

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
APRIL 5, 2011 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use with Variations for 6241 Main Street	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared for special use approval with zoning variation for a drive-through bank located at 6241 Main Street.

STRATEGIC PLAN ALIGNMENT

The Goals for 2011 to 2018 include *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the April 12, 2011 active agenda.

BACKGROUND

The property is located at the northeast corner of Main and 63rd Streets and is zoned B-2 General Retail Business. The property is improved with a vacant service station building and canopy. The petitioner is proposing to demolish the existing building and canopy and construct a new 3,843-square foot Chase Bank with four drive-through lanes, surface parking lot, landscaping and other improvements. The petitioner is requesting approval of the Special Use with variations for front yard parking setback and additional signage.

The bank will operate Monday-Friday 8:30 am – 6:00 pm and Saturday 8:30 am – 3:00 pm. The drive-through window will be open Monday – Friday 7:00 am - 7:00 pm and Saturday 7:00 am - 3:00 pm. The drive-up ATM will be open 24/7. All services to the building, including deliveries and trash pick-up, will be conducted during normal business hours.

Site Layout

The petitioner will eliminate the four existing curb cuts along Main and 63rd Streets and provide access to the site through the Jewel-Osco property. There are a total of three new internal access driveways on the north and east sides of the site connecting the two properties. The driveway access points on the subject property align with the parking lot drive-aisles on the Jewel-Osco property. The northwest access will allow for two-way traffic. The northeast and southeast driveways will be designated for one-way traffic. A cross-access agreement will be executed and recorded between the Chase Bank and Jewel-Osco property owners

To accommodate the proposed development the petitioner will acquire a 16.5-foot by 150-foot strip of land

from the adjacent Jewel-Osco property. The 16.5-foot wide strip of land is located immediately east of the subject lot. This property will increase the size of the subject lot from 22,459 sq. ft. to 24,934 sq. ft and will accommodate the fourth drive-through lane, additional parking and on-site circulation. Per Section 20.601 (b) of the Subdivision Ordinance, since both the Chase Bank lot and the Jewel-Osco lot will conform to all aspects of the Subdivision Ordinance and no exceptions are being requested by the petitioner, the proposed lot reconfiguration may be approved administratively by the Director of Community Development. If the Special Use is approved, the Community Development Director will permit the lot reconfiguration.

The proposal will comply with all requirements of the stormwater ordinance. The proposed development will include a total of 3,743 square feet (15% of lot area) of landscaped green space including 12 new trees and will have to comply with DuPage County's Best Management Practice (BMP) requirements for treatment of the stormwater run-off.

The underground tanks have been removed. The final environmental remediation of the site, if any, will be coordinated with issuance of Village construction permits.

Except for the requested front yard parking setback and signage variations, the property will conform to the Zoning Ordinance. The bulk requirements for the property are summarized in the table below:

6241 Main Street – Chase Bank	Required	Proposed
Building		
Front Setback (south)	26 feet	54.5 feet
Front Setback (west)	26 feet	54.5 feet
Side Setback (north)	N/A	24 feet
Rear (east)	N/A	48 feet
Height	35 feet	23.3 feet
FAR	.75 (18,700 sq. ft.)	.15 (3,843 sq. ft.)
Green space	10% (2,493 sq. ft.)	15 % (3,743 sq. ft.)
% of green space required in front yard	50% (1,246 sq. ft.)	113% (2,830 sq. ft.)
Parking		
<i>Front Setback (south)</i>	<i>25 feet</i>	<i>7.5 feet</i>
<i>Front Setback (east)</i>	<i>25 feet</i>	<i>7.5 feet</i>
Side Setback (north)	N/A	6 feet
Rear (east)	N/A	8 feet
# of parking spaces required	15	26
# of stacking spaces required	4 per drive-through lane	4 per drive-through lane

Variations

Parking

The petitioner is requesting a front yard setback variation to construct the parking spaces 7.5 feet from the front property lines-where 25 feet is required by Code-to match existing conditions on the Jewel-Osco property. Plan Commission found that all standards for granting the zoning variation have been met and recommended approval of the proposed parking setback variation, because of the improved circulation it will provide. Staff concurs with the Plan Commission's recommendation.

Signage

The petitioner also requested the following sign variations: 1) To increase the total signage on the property to 281.31 sq. ft., where per Sign Ordinance, the property is allowed a total of 265.5 sq. ft of signage; 2) To

increase the size for a monument sign to 49.91 sq. ft., where per Sign Ordinance, the maximum size allowed for the monument sign is 36 sq. ft; 3) To install wall signs on the north and east sides of the building which do not front a public right-of-way; and 4) To install two wall signs on the west and east sides of the building. The Plan Commission found that the standards for granting the zoning variation have not been met and recommended denial of the signage variation. Staff concurs with the Plan Commission's recommendation.

The Plan Commission considered the petition at their February 28, 2011 meeting. Several residents spoke at the hearing raising concern about proposed signage. One resident submitted a letter (attached) requesting Plan Commission also consider requesting an eight-foot high fence and additional landscaping along the north property line of Jewel-Osco property, however, the request does not relate substantially to the property at 6241 Main Street, as it is the neighboring property. The owner of Green Knolls shopping center located west of the site also spoke at the hearing requesting that the proposed development obey by same zoning and stormwater requirements as the recent redevelopment of Green Knolls shopping center with CVS Pharmacy. Staff assured the owner this would be the case.

Based on their findings, the Plan Commission found that the proposed drive-through Chase Bank with a front yard setback variation meets all standards for approval for the special use and zoning variation. The Commission recommended unanimous approval of the petition. The Plan Commission found that standards for granting the zoning variation for additional signage have not been met and recommended denial of the signage variation. Staff concurs with the Plan Commission recommendations.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated February 28, 2011

Exhibit A – Letter from a resident

Minutes of the Plan Commission Hearing dated February 28, 2011

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE WITH A PARKING SETBACK
VARIATION FOR 6241 MAIN STREET TO PERMIT CONSTRUCTION
OF A ONE STORY BANK BUILDING WITH FOUR DRIVE THROUGH LANES**

WHEREAS, the following described property, to wit:

The south 50 feet of the west 166.50 feet of lot 5, and the west 166.50 feet of lot 6 in Main Street Highlands, being a subdivision on the north 586.4 feet of the south 636.4 feet (except the west 50 feet thereof) of the east ½ of the southwest ¼ of Section 17, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 17, 1936 as Document 373183, as amended by instrument (not dated) and recorded August 2, 1937 as Document 382257, in DuPage County, Illinois, (excepting that part of Lot 6 aforesaid taken for highway purposes in condemnation case 99ED 55 per final judgment order recorded October 5, 2004 as Document R2004-258314).

Commonly known as 6241 Main Street Downers Grove, Illinois (PINs 09-17-315-002, -021).

(hereinafter referred to as the "Property") is presently zoned in the "*B-2, General Retail Business District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.606 of the Zoning Ordinance be granted to allow construction of a one-story bank building with four drive-through lanes; 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 28.606 of the Zoning Ordinance be granted to allow construction of a one story bank building with four drive through lanes including the following Variation:

1. Variation per Chapter 28, Section 1802; *authorized variations*, to reduce the front yard parking setback to 7.5 feet from the minimum 25 foot required setback in the B-2 Zoning District.

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 amendment to the 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 allow construction of a one-story bank building with four drive through lanes with a parking setback variation.

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

1. The proposed Special use request with parking setback variation shall substantially conform to the Chase Bank redevelopment plans prepared by V3 Companies dated January 21, 2011, the Chase Bank Floor Plan prepared by Architects Partnership, Ltd dated January 21, 2011, the Chase Bank Elevations plan prepared by Architects Partnership, Ltd. dated February 4, 2011, the Chase Bank Landscape Plan prepared by Architects Partnership, Ltd. dated January 26, 2011, and Chase Bank photometric plan prepared by WLS Lighting Systems dated January 19, 2011 attached to this report except as such plans may be modified to conform to Village codes, ordinances, and policies.
2. The proposed photometric plan shall be revised to indicate that foot candle readings at all lot lines will not exceed 2.0 foot candles to meet the zoning requirements.
3. The proposed photometric plan shall be revised to indicate that the average foot candle reading on the site does not exceed 3.6 foot candles to meet the zoning requirements.
4. All new signage on the site must meet all requirements of the Sign Ordinance.
5. The volume on the drive-through ATMs shall be adjusted after 10 pm to assure noise levels do not impact nearby residential properties.
6. The proposed driveway in the south-east corner of the site shall be widened to be minimum 20 feet wide.
7. A “no-right turn” sign shall be installed along the north property line facing the drive-through lanes.
8. The petitioner is required to coordinate the removal of the underground tanks with the Office of the State Fire Marshall and Village’s Fire Prevention department. The removal of the underground tanks shall be coordinated with the issuance of Village construction permits.
9. The building shall be fully sprinkled and equipped with automatic and manual fire alarm

system.

10. Prior to the issuance of the building permit, the petitioner shall obtain permits from the DuPage County Highway Department for the proposed work in the right-of-way.
11. The proposed lot reconfiguration shall be filed and recorded with the County of DuPage prior to issuance of construction permits.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use with a Variation is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

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

Mayor

Passed:

Published:

Attest: _____

Village Clerk

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6241 Main Street



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
FEBRUARY 28, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-08-11 6241 Main Street	Lot Reconfiguration and Special Use with Variations for a Bank with drive-through use	Damir Latinovic, AICP Planner

REQUEST

The petitioner is requesting approval of the Lot Reconfiguration and Special Use with variations for a bank with four drive-through lanes at 6241 Main Street.

NOTICE

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

GENERAL INFORMATION

OWNER: Whitney Partnership Trust
Trust Number 38717
PO Box 206
Downers Grove, 61515

APPLICANT: Bradford Real Estate
Bill Shank
10 S Wacker Drive, Suite 2935
Chicago, IL 60606

PROPERTY INFORMATION

EXISTING ZONING: B-2, General Retail Business
EXISTING LAND USE: Vacant Service Station
PROPERTY SIZE: 24,934 square feet (0.57 acres)
PIN: 09-17-315-002, -021

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
North:	B-2, General Retail Business	Commercial
South:	B-2, General Retail Business	Commercial
East:	B-2, General Retail Business	Commercial
West:	B-2, General Retail Business	Commercial

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. Site Development Plans
5. Architectural Renderings

PROJECT DESCRIPTION

The subject property is located at the northeast corner of Main and 63rd Streets and is zoned B-2 General Retail Business. The existing property is improved with a vacant service station building. The property has been vacant for several years. The petitioner is proposing to demolish the existing building and canopy and construct a new 3,843 sq. ft. Chase Bank building with four drive-through lanes, surface parking lot, landscaping and other improvements. In conjunction the project, the petitioner is requesting approval of the lot reconfiguration to acquire a 2,475-sq. ft. strip of land from the Jewel-Osco property and Special Use approval for a bank with four drive-through lanes with variations for parking setback and signage.

Lot Reconfiguration

The existing lot is approximately 22,459 sq. ft. in area. To accommodate the proposed development the petitioner is requesting approval of the lot reconfiguration to acquire a 16.5-foot by 150-foot strip of land from the adjacent Jewel-Osco property. The 16.5-foot wide strip of land is located immediately east of the subject lot. The addition will increase the size of the subject lot from 22,459 sq. ft. to 24,934 sq. ft and will accommodate the fourth drive-through lane, additional parking and on-site circulation. The proposal will not adversely impact the Jewel-Osco property. Both properties will continue to meet the minimum lot dimension requirements per the Subdivision Ordinance.

Proposed Building and Use

A bank with a drive-through is listed as a Special Use in the B-2, General Retail Business district. The 3,843 sq. ft. one-story bank building will include four drive-through lanes located east of the building. Cars would enter the drive-through from the south. A surface parking lot would be located west and south of the building with new parking lot lighting. A total of 3,743 square feet (15% of lot area) of landscaped green space including 12 new trees will be installed.

The bank will be open during normal business hours Monday-Friday 8:30 am – 6:00 pm and Saturday 8:30 am – 3:00 pm. The drive-through window will be open Monday – Friday 7:00 am - 7:00 pm and Saturday 7:00 am - 3:00 pm. The drive-up ATMs will be open 24/7. All services to the building, including deliveries and trash pick-up, will be conducted during normal business hours.

In the past, the property has been occupied by an automobile service station, but has been vacant for several years. The petitioner will be required to coordinate the removal of the underground tanks with the Office of the State Fire Marshall and Village's Fire Prevention department. The removal of the underground tanks will be coordinated with issuance of Village construction permits.

Site Design

The petitioner is requesting a front yard setback variation to construct the parking spaces 7.5 feet from the front property lines where 25 feet is required by Code to match existing conditions on the Jewel-Osco property. The petitioner will eliminate four existing curb cuts along Main and 63rd Streets and provide access to the site through the Jewel-Osco property. There are a total of three new internal access driveways on the north and east sides of the site connecting the two properties. The driveway access points on the subject property align with the parking lot drive-aisles on the Jewel-Osco property.

The northwest access will allow for two-way traffic. The northeast and southeast driveways will be designated for one-way traffic. As a condition of the approval, the petitioner will be required to install a “no-right turn” sign along the north property line facing the drive through lanes. A shared parking and access agreement will be executed between the Chase Bank and Jewel-Osco property owners.

Signage

As part of the new signage proposal, the petitioner is requesting the following sign variations: 1) To install wall signs on the north and east sides of the building which do not front a public right-of-way, 2) To install two wall signs on the west and east sides of the building; 3) To increase the total signage on the property to 281.31 sq. ft.; and 4) To increase the size for a monument sign to 49.91 sq. ft.

Based on the frontage of the proposed building, the property is allowed a total of 265.5 sq. ft. of signage. Per Sign Ordinance, the petitioner is allowed to have two monument signs with maximum 36 sq. ft. each, The building is permitted to have only one wall sign per street frontage. As such, one wall sign each is allowed on the west and south facades only.

COMPLIANCE WITH FUTURE LAND USE PLAN

The Future Land Use Plan designates the site for commercial use. The property is surrounded by commercial uses on all four sides adjacent to the site. The proposed bank with a drive-through use is compatible with surrounding automobile oriented commercial uses and the current trend of development in the area. Staff believes the proposal is consistent with the Future Land Use Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned B-2, General Retail Business. The properties on all four sides adjacent to the site are also zoned B-2. The proposed bank with a drive-through use is listed as a special use in this district.

The characteristics of the proposed development are outlined in the table below:

6241 Main Street – Chase Bank	Required	Proposed
Building		
Front Setback (south)	26 feet	54.5 feet
Front Setback (west)	26 feet	54.5 feet
Side Setback (north)	N/A	24 feet
Rear (east)	N/A	48 feet
Height	35 feet	23.3 feet
FAR	.75 (18,700 sq. ft.)	.15 (3,843 sq. ft.)
Green space	10% (2,493 sq. ft.)	15 % (3,743 sq. ft.)
% of green space required in front yard	50% (1,246 sq. ft.)	113% (2,830 sq. ft.)
Parking		
<i>Front Setback (south)</i>	<i>25 feet</i>	<i>7.5 feet</i>
<i>Front Setback (east)</i>	<i>25 feet</i>	<i>7.5 feet</i>
Side Setback (north)	N/A	6 feet
Rear (east)	N/A	8 feet
# of parking spaces required	15	26
# of stacking spaces required	4 per drive-through lane	4 per drive-through lane

The proposed development will meet all bulk requirements except for the front yard parking setback. The petitioner is requesting a zoning variation to construct the parking spaces 7.5-feet from the front property lines along Main and 63rd Street. The petitioner is proposing to access the site from the Jewel property with access points on the north and east sides aligned with the drive-aisles on the Jewel property. As such, the proposed parking spaces are also aligned with those on the Jewel property and have a 7.5-foot setback.

The development will include a total of 26 parking spaces which exceeds the requirement for 15 parking spaces. The drive-through lanes will accommodate four stacking spaces each which meets the zoning requirement. All parking spaces will be a minimum of nine feet wide by 18 feet long.

The petitioner is proposing to close the four existing curb cuts on Main and 63rd Streets and convert the area to parkway grass and public sidewalk. A total of 15 % of the lot area will be landscaped green space with approximately 75% of that in the front yards along Main and 63rd Streets. A total of 12 new trees will be planted. The proposal will also meet all requirements for parking lot screening.

The petitioner is proposing new parking lot lighting. The proposed 30-foot high light poles meet the permitted maximum of 30 feet. Per Zoning Ordinance, the maximum foot candle readings at all property lines cannot exceed 2.0 foot candles. Also, per Zoning Ordinance, the average foot candle reading on the site cannot exceed 3.6 foot-candles. The preliminary photometric plan submitted does not meet these two lighting requirements. The petitioner has, however, indicated that the lighting plan will be revised to meet all Village requirements prior to issuance of any building permits.

COMPLIANCE WITH SIGN ORDINANCE

The property is a corner lot with building frontage on the west and south sides along Main and 63rd Streets. Based on the proposed building, the property is allowed a total of 265.5 sq. ft. of signage. Per Sign Ordinance, the petitioner is allowed to have two monument signs with maximum 36 sq. ft. each, one wall sign on the west façade and one wall sign on the south façade. Wall signs are not allowed on the sides of the building which do not front a public right-of-way.

The petitioner is requesting approval of the following sign variations: 1) To install wall signs on the north and east sides of the building which do not front a public right-of-way; 2) To install two wall signs on the west and east sides of the building, while the Sign Ordinance allows only one wall sign per building side; 3) To increase the total signage on the property to 281.31 sq. ft.; and 4) To increase the size for a monument sign to 49.91 sq. ft.

The petitioner is also proposing additional directional signage on the drive-through canopy and at the driveway entrances which are permitted and will meet the ordinance requirements.

COMPLIANCE WITH SUBDIVISION ORDINANCE

The petitioner is requesting approval of the lot reconfiguration to acquire 16.5-foot by 150-foot strip of land from the Jewel-Osco property immediately east of the subject property. The additional land will increase the area of the lot from 22,459 sq. ft. to 24,934 sq. ft. which will allow for the fourth drive-through lane, adequate parking and site circulation. Both the subject lot and the Jewel lot will conform to all aspects of the Subdivision Ordinance and no exceptions are being requested by the petitioner. The lots will exceed minimum lot dimension requirements as outlined in the table below:

Minimum Lot Dimension Requirements	Required	6241 Main Street Chase Bank Lot	6215 Main Street Jewel Lot
Lot Area	N/A	24,934 sq. ft.	215,098 sq. ft.
Lot Width	N/A	150 ft.	410 ft.
Lot Depth	140'	166.5 ft.	584 ft.
Lot Frontage	50'	156.5 ft. south & 140 ft. west	243.5 ft. south & 434 ft. west

No public utility easements are necessary for this property. The petitioner is proposing to eliminate all four existing curb cuts along Main and 63rd Streets and replace them with parkway grass and public sidewalk. No other public improvements are required.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner will replace all four existing curb cuts with new parkways and public sidewalks. The property will include approximately 3,743 sq. ft. (15% of lot area) of landscaped green space. The petitioner is proposing several storm sewer inlet structures on the north side of the site to improve the site drainage and comply with the DuPage County's Best Management Practice (BMP) requirements for treatment of the stormwater run-off. The site will have to meet all requirements of the stormwater ordinance.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans and requires that the proposed driveway access in the south-east corner of the lot be widened to minimum 20 feet to accommodate access for fire trucks. The petitioner has indicated that the site plan will be revised prior to issuance of any building permits. The petitioner will be required to coordinate the removal of the underground tanks with the Office of the State Fire Marshall and Village's Fire Prevention department. The removal of the underground tanks will have to be approved prior to issuance of any construction permits from the Village. The proposed building will be fully sprinkled and equipped with a manual and automatic fire alarm system.

NEIGHBORHOOD COMMENT

Staff has received an email from the owner of Green Knolls Shopping center located at the north-west corner of Main and 63rd Streets requesting that the proposed development adhere to the same criteria as the Green Knolls Shopping center, specifically as it relates to fencing, signage, landscaped green space

and stormwater requirements.

Staff has not received any other written neighborhood comments regarding the proposal at this time.

FINDINGS OF FACT

Lot Reconfiguration

The provisions of Section 20.601(b) of the Subdivision Ordinance empower the Director of Community Development to consider and approve the proposed lot reconfiguration if no exceptions are required per the Subdivision Ordinance. The proposed lot reconfiguration meets the minimum lot dimension requirements for the B-2 district and per the Subdivision Ordinance. As such, the request can be approved by the director of Community Development and will be granted contingent on the Village Council approval of the Special Use.

Special Use

Staff believes the standards for a Special Use, as shown below, have been met. The proposed use will not be detrimental to the health, safety, morals or general welfare. Staff believes the proposed use is compatible with the surrounding area and will not have an adverse impact on the development or the existing trend of development in the area. The proposal will comply with all zoning requirements in the B-2 district except for the requested parking setback and sign variations. As a condition of the approval, the volume from the drive-through ATMs will have to be adjusted after 10 pm to assure noise levels do not impact nearby residential properties. The bank with a drive-through use is listed as a Special Use in the B-2 district.

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.*

Zoning Variations

As noted above, the proposal will meet all zoning requirements except for the proposed front yard parking setback and proposed signage.

The petitioner is requesting a zoning variation to construct the parking spaces 7.5 feet from the west and south property lines where 25 feet is required by Code. The petitioner is also requesting the following sign variations: 1) To install wall signs on the north and east sides of the building which do not front a public right-of-way, while the Sign Ordinance permits wall signs only on that side of the building which has frontage along a public right-of-way (in this case the west and south facades); 2) To install two wall signs on the west and east sides of the building, while the Sign Ordinance allows only one wall sign per building façade; 3) To increase the total signage on the property to 281.31 sq. ft., where per Sign

Ordinance, the property is allowed a total of 265.5 sq. ft of signage; and 4) To increase the size for a monument sign to 49.91 sq. ft., where per Sign Ordinance, the maximum size allowed for the monument sign is 36 sq. ft.

Parking Variation

Staff believes there are unique circumstances associated with this property that warrant granting the requested parking setback variation for the following reasons: 1) The need for safe and efficient traffic circulation between the Chase bank property and the neighboring property presents a physical hardship to meet the required front yard setback; and 2) The parking spaces are proposed to match the existing parking setback on the Jewel property for best cross-access arrangement and circulation.

Based on our analysis, staff believes all standards for granting the parking variation as outlined below have been met and recommends approval of the parking setback variation.

Sign Variations

Staff finds there are no unique circumstances associated with this property as it pertains to requested sign variations for the following reasons: 1) There is no physical hardship or a unique circumstance associated with the property which would warrant granting additional signage as requested; 2) The property is a corner lot and as such benefits from double frontage and exposure as compared to a typical interior lot, because the signs are permitted to be placed on two sides of the building (west and south); and 3) The property is similar to other corner lots in the Village which have to comply with the Sign Ordinance.

Based on our analysis, staff believes the standards for granting the sign variations have not been met and recommends denial of this request.

STANDARDS FOR GRANTING VARIATIONS

The petitioner has outlined the request in the attached narrative letter and proposed plans. The petitioner will further address the proposal and justification to support the requested variation to the Board at the public hearing.

Parking and Sign variations require evaluation per Section 28.1803 of the Zoning Ordinance, Standards for Granting a Variation: "A variation shall be permitted only if the Board finds that it is in harmony with the general provisions and interests of this Zoning Ordinance and that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of this Zoning Ordinance. In its consideration of the standards of practical difficulties or particular hardship, the Board shall require that the following standards are met:"

(1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

Parking Variation

There is a physical hardship associated with the property to meet the 25-foot front yard setback for both the parking spaces and the building without significantly impacting the layout and the type of building that be built, which can reduce the reasonable return on the property. Staff believes this standard has been met.

Sign Variations

The property can yield a reasonable return regardless of whether or not the signage variation is granted. The property is a corner lot with more visibility than a typical interior lot. There is no physical hardship which prevents the installation of Code compliant signage. Desired exposure can be achieved through careful placement of the monument signs. Staff believes this standard has not been met.

(2) The plight of the owner is due to unique circumstances.

Parking Variation

The size and the location of the property at the corner of two busy arterial streets create a unique circumstance which necessitates a cross access to the adjacent Jewel site. To accommodate efficient cross access arrangement, the petitioner is proposing to match the parking setback from the Jewel property. Staff believes this standard has been met.

Sign Variations

Staff believes there is no unique circumstance associated with the property that necessitates additional signage. The property is located at the corner of two busy arterial streets and enjoys double the exposure of a typical interior lot. The petitioner can install two monument signs for additional exposure. Staff believes this standard has not been met.

(3) The variation, if granted, will not alter the essential character of the locality.

Parking Variation

The proposed parking setback will not alter the essential character of the locality. The proposed setback will match the existing front yard setback of parking spaces on the adjacent Jewel property. Staff believes this standard has been met.

Sign Variations

If the variation is granted, it would alter the essential character of the locality. The subject property is similar to adjacent properties which are required to comply with the Sign Ordinance. As a double frontage lot, the property is allowed to install more signs than a typical interior lot which can install only one wall sign along a street frontage. Additional signage and wall signs not fronting a street would be out of the character with adjacent properties. Staff believes this standard has not been met.

(4) That the particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

Parking Variation

The property presents a physical hardship to have safe and adequate site circulation while meeting the required front yard setback for both parking spaces and the building. For adequate site layout, the petitioner is proposing to access the site via Jewel property and must match the front yard setback of the parking spaces on the adjacent site. Staff believes this standard has been met.

Sign Variations

There are no physical surroundings, shape, or topographical conditions associated with this property that would result in a physical hardship relative to signage. The property is similar to all surrounding parcels which have frontage along Main Street and 63rd Streets. There are no physical hardships which would inhibit the petitioner from installing Code compliant signs. Staff believes this standard has not been met.

(5) That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.

Parking Variation

The property is adjacent to a larger commercial property which allows for cross access. There is an opportunity to improve traffic safety on public streets by closing existing curb cuts near a busy intersection.

In this case, the petitioner is not able to meet the required front yard parking setback and achieve functional cross access. Staff believes this standard has been met.

Sign Variations

If this variation were granted, it could be applicable to other properties in the B-2 zoning district. This property is similar to other corner properties with frontage along busy arterial streets. Because no unique circumstances can be identified, the variation could be applicable to other similar lots throughout the Village. Staff believes this standard has not been met.

(6) That the alleged difficulty or hardship has not resulted from the actions of the owner.

Parking Variation

There is no particular difficulty or physical hardship associated with the property that has resulted from the actions of the owner. The front yard parking setback is a result of the existing conditions on the adjacent property. Staff believes this standard has been met.

Sign Variations

The additional signage proposed is merely a preference of the owner. There is no physical hardship that warrants granting the request. Staff believes this standard has not been met.

(7) That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Parking and Sign Variations

Staff believes the proposed parking setback and sign variation requests will not have an impact on providing adequate light and air to surrounding properties, public safety or neighboring property values. Staff believes this standard has been met.

(8) That the proposed variation will not alter the land use characteristics of the district.

Parking and Sign Variations

If granted, the requested variations would not alter the land use characteristics of the B-2 zoning district. Staff believes this standard has been met.

(9) That the granting of the variation requested will not confer on the owner any special privilege that is denied by this Zoning Ordinance to other lands or structures in the same district

Parking Variation

If this request was granted, it would not confer a special privilege to the property owner. The property is located at the corner of two busy arterial streets. The proposed access from the Jewel property necessitates the requested front yard setback variation. Staff believes the conditions are unique to this property. Staff believes this standard has been met.

Sign Variations

The granting of the sign variation request will confer a special privilege that is otherwise denied to other properties within the B-2 zoning district. All commercial properties are required to meet the Sign Ordinance requirements. The petitioner has not demonstrated that the site layout or the location of the property presents any physical hardship or practical difficulties which preclude full compliance with the Sign Ordinance. Staff believes this standard has not been met.

RECOMMENDATIONS

Lot Reconfiguration

Per the provisions of Section 20.601(b) of the Subdivision Ordinance the Director of Community Development will approve the proposed lot reconfiguration and no additional action is required by the Plan Commission.

Special Use with Zoning Variations

The proposed Special Use for the bank with a drive-through meets the standards for Special Use and is compatible with surrounding zoning and land use classifications. Staff finds there are unique circumstances associated with this property that warrant granting the requested parking variation and the request meets all standards for granting the variation. Staff, however, finds there is **no** physical hardship or unique circumstance associated with this property that warrant granting the requested sign variations. Staff believes all standards for granting the requested sign variations **have not** been met and does not recommend approving this request.

Based on the findings listed above, staff recommends the Plan Commission make a **positive** recommendation to the Village Council regarding the proposed *Special Use with a parking variation* subject to the following conditions:

1. The proposed Special use request with parking setback variation shall substantially conform to the Chase Bank redevelopment plans prepared by V3 Companies dated January 21, 2011, the Chase Bank Floor Plan prepared by Architects Partnership, Ltd dated January 21, 2011, the Chase Bank Elevations plan prepared by Architects Partnership, Ltd. dated February 4, 2011, the Chase Bank Landscape Plan prepared by Architects Partnership, Ltd. dated January 26, 2011, and Chase Bank photometric plan prepared by WLS Lighting Systems dated January 19, 2011 attached to this report except as such plans may be modified to conform to Village codes, ordinances, and policies.
2. The proposed photometric plan shall be revised to indicate that foot candle readings at all lot lines will not exceed 2.0 foot candles to meet the zoning requirements.
3. The proposed photometric plan shall be revised to indicate that the average foot candle reading on the site does not exceed 3.6 foot candles to meet the zoning requirements.
4. All new signage on the site must meet all requirements of the Sign Ordinance.
5. The volume on the drive-through ATMs shall be adjusted after 10 pm to assure noise levels do not impact nearby residential properties.
6. The proposed driveway in the south-east corner of the site shall be widened to be minimum 20 feet wide.
7. A “no-right turn” sign shall be installed along the north property line facing the drive-through lanes.
8. The petitioner is required to coordinate the removal of the underground tanks with the Office of the State Fire Marshall and Village’s Fire Prevention department. The removal of the underground tanks shall be coordinated with the issuance of Village construction permits.
9. The building shall be fully sprinkled and equipped with automatic and manual fire alarm system.

10. Prior to the issuance of the building permit, the petitioner shall obtain permits from the DuPage County Highway Department for the proposed work in the right-of-way.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:dl
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2011 PC Petition Files\PC-08-11 6241 Main St - Chase Bank - Special Use\Staff Report PC-08-11.doc



6241 Main Street

January 24, 2011



Tom Dabareiner

Village of Downers Grove
Director of Community Development
801 Burlington Avenue
Downers Grove, Illinois 60515

RE: Plan Commission Application
Chase Bank with Drive-Thru Lanes
6241 Main Street
Downers Grove, IL.

Dear Mr. Dabareiner,

On behalf of Bradford Real Estate and JP Morgan Chase Bank, we are submitting herewith the requested documents for Plan Commission Application and subsequent Village Council Meeting. We appreciate the opportunity to appear before you in reference to the above project. The submission is requesting:

- Site Plan approval
- Special Use for Drive thru facility
- Variance to allow parking in the 25' front yard setback
- Variance to allow signage on the North and East elevations of the building

The variation to allow the parking within the 25' setback is needed to make the development work and not simply a matter of greater return. In order to meet the conditions required under Section 28-1803 of the Zoning Ordinance the usable area would be reduced by 7,500 sf. This reduction of area would create a hardship and an unusable commercial site. The proposed parking setback (+/-8) was designed to be consistent with the surrounding developments such as Jewel to the North and East as well as the commercial development across the street.

The signage variation is requested to allow signage on the two non-frontage elevations of the building, (North and East) while this is a variation to the code the total signage square footage would not exceed what is allowable by code. Per the site plan 255 sf of signage is allowable while all of the proposed building signage area combined would total 246 sf.

Project Description

- **Location**
The site is located at the NEC of Main Street and 63rd Street – The new Chase bank building will be +/-3,843 sf and have 26 parking spaces and will be built of the highest quality with materials that complement the surrounding commercial developments.
- **Ingress/Egress**
The proposed development will not have direct access to either Main Street or 63rd Street. The (4) existing curb cuts will be closed and Ingress and egress to the site will be (provided through an access easement with Jewel at three points, the full access at the NWC corner of the site, the "Entrance Only" at the NEC of the site and a proposed "Exit Only" at the SEC of the site.
- **Landscape**
The proposed development will create an attractive mix of foundation plantings, shrubs, ornamental and shade trees throughout the site. The total amount of greenspace on the site will be +/-3,743 sf or 15% of the site. (code requires 10%) and this does not include the added greenspace in the Right of Way due to the removal of the existing concrete curb cuts.
- **Site Lighting**

The Bradford Real Estate Companies • Building from Experience

Lighting will be accomplished with a combination of light poles and building fixtures. Light levels and cut-offs will be code compliant.

- **Detention**

On site detention is not required.

- **Chase Proposed Operations**

- Hours of operation - Lobby Hours. Mon. - Fri. 8:30AM-6:00PM Sat. 8:30AM-3:00PM Sun. Closed.
 - Drive-Up Teller Window. - Mon. - Fri. 7:00AM-7:00PM, Sat. 7:00AM-3:00PM. Sun. Closed.
 - ATMs - (1) Walk Up lobby 24/7. (1) Drive Up 24/7.
 - Trash Pick Up - Typically once a week- during day hours pick up is outside from trash enclosure.
 - Recycling Pick Up - Typically comes once a week but could come twice a week as required during business hours since they need to come inside the bank.
 - Employees – Between 10-16 at this location.
1. (1) – One copy of the “Project Summary” as prepared by Bradford Real Estate (BRE)
 2. (1) –One copy of the “Application Fee” as prepared by Bradford Real Estate (BRE)
 3. (1) –One copy of the “Petition for Plan Commission” as prepared by Bradford Real Estate (BRE)
 4. (1) –One copy of the “Proof of Ownership” as prepared by Bradford Real Estate (BRE)
 5. (1) – One copy of the “List of Property Owners” as prepared by Bradford Real Estate (BRE)
 6. (1) – One copy of the “Draft – Declarations of Easements”
 7. (6) – copies of the “Plat of Survey” as prepared by V3 Companies, dated January 11, 2011.
 8. (6) –Six copies of the “Detailed Site Plan” as prepared by Bradford Real Estate (BRE) dated January 26, 2011
 9. (6) –Six copies of the “Photometric Plan” as prepared by WLS Lighting January 19, 2011
 10. (6) –Six copies of the “Engineering Plans” as prepared by V3 Companies, dated January 21, 2011.
 11. (6) – Six copies of the “Building Floor Plan” as prepared by The Architects Partnership (TAP), dated January 26, 2011.
 12. (6) – Six copies of the “Elevations” as prepared by The Architects Partnership (TAP), dated January 26, 2011
 13. (6) –Six copies of the “Landscape Plan” as prepared by 3D Design dated January 26, 2011
 14. (6) –Six copies of the “Traffic Plan” as prepared by Bradford Real Estate dated January 26, 2011
 15. (6) –Six copies of the “Lot Consolidation and Legal Description” as prepared by BRE and V3 Companies, dated January 26, 2011

Signage information included on “Elevations” drawing

Thank-you for your time and consideration regarding this matter and if you have any questions, please do not hesitate to contact me.

Sincerely,

Bradford Real Estate Services



William Shank
Vice President of Design and Construction

cc: file, Project Team

\\Bradforddc01\storage\PROJECTS\Active Project Dwgs\BRE - Sketch\Downers Grove-Main and 63rd\Entitlement\Plan Commission - 2011-02-28\Project-Summary_2011-01-24.doc

SUPERVALU

February 15, 2011

Mr. Jeff O'Brien
Senior Planner
Village of Downers Grove
801 Burlington Ave.
Downers Grove, IL 60515

Re: SVU #3047 – a 5.02 acres parcel of land improved with a 6215 S. Main Street, Downers Grove, IL

Dear Mr. O'Brien:

JETCO PROPERTIES, INC. ("JETCO"), a wholly owned subsidiary of SUPERVALU INC. ("SVU"), is the fee owner of a 5.02 acre parcel of land improved with a Jewel-Osco store at the above address (the "Jewel Property"). JETCO is currently in negotiations with Bradford Real Estate Service Corp. ("Bradford") for the sale of a +/- 2,475 sq.ft. strip of the Jewel Property land (the "Strip Parcel") in conjunction with Bradford's acquisition and redevelopment of an adjacent former BP AMOCO parcel (the "BP Parcel").

It is our understanding that Bradford intends to subdivide the Strip Parcel from the Jewel Property and annex it to the BP Parcel, and that their willingness to purchase the BP Parcel is dependent on receipt of all approvals for the subdivision/annexation of the Strip Parcel.

JETCO and Bradford are in the process of negotiating an agreement of purchase and sale relative to this transaction. Therefore, please consider this letter as consent by JETCO for Bradford to begin the entitlement process. You should understand, however, Bradford is not authorized to act on behalf of JETCO and any agreements or understandings that may be negotiated with Bradford must be expressly contingent on Bradford's purchase of the Strip Parcel.

Please contact me at 610-889-4294 if you have any questions.

Sincerely,



Kerrigan McKay
Senior Real Estate Manager, Surplus Property

Copy: J. Burch, SUPERVALU
D. Hene, SUPERVALU
J. Schoditsch, Bradford

KM/3047 – Bradford consent.doc

ASSUMED MERIDIAN



NO PAINTED PARKING STALLS

NO PAINTED PARKING STALLS

THIS PROPERTY IS IN AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS (MAP NO. 17043C0904H) EFFECTIVE DATE OF DECEMBER 16, 2004.

22,459 SQ. FT.
0.5156 ACRES

ASSUMED THE EAST LINE MAIN STREET TO BE:
N 01° 28' 50" W

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER A3540501 RECEIVED 12/20/2010.

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE
CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS
INFORMATION ON 12/20/2010.

AT&T DISTRIBUTION
COM-ED
COMCAST
NICOR GAS
DUPAGE WATER COMMISSION
DOWNERS GROVE SANITARY DISTRICT
LEVEL 3 COMMUNICATIONS
MCI
AT& T LOCAL
VILLAGE OF DOWNERS GROVE

NO RESPONSE
RESPONDED WITH ATLAS
RESPONDED WITH ATLAS
NO RESPONSE
NO RESPONSE
NO RESPONSE
RESPONDED "ALL CLEAR"
NO RESPONSE
NO RESPONSE
RESPONDED WITH ATLAS

	CABLE TV PEDESTAL		PAINTED GAS LINE
	TRAFFIC LIGHT POLE		GAS VALVE
	TRAFFIC CONTROL BOX		GAS METER
	TRAFFIC CONTROL VALVE		GAS METER WITH VAULT
	TRAFFIC LIGHT		GAS METER WITH MARKER
	TELEPHONE PEDESTAL		MONITORING WELL
	TELEPHONE MANHOLE		POST INDICATOR VALVE
	TELEPHONE CABLE LINE		QUARTER SECTION VALVE
	ANCHOR		FLAGPOLE
	GUY POLE		MAILBOX
	UTILITY POLE		SIGN
	POWER POLE		PUBLIC PAY TELEPHONE
	LIGHT STANDARD		PARKING METER
	ELECTRIC MANHOLE		WETLAND MARKER
	ELECTRIC PEDESTAL		BASKETBALL HOOP
	ELECTRIC TRANSFORMER PAD		HOOP FOR CONDITION PAD
	ELECTRIC METER		DECIDUOUS TREE
	HANDHOLE		NON-DECIDUOUS TREE
	ELECTRIC VAULT		WV TRUNK LINE
	ELECTRIC SERVICE OUTLET BOX		BUSH
	HANDHOLE WITH ELECTRIC LINE		SOIL BORING HOLE
	TRANSFORMER PAD		WV NUMBER
	SECTION CORNER		QUARTER SECTION CORNER

[illegible]

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. ONLY PRINTS OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL COPIES. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE.
3. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
4. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
5. A CURRENT CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 1410 02010815 UL EFFECTIVELY DATED NOVEMBER 30, 2010 WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. THE PROPERTY IS SUBJECT TO THOSE TITLE EXCEPTIONS LISTED THEREIN.
6. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STATE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS. NO UNDERGROUND DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, APPROXIMATELY 3 INCHES OF SNOW COVERED THE SITE. IT APPEARS SIGNIFICANT AMOUNTS OF PAVEMENT AND CONCRETE HAVE BEEN REMOVED FROM THE SITE LEAVING GRAVEL. DUE TO THE SNOW COVERAGE SOME PATCHES OF ASPHALT AND CONCRETE MAY HAVE BEEN MISSED. SEE AREAS ON SURVEY WHERE DATA WAS UNOBTAINABLE DUE TO EXCESSIVE SNOW PILE-UP. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
9. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
10. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

SOURCE: DUPAGE COUNTY, ILLINOIS GEODETIC SURVEY
MONUMENT

STATION DESIGNATION: DGN19002
ESTABLISHED BY: DUPAGE COUNTY
DATE: 6/1/1985

ELEVATION: 745.877 (PUBLISHED AND HELD)
DATUM: NGVD29

DESCRIPTION: TO REACH THE STATION FROM THE JUNCTION OF ILL. RT. 53 AND U.S. RT. 34 (ODGEN AV.), GO SOUTH ON ILL. RT. 53 2.80 MILES TO HOBSON RD. TURN LEFT AND GO EAST ON HOBSON RD. 1.20 MILES TO 63RD ST. GO SOUTH ON 63RD ST. 0.10 MILES TO THE INTERSECTION WITH DUNHAM RD. THE STATION IS AT THE SOUTHWEST CORNER OF SAID INTERSECTION, 94.90 FT. SOUTH OF THE SOUTH EDGE OF CONCRETE SIDEWALK ALONG 63RDST., 9.72 FT. WEST OF THE WEST EDGE OF CONCRETE SIDEWALK ALONG DUNHAM AV., 112.26 FT. NORTHWEST OF THE TOP VALVE STEM OF A FIRE HYDRANT AND 62.12 FT. SOUTHEAST OF THE SOUTH CORNER OF THE 63RD ST. CITY LOT. A SIGN SUPPORTING AN ENTRANCE SIGN FOR DOWNERS GROVE COMMUNITY HIGH SCHOOL, A CLASS A ROD MARK ESTABLISHED PER NATIONAL GEODETIC SURVEY SPECS.

SITE:

STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3 COMPANIES
DATE: 12/29/10

ELEVATION: 772.76 (MEASURED)

DESCRIPTION: CUT SQUARE ON EAST SIDE OF TRAFFIC LIGHT POLE BASE AT THE NORTHEAST CORNER OF 63RD AND MAIN STREET.

PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT POLICY NO. 1410
02010815 UL EFFECTIVELY DATED NOVEMBER 30, 2010 PROVIDED BY THE CLIENT.

	EXCEPTION	EFFECTS	SITE	NOTE
N 9.	TAXES	YES		NOT PLOTTABLE
I 10.	UNRECORDED LEASES	UNKN.		NOT PLOTTABLE
G 11.	STATEMENT	YES		NOT PLOTTABLE
G 12.	TERMS, POWERS, PROVISIONS	YES		NOT PLOTTABLE
A 13.	FEDERAL GRANT	YES		NOT PLOTTABLE
B 14.	BUILDING SETBACK LINE	YES		SHOWN HEREON
C 15.	EASEMENT	YES		SHOWN HEREON
D 16.	RIGHTS	YES		NOT PLOTTABLE
F 17.	RESTRICTIONS	YES		NOT PLOTTABLE
H 18.	LEASE	YES		NOT PLOTTABLE
Q 19.	TERMS AND PROVISIONS	YES		NOT PLOTTABLE
L 20.	TERMS, PROVISIONS & CONDITIONS	YES		NOT PLOTTABLE
R 21.	TEMPORARY EASEMENT	YES		SHOWN HEREON
S 22.	NOTE	YES		NOT PLOTTABLE
T 23.	NOTE	YES		NOT PLOTTABLE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

TO: CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT
DATED OCTOBER 9, 1956 AND KNOWN AS TRUST NUMBER 38717, CHICAGO TITLE
INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 8, 9, 10 AND 11 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT [NAME] WAS QUALIFIED AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF JANUARY, A.D., 2011.

CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2012.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2011.

3188
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
WOODRIDGE, ILLINOIS
4000902



7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
THE ARCHITECTS PARTNERSHIP, LTD.
122 SOUTH MICHIGAN AVE., STE. 1810
CHICAGO, IL 60603
312-583-9800

[illegible]

ALTA/ACSM LAND TITLE SURVEY
CHASE BANK - DOWNERS GROVE, IL

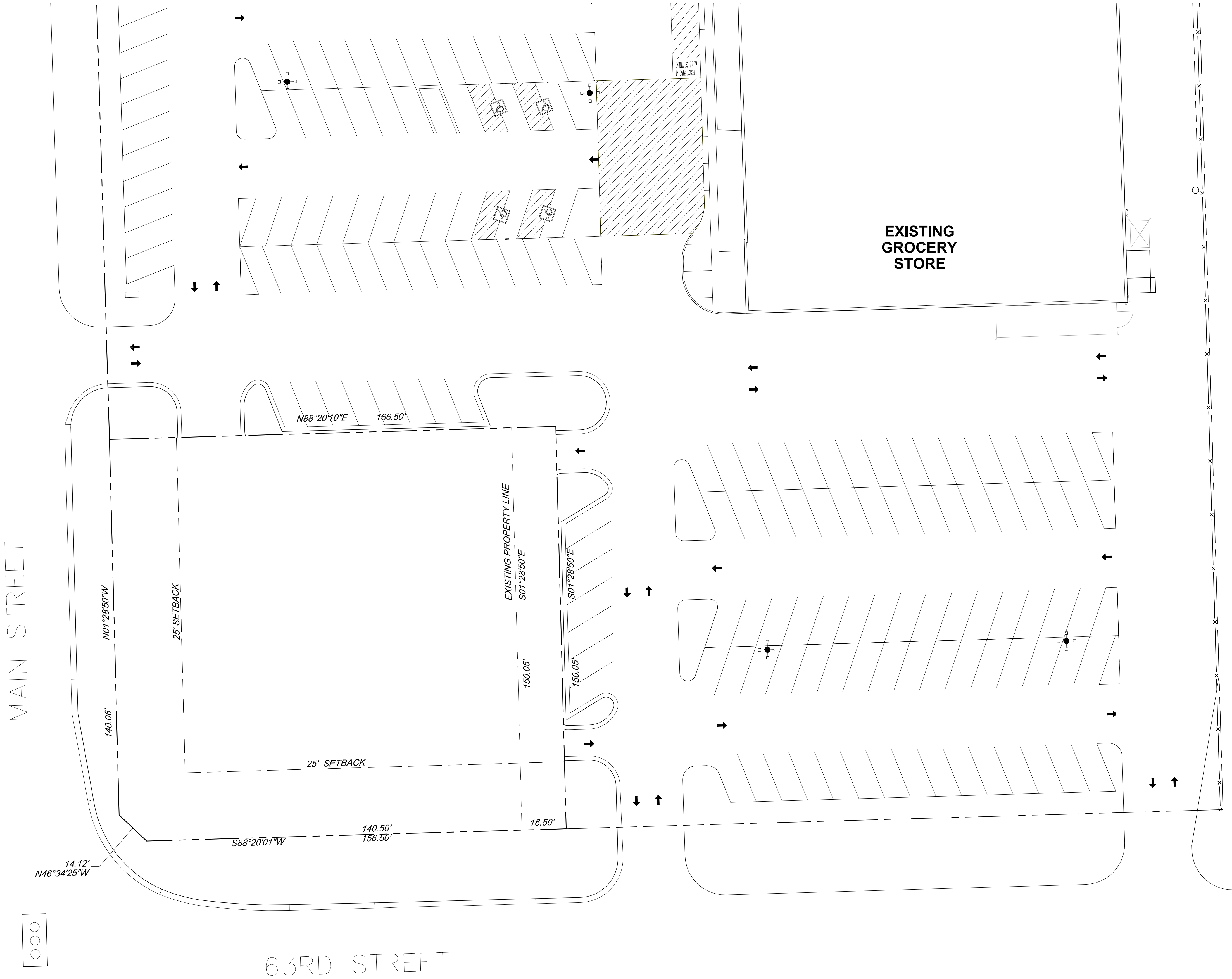
DRAFTING COMPLETED:	1/11/11	DRAWN BY: SPK	PROJECT MANAGER: CWB
FIELD WORK COMPLETED:	12/29/10	CHECKED BY: CWB	SCALE: 1" = 20'

Project No: 10175.003
Group No: VP01.1

SHEET NO. 1 of 1

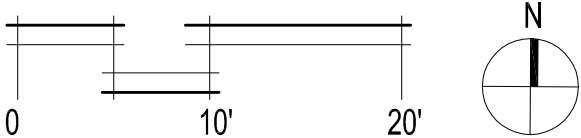
LEGAL DESCRIPTION

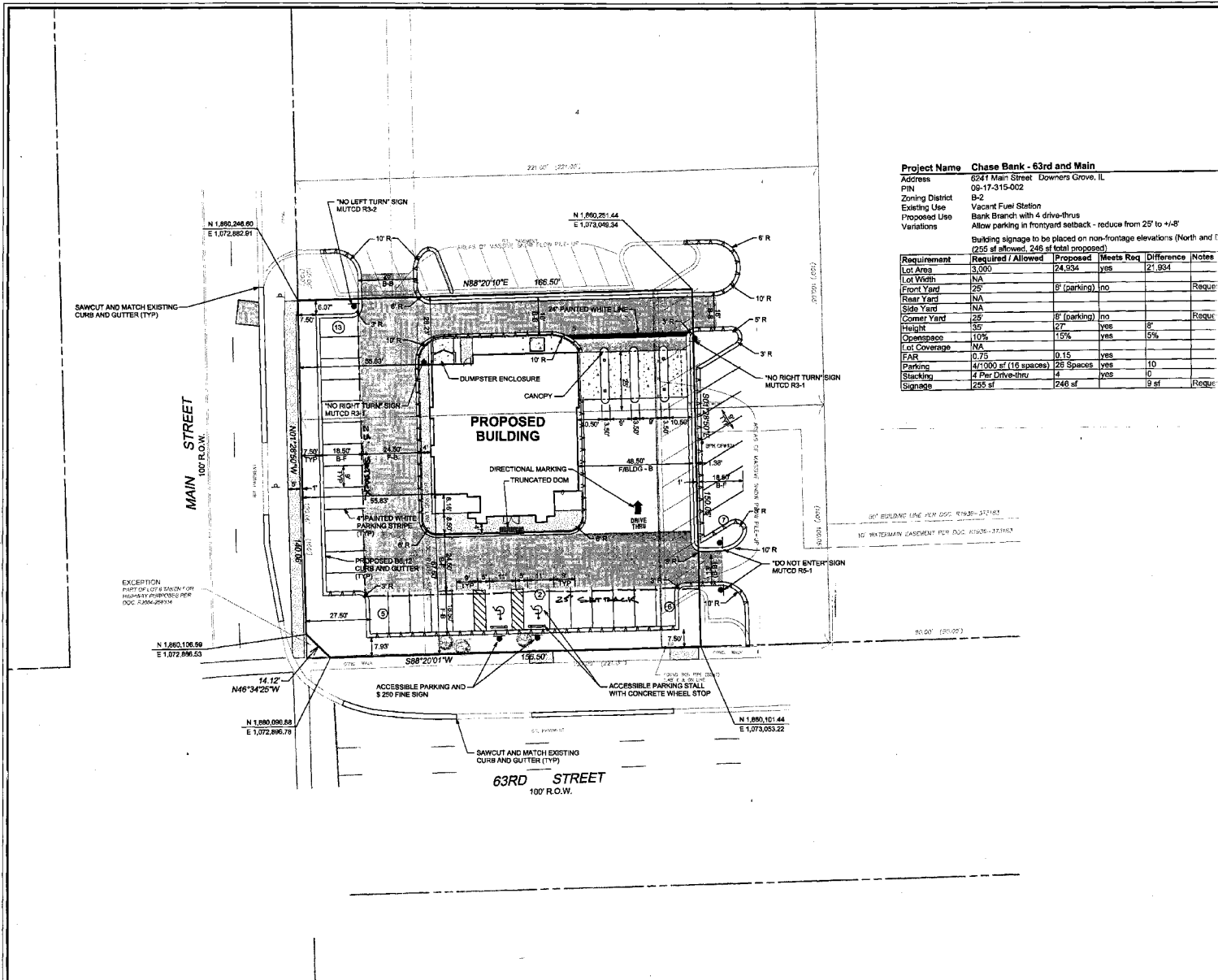
THE SOUTH 50 FEET OF THE WEST 166.50 FEET OF LOT 5, AND THE WEST 166.50 FEET OF LOT 6 IN MAIN STREET HIGHLANDS, BEING A SUBDIVISION OF THE NORTH 586.4 FEET OF THE SOUTH 636.4 FEET (EXCEPT THE WEST 50 FEET THEREOF) OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1936 AS DOCUMENT 373183, AS AMENDED BY INSTRUMENT (NOT DATED) AND RECORDED AUGUST 2, 1937 AS DOCUMENT 382257, IN DUPAGE COUNTY, ILLINOIS, (EXCEPTING THAT PART OF LOT 6 AFORESAID TAKEN FOR HIGHWAY PURPOSES IN CONDEMNATION CASE 99ED 55 PER FINAL JUDGMENT ORDER RECORDED OCTOBER 5, 2004 AS DOCUMENT R2004-258314).



LOT RECONFIGURATION - SKETCH

SCALE: 1"=20'-0"





Project Name Chase Bank - 63rd and Main
Address 6241 Main Street Downers Grove, IL
PIN 09-17-315-002
Zoning District B-2
Existing Use Vacant Fuel Station
Proposed Use Bank Branch with 4 drive-thrus
Variations Allow parking in frontyard setback - reduce from 25' to 4'-8" (255 sf allowed, 246 sf total proposed)

Requirement	Required / Allowed	Proposed	Meets Req	Difference	Notes
Lot Area	3,000	24,934	yes	21,934	
Lot Width	NA				
Front Yard	25'	8' (parking)	no		Require
Rear Yard	NA				
Side Yard	NA				
Corner Yard	25'	8' (parking)	no		Require
Height	35'	27'	yes	8'	
Open Space	10%	15%	yes	5%	
Lot Coverage	NA				
FAR	0.75	0.15	yes		
Parking	4/1000 sf (16 spaces)	26 Spaces	yes	10	
Stacking	4 Per Drive-thru	4	yes	0	
Signage	255 sf	246 sf	yes	9 sf	Require

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B8.12 UNLESS OTHERWISE NOTED.

PAVING LEGEND

REGULAR DUTY BITUMINOUS PAVEMENT

- 1 1/2" HOT MIX ASPHALT SURFACE COURSE, NS0
- 2" HOT MIX ASPHALT BINDER COURSE, NS0
- 6" AGGREGATE BASE COURSE - CA6

HEAVY DUTY BITUMINOUS PAVEMENT

- 2" HOT MIX ASPHALT SURFACE COURSE, NS0
- 1 1/2" HOT MIX ASPHALT BINDER COURSE, NS0
- 8" HOT MIX ASPHALT BASE COURSE

CONCRETE PAVEMENT

- 8" P.C. CONCRETE PAVEMENT WITH (6X9)W2.5-W2.5W.W.F.
- 4" AGGREGATE BASE COURSE - CA6

CONCRETE SIDEWALK

- 8" P.C. CONCRETE PAVEMENT
- 4" AGGREGATE BASE COURSE - CA6

CURB LEGEND

- STANDARD PITCH B8.12 CONCRETE CURB AND GUTTER
- REVERSED PITCH B8.12 CONCRETE CURB AND GUTTER
- B8.12 CONCRETE DEPRESSIONED CURB AND GUTTER

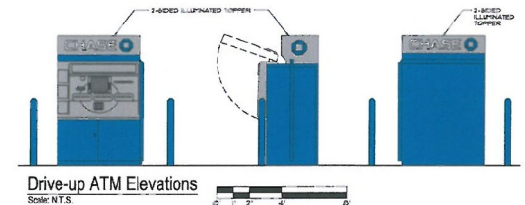
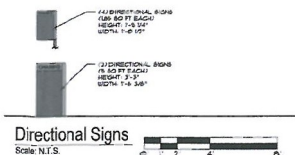
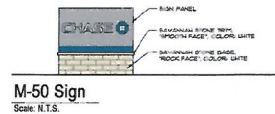
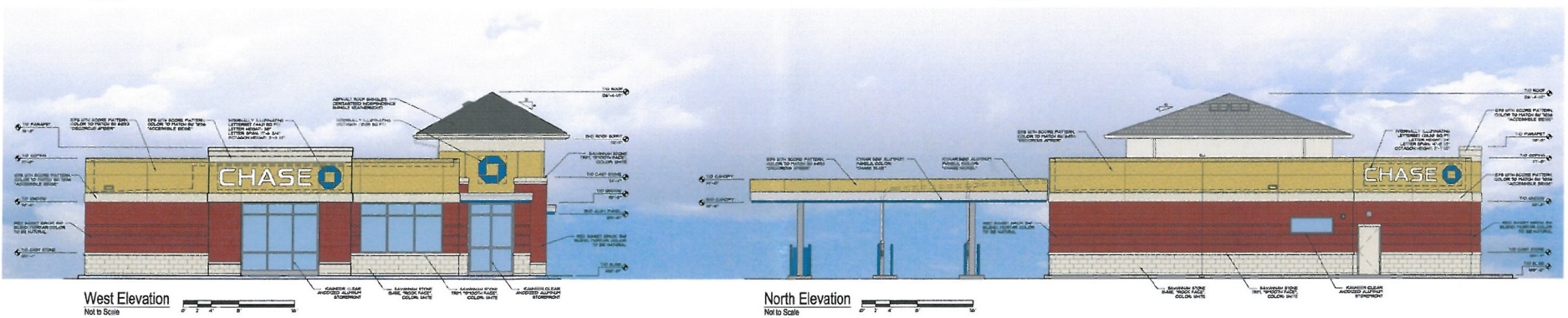
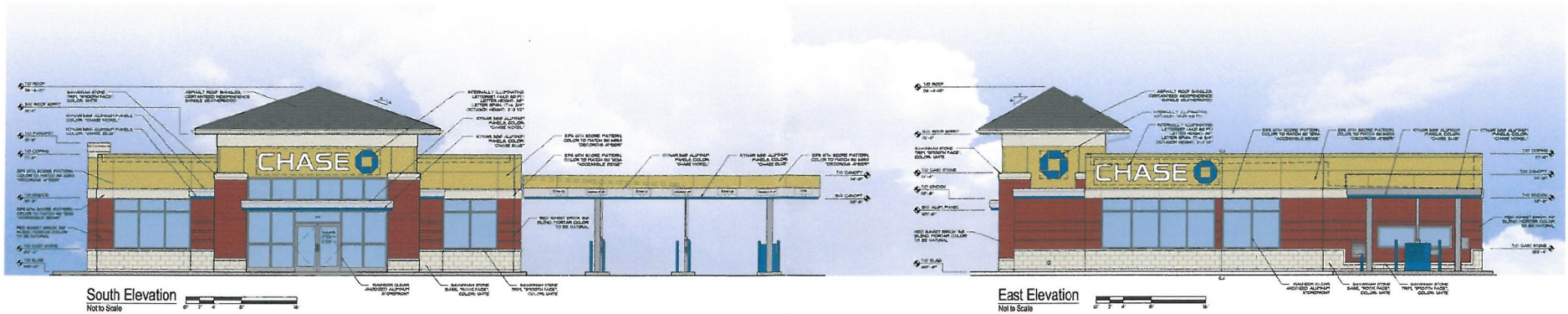
PARKING SUMMARY

REGULAR PARKING STALL	24
ACCESSIBLE PARKING STALL	2
TOTAL PARKING STALL	26

 V3 Companies 7325 James Avenue Woodridge, IL 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com Visio, Veritas, Virtute...<i>"Pan Visio in Transcurrit with Excellence"</i>	REVISIONS				SCALE: <
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ITE PLAN

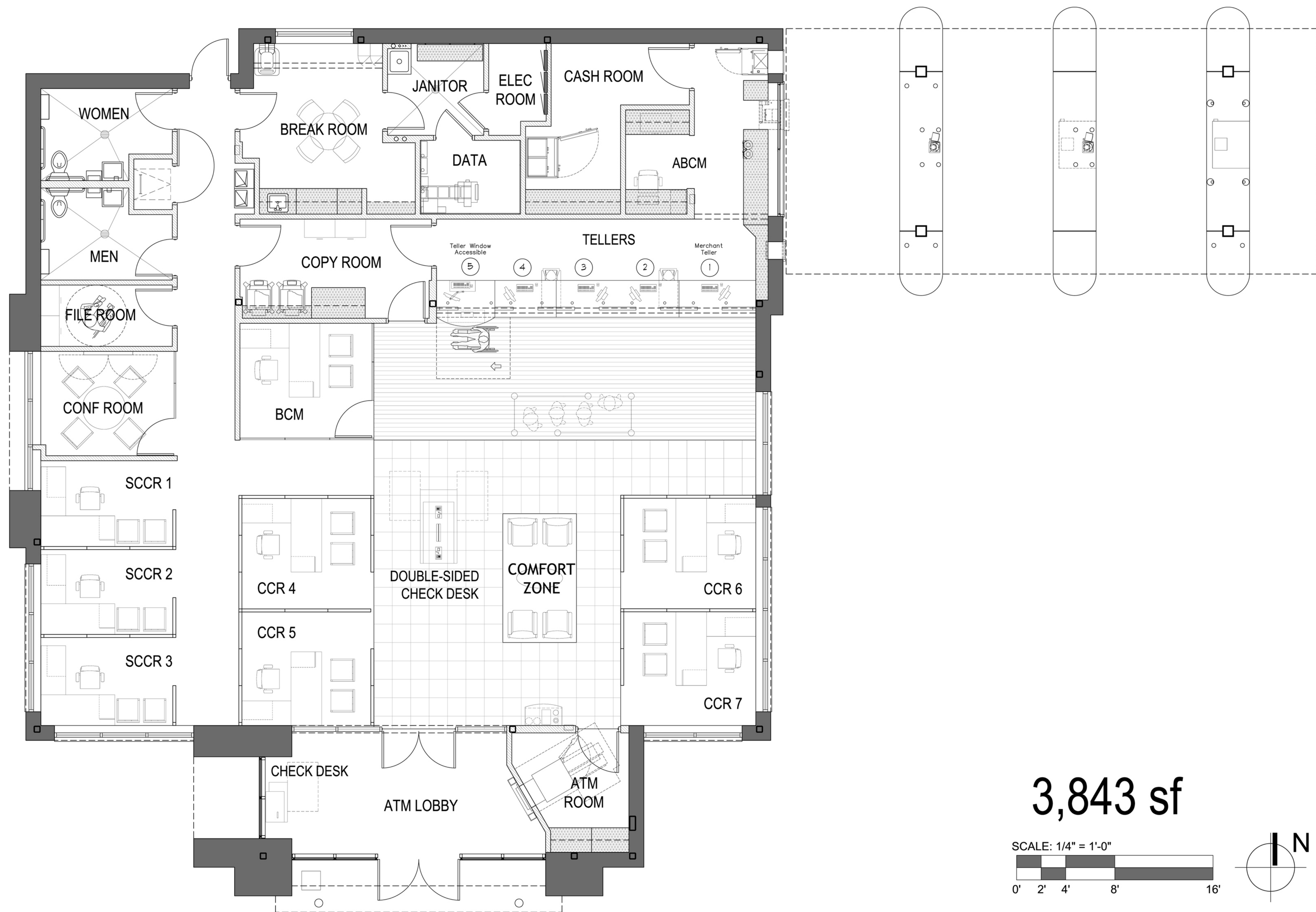
C3.0



CHASE
DOWNERS GROVE
MAIN ST & 63RD ST
DOWNERS GROVE, ILLINOIS

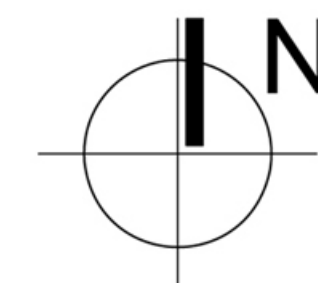
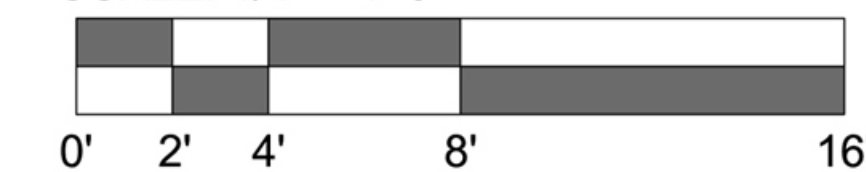
ELEVATIONS
February 4th 2011

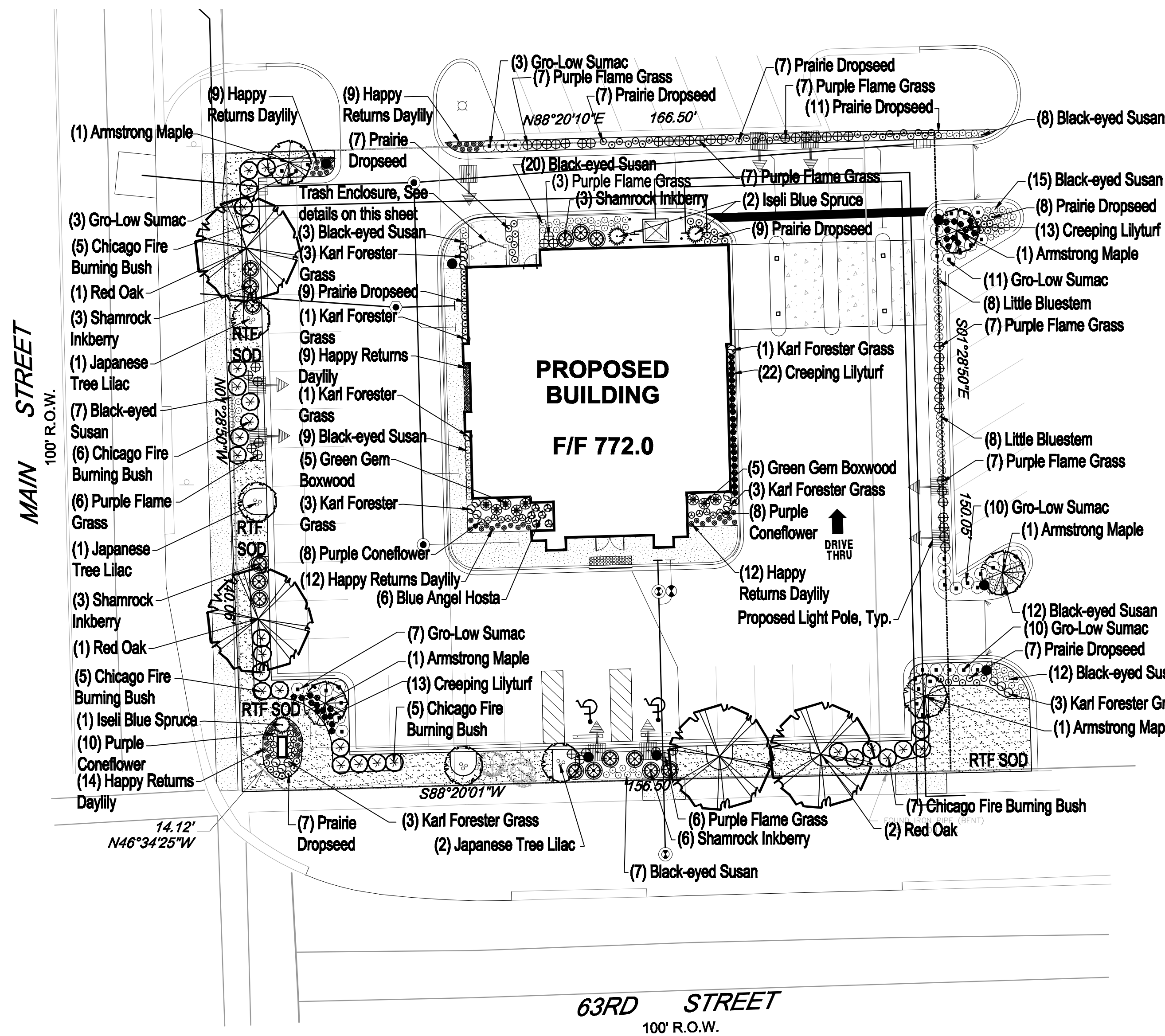




3,843 sf

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





1 Landscape Plan
SCALE: 1" = 20'

NOTES:

1. LANDSCAPE CONTRACTOR SHALL CONFIRM TREE PIT DOES NOT HOLD WATER.
2. LANDSCAPE CONTRACTOR TO INSTALL TREE AT ELEVATION OF NURSERY GRADE
3. LAYOUT AS INDICATED ON THE PLANTING PLAN

SELECTIVELY PRUNE TREE AFTER INSTALLATION FOR BEST APPEARANCE. REMOVE ALL SUCKER GROWTH AND DEAD BRANCHES

3" MIN. MULCH DEPTH AT BASE OF TREE, MULCH RING DIA. AS INDICATED ON PLAN

SAUCER SHAPE PLANTING SOIL MIXTURE AT PERIMETER OF MULCH RING

FINISH GRADE

1/3 TOPSOIL, SAND, AND COMPOSTED MANURE OR "MUSHROOM COMPOST" THROUGHOUT PLANTING PIT

ROOT BALL: WIRE CAGES MAY REMAIN, CUT, PEEL, AND REMOVE TOP 1/3 BURLAP AND ROPES FROM TREE BASE

UNDISTURBED SOIL

2 Tree Planting Detail
SCALE: NTS

PLACE SHRUB IN CENTER OF PLANTING HOLE PLUMB VETICALLY FOR BEST APPEARANCE

SELECTIVELY PRUNE ALL SHRUBS AFTER INSTALLATION FOR BEST APPEARANCE. REMOVE ALL UNDESIREABLE GROWTH AND DEAD BRANCHES

3" MIN. MULCH DEPTH WITHIN PLANTING BED, MULCH BED LAYOUT/SIZING AS INDICATED ON PLAN

SAUCER SHAPE PLANTING SOIL MIXTURE AT PERIMETER OF PLANTING BED

FINISH GRADE

1/3 TOPSOIL, SAND, AND COMPOSTED MANURE OR "MUSHROOM COMPOST" TO 8" MINIMUM DEPTH WITH TERRASORB APPLIED AS SPECIFIED

ROOT BALL: CUT, PEEL, AND REMOVE TOP 1/3 BURLAP

UNDISTURBED SOIL

LANDSCAPE CONTRACTOR TO INSTALL SHRUB(S) TO REFLECT NURSERY GRADE(S)

LAYOUT AS INDICATED ON THE PLANTING PLAN

3 Shrub Planting Detail
SCALE: NTS

PLANT LIST				
COMMON NAME	BOTANICAL NAME	QUANT	SIZE	REMARKS
SHADE TREES				
'Armstrong' Maple	<i>Acer freemanii</i> "Armstrong"	5	2.5" BB	Single Leader
Red Oak	<i>Quercus rubra</i>	4	2.5" BB	Single Leader
EVERGREEN TREES				
'Iseli Fastigiata' Colorado Blue Spruce	<i>Picea pungens</i> "Iseli Fastigiata"	3	7" BB	Single Leader
ORNAMENTAL TREES				
Japanese Tree Lilac	<i>Syringa reticulata</i>	4	8" BB	Single Leader
SHRUBS				
'Green Gem' Boxwood	<i>Buxus</i> "Green Gem"	8	24" BB	Natural, 4' O.C. Spacing
'Chicago Fire' Burning Bush	<i>Euonymus alatus</i> "Chicago Fire"	28	36" BB	Natural, 4' O.C. Spacing
'Shanrock' Inkberry	<i>Ilex glabra</i> "Shanrock"	15	30" BB	Natural, 3.5' O.C. Spacing
'Gro-Low' Sumac	<i>Rhus aromatica</i> "Gro-Low"	44	#5 Cont.	Natural, 2.5' O.C. Spacing, 18" Install Height
PERENNIALS				
Karl Foerster Grass	<i>Calamagrostis scutiflora</i> "Karl Foerster"	18	#3 Cont.	2' O.C. Spacing, Min 12" Install Height
Purple Cone Flower	<i>Echinacea purpurea</i> 'Magnus'	24	#1 Cont.	2' O.C. Spacing, Min 12" Install Height
Happy Returns Daylily	<i>Heimerocallis</i> 'Happy Returns'	63	#1 Cont.	2' O.C. Spacing, Min 12" Install Height
'Blue Angel' Hosta	<i>Hosta</i> "Blue Angel"	6	#1 Cont.	2' O.C. Spacing, Min 12" Install Height
Creeping Lilyturf	<i>Liriope spicata</i>	48	3" Pots	1' O.C. Spacing
'Purple Flame' Grass	<i>Miscanthus sinensis</i> "Purpurascens"	50	#3 Cont.	2' O.C. Spacing, Min 12" Install Height
Black-eyed Susan	<i>Rudbeckia fulgida</i> 'Goldstrum'	93	#1 Cont.	2' O.C. Spacing, Min 12" Install Height
Little Bluestem	<i>Schizachyrium scoparium</i>	15	#1 Cont.	2' O.C. Spacing, Min 12" Install Height
Prairie Dropseed Grass	<i>Sporobolus heterolepis</i>	73	#1 Cont.	3' O.C. Spacing, Min 12" Install Height

SELECTIVELY PRUNE PERENNIALS AFTER INSTALLATION FOR BEST APPEARANCE. REMOVE ALL UNDESIREABLE GROWTH AND DEAD MATERIAL

3" MIN. MULCH DEPTH WITHIN PLANTING BED, MULCH BED LAYOUT/SIZING AS INDICATED ON PLAN

SAUCER SHAPE PLANTING SOIL MIXTURE AT PERIMETER OF PLANTING BED

FINISH GRADE

1/3 TOPSOIL, SAND, AND COMPOSTED MANURE OR "MUSHROOM COMPOST" TO 8" MINIMUM DEPTH WITH TERRASORB MIXED IN BEDS

UNDISTURBED SOIL

LAYOUT AS INDICATED ON THE PLANTING PLAN

4 Perennial Planting Detail
SCALE: NTS

LANDSCAPE GENERAL NOTES:

1. ALL PLANT MATERIAL IS SUBJECT TO AVAILABILITY AND CORRECT SEASONAL PLANTING PROCEDURE. ANY AND ALL SUBSTITUTIONS REQUEST MUST BE SUBMITTED IN WRITING TO THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING SUBSTITUTION MATERIALS.
2. ALL PLANTS SHALL RECEIVE MIN. 4" DEPTH OF SHREDDED HARDWOOD BARK MULCH COVER IN PLANTING BED, INCLUDING PERENNIAL PLANTINGS.
3. THE LANDSCAPE CONTRACTOR SHALL STAKE AND LAYOUT ALL INSTALLATIONS AND BEDS FOR APPROVAL BY OWNER'S REPRESENTATIVE. FAILURE TO RECEIVE REVIEW AND APPROVAL MAY BE CAUSE TO REQUIRE THE REMOVAL OF PLANTS AND REINSTALLATION AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL SUPPLY LANDSCAPE PLANTING SOIL MIX FOR ALL PERENNIAL PLANTING BEDS TO CONSIST OF 1/3 TOPSOIL, 1/3 SAND AND 1/3 COMPOSTED MANURE OR "MUSHROOM COMPOST". THIS MIXTURE IS TO BE ROTOTILLED INTO THE SOIL A MINIMUM OF 8" THROUGHOUT THE BED. AFTER INSTALLATION MULCH AS SPECIFIED ABOVE. CONTRACTOR MUST ALSO WORK INTO SOIL TERRASORB HB AT A RATE PER THE MANUFACTURER'S RECOMMENDATION ALL SHRUB AND NON-IRRIGATED TREE AND PERENNIAL BEDS. SUBMIT MANUFACTURER'S LITERATURE FOR APPROVAL PRIOR TO IMPLEMENTATION.
5. THE CONTRACTOR SHALL RESTORE ANY AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION NOT RECEIVING ANY OTHER LANDSCAPE TREATMENT WITH RTF SOD.
6. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE OF ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGE OR CROOKED/ DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE.
7. TREES NOT EXHIBITING A CENTRAL LEADER WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT LIST AS MULTI-STEM.
8. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
9. ALL PLANT MATERIALS SHALL HAVE A 1 YEAR GUARANTEE FROM THE DAY OF SUBSTANTIAL COMPLETION.
10. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
11. ALL LANDSCAPE ISLANDS SHALL BE CROWNED TO PROVIDE POSITIVE DRAINAGE.

General Notes:

1. See Civil Sheets for Final Site Contours.
2. All parking planters shall be over-excavated to a two-foot depth for the entire width and length, shall be backfilled with a appropriate mix of topsoil, peat moss and nutrients to replace excavated material, and shall be compacted leaving a crowned top with edges consistent with the top of curb.
3. Property Owner shall be responsible for maintaining all landscaping shown on the plan throughout the life of the development.

Site Open Space:

Total Site Area - 24934 SF

Green Space Area Provided:

Front Yards - 2626 SF

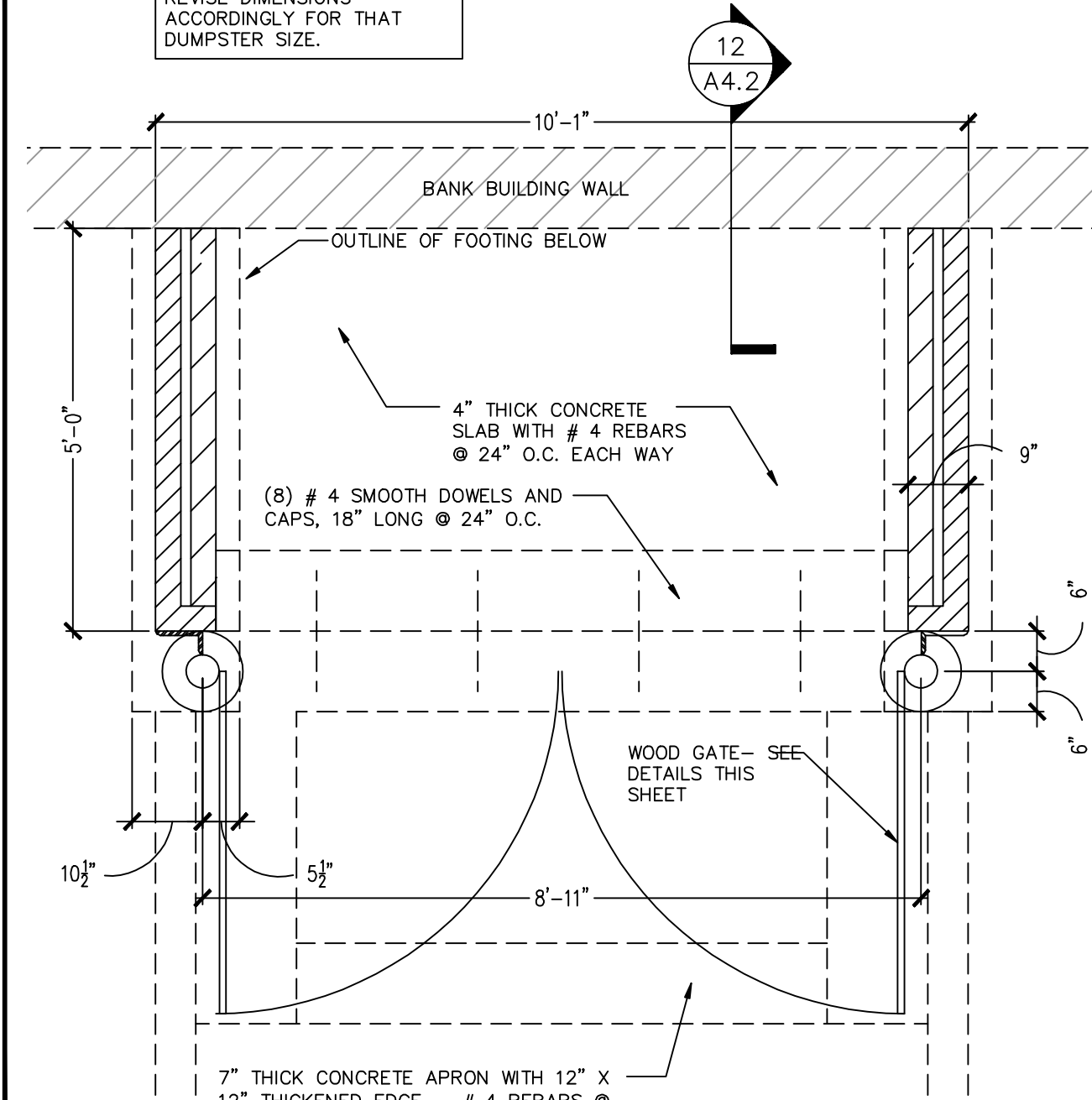
Side Yards - 497 SF

Foundation Planting Areas - 620 SF

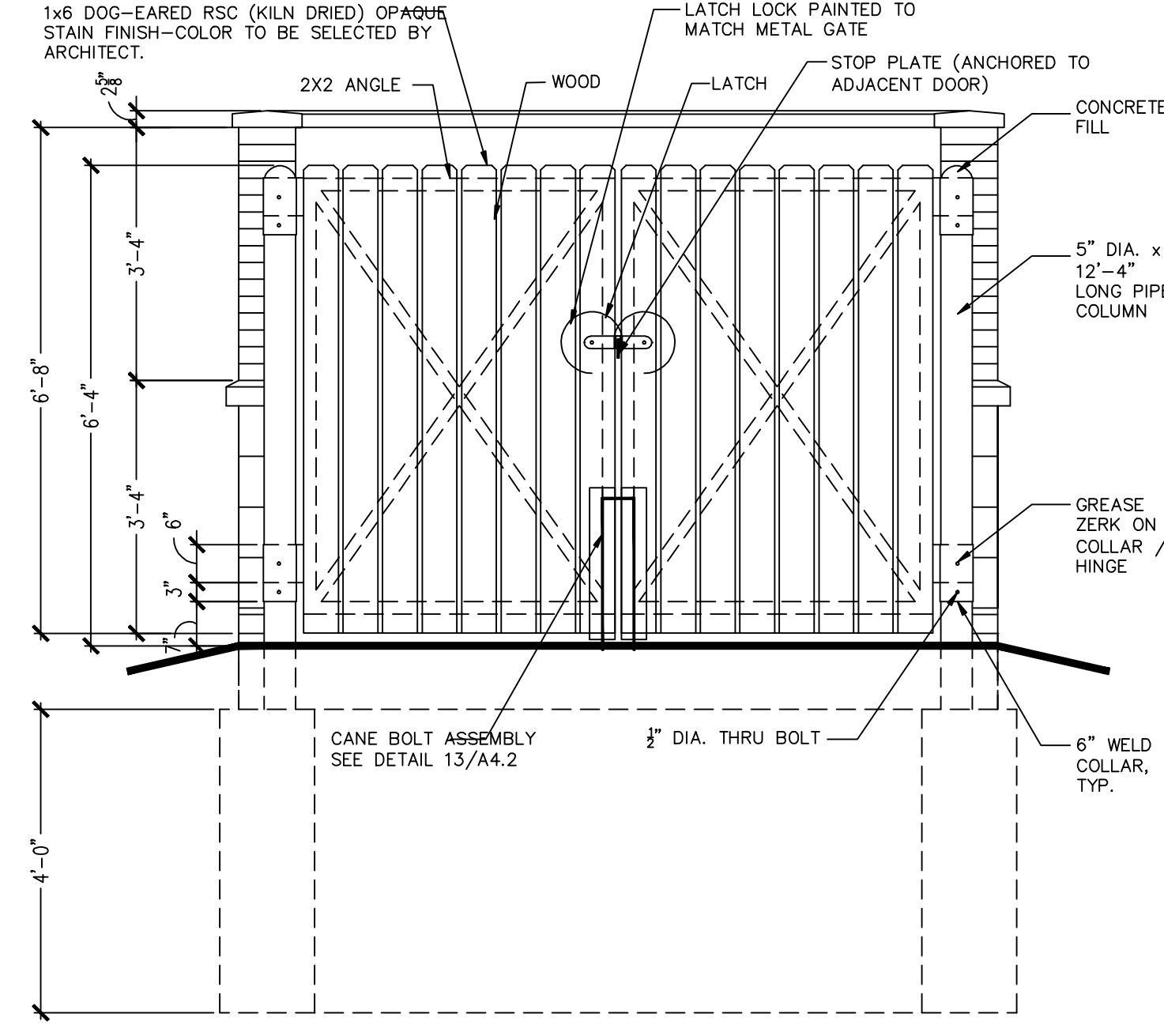
Total Green Space Area Provided - 3743 SF

24934 SF / 3743 SF = 15% of Site is Green Space

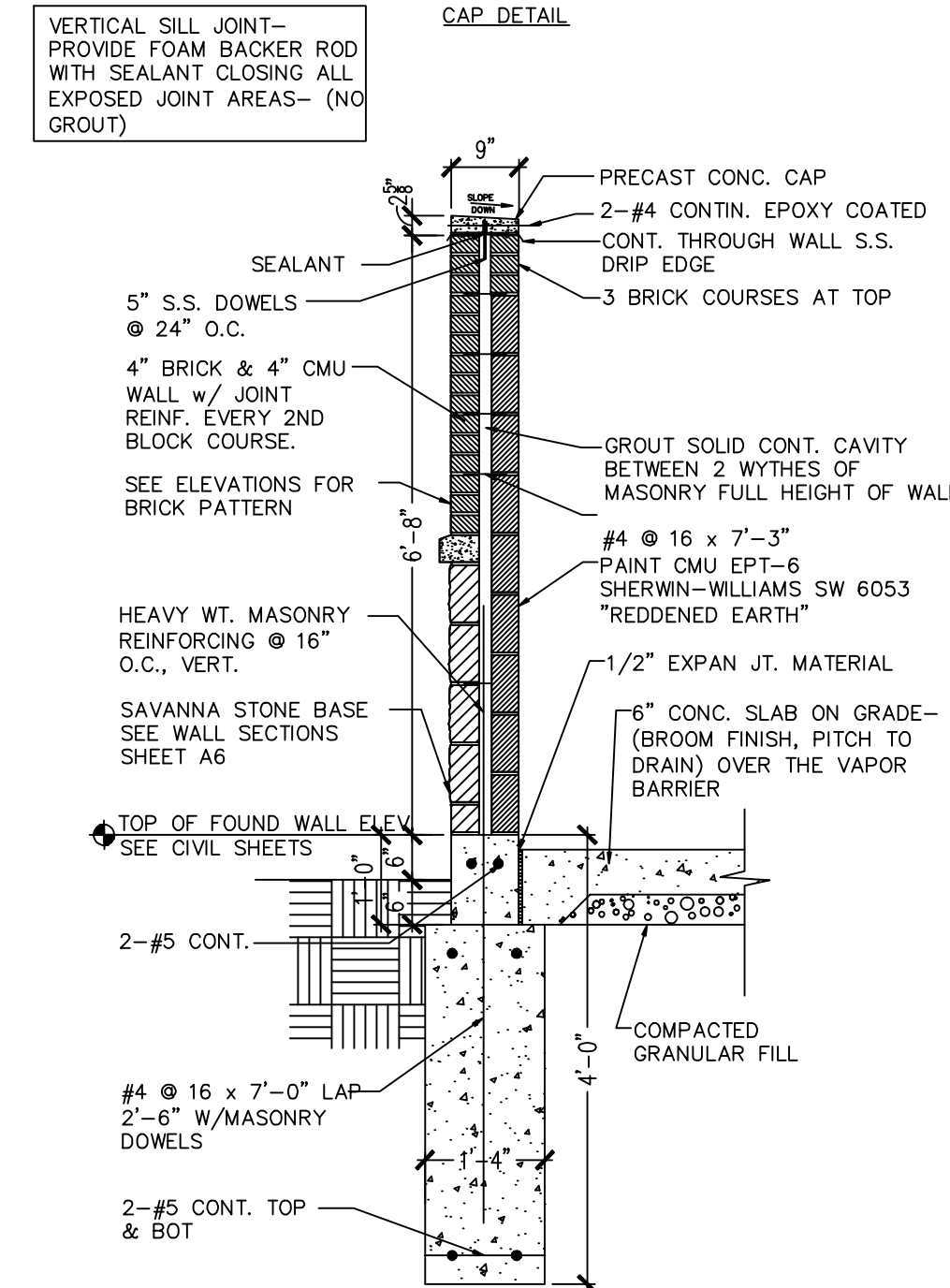
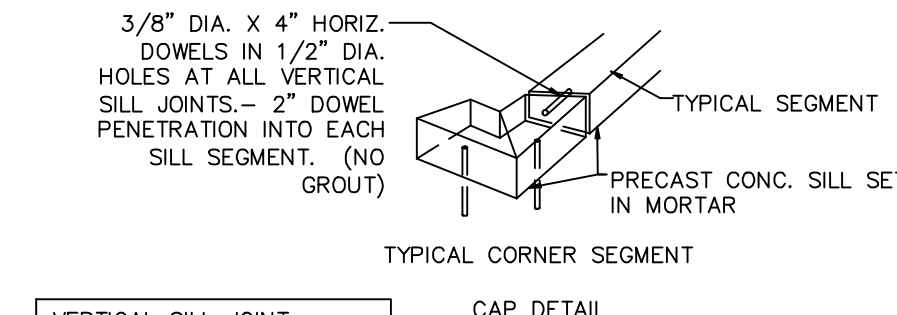
NOTE:
CHECK WITH LOCAL DUMPSTER
SUPPLIER FOR DUMPSTER SIZE.
REVISE DIMENSIONS
ACCORDINGLY FOR THAT
DUMPSTER SIZE.



5 Trash Enclosure Plan
SCALE: 1/2"=1'



6 Trash Enclosure Elevation
SCALE: 1/2"=1'



7 Trash Enclosure Section
SCALE: 1/2"=1'

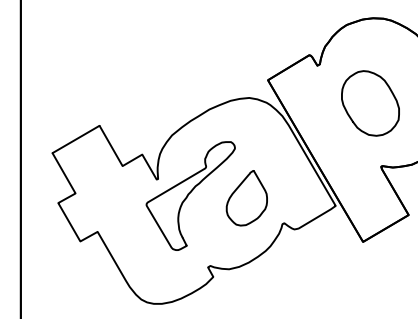
CHASE
DOWNERS GROVE
MAIN ST & 63RD ST
DOWNERS GROVE, ILLINOIS

LANDSCAPE PLAN
January 26th, 2011 - Issued for Village Review

Architect/Designer
The Architects Partnership, Ltd
122 South Michigan Avenue
Chicago, IL 60603
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GRAYSLAKE, IL 60030
847.223.1891
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3ddesignstudio@3ddesignstudio.com



On-Site Circulation

The site, as proposed and as previously mentioned, will occupy the northeast quadrant of the intersection of main street with 63rd street and will have access to these roads via cross access with the jewel-osco grocery store. Vehicle circulation within the site will be, particularly for the drive-through customers, mostly counterclockwise. Inbound traffic coming from the north will have the opportunity to enter the site via the jewel-osco north access drive or the south access drive. however, as noted earlier, due to the location of the proposed bank and its parking field, the majority of the traffic coming from the north will most likely enter the site via the jewel-osco south access drive. It is expected that the majority of the traffic coming from the south and west will enter the site via the jewel-osco south access drive and then turn right into the bank access drive. Although unlikely, particularly during the peak hours, a secondary path will have some vehicles turning right into 63rd street and then left into the jewel-osco west access drive and enter the bank via the inbound only access drive. the traffic approaching from the east will most likely enter via the jewel-osco west access drive and then turn left into the inbound only access drive. Exiting movements will occur very much in the same manner jewel-osco traffic currently exits the area. The west access drive will continue acting as a right-in/right-out access drive during the peak hours and traffic desiring to travel east on 63rd street will do so at the east access drive. Therefore, based on the estimated trip generation and directional distribution and given the primary travel paths discussed earlier, the traffic to be generated by the chase bank that will travel within the jewel-osco store will be minimal. As such, the addition of the chase bank traffic to the jewel-osco drive aisles and access drives will have minimal impact on the parking lot and traffic flow.

Conclusion

Based on the above analysis, the following is concluded:

The proposed chase bank drive-through bank will not generate a significant amount of traffic during the peak hours.

The proposed stacking area for the drive-through lanes is more than adequate to accommodate the peak demand of one to two vehicles.

The results of the capacity analyses indicate that all of the studied intersections are and will continue operating at acceptable levels of service with very little increase in the average delay.

The site access system has been designed to reduce the impact on jewel-osco's internal circulation and the efficiency of its access system.

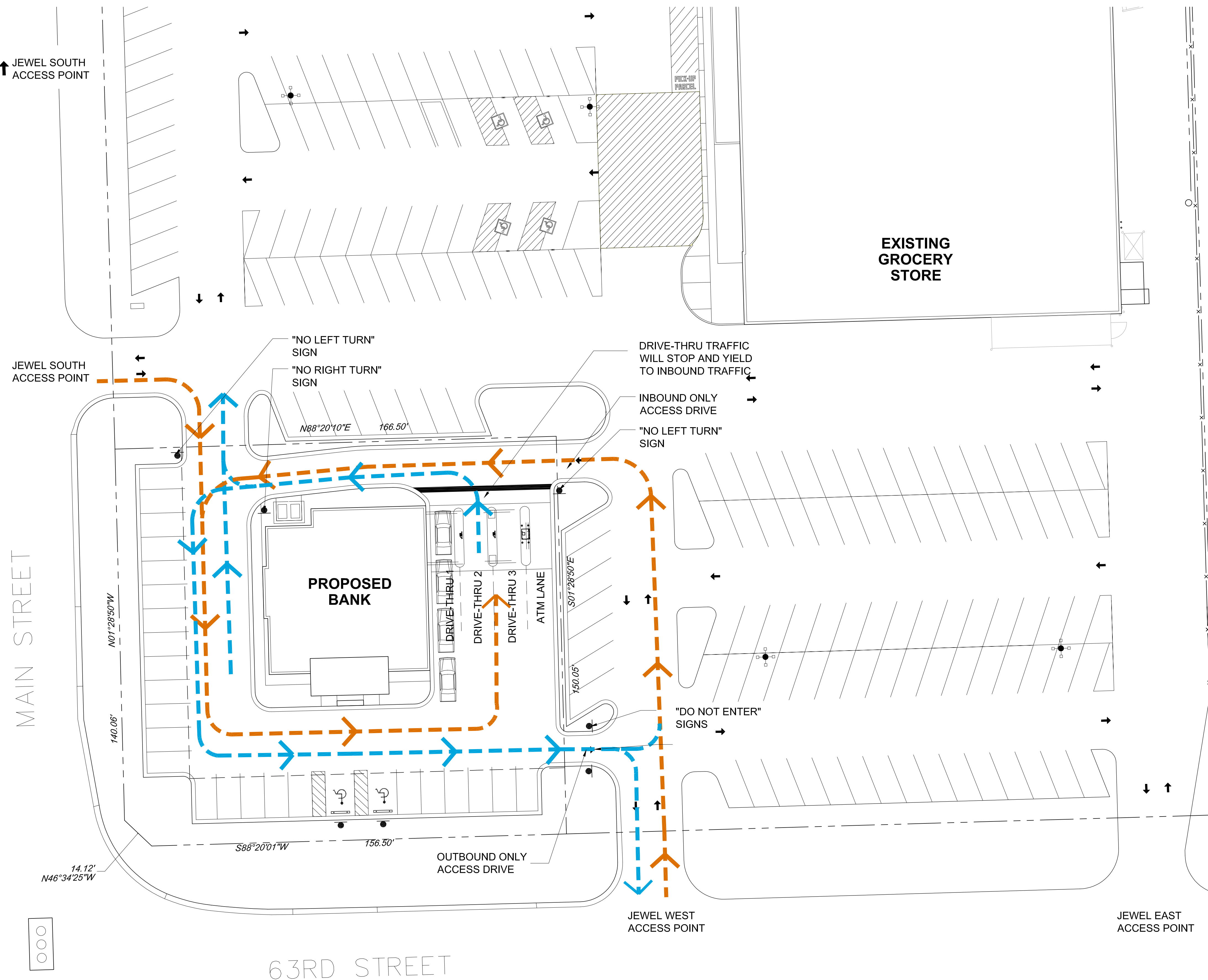
The queues of outbound traffic will remain practically unchanged at all four access drives serving the jewel-osco store.

The closure of the existing curb cuts on 63rd street and main street to provide access to the bank internally via the jewel-osco drive aisles will reduce the number of conflict point on these two roads and improve traffic flow on both roads.

Given the location of the proposed bank in relation to the access drives, vehicles have multiple travel paths for ingress and egress without overloading a specific drive aisle or access drive.

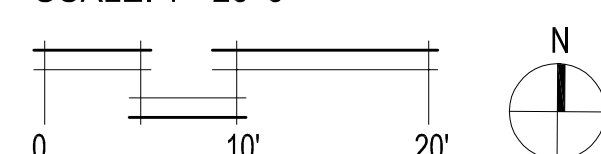
--- PROPOSED BANK
INBOUND TRAFFIC

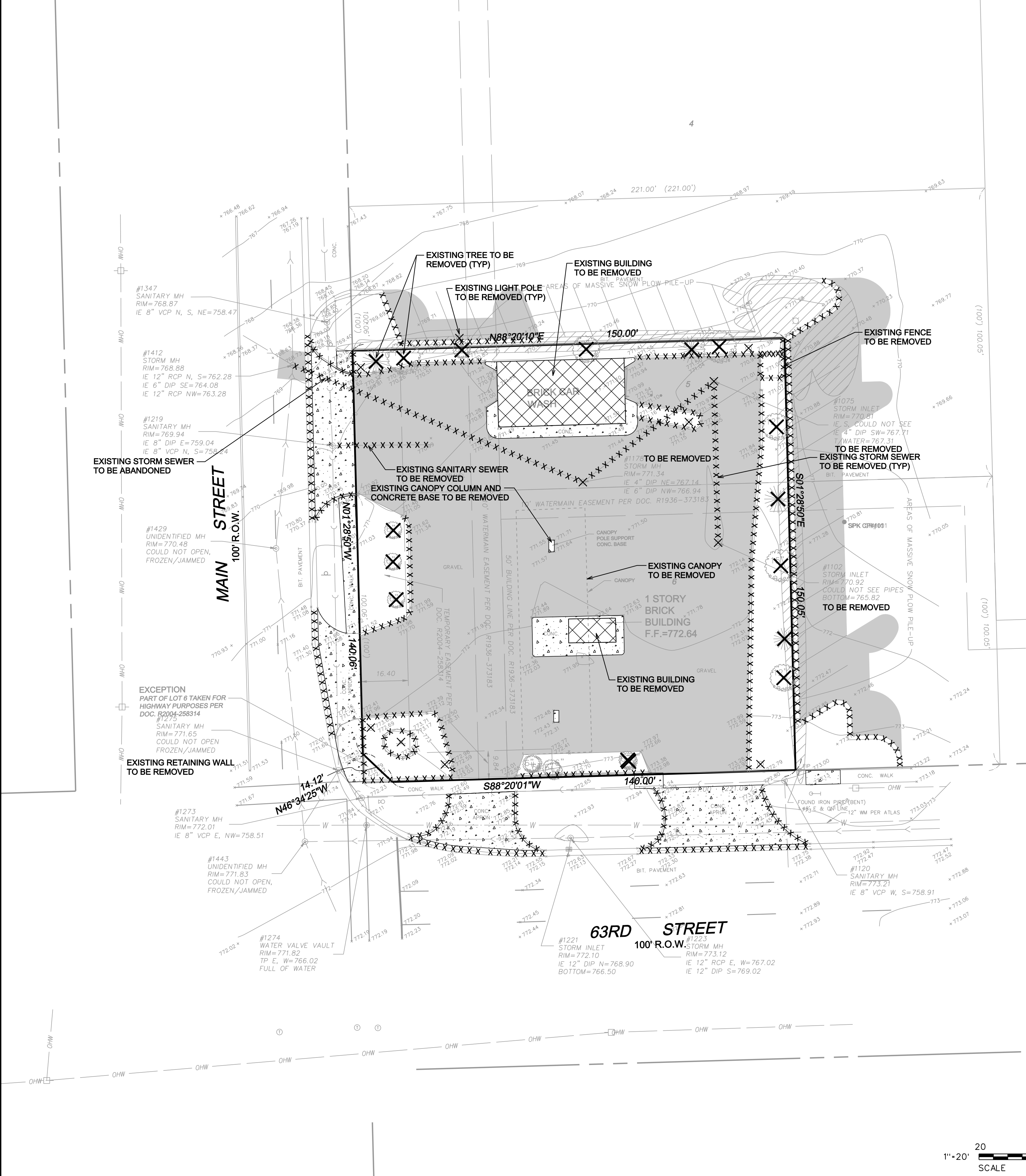
--- PROPOSED BANK
OUTBOUND TRAFFIC



TRAFFIC PLAN

SCALE: 1"=20'-0"





DEMOLITION LEGEND

EXISTING BUILDING TO BE REMOVED AND DISPOSED OFF SITE

EXISTING PAVEMENT / GRAVEL TO BE REMOVED (FULL DEPTH)

EXISTING CONCRETE PAVEMENT TO BE REMOVED (FULL DEPTH)

EXISTING ITEMS TO BE REMOVED

EXISTING UTILITY TO BE ABANDONED

EXISTING STRUCTURES TO BE REMOVED

EXISTING TREE TO BE REMOVED

NOTE:
1. CONTRACTOR TO VISIT SITE TO VERIFY SITE CONDITIONS PRIOR TO FINAL BID.

NOTES:

1. SOIL BORINGS

DATA ON SUBSURFACE CONDITIONS IS CONTAINED WITHIN THE GEOTECHNICAL REPORT PREPARED BY GEOTECHNICAL CONSULTANT AND DATED . THIS REPORT AND THE RECOMMENDATIONS CONTAINED THEREIN ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN SOIL BORINGS. IT IS EXPRESSLY UNDERSTOOD THAT NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS DRAWN BY THE CONTRACTOR. THE DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR AND IS NOT GUARANTEED TO REPRESENT ALL CONDITIONS THAT MAY BE ENCOUNTERED. THE DATA ON INDICATED SUBSURFACE CONDITIONS IS NOT PART OF THE CONTRACT DOCUMENTS AND NEITHER THE OWNER NOR THE ENGINEER MAKES ANY PROMISE, REPRESENTATION, GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, BY SUCH DATA IN REFERENCE TO THE SOIL BORINGS. ADDITIONAL TEST BORINGS AND OTHER EXPLORATORY OPERATIONS MAY BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MUST CONTACT THE ENGINEER BEFORE DIGGING ANY TEST PITS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ANY UNDERGROUND UTILITIES AND IS RESPONSIBLE FOR CONTACTING "JULIE"(1-800-892-0123) FOR DETERMINATION OF THE LOCATION OF UNDERGROUND UTILITIES BEFORE ANY TEST PITS OR BORINGS ARE PERFORMED.

2. DEMOLITION

THE EXTENT OF BUILDING AND SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN. FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICE NECESSARY TO COMPLETE THE WORK. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
· SIDEWALK AND ON-SITE PAVEMENT
· BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
· UTILITY SERVICES TO EXISTING ON-SITE BUILDINGS
· DEBRIS AND FOUNDATIONS FROM ALL DEMOLISHED STRUCTURES
· ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT
CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.

3. JOB CONDITIONS

STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURES AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED. DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. THE CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC TO PROVIDE SAFE PASSAGE FOR VEHICULAR AND PEDESTRIAN TRAFFIC. THIS INCLUDES APPROPRIATE SIGNAGE FOR CLOSING THE PUBLIC SIDEWALK, ROADWAY AND NECESSARY PARKING SPACES. ALL MAINTENANCE OF TRAFFIC SHALL BE APPROVED BY THE MUNICIPALITY, COUNTY, AND IDOT; WHERE CONFLICTING REQUIREMENTS EXIST, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THE ADJACENT BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.

4. UTILITY SERVICES

EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.

5. UTILITY PROTECTION

UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "JULIE"(1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.

6. POLLUTION CONTROLS

USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR FURTHER EROSION CONTROL REQUIREMENTS.

7. BUILDING DEMOLITION

DEMOLISH BUILDINGS AND FOUNDATIONS COMPLETELY AND REMOVE FROM SITE. USE SUCH METHODS AS REQUIRED TO COMPLETE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM TOP OF STRUCTURE TO GROUND. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON LOWER LEVELS. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP AND REMOVE CONCRETE SLABS ON-GRADE, UNLESS OTHERWISE SHOWN TO REMAIN. DEMOLISH AND REMOVE BELOW-GRADE CONSTRUCTION AND CONCRETE SLABS ON GRADE. UNLESS OTHERWISE NOTED, CONCRETE FOUNDATIONS AND UTILITY STRUCTURES SHALL BE REMOVED TO A MINIMUM DEPTH OF 2 FEET BELOW PROPOSED GRADE.

8. FILLING BASEMENTS AND VOIDS

COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

9. DISPOSAL OF DEMOLISHED MATERIALS

REMOVE FROM SITE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF REMOVED MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED ON SITE. TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES AND DISPOSE OF OFF SITE IN A LEGAL MANNER.

10. LANDSCAPE PROTECTION AND REMOVAL

SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION AND REMOVAL.

11. UNDERGROUND STORAGE TANKS

THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.

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630.724.9200 phone
630.724.9202 fax
www.v3co.com

REVISIONS			
NO.	DATE	DESCRIPTION	

SEAL:

PROJECT NO.: 10175.003
FILE NAME: C2.0 DEM10175
ORIGINAL ISSUE DATE: 01-21-11
SCALE: 1" = 20'

DESIGNED BY: VRS
DRAWN BY: MRM
CHECKED BY: ANH
PROJECT MANAGER: ANH

CHASE BANK

DOWNERS GROVE

ILLINOIS

DEMOLITION PLAN

C2.0

DRAWING NO.

10175.003 - DEMOLITION PLAN

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED..

PAVING LEGEND

REGULAR DUTY BITUMINOUS PAVEMENT

1 1/2" HOT MIX ASPHALT SURFACE COURSE, N50
2" HOT MIX ASPHALT BINDER COURSE, N50
8" AGGREGATE BASE COURSE - CA6

HEAVY DUTY BITUMINOUS PAVEMENT

2" HOT MIX ASPHALT SURFACE COURSE, N50
1 1/2" HOT MIX ASPHALT BINDER COURSE, N50
8" HOT MIX ASPHALT BASE COURSE

CONCRETE PAVEMENT

8" P.C. CONCRETE PAVEMENT WITH (6X6/W2.9-W2.9)W.W.F.
4" AGGREGATE BASE COURSE - CA6

CONCRETE SIDEWALK

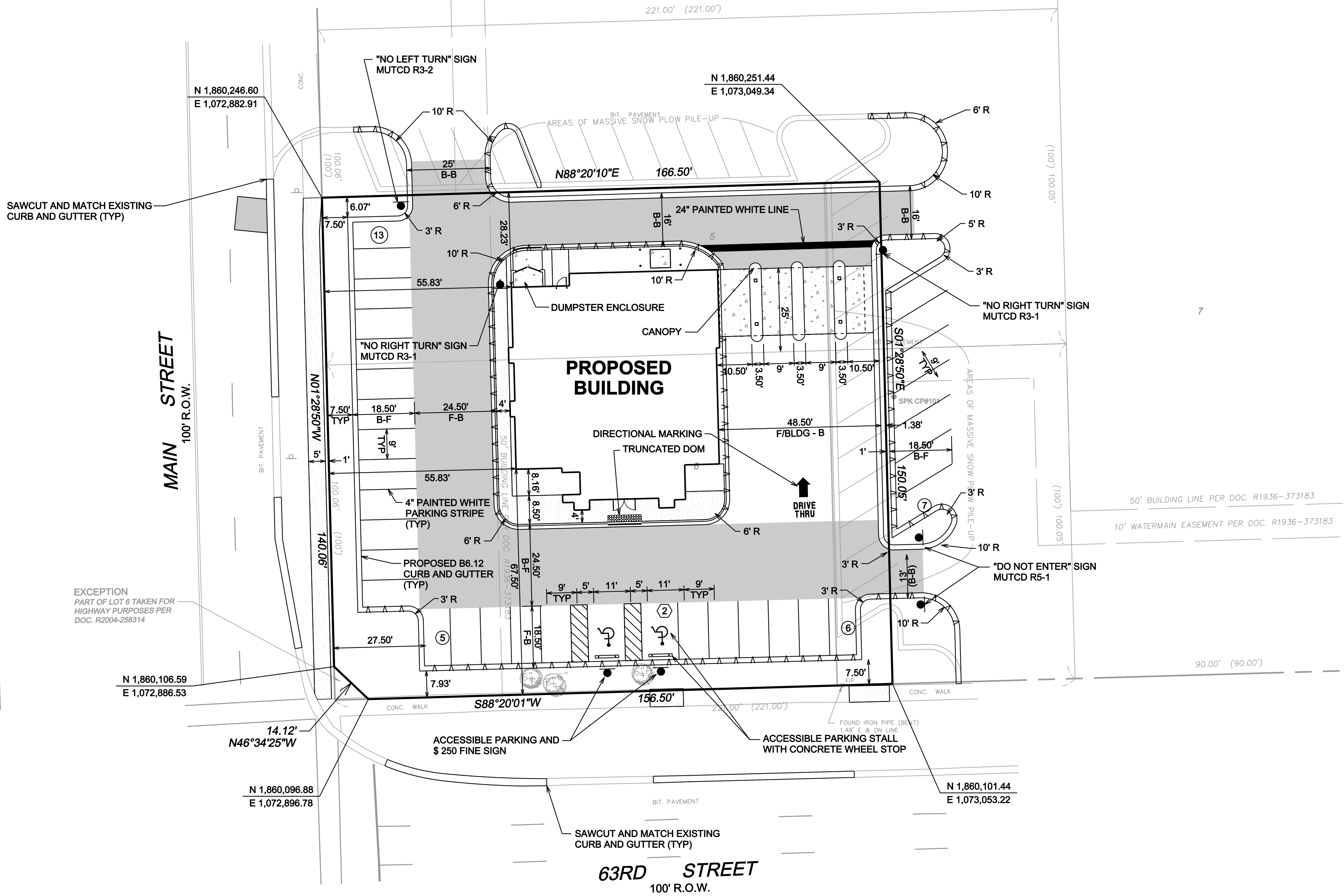
5" P.C. CONCRETE PAVEMENT
4" AGGREGATE BASE COURSE - CA6

CURB LEGEND

- STANDARD PITCH B6.12 CONCRETE CURB AND GUTTER
- REVERSED PITCH B6.12 CONCRETE CURB AND GUTTER
- B6.12 CONCRETE DEPRESSED CURB AND GUTTER

PARKING SUMMARY

REGULAR PARKING STALL	24
ACCESSIBLE PARKING STALL	2
TOTAL PARKING STALL	26



V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

SEAL:

PROJECT NO.:
10175.003
FILE NAME:
C3.0 LAY10175
ORIGINAL ISSUE DATE:
DATE
SCALE:
1" = 20'

DESIGNED BY:
VRS
DRAWN BY:
MRM
CHECKED BY:
ANH
PROJECT MANAGER:
ANH

CHASE BANK

DOWNERS GROVE

ILLINOIS

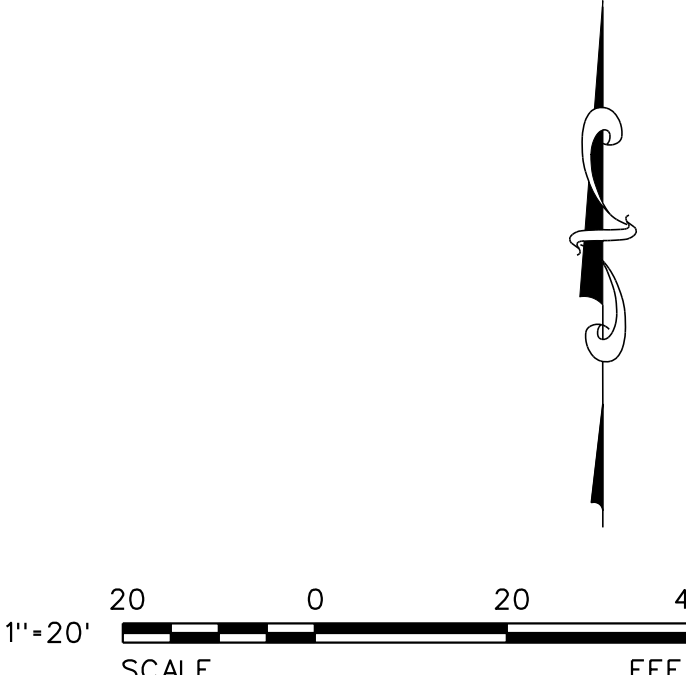
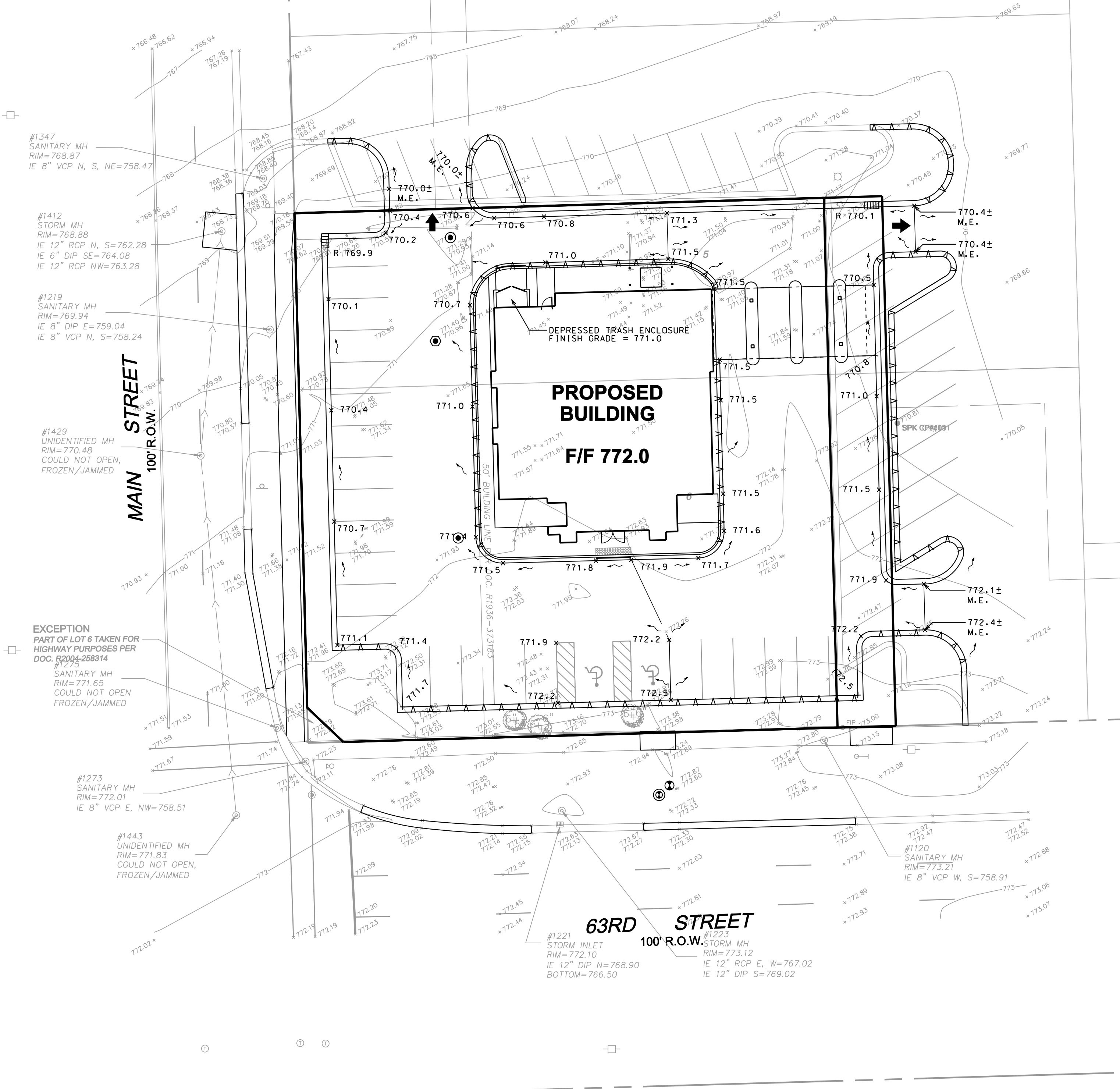
LAYOUT AND PAVING PLAN

DRAWING NO.

C3.0

NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURBS AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 2.00% MAX (1.00% MIN) CROSS SLOPE AND 5.00% MAX LONGITUDINAL SLOPE ON ALL SIDEWALKS TO COMPLY WITH THE ILLINOIS ACCESSIBILITY CODE.





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www.v3co.com

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

SEAL:

PROJECT NO.:
10175.003

FILE NAME:
C4.0 GRD10175

ORIGINAL ISSUE DATE:
DATE

SCALE:
1" = 20'

DESIGNED BY:
VRS

DRAWN BY:
MRM

CHECKED BY:
ANH

PROJECT MANAGER:
ANH

CHASE BANK

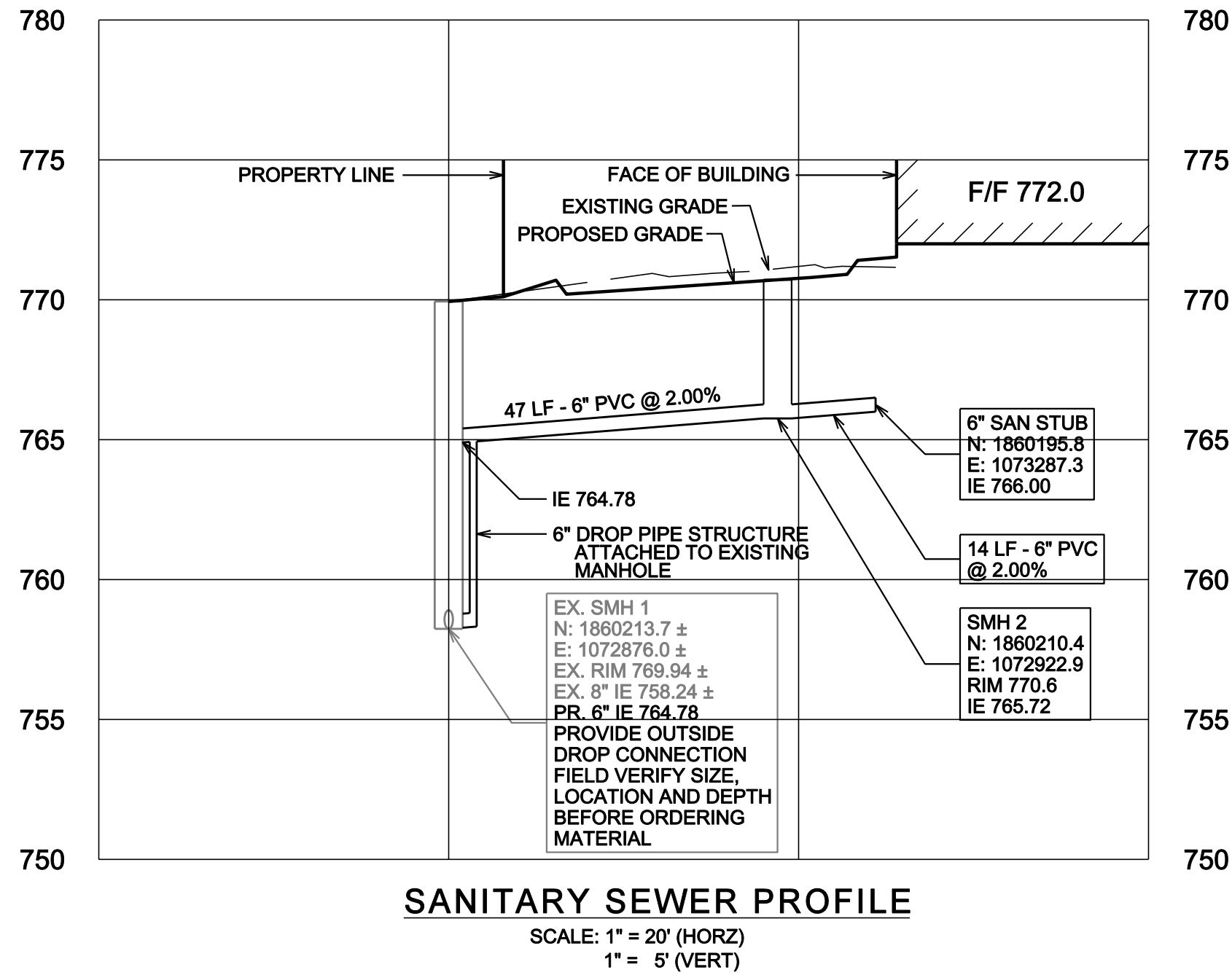
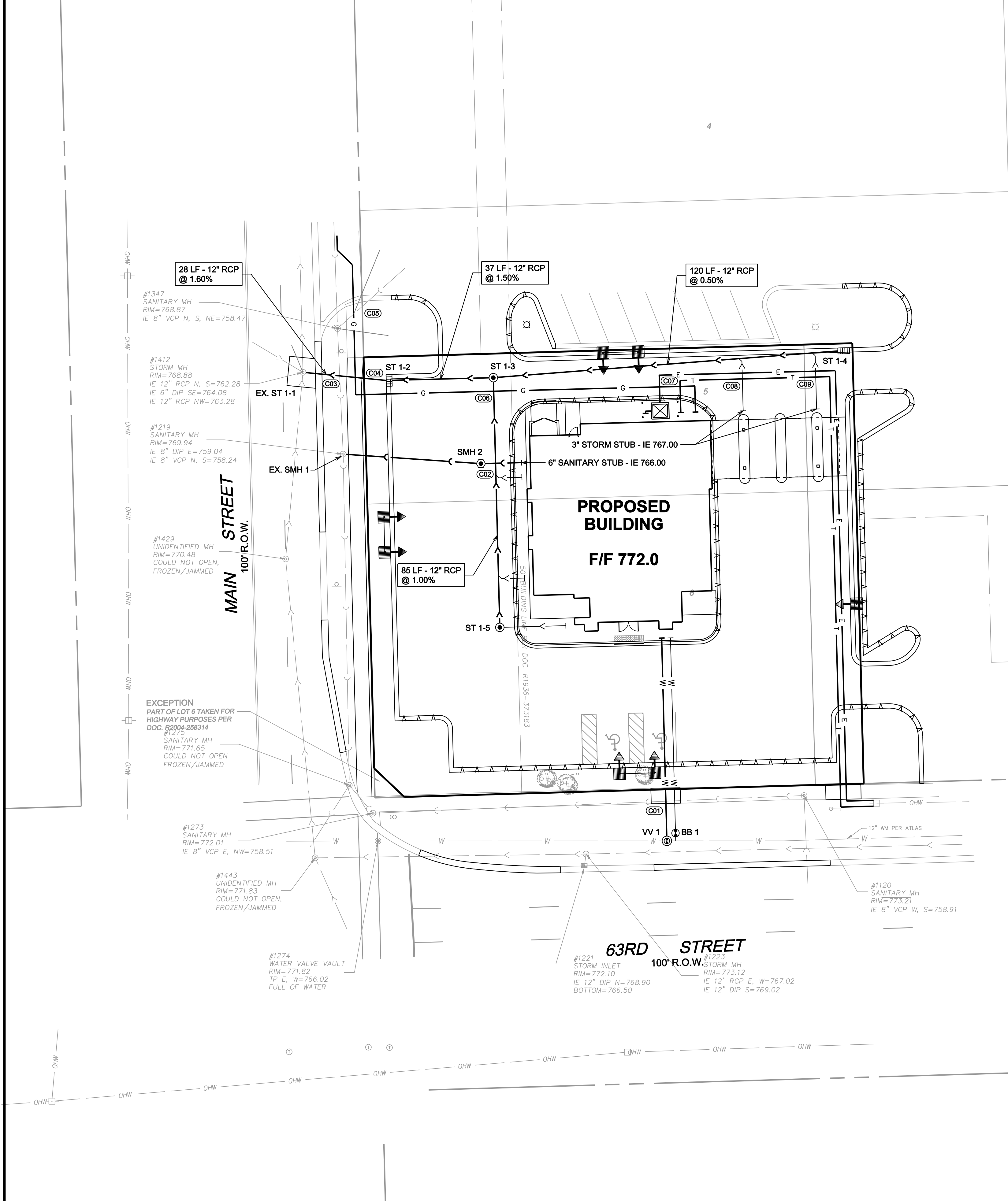
ILLINOIS

DOWNERS GROVE

GRADING PLAN

C4.0

DRAWING NO.



NOTES:

- CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- UNDERGROUND UTILITY INFORMATION IS BASED ATLAS INFORMATION AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR TO CALL "JULIE"(1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- ALL COORDINATES FOR PROPOSED STRUCTURES ALONG CURB LINE REFER TO BACK OF CURB. SEE MANHOLE LOCATION DETAIL IN CONSTRUCTION DETAILS.
- UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 OR APPROVED EQUAL, AND FRAME AND CLOSED LID STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL ALSO CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
- LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.

* INDICATES RIM ELEVATION IS AT EDGE OF PAVEMENT
COORDINATES REFERS TO TOP OF BACK OF CURB

F&CL = FRAME AND CLOSED LID
F&OL = FRAME AND OPEN LID

EX. ST 1-1
N: 1860241.5 ±
E: 1072862.3 ±
EX. RIM 768.88 ±
EX. IE 763.28 ± NW
EX. IE 762.28 ± S,N
PR. IE 765.00 E
CONNECT TO EX. MANHOLE
FIELD VERIFY SIZE,
LOCATION AND DEPTH

ST 1-2 *
N: 1860238.8
E: 1072890.6
4' CB W/ F&OL
RIM 769.9
IE 765.45

ST 1-3
N: 1860239.7
E: 1072927.1
4' MH W/ F&CL
RIM 770.2
IE 767.00 S
IE 766.00 E,W

ST 1-4
N: 1860249.8
E: 1073046.4
2' IN W/ F&OL
RIM 770.1
IE 766.60

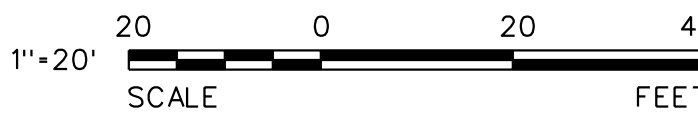
ST 1-5
N: 1860154.6
E: 1072929.3
4' MH W/ F&CL
IE 767.85

VV 1
N: 1860081.9
E: 1072986.2
6\"/>

BB 1
N: 1860084.6
E: 1072989.1
1.5\"/>

UTILITY CROSSINGS

- C01 6\"/>
- C02 12\"/>
- C03 12\"/>
- C04 12\"/>
- C05 EX. 8\"/>
- C06 12\"/>
- C07 PROPOSED NATURAL GAS LINE, PROPOSED ELECTRIC LINE AND PROPOSED TELEPHONE LINE TO BE INSTALLED TO AVOID SITE UTILITY AT CROSSING.
- C08 3\"/>
- C09 3\"/>



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Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

SEAL:

PROJECT NO.: 10175.003
FILE NAME: C5.0 UTL10175
ORIGINAL ISSUE DATE: 01-21-11
SCALE: 1" = 20'

DESIGNED BY: VRS
DRAWN BY: MRM
CHECKED BY: ANH
PROJECT MANAGER: ANH

CHASE BANK

UTILITY PLAN

C5.0

DRAWING NO.

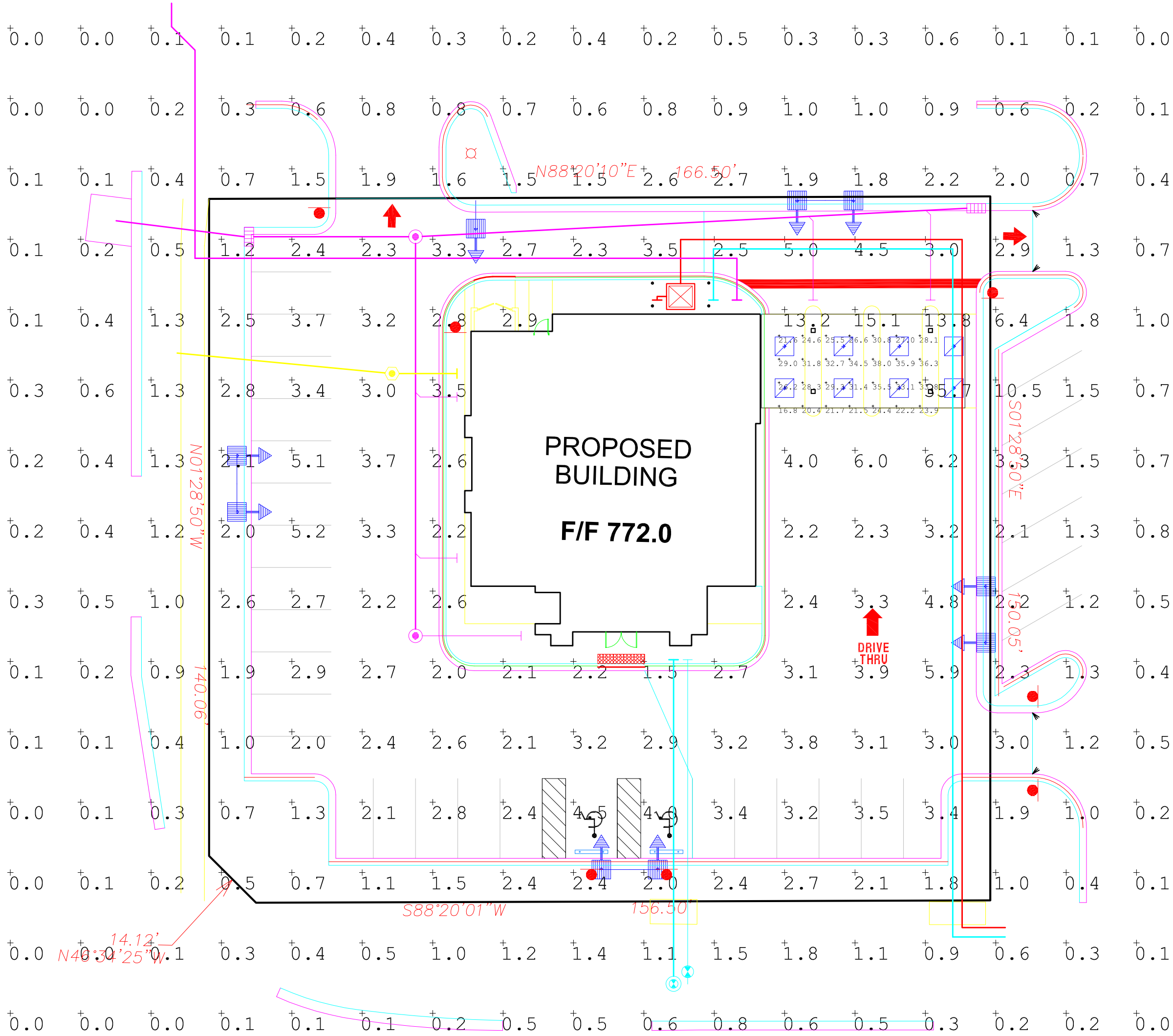
10175.003

UTILITY PLAN

REVISIONS		
REV #	DATE	BY:
1	1/25/11	J.P.

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACUTAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.



Calculation Summary							
Label	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PARKING SUMMARY	3.68	15.1	1.5	2.45	10.07	15	15
PROPERTY LINE AND BEYOND	0.42	1.8	0.0	N.A.	N.A.		
CANOPY SUMMARY	28.25	38.0	16.8	1.68	2.26	5	5

Luminaire Schedule						
WLS8072	CHASE BANK	DOWNERS GROVE, IL	PM: HOLLY	PLEASE CALL US FOR PRICING AT 1-800-633-8711		
Symbol	Qty	Label	Lumens	LLF	Description	
	4	A	22500	0.900	WLS-FVM-3-320-NW-PSMH-FG 27' POLE 3' BASE	
	1	B	22500	0.900	WLS-FVM-3-320-NW-PSMH-FG 27' POLE 3' BASE	
	8	C	N.A.	0.850	CRO2-S-LED-50-CW-UE 10'-6'' MOUNTING HEIGHT	

CHASE BANK
DOWNERS GROVE, IL

Consider the Impact!

PO BOX 100519
FORT WORTH, TX 76185
WWW.WLSLIGHTING.COM

Dear Members of the Plan Commission,

I am writing to urge you to provide conditional approval of Chase Bank project located at 63rd and Main Street. In June 2010 Jewel Food Store at 6200 S. Main Street underwent an extensive remodeling project to both the interior and exterior along with changes to the landscaping. The landscaping changes included the removal of several trees that bordered the north side of the property and the trimming of a hedge from 12' down to 4'. The hedge that was removed provided the residents of 62nd Street with significant buffering from parking lot noise, trash, car headlights, building lights and the unsightliness of viewing the parking lot. The hedge had been in place for over 25 years and provided a significant buffer between a commercial and residential area.

I now look out my front window at the side of a building and a parking lot. When I inquired with Village I was politely told that trimming the hedge and removing the buffer is considered "maintenance". Upon further inquiry I found that our code does not require any type of buffering between a commercial and residential area and the residential homes on the north side of 62nd Street are not considered "adjacent" which if it were would require a 12' fence. I did note however that when the CVS store was constructed a 12' fence was installed to buffer the neighboring residential area. To myself and neighbors this is a difference without a distinction and a real confidence shaker that our zoning code would adequately protect my property from such intrusion.

It is now my understanding that an additional structure will be added to this corner with traffic utilizing the Jewel parking lot for ingress/egress, further exacerbating the traffic conditions in the Jewel parking lot, increasing parking lot noise and headlights shining on my house. While I am pleased that the old BP Station on the corner will be developed I urge you to make a condition of your approval the installation of a 12' fence or require sufficient landscaping along the northern edge of the Jewel property along 62nd Street to provide a buffer from the increased traffic that this project will bring.

I have included a street view picture from Google Maps to illustrate the buffer that the hedge has provided for over 25 years. I urge you to visit this area and see first hand what it looks like today.

Sincerely,

Bradley and Deanna Bloom
922 62nd Street, Downers Grove



DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

FEBRUARY 28, 2011, 7:00 P.M.

Chairman Pro tem Waechtler called the February 7, 2011 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Pro tem Waechtler, Mr. Beggs, Mr. Cozzo, Mr. Matejczyk, Mr. Quirk, Mrs. Rabatah

ABSENT: Chairman Jirik, Mr. Webster

STAFF PRESENT: Planning Manager Jeff O'Brien; Planners Stan Popovich, Damir Latinovic; Village Engineer Mike Millette

VISITORS: Joe Domijan, 911 63rd Street, Nanette and Joe Mendrick, 6124 Lane Place, Mike Mondschein, 1021 S. Western Ave., Chicago, IL; Bill Shank, Bradford Real Estate, 10 S. Wacker Dr., Chicago, IL; Peter D'Angelo, Green Knolls LLC, 6224 Main Street; Dale and Deborah Faber, 604 57th Street; Marshall Schmitt, 1st UMC, 1032 Maple Avenue; Greg Bedalov, Downtown Economic Development Corp., 2001 Butterfield Road; Tim Messick, TAP, 122 S. Michigan Ave., Chicago, IL; Mike Metzger, JP Morgan Chase, 131 S. Dearborn, Chicago, IL; Andy Heinen, V3, 7325 Janes Ave., Woodridge, IL; and Jeff Mueller, Green Knolls, 6224 Main Street

Chairman Pro tem Waechtler led the Plan Commissioners in the recital of the Pledge of Allegiance.

PC-08-11 A petition seeking special use approval with variations for a bank with a drive-through window. The property is located at the northeast corner of Main and 63rd Streets, commonly known as 6241 Main Street, Downers Grove, Illinois (PINs 09-17-315-002, -021); Bradford Equities LLC, Owner; Bill Shank, Bradford Real Estate, Petitioner.

Village Planner, Mr. Damir Latinovic, described the proposal as being a lot reconfiguration and special use with variations for the B-2 General Retail Business-zoned property located at 6241 Main Street (northeast corner of Main and 63rd Streets). The existing vacant service station on the site will be demolished and a new 3,843 sq. ft. Chase Bank building will be constructed with four drive-through lanes. In order to move forward, the petitioner is seeking approval of the lot reconfiguration to acquire a 2,475-square foot strip of land to the east and seeking a Special Use for four drive-through lanes. The variations are for parking setback and signage.

Mr. Latinovic reviewed the lot reconfiguration in more detail noting the strip of land to be acquired is a 16.5-foot by 150-foot strip of land east of the existing site and would accommodate the fourth drive-through lane, the additional parking, and on-site circulation. The proposal will not negatively affect the Jewel-Osco site.

The site plan was placed on the overhead projector with staff discussing the features to the site.

DRAFT

Specifically, the one-story bank building (3,843 sq. ft.) will include four drive-through lanes located east of the building. Traffic will enter the drive-through from the south side. The parking will be located west and south of the building. Proposed for the site will be parking lot lighting and 3,743 square feet (15% of lot area) of landscaping. Banking hours are as follows: normal business hours Monday through Friday, 8:30 a.m. to 6:00 p.m.; Saturday, 8:30 a.m. to 3:00 p.m. Drive-through hours will be Monday through Friday, 7:00 a.m. to 7:00 p.m. and Saturday, 7:00 a.m. to 3:00 p.m. All ATMs will be open 24/7. Deliveries and trash pick-up will be done during normal business hours.

Because the site contained a former gas station, staff stated the petitioner will likely be required to remediate the site and remove the underground tanks, coordinating efforts with the state's Fire Marshall and the Village's Fire Prevention Department. The removal of the underground tanks will take place before issuance of any Village construction permits.

Building elevations were depicted with staff explaining that the front yard setback variation is requested to construct the parking spaces 7.5 feet from the west (front) property line and from the south property line, where 25 feet is required by Code. The petitioner was requesting cross access to the Jewel-Osco property with three access points from the Jewel property. The four existing curb cuts to Main Street and 63rd Street would be closed and restored with parkways and sidewalks. Details of the traffic flow for the new access points were explained, noting that as a condition of approval, the petitioner would be required to install a No-Right Turn sign along the north property line facing the drive-through lanes.

Mr. Latinovic proceeded to report on the four sign variations being sought: 1) the installation of wall signs on the north and east facades of the building which do not front a public right-of-way, 2) the installation of two wall signs on the west and east sides of the building (one sign per facade is allowed); 3) increasing the total signage on the property to 281.31 square feet (265 square feet is permitted); and 4) increasing the size for a monument sign to 49.91 square feet. (36 square feet is allowed). Because signage is based on the frontage of a building, the proposed structure is allowed a total of 265 square feet of signage, and because the proposed building is located on a corner, Mr. Latinovic stated two monument signs would be allowed on the south side and west side.

Staff believed the proposal was consistent with the Future Land Use Plan. Also, the proposal would meet all bulk requirements except for the front yard parking setback and signage. However, the proposed lighting for the parking lot does not meet code, the developer will be required to revise the photometric plan to meet the code prior to issuance of any permits. The developer has agreed to the condition, per staff.

In further support of the proposal, Mr. Latinovic stated that staff believes the proposed lot and the Jewel lot will conform and meet the requirements of the Village's Subdivision Ordinance, as summarized on page 5 of staff's report. No public utility easements are required. Per staff, Section 20.601(b) of the Subdivision Ordinance allows the Director of Community Development to approve the proposed lot reconfiguration administratively if it meets all requirements of the Subdivision Ordinance. This process would take place if the project is approved. Mr. Latinovic noted that the Plan Commission is not required to take action on the lot reconfiguration.

Mr. Latinovic proceeded to explain storm sewer additions, and that the development will meet all requirements of the Village's and DuPage County's stormwater ordinances. He reported that the

DRAFT

Fire Department requested that the proposed driveway access in the southeast corner of the lot be widened to 20 feet to accommodate fire truck access, that the building contain alarm and suppression systems and that any tank removal and remediation be coordinated with the Fire Department before permits were issued.

To date, Village staff received a number of phone calls regarding this proposal, along with one email from the owner of Green Knolls Shopping center located west of the site. That owner has requested that the proposed development adhere to the same requirements as the recent redevelopment of the Green Knolls Shopping Center. Staff assured that it would. Staff referred to a letter on the dais received from a neighbor who lives north of Jewel-Osco site in which the neighbor is requesting Plan Commission consider an 8-foot fence and additional landscaping along the north side of the Jewel-Osco property. Staff clarified that property is not part of this proposal.

A review of the findings of fact and special use followed. Mr. Latinovic stated staff believes the standards for a special use were met and the proposed use would not be detrimental to the health, safety, or general welfare of the public nor have an adverse impact on the character of the area. As a condition of the approval, however, staff was requiring that the volume from the drive-through ATM be adjusted after 10:00 p.m. so no negative impact would occur to the nearby residential properties. A bank, with a drive-through use, is listed as a Special Use in the B-2 district.

In speaking about the two variances, staff felt based on its analysis, that all standards for granting the parking variation were met. The petitioner was seeking the variation due to the need for a safe and efficient traffic circulation between the two properties, since a hardship to meet this existed, and the parking spaces that were proposed were to match the existing parking setback on the Jewel property for best cross-access arrangement and circulation.

As to the sign variations, staff reviewed the four requests and felt there were no unique circumstances associated with the proposal that would warrant the additional signage, as requested. In fact, the property was a corner lot which benefits from double frontage and the property was similar to other corner lots in the Village which complied with the Village's Sign Ordinance. Based on this analysis, Mr. Latinovic believed the standards for granting the sign variations were not met and recommends denial of the request.

In summary and based on staff's findings, Mr. Latinovic recommended that the Plan Commission make a positive recommendation to the Village Council regarding the proposed Special Use with a parking variation subject to the conditions listed on page 10 and 11 of staff's report. Staff does not recommend approval of the four sign variance requests.

Per a question about the variations running with the property, Mr. Latinovic confirmed that they run with the land. A similar use, with no changes to the site layout would not have to return to the Plan Commission for another parking variation. Similarly, if the signage were to be approved, staff clarified signs for a new tenant would have to substantially comply with the plans in the staff report or would have to meet the Village's sign ordinance.

Jeff O'Brien, clarified that both the parking and sign variations run with the land. Approval of future signs for a new tenant would depend on the location and square footage of that proposal which would have to be consistent with the location and size that is approved for Chase Bank. A change in use to a permitted use would not require review by the Plan Commission and Council, but

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an expansion of the special use or a change to another special use (e.g., a drive-through restaurant) would require a new public hearing.

When asked how the volume of the ATM noise level for the drive-through lanes would be adjusted, Mr. Latinovic responded the petitioner would need to demonstrate the levels before and after the adjustment. Staff stated the goal was to reduce the noise level, if necessary, but that the condition could be further clarified by the Plan Commission, if desired, but staff did not feel a specific number needed to be tied to the condition. Mr. Beggs felt the bank was located far enough away from the residential area and the term “adjusted” was sufficient.

As to the parking setbacks, Chairman Pro tem Waechtler confirmed with staff they would run with the land if another petitioner came afterwards.

Petitioner, Bill Shank with Bradford Real Estate, 10 S. Wacker Drive, Chicago, Illinois, discussed the parking variation and said if he were to adhere to the 25-foot setback, it would create a hardship that would make the site difficult to develop. He felt the variation would provide better circulation and provide better site layout overall.

Mr. Tim Messick, Architects Partnership, 122 S. Michigan Ave., Chicago, Illinois, summarized that the building will be constructed of a brick and stone veneer with EFIS on top and will include a pitched roof canopy. He believed the materials were consistent with the businesses in the area. He stated the landscaping will exceed ordinance requirements. Details followed. He emphasized further that the petitioner was seeking the four sign variations due to the uniqueness of the hard corner and its opportunities. He explained that the signage on the south façade was smaller in square footage than what could be allowed, and, theoretically, he was taking that extra square footage and placing it on the north and south facades, due to better vehicular and pedestrian traffic. As to the second wall sign (illuminated blue octagon) being requested for the west and east facades, Mr. Messick felt that they were appropriate for the tower elements, the architecture fit the signs, and it was part of Chase’s branding efforts. He believed Chase met the “design intent” of the Village’s sign ordinances. Because there was one monument sign being proposed at 63rd and Main Street, rather than the two allowed, he felt he was lessening the number of signs on the site.

Mr. Mike Metzger, Project Manager for J.P. Morgan Chase, 131 S. Dearborn, Chicago, IL, spoke about the opportunities of the site and emphasized the importance of identity to Chase. To have the signs on all four facades would guarantee the success of the company. He agreed with Mr. Messick’s comments about the monument sign. He also mentioned that the ATM noise levels could be adjusted, if necessary.

Dialog followed that if the petitioner had the additional wall signs, the monument sign would become redundant, wherein Mr. Metzger stated it was still a good flag to the vehicles.

Chairman Pro tem Waechtler confirmed that the trash location would be screened. As to vehicle stacking problems in the drive-through lanes on the east side, Mr. Messick discussed how a vehicle would circulate on the site. Additionally, he pointed out the north and south circulation of vehicles on the site.

For the record, Mr. Beggs pointed out that Chase had a site just west on 63rd Street in the Meadowbrook Shopping Center, another site on Ogden Avenue just east of Fairview, and another at

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the intersection of Ogden and Saratoga Avenues. He noted that just one sign existed at those locations, wherein Mr. Metzger stated those locations were not primary locations. However, Mr. Beggs concluded that if the sign variations were approved, how would he justify such signage for a future project. Wherein Mr. Metzger mentioned that, if possible, the signage would not have to follow each corner or it could be written into the ordinance.

Seeing that Mr. Millette was present, Chairman Pro tem Waechtler thanked him for his input on the project. Mr. Millette confirmed that the proposal will meet the requirements of the county's stormwater and floodplain oversight ordinance requirements. No questions follow for Mr. Millette.

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

Mr. Peter D'Angelo, 6224 Main Street, stated he is a partner with the Green Knolls Shopping Center and stated he looked at the proposed site some time ago and was told by Economic Development that if he wanted to locate a bank on the Green Knolls site he would be charged an impact fee because banks do not pay sales tax. He said his proposed tenant declined further interest to the site. Mr. D'Angelo thought the proposed site was too small for a bank and was told that Jewel would not sell him the land for a bank because they had a bank. While Mr. D'Angelo said he supported the proposal, he expressed his discontent about the project and believed that if the Jewel site was being subdivided, then it should meet the requirements of the subdivision ordinance, like he did for the Green Knolls site redevelopment. He stated he wanted to know if there was "a level playing field."

Chairman Pro tem Waechtler recalled there was some flooding problems before the Green Knolls development began, wherein Mr. D'Angelo stated there was never any flooding prior, only after when the storm trap was installed.

Mr. O'Brien proceeded to explain the reconfiguration of the site was an exempt land division per the State's Plat Act. Communities have the ability to review these minor divisions. The Village permits these minor divisions after it is reviewed by Village staff. He further explained that the Subdivision Ordinance, however, did not trigger the stormwater ordinance requirements. Rather the development of the site make a stormwater permit necessary. Mr. O'Brien noted that a lot over one acre could disturb up to 25,000 square feet before detention becomes an automatic requirement. He reminded the Commissioners that the engineering was preliminary at this point and if detention was required, he believed it was likely the amount of detention would be able to be contained in the parking lot and not in an underground storage facility – such as the underground system at the Green Knolls Shopping Center. He indicated that all developments in Downers Grove are reviewed on a fair and consistent basis. Mr. O'Brien stated staff works extremely hard to ensure that ordinances are evenly enforced.

Mr. Joe Mendrick, 6124 Lane Place, asked about sign illumination and their height. He stated he lives behind Green Knolls and was concerned about the Chase light shining in their bedroom windows on the west side (Main Street side). He opposed the variance. He invited everyone to see their homes and appreciated Green Knolls' efforts in screening the lighting.

Mr. Joe Domijan, 611 63rd Street, stated no one addressed the amount of traffic to the site and stated a number of accidents have occurred at that site, five of which he has called in. He believed the

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common development drive between the two businesses needed restrictors (right in/right out) for both access points closest to the intersection.

There being no further comments, Chairman Pro tem Waechtler closed public participation.

As to the lighting from the Chase sign, Mr. Messick explained that the sign for the west façade is a 30" inch wall sign and was approximately 12 feet above grade and would be less illuminated than allowed by code. It would also be less square footage than allowed. The sign would have an acrylic face covering the light source to reduce the harsh glare. He did state that the Jewel elevation was higher than what Chase was proposing, but he cautioned the commissioners that there was a grade level to consider. He did not know the exact grade differential at the corner but noted it was more than 5 feet.

Mr. Andy Heinen (phonetic spelling), with V3 Engineering, 7325 James Avenue, Woodridge, IL confirmed he would be applying to the DuPage County Department of Transportation for the improvements within the public right-of-way and the County would have the final decision on any access points or restrictors.

Mr. Metzger had no closing statements but thanked staff for its presentation.

Mrs. Rabatah stated she was having trouble understanding the petitioner's need for the signs on the north and east sides and raised concern about setting precedent seeing there was no hardship and she was not sure about the illumination. Mr. Cozzo voiced his comments regarding signage, stating he had no compelling reason to grant the requests. However, as to the octagon sign on the west and south facades, he supported the request. He was fine with the parking also. Mrs. Rabatah questioned whether the petitioner could do something architecturally with the octagon signage. Mr. Beggs pointed out the fact that the monument sign would be seen from just about every direction and he did not support an over-abundance of signage along Ogden Avenue. He believed the signage on the west and south facades as well as the monument sign were sufficient. He supported staff's recommendation. Mr. Waechtler also concurred and was not in favor of setting a precedent for future proposals. Commissioners, overall, supported the design of the structure and its architecture.

Mr. Beggs suggested that the commissioners recall the illumination done at Saratoga and Ogden Avenue and at the shopping centers.

Mrs. Rabatah had concerns about the language of staff's recommendation number 8 in its report, wherein staff was leaving it in general terms which was normal. Details followed on the coordination of the various agencies involved with the remediation. Mr. Cozzo believed the standards for approval for a Special Use were met and the standards for variation for the parking were also met. But he was not sure if the variation standards for signage were met.

WITH RESPECT TO FILE PC-08-11, MRS. RABATAH MADE A MOTION THAT THE PLAN COMMISSION MAKE A POSITIVE RECOMMENDATION OR A SPECIAL USE WITH PARKING VARIATION, AS RECOMMENDED BY STAFF, TO THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING CONDITIONS LISTED IN STAFF'S REPORT:

DRAFT

1. **THE PROPOSED SPECIAL USE REQUEST WITH PARKING SETBACK VARIATION SHALL SUBSTANTIALLY CONFORM TO THE CHASE BANK REDEVELOPMENT PLANS PREPARED BY V3 COMPANIES DATED JANUARY 21, 2011, THE CHASE BANK FLOOR PLAN PREPARED BY ARCHITECTS PARTNERSHIP, LTD DATED JANUARY 21, 2011, THE CHASE BANK ELEVATIONS PLAN PREPARED BY ARCHITECTS PARTNERSHIP, LTD. DATED FEBRUARY 4, 2011, THE CHASE BANK LANDSCAPE PLAN PREPARED BY ARCHITECTS PARTNERSHIP, LTD. DATED JANUARY 26, 2011, AND CHASE BANK PHOTOMETRIC PLAN PREPARED BY WLS LIGHTING SYSTEMS DATED JANUARY 19, 2011 ATTACHED TO THIS REPORT EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES, ORDINANCES, AND POLICIES.**
2. **THE PROPOSED PHOTOMETRIC PLAN SHALL BE REVISED TO INDICATE THAT FOOT CANDLE READINGS AT ALL LOT LINES WILL NOT EXCEED 2.0 FOOT CANDLES TO MEET THE ZONING REQUIREMENTS.**
3. **THE PROPOSED PHOTOMETRIC PLAN SHALL BE REVISED TO INDICATE THAT THE AVERAGE FOOT CANDLE READING ON THE SITE DOES NOT EXCEED 3.6 FOOT CANDLES TO MEET THE ZONING REQUIREMENTS.**
4. **ALL NEW SIGNAGE ON THE SITE MUST MEET ALL REQUIREMENTS OF THE SIGN ORDINANCE.**
5. **THE VOLUME ON THE DRIVE-THROUGH ATMS SHALL BE ADJUSTED AFTER 10 PM TO ASSURE NOISE LEVELS DO NOT IMPACT NEARBY RESIDENTIAL PROPERTIES.**
6. **THE PROPOSED DRIVEWAY IN THE SOUTH-EAST CORNER OF THE SITE SHALL BE WIDENED TO BE MINIMUM 20 FEET WIDE.**
7. **A “NO-RIGHT TURN” SIGN SHALL BE INSTALLED ALONG THE NORTH PROPERTY LINE FACING THE DRIVE-THROUGH LANES.**
8. **THE PETITIONER IS REQUIRED TO COORDINATE THE REMOVAL OF THE UNDERGROUND TANKS WITH THE OFFICE OF THE STATE FIRE MARSHALL AND VILLAGE’S FIRE PREVENTION DEPARTMENT. THE REMOVAL OF THE UNDERGROUND TANKS SHALL BE COORDINATED WITH THE ISSUANCE OF VILLAGE CONSTRUCTION PERMITS.**
9. **THE BUILDING SHALL BE FULLY SPRINKLED AND EQUIPPED WITH AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.**
10. **PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT, THE PETITIONER SHALL OBTAIN PERMITS FROM THE DUPAGE COUNTY HIGHWAY DEPARTMENT FOR THE PROPOSED WORK IN THE RIGHT-OF-WAY.**

SECONDED BY MR. BEGGS. ROLL CALL:

Mr. O’Brien added that a recently received traffic circulation report would be reviewed carefully.

ROLL CALL:

**AYE: MRS. RABATAH, MR. BEGGS, MR. COZZO, MR. MAEJCZYK, MR. QUIRK,
MR. WAECHTLER**

NAY: NONE

DRAFT

MOTION CARRIED. VOTE: 6-0

WITH RESPECT TO FILE PC-08-11, MRS. RABATAH MADE A MOTION THAT THE PLAN COMMISSION MAKE A REQUEST TO THE VILLAGE COUNCIL TO DENY THE PETITIONER'S REQUEST FOR THE FOUR (4) SIGN VARIATIONS.

SECONDED BY MR. BEGGS. ROLL CALL:

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

NAY: NONE

MOTION CARRIED. VOTE: 6-0