

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
SEPTEMBER 8, 2009 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
One-year extension of Final Planned Development, Special Use, and Final Plat of Subdivision for 715-719 Rogers Street	<p style="text-align: center;">Resolution ✓ Ordinance Motion Discussion Only</p>	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared to grant a one-year extension to the Final Planned Development, Special Use, and Final Plat of Subdivision for 715-719 Rogers Street. The previously approved Ordinances and Resolution permitted construction of attached single family dwellings to exceed one unit per 4,000 square feet of land area in the Downtown Transition Zoning District.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2013 identified an *Authentic Downtown – The Heart of our Community*. Supporting these goals is the objective *More People Attracted to Downtown*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the September 15, 2009 active agenda.

BACKGROUND

On May 6, 2008, the Village Council approved the rezoning of 715-719 Rogers Street from M1 Light Manufacturing to DT, Downtown Transition, a Planned Development, a Special Use, and a Plat of Subdivision for the construction of 16 townhouses. The property is located at the southeast corner of Rogers Street and Prospect Avenue (map attached).

Section 28.1609(b)(2) of the Village Zoning Ordinance identifies specific time limitation with respect to Planned Development approvals. Specifically, Planned Developments are valid for a period of one year from the date of the adoption of the ordinance unless construction is diligently pursued. One year extensions may be granted at the sole discretion of the Village Council. Similar time limits are placed on approvals for special uses and plats of subdivision.

On August 3, 2009, the petitioner requested the Village Council grant a two-year extension of the Planned Development, Special Use, and Plat of Subdivision associated with this development. Regardless of whether the extensions are granted, the underlying DT (Downtown Transition) rezoning remains in effect. Due to the limited availability of financing and the slow down of the residential market, the petitioner is proposing to postpone the start of construction.

Staff Analysis

The applicant submitted a detailed project schedule that coincides with a two-year extension; however, the Zoning Ordinance restricts Planned Development extensions to one year periods. Given these restrictions, an extension at this time may only be granted to May 2010. In May 2010, the petitioner could request another extension to complete the project as detailed in their current submittal.

Staff recognizes the current economic hardships and the limitations it places on developments of this size. Staff believes the project can be a vital component of a successful downtown in the future. Given the current economic situation and the amount of time necessary to start construction, staff believes a one-year extension to May 2010 is warranted.

ATTACHMENTS

Ordinance Authorizing Extension

Petitioner's request letter dated August 3, 2009

Ordinance No. 4968

Ordinance No. 4969

Resolution 2008-45

Manager Memo with attachments dated April 22, 2008

Staff Report with attachments dated February 11, 2008

Minutes of the Plan Commission Hearing dated February 11, 2008

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE EXTENSION OF A SPECIAL USE, FINAL PLAT OF SUBDIVISION AND FINAL PLANNED DEVELOPMENT FOR 715-719 ROGERS STREET TO MAY 6, 2010

WHEREAS, on May 6, 2008, the Village of Downers Grove approved Ordinance No. 4968 entitled “An Ordinance Amending The Comprehensive Zoning Ordinance of The Village of Downers Grove, Illinois to Designate Rogers Street Redevelopment as Final Planned Development Number 50 with a Variation”; Ordinance No. 4969 entitled “An Ordinance Authorizing a Special Use for Planned Development #50 to Permit Construction of Attached Single Family Dwellings to Exceed One (1) Unit Per 4,000 Square Feet of Land Area in the Downtown Transition District; and Resolution No. 2008-45 entitled “A Resolution Approving the Final Plat of Subdivision for Rogers Street Redevelopment Subdivision”; and

WHEREAS, pursuant to the Downers Grove Zoning Ordinance, Section 26-1609(c), “One year extensions of the time period for seeking final planned development approval, or the construction schedule, may be granted by the Village Council as provided herein.”; and

WHEREAS, the owner of the Property has made a request for an extension of the improvements authorized under Ordinance No. 4968, Ordinance No. 4969 and Resolution No. 2008-45; and

WHEREAS, the Village Council has considered such request and has determined that it is in the best interest of the Village of Downers Grove to extend the Planned Development approval as requested.

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

SECTION 1. That the amended Special Use, Final Plat and Final Planned Development approval as set forth in Ordinance No. 4968; Ordinance No. 4969 and Resolution 2008-45, permitting construction of attached single family dwellings in the Downtown Business District for 715-719 Rogers Street, is hereby extended to May 6, 2010.

SECTION 2. That this ordinance shall be in full force an effect from and after its adoption in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk

Mr. Stan Popovich, AICP

August 3, 2009

Planner, Community Development Department

Village of Downers Grove

801 Burlington Avenue

Downers Grove, IL 60515

Re: Rezoning, Final Planned Development, Special Use, and Final Plat of Subdivision at 715-719 Rogers Street

Dear Stan,

We are writing you to request an extension for the Rezoning, Final Planned Development, Special Use, and Final Plat of Subdivision at 715-719 Rogers Street that was initially approved by Village Council on May 6, 2008. We wanted to let you know that it is our intention to move forward with our project, but due to the unprecedented real estate market downturn, lack of available financing, and surplus inventory in the downtown Downers Grove Real Estate market, it is best for all involved parties if we wait a while.

It was originally planned to commence construction in September 2008 on the five unit building facing Rogers Street. Ideally, two of these units would be presold, and we would keep one as our model to aid in selling the rest of the project, and ramp-up construction of the remaining twelve units as dictated by demand. After observing the softening sales pace of 922 Warren, Acadia, 4929 Forest, as well as the declining resale prices at Georgian Courts, It was determined that there was too much uncertainty in the market to proceed.

It currently appears that we are testing a bottom in the Chicagoland real estate market and excess inventory is beginning to be absorbed. We are optimistic that the project will successfully be completed in the near future, and would like to request a 24 month extension for the approvals that were granted on May 6th, 2008. Pending the approval of the Downers Grove Village Council, We would like to propose the following project Schedule:

April 1, 2011 – Plat Recordation, Payment of School and Park District Donations

April 15, 2011 – Submittal of final Architectural and Engineering plans to Community Development

May 15, 2011– Demolish existing structure and commence construction of offsite utilities

June 1, 2011 – Begin Construction of Building 1 (northern building)

October 1, 2011 – Begin Construction on Building 2 (western building) Pending demand.

November 30, 2011 – Complete construction of Building 1 and related infrastructure

March 30, 2012 – Complete construction of Building 2, Commence Construction of buildings 3 & 4 (pending Demand)

September 30, 2012 – Complete Buildings 3&4 as well as remaining infrastructure improvements

Some degree of flexibility in completing the last few buildings as market demand dictates would be appreciated. While we are confident that Downers Grove real estate will rebound, but there is some uncertainty regarding the timing of this.


Also, please be aware that the project is contingent upon obtaining financing for construction. We continue to work diligently with local area lenders to maintain our relationships, but financing requirements may dictate a level of unit presales be achieved prior to starting construction of the development.

Stan, we value your cooperation in this matter and truly think that our interests, as well as those of the Village, will be better served if we are able to postpone the start of this project. Our concept represents the highest and best use for this property long term, and it would be detrimental to force the completion at a time when the market just is not there.

Please contact us if you need any further information.

Best Regards,

1501 Ogden Partners, LLC



Scott G. Krafthefer



Patrick M. Sullivan

ORDINANCE NO. 4968

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

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

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

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

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

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

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

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

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

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

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

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

1. That Planned Development Number 50 meets the requirements of the Comprehensive Zoning Ordinance as follows:
 - a. That the planned development at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
 - b. That the planned development will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
 - c. That the planned development is specifically listed as a special use in the district in which it is to be located.
 - d. That the location and size of the planned development, the nature and intensity of the operation involved in or conducted in connection with said planned development, the size of the subject property in relation to the intensity of uses proposed, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located.
 - e. That the planned development will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood.
 - f. That the nature, location, and size of the structures involved with the establishment of the planned development will not impede, substantially hinder, or discourage the development and use of adjacent land and structures in accord with the zoning district in which it is located.
 - g. That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.
 - h. That parking areas shall be of adequate size for that particular planned development, which areas shall be properly located and suitably screened from adjoining residential uses.
 - i. That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.

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

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

Parcel One:

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

Parcel Two:

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

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

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

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

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

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

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

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

this ordinance be and are hereby repealed.

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



Mayor

Passed: May 6, 2008

Published: May 7, 2008

Attest: 

Village Clerk



Village of Downers Grove

STAFF REPORT

TO: Plan Commission

HEARING DATE: February 11, 2008

FROM: Department of Community
Development

PREPARED BY: Stan Popovich, AICP
Planner

TITLE

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

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

GENERAL INFORMATION

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

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

PROPERTY INFORMATION

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

SURROUNDING ZONING AND LAND USES:

ZONING

NORTH: R-6 Multiple Family Residential
SOUTH: DT Downtown Transition
EAST: M-1 Light Manufacturing
WEST: DT Downtown Transition

FUTURE LAND USE

Residential, 0-6 DU/Acre
Office, Research
Office, Research and Manufacturing
Residential, 11-25 DU/Acre

ANALYSIS

SUBMITTALS

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

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

DESCRIPTION

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

Site Design

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

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

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

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

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

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

COMPLIANCE WITH THE FUTURE LAND USE PLAN

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

COMPLIANCE WITH THE ZONING ORDINANCE

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

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

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

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

ENGINEERING/PUBLIC IMPROVEMENTS

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

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

PUBLIC SAFETY REQUIREMENTS

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

NEIGHBORHOOD COMMENT

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

FINDINGS OF FACT

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

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

Section 28.1702 Standards for Approval of Amendments to the Zoning Ordinance

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

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

Section 28.1607 Standards for Approval of Planned Developments

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

- (1) The extent to which the planned development meets the standards of this Article.*
- (2) The extent to which the planned development departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area,*

- bulk, and use, and the reasons why such departures are deemed to be in the public interest.*
- (3) *The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.*
 - (4) *Conformity with the planning objectives of the Village.*

The Village Council may authorize a planned development designation, plan or amendment with findings such as, but not limited to, the following:

- (1) *That the planned development at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (2) *That the planned development will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*
- (3) *That the planned development is specifically listed as a special use in the district in which it is to be located.*
- (4) *That the location and size of the planned development, the nature and intensity of the operation involved in or conducted in connection with said planned development, the size of the subject property in relation to the intensity of uses proposed, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located.*
- (5) *That the planned development will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood.*
- (6) *That the nature, location, and size of the structures involved with the establishment of the planned development will not impede, substantially hinder, or discourage the development and use of adjacent land and structures in accord with the zoning district in which it is located.*
- (7) *That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.*
- (8) *That parking areas shall be of adequate size for that particular planned development, which areas shall be properly located and suitably screened from adjoining residential uses.*
- (9) *That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.*

Section 28.1902 Standards for Approval of Special Uses

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

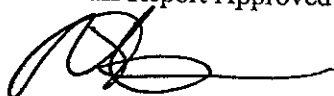
- (a) *That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (b) *That such use will not, under the circumstances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

RECOMMENDATIONS

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

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

Staff Report Approved By:



Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att



715 - 719 Rogers Street Location Map



Project Narrative

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

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

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

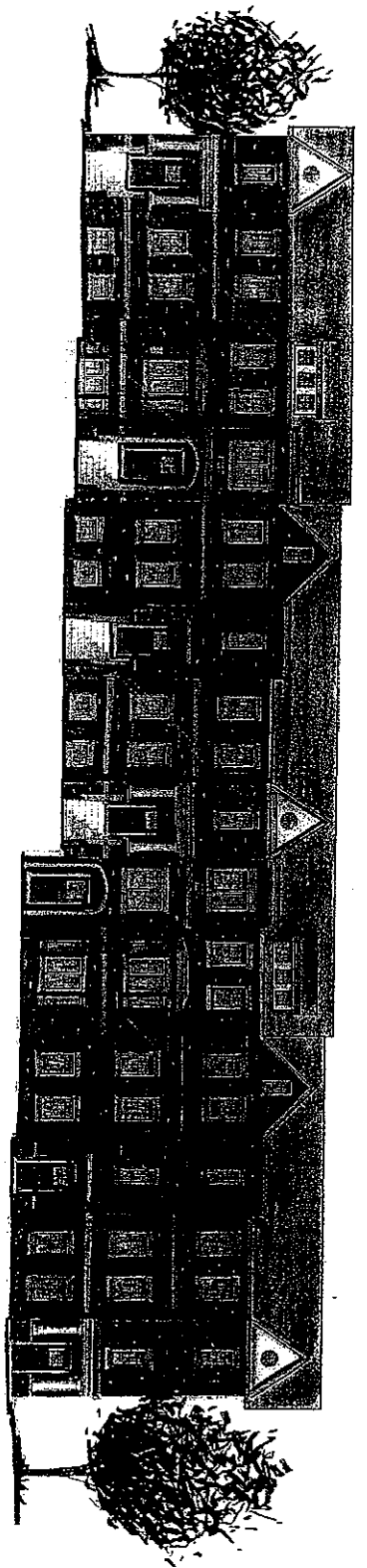
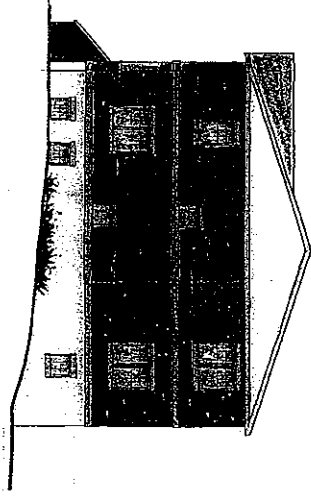
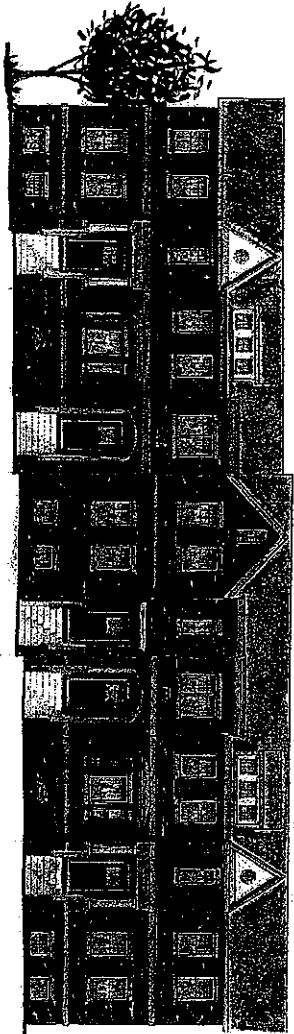
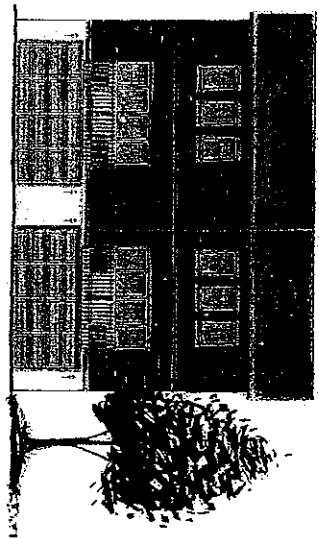
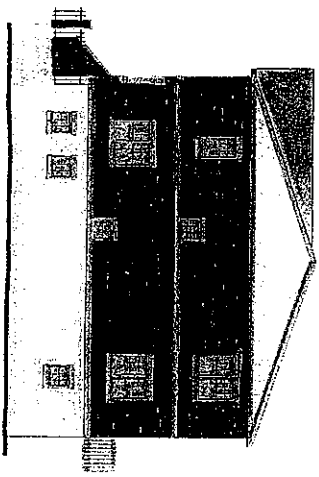
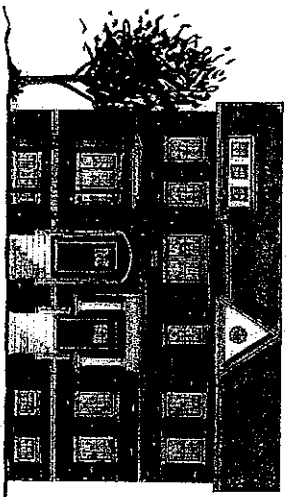
The property is currently zoned M-1 and is at the Western end of a zoning district that runs along the south side of Rogers Street between Maple Avenue and Prospect Avenue. Along the North side of Rogers Street is a combination of multi-family and single family housing. Across Prospect Avenue, the western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

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

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

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

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

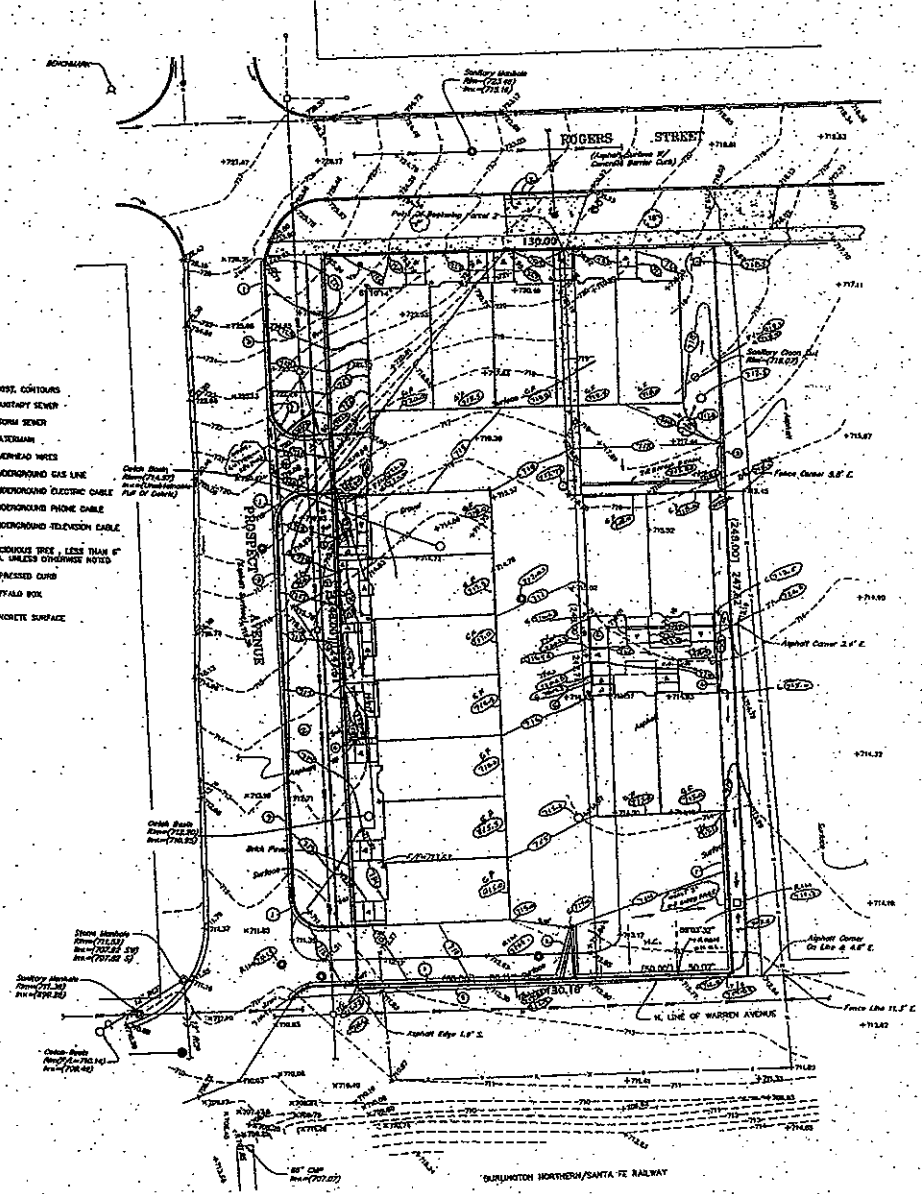


GRADING AND STREET PLAN

ROGERS STREET REDEVELOPMENT

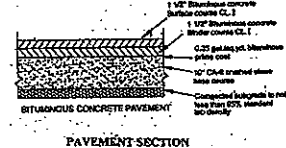
SYMBOL LEGEND

- | | |
|--|---|
| ○ - MANHOLE | --- EXIST. CONTOURS |
| ○ - CATCHBASIN | --- SANITARY SEWER |
| □ - INLET | --- STORM SEWER |
| ○ - WATER VALVE (UNLESS OTHERWISE NOTED) | --- WATERMAIN |
| △ - HYDRANT | --- OVERHEAD WIRE |
| ○ - VALVE & VALVE | --- UNDERGROUND GAS LINE |
| ○ - UTILITY POLE W/SPAC | --- UNDERGROUND ELECTRIC CABLE (UNLESS OTHERWISE NOTED) |
| ○ - POWER POLE | --- UNDERGROUND TELEPHONE CABLE |
| ○ - STREET BOX | ○ - OCCURRING TREE - LESS THAN 6" DIA. UNLESS OTHERWISE NOTED |
| ○ - TELEPHONE CANTONER | --- DEPRESSED CURB |
| ○ - COM. ED. CANTONER | ○ - BUFFALO BOX |
| ○ - CABLE CANTONER | --- CONCRETE SURFACE |
| □ - TRANSFORMER | |
| --- FENCE LINE | |
| ○ - ELECTRIC CONTROL BOX | |
| ● - BOLLARD | |



LEGEND AND NOTES

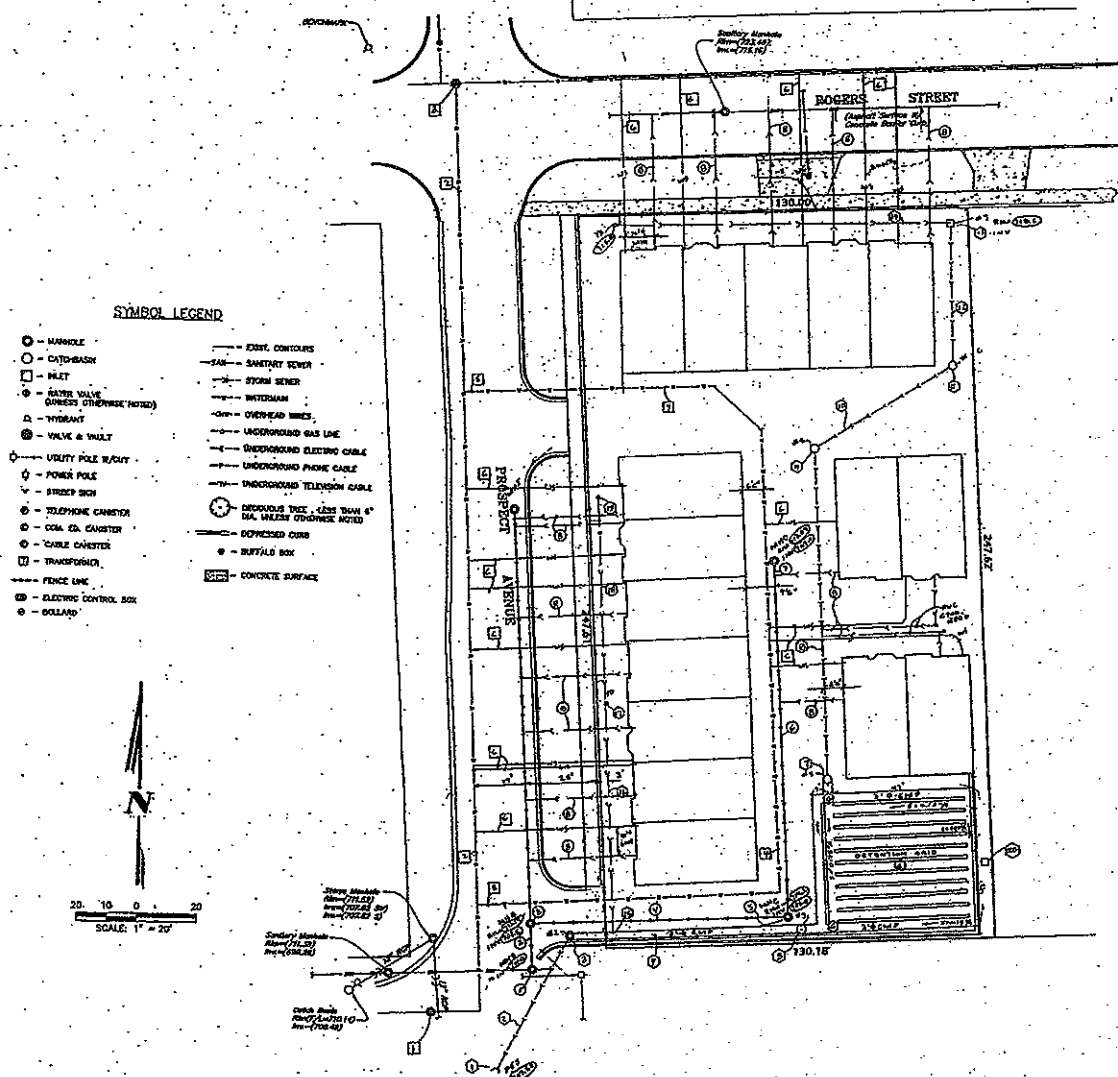
- PROPOSED GRADES
- YD. YARD DRAIN
- DOWN SPOUTS CONNECTED TO DRAIN
- DOWN SPOUT AND DIRECTION OF FLOW
- SW NEW 3' SIDEWALK
- T/C INDICATES TOP OF CURB
- T/W INDICATES TOP OF WALL
- G INDICATES GRADE ELEVATION
- 4 INDICATES STAIRS OR STEPS
- ① NEW 24" x 6" CONCRETE CURB AND GUTTER
 - ② REMOVE EXISTING DRIVEWAY CURB AND GUTTER. CONSTRUCT NEW CURB AND GUTTER TO MATCH ADJACENT. RESTORE PARKWAY WITH 3" MINIMUM TOP SOIL AND SOD.
 - ③ SAW CUT EXISTING PAVEMENT FULL DEPTH PRIOR TO REMOVAL. JOIN NEW GUTTER TO EXISTING PAVEMENT.
 - ④ RELOCATE SIGN.
 - ⑤ WALL AS REQUIRED. HEIGHT VARIES 6" TO 3' 6".
 - ⑥ WALL, SEE STRUCTURAL ENGINEER'S PLANS.



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 315 Venture Club Drive
 Roselle, Illinois 60172-1471
 (630) 561-7338

SHEET U-1
UTILITY PLAN
ROGERS STREET
REDEVELOPMENT



- SYMBOL LEGEND**
- - MANHOLE
 - - CATCH-BASIN
 - - INLET
 - - WATER VALVE (UNLESS OTHERWISE NOTED)
 - - HYDRANT
 - - VALVE & VAULT
 - - POWER POLE W/OUT
 - - POWER POLE
 - - STREET SIGN
 - - TELEPHONE CANISTER
 - - COIL ED. CANISTER
 - - CABLE CANISTER
 - - TRANSFORMER
 - - FENCE LINE
 - - ELECTRIC CONTROL BOX
 - - COLLAR
 - - EXIST. CONTOURS
 - - SAN - SANITARY SEWER
 - - STORM SEWER
 - - WATERMAIN
 - - OVERHEAD WIRE
 - - UNDERGROUND GAS LINE
 - - UNDERGROUND ELECTRIC CABLE
 - - UNDERGROUND PHONE CABLE
 - - UNDERGROUND TELEPHONE CABLE
 - - DECIDUOUS TREE - LESS THAN 4" DIA. UNLESS OTHERWISE NOTED
 - - DEPRESSED CURB
 - - BUFFALO BOX
 - - CONCRETE SURFACE

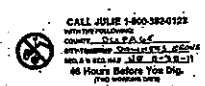


- DRAINAGE SYSTEM** ○
- 1 PROVIDE 24" FLARED END SECTION.
 - 2 INSTALL 51.31 LF OF 12" RCP, S = 0.97%.
 - 3 INSTALL 6" DIAMETER MANHOLE WITH 3" DIAMETER RESTRICTOR.
 - 4 INSTALL 75' LF OF 36" DIAMETER CMP, S = 0.11%.
 - 5 INSTALL 5" DIAMETER MANHOLE.
 - 6 DETENTION GRID OF 36" DIAMETER CMP. SHOP DRAWINGS MUST BE SUBMITTED TO THE VILLAGE PRIOR TO FABRICATION.
 - 7 INSTALL 5" DIAMETER MANHOLE.
 - 8 INSTALL 112.7 LF OF 12" RCP, S = 1.8%.
 - 9 INSTALL CATCH BASIN.
 - 10 INSTALL 53.9 LF OF 12" RCP, S = 1.84%.
 - 11 INSTALL CATCH BASIN.
 - 12 INSTALL 47.4 LF OF 10" PVC SDR 26 PIPE, S = 1.8%.
 - 13 INSTALL INLET TYPE A.
 - 14 INSTALL 113 LF OF 8" PVC SDR 26 PIPE, S = 7.89%.
 - 15 PROVIDE 8" BLIND TEE.
 - 16 INSTALL 78 LF OF 8" PVC C700 PIPE, S = 3.77%.
 - 17 INSTALL YD.
 - 18 INSTALL 71 LF OF 8" PVC SDR 26 PIPE, S = 9.8%.
 - 19 INSTALL YD.
 - 20 INSTALL INLET TYPE A. CONNECT TO DETENTION GRID WITH A 6" PVC SDR 26 PIPE.

- SANITARY SEWER SYSTEM** ○
- 1 INSTALL MANHOLE OVER EXISTING SANITARY SEWER. INVERT ON THE NORTH SIDE.
 - 2 INSTALL 156.1 LF OF 8" PVC SDR 26 PIPE, S = 9.62%.
 - 3 INSTALL MANHOLE.
 - 4 INSTALL 86.3 LF OF 8" PVC SDR 26 PIPE, S = 4.98%.
 - 5 INSTALL MANHOLE.
 - 6 INSTALL 121.4 LF OF 8" PVC SDR 26 PIPE, S = 1.81%.
 - 7 INSTALL MANHOLE.
 - 8 INSTALL 6" PVC EDDR 26 SANITARY SEWER LATERAL LAID AT A MINIMUM SLOPE OF 1% AUGER WHERE INDICATED.

- WATER SYSTEM** □
- 1 REMOVE PLUG. INSTALL 6" VALVE AND VAULT.
 - 2 INSTALL 322.1 LF OF 6" CL 52 DIP.
 - 3 PROVIDE 6" PRESSURE TAP. INSTALL 6" VALVE AND VAULT.
 - 4 INSTALL 364.7 LF OF 3" CL 52 DIP.
 - 5 INSTALL 3" VALVE AND VALVE BOX.
 - 6 PROVIDE 1" TYPE K COPPER WATER SERVICE. AUGER UNDER STREET AND WHERE INDICATED.

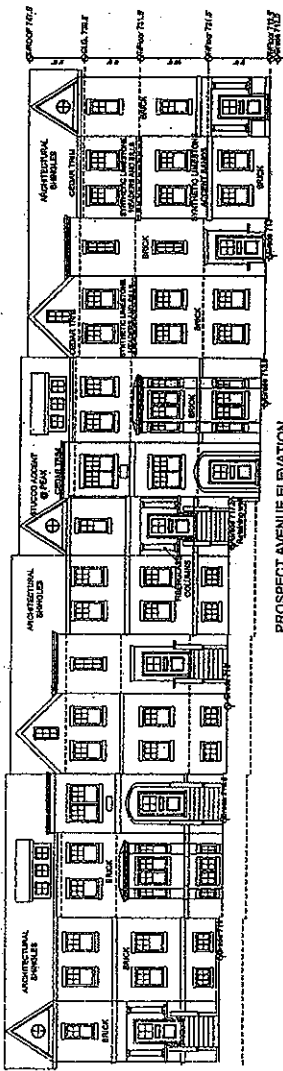
DOWN SPOUTS (SHOWN ON SHEET G-1) ARE TO BE CONNECTED TO THE DRAINAGE SYSTEM.



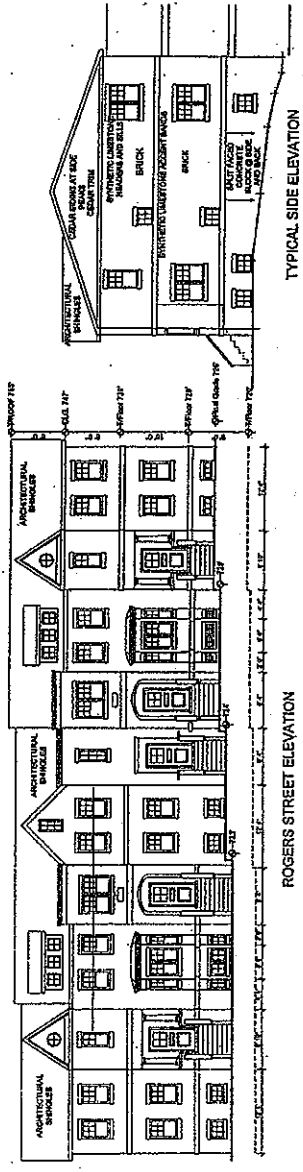
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NOTE
ELEVATION DETAILS ARE
CONSISTENT FOR LIKE UNITS
THROUGHOUT PROJECT

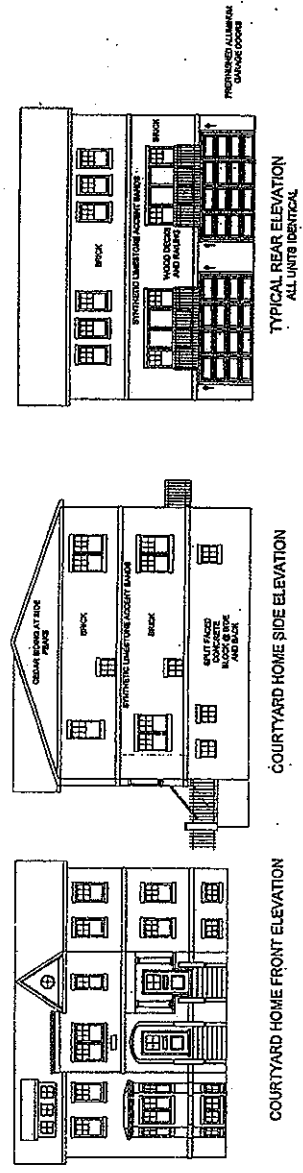


PROSPECT AVENUE ELEVATION



ROGERS STREET ELEVATION

TYPICAL SIDE ELEVATION

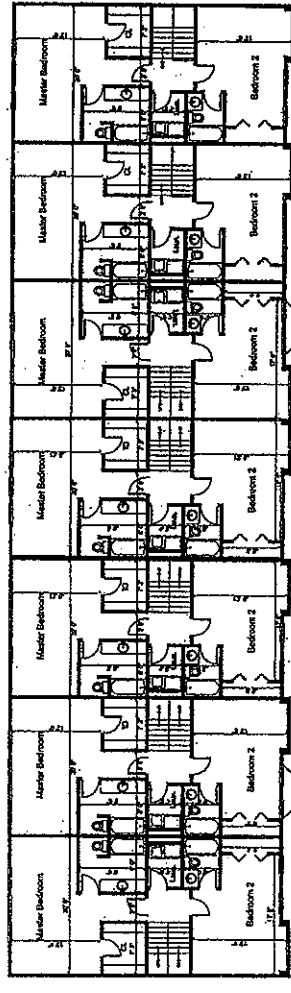
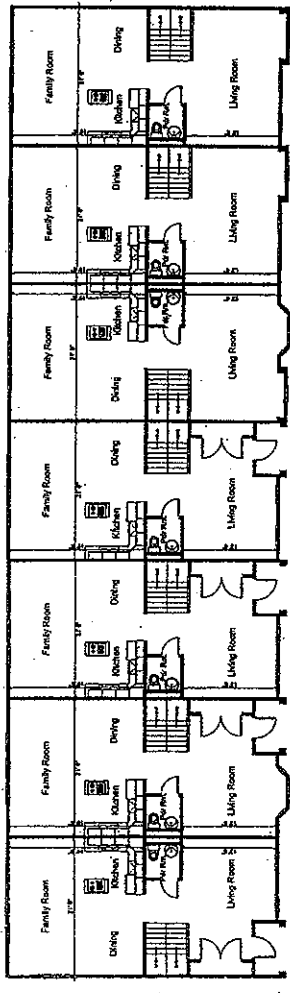
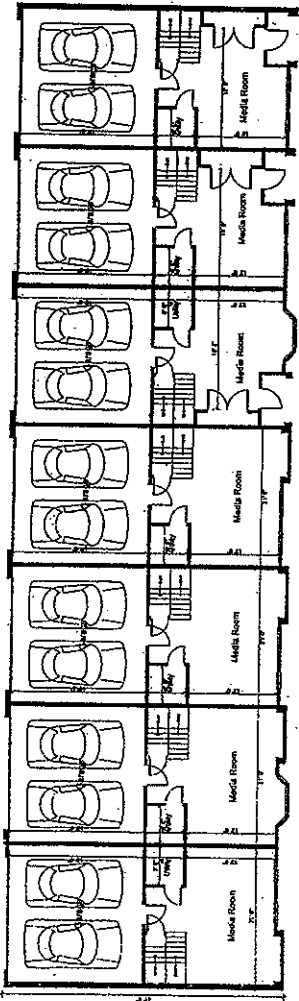


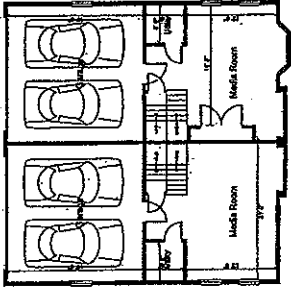
COURTYARD HOME FRONT ELEVATION

COURTYARD HOME SIDE ELEVATION

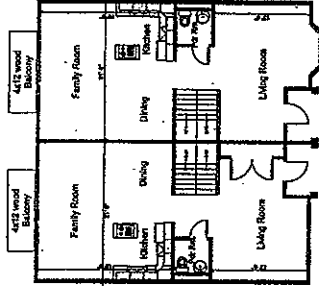
TYPICAL REAR ELEVATION
ALL UNITS IDENTICAL

PROMISED ALUMINUM
GARAGE DOORS

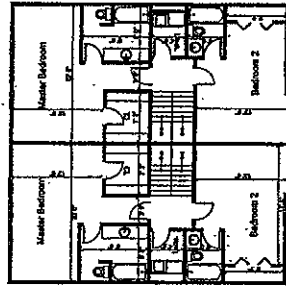




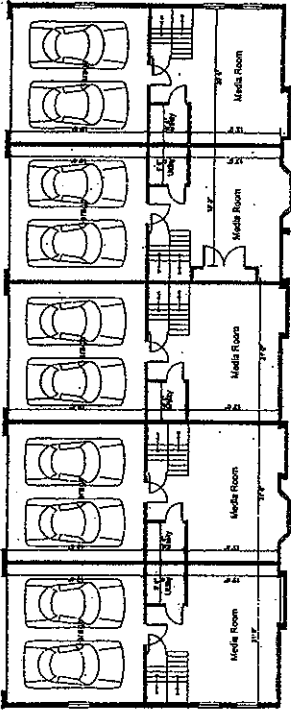
LOWER LEVEL FLOOR PLAN - COURTYARD BUILDING TYPICAL
18'-0" x 17'



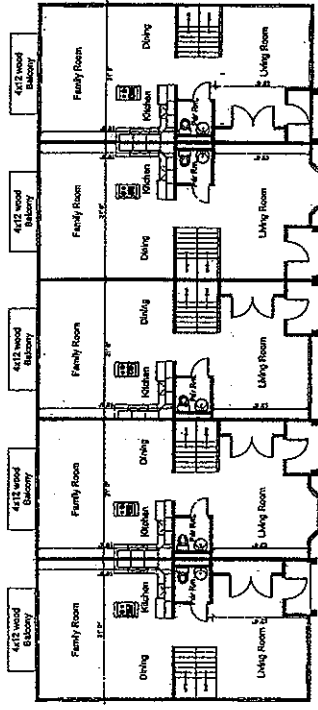
FIRST FLOOR PLAN - COURTYARD HOME TYPICAL
18'-0" x 17'



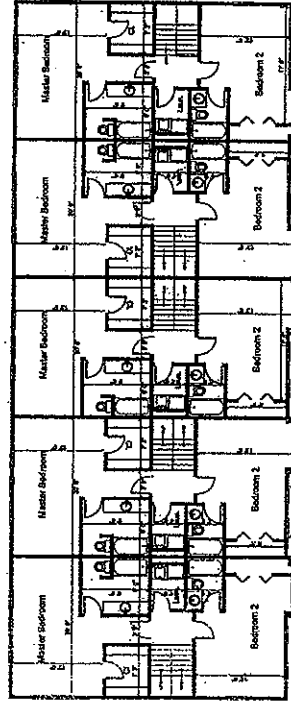
SECOND FLOOR PLAN - COURTYARD HOME TYPICAL
18'-0" x 17'



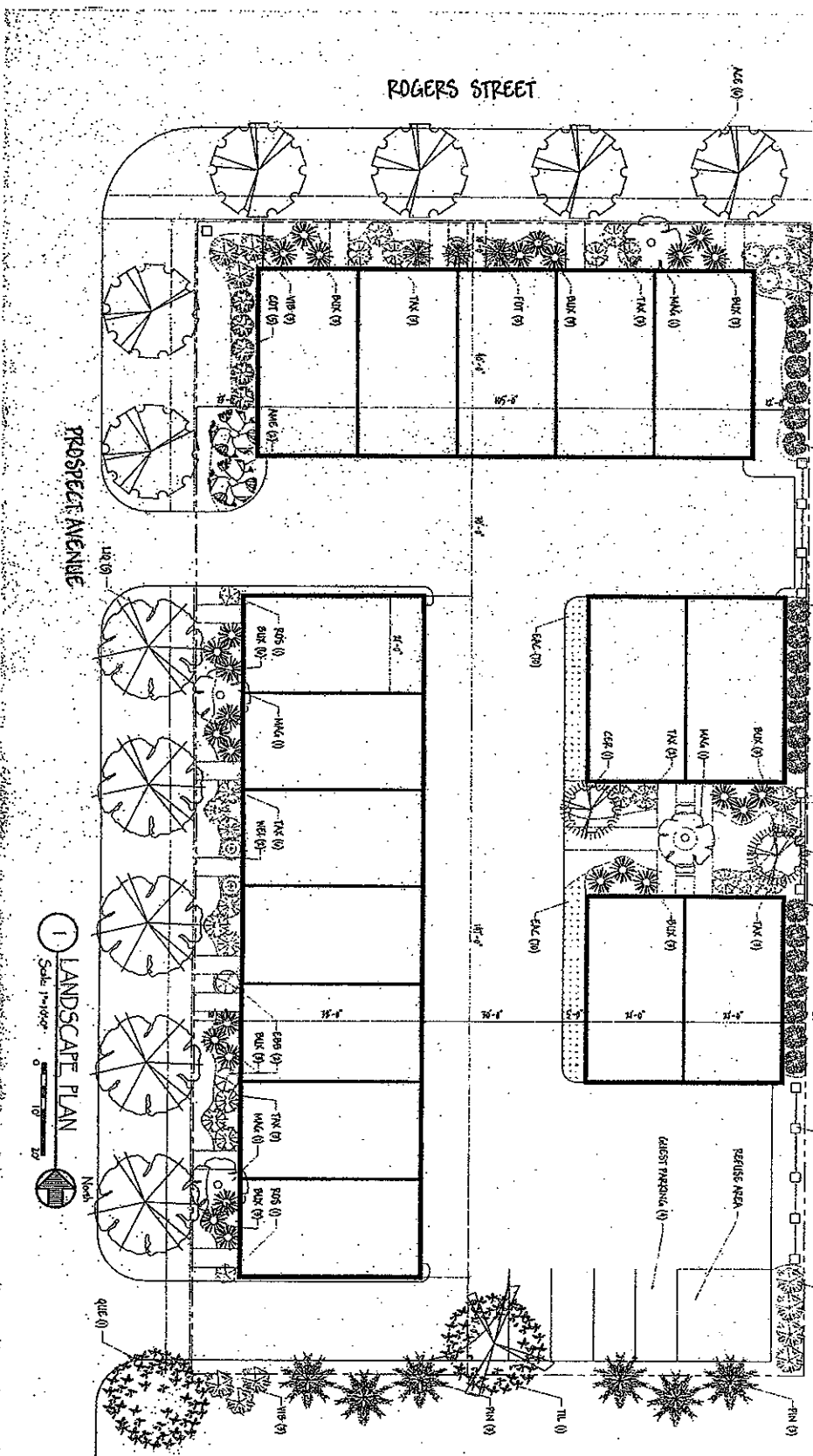
LOWER LEVEL FLOOR PLAN - ROGERS STREET BUILDING
18'-0" x 17'



FIRST FLOOR PLAN - ROGERS STREET BUILDING
18'-0" x 17'



SECOND FLOOR PLAN - ROGERS STREET BUILDING
18'-0" x 17'



PROSPECT AVENUE

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

PLANT #	COMMON NAME	SYMBOL NAME	QTY	SIZE	REMARKS
1	RED SWEET WOOD	BOK (1)	1	7'6"	RED SWEET WOOD
2	SWEET WOOD	SOS (1)	5	7'6"	SWEET WOOD
3	WINTER OAK	WNA (1)	7	7'6"	WINTER OAK
4	RED SWEET WOOD	RSW (1)	1	7'6"	RED SWEET WOOD
5	WINTER OAK	WNA (1)	3	7'6"	WINTER OAK
6	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
7	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
8	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
9	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
10	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
11	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
12	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
13	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
14	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
15	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
16	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
17	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
18	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
19	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
20	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
21	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
22	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
23	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
24	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
25	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
26	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
27	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
28	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
29	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
30	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
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43	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
44	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
45	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
46	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
47	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
48	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
49	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
50	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
51	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
52	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
53	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
54	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
55	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
56	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
57	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
58	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
59	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK
60	WINTER OAK	WNA (1)	1	7'6"	WINTER OAK

<p>Project 719 Rogers Street Redevelopment</p> <p>For Oakwood Development Corporation 414 Plaza Drive, Suite 302 Westmont, IL 60559</p>	<p>LANDSCAPE ARCHITECTURE SERVICES, INC.</p> <p>1020 N. RIVER STREET WESTMONT, ILLINOIS 60559 PHONE: 312/352-0100 FAX: 312/352-0101</p>	<p>Scale: 1"=10'-0"</p> <p>Date: 10/20/07</p> <p>Drawn by: JRM</p> <p>Checked by: JRM</p> <p>Project No: 07-102</p> <p>Sheet No: LP-1</p>
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ORDINANCE NO. 4969

AN ORDINANCE AUTHORIZING A SPECIAL USE FOR PLANNED DEVELOPMENT #50 TO PERMIT CONSTRUCTION OF ATTACHED SINGLE FAMILY DWELLINGS TO EXCEED ONE (1) UNIT PER 4,000 SQUARE FEET OF LAND AREA IN THE DOWNTOWN TRANSITION DISTRICT

WHEREAS, the following described property, to wit:

Parcel One:

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

Parcel Two:

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

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

(hereinafter referred to as the "Property") has been rezoned "*DT, Downtown Transition District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-611(d)(1) of the Zoning Ordinance be granted to allow attached single-family dwellings to exceed one unit per 4,000 square feet of land area.

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

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

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

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

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

SECTION 1. That Special Use of the Property is hereby granted to permit construction of attached single family dwellings to exceed one (1) unit per 4,000 square feet of land area in the Downtown Transition District.

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

1. The Zoning Map Amendment, Final Planned Development with a Variation, Final Plat of Subdivision, and Special Use shall substantially conform to the preliminary architecture plans prepared by Scott Krafthefer and submitted on January 3, 2008 ; the preliminary engineering plans prepared by Robert P. Schlaf, P.E., dated January 2008; the preliminary landscape plans prepared by J.G.S. Landscape Architects dated December 7, 2007; and the Final Subdivision Plat prepared by Professional Land Surveying, Inc. dated December 10, 2007; all of which are attached hereto as Group Exhibit A and are incorporated herein by reference, except as such plans may be modified to conform to Village Codes and Ordinances.
2. Prior to Village Council consideration, the petitioner shall provide one (1) paper copy and one (1) mylar copy of a Plat of Subdivision.
3. Prior to the recording of the plat, the petitioner shall pay to the Village a total of \$32,734.56 as school and park donations (\$23,971.20 to the Park District, \$6,409.28 to Elementary School District 58, and \$2,354.08 to High School District 99) subject to verification by the Department of Community Development.
4. Prior to issuance of any development permits, the Plat of Subdivision shall be recorded with the DuPage County Recorder and three (3) copies of the recorded plat shall be submitted to the Village.
5. A description of best management practices that are incorporated into the site design and how they will function shall be prepared and submitted during building permit review. The applicable design criteria such as soil type, vegetation, and land cover conditions draining to the best management practice along with appropriate calculations shall be included.
6. The proposed buildings shall have a manual and automatic detection system installed throughout in a manner acceptable to the Fire Marshal. All areas of each building shall be protected.
7. A minimum 20 foot wide fire lane as approved by the Village shall be provided throughout the entire development. The proposed decks shall not encroach into the required fire lane.

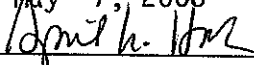
- 8. The Village shall assume ownership of the water mains as part of the acceptance of the subdivision's public improvements. An easement on the Plat of Subdivision shall be provided which gives the Village the rights to maintain & repair water mains and fire hydrants.
- 9. Fire hydrants shall be installed no more than 300 feet apart on all proposed water mains, including the main along Prospect Avenue and the looped main and shall be at least four feet from any connections.
- 10. The limestone band between the lower and first levels shall continue across the buildings on lots 2, 5, and 10.
- 11. Prior to the issuance of any building permits, the petitioner shall submit material samples of the proposed brick, synthetic limestone, split face concrete block, stucco, cedar siding, fiberglass columns and shingles for review by the Department of Community Development.
- 12. Prior to the issuance of any development permits, the petitioner shall pay to the Village a \$500 fee-in-lieu per Village approved parkway tree subject to verification by the Department of Community Development.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use to permit construction of attached single family dwellings to exceed one (1) unit per 4,000 square feet of land area in the Downtown Transition District is hereby granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

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



 Mayor

Passed: May 6, 2008
 Published: May 7, 2008
 Attest: 

 Village Clerk



RESOLUTION 2008-45

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION
FOR ROGERS STREET REDEVELOPMENT SUBDIVISION**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for Final Plat of Subdivision for the Rogers Street Redevelopment Subdivision, located on the southeast corner of Rogers Street and Prospect Avenue, Downers Grove, Illinois, legally described as follows:

Parcel One:

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

Parcel Two:

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

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

WHEREAS, notice has been given and hearing held on February 11, 2008 regarding this plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission has recommended approval of the Final Plat of Subdivision for Rogers Street Redevelopment Subdivision as requested, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the Final Plat of Subdivision for the Rogers Street Redevelopment Subdivision, be and is hereby approved subject to the following conditions:

1. The Zoning Map Amendment, Final Planned Development with a Variation, Final Plat of Subdivision, and Special Use shall substantially conform to the preliminary architecture plans prepared by Scott Krafthefer and submitted on January 3, 2008; the preliminary engineering plans prepared by Robert P. Schlaf, P.E., dated January 2008; the preliminary landscape plans prepared by J.G.S. Landscape Architects dated December 7, 2007; and the Final Subdivision Plat prepared by Professional Land Surveying, Inc. dated December 10, 2007; all of which are attached hereto as Group Exhibit A and are incorporated herein by reference, except as such plans may be modified to conform to Village Codes and Ordinances.
2. Prior to Village Council consideration, the petitioner shall provide one (1) paper copy and one (1) mylar copy of a Plat of Subdivision.
3. Prior to the recording of the plat, the petitioner shall pay to the Village a total of \$32,734.56 as school

and park donations (\$23,971.20 to the Park District, \$6,409.28 to Elementary School District 58, and \$2,354.08 to High School District 99) subject to verification by the Department of Community Development.

4. Prior to issuance of any development permits, the Plat of Subdivision shall be recorded with the DuPage County Recorder and three (3) copies of the recorded plat shall be submitted to the Village.
5. A description of best management practices that are incorporated into the site design and how they will function shall be prepared and submitted during building permit review. The applicable design criteria such as soil type, vegetation, and land cover conditions draining to the best management practice along with appropriate calculations shall be included.
6. The proposed buildings shall have a manual and automatic detection system installed throughout in a manner acceptable to the Fire Marshal. All areas of each building shall be protected.
7. A minimum 20 foot wide fire lane as approved by the Village shall be provided throughout the entire development. The proposed decks shall not encroach into the required fire lane.
8. The Village shall assume ownership of the water mains as part of the acceptance of the subdivision's public improvements. An easement on the Plat of Subdivision shall be provided which gives the Village the rights to maintain & repair water mains and fire hydrants.
9. Fire hydrants shall be installed no more than 300 feet apart on all proposed water mains, including the main along Prospect Avenue and the looped main and shall be at least four feet from any connections.
10. The limestone band between the lower and first levels shall continue across the buildings on lots 2, 5, and 10.
11. Prior to the issuance of any building permits, the petitioner shall submit material samples of the proposed brick, synthetic limestone, split face concrete block, stucco, cedar siding, fiberglass columns and shingles for review by the Department of Community Development.
12. Prior to the issuance of any development permits, the petitioner shall pay to the Village a \$500 fee-in-lieu per Village approved parkway tree subject to verification by the Department of Community Development.

BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the Final Plat of Subdivision.

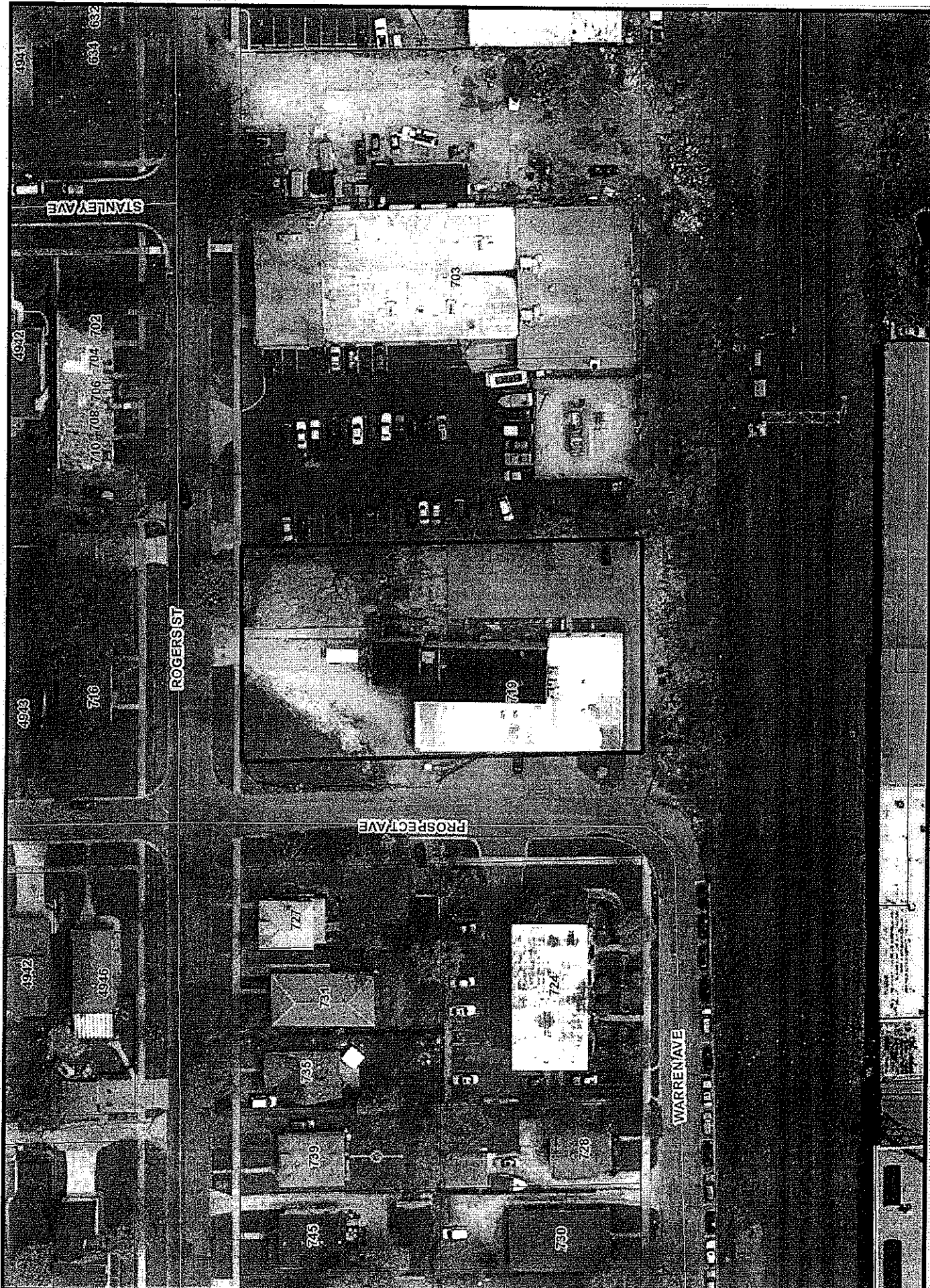
BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.



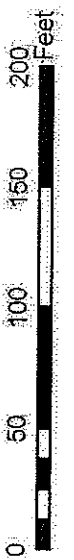
 Mayor

Passed: May 6, 2008
 Attest: 

 Village Clerk



715 - 719 Rogers Street Location Map



Project Narrative

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

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

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

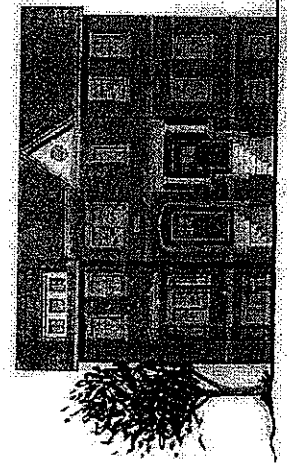
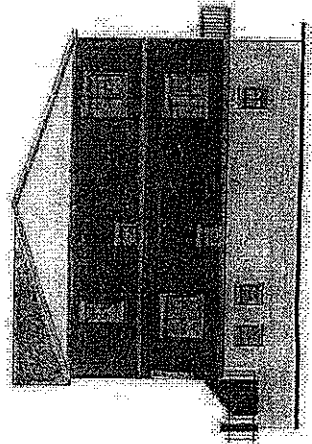
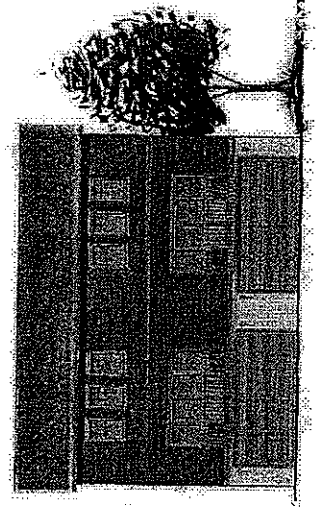
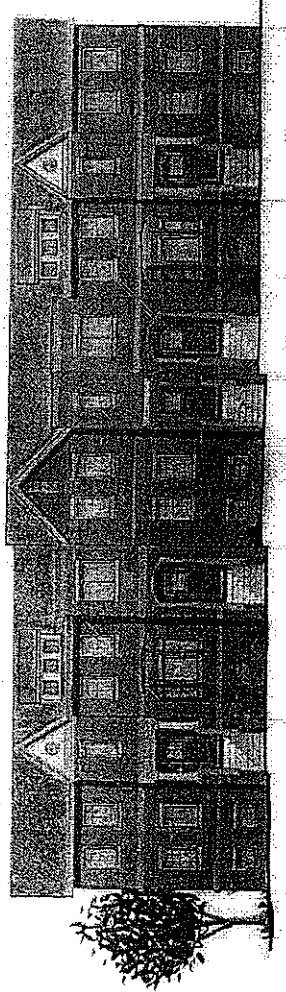
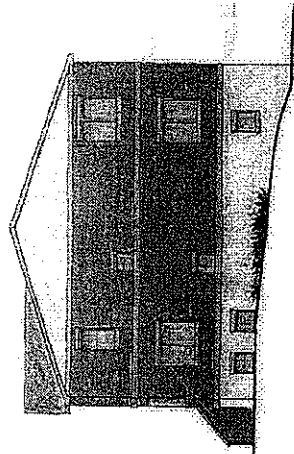
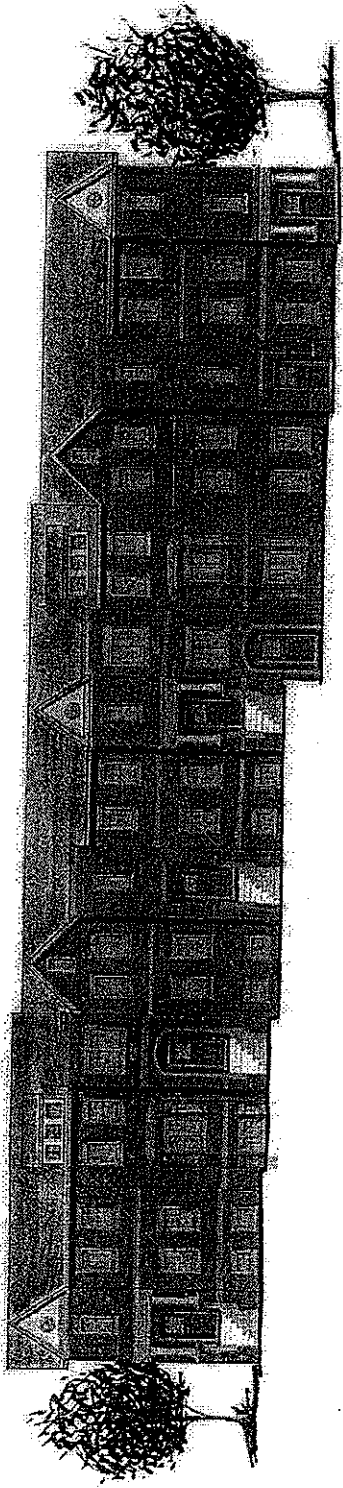
The property is currently zoned M-1 and is at the Western end of a zoning district that runs along the south side of Rogers Street between Maple Avenue and Prospect Avenue. Along the North side of Rogers Street is a combination of multi-family and single family housing. Across Prospect Avenue, the western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

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

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

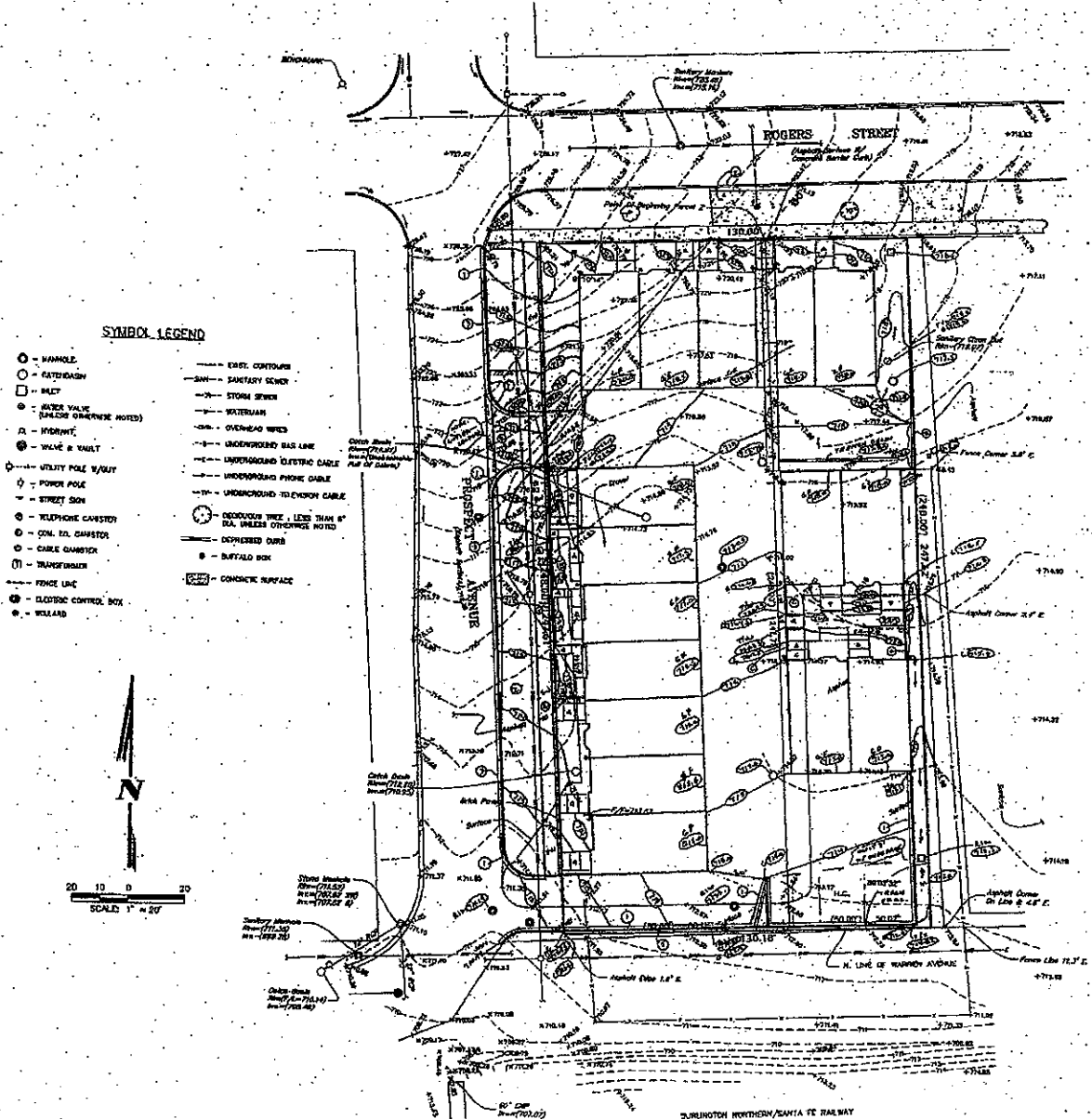
The residential use will be a good fit with the surrounding neighbors to the north and west. The project will be an ideal site for commuters looking to live near the train station, and in close proximity to downtown Downers Grove. The density we are seeking will provide a transition between the single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

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



GRADING AND STREET PLAN

ROGERS STREET REDEVELOPMENT

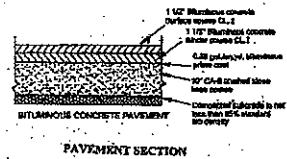


SYMBOL LEGEND

- - MANHOLE
- - CATCHBASIN
- - PAVCT
- - WATER VALVE (UNLESS OTHERWISE NOTED)
- - HYDRANT
- - VALVE & TAP
- - UTILITY POLE 8'x12'
- - POWER POLE
- - STREET SIDE
- - TELEPHONE CARRIER
- - CON. ED. CARRIER
- - CABLE CARRIER
- - TRANSFORMER
- - FENCE LINE
- - ELECTRIC CONTROL BOX
- - WELLHEAD
- - EXIST. CONTOUR
- - SANITARY SEWER
- - STORM SEWER
- - WATERMAIN
- - OVERHEAD WIRES
- - UNDERGROUND GAS LINE
- - UNDERGROUND ELECTRIC CABLE
- - UNDERGROUND PHONE CABLE
- - UNDERGROUND TO ENERGY CABLE
- - OBSCURER TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- - DEPRESSED CURB
- - BUFFALO BOX
- - CONCRETE SURFACE

LEGEND AND NOTES

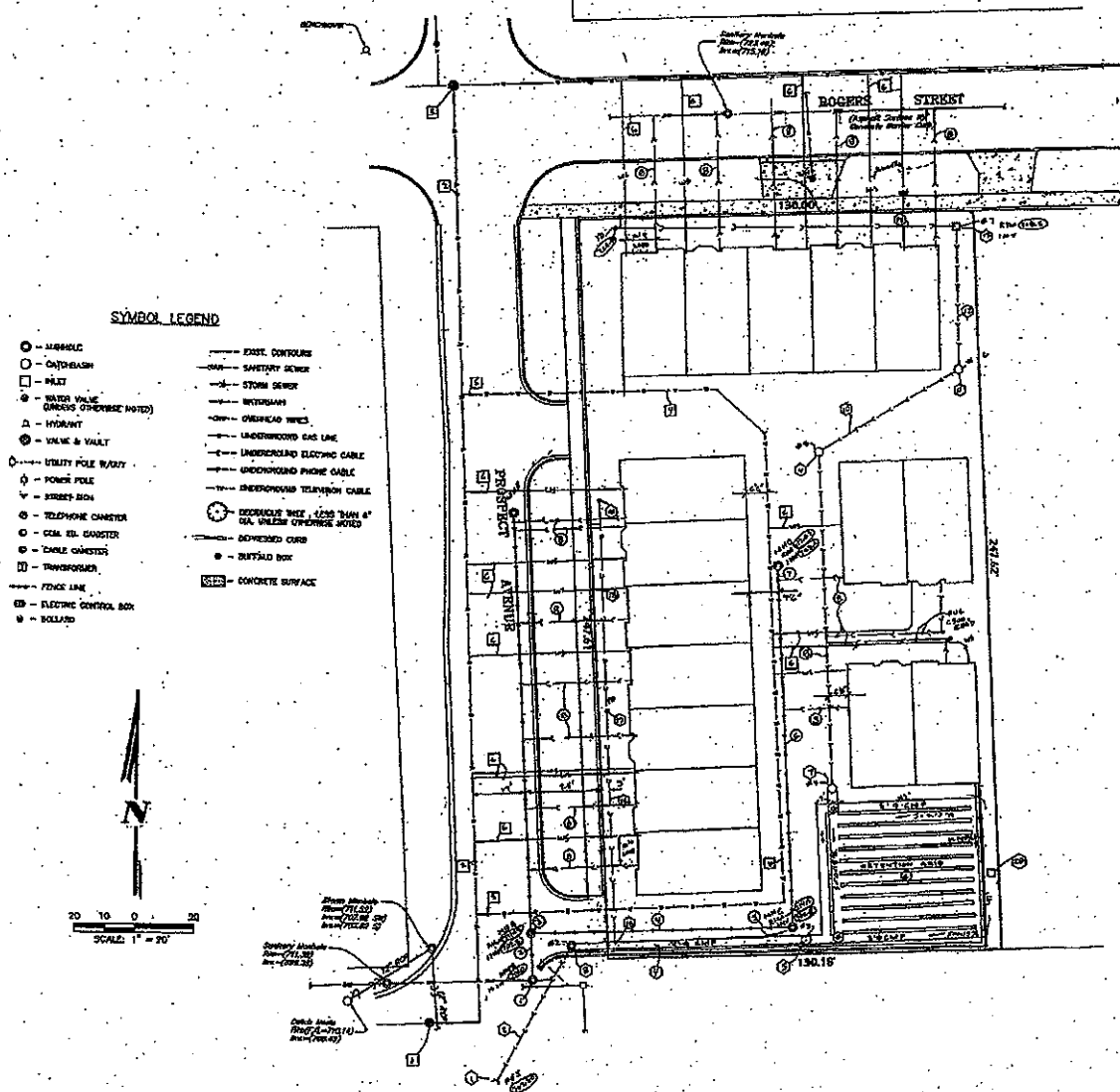
- PROPOSED GRADES
- YD YARD DRAIN
- ▼ DOWN SPOUTS CONNECTED TO DRAIN
- ↘ DOWN SPOUT AND DIRECTION OF FLOW
- SW NEW 5' SIDEWALK
- TC INDICATES TOP OF CURB
- TW INDICATES TOP OF WALL
- C INDICATES GRADE ELEVATION
- A INDICATES STAIRS OR STEPS
- ① NEW 24" 4:1 CONCRETE CURB AND GUTTER
- ② REMOVE EXISTING DRIVEWAY CURB AND GUTTER. CONSTRUCT NEW CURB AND GUTTER TO MATCH ADJACENT. RESTORE PARKWAY WITH 3" MINIMUM TOP SOIL AND SOIL.
- ③ SAW CUT EXISTING PAVEMENT FULL DEPTH PRIOR TO REMOVAL. JOIN NEW GUTTER TO EXISTING PAVEMENT.
- ④ RELOCATE SIGN
- ⑤ WALL AS REQUIRED. HEIGHT VARIES 4" TO 2' 0".
- ⑥ WALL, SEE STRUCTURAL ENGINEER'S PLANS.



CALL JULIE 5405-894123
WITH THE FOLLOWING
CONTRACT NO. 2-1-1-1
OFFICE NO. 100-100-100-100
AND TO THE NEW ILL. STATE
45 11 hours before the Dig
day 100-100-100

Robert P. Schaf, P.E.
335 Virginia Club Drive
Roselle, Illinois 60017-1471
(630) 561-7338

SHEET U-1
UTILITY PLAN
ROGERS STREET
REDEVELOPMENT



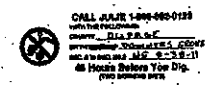
- SYMBOL LEGEND**
- - MANHOLE
 - - CATCHBASIN
 - - INLET
 - ⊙ - WATER VALVE (UNLESS OTHERWISE NOTED)
 - △ - HYDRANT
 - ⊕ - VALVE & VAULT
 - - UTILITY POLE/WAY
 - ⊕ - POWER POLE
 - ▽ - STREET SIGN
 - ⊙ - TELEPHONE CHAMBER
 - ⊙ - CEM. ED. CHAMBER
 - ⊙ - TABLE CHAMBER
 - - TRANSFORMER
 - FENCE LINE
 - EB - ELECTRIC CONTROL BOX
 - - BOLLARD
 - EXIST. CONTOUR
 - SANITARY SEWER
 - STORM SEWER
 - INTERMEDIARY
 - OVERHEAD WIRE
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC CABLE
 - UNDERGROUND PHONE CABLE
 - UNDERGROUND TELEVISION CABLE
 - ⊙ - GEORGIA WIRE (LESS THAN 4" DIA. UNLESS OTHERWISE NOTED)
 - DEPRESSION CURB
 - - BUFFALO BOX
 - ▭ - CONCRETE SURFACE

- DRAINAGE SYSTEM** ○
- 1 PROVIDE 24" FLARED END SECTION.
 - 2 INSTALL 51.1 LF OF 12" RCP, S = 0.07%.
 - 3 INSTALL 6" DIAMETER MANHOLE WITH 6" DIAMETER RESTRICTOR.
 - 4 INSTALL 79.1 LF OF 36" DIAMETER CMP, S = 0.13%.
 - 5 INSTALL 5" DIAMETER MANHOLE.
 - 6 DEPRESSION CURB OF 24" DIAMETER CMP. SHOP DRAWINGS MUST BE SUBMITTED TO THE VILLAGE PRIOR TO FABRICATION.
 - 7 INSTALL 9" DIAMETER MANHOLE.
 - 8 INSTALL 112.7 LF OF 12" RCP, S = 1.8%.
 - 9 INSTALL CATCH BASIN.
 - 10 INSTALL 51.9 LF OF 12" RCP, S = 1.8%.
 - 11 INSTALL CATCH BASIN.
 - 12 INSTALL 67.6 LF OF 16" PVC SDR 26 PIPE, S = 1.0%.
 - 13 INSTALL INLET TYPE A.
 - 14 INSTALL 111 LF OF 8" PVC SDR 26 PIPE, S = 7.69%.
 - 15 PROVIDE 8" BLIND TEE.
 - 16 INSTALL 78 LF OF 8" PVC CT90 PIPE, S = 5.77%.
 - 17 INSTALL YD.
 - 18 INSTALL 72 LF OF 8" PVC SDR 26 PIPE, S = 9.0%.
 - 19 INSTALL YD.
 - 20 INSTALL INLET TYPE A. CONNECT TO DEPRESSION GRID WITH A 6" PVC SDR 26 PIPE.

- SANITARY SEWER SYSTEM** ○
- 1 INSTALL MANHOLE OVER EXISTING SANITARY SEWER INVERT ON THE NORTH SIDE.
 - 2 INSTALL 154 LF OF 8" PVC SDR 26 PIPE, S = 5.62%.
 - 3 INSTALL MANHOLE.
 - 4 INSTALL 85.3 LF OF 8" PVC SDR 26 PIPE, S = 4.98%.
 - 5 INSTALL MANHOLE.
 - 6 INSTALL 121.4 LF OF 8" PVC SDR 26 PIPE, S = 1.81%.
 - 7 INSTALL MANHOLE.
 - 8 INSTALL 6" PVC SDR 26 SANITARY SEWER LATERAL LAID AT A MINIMUM SLOPE OF 1%. AUGER WHERE INDICATED.

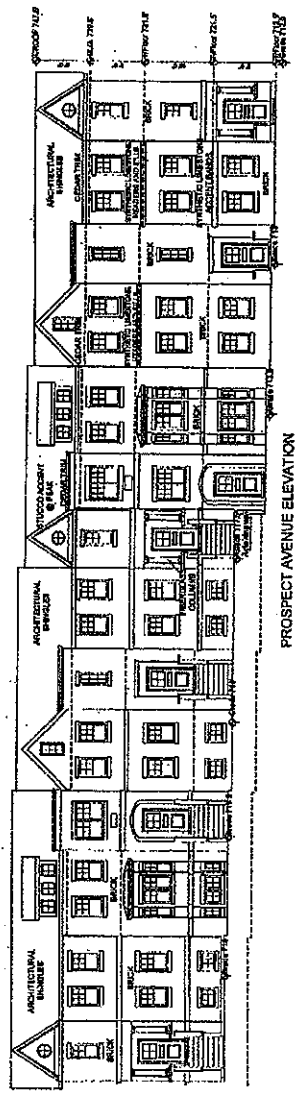
- WATER SYSTEM** □
- 1 REMOVE PLUG, INSTALL 6" VALVE AND VAULT.
 - 2 INSTALL 328.3 LF OF 6" CL 52 DIF.
 - 3 PROVIDE 6" PRESSURE TAP, INSTALL 6" VALVE AND VAULT.
 - 4 INSTALL 364.7 LF OF 3" CL 52 DIF.
 - 5 INSTALL 3" VALVE AND VALVE BOX.
 - 6 PROVIDE 1" TYPE K COPPER WATER SERVICE. AUGER UNDER STREET AND WHERE INDICATED.

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

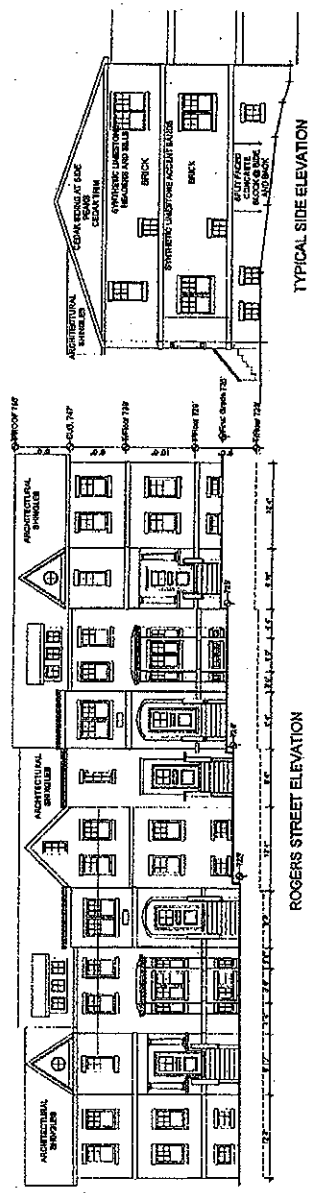


Robert F. Schaf, P.E.
 335 Veterans Club Drive
 Roselle, Illinois 60172-1471
 (312) 561-7338

NOTE:
ELEVATION MATERIALS ARE
CONSISTENT FOR LIKE UNITS
THROUGHOUT PROJECT

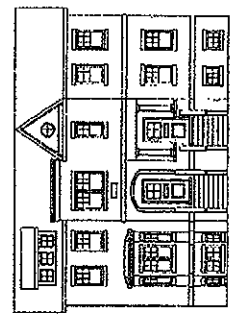


PROSPECT AVENUE ELEVATION

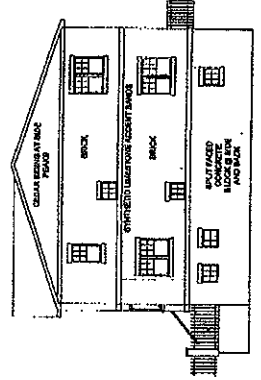


ROGERS STREET ELEVATION

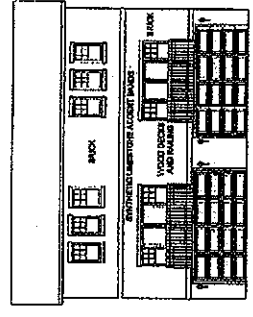
TYPICAL SIDE ELEVATION



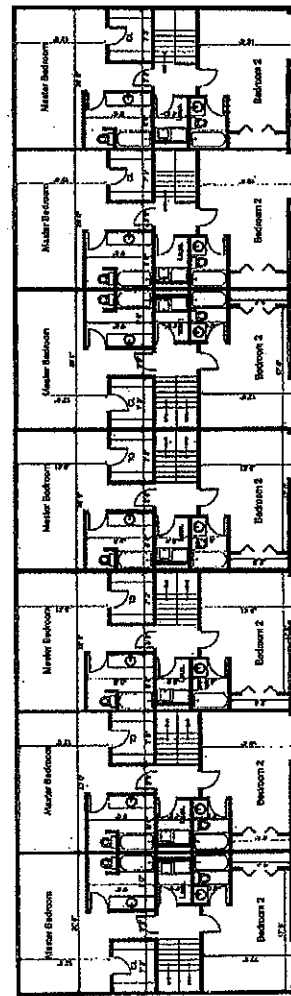
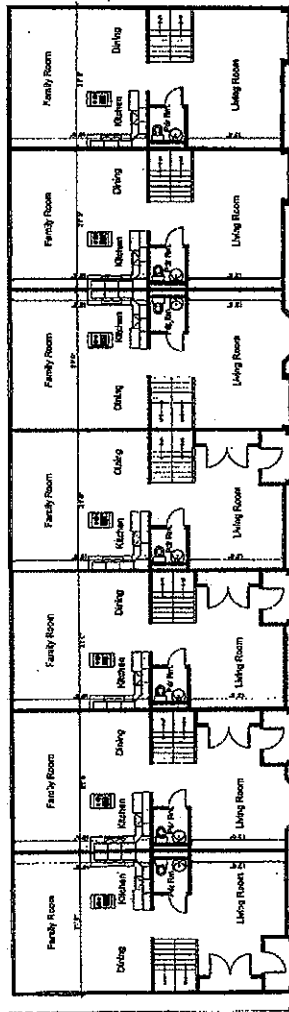
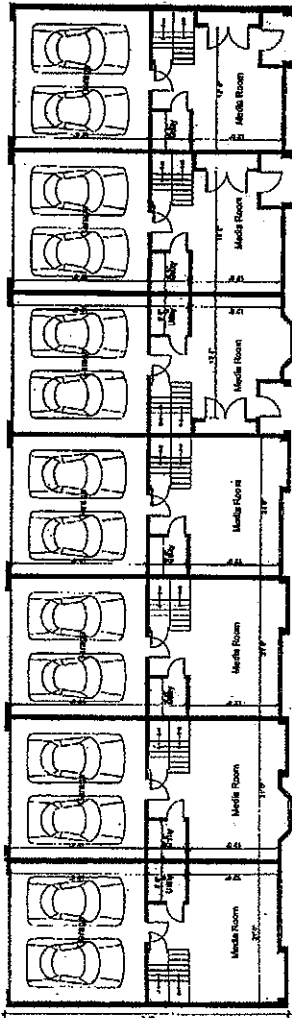
COURTYARD HOME FRONT ELEVATION

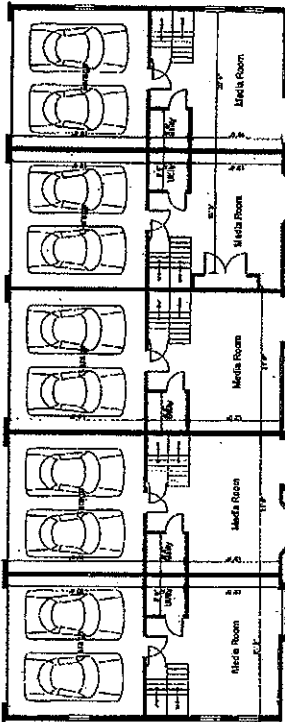


COURTYARD HOME SIDE ELEVATION

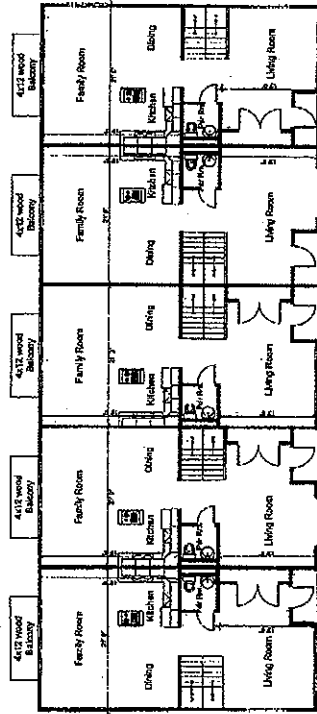


TYPICAL REAR ELEVATION
ALL UNITS IDENTICAL

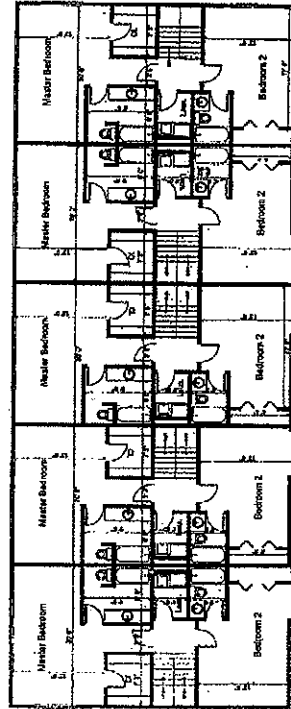




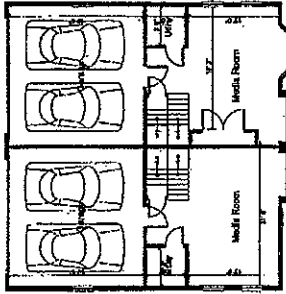
LOWER LEVEL FLOOR PLAN - ROGERS STREET BUILDING
1/8" = 1'-0"



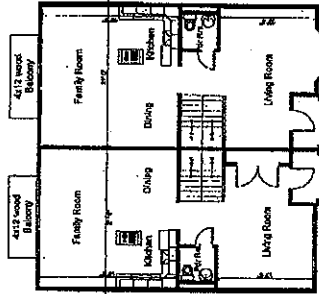
FIRST FLOOR PLAN - ROGERS STREET BUILDING
1/8" = 1'-0"



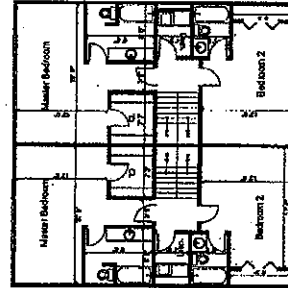
SECOND FLOOR PLAN - ROGERS STREET BUILDING
1/8" = 1'-0"



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



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



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

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
APRIL 22, 2008 AGENDA

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

SYNOPSIS

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

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the May 6, 2008 active agenda per the Plan Commission's recommendation.

BACKGROUND

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

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

The site will consist of four buildings, one each fronting Rogers Street and Prospect Avenue and two buildings facing each other within the interior of the site. The exterior of the three-story townhouses will be

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

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

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

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

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

The Plan Commission considered the petition at their February 11, 2008 meeting. During the meeting, a community member inquired why the rezoning requested was DT (Downtown Transition) instead of R-6 (Multiple Family Residential). The staff and Plan Commission believe a rezoning to DT will provide future opportunities to connect the downtown district with the Fairview Avenue business district through high-intensity residential uses or low intensity commercial developments along the railroad tracks. The Plan Commission recommended unanimous approval of the Zoning Map Amendment, Final Planned Development with a Variation, Plat of Subdivision, and Special Use. Staff concurs with the Plan Commission recommendations.

ATTACHMENTS

Aerial Map

Ordinances

Resolutions

Staff Report with attachments dated February 11, 2008

Minutes of the Plan Commission Hearing dated February 11, 2008

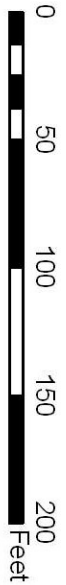


WARREN AVE

PROSPECT AVE

ROGERS ST

STANLEY AVE



715 - 719 Rogers Street Location Map



Village of Downers Grove

STAFF REPORT

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

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

TITLE

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

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

GENERAL INFORMATION

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

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

PROPERTY INFORMATION

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

SURROUNDING ZONING AND LAND USES:

	ZONING	FUTURE LAND USE
NORTH:	R-6 Multiple Family Residential	Residential, 0-6 DU/Acre
SOUTH:	DT Downtown Transition	Office, Research
EAST:	M-1 Light Manufacturing	Office, Research and Manufacturing
WEST:	DT Downtown Transition	Residential, 11-25 DU/Acre

ANALYSIS

SUBMITTALS

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

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

DESCRIPTION

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

Site Design

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

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

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

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

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

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

COMPLIANCE WITH THE FUTURE LAND USE PLAN

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

COMPLIANCE WITH THE ZONING ORDINANCE

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

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

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

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

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is proposing to install new utilities to service the development. A new water main will be installed along Prospect Avenue and tie into existing water mains along Rogers Street and Warren Avenue. The townhomes facing Prospect Avenue and Rogers Street will tie into the mains running along these streets. A new water main to service four of the townhouses will loop through the interior of the site. A new stormwater system will also be installed to capture the site's stormwater. In order to meet the Village's

Stormwater Management Ordinance requirements, the petitioner will construct an underground detention grid in the southeast corner of the property. The Downers Grove Sanitary District has provided conceptual approval of the development.

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

PUBLIC SAFETY REQUIREMENTS

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

NEIGHBORHOOD COMMENT

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

FINDINGS OF FACT

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

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

Section 28.1702 Standards for Approval of Amendments to the Zoning Ordinance

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

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

Section 28.1607 Standards for Approval of Planned Developments

The Plan Commission may recommend a planned development designation, plan or amendment based upon

the following findings:

- (1) The extent to which the planned development meets the standards of this Article.*
- (2) The extent to which the planned development departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, and the reasons why such departures are deemed to be in the public interest.*
- (3) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.*
- (4) Conformity with the planning objectives of the Village.*

The Village Council may authorize a planned development designation, plan or amendment with findings such as, but not limited to, the following:

- (1) That the planned development at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (2) That the planned development will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*
- (3) That the planned development is specifically listed as a special use in the district in which it is to be located.*
- (4) That the location and size of the planned development, the nature and intensity of the operation involved in or conducted in connection with said planned development, the size of the subject property in relation to the intensity of uses proposed, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located.*
- (5) That the planned development will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood.*
- (6) That the nature, location, and size of the structures involved with the establishment of the planned development will not impede, substantially hinder, or discourage the development and use of adjacent land and structures in accord with the zoning district in which it is located.*
- (7) That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.*
- (8) That parking areas shall be of adequate size for that particular planned development, which areas shall be properly located and suitably screened from adjoining residential uses.*
- (9) That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.*

Section 28.1902 Standards for Approval of Special Uses

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

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

RECOMMENDATIONS

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

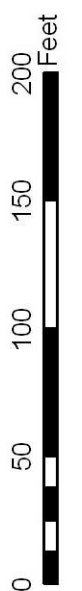
1. The Zoning Map Amendment, Final Planned Development with a Variation, Final Plat of Subdivision, and Special Use shall substantially conform to the preliminary architecture plans prepared by Scott Krafthefer and submitted on January 3, 2008 ; the preliminary engineering plans prepared by Robert P.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

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development



715 - 719 Rogers Street Location Map



Project Narrative

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

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

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

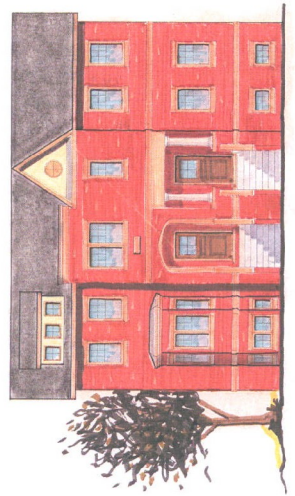
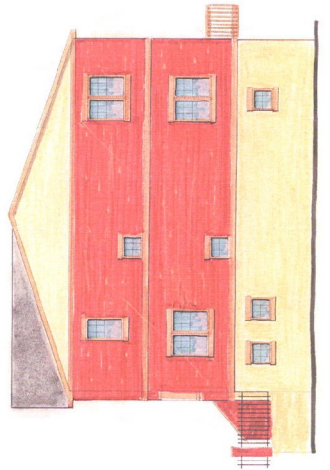
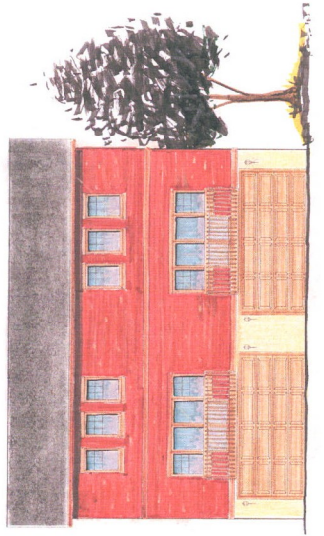
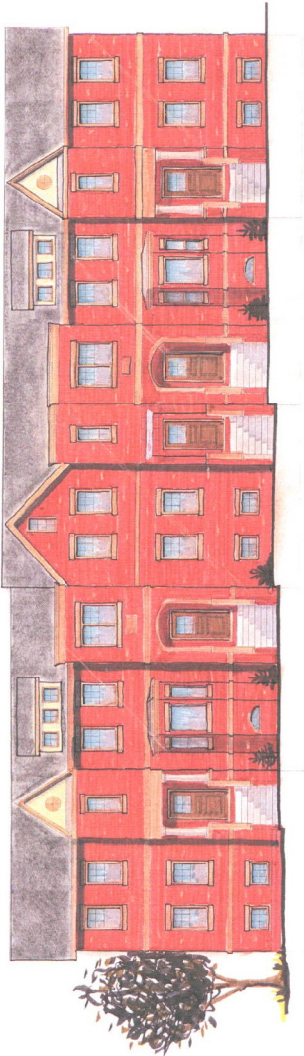
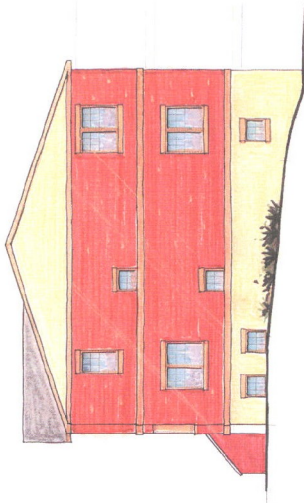
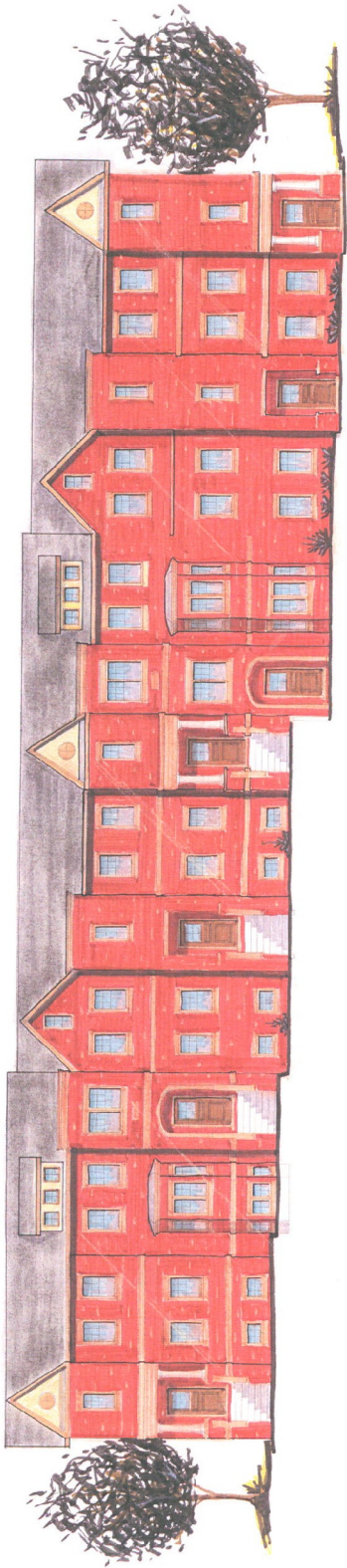
The property is currently zoned M-1 and is at the Western end of a zoning district that runs along the south side of Rogers Street between Maple Avenue and Prospect Avenue. Along the North side of Rogers Street is a combination of multi-family and single family housing. Across Prospect Avenue, the western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

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

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

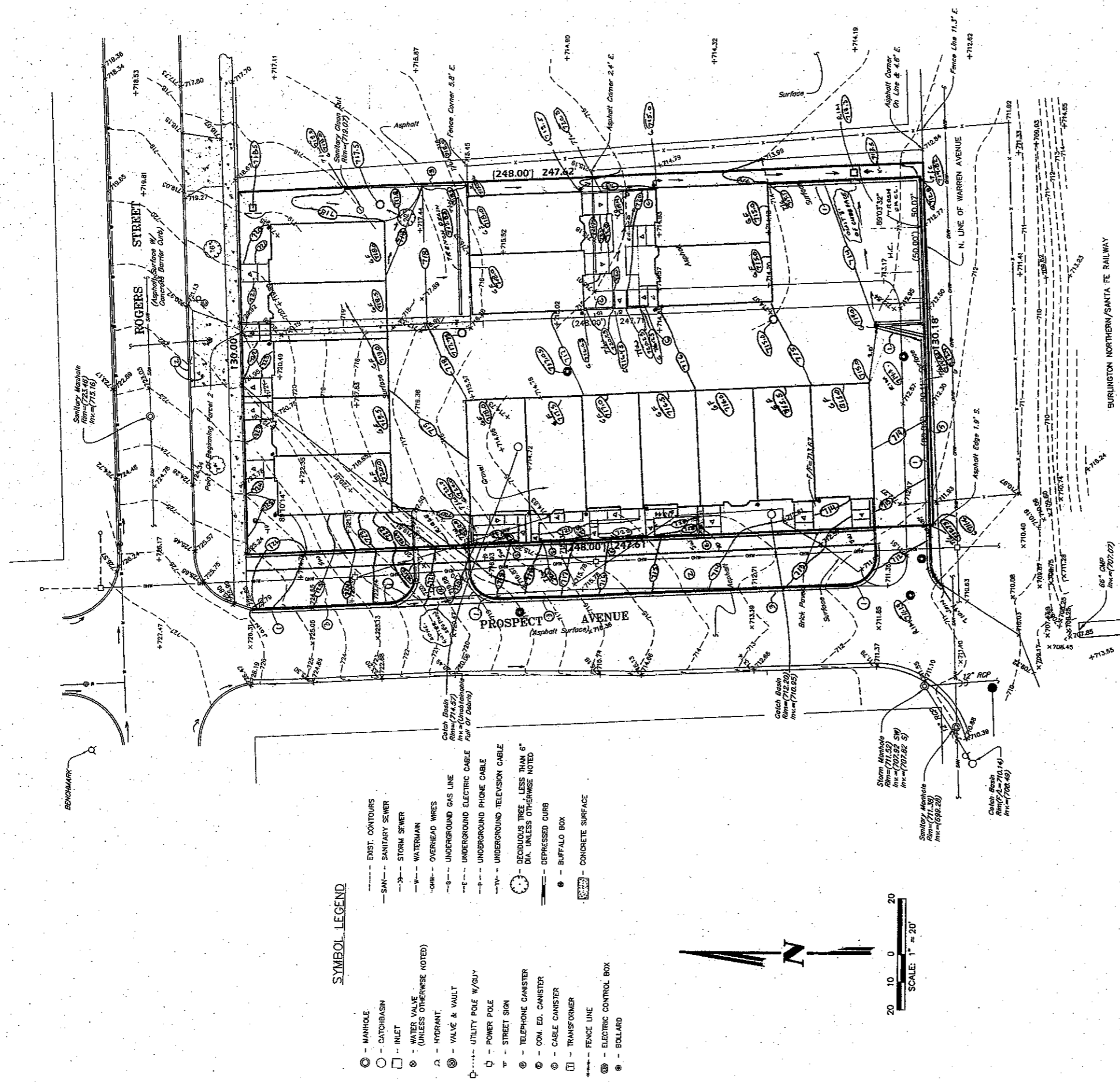
The residential use will be a good fit with the surrounding neighbors to the north and west. The project will be an ideal site for commuters looking to live near the train station, and in close proximity to downtown Downers Grove. The density we are seeking will provide a transition between the single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

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



GRADING AND STREET PLAN

ROGERS STREET REDEVELOPMENT



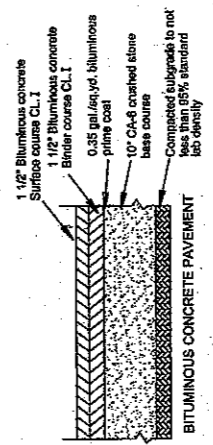
SYMBOL LEGEND

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



LEGEND AND NOTES

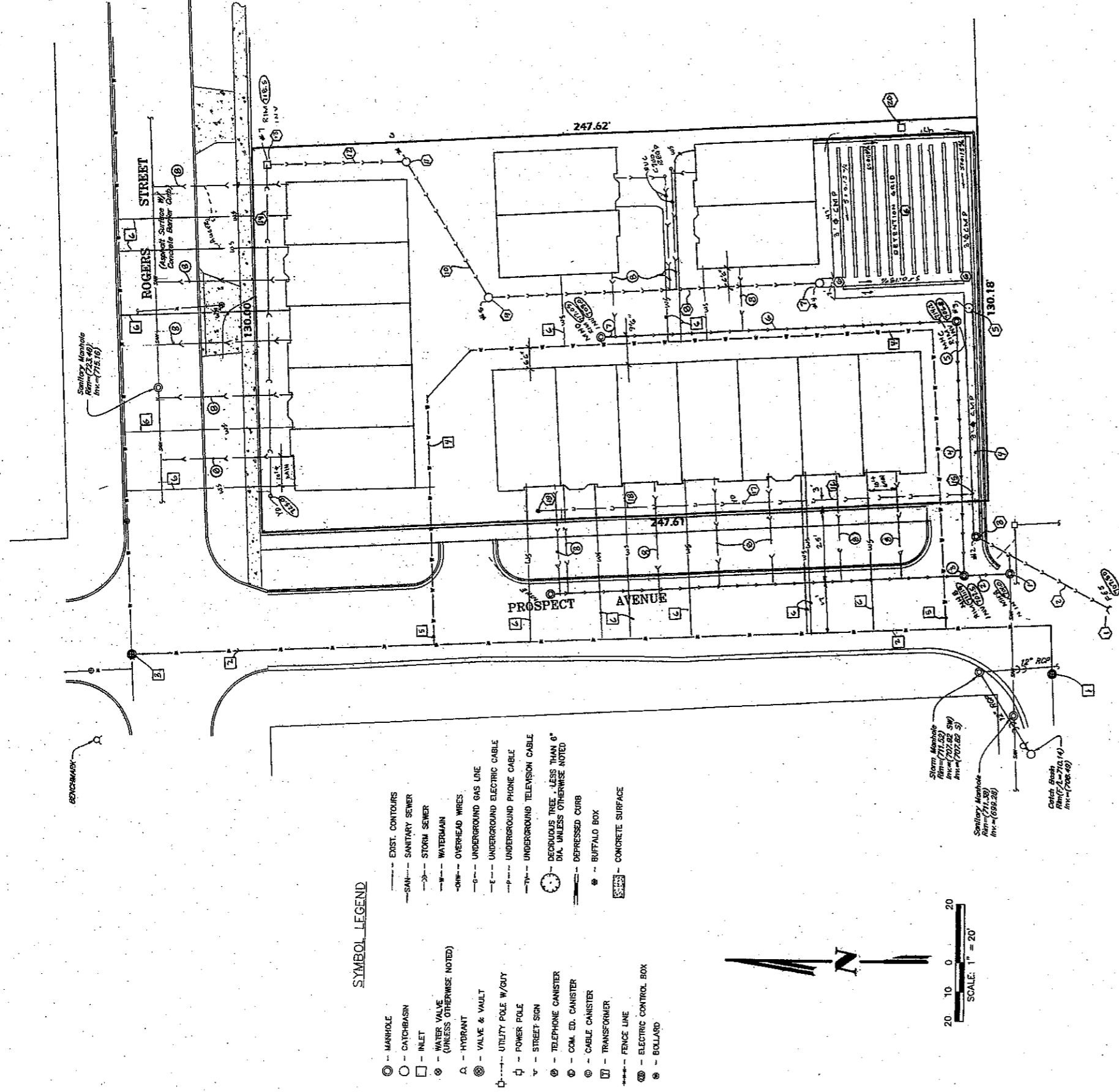
- YD PROPOSED GRADES
- YD YARD DRAIN
- DOWN SPOUTS CONNECTED TO DRAIN
- ⤴ DOWN SPOUT AND DIRECTION OF FLOW
- SW NEW 5' SIDEWALK
- T/C INDICATES TOP OF CURB
- T/W INDICATES TOP OF WALL
- G INDICATES GRADE ELEVATION
- 4 INDICATES STAIRS OR STEPS
- ① NEW B: 6.12 CONCRETE CURB AND GUTTER
- ② REMOVE EXISTING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



CALL JULIE 1-800-892-0123
 WITH THE FOLLOWING:
 COUNTY, D.W. P.A.S.E.
 CITY/TOWNSHIP, DEARBORN, MICHIGAN
 SPEC. & V. SEC. NEW I.S.E. B-3-3-1-1
 48 Hours Before You Dig
 (TWO WORKING DAYS)

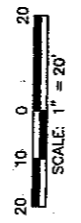
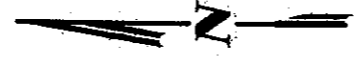


Robert P. Schiav, P.E.
 335 Ventura Club Drive
 Roselle, Illinois 60172-1471
 (630) 561-7338



SYMBOL LEGEND

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



BURLINGTON NORTHERN/SANTA FE RAILWAY

DRAINAGE SYSTEM

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

SANITARY SEWER SYSTEM

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

WATER SYSTEM

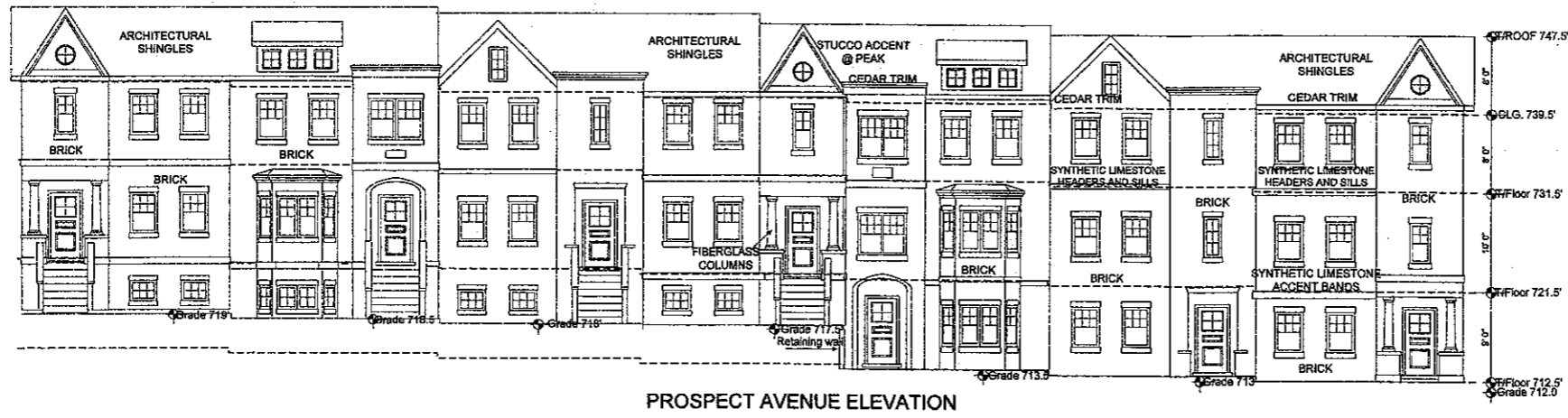
- 1 REMOVE PLUG, INSTALL 6" VALVE AND VAULT.
- 2 INSTALL 328.2 LF OF 6" CL 52 DIP.
- 3 PROVIDE 6" PRESSURE TAP, INSTALL 6" VALVE AND VAULT.
- 4 INSTALL 364.7 LF OF 3" CL 52 DIP.
- 5 INSTALL 3" VALVE AND VALVE BOX.
- 6 PROVIDE 1" TYPE K COPPER WATER SERVICE. AUGER UNDER STREET AND WHERE INDICATED.



CALL JULIE 1-800-982-0123
WHY THE FOLLOWING:
COUNTY - D.C.S. E.A. & E
CITY/TOWNSHIP - SCHAFFER E.L.S. & S.O.U.L.E
REG. IN SEC. NO. 11E - 21-2-11
48 Hours Before You Dig
two working days

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

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



PROSPECT AVENUE ELEVATION

NOTE:
ELEVATION MATERIALS ARE
CONSISTENT FOR LIKE UNITS
THROUGHOUT PROJECT

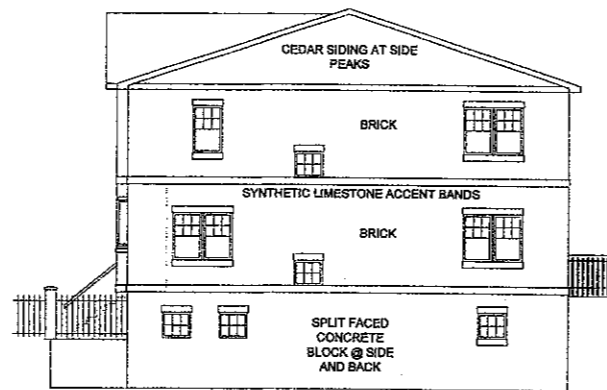


ROGERS STREET ELEVATION

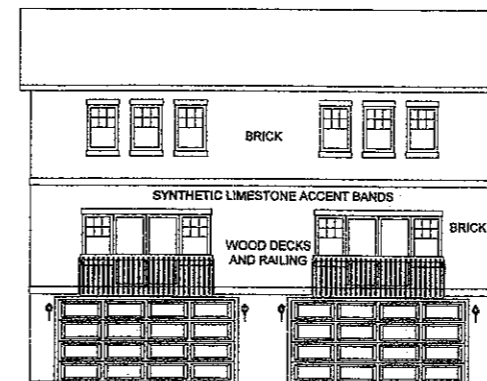
TYPICAL SIDE ELEVATION



COURTYARD HOME FRONT ELEVATION

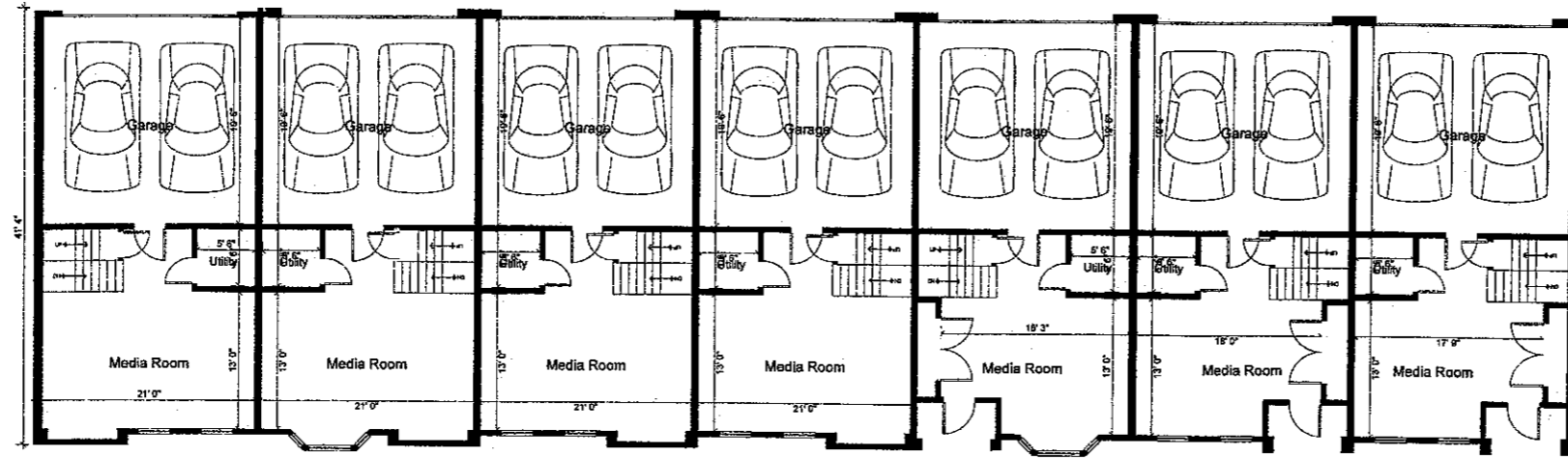


COURTYARD HOME SIDE ELEVATION

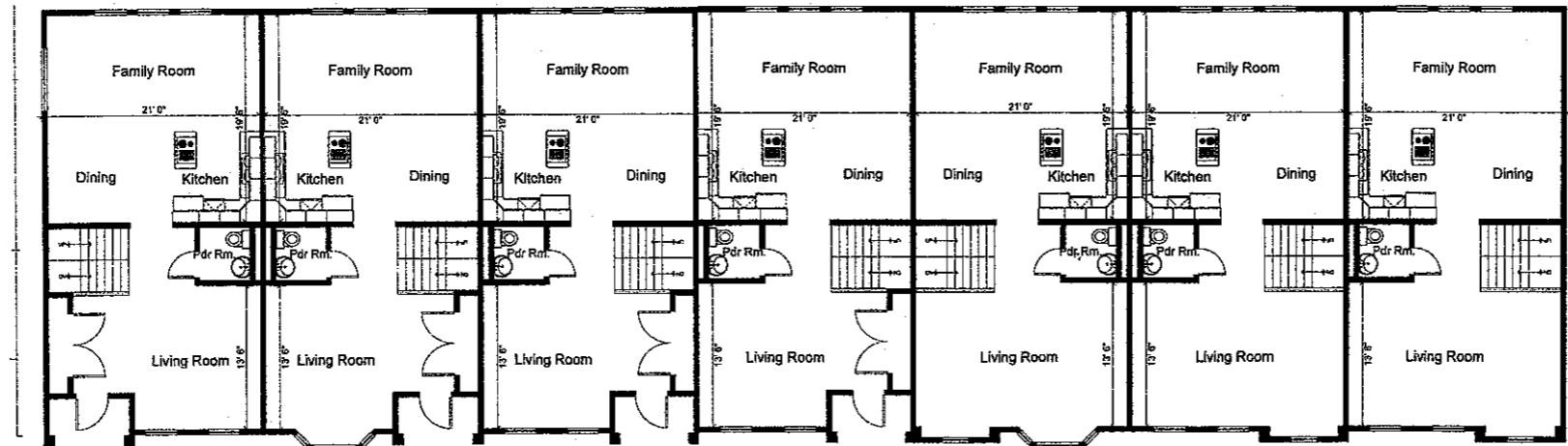


TYPICAL REAR ELEVATION
ALL UNITS IDENTICAL

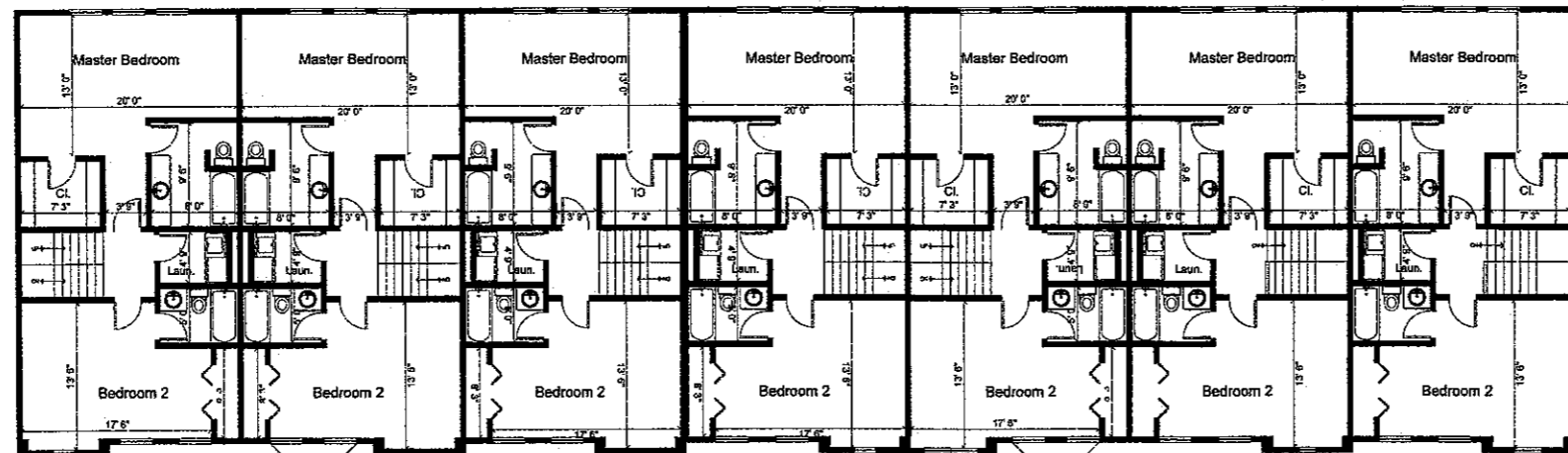
PREFINISHED ALUMINUM
GARAGE DOORS



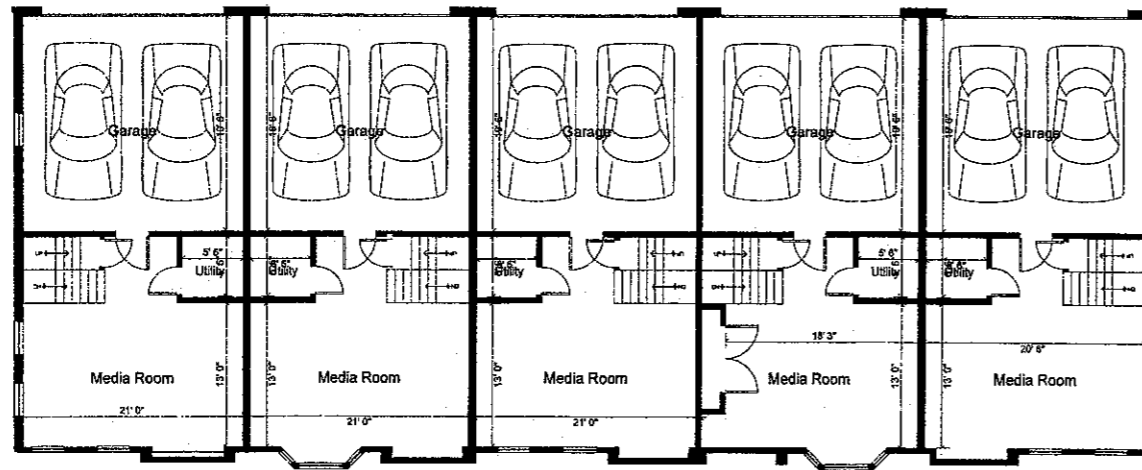
LOWER LEVEL FLOOR PLAN
1/8"=1'0"



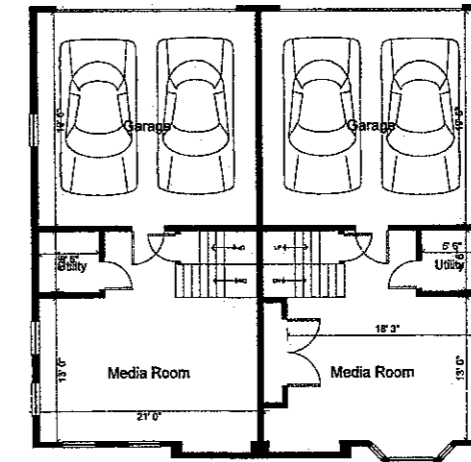
FIRST FLOOR PLAN



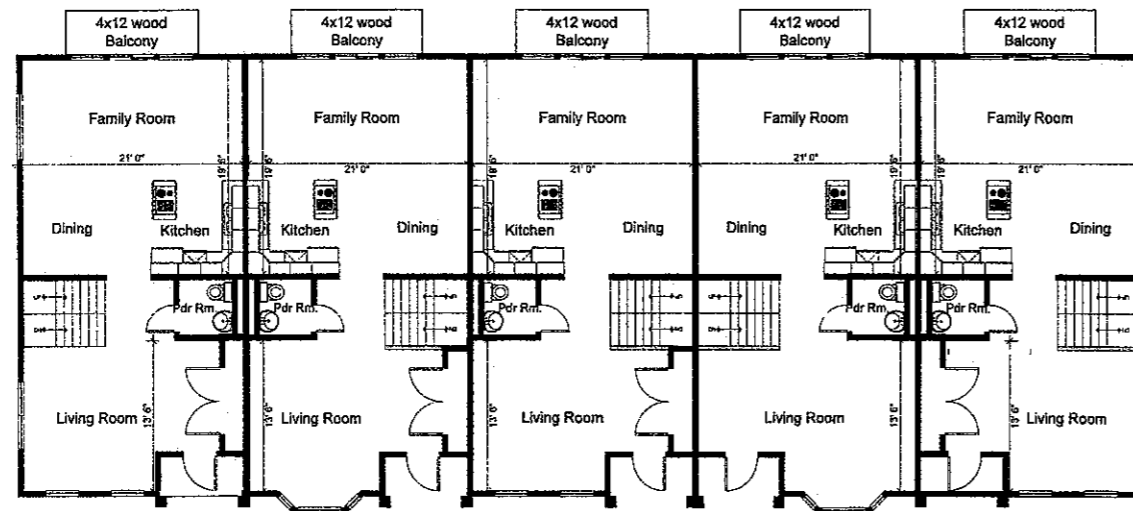
SECOND FLOOR PLAN
1/8"=1'0"



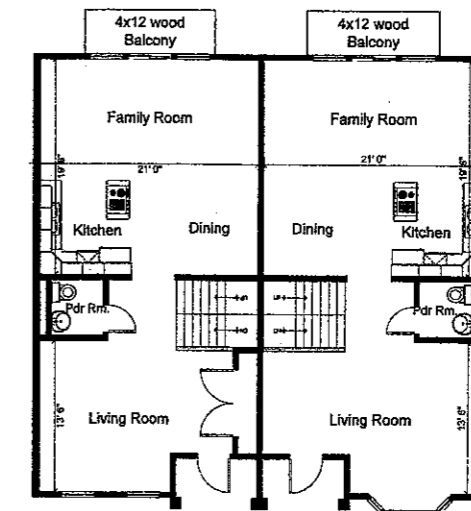
LOWER LEVEL FLOOR PLAN - ROGERS STREET BUILDING
1/8"=1'0"



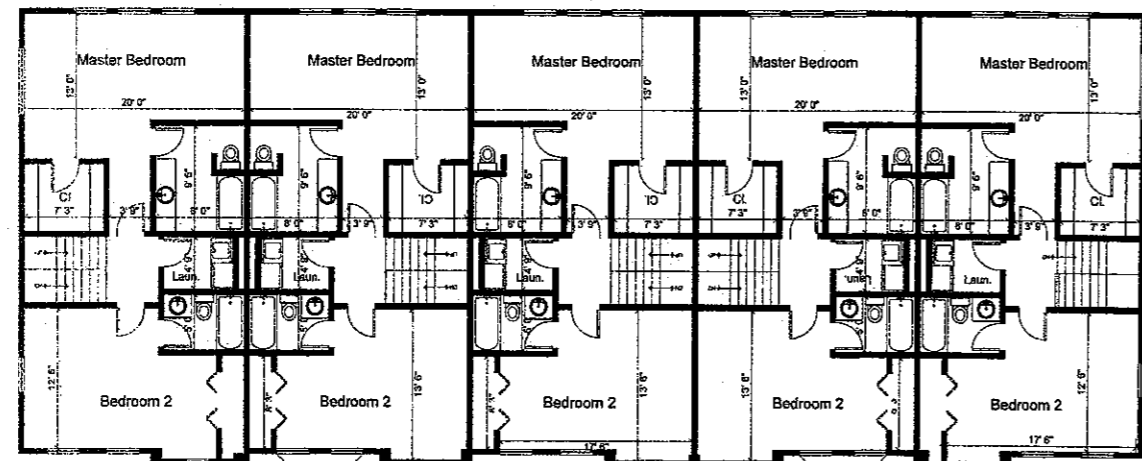
LOWER LEVEL FLOOR PLAN - COURTYARD BUILDING TYPICAL
1/8"=1'0"



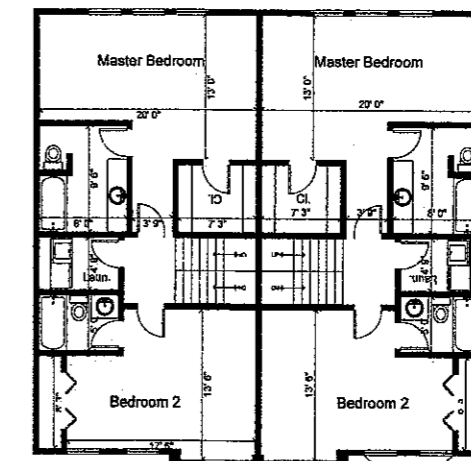
FIRST FLOOR PLAN - ROGERS STREET BUILDING
1/8"=1'0"



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

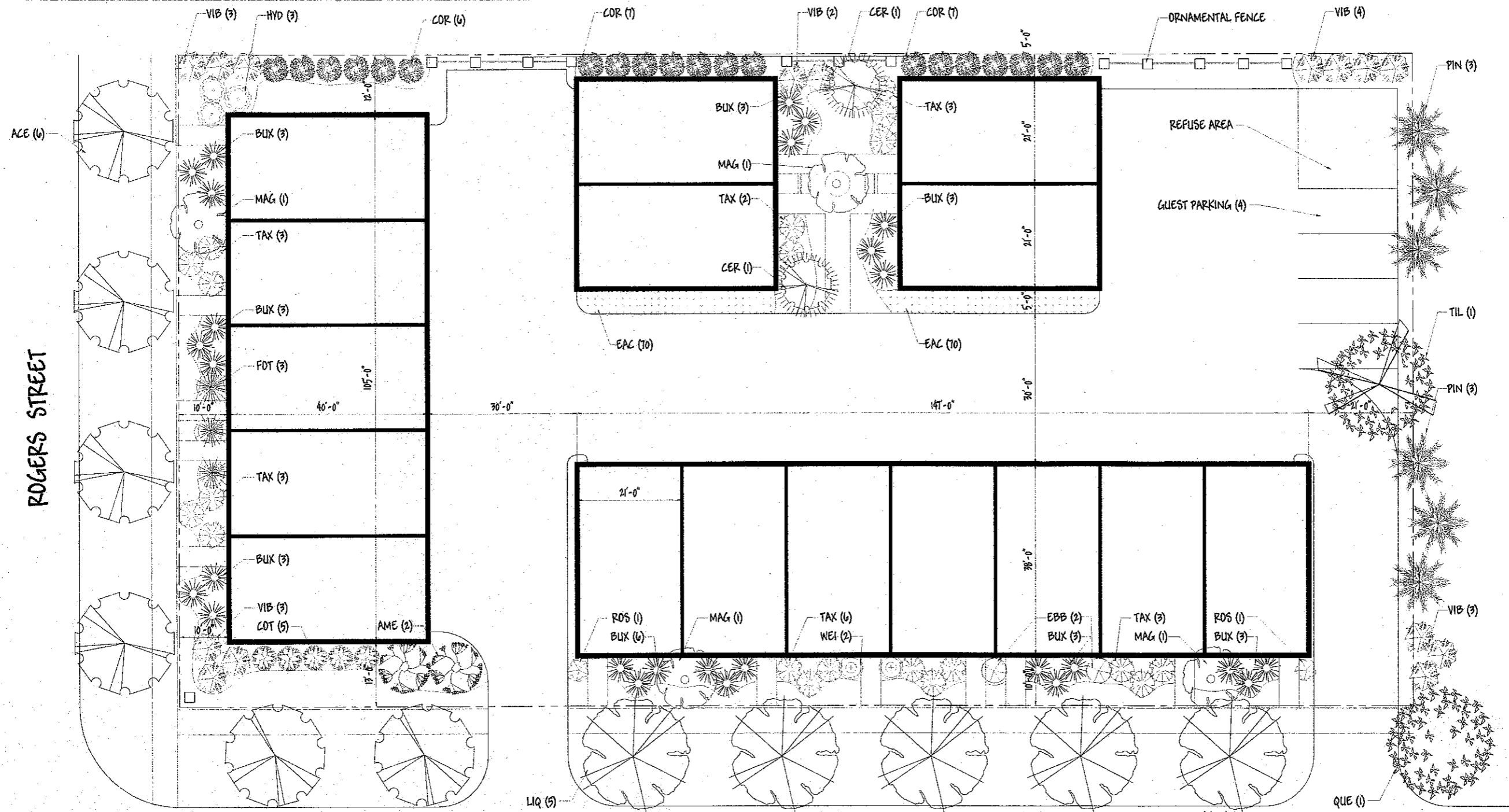


SECOND FLOOR PLAN - ROGERS STREET BUILDING
1/8"=1'0"



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

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



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

Revisions:		
no.	date	reason

Project Note:
 These drawings are scope documents indicating the general project design, concept discussions of the project, major architectural elements and basic organization of building and site systems. As scope documents these drawings do not indicate all work required for full performance or completion of the project. On the basis of the scope described the contractor shall furnish the necessary items for proper execution and completion of the project and shall not warranty said or relied on these documents. All changes to these documents shall be finalized with the owner, architect and communicated in writing to the contractor. This plan and all concepts therein are the sole property of JCS Landscape Architects and no reproduction or use in whole or in part without the express written consent of JCS Landscape Architects shall be made.

PROJECT: 719 Rogers Street Redevelopment
 FOR: Oakwood Development Corporation
 414 Plaza Drive, Suite 302
 Westmont, IL 60559

J. G. S.
 LANDSCAPE ARCHITECTS
 7751 W. MCCARTHY ROAD
 PALOS PARK, IL 60464
 PHONE 708-361-5124
 FAX 708-361-4917
 jgs@jgsarchitects.net

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

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

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING FEBRUARY 11, 2008, 7:00 P.M.

Chairman Jirik called the February 11, 2008 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Jirik, Mr. Beggs, Mr. Cozzo, Mrs. Hamernik, Mr. Matejczyk, Mr. Quirk, Mr. Webster

ABSENT: Mrs. Rabatah, Mr. Waechtler

STAFF PRESENT: Mr. Jeff O'Brien, Senior Planner

VISITORS: Mr. Scott Krafthefer, 1501 Ogden Partners, LLC; Mr. Mark Thoman, 1109 61st Street, Downers Grove

Chairman Jirik led the audience in the reciting of the Pledge of Allegiance.

Minutes of January 7, 2008 - The January 7, 2008 Plan Commission minutes were approved on motion by Mr. Matejczyk, seconded by Mrs. Hamernik. Motion carried by voice vote of 7-0.

Mr. O'Brien, Senior Planner stated that due to deficiencies in the notices sent out, the two hearings for the telecommunications towers would not be held. He stated no action would be taken by the Plan Commission on files PC 02-08 and PC 03-08 this evening. The petitions were re-noticed for the March 3, 2008 Plan Commission meeting. A brief update followed.

Chairman Jirik proceeded to explain the protocol for the meeting.

FILE NO. PC-01-08 – A petition seeking 1) Rezoning from M-1, Light Manufacturing to DT, Downtown Transition; 2) Final Planned Development Approval; 3) Final Plat of Subdivision Approval; 4) Special Use Approval. The property is located on the Southeast corner of Rogers Street and Prospect Avenue, commonly known as 715-719 Rogers Street, Downers Grove, IL (PIN 09-08-206-002,-001); Scott Krafthefer, Petitioner; 1501 Ogden Partners, LLC, Owner

Chairman Jirik swore in those individuals who would be speaking on File No. PC-01-08.

Mr. O'Brien reported the petitioner is requesting to rezone 715-719 Rogers Street (southeast corner of Rogers and Prospect) from M-1 Light Manufacturing to DT, Downtown Transition to develop 16 townhouses. A Planned Development with a minor variance is being requested, which is a minor encroachment into the front yard setback as it relates to the height of the stairs from grade. One out-lot (Lot 17) will be created for common areas and a private drive. A Special Use is being requested to develop townhouses exceeding one unit per 4,000 square feet of land area. A site plan was reviewed, noting ingress and egress routes. The site will consist of four buildings. One building fronts Rogers Street and contains five townhouses. A second building fronts Prospect Avenue and contains seven townhouses. The remaining two buildings and four townhouses are centered on a courtyard within the center of the site. Guest spaces and the trash enclosure will be located at the south end of the parking lot. Each two-bedroom townhome will be three stories in

height with an attic. The primary facades will be clad with brick with limestone accent bands. Material samples will be required before a building permit is issued.

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

The site will provide approximately 19% of green space with the requirement being 15%. Screening to the east will be a combination of plantings and fencing and landscaping along the railroad tracks. Detention is being proposed for the site but in order to preserve run-off, the detention will be placed at the southeast corner. A new water main will be installed along Prospect Avenue and tie into existing water mains along Rogers Street and Warren Avenue.

Per subdivision requirements, donations for the school and park districts will total approximately \$33,000.00 as well as a fee-in-lieu for parkway trees. The petitioner will install a new curb and gutter with two new 20-foot wide curb cuts along Prospect Avenue. The Prospect Avenue parkway will be restored, and a sidewalk will be installed on the east side.

Staff recognizes that the subject property is designated for office, research, and manufacturing uses but also believes the site is too small for industrial uses unless consolidated with another parcel. The proposed use is consistent with the surrounding residential uses nearby which include single-family and multi-family uses. Staff believes the proposed rezoning is consistent with the area and property size and provides a nice transition from the light manufacturing zoning to the residential zoning.

To date, one resident contacted the Village to ask questions but had no concerns with the development. The petitioner did speak to the surrounding residential and manufacturing neighbors and heard no objections. Staff recommended approval of the proposal subject to staff's conditions in its report.

Commissioner comments/questions included clarification of the Warren Avenue dedicated right-of-way and the fact that it could not become an extension of Warren Avenue. The four units to the east will have internal access. The Fire Department reviewed the proposal, and all units will have dedicated alarm systems and will be tied into the Village's operation center. A question followed on the recommended "banding" (No. 10 in staff's recommendations) of the building, wherein Mr. O'Brien explained the recommended limestone band would offset the massing of the front elevations of the buildings.

Mr. Scott Krafthefer, Petitioner, 1501 Ogden Partners, LLC and also 4525 Middaugh Avenue, Downers Grove, Illinois, confirmed staff's statements about the significant grade of the site, which was the reason for the variance, request. Mr. Krafthefer discussed the slope of the site and some of the units' layouts. Regarding the on-site stormwater detention, the three-foot ABS piping will be buried in the southeast quadrant of the site. While not the optimal solution for the site, Mr. Krafthefer intends to either purchase land from the railroad or negotiate a drainage easement for the 100 foot by 130-foot parcel next-door. Mr. Krafthefer stated he was seeking approval of the

development based on either doing the underground piping or working out an easement with the railroad. Details of the architecture followed.

Mrs. Hamernik asked to see the facades of the units looking from the railroad tracks. As to the proposed green space, Mr. Krafthefer was comfortable with the amount being provided. Mr. Matejczyk confirmed with the petitioner that if the land could be purchased from the railroad the petitioner would install a detention basin and landscape it.

Chairman Jirik opened up the meeting to public comment.

Mr. Mark Thoman, 1109 61st Street, Downers Grove, asked whether the petitioner constructed the development at Washington and Rogers Streets, wherein Mr. Krafthefer confirmed he did. Mr. Thoman asked that staff reflect the correct name of the developer, i.e., 1501 Ogden Associates, LLC, in the Village documents. Mr. Thoman referenced one of the recommendations a housing market study commissioned by the Director of Community Development to rezone the specific area from manufacturing to multi-family residential. In future use discussions, he stated this was one of three strips of land identified for redevelopment as multi-unit residential. He asked that the commission consider not rezoning the site as Downtown Transition but for one of the multi-family units instead. He asked that staff and the commissioners pay attention to the water detention area since it was a low-lying area. He suggested the developer work with the Village to assist in gaining access to the railroad easement for additional retention area. Mr. O'Brien stated the petitioner would be required to comply with all of the site management regulations, which occur at the time of application of building permit. As to the landscaping plan, Mr. Thoman asked for consideration to incorporate a variety of tree species. He supported the development in general.

Seeing no more public, Chairman Jirik closed the public comment portion of the meeting.

Mr. Beggs asked Mr. Thoman what he saw as the difference between a Special Use in a manufacturing district versus a transitional residential district, wherein Mr. Thoman said it was more to the intent of the future use as laid out by the Village. He discussed some of the lot coverage differences, noting precedence could also be set if Downtown Transitional zoning continues to be zoned to the lots to the east as additional Downtown Transition, which could bring in higher density uses not appropriate for low-lying areas. He also added that stormwater detention ties into the picture as well. Mr. Beggs said his point was to raise awareness on what points should be discussed. Mr. Thoman said his concern was the southeast corner, and the site should be a detention area to provide additional green space as well as a permeable area for water.

Regarding the above discussion on Downtown Transitional zoning versus R-6 zoning, Mr. Krafthefer responded by explaining the proposed use fit within the neighborhood given the surrounding area, and he would consider expanding it eastward. As to the on-site stormwater site, he stated an engineer reviewed it, and it fit appropriately. There had been no flooding on the site. As to the tree selection, he agreed with the comments made and would look at varying the species of trees to be planted after consulting with the Village Forester.

Mr. Matejczyk discussed stormwater detention, noting professional engineers addressed the issue, and the site would be improved. He did not see it as an issue. In addition, the development was appropriate for its location, and it increased density in the Village's core area. He supported the proposal. Chairman Jirik reminded the commissioners that as long as compliance was achieved, it

was up to the developer to achieve it, and it was being done. Mrs. Hamernik preferred the landscaping as a useable area.

Mr. Cozzo asked for staff's opinion on the Downtown Transitional (DT) zoning versus R-6 zoning, wherein Mr. O'Brien explained the DT zoning was chosen because the property abutted DT zoning on the east. On the north, it abuts R-5 zoning and on the south, it abuts DT as well. Staff chose the DT zoning before any of the previously-referenced study was completed. He also noted the study was under review by an ad-hoc committee and had not be formally accepted by that committee and submitted to the Village Council which was why the information was not in staff's report. Staff felt the DT zoning was appropriate because it was an intensive residential district or a low intense commercial district. Examples followed. Given the historical use and current use of the site, staff felt the DT zoning would provide a good mix along the railroad tracks and a good transitional use.

Chairman Jirik conveyed the previous zoning discussions that took place in prior years regarding the area between Fairview and the Village's downtown. He agreed that by keeping the DT zoning open the ability to create a corridor between the two different uses, i.e.; manufacturing and residential, left room open for interesting development. Mr. Beggs concurred, pointing out the development that was taking place along the northern edge of the railroad tracks west of Forest. He thought it was desirable for that piece of property. His only concern had to do with what the market will bear for such proposals in the future.

Mr. Webster noted there was high density along the tracks east and west of downtown Downers Grove and to forecast who will live along the tracks in the future was not a concern. Consequently, he believed those who chose to live near a transportation corridor also chose to put up with certain "annoyances" that others might not be willing to do so. He believed comparing the R-6 zoning versus Downtown Transitional was "splitting zoning hairs." Mr. Matejczyk also added the future trend would be higher density along transportation hubs, given what is occurring in the economy. He believed the petitioners also recognized that same market. Returning to the standards, Mrs. Hamernik stated the proposal was very close to meeting the standards and the bulk regulations with one request for a variance. She believed the proposal met the Village's standards.

WITH RESPECT TO FILE NO. PC-01-08, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION OF THE ZONING MAP AMENDMENT, FINAL PLANNED DEVELOPMENT WITH A VARIATION, FINAL PLAT OF SUBDIVISION, AND SPECIAL USE FOR THIS PETITION TO THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING STAFF CONDITIONS:

- 1. THE ZONING MAP AMENDMENT, FINAL PLANNED DEVELOPMENT WITH A VARIATION, FINAL PLAT OF SUBDIVISION, AND SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE PRELIMINARY ARCHITECTURE PLANS PREPARED BY SCOTT KRAFTHEFER AND SUBMITTED ON JANUARY 3, 2008 ; THE PRELIMINARY ENGINEERING PLANS PREPARED BY ROBERT P. SCHLAF, P.E., DATED JANUARY 2008; THE PRELIMINARY LANDSCAPE PLANS PREPARED BY J.G.S. LANDSCAPE ARCHITECTS DATED DECEMBER 7, 2007; AND THE FINAL SUBDIVISION PLAT PREPARED BY PROFESSIONAL LAND SURVEYING, INC. DATED DECEMBER 10, 2007, EXCEPT AS SUCH**

PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.

- 2. PRIOR TO VILLAGE COUNCIL CONSIDERATION, THE PETITIONER SHALL PROVIDE ONE (1) PAPER COPY AND ONE (1) MYLAR COPY OF A PLAT OF SUBDIVISION.**
- 3. PRIOR TO THE RECORDING OF THE PLAT, THE PETITIONER SHALL PAY TO THE VILLAGE A TOTAL OF \$32,734.56 AS SCHOOL AND PARK DONATIONS (\$23,971.20 TO THE PARK DISTRICT, \$6,409.28 TO ELEMENTARY SCHOOL DISTRICT 58, AND \$2,354.08 TO HIGH SCHOOL DISTRICT 99) SUBJECT TO VERIFICATION BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT.**
- 4. PRIOR TO ISSUANCE OF ANY DEVELOPMENT PERMITS, THE PLAT OF SUBDIVISION SHALL BE RECORDED WITH THE DUPAGE COUNTY RECORDER AND THREE (3) COPIES OF THE RECORDED PLAT SHALL BE SUBMITTED TO THE VILLAGE.**
- 5. A DESCRIPTION OF BEST MANAGEMENT PRACTICES THAT ARE INCORPORATED INTO THE SITE DESIGN AND HOW THEY WILL FUNCTION SHALL BE PREPARED AND SUBMITTED DURING BUILDING PERMIT REVIEW. THE APPLICABLE DESIGN CRITERIA SUCH AS SOIL TYPE, VEGETATION, AND LAND COVER CONDITIONS DRAINING TO THE BEST MANAGEMENT PRACTICE ALONG WITH APPROPRIATE CALCULATIONS SHALL BE INCLUDED.**
- 6. THE PROPOSED BUILDINGS SHALL HAVE A MANUAL AND AUTOMATIC DETECTION SYSTEM INSTALLED THROUGHOUT IN A MANNER ACCEPTABLE TO THE FIRE MARSHAL. ALL AREAS OF EACH BUILDING SHALL BE PROTECTED.**
- 7. A MINIMUM 20 FOOT WIDE FIRE LANE AS APPROVED BY THE VILLAGE SHALL BE PROVIDED THROUGHOUT THE ENTIRE DEVELOPMENT. THE PROPOSED DECKS SHALL NOT ENCROACH INTO THE REQUIRED FIRE LANE.**
- 8. THE VILLAGE SHALL ASSUME OWNERSHIP OF THE WATER MAINS AS PART OF THE ACCEPTANCE OF THE SUBDIVISION'S PUBLIC IMPROVEMENTS. AN EASEMENT ON THE PLAT OF SUBDIVISION SHALL BE PROVIDED WHICH GIVES THE VILLAGE THE RIGHTS TO MAINTAIN & REPAIR WATER MAINS AND FIRE HYDRANTS.**
- 9. FIRE HYDRANTS SHALL BE INSTALLED NO MORE THAN 300 FEET APART ON ALL PROPOSED WATER MAINS, INCLUDING THE MAIN ALONG PROSPECT AVENUE AND THE LOOPED MAIN AND SHALL BE AT LEAST FOUR FEET FROM ANY CONNECTIONS.**
- 10. THE LIMESTONE BAND BETWEEN THE LOWER AND FIRST LEVELS SHALL CONTINUE ACROSS THE BUILDINGS ON LOTS 2, 5, AND 10.**
- 11. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE PETITIONER SHALL SUBMIT MATERIAL SAMPLES OF THE PROPOSED BRICK, SYNTHETIC LIMESTONE, SPLIT FACE CONCRETE BLOCK, STUCCO, CEDAR SIDING, FIBERGLASS COLUMNS AND SHINGLES FOR REVIEW BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT.**
- 12. PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT PERMITS, THE PETITIONER SHALL PAY TO THE VILLAGE A \$500 FEE-IN-LIEU PER**

VILLAGE APPROVED PARKWAY TREE SUBJECT TO VERIFICATION BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

THE MOTION WAS SECONDED BY MRS. HAMERNIK. ROLL CALL:

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

NAY: NONE

MOTION CARRIED. VOTE: 7-0.

Staff discussed the upcoming agenda for the March 3rd and March 10th meetings. Mr. O'Brien stated the Annual Report in the commissioners' packets was being forwarded to the Village Council. Questions or comments on the Annual Report were to be directed to Mr. O'Brien. Chairman Jirik appreciated staff's work, noting the work was invaluable to the Village.

On other matters, Mr. O'Brien stated there are a number of top priorities within the Strategic Plan that will be coming forward as well as the start of the comprehensive plan. Details followed. He encouraged the commissioners to view the Village's web site to see when upcoming meetings will be held.

Chairman Jirik stated he would like to hold a discussion between the Village Council, the Plan Commission and planning staff regarding the work product that is developed by this Commission to advise and support the orderly growth of the Village. Ideas should be sent to Mr. O'Brien. As an outcome, he would like to identify training and developmental activities and to have a commitment to hold these types of meetings annually with all three bodies. Mr. Matejczyk agreed feedback would be beneficial. Mr. O'Brien stated he has spoken to the Village Manager's office already about this matter, and he expects a date in late spring or early summer.

In general, Mr. O'Brien stated the Village Council is very hesitant to go against recommendations by the Plan Commission unless there is an extreme circumstance. He also stated because the Plan Commission and its staff work well together, the Village Manager has used the Plan Commission meetings as a model for other Boards and Commissions to follow.

MR. BEGGS MOVED TO ADJOURN THE MEETING. MRS. HAMERNIK SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 8:15 P.M.

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