issue. There is a large group of people in Downers Grove who do not want this to happen, which includes everyone on Davane Court. He does not believe Fairview will back off this proposal no matter what the neighborhood thinks. Mr. Gross said he spoke with some parents who did not know about the proposed development and received 25 signatures within a matter of minutes. He wants the people represented. He and his wife worked hard and cut corners to afford this home at this location. Had they known about the potential rezoning, it would have affected their decision. He was told by realtor friends that this development will affect his property values and not in a good way. He asked that the Council reject the proposal on behalf of their community.

Ron Detmer, 6580 Davane Lane, said that looking at the west side of Fairview Avenue shows that Fairview Village now owns 14 single-family home lots across from Fairview Village. At the last Fairview Village meeting, their Chief Financial Officer said they would buy additional properties on Fairview as they became available, which means they have grander plans than already mentioned. If additional homes are made available for sale it could result in 15-20 apartment buildings lining Fairview Avenue. Mr. Detmer said that Fairview Village says it is a not-for-profit faith-based organization. Initially they said they would never go against the wishes of the neighbors, but at the last meeting Mr. Howard said that they would just have to agree to disagree. He said that it seems obvious that Fairview Village is making a land grab to serve upscale seniors at the expense of an established community. Seniors will be charged over \$500,000 plus a monthly fee. Mr. Detmer said that things change, but prior zoning designations and commitments to the residents should not change.

Dr. Ramanan, 6555 Berrywood Drive, said he and his family moved into Downers Grove and put all of their savings into this house based on the Village's earlier zoning decision. He is convinced that bringing multi-family homes into single-family residential areas has enormous negative impacts on the area. He feels there is an ulterior motive here.

Stephen Stewart of Fairview Village made a Powerpoint presentation, beginning with Fairview Village's Mission Statement, saying they are a not-for-profit religiously based organization. He recapped the history of this project beginning in September 2007. The project was approved October 1 by the Plan Commission and recommended to the Village Council. Fairview Village requested tabling a decision on the proposal to address issues that had been raised by resident input. He used the zoning map to show how the R-5 zoning fits into that area, then introduced professionals connected with the proposed project to provide further information to the Council and public.

HollyAnn Eageny, Vice President of Client Services for Tracy Cross and Associates, a nationally recognized market analysis firm, said they were asked to conduct an analysis of the impact of this new development on the existing residential areas. They looked at a one-half mile radius of the area, or eight blocks. They used comparable areas in the Chicagoland area to determine home values, using Arlington Heights, Barrington, Washington Square, LaGrange, Lisle, and Schaumburg. Home prices were studied for the year 2002 over a 12-month period, and what comparable homes sold for later. Ms. Eageny said that in nearly every case, the home appreciation rates in each of the eight-block areas met or exceeded that of the expected host village. The only exception was Burr Ridge and Oak Brook where home prices in 2002 exceeded the million-dollar mark. She said that basically there was no detrimental impact by a campus community setting. Ms. Eageny said the proposal is for an independent living age-restricted community with an initial buy-in of \$500,000, plus monthly service fees. That price is consistent with homes in the area.

Commissioner Schnell said that the study determined 6 out of 11 markets showed the same or greater increase in home values. She asked about the other five. Ms. Eageny responded that all increased in value. It becomes a case of nominal increases, based on resale values. It had nothing to do with the communities. None of the communities was impacted in a negative way by the senior communities.

Commissioner Schnell noted that some communities were surrounded by more intense uses. This is not an apples to apples comparison. Ms. Eageny said that their staff is very careful to do apples to apples comparisons. It is one of the reasons they chose the half-mile radius. Anything smaller than that would result in less than a median value in any given area.

Commissioner Schnell then commented on the Villas of St. Benedict saying they did not put high-end apartments in a residential area. She thought this situation to be different as there are established substantial homes on the west side. Ms. Eageny said they could eliminate the Villas of St. Benedict from the comparison. It was included because it was a newer western suburban community. Mayslake is in Oak Brook and has had no impact. It is an income-qualifying project. Commissioner Schnell suggested that the Plan Commission look at this in terms of the study, comparisons, etc. She would like to know the implications.

Commissioner Beckman said that there have been suggestions that there are other parcels involved which could grow the project. He asked whether the size of the development has an impact on the value. Ms. Eageny said that it does not, it is not quantifiable. Four buildings

versus fifty might be significant. All of the communities studied offered the same ratio of housing types as Fairview Village is suggesting.

Mr. Stewart said they had some slides of the architecture planned for the development. He said they do not think it represents a change significant enough to remand it back to the Plan Commission.

Gene Guskowski, President, AG Architecture, 1414 Underwood Avenue, Wauwatosa, Wisconsin, said the neighborhood speaks with great passion about their concerns for their community. He showed the physical changes in the plan. They attempted to make the plan more compact by increasing the setbacks and pulling the buildings closer to each other. He detailed the landscape plan, which results in a more pedestrian-oriented plan. Mr. Guskowski said that the drive ways will be contained by retaining walls. They intend to do heavier planting along the edges of the property to provide a boundary between the subject development and existing adjacent single-family properties. He indicated that the placement of the four drives results in only about 20 feet of the construction being construed as three stories. He reviewed the amount of open space versus built space. For R-3 zoning the maximum building height is 33 feet. In R-5, 35 feet is the maximum. In the proposed development, the height is of the buildings is 28.2 feet not counting the chimneys. As for lot coverage, the maximum amount under R-3 and R-5 would be 32% coverage. They intend to have 29% coverage. He also reviewed the floor area ratio (FAR) and minimum open space requirements. R-3 and R-5 zoning require .8 FAR and 40% open space. The proposed development will have a .59 FAR and 56% open space. Mr. Guskowski said these figures could not be achieved with a single-family development. He showed plans depicting the exterior design with a lower roofline giving the buildings a townhouse feel. They are proposing four buildings plus a clubhouse. The petitioner has tried to hear the concerns of the residents and be sensitive to them. Mr. Guskowski said that they have created more open space on the lots and maintained control over the design of the rear of the buildings, which would face the residential area.

Mr. Stewart said that he believes they have addressed the concerns expressed November 6 regarding the home value study. As for traffic impact, he indicated that they will do a traffic study, and will meet the stormwater management requirement for the site. With regard to real estate taxes, Mr. Stewart said that Fairview Village has paid its first installment already, and will not be seeking tax exemptions on this property. He said they believe they meet the Downers Grove Strategic Plan objectives. He verified that Fairview Village does own the five additional lots directly west of the subject property. They did not want to purchase those lots, but the Green Acres developer insisted they be included in the purchase. He said that Fairview Village has no intention of moving farther than they have already proposed. They intend to sell the additional lots, although if other property becomes available on Fairview Avenue, they will look at it. They have a wait list of 60 people at this time. He reiterated that Fairview Village does not believe this project will have any negative impact on the existing properties and asked that the Green Acres area be looked at again. He asked that the Council vote on this tonight.

Mayor Sandack said the Council cannot vote on this tonight as it is a Workshop meeting.

Bill Nelson, 6624 St. James Court, said he moved there about one month ago. Regarding the marketing study, he said it is not an exact science. He indicated that many of the developments compared, such as Bethlehem Woods, were not rezoned from residential to multi-family, but a higher density use to lower density. Mr. Nelson said that the residents do not seem to be concerned so much as to the appearance as they are with the fact that this development is not within the character of what the community thinks it should be. Fairview Avenue is not a multi-

family roadway. It is not appropriate to turn the area into multi-family. Fairview Village has already stated that they would like to purchase more property if it becomes available, and should this project pass it would open the floodgates for further development. He asked that the Council not take this lightly. Regarding Bethlehem Woods and the tax-exempt status, they stated originally that they had no intention of filing for tax-exempt status. He said that it is not within the Village's jurisdiction to grant or restrict tax-exempt status. Mr. Nelson pointed out that in the case of Bethlehem Woods, they requested the tax exempt status one year after the development was completed.

John Martin, the attorney for Fairview Village, said that Larry Rosol is not, and will not be the contractor for the project. In addition, the marketing activities that are going on now are for the approved project. Fairview is not marketing this project. He said that they are requesting the Council not to remand this to the Plan Commission. They are seeking the Council's approval of the plans when appropriate.

The Mayor expressed his appreciation to the public for bringing their comments to the Council. If this is remanded, the Plan Commission takes testimony again, as was done tonight. The petitioner is asking that the Council not remand it. The petitioner received a positive recommendation in October 2007. However, the petitioner asked for a remand the first time around, and the Council tabled it. In his opinion, the changes are substantial, such as the real estate market report, and the lack of a traffic study. He then asked for a Council opinion, and Commissioners Neustadt, Beckman, Durkin and Tully supported remanding it.

Commissioner Tully said he was fully in support of remanding this. Staff recommends it. He is cognizant that the Plan Commission recommended approval. This is a request to rezone the parcel and it is taken seriously. Though it may not be a typical multifamily project, it is still a multifamily project.

Commissioner Waldack said that he also favored remanding the petition and thanked Fairview Village for meeting with the neighbors. Questions remain and the Plan Commission is in a better position to review the proposal.

Mayor Sandack agreed that a record has to be established by the Plan Commission. The concept has been refined and readjusted with materials being added to the request.

Commissioner Schnell said if residents want comments on the record, they need to go before the Plan Commission.

Mr. Fieldman said new notices will be sent out with regard to the date and time for the Plan Commission meeting.

- d. **Annexation, Rezoning and Final Plat of Subdivision for 5416-5418 Belmont Road.** Mr. Dabarciner said that staff recommends approval of annexing and rezoning the property from County R-4 and B-1 to Village B-2. He showed photos of the area depicting the parcel in question, located at the southwest corner of Belmont and Inverness. The site is surrounded by manufacturing to the north, institutional uses to the south and west, and attached single-family uses on the east. The three lots will be consolidated into two lots for office buildings. He noted that the Plan Commission met on April 7 and recommended approval. Staff concurs with that recommendation.

Summary of Item: At their meeting of May 5, 2008, the Plan Commission recommended approval of the Final Plat of Consolidation for the property located at 4729 Washington Street.

A RESOLUTION APPROVING THE FINAL PLAT OF CONSOLIDATION FOR 4729 WASHINGTON STREET

RESOLUTION 2008-62

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: Consolidation Plat

MOT 00-03361

C. Motion: Remand to the Plan Commission Petition PC-35-07 - Preliminary Planned Development Amendment to Planned Development #32 (Fairview Village)

Sponsors: Village Attorney

Summary of Item: This remands Petition PC-35-07 concerning a preliminary planned development amendment to Planned Development #32 (Fairview Village) to the Plan Commission for further discussion.

Commissioner Schnell asked if there will be a traffic study before this is remanded, and the Manager said there would be.

Commissioner Waldack said he hopes that when this is remanded to the Plan Commission the staff conveys the interest expressed by Council in covering the traffic study, home value study, and that they will discuss all aspects of this project.

The Mayor said the Plan Commission has a legal responsibility to review the matter before them and he believes they will be thorough.

A motion was made by Commissioner Beckman, seconded by Commissioner Schnell, to Authorize 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 00-03346

D. Ordinance: Annex 5416-5418 Belmont Road to the Village of Downers Grove, Illinois

Sponsors: Community Development and Plan Commission

Summary of Item: This authorizes the annexation of the property located at 5416-5418 Belmont Road.

AN ORDINANCE ANNEXING 5416-5418 BELMONT ROAD TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS

ORDINANCE NO. 4977

A motion was made by Commissioner Schnell, seconded by Commissioner Neustadt, 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: Annexation, Subdivision - Stevens Belmont Office

PC-07-08

Correspondence From Adjacent Homeowners

Petition presented to Plan Commission – October 1, 2007
Letter to Plan Commission from Simon Liu – October 5, 2007
Email from Natasha Buh– July 24, 2008
Submittal from Andrea VanBuren – July 25, 2008
Submittal from Ron Detmer – July 25, 2008
Letter to Plan Commission from William White – July 28, 2008
Letter to Mayor Sandack from William White – May 16, 2008
Letter to Mayor Sandack from William White – March 17, 2008

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>6336 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. Penhollow</u>	<u>406 66th St. Downers Grove Ill. 60516</u>
<u>Kerry A. Pickel</u>	<u>6675 Davane Ln D.G. 60516</u>
<u>Jeanette Howard</u>	<u>6443 Davane Ct. DG, 60516</u>

<u>Betty C Lewis</u>	<u>6431 Davane Ct. D.G. 60516</u>
<u>Brinsley Lewis</u>	<u>6432 Davane Ct. D.G. 60516</u>
<u>Fran Prasulka</u>	<u>6425 Davane Ct DG 60516</u>
<u>Daniel M Gross</u>	<u>6407 DAVANE CT. D.G. 60516</u>
<u>Heda Schlichtman</u>	<u>6400 Davane Ct. DG-60516</u>
<u>Lucy Conesudo</u>	<u>6401 DAVANE CT DG 60516</u>
<u>D. F. R.</u>	<u>6345 DAVANE CT. DG. 60516</u>
<u>Carla Zwick</u>	<u>6345 DAVANE CT D.G. 60516</u>
<u>J. Sibalva</u>	<u>6339 Davane Court, D.G. 606516</u>
<u>Juel Gross</u>	<u>6401 Davane Ct DG 60516</u>
<u>Mary Wally Sobel</u>	<u>404 66th St DG 60516</u>
<u>Margate Rea</u>	<u>6425 BLODGETT Ct. DG 60516</u>

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

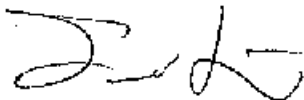
Dear Commissioner,

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

Popovich, Stanley

From: OBrien, Jeff
Sent: Thursday, July 24, 2008 1:55 PM
To: Popovich, Stanley
Subject: FW: Fairview Village Annex

Follow Up Flag: Follow up
Flag Status: Red

FYI - for PC Packet.

Jeff O'Brien, AICP
Senior Planner
Village of Downers Grove

-----Original Message-----

From: Dabareiner, Tom
Sent: Thursday, July 24, 2008 12:09 PM
To: OBrien, Jeff
Subject: FW: Fairview Village Annex

-----Original Message-----

From: Natasha Buh [mailto:nmbuh@sbcglobal.net]
Sent: Thursday, July 24, 2008 11:40 AM
To: Dabareiner, Tom
Subject: Fairview Village Annex

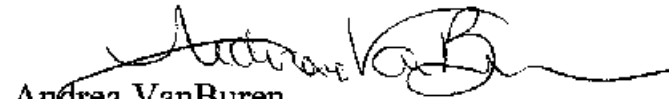
Just a note to let you know that I am in opposition to the Fairview Village Annex. I will not be able to attend the August 4th meeting due to a previous commitment. However, I wanted my position on this matter noted.

Thanks,

Natasha Buh
6412 Davene Court
Downers Grove

The enclosed packet refers to the upcoming Aug 4th agenda item; Green Acres development, proposed by the Fairview Village Retirement Home. Neighbors will be speaking on this subject as it was brought up in previous Council meetings and we thought it would be helpful for you to have this information beforehand.

Very Sincerely,

A handwritten signature in black ink, appearing to read "Andrea VanBuren". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Andrea VanBuren
6576 Fairview Ave.
Downers Grove, IL 60516

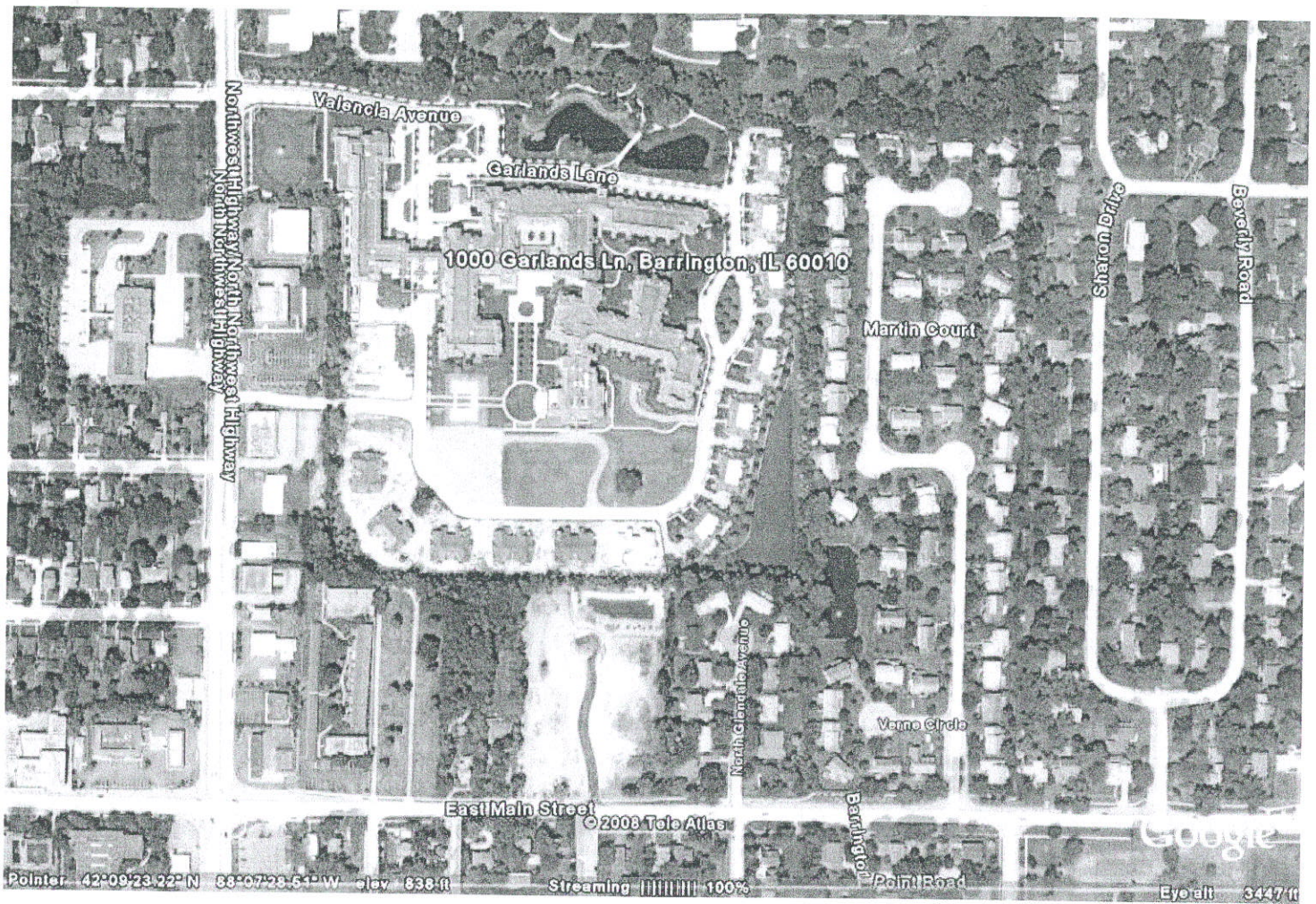
After researching all the properties mentioned in the Tracy Cross and Associates market analysis, we have come to the conclusion that none of them compare to the proposed plans Fairview Village is putting before the commission.

In no instances are there apartment sized buildings only feet from a residential neighbor hood or interacting with a residential neighborhood at all.

In all instances but one, any multi unit buildings that come into close contact with a single family residence are separated by substantial green space and the maximum capacity of the buildings is 2 residents.

Lexington Square in Elmhurst is the only complex that has larger buildings up against residential and in that instance it is apparent the modest homes that back up to the large fence and green-space are newer than the Lexington Square buildings and therefore were aware of the situation, and value adjustment was made pre-development.

There are a few conclusions that can be drawn from this. One is; the conclusion drawn from the marketing survey, that the development of these buildings will not negatively impact the surrounding homes is without merit. Two is; other retirement facilities have been limited either by choice or their townships to 2 unit town homes on their properties that abut residential. Three is; all the aforementioned properties are contiguous properties, surrounded by natural or roadway borders. None of them have begun to absorb surrounding properties and affect established zoning.



The Garlands
1000 Garlands Lane
Barrington, IL 60010

The Garlands, Barrington

Complex is bordered by Northwest highway and East Main Street. (7) 2 unit town homes abut the back yards of modest homes. There is a pond separating 4 of the units and mature trees screening the rest. The separation is significant. The entrances to these two developments are on perpendicular streets. (See enlargement)



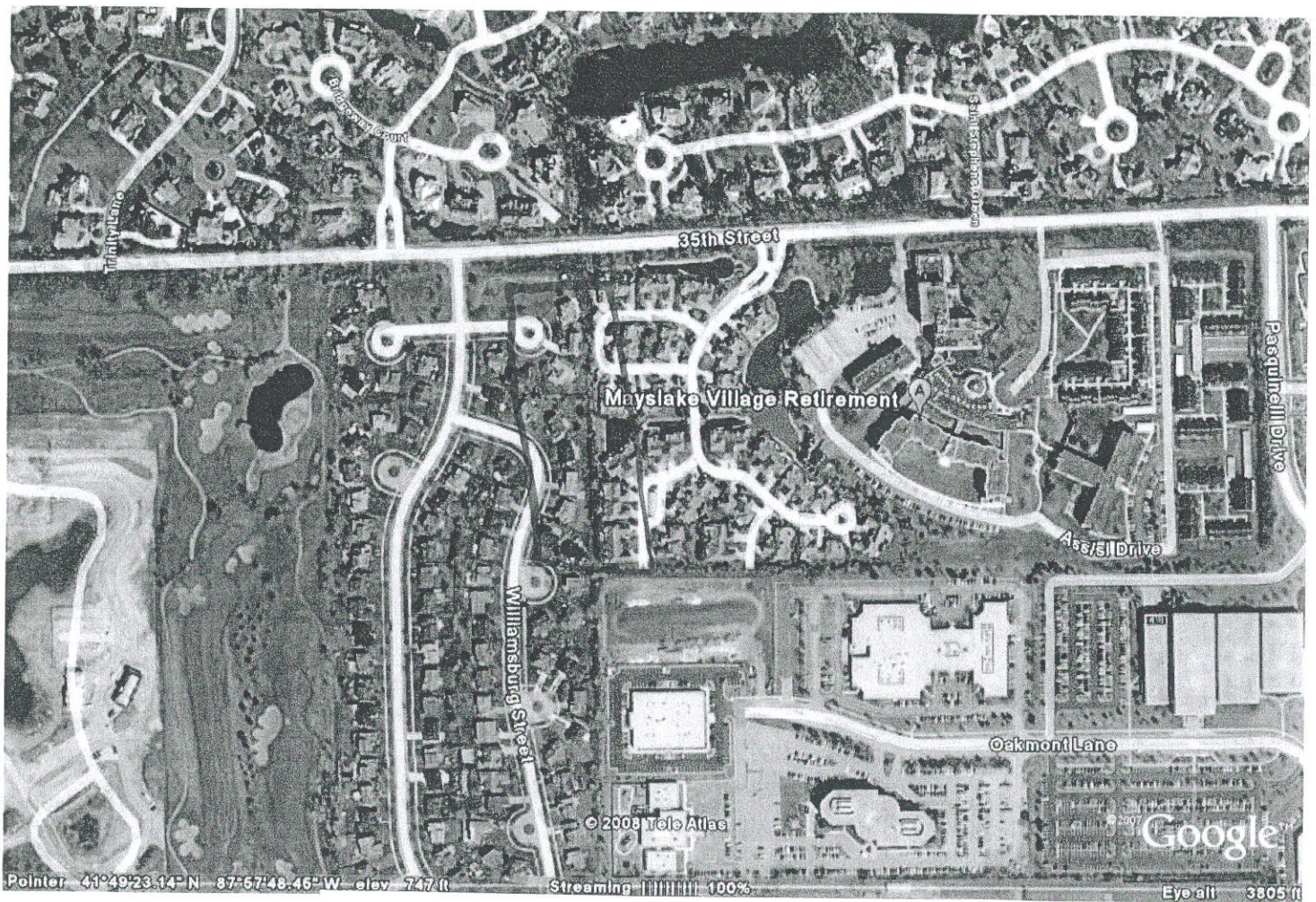
© 2008 Tele Atlas

© 2007 Google™

Pointer 42°09'24.23" N 88°07'25.03" W elev 841 ft

Streaming ||||| 100%

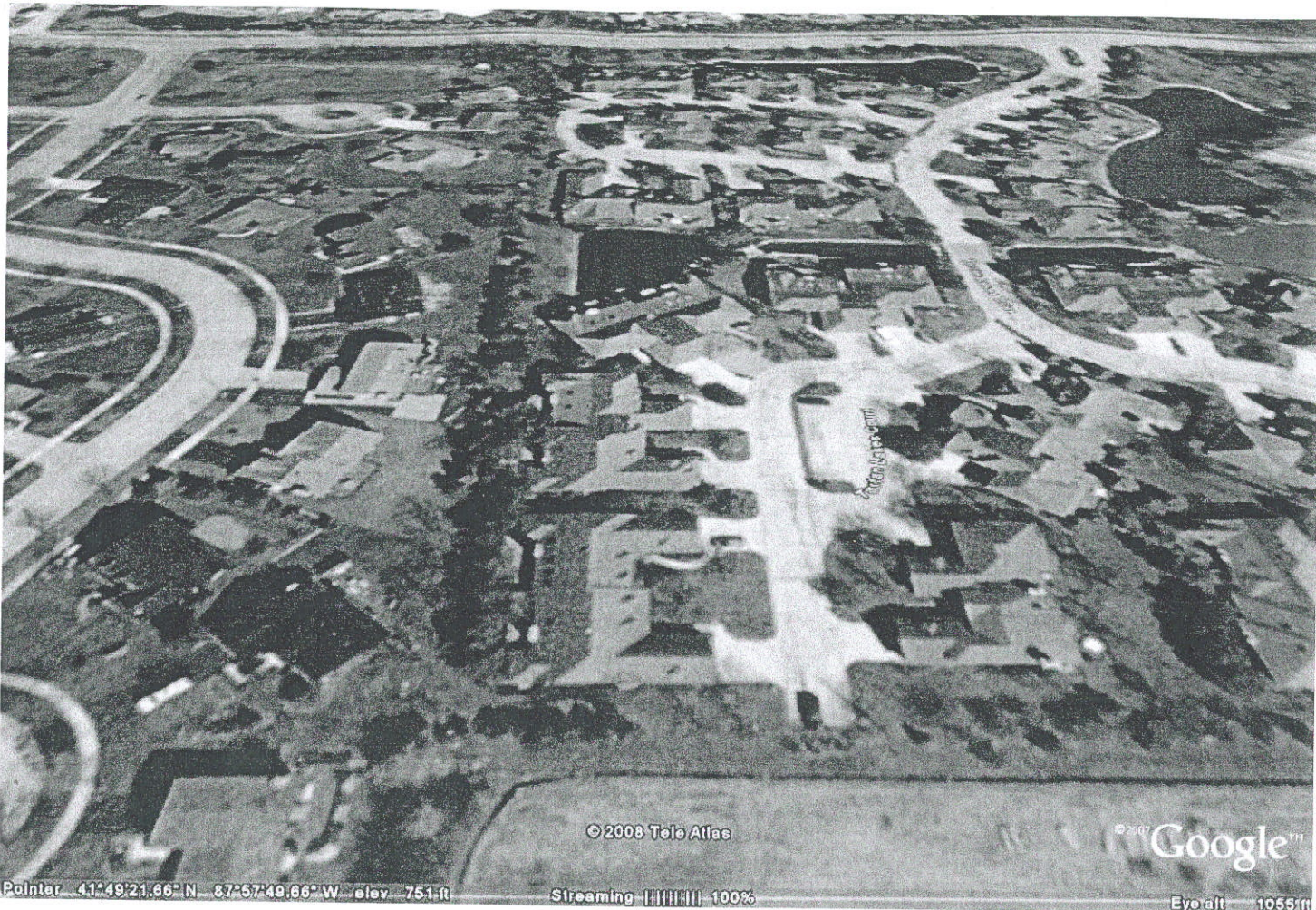
Eye all 1293 ft



Mayslake Village
1801 35th Street
Oakbrook, IL 60523

Mayslake Village, Oakbrook

Self contained complex. Separated from Oakbrook residential by major streets and light industrial. Two unit town homes back up to residential neighborhood with significant green space and back yards meeting back yards. Residential neighborhood has separate entrance a significant distance from town home neighborhood entrance (see enlargement)



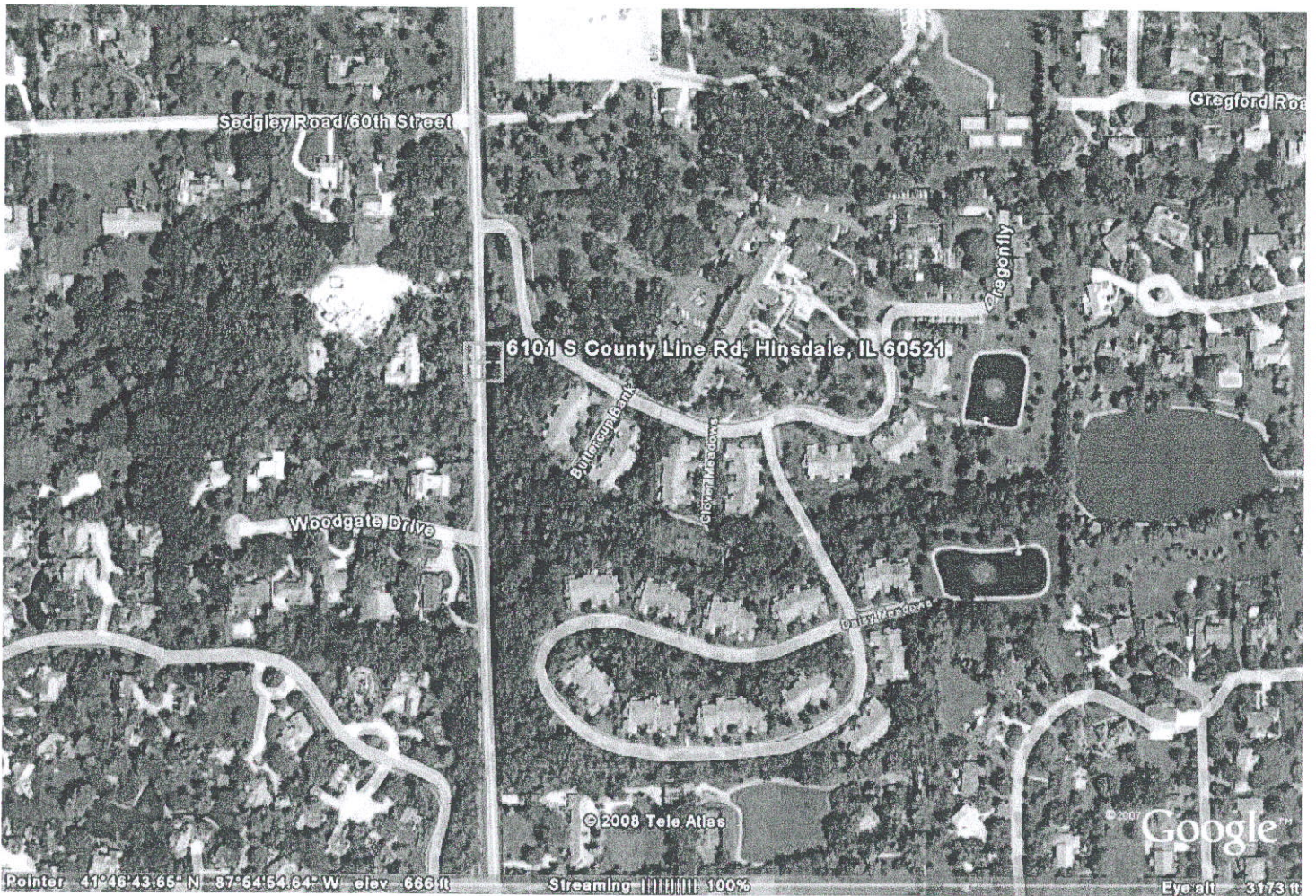
© 2008 Tele Atlas

© 2007 Google™

Pointer 41°49'21.86" N - 87°57'49.66" W elev. 751 ft

Streaming [|||||] 100%

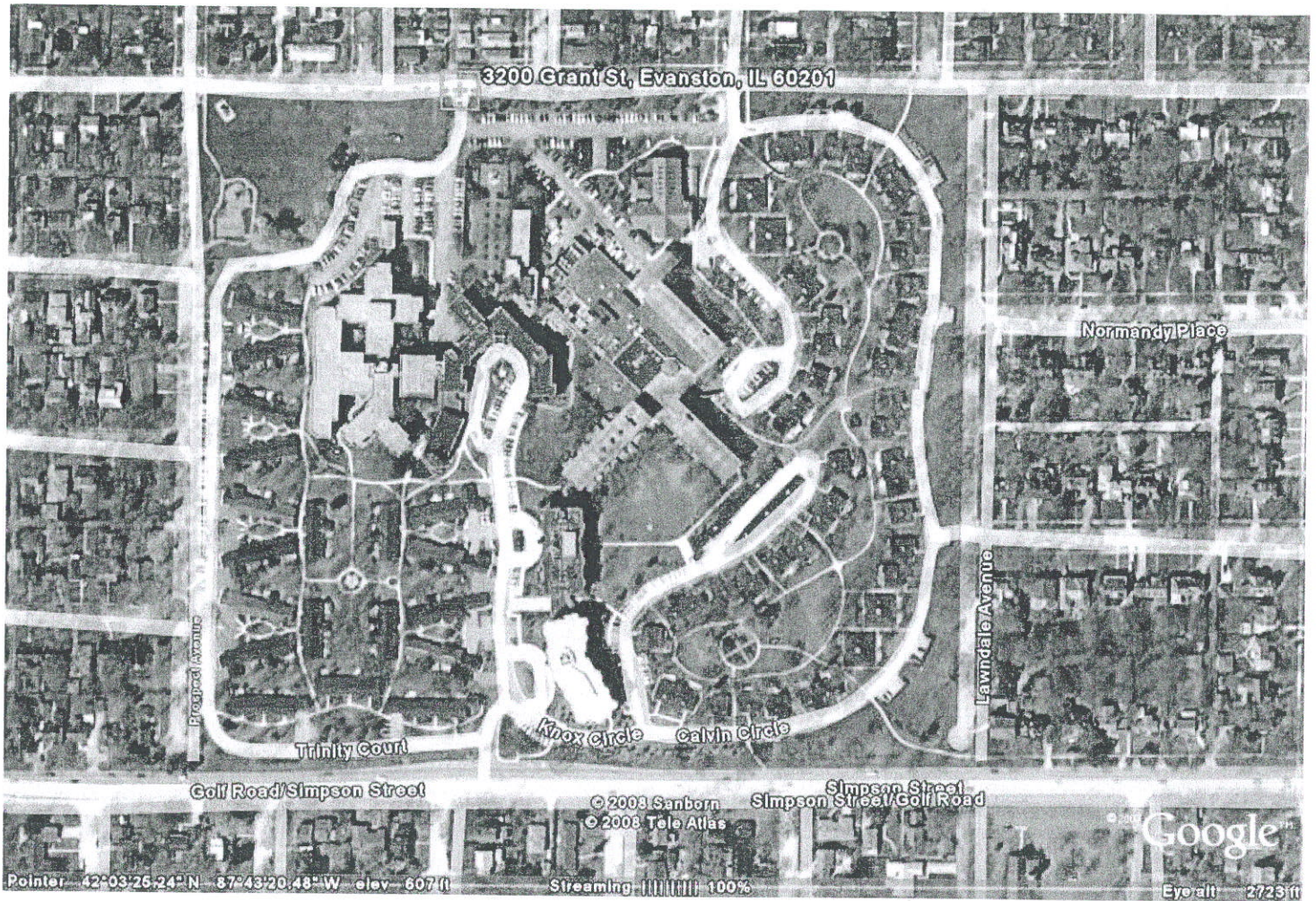
Eye alt 1055 ft



King-Bruwaert/Godair Park
6101 South County Line Road
Burr Ridge, IL 60527

King Bruwaert/ Godair Park, Burr Ridge

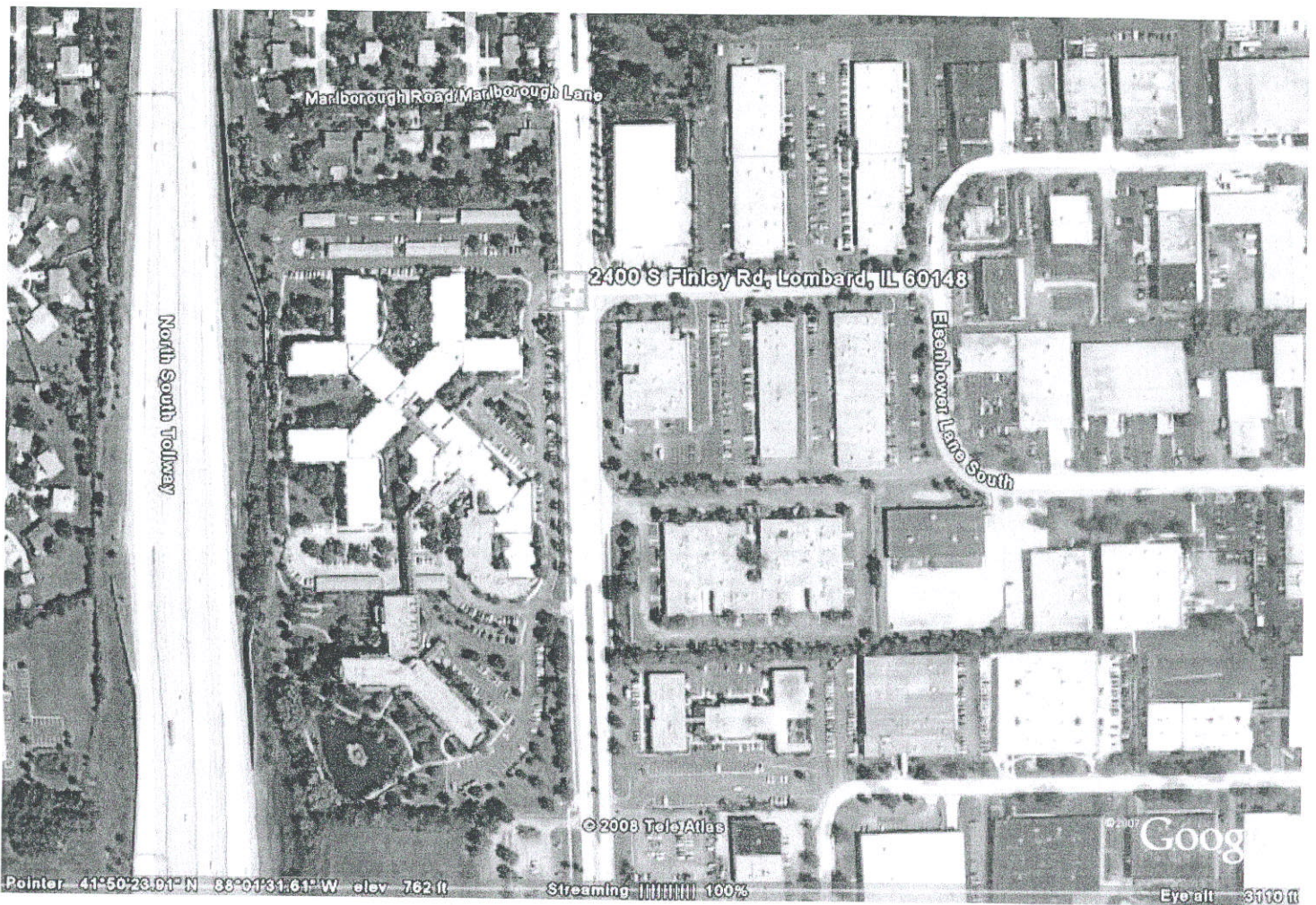
Complex is separated from surrounding residential area by very mature woods on all sides. There is a very large land to development ratio. Buildings would not be visible from homes.



Westminister
3200 Grant Street
Evanston, IL 60201

Westminister, Evanston

Completely self contained complex surrounded by neighborhood streets. Complex includes Very substantial green space between most buildings and the streets.



Beacon Hill
2400 South Finley Road
Lombard, IL 60148

Beacon Hill, Lombard

This complex is bordered by N/S toll way, Finley Road with commercial development, very substantial green space to the south and substantial green space to the north completely obscuring small residential neighborhoods back yards from parking lot.



Lexington Square
400 W Butterfield Road
Elmhurst, IL 60126

Lexington Square, Elmhurst

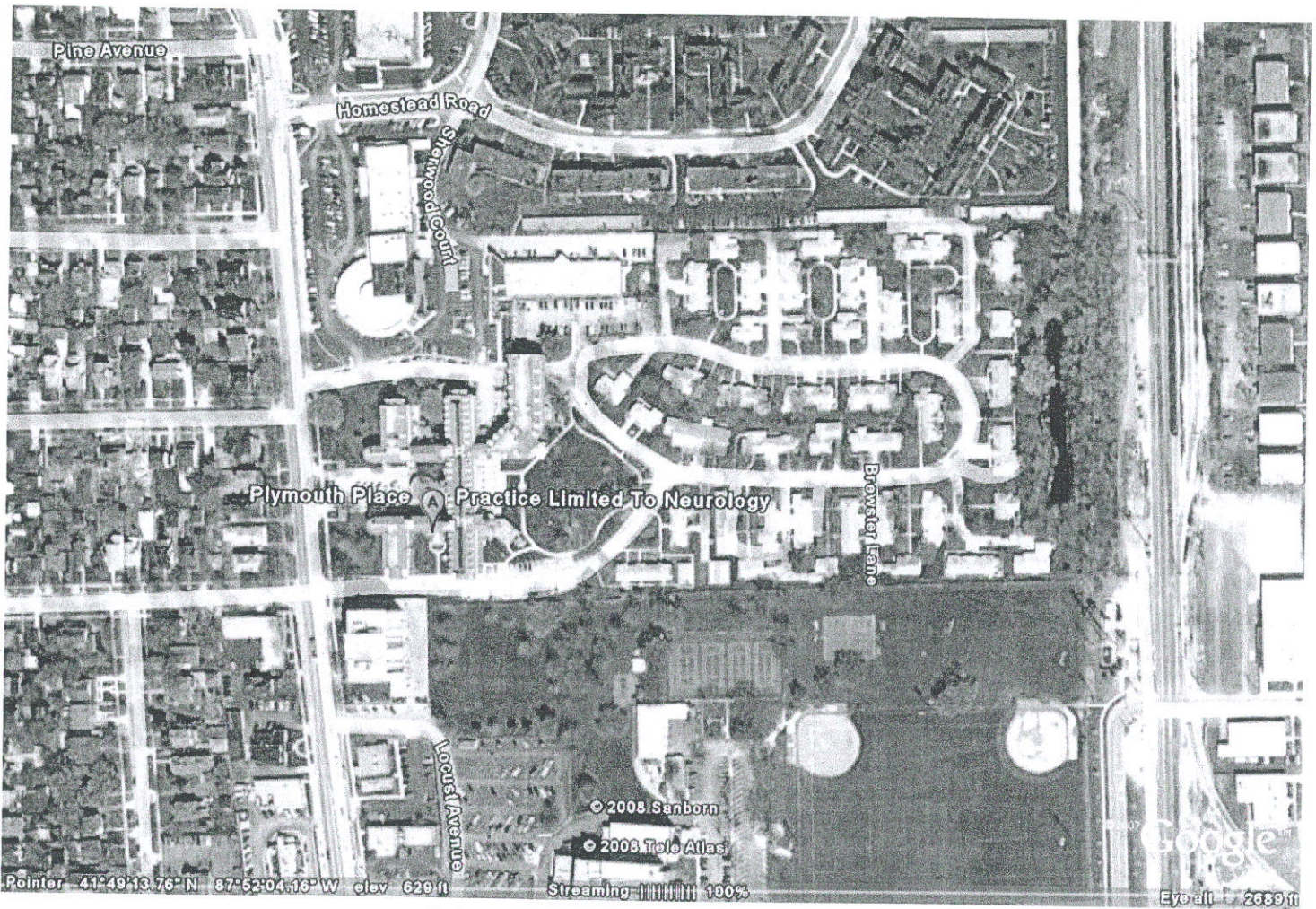
The complex is bordered by West Butterfield road and Roosevelt road. The back yards of a small newer infill neighborhood abut apartment buildings. Significant fencing separates large backyards from buildings. The homes are newer than complex therefore aware of zoning at time of construction.



Friendship Village
350 West Shaumberg Road
Shaumberg, IL 60194

Friendship Village, Shaumberg

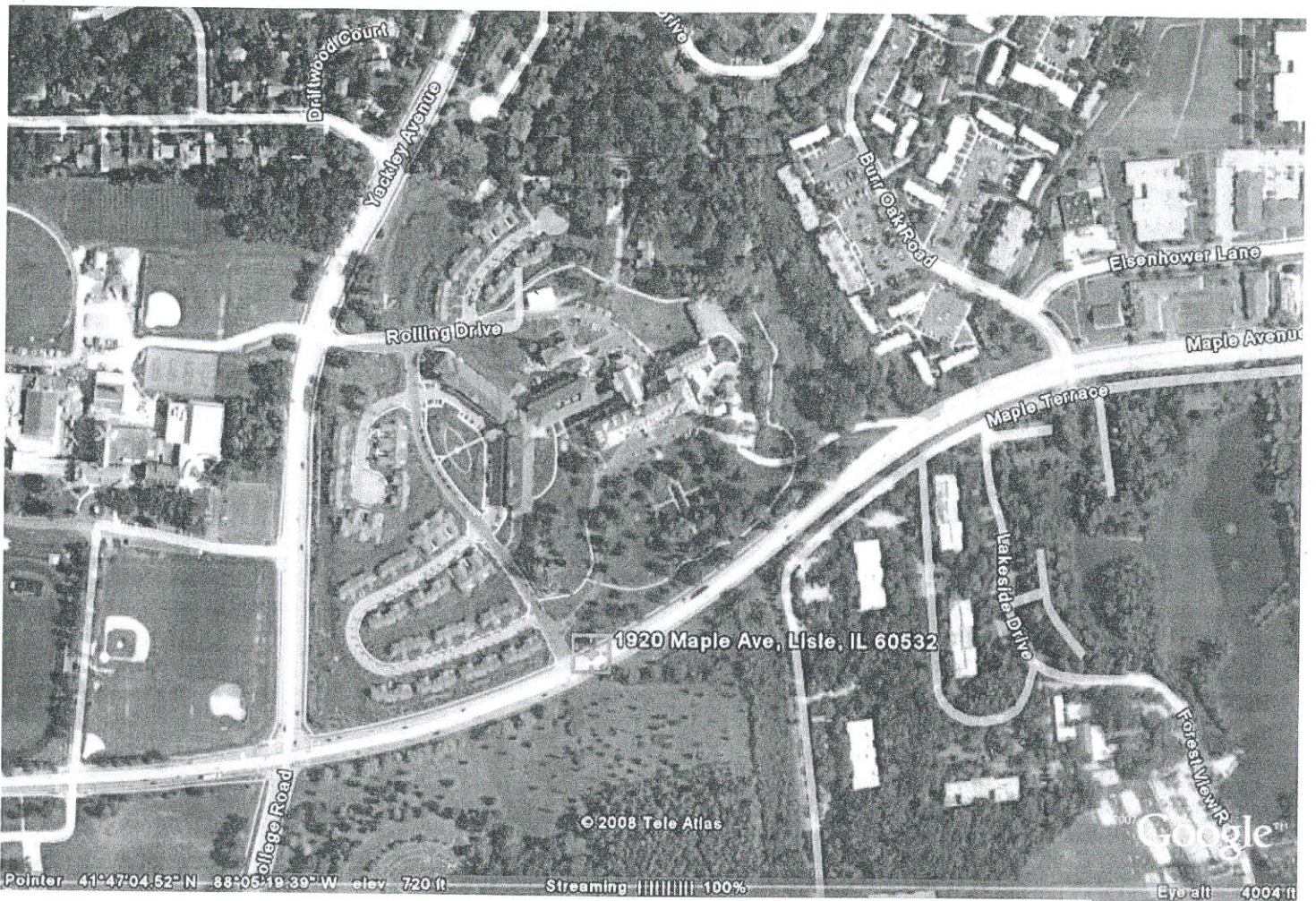
A perimeter road surrounds the main campus. There are smaller auxiliary buildings on the east side of the campus. These are separated from any residential areas by significant green space.



Plymouth Place
315 North LaGrange Road
LaGrange Park, IL 60526

Plymouth Place, LaGrange

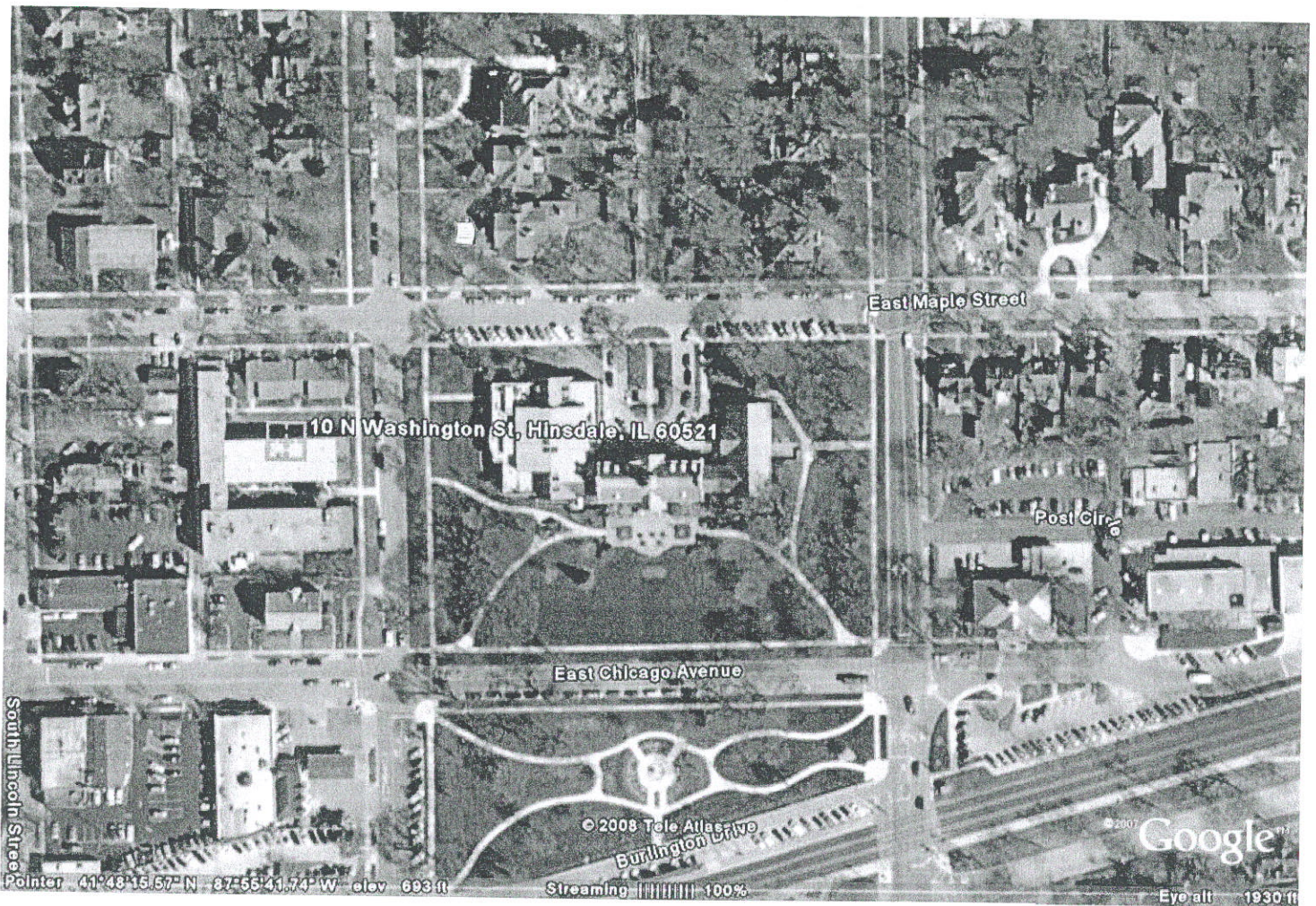
This complex is bordered by North Lagrange Road, a large apartment complex, a major highway, and parks. All 4 sides completely separated from residential.



Villa St. Benedict
1920 Maple Avenue
Lisle, IL 60532

Villa St. Benedict

This is a new infill development on an established site consisting of Convent, High school, College. It is bordered on 3 sides by major streets and not near any residential. These are also smaller 2 unit town homes.



Washington Square
10 North Washington Street
Hinsdale, IL 60521

Washington Square, Hinsdale

This is a 2 building small 2 story complex in a commercial area, with other services sharing the same block. There are 2 new homes on infill lots next door to the complex and therefore their value was adjusted before construction and discounted at that time.

RESIDENTIAL PROPERTY OWNED BY
FAIRVIEW VILLAGE

3 LOTS WEST SIDE OF DAVANE LN.



August 4th meeting

3 LOTS WEST SIDE OF DAYDNE LN.
FROM NEIGHBORS YARD



LYN GREMER CT. LOOKING SOUTH
FROM DOVANE CT. PROPERTY LINE



LYN GREMER CT. FROM PATIO OF HOME
ON DAVANE CT.



DOWNER'S GROVE COMMUNITY CHURCH
PROPERTY ADJACENT TO 2 LOTS OWNED
BY FAIRVIEW VILLAGE



ONE OF 2 LOTS OWNED BY FAIRVIEW
VILLAGE ADJACENT TO CHURCH PROPERTY



LYN GREMER CT. "CLUBHOUSE"-MIDDLE BLDG.
LYN GREMER CT. CENTER
FOREGROUND - 2 LOTS EAST SIDE DAYVANE LN.



LAW OFFICES
WHITE & WHITE
5330 MAIN STREET, SUITE 205
DOWNERS GROVE, ILLINOIS 60515

FRANCES J. WHITE
WILLIAM F. WHITE

(630) 960-3262
FAX (630) 960-9760

July 28, 2008

HAND DELIVERED

Downers Grove Plan Commission
Village Hall
Downers Grove, IL 60515

Re: Green Acre/Lynn Gremer Court Project

Dear Plan Commission:

I have been advised by members of Village staff that this project shall return to your agenda on August 4, 2008. I am an attorney in private practice and I have been hired by a number of homeowners to consult with them and help articulate their objections to this project. In that regard, I enclose for your review two items of correspondence previously sent to the Downers Grove Village Council.

In addition to arguments found in my prior letters we wish to emphasize these points:

1. When this matter was first presented to the Plan Commission, it does not appear you were informed that Fairview Village also owns a number of other parcels along the west side of Fairview Ave or that Fairview Village has openly expressed their intention to extend their multi-family concept both north and south of the Lynn Gremer Court property.

We strongly object to the Plan Commission or the Village Council looking to spot zone a parcel and thereby breach a natural boundary separating single family homes from other uses. This is also discussed in greater detail in my letter of May 16, 2008.

2. "Spot zoning" is an overused term routinely tossed out by neighborhood groups objecting to re-zoning petitions. However, the Illinois Supreme Court clearly recognizes that there are core values involved in the topic and in this situation an outright dismissal of a spot zoning argument shall not occur without careful thought.

The 2nd District Appellate court recently wrote:

Finally, we address plaintiffs' appeal from the judgment in favor of the defendants on the count of the complaint for illegal spot zoning. Spot zoning is a change in zoning applied to a small area. Spot zoning is unlawful when the change violates a zoning pattern that is homogenous, compact, and uniform. (Bossmann) However, not every reclassification of a single tract of land is void. The test for determining unlawful spot zoning is whether the change is in harmony with a comprehensive plan for use of property in the locality. (Goffinet) To invalidate the zoning ordinances, the plaintiffs were required to present clear and convincing evidence that the amendments to the zoning ordinances violated a comprehensive plan for use of the property in the locality.

THORNER v. NORTH BARRINGTON

Whether the proposed re-zoning of Lynn Gremer Court would be *illegal* spot zoning is a question best left for another day. However, we assert it would be *bad policy* for the Plan Commission to breach the compact, homogenous and uniform single family zoning found on the west side of Fairview Avenue, especially when such a change is not in conformity with the Comprehensive Plan and Future Land Use Map. If the Village Council desires to change the zoning in a given area, let them change the Future Land Use Map, first.

3. Also of significance is the re-zoning history of Lynn Gremer Court. Recently, Rosol was given approval for the Green Acres plat of subdivision with greater density than originally planned. To now give Fairview Village even greater density, so soon after the last re-zoning, gives at least the appearance of rewarding Fairview Village for being a good corporate citizen (which they clearly are) rather than adhering to an applicant neutral planning process.

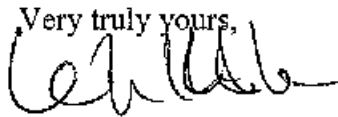
4. We anticipate Fairview Village will offer a real estate study concerning the impact of their project on property values. We believe it is essential for this board to understand the exact question Tracy Cross & Assoc. was asked to investigate and whether that question corresponds with the arguments made by Fairview Village or addresses the situation we face along Fairview Ave.

A number of homeowners and I have taken some time using Google Earth and/or Mapquest and have located all of the projects identified in the TC & A study. Simply put, it does not appear that these allegedly comparable projects intrude into an existing single family neighborhood in the manner that the proposed Fairview Village project shall intrude into an existing single family neighborhood.

5. When this file was on the Village Council workshop agenda, Mayor Sandack brought up the desirability of a traffic study. With regard to any such traffic study, the nearby homeowners believe that the Plan Commission should consider the traffic impact of not only these properties but also the potential traffic impact if multi-family zoning were to spread north and south of Lynn Gremer Court. A corollary concern is that additional projects might not be age-restricted in a manner that potentially minimizes rush hour traffic.

I also enclose my prior correspondence from May 16, 2008 and March 17, 2008 and I am advised that there are a great many homeowners who wish to speak in opposition to this project. However, in consideration of the Plan Commission's schedule, we will attempt to consolidate the testimony as efficiently as possible to allow succinct presentations.

For reasons previously communicated to the Village Council and for additional reasons that shall be presented by the homeowners on August 4th, 2008, the homeowners on the west side of Fairview Ave. present their very strong opposition to the plans being presented by Fairview Village.

Very truly yours,

William F. White

WFW:es
Enclosure

LAW OFFICES
WHITE & WHITE
5330 MAIN STREET, SUITE 205
DOWNERS GROVE, ILLINOIS 60515

(630) 960-3262
FAX (630) 960-9760

FRANCES J. WHITE
WILLIAM F. WHITE
MARK F. WHITE

May 16, 2008

Mayor Ronald Sandack
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

Re: Green Acres/Lynn Gremer Court Project

Dear Mayor Sandack:

This letter is written to follow up on my previous letter and incorporates several new points that have arisen after a neighborhood meeting conducted by Fairview Village and at a follow up meeting with a great many of the residents surrounding Lynn Gremer Court. I also enclose an additional copy of my prior letter for your reference and I intend for these two letters to complement one another.

A quick summary would be that the nearby residents are not satisfied with the superficial changes made to the Fairview Village proposal subsequent to the last presentation made to the Village Council. After a recent meeting with a great many of the nearby homeowners it appears that essentially all of the Downers Grove neighbors remain in opposition to this project.

First, the most significant new item of information involves the openly expressed intention of Fairview Village to seek to extend their multi-family concept along the west side of Fairview Avenue (whether north and south of Lynn Gremer Court) as properties become available. Fairview Village acknowledges owning additional land south of Lynn Gremer Court and seeking to initiate discussions concerning acquiring the nearby church property. At the neighborhood meeting they stated bluntly that they have no interest in pursuing the construction of single-family residences as a business model.

These statements were particularly infuriating to those residents who recall Village assurances that the Family Video development at 63rd & Fairview would be the only non-single family development permitted on the west side of Fairview Avenue. Thereafter, the residents reluctantly acquiesced to a compromise proposal to allow town-homes on the property immediately south of Family Video. That project was approved as low-density multi-family (with the commercial development proposal being rejected) with the explanation given that lower density town homes would offer a natural buffer between retail and single family zoning with would be no further encroachment into the single family zoning district.

Many nearby residents believe that to approve the Fairview Village proposal would be a blatant repudiation of these prior assurances, especially given the developer's stated intentions, and would signal an intention to transform the entire west side of Fairview Avenue to multi-family zoning. Once multifamily housing is permitted at Lynn Gremer Court it shall very likely be impossible to resist future filling in of multi-family zoning for the property lying between Lynn Gremer Court and 63rd Street and between Lynn Gremer Court and 67th Street to the South and possibly the property on both sides of Davane Lane, further west of Fairview Avenue.

It also is my understanding that the Village intends to initiate a significant review of the Comprehensive Plan and Future Land Use Map. Village Council approval of the proposed plans for Lynn Gremer Court prior to completion of that comprehensive review would appear to short circuit that process, especially in light of Fairview Village expressed intention to expand their multi-family concept beyond the subject property.

Second, the meeting at Fairview Village provided confirmation that the property has already been purchased from Rosol Construction. In addition, several of the residents received the impression from the Fairview Village spokesman that the applicant considered the matter a "done deal" especially given the substantial emphasis made during the presentation on Fairview Village's contributions to the community. I have attempted to defuse speculation as to any "behind closed doors" arrangement between the Village, Fairview Village and Rosol Construction however full disclosure by Rosol Construction and Fairview Village of the details concerning how the transaction originated and proceeded to closing prior to re-zoning will help alleviate these concerns.

It also remains the understanding of the residents that the original approval of the Green Acres Subdivision (Lynn Gremer Court) already gave the owner greater density than was strictly permitted under applicable zoning. The residents believe that it is not appropriate to adopt an incremental approach to increased density and several residents believe that the prior approval of this single-family project constitutes a prior Council determination of "highest and best use" and these residents remain surprised and dismayed as to how this topic can be re-opened so quickly after that prior approval.

Third, no traffic study was presented by Fairview Village. In addition, we question whether a traffic study limited to this property would be sufficient since the re-zoning of Lynn Gremer Court to multi-family would establish a strong precedent to extend multi-family housing along the west side of Fairview Avenue. Any traffic study should take into account the long term consequences if Fairview Village achieves their stated objective of expanding their proposed concept along the west side of Fairview Avenue.

Fourth, (and on a positive note) if ALL storm water is piped under Fairview Avenue to the East side, water drainage issues will not play a significant role in the objections raised by the nearby residents.

Mayor Ron Sandack

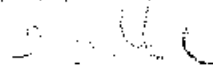
May 16, 2008

Page 4 of 4

neighborhood character and atmospherics for the surrounding areas, especially if a precedent is set to re-zone the entire west side of Fairview Avenue.

For these reasons, and the reasons previously communicated and for the reasons to be articulated in person at any subsequent public hearing the residents living in the vicinity of Lynn Gremer Court have asked me to communicate their continuing request that the Village Council reject any further consideration of this project. In addition, there are a great many residents who desire to appear in person to voice their opposition and we ask to be informed as far in advance as possible concerning any future meetings on this topic.

Very truly yours,


William F. White
Attorney at Law

WFW:hab

Cc: Various homeowners
Village Commissioners

3/17/2008

Mayor Ronald Sandack
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

Re: Green Acres/Lynn Gremer Court Project

Dear Mayor Sandack:

This letter is written to advise you and the Village Council that I have been retained by a number of residents living in the vicinity of Lynn Gremer Court. I have been asked to assist in the presentation and articulation of their objections to a pending proposal for the construction of Multi Family Senior Citizen residences on the parcels surrounding Lynn Gremer Court.

I have met in person with a great many of the homeowners and I am told that essentially all of the neighbors are in opposition to this project. These individuals have also contributed money towards my retainer and that strikes me as strong evidence of their commitment in opposition to the proposal.

Also, I understand that the proposal has been "tabled" rather than returned to the Plan Commission and that the Petitioner may intend to obtain professional studies concerning the alleged impact of this development on the surrounding property owners. This creates an unfortunate situation where the neighbors can be called upon to respond to a new hearing with very little notice and without the opportunity to review the additional materials Petitioner intends to submit.

The residents would strongly prefer that the proposal be rejected without additional hearings. However, if the Village Council chooses not to take that course of action, we request that any new information offered by Petitioner be remanded to the Plan Commission. The neighbors residing in the vicinity of Lynn Gremer Court very strongly desire at least two or three weeks to review and analyze any such additional information as the Petitioner may submit before there are further public hearings.

Next, because of the possibility that this matter might arise on short notice, this letter will summarize a number of the homeowners objections with the caveat that this letter is not intended to replace the opportunity for all the neighbors to fully voice their opinion at any future hearing or meeting.

First, many of the residents tell me that when the Family Video development was allowed at 63rd & Fairview they were assured that this development would be the only non-single family development permitted on the west side of Fairview Avenue.

Thereafter, when Sievers proposed a new development immediately south of Family Video, the commercial development was turned down, however multifamily was approved. At that time, many residents recall being further assured that this multifamily project would constitute a buffer or transition between Family Video and the single family zoning that continues south along Fairview Avenue.

Today, to allow multifamily zoning to jump as far south of 63rd Street as Lynn Gremer Court would be a repudiation of those prior assurances.

Second, in the event multifamily is permitted at Lynn Gremer Court the residents believe it shall be difficult to resist future filling in of multi-family zoning for the property lying between Lynn Gremer Court and 63rd Street and the property on both sides of Davane Lane, further west of Fairview Avenue.

Also, there appear to be a number of larger parcels south of Lynn Gremer Court and the precedent of Lynn Gremer Court going multifamily, will reduce future ability to resist such extensions.

Third, it is the understanding of the residents that the original approval of the Green Acres Subdivision (Lynn Gremer Court) by the Village had already given the owner greater density than was permitted under the applicable zoning. The residents believe that it is not appropriate to adopt an incremental approach to increased density.

Many residents believe that these prior approvals of a single-family project constituted a Village Council determination of "highest and best use" and the residents are dismayed by the proposed re-opening of this topic.

Fourth, on both sides of Davane Lane there are a number of water drainage issues. The development of four multifamily buildings could well create adverse impact with respect to storm water issues for the adjoining properties. Proposals for underground parking greatly enhance the residents' concern on this point.

Fifth, the adjoining citizens and property owners are concerned about increased traffic that would come from placing 32 new residential units on property originally zoned to support fewer than the seven (7) residential units as currently approved. Although the proposed use is for senior housing, seniors living on the west side of Fairview Avenue would be considerably more independent and self sufficient than those residing in a more intensive assisted living context. Therefore, the traffic impact would be more appropriately compared with a general multifamily development than to a senior multifamily development.

Mayor Ron Sandack
March 17, 2008
Page 3 of 3

Sixth, the neighbors universally believe this project will impair property values as well as the character of their neighborhood. Some residents are reporting that they have been told by real estate agents that even the possibility of an adjacent multi-family development will reduce any potential sales price and increase time on the market before a sale can occur.

Finally, I understand that the Village Council had suggested to the Petitioner that they meet with the residents and discuss any new proposals and any new information before resubmitting the proposal for consideration. The neighbors and residents I have been in contact with have informed me that no such meetings or delivery of information has occurred as of the present date.

For these reasons, the residents adjacent to Lynn Gremer Court have asked me to communicate their request that the Village Council reject any further consideration of this project. In the alternative, they ask that the Village Council not take up consideration of the project unless another presentation has been made to the Plan Commission. Any new presentation must allow for a thorough examination of any new materials Petitioner may submit and will assure the homeowners that any final decision will be made only after a full and complete examination of all of the relevant facts. Of course, if any such "new materials" are not persuasive an immediate denial would be the residents' preferred option.

I would also respectfully request that Village staff be asked to provide me informal notice as far in advance as possible of any intended future meeting on this topic whether before the Plan Commission or the Village Council.

Very truly yours,

William F. White
Attorney at Law

WFW:hab

Cc: Various homeowners
Village Commissioners

**Materials submitted
to Plan Commission
September 2008**

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
 A Vibrant Living Community

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

We the undersigned support the expansion efforts of Fairview Village on the west side of Fairview Avenue as a needed asset to our community. We believe the expansion will enhance our campus and the surrounding neighborhood, as well as the Downers Grove community as a whole.

Signature	Printed Name	Address
<i>Lois Edberg</i>	LOIS EDBERG	6676 Woodview Ct DG 1C
<i>Roy Edberg</i>	ROY EDBERG	6676 Woodview Ct DG 1C
<i>James Leichti</i>	JAMES LEICHTI	6673 Garden D.G. IL
<i>Alice Leichti</i>	Alice Leichti	6673 Garden Ct. D.G. IL
<i>Virginia Cutarelli</i>	Virginia Cutarelli	6664 Woodview Ct DG
<i>Genevieve Beals</i>	Genevieve Beals	6636 Brookwood Ct B-1
<i>Anita M. Scholz</i>	Anita M. Scholz	6650 Cottonwood, D.G.
<i>Joan W. Eagle</i>	JOAN W. EAGLE	6658 Garden Ct - DG
<i>Charles E. Eger</i>	Charles EGER	" " "
<i>Veronica Grabowski</i>	VERONICA GRABOWSKI	6583 Willowwood Ct
<i>Winona Kuyper</i>	Winona Kuyper	6650 Applewood Ct
<i>Evelyn J. Dickerson</i>	Evelyn J. Dickerson	6651 Applewood Ct
<i>Gaylyn P. Cumming</i>	GAYLYN P. CUMMING	6653 Applewood Ct.
<i>William S. Cumming</i>	WILLIAM S. CUMMING	" " "
<i>Garlanda Stone</i>	GARLANDA. STONE	6660 Garden Ct
<i>Frances M. Stone</i>	FRANCES M. STONE	6660 GARDEN CT.
<i>Margaret D. Moore</i>	MARGARET D MOORE	6635 Beechwood Ct.
<i>Catherine L. Cook</i>	CATHERINE L. COOK	D.R. DR. 60516
<i>Donald M. Vandevander</i>	DONALD M. VANDEVANDER	200 Village Dr #334 R.D. 11660160
<i>Mary B. Lord</i>	MARY B. LORD	200 Village Dr R.D. 60516
<i>Joann Hollensteiner</i>	JOANN HOLLENSTEINER	200 VILLAGE DR DG-60516
<i>Douglas L. Thaxton</i>	DOUGLAS L. THAXTON	200 VILLAGE DR. APT 147
<i>Marjory R. Long</i>	MARJORY R. LONG	200 VILLAGE DR APT 147
<i>Adeline D. Lenihan</i>	ADELINE D. LENIHAN	" " APT 331
<i>Geraldine Vandevander</i>	GERALDINE VANDEVANDER	200 Village Dr. Drive 60516
<i>Eleanor Henry</i>	Eleanor Henry	200 Village Dr #134
<i>Irene Russell</i>	IRENE RUSSELL	200 VILLAGE DR #149
<i>Esther Adams</i>	Esther Adams	200 Village Dr #444
<i>Evelyn Neel</i>	EVELYN NEEL	6665 Woodview DG DR
<i>Helen Strelecky</i>	HELEN STRELECKY	200 VILLAGE DR

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
A Vibrant Living Community

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

We the undersigned support the expansion efforts of Fairview Village on the west side of Fairview Avenue as a needed asset to our community. We believe the expansion will enhance our campus and the surrounding neighborhood, as well as the Downers Grove community as a whole.

Signature	Printed Name	Address
<i>Georganna K. Bubolz</i>	GEORGINNA K. BUBOLZ	200 VILLAGE DR. APT. 249
<i>Robert E. Spittler</i>	ROBERT E. SPITLER	200 VILLAGE DR APT 136
<i>Beorrene Blader</i>	BEORRENE BLADER	100 VILLAGE DR APT 519
<i>James H. Wear</i>	James H. Wear	200 Village Dr. Apt 222
<i>Suzanne D. Wear</i>	Suzanne D. Wear	200 Village Dr. Apt. 222
<i>Patricia A. Russo</i>	PATRICIA A. RUSSO	200 VILLAGE DR. APT 233
<i>Muriel Simandl</i>	MURIEL SIMANDL	200 VILLAGE DR. #538
<i>Jane Blauvelt</i>	JANE BLAUVELT	200 Village Dr. Apt 515
<i>Elsye E. Mayfield</i>	ELSYE E. MAYFIELDS	200 Village Dr #339
<i>Patricia Dowd</i>	Patricia Dowd	200 Village #448
<i>George Dowd</i>	GEORGE DOWD	200 VILLAGE DRIVE #448
<i>R. Kenyon Haring</i>	R. Kenyon Haring	200 Village Dr. Apt 305 Downers Grove
<i>Rita R. Moyer</i>	RITA R. MOYER	200 Village Dr. #317 Downers Grove
<i>Lois Kolar</i>	Lois Kolar	200 Village Dr #529 Downers Grove
<i>Violet R. Benson</i>	VIOLET R. BENSON	200 Village Dr #202 Downers Grove
<i>Lois Bauns</i>	Lois Bauns	200 Village Drive 514
<i>Carl Bauns</i>	Carl Bauns	200 Village Dr #514
<i>Sue Fox</i>	SUE FOX	200 VILLAGE DR. DG. 512
<i>Joey Weiss</i>	JOEY WEISS	200 Village Dr DG 539
<i>Margaret N. Bonheimer</i>	MARGARET N. BONHEIMER	200 VILLAGE DR DG. 141
<i>Janita Hager</i>	JANITA HAGER	6651 Cottonwood Ct.
<i>Jack B. Susarrey</i>	JACK B. SUSARREY	200 Village Dr. #227
<i>N. Edgard Jacot</i>	N. Edgard Jacot	6671 Woodview Ct.
<i>Ruth Fuller</i>	RUTH FULLER	200 Village Dr apt 443
<i>Ruth Farley</i>	RUTH FARLEY	6653 Cottonwood Ct
<i>Eleanor Bonfield</i>	Eleanor Bonfield	200 Village Dr. APT 245
<i>Lee Kelen</i>	Lee Kelen	200 Village Dr. APT 543
<i>Willis R. Deekas</i>	Willis R. Deekas	200 Village Dr. Apt 508
<i>Aloysia S. Kacer</i>	ALOYSIA S. KACER	200 Village Drive
<i>Alwin R. Giegler</i>	ALWIN R. GIEGLER	6668 WOODVIEW CT. DG.

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
A Vibrant Living Community

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

We the undersigned support the expansion efforts of Fairview Village on the west side of Fairview Avenue as a needed asset to our community. We believe the expansion will enhance our campus and the surrounding neighborhood, as well as the Downers Grove community as a whole.

Signature	Printed Name	Address
<i>Bernice St. Make</i>	BERNICE ST. MAKE	200 Village Dr 333
<i>Virginia Becker</i>	VIRGINIA BECKER	200 VILLAGE DR. 330
<i>Shirley L. Sandkam</i>	SHIRLEY L. SANDKAM	" #434
<i>Dorothy Bleke</i>	DOROTHY BLEKE	200 Village Dr. Apt. 302
<i>Irene M. Dvorak</i>	IRENE M. DVORAK	200 Village Dr. Apt. 440
<i>Frank J. Dvorak</i>	FRANK J. DVORAK	" " " " "
<i>Mary H. Linabury</i>	MARY H. LINABURY	6656 Dogwood Ct.
<i>Warren F. Hrska</i>	WARREN F. HRSKA	200 VILLAGE DR #127
<i>Ruth M. Hrska</i>	RUTH M. HRSKA	" " "
<i>Isabel Nei</i>	ISABEL NEI	" " #44
<i>Janet Butler</i>	Janet Butler	200 Village Dr #146
<i>Bernice J. Quinn</i>	BERNICE J. QUINN	200 Village Dr #232
<i>Judy La Fave</i>	JUDY LA FAVE	200 VILLAGE DR #370
<i>Stanley M. Bierut</i>	STANLEY M. BIERUT	200 VILLAGE DR. 517
<i>Erma Chiappetti</i>	ERMA CHIAPPETTI	" " 218
<i>Virginia Dunbar</i>	VIRGINIA DUNBAR	" " #328
<i>Raymond V. Rvss</i>	RAYMOND V. RVSS	200 VILLAGE DR APT 237
<i>Hedy Lauter</i>	HEDY LAUTER	" " " " 405
<i>Marguerite Drevalas</i>	MARGUERITE DREVALAS	250 Village Dr. Apt 451
<i>Erma W. Reynolds</i>	ERMA W. REYNOLDS	6672 Woodview Ct.
<i>Phyllis Kalny</i>	PHYLLIS KALNY	200 Village Dr. Fairview
<i>John Greener</i>	John Greener	423 Apt. Apt. 423
<i>42 Helen Carlson</i>	Helen Carlson	Apt 345
<i>Harold Lorenz</i>	HAROLD LORENZ	APT 430 200 VILLAGE DR.
<i>John D. Anderson</i>	John D. Anderson	200 VILLAGE DR APT 151
<i>Barbara J. Anderson</i>	Barbara J. Anderson	200 Village Dr apt 151
<i>Worraime Mosevich</i>	WORRAIME MOSEVICH	# 238
<i>Auction Miller</i>	AUCTION MILLER	200 Village Drive # 536
<i>Charlotte Schwartz</i>	CHARLOTTE SCHWARTZ	200 Village Dr. #311
<i>Ruth W. Rohr</i>	RUTH W. ROHR	200 Village Dr. #348

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
 A Vibrant Living Community

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

We the undersigned support the expansion efforts of Fairview Village on the west side of Fairview Avenue as a needed asset to our community. We believe the expansion will enhance our campus and the surrounding neighborhood, as well as the Downers Grove community as a whole.

Signature	Printed Name	Address
Willis F. Rohr	WILLIS F ROHR	200 VILLAGE DR #348
Lloyd A. Lawson	LLOYD A. LAWSON	200 VILLAGE DR 322
Margery E. Hanson	MARGERY E. HANSON	200 Village DR 204
Ruth Petersen	RUTH A. PETERSEN	200 Village Dr. # 310
Richard A. Collier	RICH COLLIER	200 Village Dr #240
Marilyn M. Collier	Marilyn M. Collier	200 Village Dr # 240
Edith F. Moore	EDYTH F. MOORE	200 Village Dr # 343
Fran Forsek	FRAN FORSEK FRAN. FORSEK	200 Village Dr. # 511
Marian S. Hanson	MARIAN S. HANSON	200 Village Dr #203
Dorothy M. Greiner	DOROTHY M. GREIER	200 Village Dr #203
Rosamond Testa	ROSAMOND TESTA	200 Village Dr. #441
Richard Testa	RICHARD TESTA	200 Village Dr. #441
Virginia Everhart	VIRGINIA EVERHART	200 Village Dr #323
Margory Thompson	MARGORY THOMPSON	200 Village Dr. #412
Russell L. Lundstrom	RUSSELL L. LUNDSTROM	200 Village Dr #349
Hillian Petrovich	HILLIAN PETROVICH	200 Village Dr #418
Rose T. Radoszits	ROSE T. RADOSTITS	200 Village Dr. #45
Harold S. Slagter	HAROLD SLAGTER	200 Village Dr. 415
Evelyn Sullivan	EVELYN SULLIVAN	200 Village DR. # 219
Alice M. Pucacz	Alice M. PUGACZ	200 VILLAGE DR. 404
Janet Boone	Janet Boone	200 Village Dr. 503
C. Edwin Boone	C. Edwin Boone	200 Village Dr. 503
Mabel Heinson	MABEL HEINSON	200 VILLAGE DR. 220
Sue Engler	SUE ENGLER	#327 Village Dr
Georgia Umbles	Georgia	#531 Village Dr
Anne Rombard	ANNE ROMBARD	#546 200 VILLAGE DR
Delbert Graunke	DELBERT GRAUNKE	#207 200 VILLAGE DR.
Elaine Graunke	ELAINE GRAUNKE	207 200 Village Dr
Anne M. Springer	ANNE M. SPRINGER	200 Village Dr. # 241

Response endorsed by various citizens to the

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
SEPTEMBER 8, 2008 AGENDA**

SUBJECT:

PC-35-07, Fairview Village Auxiliary Campus at the intersection of Fairview Avenue and Lynn Gremer Court Preliminary Planned Development and Rezoning

SUMMARY:

Numerous citizens living in the neighborhood of Lynn Gremer Court offer this response to the most recent version of the Village of Downers Grove Staff Report concerning the proposed re-zoning and multi-family development project. These comments are in direct response to the most recent Staff Report and therefore supplement rather than replace the other submissions made in opposition to the project.

A few of the key arguments are summarized as follows:

- (1) As admitted by Staff, the proposed re-zoning is not in conformity with the Future Land Use Map. Related, the Village Council has very recently selected a consultant to undertake a comprehensive review of the Future Land Use Map and Comprehensive Plan. In addition, the same consultant shall facilitate a third Total Community Development conference (TCD III).

We submit that it would be bad process and bad policy for the Plan Commission and Village Council to preempt and “short circuit” this review of the Future Land Use Map by changing the zoning of Lynn Gremer Court on the eve of that comprehensive review.

- (2) It is disappointing that the Staff Report disregards the additional fact that Applicant already owns several other parcels on the west side of Fairview Avenue and has admitted their intention to extend their proposed multi-family concept to these other parcels. Related, the traffic study presented by Applicant addresses only the consequences of re-zoning Lynn Gremer Court and ignores the consequences of subsequent re-zoning of Applicant’s other parcels. Likewise, the Staff Report fails in its entirety to consider the larger ramifications of rezoning this particular parcel in the light of Applicant’s admitted intention to extend their multi-family concept to additional parcels on the west side of Fairview Avenue.
- (3) Village Staff notes that the February 2008 property values study was deemed inconclusive, writing as follows: *“Staff believes the results of the initial study were inconclusive and therefore, staff could not rely on the study’s findings as it relates to this development’s impact on neighboring property values.”*

Staff Report goes on to tout an August 2008 update to the study and an “MIT Study” and concludes that the presence of *“multi-family developments did not affect the property values of immediately adjacent single-family houses, whether the development existed or*

following a rezoning.” It should be noted that neither the MIT Study nor the August update to the Applicant’s study were released to the public until late last week.

It is most disappointing that the Staff Report focuses exclusively on “market value” impact as the sole factor to determine whether multi-family should be permitted adjacent to single family. In addition, the conclusions drawn by Staff are rather astonishing, in essence asserting that there is no rational basis for homeowners to oppose the presence of multi-family projects immediately adjacent to single family homes. If the MIT study is “true” and if the Applicant’s update is “true” then perhaps all prohibitions on building multi-family projects within single-family zoning districts should be disregarded, throughout the entire Village.

We submit that the rather astonishing conclusions found in the “MIT Study” and the Applicant’s updated study (adjacent multi-family projects are not detrimental to the interests of single family homeowners) is something that needs to be processed through the Comprehensive Plan review process and perhaps TCD III before that notion becomes accepted as gospel by the Plan Commission and Village Council.

- (4) The Staff Report also suggests that the townhouse development located at 6308-6316 Fairview Avenue (approximately 800 feet north of the proposed project) constitutes a factor in favor of Applicants proposal. We note that current staff appear unaware of representations and assurances made previously that the town home project was approved as a compromise and as a “buffer” to insulate the single family properties from the commercial use located at the southeast corner of 63rd and Fairview (Family Video). While such “assurances” may not be legally binding on the Village (nor should they be legally binding as situations do change) the rationale for change should be discussed in an open and transparent fashion.

CONCLUSION:

Numerous residents are disappointed by the one-sided tone and tenor of the Staff Report. Taken as a whole the Staff Report appears to suggest that there are not two legitimate sides to the issues being presented to the Plan Commission. While Village Staff can and perhaps should offer their candid opinion on how pending proposals should be decided, concern should also arise if staff advocates on behalf of one Village resident or Applicant and against other Village residents.

The ultimate question at issue is whether the existing pattern of homogeneous single-family zoning that extends along the west side of Fairview Avenue from the buffer property at 6308-6316 Fairview Avenue to 75th Street should be breached. To approach the pending proposal in an isolated fashion and ignore Applicant’s plans for the other parcels it owns along the west side of Fairview Avenue presents at least the appearance of “spot zoning” insofar as Lynn Gremer Court would become an isolated island of multi-family within an existing single family neighborhood.

If Village staff supports Applicant’s vision for numerous similar follow on projects along the west side of Fairview Avenue (both north and south of Lynn Gremer Court) they should say so openly and pursue that objective by seeking to amend the Future Land Use Map. A “camel’s nose” strategy – once the nose gets in the tent, there is no stopping the camel – is not consistent with transparent and genuinely inclusive government process.

Rappaport Institute for Greater Boston

Kennedy School of Government Harvard, Boston

Past Boston 101 Events - Spring 2006

Land-Use Regulation and Housing Prices: A Study Based on Data from 187 Communities in Eastern Massachusetts

January 5, 2006

Featuring

Edward L. Glaeser Director, Rappaport Institute for Greater Boston and Professor of Economics, Harvard University

Amy Dain, Housing Policy Analyst, Pioneer Institute

Jenny Schuetz, PhD Candidate, Kennedy School of Government, Harvard University

Bryce Ward, PhD Candidate, Faculty of Arts and Sciences, Harvard University

Housing prices in Eastern Massachusetts are higher than in all but a handful of other areas in the United States. Over the last 25 years, price increases in Eastern Massachusetts have been second only to one other region. In previous research, Glaeser and others have found that increasingly stringent land-use regulations are the primary cause of high housing prices in regions such as greater Boston. At this event, Pioneer Institute and the Rappaport Institute released a publicly accessible database that details the full array of regulations that 187 communities use to shape residential development within their borders. The event also marked the release of a major study by Glaeser, Schuetz, and Ward that analyzes whether and how local regulations have affected housing production and prices in the region.

I have read staff's report and I am particularly concerned about the citing of an MIT study as a basis for comparison and justification that acceptance of the Fairview Village proposal will not have an impact on surrounding home values. As that MIT study is 80 pages long, I understand that not all of you have had an opportunity to read it in its entirety. MIT is a noted institution and sometimes we may be tempted to give credibility to a report due to the institution at which it was authored. I have reviewed the MIT study and while it is well written, it does not apply to this situation.

The MIT study seeks to justify Massachusetts Chapter 40B, of the Anti-Snob Zoning Act which allows developers to obtain state permits to override local zoning regulations if less than 10% of a community's housing stock is defined as affordable. I would suggest that the Massachusetts Act is similar to the Affordable Housing Planning and Appeal Act which went into effect in Illinois on January 1, 2004. The Illinois Municipal League went to great lengths to draft model ordinances to comply with the Act yet still protect local zoning rights. I would certainly guard Downers Grove against using this MIT Study as the basis for zoning decisions. This truly is Pandora's Box and could have much deeper implications.

Contrary to Staff's statement that this study is relevant to the petitioner's request, I believe the opposite is true. Staff indicates that the densities of the study areas and the petitioner's proposal are similar. That may be correct. What staff fails to indicate is that the housing stock is very dissimilar. The MIT impact and control areas studied are comprised of housing stock constructed, on average, in the 1950's with median values of \$200,000. Additionally, 20% of the housing stock used in most of the examples was from homes built prior to 1920; that data was omitted from the case study. What I am trying to represent without boring you too much is that the housing cited in the MIT study is certainly not comparable to the adjacent housing stock in the Downers Grove situation. Perhaps multifamily dwelling does not have an impact on homes that are over 60 years old. Does the same apply to homes that are 10 years old with triple or quadruple the value?

I would also like to comment on the density issue in general. I do not have access to the specific numbers, but I suspect the density of Fairview Village has already increased dramatically as a result of their previous approval to expand the apartment dwellings on the east side of Fairview Avenue. While we adjacent residents aren't thrilled with the prospect of these buildings as close to Fairview as they will be, we haven't been overly vocal in opposition. I contend that even that expansion will have an impact on our neighborhood. Yet, it is more palatable as it is contained to the east side of Fairview Avenue. I would ask

that the Plan Commission consider that the Village has already permitted a massive expansion of Fairview Village and not permit the continued expansion into our neighborhood.

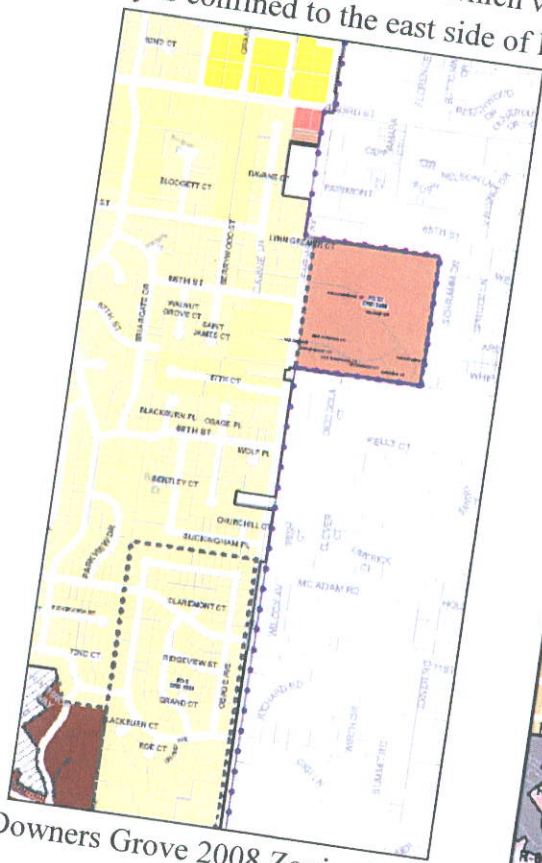
Finally, I do not have a degree in Urban Planning and I don't pretend to be an expert in this area. Yet, even I can tell that the MIT study is being cited to lend credibility to this issue. I assert that we should not get too caught up in the credentials of MIT but rather we should judge this petition for rezoning on its own merits, and based on the information provided by residents tonight, I request the Plan Commission reject Fairview Ministries Petition.

Dear Commissioner,

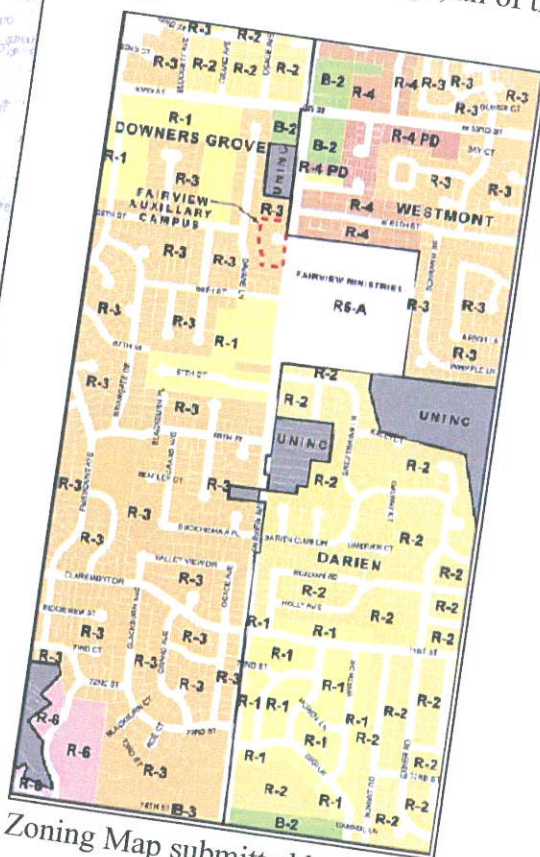
I would like to provide my comments on the proposed Fairview Village Auxiliary Campus rezoning which will be discussed at the September 8 Plan Commission meeting. Unfortunately, I will be unable to attend but I would like my comments included in the public record.

I am somewhat new to the issue having only moved to my current home, 6624 St. James Ct, in the past six months. I have lived in Downers Grove for 13 years and am at least aware of several issues surrounding Lynn Gremer Court and the development of Fairview Avenue.

The most alarming issue surrounding this proposed development is the re-zoning to multifamily. Page 6 of Staff's report indicates that, "The proposal is not consistent with the Future Land Use Plan." Yet, Staff goes on to indicate that the proposal is consistent with the multifamily developments along Fairview. The zoning map included in the petitioner's submittal clearly shows a cluster of R-4 and R-5 near 63rd and Fairview. Aside from the 6308-6316 Fairview development which was constructed a few years ago, all of the multifamily is confined to the east side of Fairview.



Downers Grove 2008 Zoning Map



Zoning Map submitted by Petitioner

Above are two zoning maps showing the identical area. The one on the left is a snapshot of the Village of Downers Grove 2008 Zoning Map, on the right is the zoning map submitted

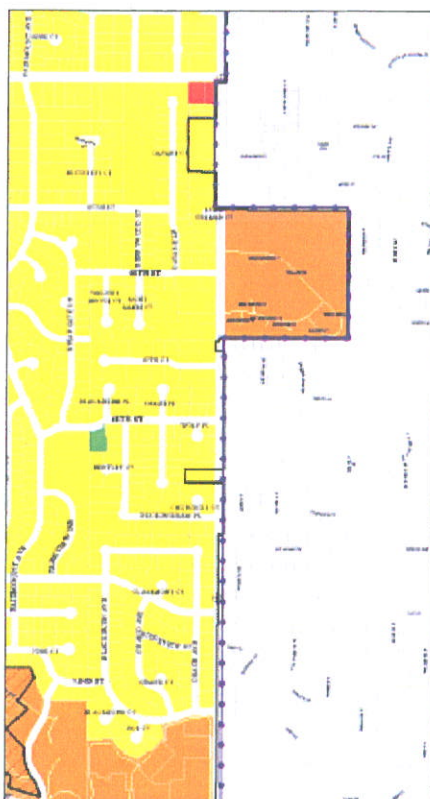
September 8, 2008

Letter to Downers Grove Plan Commission

by the petitioner. I believe these maps tell two very different stories. Without the underlying Westmont zoning, it would be very difficult to characterize the proposed rezoning of Lynn Gremer Ct. as consistent with multifamily developments along Fairview Avenue in Downers Grove. Furthermore, I find it disconcerting that zoning decisions made in Westmont would be a primary basis for the Village of Downers Grove to ignore its own Future Land Use Plan.

Additionally, the multifamily characterization is not consistent with history; most of the multifamily property was re-zoned in the past few years. Prior to the rezoning of the 6308-6316 Fairview property, the only multifamily zoning in this area was Fairview Village and the Apartment complex on 65th Street; both of which are on the east side of Fairview. This goes to point that within a few short years this area, which was overwhelmingly single family a decade ago, could even begin to be recharacterized as consistent with multifamily.

For comparative purposes, I have also attached a copy of the Future Land Use Map covering the same area as the zoning maps above. I am certain you are all well aware of this document, but I think it is important to point out that no new multifamily uses are defined in this area. In fact, even the existing multifamily at 6308-6316 Fairview was not the intended land use. While that rezoning was the result of compromise with the residents, I question if it should be used as a justification for this proposal's disregard of the current Future Land Use Plan.

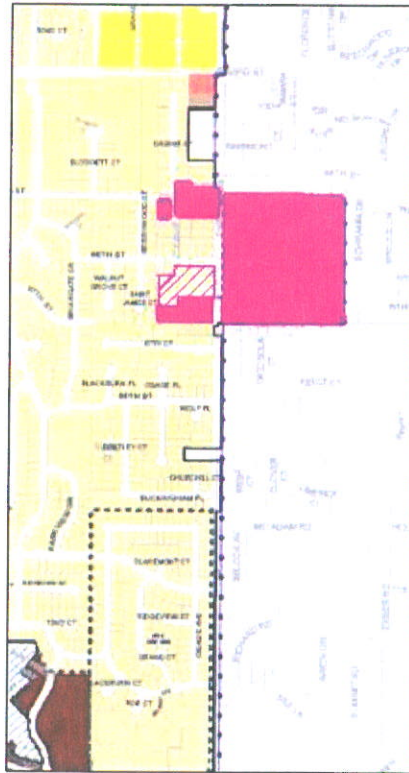


September 8, 2008

Letter to Downers Grove Plan Commission

I would also like to raise concern over the fact that the Commission is considering rezoning a property which was just rezoned four years ago. I believe we can all agree that rezoning is a serious matter which should not be taken lightly. State Statute and Village Code allow rezoning because, from time to time, rezoning is appropriate and required. Few properties in a municipality ever change from their initial zoning; fewer still are rezoned multiple times. I believe we would be hard pressed to find an example of a parcel moving from R-1 to R-3 to R-5 in the course of four years. This flies in the face of conventional land use planning and zoning principles. I am concerned about the message we may be sending by agreeing to rezone a property which was rezoned so recently. What this says to me is that the Village is flippant about zoning and is willing to work well outside the boundaries of the Future Land Use Plan. I am certain that this is not the message the Village Board and Plan Commission intend to convey. At best I would hope the Village is not setting precedent for future multifamily use on the west side of Fairview.

With that in mind I ask you to view one final map. This map shows the property owned by Fairview Ministries. The petitioner has already stated on the record that they would be interested in seeking expansion of their campus to the west side of Fairview, the hashed area. I believe their ownership of the shaded properties makes their intentions very clear.



If the Plan Commission accepts Staff's assessment and recommendation of the current proposal, it is safe to assume that this would only provide further support for future

September 8, 2008

Letter to Downers Grove Plan Commission

multifamily development on the west side of Fairview. Given that, it would be difficult to deny a petition for a multistory apartment complex presented by Fairview Ministries or any other petitioner for the property at 6600 Fairview (Downers Grove Community Church).

This petition is not just about Lynn Gremer Court. As with any rezoning it is about all future petitions, and the possible impacts on future development and redevelopment of the community. I ask you to review the facts as I believe I have objectively presented them and think of the long term implications of your decision. If you still believe this rezoning and future rezoning to allow multifamily dwelling on the west side of Fairview is appropriate, I ask you whether this far reaching issue would better be considered at a land use hearing than a Plan Commission rezoning hearing.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "William Nelson", written in a cursive style.

William Nelson,
6624 St. James Court