

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
OCTOBER 6, 2009 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
First Amendment to the Redevelopment Agreement for Acadia on the Green	<ul style="list-style-type: none"> <li>✓ Resolution</li> <li>✓ Ordinance</li> <li>Motion</li> <li>Discussion Only</li> </ul>	David Fieldman Village Manager

**SYNOPSIS**

An ordinance and resolutions have been prepared for an amendment to the redevelopment agreement between the Village and Acadia OTG LLC. The amendment would

- provide a credit from the purchase price for the Phase III property for improvements made by the developer above and beyond the requirements of the redevelopment agreement
- extend the schedule for the developer’s purchase of the final phase of the development
- accept certain public improvements and reduce the letter of credit posted by the developer
- accept a grant of easement for public alley purposes
- grant an easement to the developer for the maintenance of the village green space
- approve the lease of first floor tenant space to ATI physical therapy and fitness center

**STRATEGIC PLAN ALIGNMENT**

The Five Year Plan and Goals for 2008-2013 identified *Authentic Downtown – The Heart of Our Community* and *Strong Diverse Local Economy*.

**FISCAL IMPACT**

The addendum would allow for a credit on the purchase price of the property at 5117 Main Street in the amount of \$25,000 for specific improvements made by the developer above and beyond the improvements required to be constructed per the terms of the redevelopment agreement. With the application Acadia OTG LLC would pay \$461,000 for this property. The funds would be deposited in the Downtown Tax Increment Financing fund.

**UPDATE & RECOMMENDATION**

This item was discussed at the September 8, 2009 workshop. During that meeting, the Village Council requested additional information related to the item from the petitioner. Please review the attached letter from the petitioner for additional information pertaining to this item.

Staff recommends approval on the October 6, 2009 active agenda.

**BACKGROUND**

In 2005 the Village and Acadia OTG LLC executed a redevelopment agreement for the Acadia on the Green development located at the southeast corner of Main Street and Burlington Avenue.

*Credit for the Purchase Price of the Phase III Property*

The developer has substantially completed the development. In addition to completing the improvements required by the redevelopment agreement, the developer constructed a retaining wall near a ComEd utility appurtenance and paved the private portions of the alley located west of the development behind the

Heritage House Florist property. The retaining wall was required for the Village to complete the burial of the overhead utilities. The paving of the private portion of the alley was not required by the redevelopment agreement, however, the Village and developer were working cooperatively with the alley owners to pave this area to improve its appearance and function. These improvements cost the developer approximately \$25,000 (\$10,000 for the retaining wall and \$15,000 for the alley paving). The amendment states that the Village would provide a credit to the developer for the purchase of the property at 5117 Main Street in the amount of \$25,000 to compensate the developer for the construction of the retaining wall and the paving of the private portions of the alley.

*Schedule for Purchasing the Phase III Property*

The redevelopment agreement states that the developer must purchase the property located at 5117 Main Street no later than November 2009. The addendum would extend the purchase date to November 2010.

*Acceptance of Public Improvements*

The redevelopment agreement requires the developer to complete all public improvements associated with the development. To date, the developer has completed all elements of the public improvements except for portions of the street lighting system. The amendment accepts the public improvements completed to date, reduces the public improvement letter of credit accordingly and requires that the remaining improvements to the street lighting system be completed within 60 days. A separate resolution has been prepared authorizing acceptance of public improvements and reducing the letter of credit.

*Acceptance of a Grant of Easement*

There is an existing alley located west and south of building 1, adjacent to the Heritage House Florist property. This alley is owned by the developer. The amendment requires the developer to grant an easement for public alley purposes over a portion of the alley. The easement is intended to improve the functionality of the alley.

*Granting an Easement*

Pursuant to Section 9.7 of the redevelopment agreement, the Village shall grant an easement to the developer for the maintenance of the village green area near the southeast corner of Mochel and Burlington. The easement would be granted as part of this action. A separate resolution has been prepared granting this easement.

*Approval of the Lease of First Floor Space to ATI Physical Therapy and Fitness Center*

The redevelopment agreement states that unless the Village approves otherwise in advance in writing, not less than 90 percent of all leased first floor area shall be leased to retail sales tax producing tenants. The developer has requested that approximately 10,000 square feet of tenant space in Building 1 fronting on Mochel Drive and Burlington Avenue be leased to ATI Physical Therapy and Fitness Center. The proposed operations are described in the attached letter from ATI. The term of the lease would be 10 years with two five-year options to extend the lease. When evaluating the request, Village staff considered the impact of ATI on equalized assessed valuation, sales tax revenue, tenant mix and parking.

A comparison of the current and proposed tenant mix is provided below:

Tenant Mix	Current		Proposed	
	Square Footage	% of Total	Square Footage	% of Total
<b>Retail</b>	13,378	47%	13,378	47%
<b>Non-Retail</b>	1,846	7%	11,846	42%
<b>Vacant</b>	13,078	46%	3,078	11%
<b>TOTAL</b>	28,302	100%	28,302	100%

The primary source of revenue for the Downtown Tax Increment Financing District is property tax receipts. The amount of property tax revenue received is based on the Equalized Assessed Value of the properties located within the district. The 10,000 square foot tenant space is expected to generate approximately \$50,000 per year in property tax revenue.

If ATI occupies the tenant space, very little retail sales tax would be generated. Typical retail tenants in the downtown generate about \$150 per square foot in annual retail sales. If the space were occupied by retail tenants, the Village would expect approximately \$26,250 per year in annual sales tax revenue.

In some cases, non-retail tenants tend to attract other non-retail tenants within the same or nearby tenant spaces. Since the redevelopment agreement states that the Village must approve non retail sales tax producing uses in excess of 10% of the tenant space, the Village would be able to individually consider all non retail sales tax producing tenants that would like to occupy Acadia on the Green.

ATI has indicated that their customers will likely be physical therapy patients referred to ATI from physicians throughout the community, people residing in or around the downtown area, commuters that park in the nearby parking deck and employees of the downtown businesses. These customers are likely to patronize other downtown businesses during their trip to ATI or other separate trips to the downtown area. These customers are not likely to negatively impact other downtown businesses.

The expected parking demand for ATI is the same as the parking demand for general retail uses. Both uses require approximately 3.5 spaces per thousand square feet. Since the parking demand for ATI is the same as general retailers, there should be no negative impact on parking within the downtown system.

#### **ATTACHMENTS**

Ordinance Authorizing Execution of the First Amendment to the Redevelopment Agreement

ACADIA OTG LLC  
4927 MAIN STREET  
SKOKIE, IL 60077

September 29, 2009

Mr. David Fieldman  
Village Manager  
Village of Downers Grove  
801 Burlington Ave.  
Downers Grove, IL 60515

RE: Acadia on the Green  
Follow up to Village Council RFI

Dear Mr. Fieldman,

We are pleased to provide you with the following information in response to several questions raised at our previous appearance the Council Workshop Session.

**ATI Parking**

It is important to note that the fitness facility is a new concept for ATI, and they have chosen Downers Grove to host one of the first of this genre. Being a new concept, ATI has yet to gather any empirical data that would permit them to accurately predict the on-street parking utilization expected in the Downtown area. ATI expects that significant memberships will be generated from both regular Metra commuters and current Downtown residents. These users will create little additional demand since they are more likely to have parked in the deck in relation to their commute, or are foot bound in their immediate neighborhood.

ATI has indicated their willingness to require that all employees be required to park in the deck, and will purchase an appropriate amount of regular passes to ensure compliance.

Patients arriving for treatment at the 2,000 SF Physical Therapy Clinic will be offered the option of valet service (pending approval) that will shuttle vehicles to and from the deck. Typical sessions will last 30-60 minutes.



## **Retail Marketing**

CB Richard Ellis was retained to market the development in the Fall Of 2005. The team assigned to the project brought extensive experience in the marketing and leasing of urban and suburban infill projects throughout Chicagoland. This group was responsible for bringing several national and regional retailers to downtown Naperville, including Hugo's Frog Bar, Talbot's, Chico's and several others. During their 3-year representation, CBRE engaged in active direct marketing to any and all retailers that fit the profiles outlined in the original Curtiss Block RFP, and later memorialized in the RDA that governs the development of the project. They prominently displayed the project at the 2006, 2007, and 2008 ICSC Deal Making events held annually in Chicago, and also aggressively promoted Acadia at the 2006 & 2007 ICSC International Conference held annually in Las Vegas. Reports were provided to DGDMC as requested, which outlined the hundreds of contacts made in relation to the assignment. Under their brokerage, we provided lease quotations to at least 60 groups that showed mild interest.

It is important to note that during the period that Acadia was represented by CBRE, the market witnessed a significant reversal in the site selection process employed by national and chain type retailers. Many formula based users found difficulty in locating in a town center environment. Unusual space layouts, lack of dedicated parking, unsophisticated landlords, and unpredictable traffic patterns were most often cited by brokers representing national accounts. About the same time, the proliferation of "lifestyle centers" created leasing opportunities that artificially created a town center atmosphere, with far less of the underwriting challenges presented by locations such as ours. Nationally, many town centers witnessed the exodus of national chains, who only a few years prior embraced the potential of such venues.

I believe CBRE did their best to do what they do best - market to large-scale users. It became fairly evident as the assignment wore on that they were much less suited to dealing with the "moms and pops", who have become the bread and butter of town centers everywhere. In early 2008, I notified them that I would not renew our agreement, and we parted company amicably. From time to time they have provided me leads, all of which have been pursued.

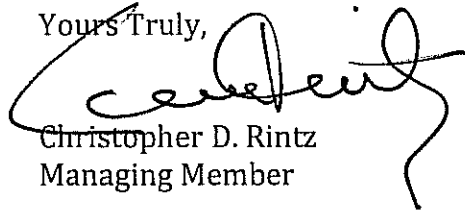
Since that time, I have handled all brokerage duties personally, and have continued to respond aggressively to any potential users that can provide a sound business plan and financial capacity. I continue to follow leads that are provided by the DGEDC and the DGDMC. During the past 16 months I have provided written lease quotes to at least 20 prospective tenants, and continue to decline quotation to any user that is not consistent with the guidelines of the RDA. I have easily responded to over 100 inquiries. It is important to note that I have stayed in close and constant contact with the DGEDC and DGDMC on my activities, and have been diligent in maintaining the spirit and intent of the restrictions outlined in the RDA.

The world has changed significantly since we first embarked on this project. Planners, pundits, and retailers alike have come to understand the dynamics of what makes a good town center work. Much has been written recently about the importance of commercial "mix" in these areas, and the critical nature of combining retail and non-retail uses to achieve the vibrancy and vitality that is the hallmark of a progressive community. The concepts of daytime population, trip generation, and diversification are critical to the success of a district. We firmly believe that the ATI's proposed facility will create new opportunities for existing and new businesses in the downtown area, and introduce many new patrons to the area.

Lastly I wish to reiterate that ATI should be viewed as 2 separate and distinct uses. Yes, the 2,000 SF of the Physical Therapy clinic is non-tax generating. But the 7,800 SF of health club offers retail items and will be selling healthy snacks, smoothies, supplements, and refreshments that are taxable – for all I know the memberships may be taxable as well. It is inaccurate to classify the facility as 10,000 SF of non-tax generating use. It distorts the truth significantly, as well as the percentages. If only the Physical Therapy area was classified correctly as non-tax generating, the aggregate area of space under lease to non-tax uses would total 3,846 Sf or 11% of the total leasable space in the project.

I truly appreciate the thoughtful diligence exhibited by all the Commissioners during our initial presentation, and also appreciate the opportunity to provide additional information regarding our request.

Yours Truly,

A handwritten signature in black ink, appearing to read "Christopher D. Rintz", with a long, sweeping flourish extending downwards and to the right.

Christopher D. Rintz  
Managing Member

**VILLAGE OF DOWNERS GROVE**  
**COUNCIL ACTION SUMMARY**

**INITIATED:** Village Manager      **DATE:** September 15, 2009  
(Name)

**RECOMMENDATION FROM:** \_\_\_\_\_ **FILE REF:** \_\_\_\_\_  
(Board or Department)

**NATURE OF ACTION:**

- Ordinance
- Resolution
- Motion
- Other

**STEPS NEEDED TO IMPLEMENT ACTION:**

Motion to Adopt “AN ORDINANCE APPROVING EXECUTION OF A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND ACADIA ON THE GREEN, LLC”, as presented.

**SUMMARY OF ITEM:**

Adoption of this ordinance shall approve a First Amendment to the Redevelopment Agreement between the Village of Downers Grove and Acadia on the Green, LLC.

**RECORD OF ACTION TAKEN:**

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING EXECUTION OF A FIRST AMENDMENT  
TO THE REDEVELOPMENT AGREEMENT BETWEEN  
THE VILLAGE OF DOWNERS GROVE  
AND ACADIA ON THE GREEN, LLC**

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

1. That the form and substance of a certain First Amendment to the Redevelopment Agreement (the “First Amendment”), between the Village of Downers Grove (the “Village”) and Acadia on the Green, LLC (the “Developer”), as set forth in the form of the First Amendment submitted to this meeting with the recommendation of the Village Manager, is hereby approved.

2. That the Village Manager and Village Clerk are hereby respectively authorized and directed for and on behalf of the Village to execute, attest, seal and deliver the First Amendment, substantially in the form approved in the foregoing paragraph of this Resolution, together with such changes as the Manager shall deem necessary.

3. That the proper officials, agents and employees of the Village are hereby authorized and directed to take such further action as they may deem necessary or appropriate to perform all obligations and commitments of the Village in accordance with the provisions of the First Amendment.

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

5. That this Ordinance shall be in full force and effect from and after its passage as provided by law.

\_\_\_\_\_  
Mayor

Passed:

Attest: \_\_\_\_\_  
Village Clerk

**FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN  
THE VILLAGE OF DOWNERS GROVE AND ACADIA ON THE GREEN, LLC**

**THIS FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT** between the Village of Downers Grove and Acadia on the Green, LLC (“First Amendment”), is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_ (“Agreement Date”) by and between the **VILLAGE OF DOWNERS GROVE, ILLINOIS**, an Illinois municipal home rule corporation, located in DuPage County, Illinois (the “Village”), and **ACADIA ON THE GREEN, LLC** (the “Developer”).

**WHEREAS**, the Village and the Developer entered into a Redevelopment Agreement for Acadia on the Green (the “Project”) dated September 20, 2005 incorporated herein by reference as Exhibit A (the “Agreement”); and

**WHEREAS**, the Developer has installed the required public improvements, except for portions of the public streetlight system, pursuant to Article 6 of the Agreement; and

**WHEREAS**, the Village has determined that it is desirable and in the Village’s best interests to assist the Developer in the manner set forth herein; and

**WHEREAS**, this First Amendment has been submitted to the Corporate Authorities of the Village for consideration and review, the Corporate Authorities have taken all actions required to be taken prior to the execution of this First Amendment in order to make the same binding upon the Village according to the terms hereof, and any and all actions of the Corporate Authorities of the Village precedent to the execution of this First Amendment have been undertaken and performed in the manner required by law; and

**WHEREAS**, this First Amendment has been submitted to the Principals of the Developer for consideration and review, which Principals have taken all actions required to be taken prior to the execution of this First Amendment in order to make the same binding upon the Developer according to the terms hereof, and any and all action of the Developer precedent to the execution of this Agreement have been undertaken and performed in the manner required by law.

**NOW THEREFORE**, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree and that the Redevelopment Agreement, dated September 20, 2005, shall be amended as follows:

A. Incorporation of Recitals:

The findings, representations and agreements set forth in the above Recitals are material to this First Amendment and are hereby incorporated into and made a part of this First Amendment as though fully set out in this First Amendment, and constitute findings, representations and agreements of the Village and of the Developer according to the tenor and import of the statements in such Recitals.

B. The following paragraphs shall be added at the end of Section 6.4 of the Agreement:

From time to time, the Village may request that the Developer perform additional work to add to the Public Improvements contemplated under the Agreement. This additional work shall collectively be referred to as the "Additional Public Improvements". The Village and the Developer shall agree in writing on the scope, price and timing of the Additional Public Improvements.

The cost of the Additional Public Improvements shall not be subject to the cap on the cost of Public Improvements as set forth in Section 4.2(b) of the Agreement. Section 6.5, 6.6 6.7 and 6.8 of the Agreement, governing inspection, dedication, maintenance, transfer of ownership and guaranty of Public Improvements, shall apply to the Additional Public Improvements. The price for the Additional Public Improvements shall be applied as a credit to the purchase price for the Phase III property, or if such Additional Public Improvements are authorized by the Village following the purchase of the Phase III property, shall be payable to the Developer within sixty (60) days of completion and submission of an invoice by the Developer.

C. Pursuant to Section 6.4 of the Agreement, the Village has requested and the Developer has agreed to construct the following Additional Public Improvements at the following price:

1. Pave private alleys adjacent to Outlot B in the amount of \$15,000.
2. Install a retaining wall on the south side of Building 3, immediately north of Building 2 for the purpose of maintaining the utility appurtenances at that location in the amount of \$10,000.

- D. Pursuant to Article 5.1, the Village hereby grants the Development approval to lease approximately eleven thousand (11,000) square feet of retail space in Building 1 to ATIPT. The use of the tenant space shall substantially conform to the business plan and floor plan attached hereto and incorporated herein as Exhibit B. Said approval is granted solely for ATIPT, and is not transferable or assignable without written consent from the Village.
- E. Pursuant to Article 7, the Village agrees to accept a portion of the completed Public Improvements, as more expressly depicted in the attached Exhibit C, and reduce the Letters of Credit accordingly. The Developer agrees to complete all remaining outstanding Public Improvements, including the improvements to the public streetlight system as described in the attached Exhibit D, within sixty (60) days from the date of this First Amendment. Upon future acceptance of the outstanding Public Improvements, the Letters of Credit shall be further reduced accordingly. In the event the Developer fails to complete the public streetlight system improvements as described in Exhibit D, the Village may draw on the Public Improvement Letter of Credit to complete the improvements. The acceptance of the Public Improvements and reduction of letters of credit will be memorialized by formal Village Resolution.
- F. The Developer agrees to grant the Village an easement for public alley purposes over a portion of Outlot B, as more clearly depicted in Exhibit E, attached hereto and incorporated herein by reference
- G. Article 4.1 (b) (iii) and Exhibit D "Curtiss Development Schedule" shall be amended to reflect that the required closing date for Phase III of the Project shall occur no later than November 1, 2010. Accordingly the remaining tasks and deadlines on Exhibit D shall be adjusted to reflect a one (1) year extension.

**IN WITNESS WHEREOF**, the parties hereto have caused this First Amendment to be executed on or as of the day and year first above written.

**VILLAGE OF DOWNERS GROVE**, an Illinois  
municipal corporation

**ACADIA ON THE GREEN, LLC** n Illinois  
limited liability corporation

\_\_\_\_\_  
By: Mayor

\_\_\_\_\_  
By: Vice-President

**ATTEST:**

**ATTEST:**

\_\_\_\_\_  
By: Village Clerk

\_\_\_\_\_  
By:

1\mw\agr.09\Acadia-RDA-Amd-final-8-12-09



## LIST OF EXHIBITS

EXHIBIT A: Redevelopment Agreement

EXHIBIT B: ATIPT Business Concept

EXHIBIT C: Public Improvements Acceptance Schedule

EXHIBIT D: Improvements to Public Lighting System

EXHIBIT E: Grant of Easement

## SERVICES

### PHYSICAL THERAPY

WORK  
CONDITIONING/HARDENING  
(F.I.R.S.T.™)

FUNCTIONAL CAPACITY  
EVALUATIONS

SPORTS MEDICINE

WOMEN'S HEALTH

## ILLINOIS

AURORA/FOX VALLEY

AURORA (WEST)

BOLINGBROOK (EAST)

BOLINGBROOK (WEST)

BOURBONNAIS

CAROL STREAM/WHEATON

CHICAGO/AVONDALE

CHICAGO/BEVERLY

CHICAGO/BRICKTOWN

CHICAGO/MIDWAY

CHICAGO/NORTH PARK

DARIEN

ELMHURST

FOREST PARK

GENEVA

GLENN ELLYN

HICKORY HILLS

JOLIET

JOLIET (SOUTH)

LOCKPORT

LOMBARD

MATTESON

MORRIS

NAPERVILLE (EAST)

NAPERVILLE (NORTH)

NAPERVILLE (SOUTH)

NEW LENOX (EAST)

NEW LENOX WEST

OSWEGO

PLAINFIELD

PLAINFIELD HAND CLINIC

ROCKFORD

SHOREWOOD

TINLEY PARK

WILLOWBROOK

WINFIELD

WOMEN SERVING WOMEN

## WISCONSIN

GREENFIELD

KENOSHA

MEQUON

MILWAUKEE - THIRD WARD

NEW BERLIN

WAUKESHA

# ATI



## Physical Therapy

*Making a positive difference in the life of our patients, employees and the community through the pursuit of excellence in service and the patient experience.*

August 19, 2009

The Village of Downers Grove  
2001 Butterfield Road, Suite 120  
Downers Grove, IL 60515

Dear Sir/Madam:

Established in 1996, ATI Physical Therapy opened its first clinic in Willowbrook, IL and was instrumental in developing customized one-to-one physical therapy and research-based work/conditioning hardening programs. The trademarked F.I.R.S.T.™ (Functional Integration of Strength Training) work conditioning/hardening program evolved from extensive research and input from orthopedic surgeons, physical therapists, athletic trainers, exercise physiologists, and bio-mechanists. The F.I.R.S.T.™ program has gained international recognition for its success.

ATI has continued to flourish by distinguishing itself in the industry and taking a proactive approach toward patient care. ATI is continually improving and expanding its services. ATI has a specialty clinic for healthcare needs unique to women. ATI provides on-site athletic training services for universities, high schools, clubs, and professional athletic teams. Through the F.I.R.S.T.™ program, ATI has successfully returned more than 5,000 injured workers to their careers. ATI has a dedicated in-house research department to improve rehabilitation outcomes through basic science, transitional research, evidence-based medicine and cost-benefit analysis. ATI's Center for Excellence is a state-of-the-art internal training center dedicated to continuing education, training, and career advancement for all ATI employees. In 2003, ATI Physical Therapy established the ATI Foundation, a non-profit organization benefiting children in need of resources and funding due to medical complications and disabilities to give back to the communities it serves. ATI owns and operates a van service to provide patients who are unable to drive or are without transportation with a complimentary commute to and from therapy sessions.

ATI's accomplishments can be attributed to its team of carefully assembled employees. ATI's mission "to exceed customer expectations by providing the highest quality care in a friendly and encouraging environment" is of utmost importance to ATI employees. ATI provides one-to-one care for a variety of orthopedic rehabilitation needs; patients are seen by a licensed provider at every appointment.

This employee dedication has resulted in ATI's reputation as the superior provider of outpatient rehabilitation services. In 2006, ATI Therapy was awarded the Best Physical Therapy Practice in the Nation recognition from ADVANCE Rehabilitation

ATI CORPORATE HEADQUARTERS: 790 REMINGTON BLVD. BOLINGBROOK, IL 60440  
PHONE: (630) 296-2222 · FAX: (630) 759-6106 · WWW.ATIPT.COM

Exhibit B

Magazine at the APTA's (American Physical Therapy Association) annual conference.

Please find below several pertinent facts on ATI Physical Therapy and what is planned to provide the Village of Downers Grove and its residents. With the help and approval of the Village, ATI expects this venture to be a unique and exciting opportunity to serve the members of the community for years to come.

1. Proposed operations:

- a. ATI Physical Therapy is an outpatient rehabilitation provider with over 40 locations in IL (total of 80 locations in 5 states IL, WI, DE, MD, PA).
- b. ATI Physical Therapy proposes to open an outpatient physical therapy center with an adjacent to a fitness center in downtown Downers Grove at Acadia on the Green.
- c. The approximately 3,000 square foot physical therapy center will be servicing members of the Downers Grove community for various orthopedic injuries and concerns.
- d. ATI is familiar with local referral sources and look forward to working with the Downers Grove medical community.
- e. The approximately 7,000 square foot fitness facility will be a first class, neighborhood gym offering convenience to commuters and also people working and living throughout the Downers Grove community.
- f. ATI projects the Downers Grove fitness center to have up to 2,000 members, with 20 to 30 employees.
- g. Hours of Operation:
  - i. PT center – 8 AM to 7 PM
  - ii. Fitness Center – 5 AM to 10 PM
- h. ATI anticipates the clinic will see 30 to 40 patients per day, and have up to 10 employees.
  - i. Patient visits to the clinic are approximately 45 minutes to one hour in duration
- i. Fitness industry research shows about 15 to 20 percent of membership utilizes the gym daily or approximately 300-400 workouts per day.
  - i. Fitness member visits will range from approximately 30 minutes to one and one half hours.
- j. Peak gym hours are typically before work (5 to 8 AM) and after work (4 to 8 PM)
- k. Rate:
  - i. The structure is not finalized, but anticipates the per month range for a basic membership around approximately \$50.00 per month.

2. Demographics

- a. The PT clinic services people of all ages with orthopedic concerns, ages 8 to over 80.

- b. The Fitness Center will focus on members from ages 18 and up. Research indicates that most members/patients will live within 20 minutes of the center, but with the commuter station we may see people from further away.

3. Miscellaneous

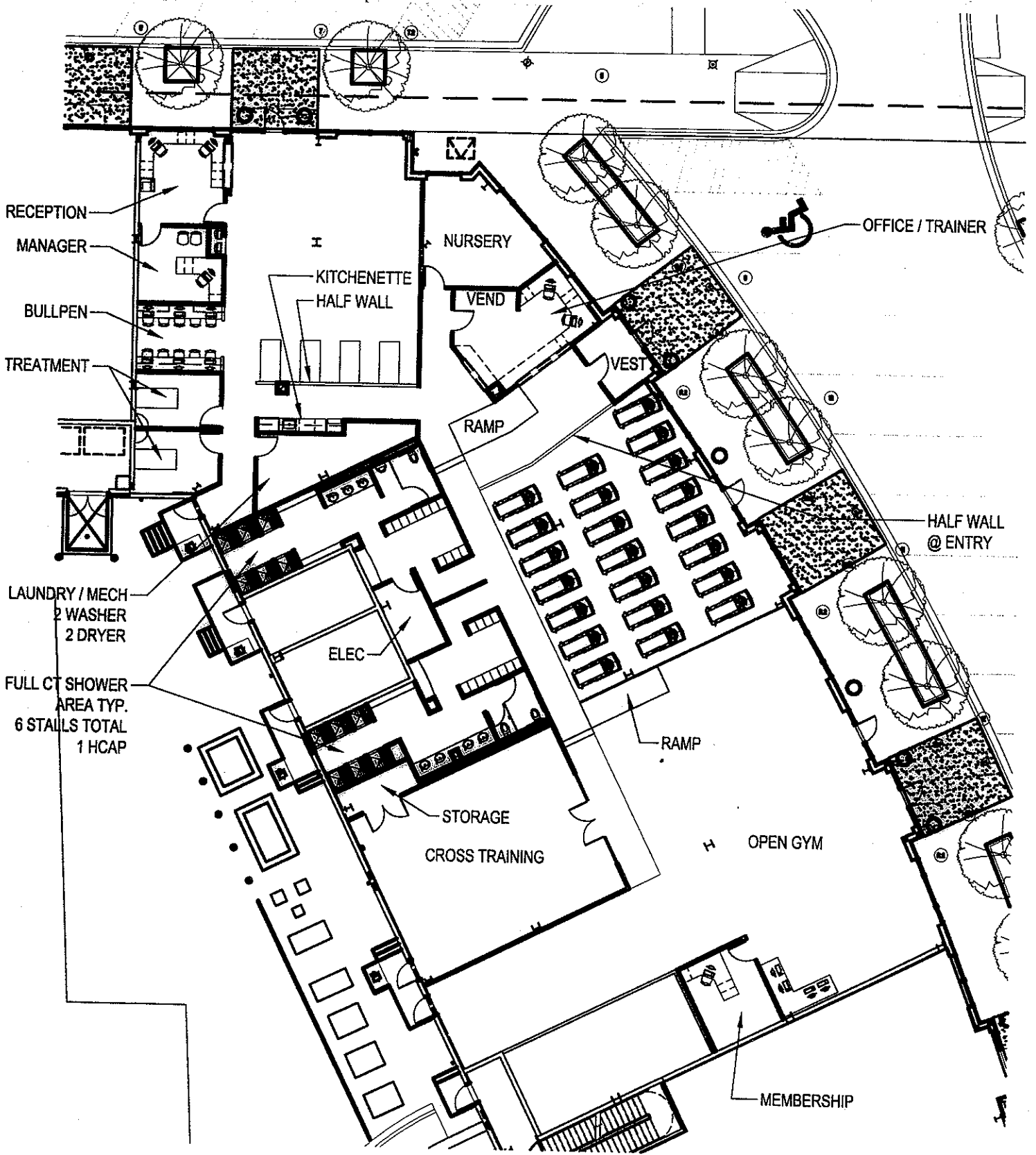
- a. ATI projects that the fitness center will have a synergistic effect and compliment the downtown business community of Downers Grove. Since the fitness center will not have a café, the morning crowd may eat at Egg Harbor or pick up from Lemon Tree prior to beginning their day.
- b. Conversely, the after work visitor will frequent Lemon Tree post work out for their grocery shopping or dine at one of the area restaurants.
- c. ATI believes the fitness center offers community members and visitors an opportunity to frequent as well as remain in the downtown area longer, contributing to the mutual success of all surrounding businesses.
- d. Commuters:
  - i. ATI anticipates that commuters will be attracted to the convenience of the fitness center, either before or after work. At this time, we cannot accurately determine the actual number of commuters that will be drawn to the location, but we are actively looking to market to and service this demographic.

Thank you for your time and consideration and we look forward to a long and mutually beneficial relationship with the Village of Downers Grove and its residents. If there are any additional questions, comments or concerns, please contact us at any time.

Sincerely yours,



Greg Steil  
Chief Executive Officer



**1** **ATI - DOWNERS GROVE**

SCALE: 1" = 20'-0"

08.04.09

C.M. LAVOIE & ASSOCIATES, INC.  
 1050 STATE ROUTE 126  
 PLAINFIELD, ILLINOIS 60544

FINAL ENGINEERING  
 ENGINEER'S OPINION OF PROBABLE COST  
 LOC REDUCTION # 1 - PUBLIC IMPROVEMENTS

PROJECT ACADIA ON THE GREEN  
 LOCATION NORTH SIDE OF CURTISS, BETWEEN MAIN AND WASHINGTON  
 DOWNERS GROVE, ILLINOIS

PROJECT MANAGER: MDC

DATE: 8/11/2009

CLIENT NAME ACADIA OTG, LLC  
 4927 Main Street  
 Skokie, IL 60077

PROJECT NUMBER: 05-164

PER PLANS LAST REVISED: 11/7/2005

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	PERCENT COMPLETE	AMOUNT REMAINING
<b>EARTHWORK / REMOVAL</b>							
1	PULL DEPTH BITUMINOUS PAVEMENT REMOVAL	4,167	SY	\$10.00	\$41,670.00	100%	\$ -
2	FULL DEPTH CONCRETE PAVEMENT	418	SY	\$10.00	\$4,180.00	100%	\$ -
3	CURB AND GUTTER REMOVAL	1,540	LF	\$5.00	\$7,700.00	100%	\$ -
4	SIDEWALK REMOVAL	12,492	SF	\$5.00	\$62,460.00	100%	\$ -
5	STORM SEWER REMOVAL (INCLUDES STRUCTURES)	459	LF	\$12.00	\$5,508.00	100%	\$ -
6	STREET LIGHT REMOVAL (DOES NOT INCLUDE COM ED RELOCATION)	13	EA	\$750.00	\$9,750.00	100%	\$ -
7	MISCELLANEOUS REMOVAL (BOLLARDS, PLANTERS, ETC...)	1	LS	\$10,000.00	\$10,000.00	100%	\$ -
8	PUBLIC UTILITY RELOCATION / REMOVAL	1	LS	\$120,000.00	\$120,000.00	100%	\$ -
9	BUILDING REMOVAL	1	LS	\$80,000.00	\$80,000.00	100%	\$ -
<b>EARTHWORK / REMOVAL SUBTOTAL</b>					<b>\$311,276.00</b>		
<b>PAVEMENT</b>							
10	1 1/2 INCH BITUMINOUS SURFACE COURSE, CL I, TYPE 3	282	TON	\$52.00	\$13,628.18	100%	\$ -
11	PRIME COAT (0.10 GAL / SY)	305	GAL	\$1.20	\$366.00	100%	\$ -
12	2 INCH BITUMINOUS BINDER COURSE, CL I, TYPE 2	350	TON	\$46.00	\$16,100.00	100%	\$ -
13	PRIME COAT (0.25 GAL / SY)	782	GAL	\$1.20	\$938.40	100%	\$ -
14	8 INCH BITUMINOUS BASE COURSE, CL I, TYPE 1	1,051	TON	\$45.00	\$47,295.00	100%	\$ -
15	4 INCH COMPACTED GRANULAR SUBBASE, TY B (CA-6)	680	TON	\$13.50	\$9,180.00	100%	\$ -
16	88.12 CURB AND GUTTER	1,948	LF	\$14.50	\$28,246.00	100%	\$ -
17	PCC CONCRETE PAVEMENT	337	SY	\$45.00	\$15,165.00	100%	\$ -
18	PCC WALK, 5 INCHES THICK	14,657	SF	\$3.50	\$51,300.00	100%	\$ -
19	PAVEMENT MARKINGS	2,479	LF	\$0.75	\$1,859.25	100%	\$ -
<b>PAVEMENT SUBTOTAL</b>					<b>\$182,632.12</b>		
<b>WATERMAIN</b>							
20	8-INCH DIA, CL 52 WATER MAIN	260	LF	\$35.00	\$9,100.00	100%	\$ -
21	CONNECTION TO EXISTING 8 INCH DIWM	4	EA	\$2,500.00	\$10,000.00	100%	\$ -
22	1-1/2 INCH BUFFALO BOX	1	EA	\$600.00	\$600.00	100%	\$ -
23	3/4 INCH BUFFALO BOX	1	EA	\$350.00	\$350.00	100%	\$ -
24	8 INCH VALVE AND VAULT	1	EA	\$2,200.00	\$2,200.00	100%	\$ -
25	8-INCH PRESSURE CONNECTION AND VAULT	4	EA	\$4,800.00	\$19,200.00	100%	\$ -
26	FIRE HYDRANT W/ AUXILIARY VALVE	4	EA	\$2,500.00	\$10,000.00	100%	\$ -
27	TESTING AND CHLORINATION	1	LS	\$5,000.00	\$5,000.00	100%	\$ -
28	TRENCH BACKFILL (CA-6)	130	CY	\$22.00	\$2,860.00	100%	\$ -
<b>WATERMAIN SUBTOTAL</b>					<b>\$59,321.20</b>		
<b>SANITARY SEWER</b>							
29	8-INCH DIA, PVC SDR-26 SANITARY SEWER	79	LF	\$20.00	\$1,580.00	100%	\$ -
30	48 INCH MANHOLE, TY A W/ FRAME AND CLOSED LID	3	EA	\$2,450.00	\$7,350.00	100%	\$ -
31	TRENCH BACKFILL	50	CY	\$22.00	\$1,100.00	100%	\$ -
32	TESTING	1	LS	\$1,500.00	\$1,500.00	100%	\$ -
<b>SANITARY SEWER SUBTOTAL</b>					<b>\$10,030.00</b>		
<b>STORM SEWER</b>							
33	36-INCH DIA, RCP STORM SEWER	61	LF	\$50.00	\$3,050.00	100%	\$ -
34	24-INCH DIA, RCP STORM SEWER	624	LF	\$40.00	\$24,960.00	100%	\$ -
35	15-INCH DIA, RCP STORM SEWER	210	LF	\$25.00	\$5,250.00	100%	\$ -
36	12-INCH DIA, RCP STORM SEWER	339	LF	\$22.00	\$7,458.00	100%	\$ -
37	6" PVC STORM DRAIN FOR FUTURE FOUNTAIN	21	LF	\$20.00	\$420.00	100%	\$ -
38	48-INCH CATCH BASIN, TY A W/ FRAME AND GRATE	16	EA	\$2,100.00	\$33,600.00	100%	\$ -
39	60-INCH MANHOLE, TY A W/ FRAME AND GRATE	1	EA	\$2,600.00	\$2,600.00	100%	\$ -
40	24-INCH INLET, TY A W/ FRAME AND GRATE	5	EA	\$750.00	\$3,750.00	100%	\$ -
41	48-INCH MANHOLE TY A W/ FRAME AND GRATE	1	EA	\$2,000.00	\$2,000.00	100%	\$ -
42	REVISIONS TO PARKING DECK RESTRICTOR STRUCTURE	1	LS	\$5,000.00	\$5,000.00	100%	\$ -
43	REMOVE AND REPLACE PAVEMENT IN CURTISS STREET	1	LS	\$10,000.00	\$10,000.00	100%	\$ -
44	TRENCH BACKFILL	1,040	CY	\$22.00	\$22,880.00	100%	\$ -
<b>STORM SEWER SUBTOTAL</b>					<b>\$120,988.00</b>		
<b>EROSION CONTROL / LANDSCAPING</b>							
45	BARRIER FILTER	16	EA	\$11.00	\$176.00	100%	\$ -
46	TREES	22	EA	\$500.00	\$11,000.00	100%	\$ -
47	TOPSOIL RESPREAD AND SODDING	3,650	SY	\$4.00	\$14,600.00	100%	\$ -
<b>EROSION CONTROL / LANDSCAPING SUBTOTAL</b>					<b>\$12,776.00</b>		
<b>LIGHTING</b>							
48	STREET LIGHTS AND APPURTENANCES	25	EA	\$5,000.00	\$125,000.00	68%	\$ 40,000.00
49	CONDUIT AND WIRING	1	LS	\$12,500.00	\$12,500.00	100%	\$ -
<b>LIGHTING SUBTOTAL</b>					<b>\$137,500.00</b>		
<b>MISCELLANEOUS</b>							
50	TRAFFIC CONTROL	1	LS	\$5,000.00	\$5,000.00	100%	\$ -
51	MATERIAL TESTING	1	LS	\$2,500.00	\$2,500.00	100%	\$ -
<b>MISCELLANEOUS SUBTOTAL</b>					<b>\$7,500.00</b>		

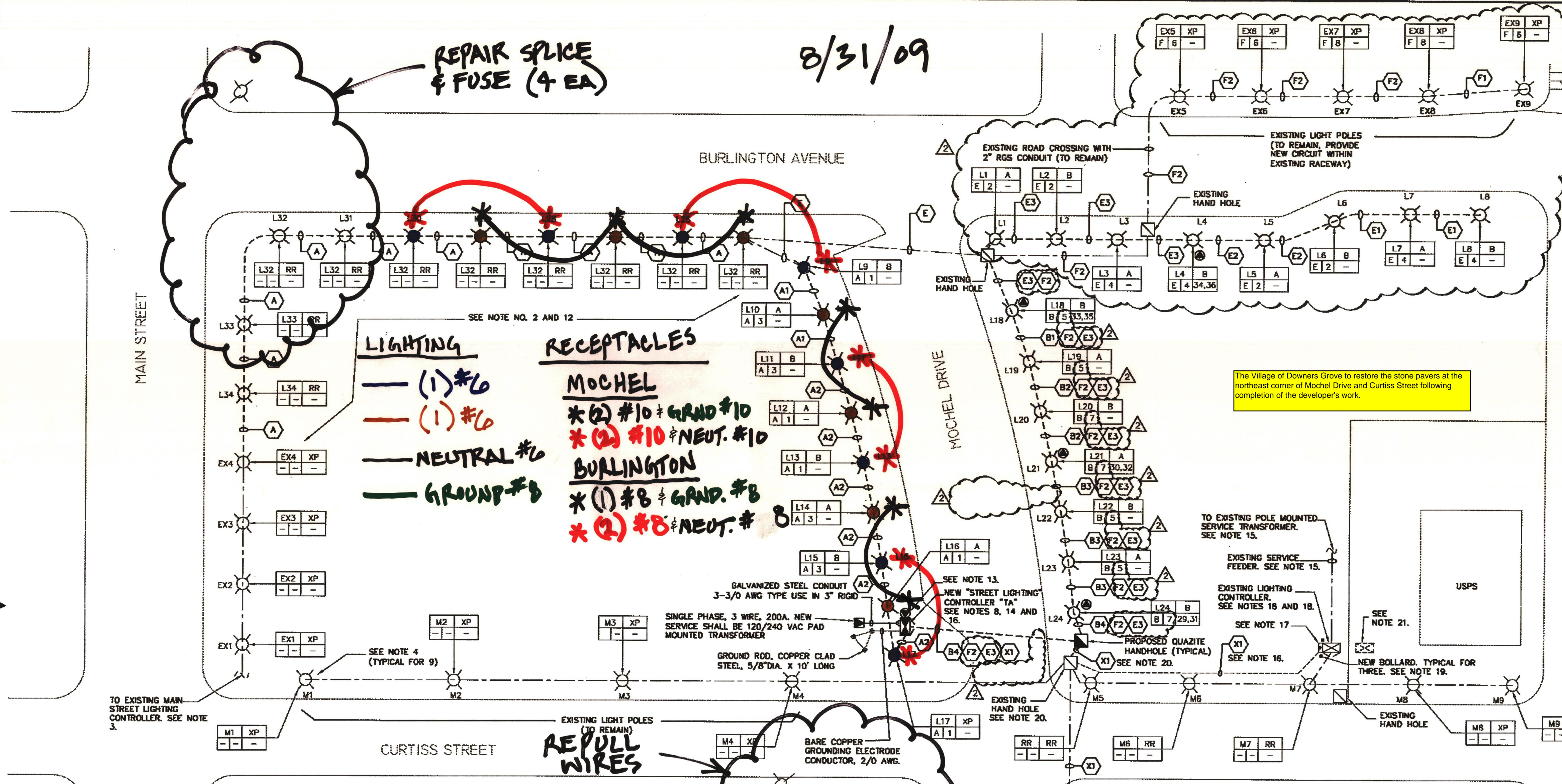
PROJECT TOTAL: \$862,505.32  
 ORIGINAL LETTER OF CREDIT (110%): \$948,755.86  
 WORK COMPLETE: \$822,505.32  
 WORK INCOMPLETE: \$40,000.00  
 10% MAINTENANCE ON COMPLETED WORK: \$82,250.53  
 LETTER OF CREDIT FOR WORK INCOMPLETE (110%): \$44,000.00  
 REVISED LETTER OF CREDIT AMOUNT: \$126,250.53



*MMDG*



F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
FEDERAL RD. DIST. NO. 1		ILLINOIS	FEDERAL AID PROJECT	
CONTRACT:				



**NOTES:**

- EXISTING INSTALLED LIGHT POLES WITH ASSOCIATED LUMINAIRES, GFCI RECEPTACLE TO REMAIN.
- EXTEND EXISTING LIGHT CIRCUIT FROM EXISTING LIGHT POLE "EX4" LOCATED ON THE MAIN STREET TO EXISTING LIGHT POLE "L34" THROUGH "L25". COORDINATE EXACT REQUIREMENTS WITH VILLAGE OF DOWNERS GROVE.
- EXTEND EXISTING POWER OUTLET CIRCUIT FROM EXISTING MAIN STREET LIGHT CONTROLLER. COORDINATE EXACT REQUIREMENTS WITH VILLAGE OF DOWNERS GROVE.
- EXISTING LIGHT POLES AND CIRCUITS TO REMAIN AT CURTISS STREET.
- PROVIDE NEW LIGHT CONTROLLER FOUNDATION PER DETAILS AND VILLAGE REQUIREMENTS.
- COORDINATE EXACT REQUIREMENTS WITH COMED AND VILLAGE FOR NEW SERVICE.
- PROVIDE 240V, 200A SINGLE PHASE, 3W SERVICE AND ASSOCIATED METER CABINET, INSTALL ON LIGHTING CONTROLLER CABINET. REFER TO DETAILS.
- PROVIDE NEW CONTROLLER PER VILLAGE OF DOWNERS GROVE STANDARDS.
- PROVIDE NEW GROUNDING FOR NEW SERVICE AND LIGHT CONTROLLER PER DETAILS AND VILLAGE REQUIREMENTS.
- NOT USED.
- PROVIDE NEW CIRCUIT FOR ALL INDICATED NEW LIGHT POLES AND THEIR ASSOCIATED GFCI RECEPTACLES AND TWIST LOCK 240V POWER RECEPTACLES.
- PROVIDE NEW CIRCUIT WIRES WITHIN EXISTING RACEWAYS AND WILL BE CONNECTED TO EXISTING MAIN STREET LIGHT CONTROLLER.
- PROVIDE NEW 60A, 240V TWIST LOCK WEATHER-PROOF RECEPTACLE AND INSTALL ON ENCLOSURE OF "STREET LIGHTING". COORDINATE WITH VILLAGE OF DOWNERS GROVE FOR EXACT LOCATION OF POWER OUTLET ON ENCLOSURE PRIOR TO INSTALL.
- FROM NEW LIGHT CONTROLLER AND POWER PANEL:
  - CIRCUITS #1 AND #3 WILL BE SERVED TO WEST SIDE OF THE MOCHEL DRIVE (POLES FROM L9 THROUGH L17)
  - CIRCUITS #5 AND #7 WILL BE SERVED TO EAST SIDE OF THE MOCHEL DRIVE (POLES FROM L18 THROUGH L24)
  - CIRCUITS #2 AND #4 WILL BE SERVED TO SOUTHWEST SIDE OF THE BURLINGTON AVENUE FROM NORTHEAST CORNER OF THE MOCHEL DRIVE (POLES FROM L1 THROUGH L8)
  - CIRCUITS #6 AND #8 WILL BE SERVED TO EXISTING POLES LOCATED AT NORTHEAST SIDE OF THE BURLINGTON AVENUE (POLES FROM EX5 THROUGH EX9)
  - CIRCUITS #37,38 (60A-2P) WILL BE SERVED TO NEW 60A, 240V TWIST LOCK RECEPTACLE LOCATED ON "STREET LIGHTING" CONTROLLER "TA".
- CIRCUITS 38,40 (60A-2P) WILL SPARE.
- CIRCUITS 29,31 (60A-2P) WILL BE SERVED TO NEW 60A, 240V TWIST LOCK RECEPTACLE LOCATED ON LIGHT POLE "L24".
- CIRCUITS 30,32 (60A-2P) WILL BE SERVED TO NEW 60A, 240V TWIST LOCK RECEPTACLE LOCATED ON LIGHT POLE "L21".
- CIRCUITS 33,35 (60A-2P) WILL BE SERVED TO NEW 60A, 240V TWIST LOCK RECEPTACLE LOCATED ON LIGHT POLE "L18".
- CIRCUITS 34,36 (60A-2P) WILL BE SERVED TO NEW 60A, 240V TWIST LOCK RECEPTACLE LOCATED ON LIGHT POLE "L4".
- REROUTED EXISTING CIRCUITS 26,28 WILL BE CONNECTED TO 60A-2P CIRCUIT BREAKER IN NEW POWER PANEL TO SERVE EXISTING 60A, 240V TWIST LOCK RECEPTACLES LOCATED ON LIGHT POLE "L3" (LOCATED AT MOCHEL DRIVE, SOUTH OF CURTISS STREET) AND "L10" AT PARKING DECK.
- REROUTED EXISTING CIRCUITS 22,24 WILL BE CONNECTED TO 60A-2P CIRCUIT BREAKER IN NEW POWER PANEL TO SERVE EXISTING 60A, 240V TWIST LOCK RECEPTACLES LOCATED ON LIGHT POLE "L7" (LOCATED AT MOCHEL DRIVE, SOUTH OF CURTISS STREET) AND "L19" AT PARKING DECK.
- REROUTED EXISTING CIRCUITS 25 AND 27 WILL BE CONNECTED TO 15A-1P CIRCUIT BREAKERS IN NEW POWER PANEL TO SERVE EXISTING 120V GFCI RECEPTACLES LOCATED AT SOUTH MOCHEL DRIVE, SOUTH OF CURTISS STREET) AND PARKING DECK.
- REROUTED EXISTING CIRCUITS "C" (9,11) AND "D" (13,15) WILL BE SERVED TO EXISTING PARKING DECK EXTERIOR LIGHTING AND PARTIAL MOCHEL DRIVE (SOUTH OF CURTISS STREET).
- EXISTING POLE MOUNTED COMED SERVICE TRANSFORMER SHALL BE REPLACED WITH PAD MOUNTED TRANSFORMER BY COMED. REPLACE EXISTING SERVICE WIRES FROM SERVICE TRANSFORMER TO RELATED EXISTING STREET LIGHTING CONTROLLER CABINET. MATCH EXISTING WIRES. PROVIDE NEW SERVICE WIRES AND INSTALL IN EXISTING RACEWAY PER NEW REQUIREMENTS. EXTEND EXISTING RACEWAY TO NEW LOCATION. MATCH WITH EXISTING. COORDINATE EXACT REQUIREMENTS WITH COMED AND VILLAGE OF DOWNERS GROVE.
- EXISTING "STREET LIGHTING" CONTROLLER TO REMAIN IN PLACE. DISCONNECT AND REROUTE EXISTING CIRCUIT WIRES (AS INDICATED WITH "X1") FROM SIDE PULL BOX TO NEW CONTROLLER "TA". PULL BACK "X1" CABLES FROM EXISTING HANDHOLE, WHICH IS LOCATED NORTHEAST CORNER OF MOCHEL DRIVE AND CURTISS STREET, NEXT TO POLE "M5". REROUTE WIRES TO NEW CONTROLLER "TA". PROVIDE NEW CONDUIT AND WIRES AS REQUIRED. DO NOT SPICE EXISTING WIRES EXCEPT AT POLE FOUNDATIONS.
- REMOVE EXISTING PULL BOX LOCATED ON EXISTING STREET LIGHTING CONTROLLER ENCLOSURE. PROVIDE BLANK COVER PLATE AND MAINTAIN NEMA-3R FOR OPENINGS ON ENCLOSURE. PAINT TO MATCH WITH ENCLOSURE.
- CUT AND REMOVE EXISTING EXTENDED CONCRETE PAD PER DRIVEWAY CLEARANCE. PATCH AND REPAIR SURFACE AND CORNERS OF EXISTING CONCRETE PAD. PAINT WITH SAFETY YELLOW.
- PROVIDE NEW BOLLARDS AND PAINT WITH SAFETY YELLOW. COORDINATE EXACT LOCATIONS WITH VILLAGE OF DOWNERS GROVE. SEE DETAIL ON DRAWING E03.
- PROVIDE OPENING AND CONDUIT FROM EXISTING HANDHOLE TO NEW HANDHOLE PER NEW WORK REQUIREMENT. PROVIDE CONDUITS FOR WIRING, AS INDICATED WITH "X1".
- REMOVE EXISTING CONCRETE BASE AND ASSOCIATED CONDUIT AND WIRES BACK TO SOURCE. PATCH AND REPAIR AREA. MATCH WITH EXISTING CONDITION. PROVIDE NEW TOP SOIL FOR DAMAGED AREA AND PATCH THE GRASS AS REQUIRED.

**ISSUED FOR CONSTRUCTION**

**Burns & McDonnell**  
 SINCE 1952

date 06/15/2007 detailed F.ONOL  
 designed D.MERTZ checked A.ARAHMAN

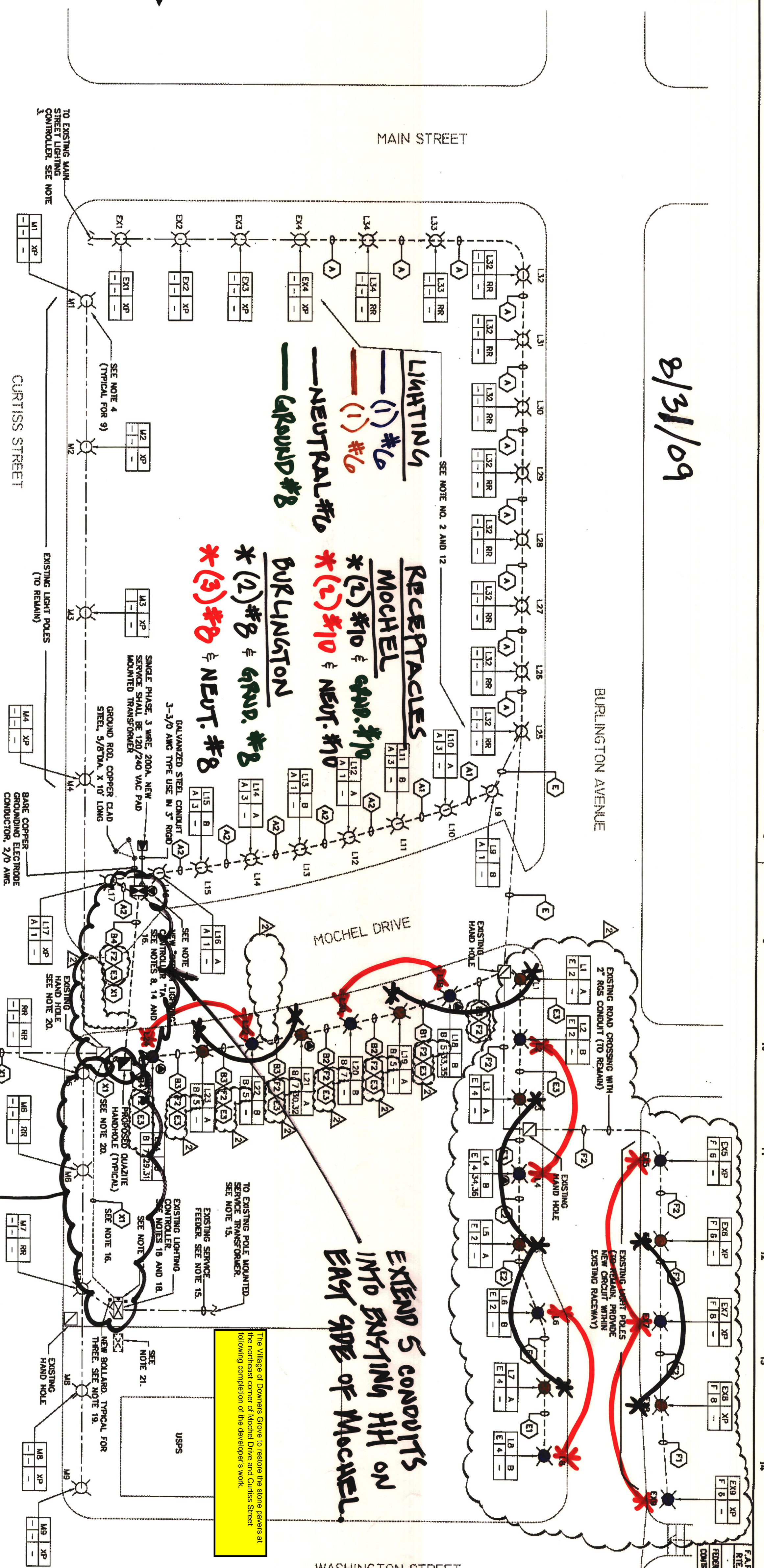
**Village of Downers Grove**  
 ACADIA ON THE GREEN  
 LIGHTING PLAN  
 ELECTRICAL DETAILS-1

project #ABCD contract 8902  
 drawing E01 - 2  
 sheet 1 of 3 sheets  
 file I:\DOWNERS...# ABCDECAD\E01

Scale For Microfilming  
 Inches  
 Copyright © 2007 Burns and McDonnell Engineering Company, Inc.



8/31/09



**NOTES:**

1. EXISTING INSTALLED LIGHT POLES WITH ASSOCIATED LUMINAIRES, GFCI RECEPTACLE TO REMAIN.
2. EXTEND EXISTING LIGHT CIRCUIT FROM EXISTING LIGHT POLE TO EXISTING LIGHT POLE ON MAIN STREET TO EXISTING LIGHT POLE REQUIREMENTS WITH VILLAGE OF DOWNERS GROVE.
3. EXTEND EXISTING POWER OUTLET CIRCUIT FROM EXISTING MAIN STREET LIGHT CONTROLLER COORDINATE EXACT GROUNDING TO EXISTING MAIN STREET LIGHT CONTROLLER.
4. EXISTING LIGHT POLES AND CIRCUITS TO REMAIN AT CURTISS STREET.
5. PROVIDE NEW LIGHT CONTROLLER FOUNDATION PER DETAILS AND VILLAGE REQUIREMENTS.
6. COORDINATE EXACT REQUIREMENTS WITH CURTISS STREET LIGHT CONTROLLER.
7. PROVIDE 240V 200A SINGLE PHASE 3W SERVICE AND ASSOCIATED METER CABINET, REFER TO DETAILS.
8. PROVIDE NEW CONTROLLER PER VILLAGE OF DOWNERS GROVE STANDARDS.
9. SERVICE AND LIGHT CONTROLLER FOR NEW SERVICE AND VILLAGE REQUIREMENTS TO NOT USED.
11. PROVIDE NEW CIRCUIT FOR ALL INDICATED NEW LIGHT POLES AND THEIR ASSOCIATED GFCI RECEPTACLES AND TWIST LOCK 240V POWER RECEPTACLES.
12. PROVIDE NEW CIRCUIT WIRING WITHIN EXISTING LIGHT POLE TO EXISTING MAIN STREET LIGHT CONTROLLER.
13. PROVIDE NEW 60A, 240V TWIST LOCK WEATHERPROOF RECEPTACLE AND INSTALL ON ENCLOSURE OF STREET LIGHTING. PROVIDE EXACT GROUNDING FOR DOWNERS GROVE REQUIREMENTS TO EXISTING MAIN STREET LIGHT CONTROLLER.
14. FROM NEW LIGHT CONTROLLER AND POWER PANEL:
- 14.1. CIRCUITS A, 1 AND 3 WILL BE SERVED TO WEST SIDE OF THE MOCHEL DRIVE (POLES FROM 19 THROUGH 117).
- 14.2. CIRCUITS B, 5 AND 7 WILL BE SERVED TO EAST SIDE OF THE MOCHEL DRIVE (POLES FROM 119 THROUGH 129).
- 14.3. CIRCUITS E, 2 AND 4 WILL BE SERVED TO SOUTHWEST SIDE OF THE MOCHEL DRIVE (POLES FROM 119 THROUGH 129).
- 14.4. CIRCUITS F, 6 AND 8 WILL BE SERVED TO NORTHEAST SIDE OF THE BURLINGTON AVENUE (POLES FROM 125 THROUGH 135).
- 14.5. CIRCUITS 3, 7, 9 AND 29 WILL BE SERVED TO NEW 60A, 240V TWIST LOCK WEATHERPROOF RECEPTACLE AND INSTALL ON ENCLOSURE PRIOR TO INSTALL.
- 14.6. CIRCUITS 28, 40 (60A-29) WILL SPARE.
- 14.7. CIRCUITS 29, 31 (60A-29) WILL BE SERVED TO NEW 60A, 240V TWIST LOCK RECEPTACLE LOCATED ON LIGHT POLE 124.
- 14.8. CIRCUITS 30, 32 (60A-29) WILL BE SERVED TO NEW 60A, 240V TWIST LOCK RECEPTACLE LOCATED ON LIGHT POLE 121.
- 14.9. CIRCUITS 33, 35 (60A-29) WILL BE SERVED TO NEW 60A, 240V TWIST LOCK RECEPTACLE LOCATED ON LIGHT POLE 118.
- 14.10. CIRCUITS 34, 36 (60A-29) WILL BE SERVED TO NEW 60A, 240V TWIST LOCK RECEPTACLE LOCATED ON LIGHT POLE 115.
- 14.11. RELOCATED EXISTING CIRCUITS 28, 29 WILL BE SERVED TO NEW 60A, 240V TWIST LOCK RECEPTACLE LOCATED ON LIGHT POLE 117.
- 14.12. RELOCATED EXISTING CIRCUITS 22, 24 WILL BE SERVED TO NEW 60A, 240V TWIST LOCK RECEPTACLE LOCATED ON LIGHT POLE 117 (LOCATED AT MOCHEL DRIVE SOUTH OF CURTISS STREET) AND 119 AT MOCHEL DRIVE.
- 14.13. RELOCATED EXISTING CIRCUITS 26 AND 27 WILL BE SERVED TO NEW 60A, 240V TWIST LOCK RECEPTACLE LOCATED ON LIGHT POLE 120 (LOCATED AT MOCHEL DRIVE SOUTH OF CURTISS STREET) AND 119 AT MOCHEL DRIVE (SOUTH OF CURTISS STREET).
- 14.14. RELOCATED EXISTING CIRCUITS 2, 9 (A11) AND 10 (A12) WILL BE SERVED TO NEW 60A, 240V TWIST LOCK WEATHERPROOF RECEPTACLE AND INSTALL ON ENCLOSURE PRIOR TO INSTALL.
15. EXISTING POLE MOUNTED COATED SERVICE TRANSFORMER SHALL BE REPLACED WITH PAD MOUNTED TRANSFORMER BY CONED. REPLACE TRANSFORMER WITH NEW SERVICE TRANSFORMER. PROVIDE NEW SERVICE WIRING AND EXISTING LIGHTING RECEIVING PER NEW REQUIREMENTS. EXTEND EXISTING CIRCUIT TO EXISTING LIGHT POLE WITH EXISTING CIRCUIT WIRING TO EXISTING LIGHT POLE.
16. EXISTING STREET LIGHTING CONTROLLER TO REMAIN IN PLACE. DISCONNECT AND REMOVE EXISTING CIRCUIT WIRING (AS INDICATED WITH "X"). FROM SIDE PULL BOX "X", CABLES FROM EXISTING HANDHOLE, WHICH IS LOCATED ON CURTISS STREET NEXT TO POLE "X", REMOVE EXISTING CIRCUIT WIRING AND PROVIDE NEW CIRCUIT AND WIRING AS SHOWN AT POLE FOUNDATIONS.
17. REMOVE EXISTING STREET LIGHTING CONTROLLER ENCLOSURE. PROVIDE BLANK COVER PLATE AND LUMINAIRE REPAIR FOR OPENINGS ON CURTISS STREET TO MATCH WITH EXISTING ENCLOSURE.
18. CUT AND REMOVE EXISTING EXTENDED CONCRETE PAD PER DRIVEWAY CLEARANCE. PATCH AND REPAIR SURFACE AND CORNERS WITH NEW CONCRETE PAD. PAINT WITH SAFETY YELLOW.
19. PROVIDE NEW BOLLARDS AND PAINT WITH SAFETY YELLOW. COORDINATE EXACT LOCATIONS WITH VILLAGE OF DOWNERS GROVE. SEE DETAIL ON DRAWING E03.

**ONE LINE DIAGRAM (N.T.S.)**

**LEGEND**

- POLE NUMBER
- POLE TYPE
- XP - DENOTES EXISTING
- RR - DENOTES EXISTING POLE TO BE REMOVED AND REPLACED
- 60A, 240V TWIST LOCK WEATHERPROOF RECEPTACLE
- 15A, 120V GFCI RECEPTACLE
- LUMINAIRE CIRCUIT NUMBER
- COATED TRANSFORMER TO BE REMOVED.
- EXISTING LIGHTING CONTROLLER TO BE RELOCATED
- NEW LIGHTING CONTROLLER "X"
- PREPPOSED QUARTZ HANDHOLE
- EXISTING HAND HOLE
- NEW LIGHT POLE WITH 15A, 120V GFCI WEATHERPROOF RECEPTACLE
- NEW LIGHT POLE IDENTIFICATION NUMBER
- PROPOSED 60A, 240V TWIST LOCK WEATHERPROOF RECEPTACLE
- FEEDER TAG, REFER TO DRAWING E03 FOR FEEDER SCHEDULE.

**EXTEND 5 CONDUITS INTO EXISTING HH ON EAST SIDE OF MOCHEL.**

The Village of Downers Grove to restore the stone pavers at the northeast corner of Mochel Drive and Curtiss Street following completion of the developer's work.

ISSUED FOR CONSTRUCTION

date	08/15/2007	designed	DIMERTZ	checked	ARAHMAN
deleted					
date	08/15/2007	designed	DIMERTZ	checked	ARAHMAN



VILLAGE OF DOWNERS GROVE  
ACADIA ON THE GREEN  
LIGHTING PLAN  
ELECTRICAL DETAIL S-1

sheet	1	of	3
drawing	E01	rev	2
project	#ABCD	contract	8902
author	THE ENGINEERS, W. ABBOTTS ROAD, E01		

F.A.P. SHEET NO.	SECTION	COUNTY	TOTAL SHEETS
1	DW PAVE	ILLINOIS	1



**GRANT OF ACCESS EASEMENT**

ADDRESS: 5104 -5128 Mochel Drive  
Downers Grove, IL

P.I.N. # 09-08-303-029

The undersigned ACADIA ON THE GREEN, LLC, an Illinois limited liability corporation (the GRANTOR[S]) for good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, grants, warrants and conveys to the VILLAGE OF DOWNERS GROVE, an Illinois municipal corporation (the "VILLAGE"), in the County of DuPage and State of Illinois, its successors and assigns, a perpetual non-exclusive easement and privilege on, over, across, in and through certain lands described below, for use as a public alley purpose with full and free right of ingress and egress for the purpose of a public alley on the real estate owned by the GRANTOR(S) situated in the County of DuPage, State of Illinois, and described as follows:

THE WEST 18.01 FEET OF THE NORTH 71.14 FEET OF OUTLOT B IN THE ACADIA ON THE GREEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS RECORDED AS DOCUMENT R2005-279310- AS MORE FULLY DESCRIBED IN EXHIBIT A

(Affects PIN 09-08-303-029; Common Address: 5104 -5128 Mochel Drive, Downers Grove, IL 60515)

Notwithstanding anything to the contrary herein, it is understood that the GRANTOR(S) hereby reserves the right to utilize the property which is the subject of the easement so long as it meets zoning requirements and does not reasonably interfere with easement rights granted hereunder which use shall specifically include but not be limited to the right to ingress and egress over, upon and through the property, and any and all other rights not inconsistent with use by the VILLAGE.

This easement shall run with the land and be binding upon the parties hereto, their successors and assigns.

Subscribed and sworn to before me  
this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

This document prepared by:  
Village of Downers Grove Legal Department  
801 Burlington Avenue  
Downers Grove, IL 60515

GRANTOR(S) \*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print name

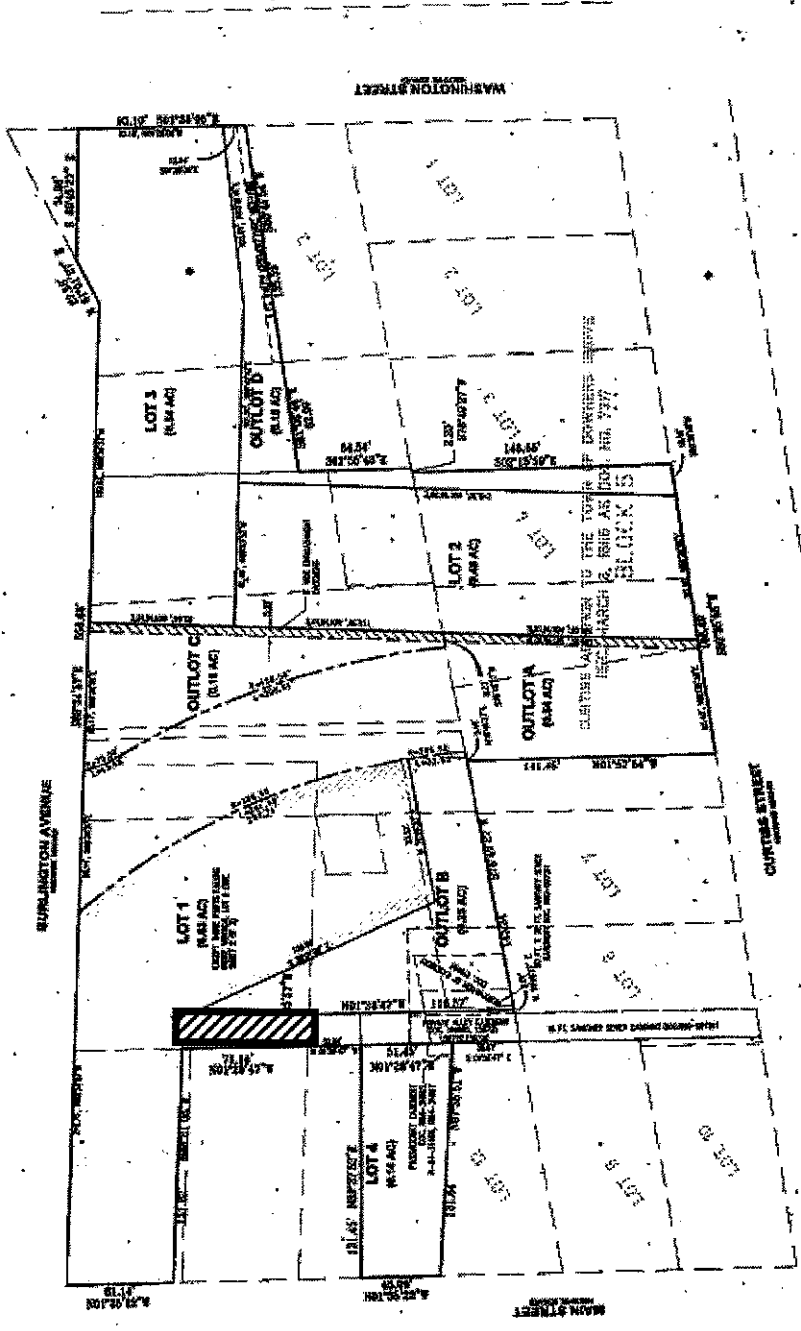
\*Note: All persons having any type of ownership interest in the property should sign.

FINAL PLAT OF SUBDIVISION

**ACADIA ON THE GREEN**

BEING A SUBDIVISION OF PART OF THE WEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH,  
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

PLAT  
R2806-279310  
DEC. 14, 2005  
2:25 PM



LOCAL RECORD INFORMATION

18-18-100-001	18-18-100-001
18-18-100-002	18-18-100-002
18-18-100-003	18-18-100-003
18-18-100-004	18-18-100-004
18-18-100-005	18-18-100-005
18-18-100-006	18-18-100-006
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18-18-100-018	18-18-100-018
18-18-100-019	18-18-100-019
18-18-100-020	18-18-100-020

LOCAL RECORD INFORMATION  
 18-18-100-001  
 18-18-100-002  
 18-18-100-003  
 18-18-100-004  
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 18-18-100-016  
 18-18-100-017  
 18-18-100-018  
 18-18-100-019  
 18-18-100-020

LOT SUMMARY

LOT	ACRES	FEET
LOT 1	0.48	48.00
LOT 2	0.48	48.00
LOT 3	0.48	48.00
LOT 4	0.48	48.00
LOT 5	0.48	48.00
LOT 6	0.48	48.00
LOT 7	0.48	48.00
LOT 8	0.48	48.00
LOT 9	0.48	48.00
LOT 10	0.48	48.00

**ACADIA ON THE GREEN**  
 FINAL PLAT OF SUBDIVISION  
 C.M. JACOBS  
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