

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JULY 9, 2013 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Amendment to Planned Development #24 (Fairmount Village II) with a density variation (950 75th Street)	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared to amend Planned Development #24, Fairmount Village II with a variation to permit the construction of 14 townhouses where four units would be permitted under the existing Planned Development Agreement.

STRATEGIC PLAN ALIGNMENT

The goals 2011 - 2018 identified *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the July 2, 2013 Village Council meeting. Staff recommends approval on the July 9, 2013 active agenda.

BACKGROUND

The petitioner is requesting a Planned Development Amendment with a variation to Planned Development #24, Fairmount Village II, to construct 14 townhouses at 950 75th Street. The subject site is 1.45 acres in size and is zoned R-5A, Townhouse Residential.

Planned Development #24 was approved in 1984 and created three separate lots. Two lots were developed with 138 townhouse units while the third lot, the subject of this request, was left as a single family home. The approved density of Planned Development #24 was 10.65 dwelling units per acre where 10.89 dwelling units per acre were allowed by the Zoning Ordinance. As proposed, the density of the Planned Development would increase to 11.65 dwelling units per acre.

The petitioner is proposing to construct two seven-unit townhouse buildings on the subject site, 950 75th Street. The two buildings are located on either side of a private drive, Ducat Place, which runs north-south. The two-story buildings will be clad with brick, stucco, trim-boards and an asphalt shingle roof. Each unit will include a two-car garage with two guest parking spaces on the driveway in front of each unit. Each unit will be equipped with a fire alarm and sprinkler system. The proposed townhouses meet the open space requirements of the Planned Development and the bulk requirements of the Zoning Ordinance.

Access to the site will be provided via the extension of Stockley Road, a Village-maintained street. Stockley Road is located within the 75th Street right-of-way which is under the jurisdiction of DuPage County. DuPage

County prefers the extension of Stockley Road over direct access to 75th Street and has agreed to the extension of Stockley Road, at the cost of the petitioner.

The petitioner has made adequate provisions for all utilities, including water, sanitary sewer and stormwater. All public utilities and stormwater management areas will be located within public utility and stormwater easements. In addition to the required easements, a Special Service Area (SSA) will be established which would allow the Village to tax homeowners for the cost of maintaining the stormwater management area in the case that the homeowners association does not perform the required maintenance. This SSA will be presented to the Council at a later date.

The petitioner is required to pay park and school donations for the new townhouses. The petitioner will receive credit for the single family home that was previously on the property but that was destroyed by fire in 2009. The total amount of \$41,622.74 (\$10,375.54 to School District 61, \$4,654.18 for School District 99 and \$26,683.02 to the Park District) will have to be paid prior to Village executing the Planned Development Amendment approval.

The Comprehensive Plan designates the property as Single Family Attached Residential which includes townhouses, row houses and duplexes. The Comprehensive Plan recommends this type of residential development be located along arterial streets and be used as a transition between detached single family residential and multiple family residential. The proposed development is consistent with the Comprehensive Plan.

The proposed development meets all standards for granting a density variation as shown in Section 28.1803 of the Zoning Ordinance and will not alter the character or land use characteristics of the surrounding area. The proposal is consistent with the design and density that currently exists within the Planned Development and will not confer a special privilege to the petitioner. The proposed development meets all standards of approval for a planned development as shown in Section 28.1607 of the Zoning Ordinance.

The Plan Commission considered the petition at their June 3, 2013 meeting. Several residents spoke and expressed concerns regarding increased traffic, stormwater, construction timeframes and landscaping. The development will minimally increase traffic on the adjacent street network but 75th Street will assist in keeping many vehicle trips out of the surrounding street network. All proposed improvements will comply with Village Ordinances, including the Stormwater Management Ordinance and the Construction and Site Management Ordinance. The petitioner has submitted a revised landscape plan which identifies additional landscaping.

The Plan Commission found the proposal met the standards of approval for a variation per Section 28.1803 and the standards of approval for a planned development amendment per Section 28.1607 of the Zoning Ordinance. Based on their analysis, the Plan Commission unanimously recommended approval of the planned development amendment with a density variation for the construction of 14 townhouse units. Staff concurs with the Plan Commission's recommendation.

ATTACHMENTS

Aerial Map

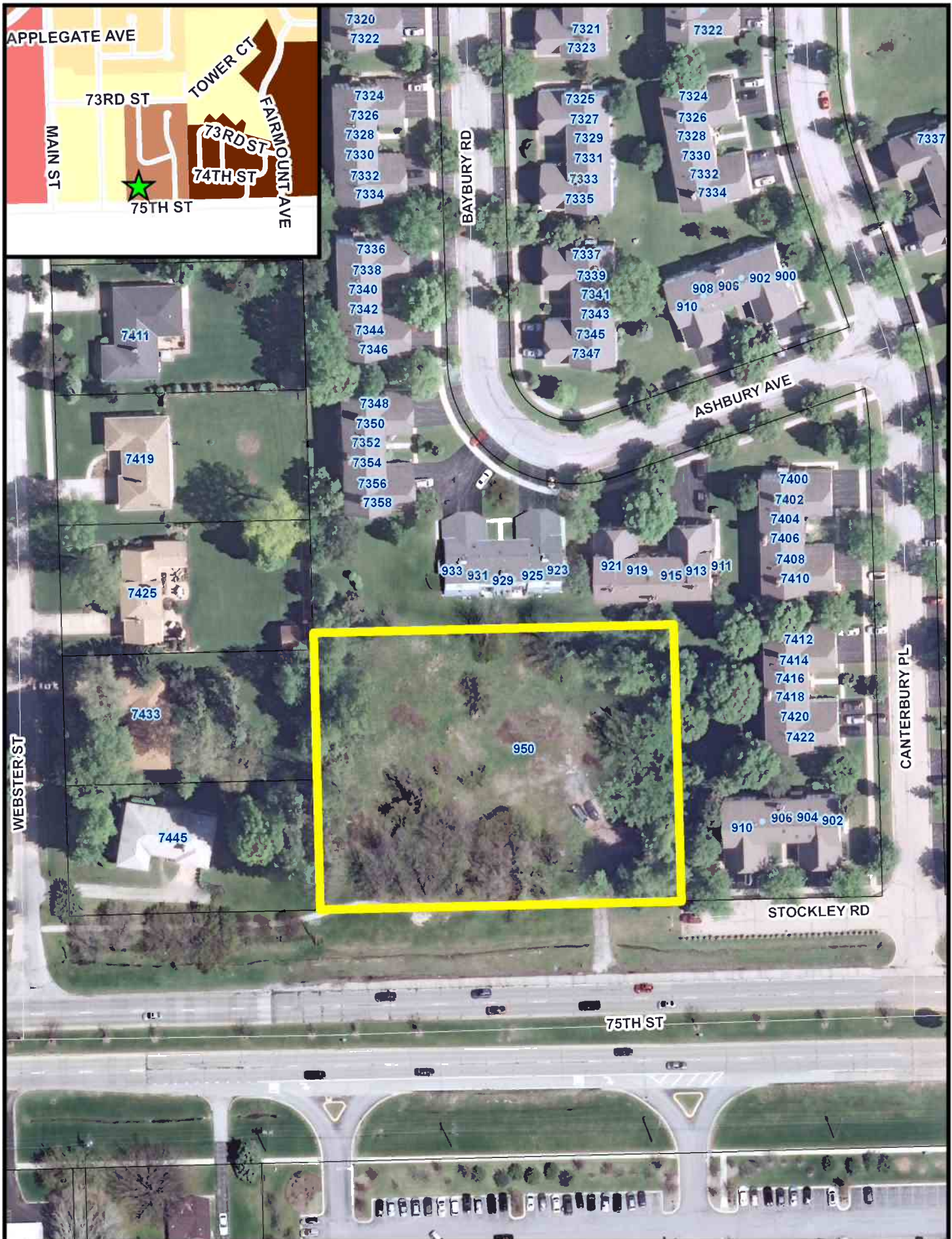
Ordinance

Staff Report with attachments dated June 3, 2013

Draft Minutes of the Plan Commission Hearing dated June 3, 2013

Revised Plat of Easement

Revised Landscape Plan



0 40 80 120 160 Feet

950 75th Street Location Map



VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** July 9, 2013
(Name)

RECOMMENDATION FROM: _____ **FILE REF:** PC-9-13
(Board or Department)

NATURE OF ACTION:

- ☒ Ordinance
☐ Resolution
☐ Motion
☐ Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to adopt "AN ORDINANCE APPROVING A PLANNED DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #24, FAIRMOUNT VILLAGE II, TO ALLOW THE CONSTRUCTION OF TWO 7-UNIT TOWNHOME BUILDINGS AT 950 75TH STREET", as presented.

SUMMARY OF ITEM:

Adoption of this ordinance shall approve an amendment to Planned Development #24 to allow the construction of two 7-unit townhome buildings at 950 75th Street.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A PLANNED
DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #24,
FAIRMOUNT VILLAGE II, TO ALLOW THE CONSTRUCTION
OF TWO 7-UNIT TOWNHOME BUILDINGS AT 950 75TH STREET**

WHEREAS, the Village Council has previously adopted Ordinance No. 2627 on April 15, 1982, designating the property described therein as Planned Development #24; and,

WHEREAS, the Owners have filed a written petition with the Village conforming to the requirements of the Comprehensive Zoning Ordinance and requesting an amendment to Planned Development #24 to allow construction of two 7-unit townhome buildings on the Fairmount Village II property located at 950 75th Street; and,

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and the Plan Commission has given the required public notice, conducted a public hearing for the petition on June 3, 2013, and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

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

WHEREAS, the Village Council has considered the record before the Plan Commission, as well as the recommendations of Plan Commission.

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

SECTION 1. That the provisions of the preamble are incorporated into and made a part of this ordinance as if fully set forth herein.

SECTION 2. That a Planned Development Amendment is hereby authorized to approve construction of two 7-unit townhome buildings at 950 75th Street.

SECTION 3. That approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of the Downers Grove Plan Commission regarding File PC-09-13 as set forth in the minutes of their June 3, 2013 meeting.

SECTION 4. The approval set forth in Section 2 of this ordinance is subject to the following conditions:

1. The Planned Development Amendment shall substantially conform to the staff report dated June 3, 2013 and with engineering plans as prepared by M. Gingerich Gereaux & Associates, dated January 28, 2013 and revised on April 5, 2013 and architectural and landscape drawings prepared by Naseer Ansari & Associates dated February 25, 2013 and revised on March 27, 2013 except as such plans may be modified to conform to Village Codes and Ordinances.

2. The proposed townhouses shall have a manual and automatic detection system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
3. The proposed townhouses shall have a complete automatic sprinkler system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
4. The landscape plan shall be enhanced to provide additional screening along the west property line.
5. The petitioner shall pay \$41,622.74 for park and school donations (\$10,375.54 to School District 61, \$4,654.18 for School District 99 and \$26,683.02 to the Park District) prior to the Village executing the planned development amendment approval.
6. Upon completion of the public improvements for the entire development, the petitioner shall submit record drawings for approval by the Village Council. Along with the record drawings, the petitioner shall submit a guarantee security in the amount of 20% of the total cost of the public improvements, which shall expire no earlier than two years after acceptance of such public improvements by the Village Council.
7. A Special Service Area shall be established and recorded to ensure adequate maintenance of the stormwater detention area and Ducat Place prior to final approval of the building permits.
8. The Condominium Declaration of Restrictive Covenants document for the development shall be recorded prior to final approval of the building permits.
9. The Plat of Easement shall be recorded prior to final approval of the building permits.

SECTION 5. That the townhome buildings are consistent with and complimentary to the overall planned development site plan and with the requirements of the “*R-5A, Townhouse Residence*” zoning district.

SECTION 6. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JUNE 3, 2013 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-09-13 950 75 th Street	Final Planned Development Amendment and Zoning Variation for increased density	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting approval of a Planned Development Amendment to Planned Development #24 and a density variation to construct 14 townhouses at 950 75th Street where four units are permitted.

NOTICE

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

GENERAL INFORMATION

OWNER: Aliya Ahmed
14 Bay Brook Lane
Oak Brook, IL 60523

APPLICANT: Sardar Shah-Khan
20 N. Tower Road 8n
Oak Brook, IL 60523

PROPERTY INFORMATION

EXISTING ZONING: R-5A, Townhouse Residence
EXISTING LAND USE: Vacant
PROPERTY SIZE: 1.45 acres (63,141 square feet)
PINS: 09-29-105-018

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-5A Townhouse Residential	Single Family Attached Residential
SOUTH:	PUD-B-2 Planned Unit Development, Community Shopping Center Business District (Darien)	N/A (Darien)
EAST:	R-5A Townhouse Residential	Single Family Attached Residential
WEST:	R-1 Single Family Residential	Single Family Residential

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 Narrative
3. Plat of Survey
4. Building Plans
5. Engineering Plans
6. Landscape Plan
7. Tabbed Stormwater Report

PROJECT DESCRIPTION

The petitioner is requesting two actions: 1) a Planned Development Amendment to Planned Development #24, Fairmount Village II to construct 14 townhouses on a vacant 1.45 acre parcel within the Planned Development and 2) a variation to increase the allowable density of the Planned Development from 10.89 dwelling units per acre (one dwelling unit per 4,000 square feet) to 11.65 dwelling units per acre (one dwelling unit per 3,740 square feet).

The subject property is zoned R-5A, Townhouse Residential and is 1.45 acres in size. The property is part of the 13.05 acre Planned Development #24, Fairmount Village II, which was approved in 1984. The original Planned Development approval permitted the creation of three separate lots. Two lots were developed with 138 townhouse units while the third lot was left as a single family home and is the subject of this petition. The approved density was 10.65 dwelling units per acre where 10.89 dwelling units were allowed by the Zoning Ordinance.

The subject property was previously improved with a single family home that was destroyed by a fire in September 2009. The single family home was demolished later that year and the property has been vacant since. The only structures located on the property are a chain link fence and an abandoned driveway.

The petitioner is proposing to construct two seven-unit townhouse buildings on the site. Each two-story townhouse will include approximately 2,100 square feet of habitable space. The buildings will face each other and will be oriented north-south with a private drive (Ducat Place) located between the two buildings. The primary entrances to the units will be from Ducat Place. The buildings will be clad with brick, stucco, and trim boards and have an asphalt shingle roof. A two car garage with a driveway that can accommodate an additional two guest cars is provided for each unit. Of the 14 units, the four end units will have four bedrooms while the remaining ten units will have three bedrooms.

Access to the site will be provided via the extension of Stockley Road. Stockley Road is located within the 75th Street right-of-way and currently ends at the east property line of the subject site. The petitioner, with the consent of DuPage County, is proposing to extend Stockley Road approximately 185 feet west to provide access to the private Ducat Place drive. Stockley Road will extend past the intersection with Ducat Place to provide a turn-around location for emergency vehicles that may have to enter Ducat Place. The existing driveway access to 75th Street will be removed as part of this project.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the property as Single Family Attached Residential. This designation includes townhouses, row houses and duplexes. The Comprehensive Plan notes these types

of residential development are commonly found along arterial streets and are often used as a transition between single family detached residential and multi-family development. The property is located along a major arterial and continues the transition from single family residential to the west along Webster Street to the attached single family residential north and east of the subject site. The proposed townhouse development is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The subject site is located within a Planned Development and is zoned R-5A Townhouse Residence District. The proposed density of the Planned Development is 11.65 dwelling units where 10.89 dwelling units are allowed. The proposed density requires a variance.

When the Planned Development was approved in 1984, the approval permitted the construction of 138 attached single family dwelling units on two lots within the Planned Development with a single family residence remaining on the third lot, which is the subject of this petition. The overall density of the approved Planned Development is 10.65 dwelling units per acre. The density of the two attached single family lots is 11.90 dwelling units per acre (138 units on 11.6 acres of land) while the third lot had a density of 0.69 dwelling units per acre (1 unit on 1.45 acres of land). If approved, the Planned Development would have an overall density of 11.65 dwelling units per acre. The density of the subject site would be 9.66 dwelling units per acre.

The proposed development meets all other bulk requirements of the Planned Development and complies with the Zoning Ordinance as shown below:

Planned Development	Maximum / Minimum Allowed	Proposed
Open Space	40% (5.22 acres)	47.7% (6.22 acres)

Proposed Townhouses	Maximum / Minimum Allowed	Proposed (East Building / West Building)
Front Yard Setback	25 ft	25.3 ft / 25.2 ft
Side Yard Setback - East	7 ft	18 ft / 152 ft
Side Yard Setback - West	7 ft	212 ft / 77 ft
Rear Yard Setback	20 ft	20.3 ft / 20.3 ft
Floor Area	950 sq ft minimum	1,928 sq ft
Height	35 ft	28.5 ft / 28.5 ft
Parking	28 total	56

COMPLIANCE WITH SUBDIVISION ORDINANCE

The petitioner is required to pay park and school donations for the proposed townhouses. The petitioner will receive a credit for the house that was demolished in 2009. The total donation amount is \$41,622.74 (\$10,375.54 to School District 61, \$4,654.18 for School District 99 and \$26,683.02 to the Park District). The donation amount will be required prior to the Village executing the Planned Development Amendment approval.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is proposing to extend Stockley Road an additional 185 feet to the west to accommodate access to Ducat Place. The extension of Stockley Road will take place within the 75th Street right-of-way which is under the jurisdiction of DuPage County. The county prefers the extension of Stockley Road versus the expansion of the existing curb cut directly onto 75th Street. As such, the existing curb cut onto

75th Street will be removed. Stockley Road is currently a public street that is maintained by the Village. The extension of Stockley Road will also be a public street maintained by the Village.

Direct access to the townhouses will be via Ducat Place. Once complete, Ducat Place will become a private drive and the responsibility for Ducat Place will be handled through the required condominium association.

The proposed sanitary sewer line will run down the center of Ducat Place and tie into an existing sanitary sewer manhole that is located east of the subject site on the north side of Stockley Road. The Downers Grove Sanitary District has provided conceptual approval for the development and layout of the sanitary sewers.

An existing 12-inch water main runs east-west immediately south of the subject site. The petitioner is proposing a water main loop around Ducat Place for domestic service and two separate fire service lines that will connect to each building to service the required sprinkler system.

The petitioner will accommodate stormwater through the construction of a detention basin on the west side of the subject site. The site grading is designed so that water will be conveyed around the buildings via an underdrain and enter the northeast corner of the detention basin. All detention facilities will include post-construction best management practices to treat the stormwater. The proposal will comply with all provisions of the Stormwater Ordinance.

The maintenance and upkeep of the stormwater detention facilities and Ducat Place will be the sole responsibility of the condominium association. All public utilities and stormwater management areas will be located within public utility and stormwater easements. The easements provide the Village and other public utilities access to the utilities if necessary. In addition to the required easements, a Special Service Area (SSA) is required for this development. The SSA provides an opportunity for the Village to recoup costs associated with the maintenance and upkeep of the stormwater detention facilities and Ducat Place should the condominium association fail to properly maintain these facilities.

PUBLIC SAFETY REQUIREMENTS

The Fire Department reviewed the proposed plans. Each building will be equipped with a fire alarm and sprinkler system throughout. A sprinkler room will be located on the south side of each building and will be accessible directly from the outside.

As designed, Ducat Place provides adequate access for emergency vehicles. Any emergency vehicle entering Ducat Place can use the extended Stockley Road to complete a three-point turn and exit the site. Additionally, fire hydrants are provided on either side of Ducat Place and at the terminus of Ducat Place.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting the public hearing notice sign and publishing the legal notice in the *Downers Grove Reporter*. At this time, staff has not received any phone calls concerning the proposed development.

Additionally, the petitioner held a neighborhood meeting on May 23. A summary of the meeting is attached.

FINDINGS OF FACT

The petitioner outlined the request in the attached narrative letter, architectural drawings and engineering drawings. The petitioner will further address the proposal and justification to support the requested variation and Planned Development Amendment at the public hearing.

Density Variation Request

Density 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:”

Staff believes the unique condition is that while a part of the overall Planned Development, the single family parcel for all intents and purposes was not a part of the attached single family Planned Development to the north and east. The parcel was separated from other portions of the Planned Development via a chain link fence, was a detached single family residence as opposed to attached single family and had a completely separate access point to 75th Street.

(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.*

The property is yielding a reasonable return; however, limiting the ability of the property owner to four townhouses as permitted within the Planned Development may result in a reduction in the property's yield compared with similarly sized R-5A zoned properties in the Village. This standard has been met.

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

The unique circumstance is the development pattern of the previously approved Planned Development. As approved, the two Planned Development lots containing 138 units has a density of 11.90 dwelling units per acre while the subject site has a density of 0.69 dwelling units per acre. When combined, the overall Planned Development has a density of 10.65 dwelling units per acre. The single family detached residence that was previously located on the site had no real connection to the attached single family dwellings to the north and east, other than the use of its land area to decrease the overall density of the Planned Development. This standard has been met.

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

If the variation is granted, it would not alter the essential character of the locality. The subject site is zoned R-5A, Townhouse Residential and has attached single family housing to both the north and east. An existing detached single family neighborhood is west of the site while an established commercial area is located to the south. The character of the area will remain the same. This standard has 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.*

The proposed townhouses are consistent with the design and density that currently exists to the north and east of the subject site. The current regulations are contrary to the goals of the Comprehensive Plan to provide a variety of housing types and densities. If the subject site was a stand alone parcel, the density allowance of the R-5A zoning district would permit a total of 15 dwelling units on the subject site. This standard has 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.*

If this variation were granted, it would not be applicable to other Planned Developments in the R-5A zoning district. The subject site is within a Planned Development and each Planned Development is

unique in and of itself. As such, the density of this Planned Development would not be applicable to other Planned Developments or other properties that are zoned R-5A. This standard has been met.

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

The alleged difficulty has not resulted from the actions of the owner. The Planned Development was approved in 1984 and used this single family detached residential lot to artificially decrease the density within the overall Planned Development. The subject site was in essence a separate parcel dissimilar to the development of attached single family residential in the remaining portions of the Planned Development. This standard is 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.*

The proposed addition will not impair an adequate supply of light and air to adjacent properties, or increase the danger of fires, or substantially diminish or impair property values within the neighborhood. This standard has been met.

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

If granted, the requested variation would not alter the residential character of the R-5A zoning district. The surrounding area will remain a mix of attached and detached single family on the north side of 75th Street and commercial on the south side of 75th Street. 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*

If this request was granted, it would not confer a special privilege to the petitioner. The petitioner is disadvantaged that this large, formerly single family detached residential lot was included in the Planned Development approval. The inclusion of the subject site allowed the original petitioner to increase density on the two other lots in the Planned Development while meeting the overall density requirement. The granting of the variation would permit the applicant to construct townhouses that are consistent with the previously approved attached single family dwelling units in other areas of the Planned Development and is consistent with the Comprehensive Plan. This standard has been met.

Planned Development Amendment request

Planned Development approval requests require evaluation per Section 28.1607 of the Zoning Ordinance, *Standards for Approval of Planned Developments*: “The Plan Commission may recommend a planned development designation, plan or amendment based upon the following findings:”

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

The proposed Planned Development Amendment is consistent with the Comprehensive Plan. The Comprehensive Plan designates the site as attached single family residential. Further, as demonstrated below, the request meets all standards of Section 28.1607. This standard is met.

(2) *The extent to which the planned development departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, and the reasons why such departures are deemed to be in the public interest.*

The proposed Planned Development amendment complies with open space, setback, floor area, height and parking requirements of the Zoning Ordinance. The proposal departs from the maximum density allowance of 10.89 dwelling units per acre to 11.65 dwelling units per acre. The departure is deemed to be in the public interest due to the designation of the site as being attached

single family residential in the Comprehensive Plan. The Comprehensive Plan notes new infill development should maintain a setback, height, bulk and orientation that is similar to that of neighboring development. The proposed townhouses meet these guidelines as they are similar to the adjacent attached single family residential units to the north and east. Additionally, the height of the townhouses is consistent with the maximum permitted heights in the adjacent residential zoning districts. This standard has been met.

- (3) ***The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.***

The proposed development has adequately provided for all utilities. The utilities are properly sized to service the townhouses and are all located within public utility easements. Access to the site will be provided via an extension of Stockley Road per the direction of DuPage County. Vehicular traffic will have access to 75th Street. The proposed buildings will not impact light and air, recreation and visual enjoyment. This standard is met.

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

The Residential Policy recommendations within the Comprehensive Plan note that residential areas should provide a variety of housing types and densities. Additionally, the Land Use Plan designates the property as Single Family Attached Residential and notes these types of developments are typically located on arterial streets. The proposed development is consistent with the planning objectives of the Village as outlined in the Comprehensive Plan. This standard is met.

- (5) ***That the planned development at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.***

The proposed development is desirable and will contribute to the general welfare of the community. The subject site has been vacant since 2009 and is not desirable as a single family residential development. The Comprehensive Plan notes residential areas should provide a variety of housing and dwelling types and densities. Additionally, the Comprehensive Plan notes attached single family residential should be located along arterial streets. This standard is met.

- (6) ***That the planned development will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.***

The proposed Planned Development Amendment will not be detrimental to the health, safety, morals or general welfare of the surrounding neighborhood and community. The proposed development will not be injurious to property values in the area and will contribute to a goal of the Comprehensive Plan to provide a variety of housing types and densities. The proposed townhouses are consistent in size and height to adjacent residential developments. This standard is met.

- (7) ***That the planned development is specifically listed as a special use in the district in which it is to be located.***

Planned Developments are specifically listed as an allowable Special Use in the R-5A zoning district per Section 28.511 of the Zoning Ordinance. This standard is met.

- (8) ***That the location and size of the planned development, the nature and intensity of the operation involved in or conducted in connection with said planned development, the size of the subject property in relation to the intensity of uses proposed, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located.***

The subject site has been a part of an existing residential planned development since 1984. The property is adjacent to a divided four-lane arterial street and is suitable for an attached single family residential development as identified by the Comprehensive Plan. The property is surrounded by single family residential to the west, attached single family to the north and east and commercial uses to the south. The proposed development is consistent with the overall density of the existing attached single family residential component of the Planned Development. This standard has been met.

- (9) ***That the planned development will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood.***

The Planned Development amendment will not be injurious to the use and enjoyment of other properties in the immediate vicinity. The Planned Development is consistent with the surrounding development patterns of the attached single family residential development that has already been developed under the original Planned Development approval. The location and size of the proposed townhouses will not diminish the enjoyment and use of other properties in the immediate neighborhood. This standard has been met.

- (10) ***That the nature, location, and size of the structures involved with the establishment of the planned development will not impede, substantially hinder, or discourage the development and use of adjacent land and structures in accord with the zoning district in which it is located.***

The proposed amendment will not be detrimental to the surrounding residential and commercial districts. The proposed townhouses are located on the east side of the subject site, closer to the existing attached single family residential development. The existing zoning of the subject site allows for townhouse residential and the Comprehensive Plan designates the site for attached single family residential dwelling units. This standard is met.

- (11) ***That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.***

Adequate public utilities, including water and sanitary sewer, has been proposed for the development. The proposed Stockley Road extension and the private Ducat Place drive provides needed access to the townhouses. Additionally, stormwater detention and post construction best management practices are also provided. This standard has been met.

- (12) ***That parking areas shall be of adequate size for that particular planned development, which areas shall be properly located and suitably screened from adjoining residential uses.***

The Zoning Ordinance requires all single family attached residential units to provide two parking spaces per unit. As such, the 14 townhouses are required to provide 28 parking spaces. The proposed development provides a total of 56 parking spaces, four per townhouse. Two spaces are located within the garage and two are located within the driveway. Additionally, the parking is located between the two buildings and fencing and landscaping to the north will screen the parking areas. This standard has been met.

- (13) ***That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.***

The Planned Development and proposed townhouses comply with the underlying regulations of the R-5A zoning district with the approval of the requested density variation. Staff believes this standard is met.

RECOMMENDATIONS

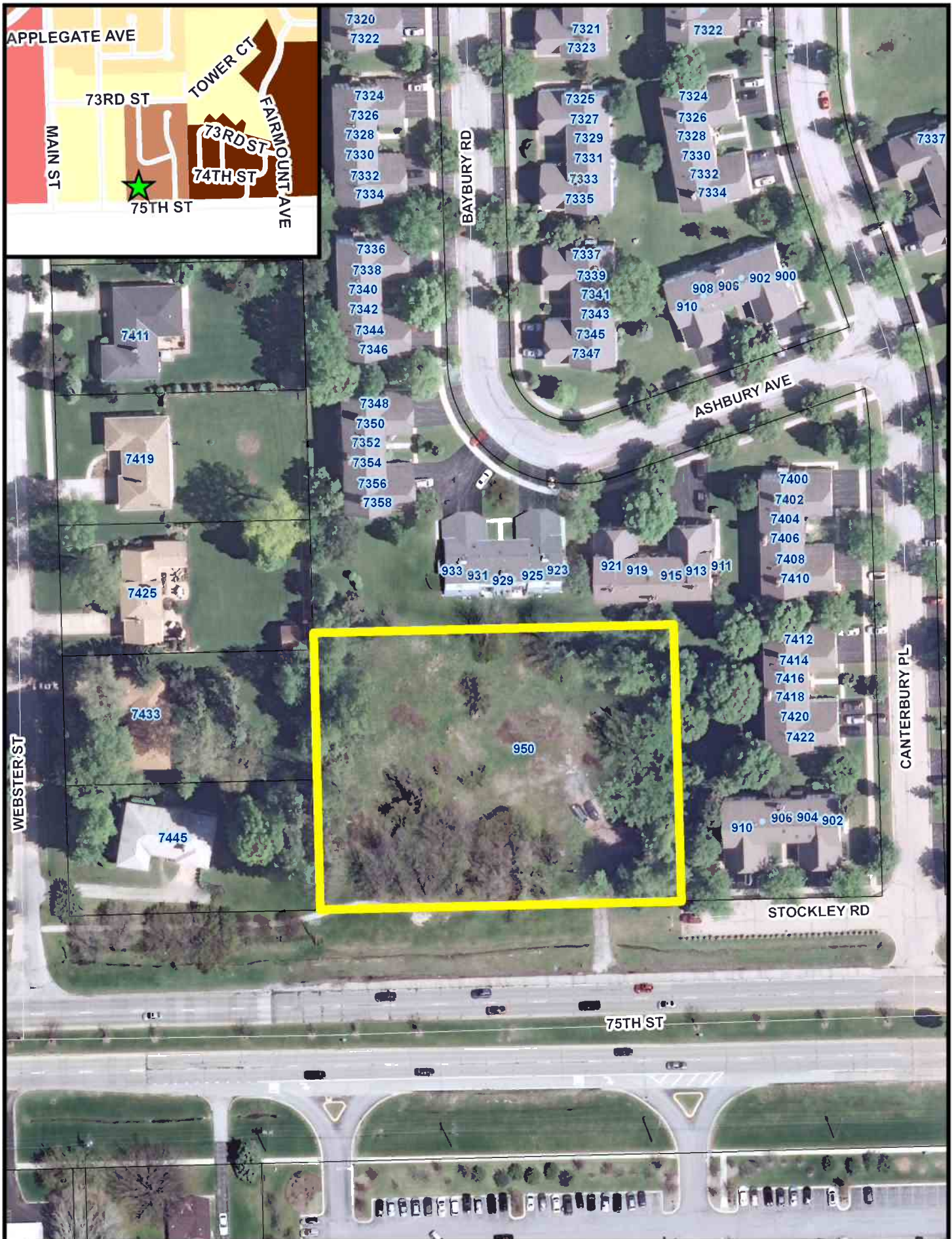
The proposed Planned Development Amendment and variance request to construct 14 townhouses is compatible with surrounding zoning and land use classifications and the Village's Comprehensive Plan. Based on the findings of fact above, staff recommends the Plan Commission forward a positive recommendation to the Village Council to amend the existing Planned Development and allow additional density on the subject site, subject to the following conditions:

1. The Planned Development Amendment shall substantially conform to the staff report dated June 3, 2013 and with engineering plans as prepared by M. Gingerich Gereaux & Associates, dated January 28, 2013 and revised on April 5, 2013 and architectural and landscape drawings prepared by Naseer Ansari & Associates dated February 25, 2013 and revised on March 27, 2013 except as such plans may be modified to conform to Village Codes and Ordinances.
2. The proposed townhouses shall have a manual and automatic detection system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
3. The proposed townhouses shall have a complete automatic sprinkler system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
4. The landscape plan shall be enhanced to provide additional screening along the west property line.
5. The petitioner shall pay \$41,622.74 for park and school donations (\$10,375.54 to School District 61, \$4,654.18 for School District 99 and \$26,683.02 to the Park District) prior to the Village executing the planned development amendment approval.
6. Upon completion of the public improvements for the entire development, the petitioner shall submit record drawings for approval by the Village Council. Along with the record drawings, the petitioner shall submit a guarantee security in the amount of 20% of the total cost of the public improvements, which shall expire no earlier than two years after acceptance of such public improvements by the Village Council.
7. A Special Service Area shall be established and recorded to ensure adequate maintenance of the stormwater detention area and Ducat Place prior to final approval of the building permits.
8. The Condominium Declaration of Restrictive Covenants document for the development shall be recorded prior to final approval of the building permits.
9. The Plat of Easement shall be recorded prior to final approval of the building permits.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

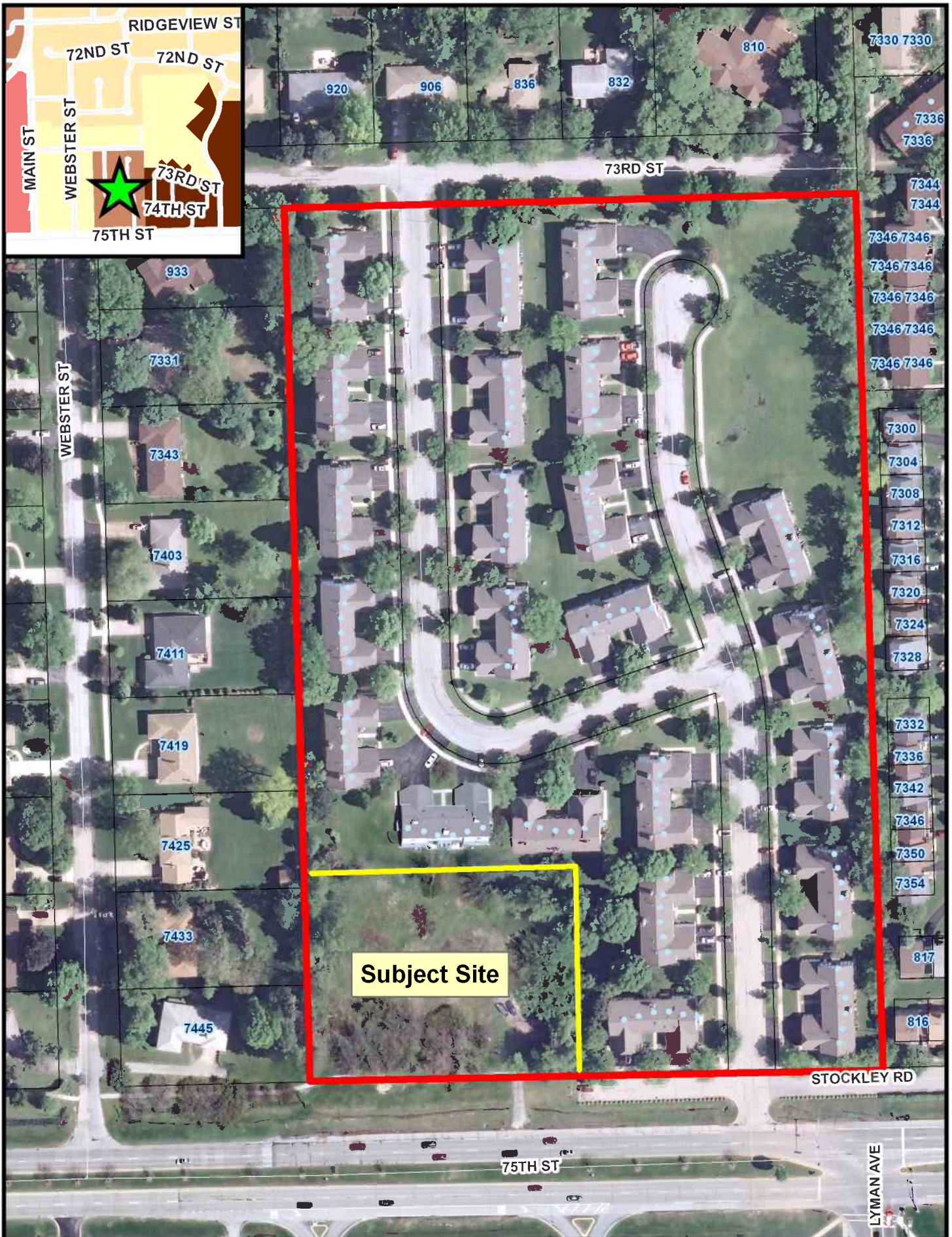
TD:sjp
-att



0 40 80 120 160 Feet

950 75th Street Location Map





Planned Development #24

February 28, 2013

RASHEEDA TOWNHOMES

950 75TH STREET

PROJECT NARRATIVE

The Fairmount Village Unit II Planned Development was approved by the Village of Downers Grove in the 1980's. The R-5A District Planned Development subdivided the 13.05 acres of land into three (3) lots along with right-of-way dedication for roads. Lots 1 and 2 were developed with 23 buildings of 6 townhomes each for a total of 138 units. Lot 3 included one single family residence – making the total development 139 units on 13.05 acres which is 10.57+/- units per acre or 4,119 square feet of land area per dwelling unit. Between 2009 and 2010, the single family residence was demolished, and Lot 3 is now vacant.

The Lot 3 site is bordered by the Village of Downers Grove to the north and east. The land use to the north and east is townhomes as originally constructed for Fairmount Village Unit II with the R-5A District Planned Development zoning. To the west single-family lots back up to the site. These properties are in unincorporated DuPage County with R-4 zoning. The property on the south side of 75th Street across from the site is located in the City of Darien and the current land use is retail sales.

Given its R-5A (Townhouse) District zoning, and the surrounding uses, the applicant feels that developing townhomes on the property is the most appropriate land use. The existing adjacent townhomes contain approximately 950 square feet of habitable floor area and one-car garages. The proposed townhomes will provide more than 2,100 square feet of habitable floor area and a two-car garage. This step up from the existing townhome features provides a reasonable transition to the single family land use to the west. Additional buffering and separation of uses is provided by the proposed detention basin to be located along the west property line of the site. With the retail development on the south side of 75th Street, a higher density residential use such as townhomes appears to be the best development choice.

During development of the townhomes in the 1980's, Lot 3 was left disconnected from the remainder of the planned development. This 1.45 acre single-family residential lot within an R-5A planned development, was somewhat of an anomaly at the time it was created, and with the subsequent pattern of development along 75th Street has become even more so.

Access to 75th Street is regulated by the DuPage County Division of Transportation. The County DOT has indicated that access to the site should be via an extension of Stockley Road and not by direct access to 75th Street. Since the original development did not provide stormwater detention for Lot 3, it will be necessary to construct a new stormwater detention basin on the site for the proposed improvements.

ENGINEERING • PLANNING • SURVEYING

At the R-5A requirement of 4,000 square feet per townhouse dwelling unit, the 13.05 acre planned development area would yield 142 units. With 138 units existing on Lots 1 & 2, there would be 4 units available for Lot 3, unless a variance is requested. Four units on the 1.45 acre site would be 2.76 units per acre for this portion of the planned development.

The applicant proposes to develop the 1.45 acre Lot 3 with two (2) townhome buildings with seven (7) units in each building for a total of 14 units. The development will include an extension of Stockley Road for access and sufficient room for a “T” turnaround for emergency vehicles. The development will also provide a stormwater detention basin meeting current Village requirements.

Based on the land area of Lot 3, fourteen (14) units represent 9.66 units per acre or 4,511 square feet of land area per unit. When taken in its entirety, the amendment to the Planned Development would be to allow a total of 152 units (138+14) on 13.05 acres which is 11.65 units per acre or 3,739 square feet of land area per unit. A reduction of 261 square feet from the 4,000 square feet standard represents a 6.5% departure for the standard lot area. Therefore the request to amend the planned development includes a request for a variance from Section 28.1103(f) of the Zoning Ordinance to allow a minimum lot area of 3,739 square feet per townhouse dwelling unit in lieu of 4,000 square feet per townhouse dwelling unit.

Section 28.1607. Standards for Approval.

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

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

The proposed amendment to the Planned Development meets the front, side and rear yard requirements of the R-5A District, as well as the Lot Coverage and Floor Area Requirements. The proposed use for townhomes is a permitted use in the R-5A District.

(2) The extent to which the planned development departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, and the reasons why such departures are deemed to be in the public interest.

The Amendment to the Planned Development proposes to vary from the Section 28.1103(f) to allow a minimum lot area for attached single-family dwellings of three thousand seven hundred thirty-nine (3,739) square feet per dwelling unit in lieu of four thousand (4,000) square feet per dwelling unit. The property is vacant and fenced off from use by others. We believe it is in the public interest to have the property developed for townhome use as is permitted under the R-5A District.

(3) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.

Adequate provision for public services and control over vehicular traffic is made via an extension of Stockley Road and various utilities on or adjacent to the site. The plan furthers the amenities of light and air by meeting and/or exceeding the yard requirements of the R-5A District. Each unit will have a patio area for recreational opportunities.

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

The property is currently zoned R-5A – Townhouse Residence District and is consistent with the comprehensive plan for the property.

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

(1) That the planned development at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The property already has the Planned Development designation for townhomes. This request to amend the Planned Development is consistent with the original Planned Development and will contribute to the general welfare of the community.

(2) That the planned development will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

The amended Planned Development will be consistent with the current townhome use and will not be detrimental to the health and general welfare of persons in the vicinity. Property values for the new units will be consistent with other properties in the vicinity and will not be injurious to property values in the vicinity.

(3) That the planned development is specifically listed as a special use in the district in which it is to be located.

Yes, this request is for an amendment to an existing Planned Development.

(4) That the location and size of the planned development, the nature and intensity of the operation involved in or conducted in connection with said planned development, the size of the subject property in relation to the intensity of uses proposed, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located.

The modification of the planned development and the uses proposed are such that it will be in harmony with the appropriate, orderly development of the R-5A Townhouse District in which it is located.

(5) That the planned development will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood.

The amended Planned Development will be consistent with the current townhome use and will not be detrimental to the use and enjoyment of other property in the immediate vicinity. Property values for the new units will be consistent with other properties in the vicinity and will not be injurious to property values in the vicinity.

(6) That the nature, location, and size of the structures involved with the establishment of the planned development will not impede, substantially hinder, or discourage the development and use of adjacent land and structures in accord with the zoning district in which it is located.

Surrounding properties are already developed and required yard setbacks are provided for adequate separation. Therefore, the nature, location, and size of the structures involved with the establishment of the planned development will not impede, substantially hinder, or discourage the use of adjacent land and structures.

(7) That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.

Adequate utilities, access roads, drainage, and other facilities will be provided for the amendment to the planned development as shown on the engineering plans.

(8) That parking areas shall be of adequate size for that particular planned development, which areas shall be properly located and suitably screened from adjoining residential uses.

Not Applicable for this amendment to a residential planned development.

(9) That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.

The planned development shall in all other respects conform to the applicable regulations of the R-5A Townhouse District.

X:\PROJECTS\2012\12-149 Shah Khan\Correspondence\2013-02-28_Project Narrative_12-149.doc



VILLAGE OF
DOWNERS GROVE

Stanley Popovich <spopovich@downers.us>

12-149 Rasheeda Townhomes (950 75th Street) Neighbor Meeting

Rich Vane <RVane@mg2a.net>

Fri, May 24, 2013 at 10:01 AM

To: Stanley Popovich <spopovich@downers.us>

Cc: Naseer Ansari <naseer.ansari34@yahoo.com>, "sardarshahkhan@yahoo.com" <sardarshahkhan@yahoo.com>

Stan,

We sent out 91 notices for the neighbor meeting – to all owners within 250 feet of the 1.45 acre site. Five of the 91 notices mailed out were returned as “undeliverable”. We had three neighbors attend the meeting last night. All three live in the single-family homes on Webster Street – we had no townhome residences attend.

The neighbors liked the 6-foot high solid fence proposed along the west line of the site, and that the detention pond provides separation between their lots and the townhome buildings. They also liked the fact that the access will be via Stockley Road.

The neighbors expressed concerns that the townhomes should not be subsidized or low income units. They also expressed concern that the project be completed and occupied and not left abandoned part way into it.

If you have any questions, please contact me at [815-478-9680](tel:815-478-9680) or by email. Thanks.

Richard F. Vane, P.E.

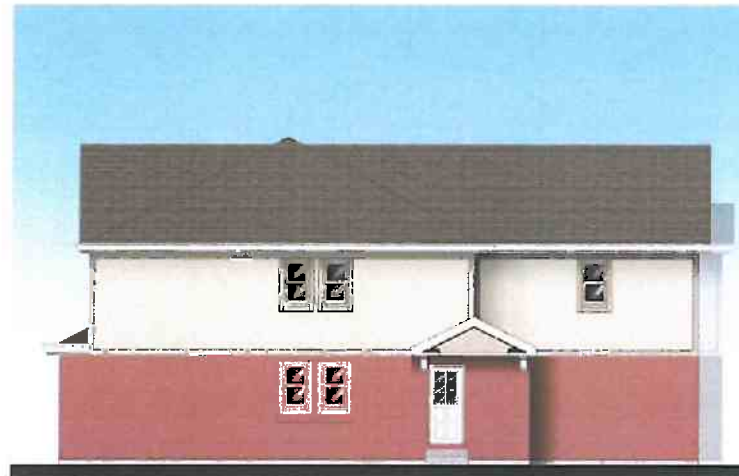
M. Gingerich, Gereaux & Associates (MG2A)

25620 South Gougar Road Manhattan, IL 60442

Phone: [815-478-9680](tel:815-478-9680) FAX: [815-478-9685](tel:815-478-9685)

RASHEEDA TOWNHOMES

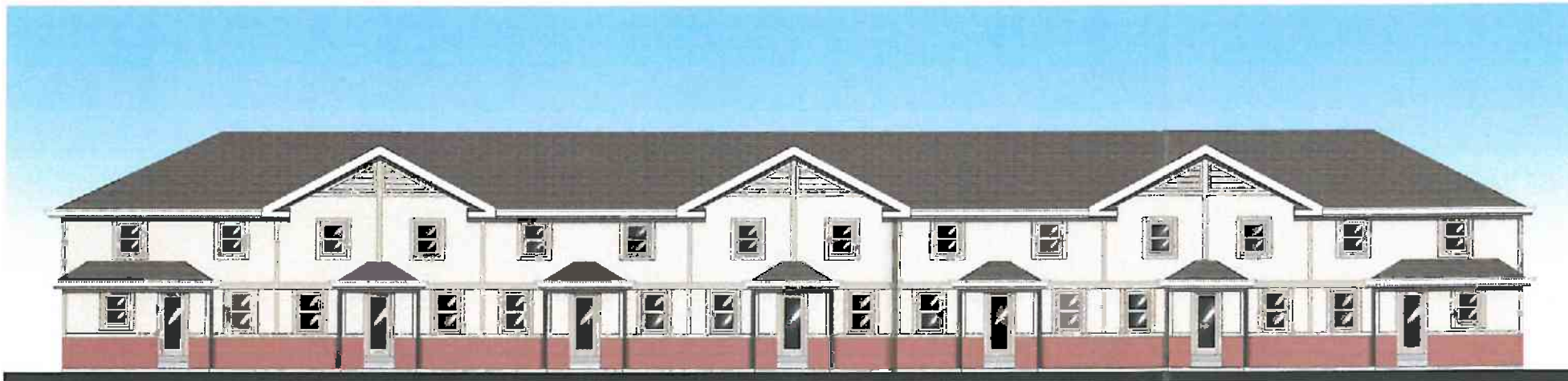
950-75 TH STREET, DOWNERS GROVE, IL



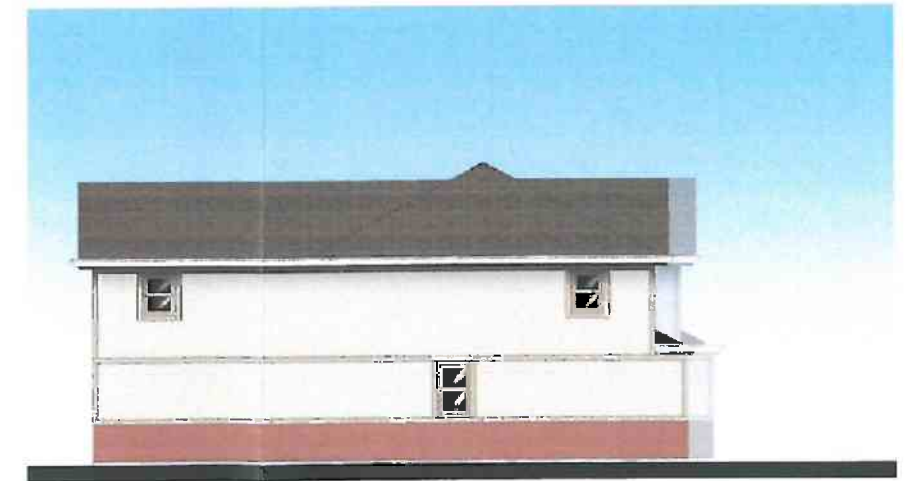
SIDE ELEVATION BLDG-A: SOUTH (BLDG-B OPP.HAND)



FRONT ELEVATION BLDG-A (BLDG-B OPP.HAND)



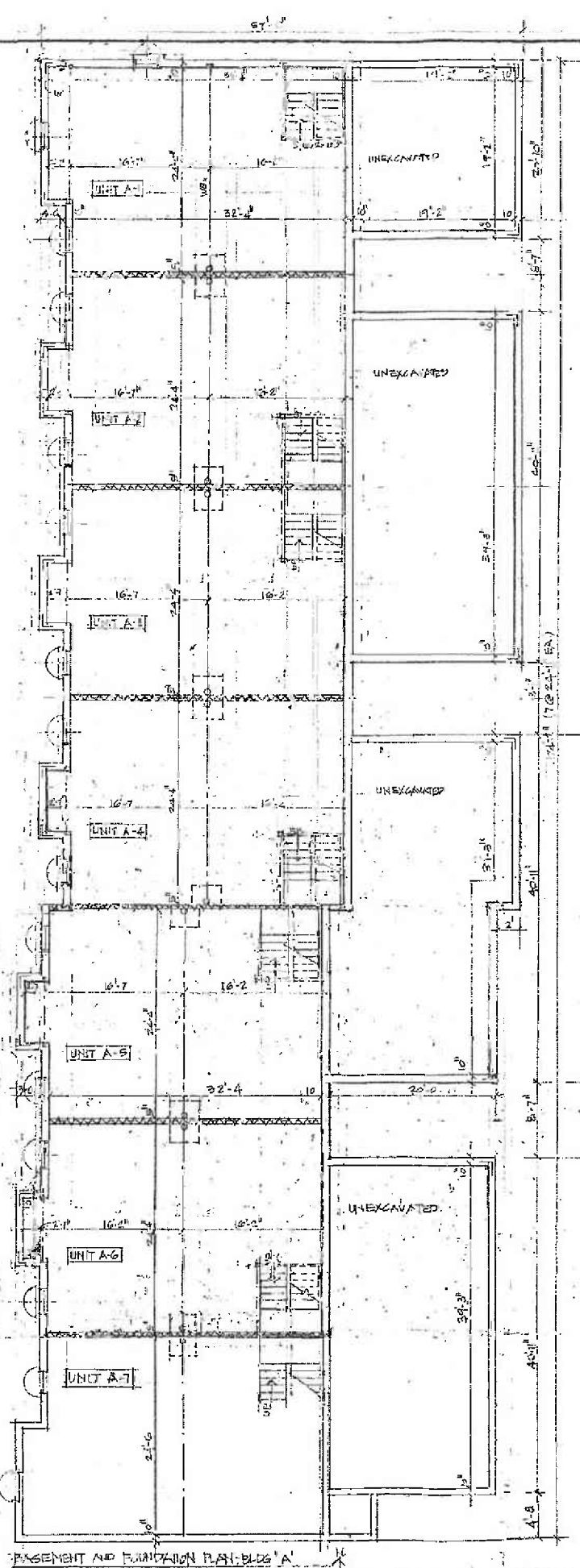
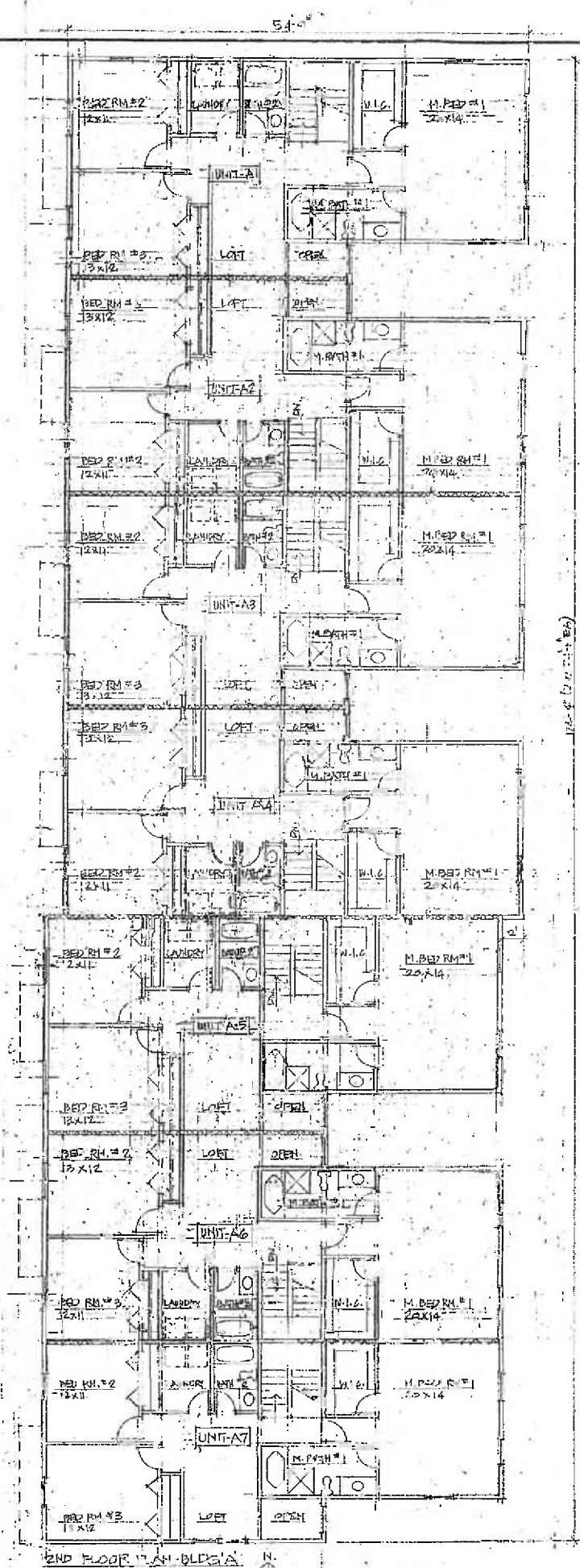
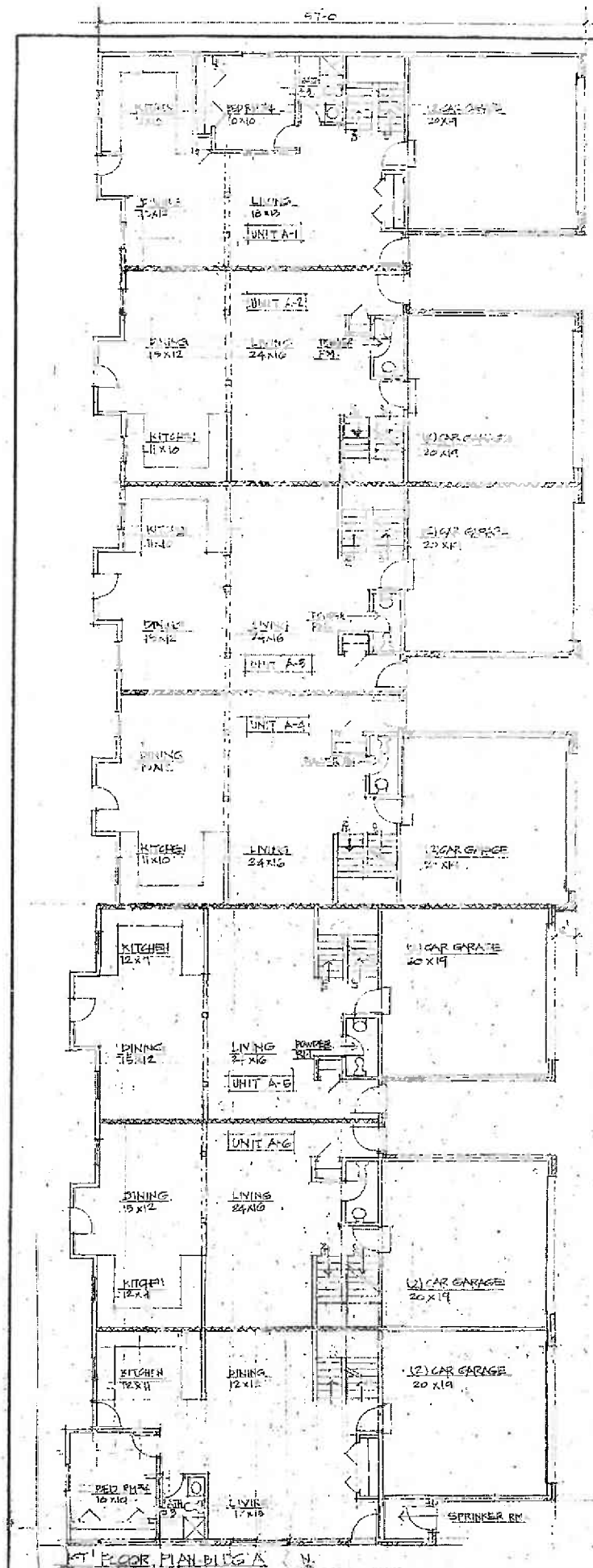
REAR ELEVATION BLDG-A (BLDG-B OPP.HAND)



SIDE ELEVATION BLDG-A: NORTH (BLDG-B OPP.HAND)

NASEER ANSARI & ASSOC.
ARCHITECTS AND PLANNERS

1145 INVERNESS LN., ITASCA, IL 60143
TEL. 630-740-2760 , FAX 630-775-9120

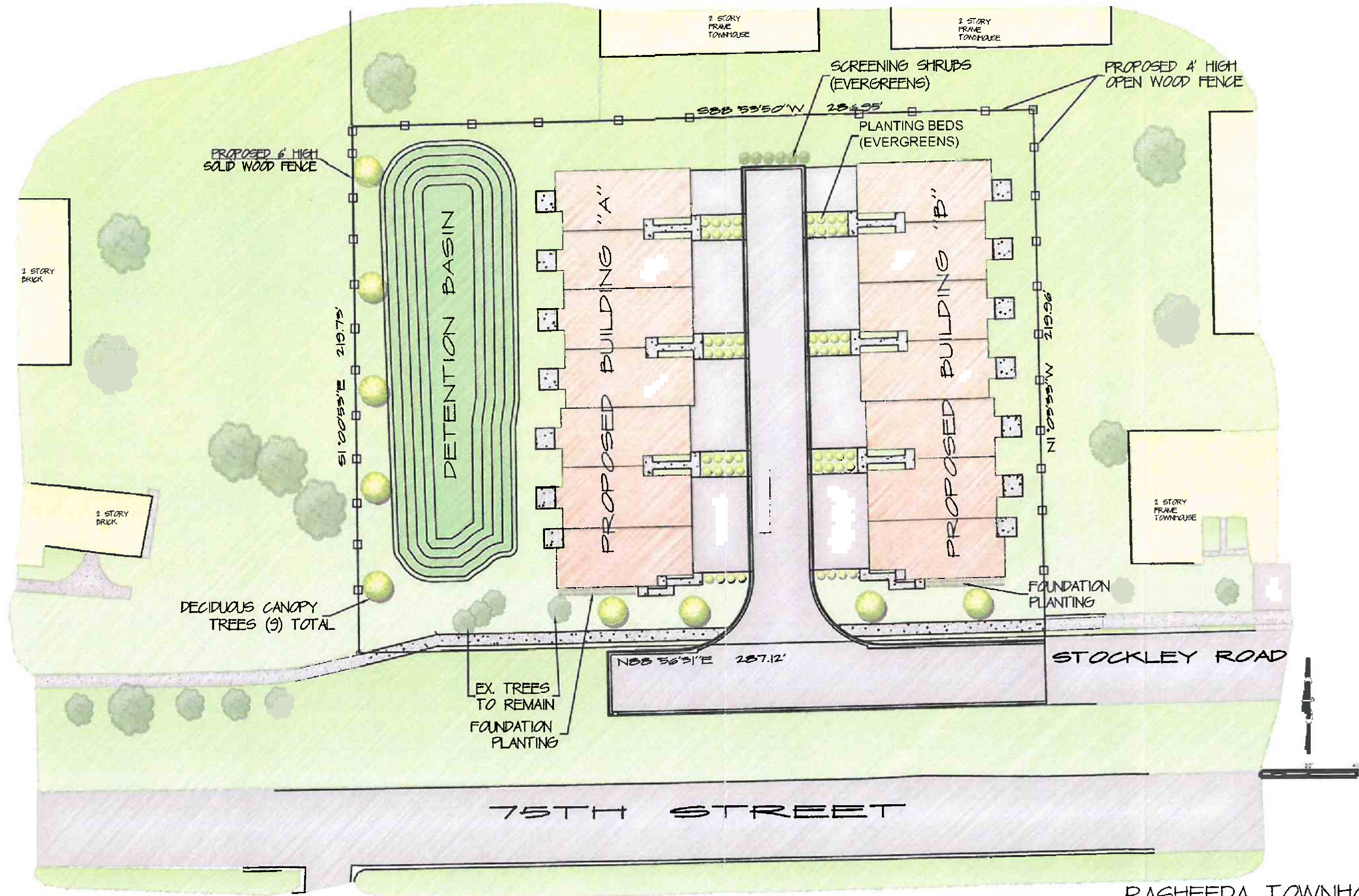


DESCRIPTION OF BUILDINGS

- NO. OF BUILDINGS = 2 WITH 10 STORIES & FULL BASEMENT
- TOTAL NO. OF UNITS = 14 (7 IN EACH BUILDING)
- 4 UNITS HAVE LIVING, DINING, KITCHEN, 4 BED RMS, 3 BATHS, LOFT, LAUNDRY, (2) GARAGE & FULL BATH, FLOOR AREA = 2,624 SQ. FT.
- 12 UNITS HAVE LIVING, DINING, KITCHEN, 2 BED RMS, 2 BATHS, LOFT, LAUNDRY, (2) GARAGE & FULL BASEMENT, FLOOR AREA = 2,240 SQ. FT.

(PRELIMINARY)

	NASEER ANSARI & ASSOC. ARCHITECTS AND PLANNERS 145 UNIVERSITY DR., PALMDALE, CALIF. 93550 TEL. (805) 299-8888 FAX (805) 299-8889
Project Name: RICHMOND TOWNHOMES Date: 11/11/11 Issue: 1	Project Location: 145 UNIVERSITY DR., PALMDALE, CALIF. 93550 Project Number: 145-000000
Project Description: 145-000000 Project Status: 145-000000	Project Owner: 145-000000 Project Manager: 145-000000
Project Architect: 145-000000 Project Engineer: 145-000000	Project Designer: 145-000000 Project Draftsman: 145-000000
Project Date: 11/11/11 Project Issue: 1	Project Sheet: 145-000000

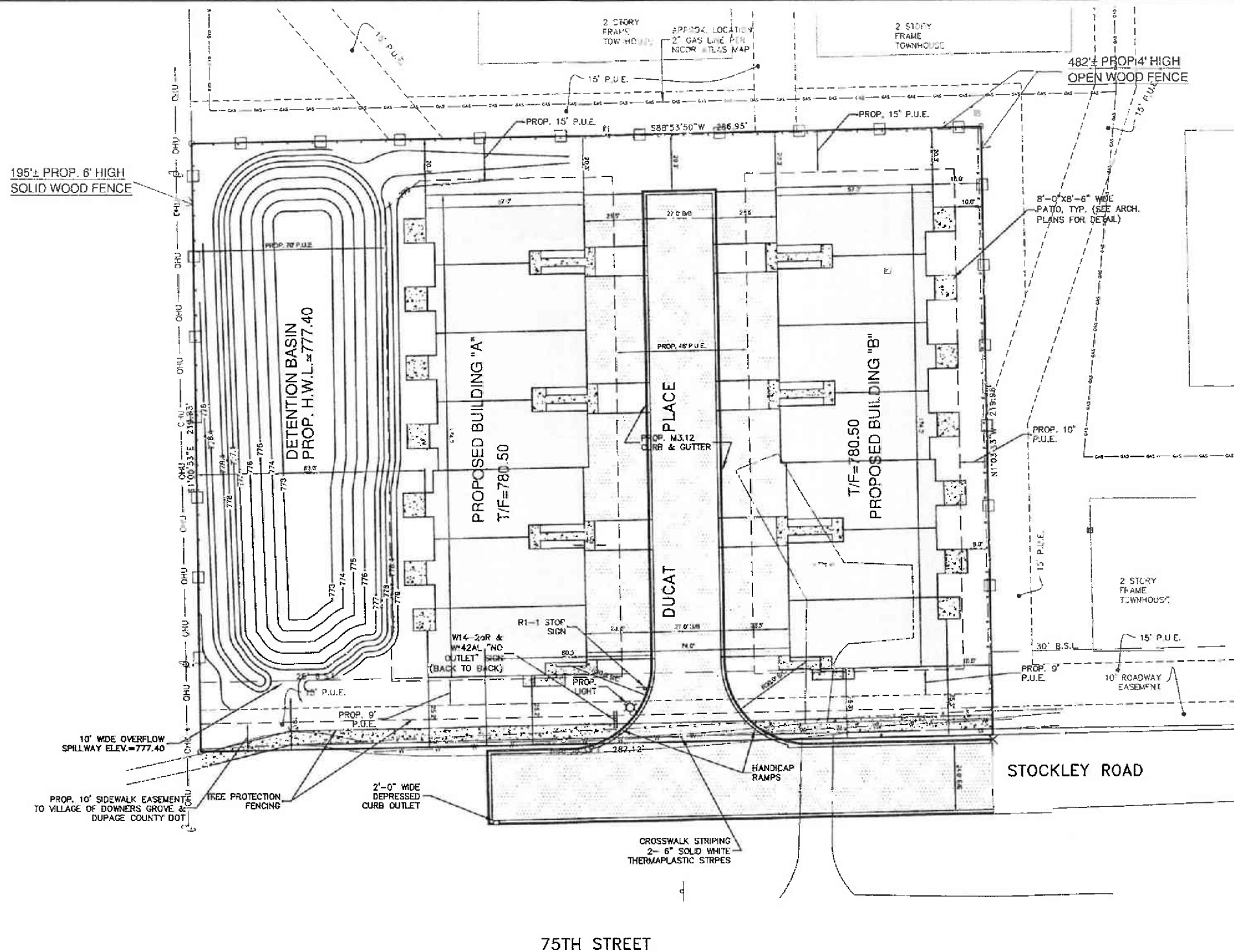


RASHEEDA TOWNHOMES
950 75TH STREET DOWNERS GROVE, IL

NASEER ANSARI & ASSOC.
ARCHITECTS AND PLANNERS
1145 INVERNESS LN., ITASCA, IL 60143
TEL. 630-740-2760, FAX 630-715-9120

2 STORY
BRICK

2 STORY
BRICK



SITE DATA - LOT 3
EXISTING ZONING - R-5A TOWNHOMES
SITE AREA = 1.45 ACRES
PROPOSED USE = 14 TOWNHOME UNITS
PROPOSED DENSITY = 9.66 DWELLING UNITS / ACRE
ALLOWABLE DENSITY = 10.89 DWELLING UNITS / ACRE
MINIMUM LOT AREA REQUIRED
14 UNITS X 4000 SF/UNIT = 56,000 SF, 1.29 ACRES
LOT AREA PROVIDED = 1.45 ACRES
MAXIMUM BUILDING HEIGHT = 35 FEET
FLOOR AREA REQUIREMENTS = MINIMUM 950 SF PER DWELLING UNIT
MAXIMUM FLOOR AREA RATIO = 0.8
PROPOSED FLOOR AREA RATIO = 0.30
REQUIRED FRONT YARD = 25 FEET
REQUIRED SIDE YARD = 7 FEET
REQUIRED REAR YARD = 20 FEET
REQUIRED PARKING SPACES = 2/DWELLING UNIT X 14 UNITS = 28 SPACES REQUIRED
PARKING SPACES PROVIDED = 4/DWELLING UNIT X 14 UNITS = 56 SPACES PROVIDED

FRONT YARD PROVIDED = 25 FEET
SIDE YARD PROVIDED = 16 FEET
REAR YARD PROVIDED = 20 FEET

SITE DATA - ENTIRE PLANNED DEVELOPMENT
EXISTING ZONING - R-5A TOWNHOMES
PLANNED DEVELOPMENT AREA = 13.05 ACRES
EXISTING DENSITY = 138 TOWNHOME UNITS + 1 SINGLE FAMILY UNIT
139 DWELLING UNITS / 13.05 ACRES = 10.65 DWELLING UNITS PER ACRE
EXISTING LOT AREA = 4,089 SQUARE FEET PER DWELLING UNIT

R-5A ALLOWABLE DENSITY = 10.89 DWELLING UNITS / ACRE
R-5A MINIMUM LOT AREA = 4,000 SQUARE FEET PER DWELLING UNIT

PROPOSED DENSITY = 138 + 14 TOWNHOME UNITS
152 DWELLING UNITS / 13.05 ACRES = 11.65 DWELLING UNITS PER ACRE
PROPOSED LOT AREA = 3,739 SQUARE FEET PER DWELLING UNIT

DATE	BY	DESCRIPTION
10/13	MB	FOR PLAT 100-007 & 008
10/13	MB	STREET NAME

M. GINGERICH, GEREUX & ASSOCIATES
MANHATTAN OFFICE
ENGINEERING • PLANNING • SURVEYING

Manhattan Office
25520 S. Cicero Ave.
Bradley, Illinois 60442
PH: 815-428-4921
FX: 815-428-9810
www.mga.com

DESIGN: RY
DRAWING: MB
CHECKED: RY
APPROVED: RY

PROFESSIONAL DESIGN
PRM #184-006003

RASHEEDA TOWNHOMES
DOWNERS GROVE, ILLINOIS

SITE PLAN

SHEET NO.

1 OF 1

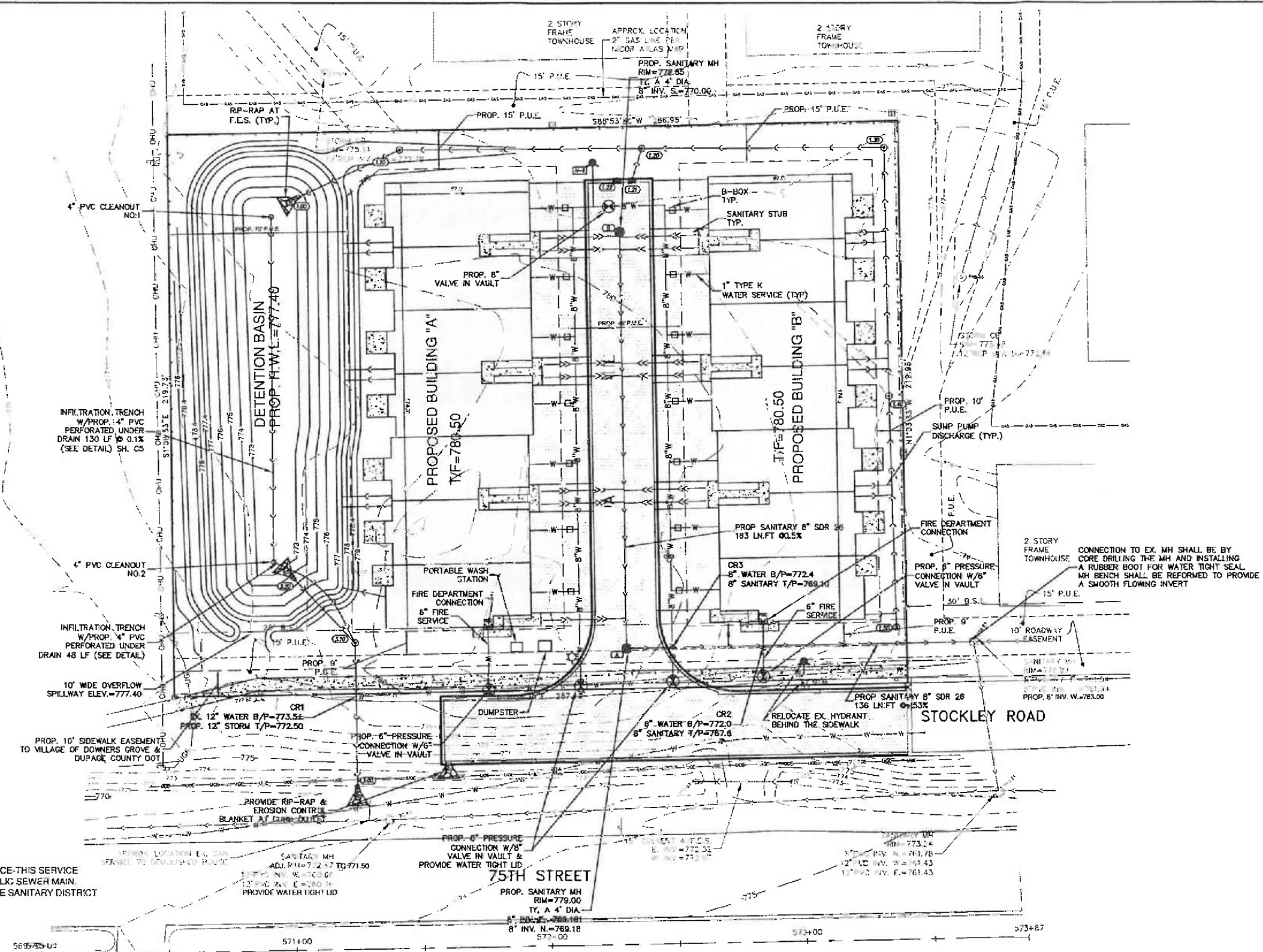
JOB NO. 12-149

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X:\PROJECTS\2012\12-149 Rasheed Townhomes\DWG\UTILITY PLAN.dwg, 11/25/2015, 1:12:25 PM, rchm

2 STORY
BRICK

2 STORY
BRICK



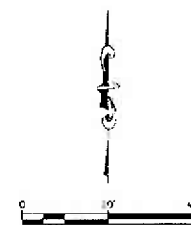
NOTE: CONTRACTOR SHALL LOCATE EXISTING SANITARY SERVICE-THIS SERVICE MUST BE ABANDONED AT ITS CONNECTION TO THE PUBLIC SEWER MAIN. THIS WORK MUST BE INSPECTED AND APPROVED BY THE SANITARY DISTRICT

STORM SCHEDULE

Structure ID	Structure Type/Ø	EJW Fr / Gr	Lid	Rim Elev	Pipe Segment	Direction	Invert	Pipe Size (in)	Pipe Class	Length (ft)	Slope	Direction	Invert	Pipe Size (in)
3.20	FES				3.20 - 3.10	SW	774.10	12	III	37	0.30%	NE	773.98	12
3.10	RES-6	R-1772		779.30	3.10 - 3.00	SW	771.49	12	PVC	57	0.50%	NE	771.20	12
3.00	FES													
1.50	INL-2	R-4340-B		777.60	1.50 - 1.40	N	775.55	12	III	93	0.30%	S	775.27	12
1.40	MH-4	R-4340-B		777.60	1.40 - 1.30	N	775.25	12	III	95	0.30%	S	774.96	12
1.30	MH-4	R-4340-B		777.55	1.30 - 1.20	W	774.94	12	III	95	0.30%	S	774.96	12
1.22	INL-2	R-3170		778.30	1.22-1.21	E	774.77	12	III	6	0.50%			
1.21	MH-4	R-3170		778.30	1.21 - 1.20	N	774.72	15	III	13	0.50%	W	774.74	12
1.20	MH-4	R-4340-B		777.50	1.20 - 1.10	W	774.63	15	PVC	95	0.85%	E	774.65	12
1.10	MH-4	R-4340-B		777.45	1.10 - 1.00	SW	773.80	15	III	46	0.85%	E	773.82	15
1.00	FES											NE	773.40	15

NOTE: SEWER CONTRACTOR TO STUB SANITARY SERVICES 5 FEET FROM PROP. BUILDING AND PROVIDE 4" X 4" WOOD POST TO MARK LOCATION. BUILDING PLUMBING CONTRACTOR SHALL PROVIDE CLEANOUT AT SEWER STUB AND CONNECT TO BUILDING.

STORM SEWER PIPE CLASS III DENOTES R.C.P., CL. III PIPE
STORM SEWER PIPE CLASS PVC DENOTES C900 PVC WATER MAIN QUALITY PIPES & JOINTS

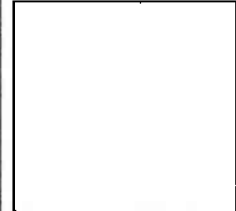


DATE	BY	DESCRIPTION
11-24-13	RM	REV FOR RMC
4/2/15	RM	REV. VALUE, SEE SET & 2015

M. GINGERICH, GEREUX & ASSOCIATES MANHATTAN OFFICE

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Manhattan Office
25520 S. Cooper Rd.
Bradley, Illinois 62442
PH: 615-689-4921
FX: 615-689-4910
www.mga.com



DESIGN: RM	PROFESSIONAL DESIGN
DRAWING: MB	FIRM # 184-005003
CHECKED: RM	
APPROVED: RM	

RASHEEDA TOWNHOMES
DOWNERS GROVE, ILLINOIS

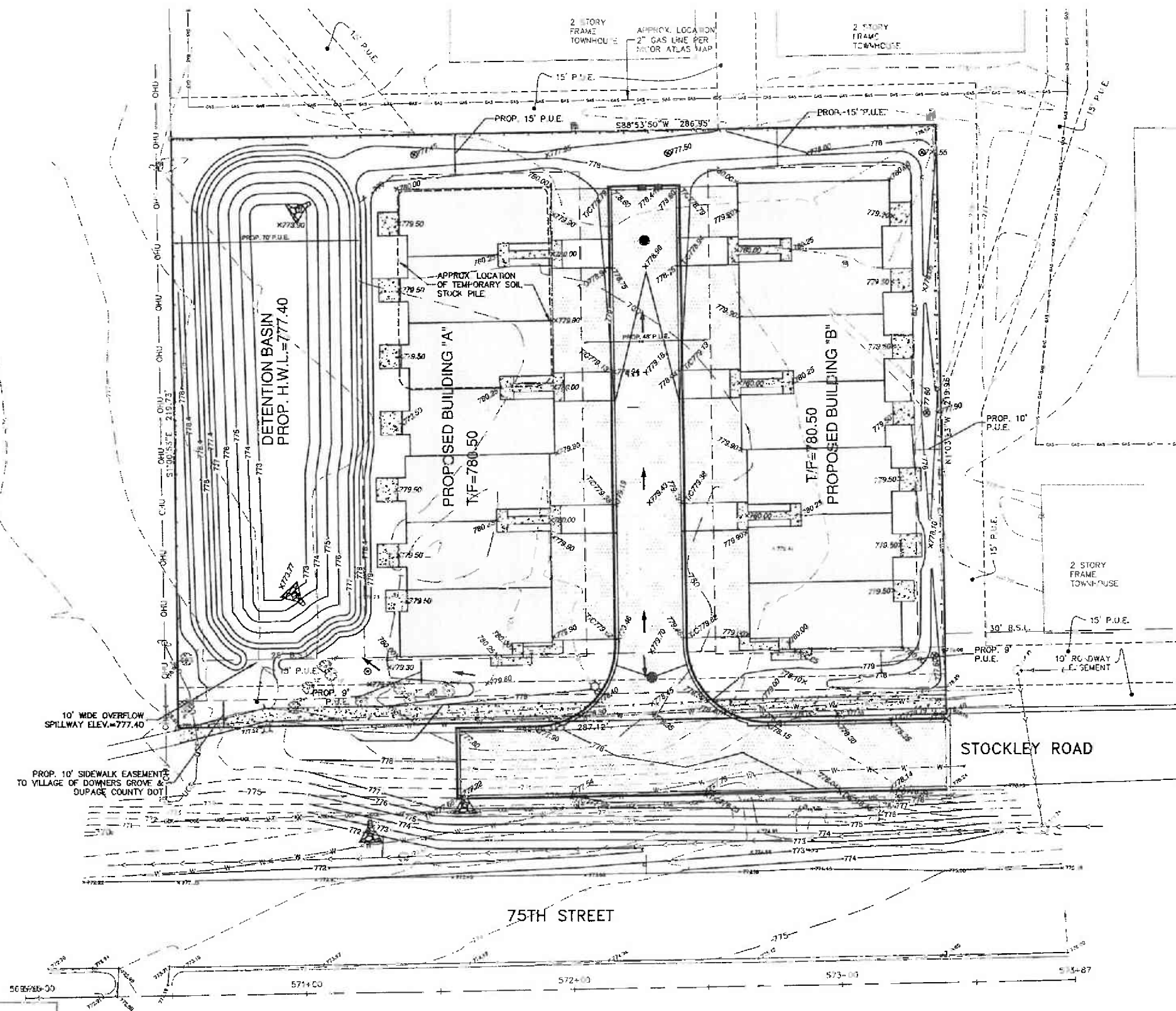
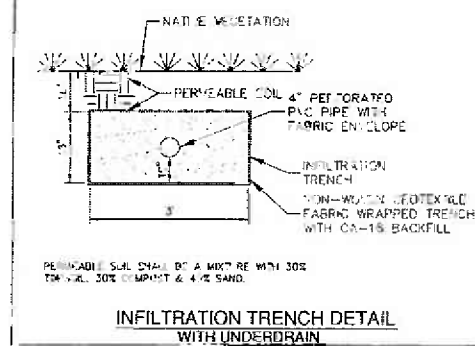
UTILITY PLAN

SHEET NO.
C4 OF C10

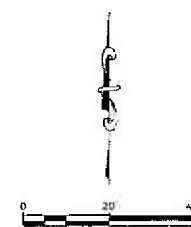
JOB NO. 12-149

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X:\PROJECTS\2012\148 Rasheeda Townhomes\Grading\DWG.dwg, Layout, 4/25/2013 1:17:16 PM, msh



- NOTES:
1. PAVEMENT GRADES DENOTE EDGE OF PAVEMENT (EOP), UNLESS NOTED OTHERWISE
 2. T/C DENOTES TOP OF CURB



RASHEEDA TOWNHOMES
DOWNERS GROVE, ILLINOIS

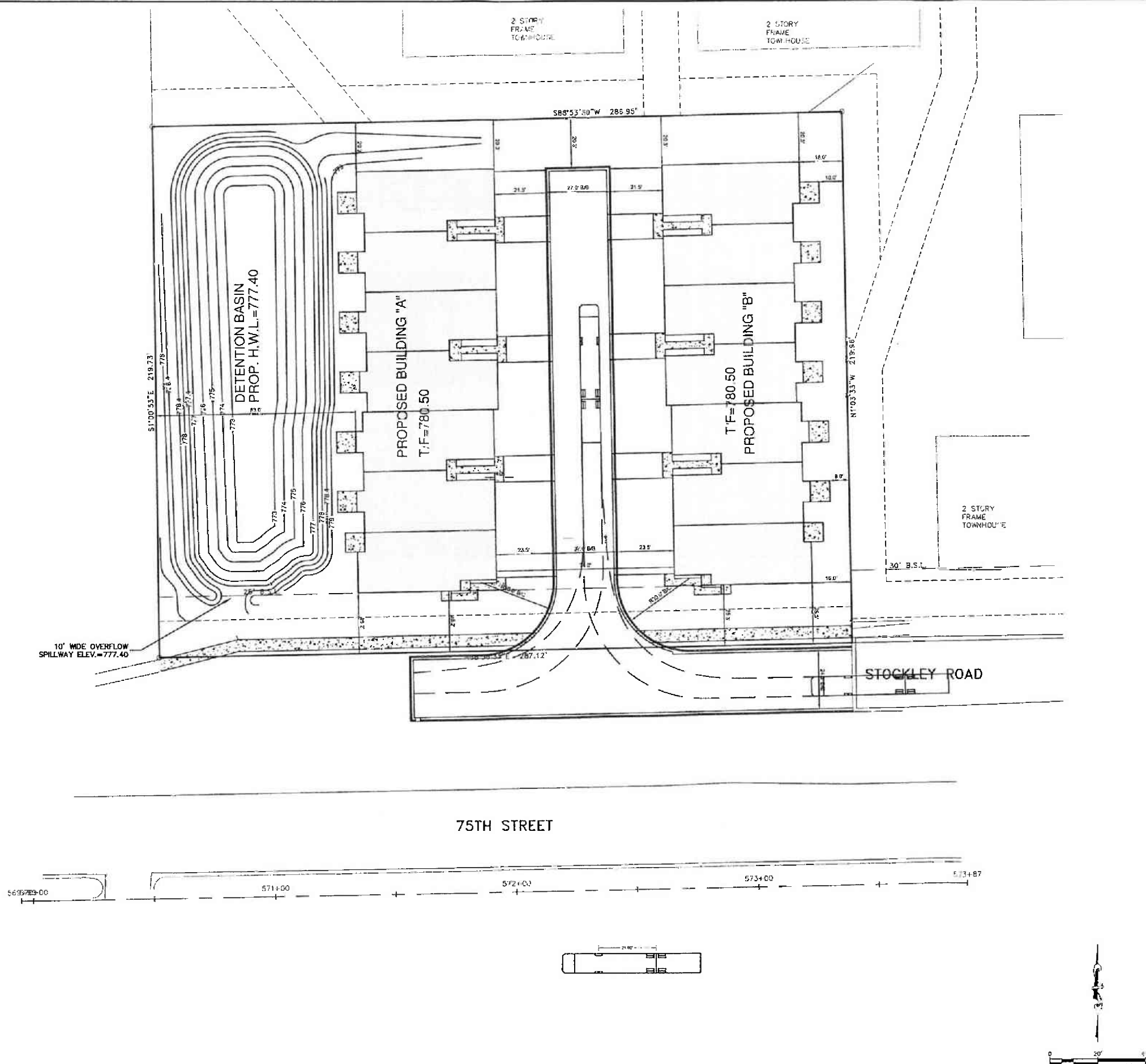
GRADING PLAN

DESIGN: R/V
DRAWING: M/B
CHECKED: R/V
APPROVED: R/V

PROFESSIONAL DESIGN
FIRM #184-005003

M. GINGERICH, GEREUX & ASSOCIATES
MANHATTAN OFFICE
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Manhattan Office
2550 S. College Rd.
Bradley, Illinois 60415
PH: 815-838-4321
FX: 815-838-9510
www.mga.com

DATE	BY	DESCRIPTION
04-25-13	MB	ISSUE FOR RFP
05-13-13	MB	ISSUE FOR RFP # 12-149



DATE	BY	DESCRIPTION
02-28-15	MB	PRELIMINARY PLAN

M. GINGERICH, GEREUX & ASSOCIATES
 MANHATTAN OFFICE
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 2500 N. Lincoln Drive
 Bradley, Illinois 60416
 PH: 815-439-4821
 FX: 815-439-4870
 www.mga.com

DESIGN: RY	PROFESSIONAL DESIGN
DRAWING: MB	PRM #184.005003
CHECKED: RY	
APPROVED: RY	

RASHEEDA TOWNHOMES
 DOWNERS GROVE, ILLINOIS
 TURNING EXHIBIT

SHEET NO.	1 OF 1
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DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

JUNE 3, 2013, 7:00 P.M.

Chairman Pro tem Urban briefly reviewed the protocol for the meeting.

A change in the agenda followed:

PC 09-13 A petition seeking a Final Planned Development Amendment to P.D. #24, Fairmount Village II and a density variation for the construction of fourteen townhouses. The property is located at the terminus of Stockley Road approximately 160 feet west of Canterbury Place, Downers Grove, IL commonly known as 950 75th Street, Downers Grove, IL (PIN 09-29-105-018). Sardar Shah-Khan, Petitioner; Aliya Ahmed, Owner.

Chairman Pro tem Urban swore in those individuals who would be speaking on the above petition.

Mr. Stan Popovich, Planner for the Village of Downers Grove summarized the petition before the commissioners, summarizing that the petitioner was seeking to construct 14 townhomes, where four were permitted by code. The site was currently zoned R-5A Townhouse Residential and was part of a larger planned development (consisting of three lots) approved back in 1984. The last remaining lot, which previously had a single-family home on it, was part of tonight's discussion. The approved density for the planned development was 10.65 dwelling units per acre, where 10.89 dwelling units per acre was allowed.

Proposed are two seven-unit townhome (with two-car garage) buildings with each unit being approximately 2,100 square feet in size. Architectural elevations were depicted. Access to the site will be from a 185-foot western extension of Stockley Road -- which DuPage County is comfortable with -- and Stockley Road will be maintained by the Village.

The proposal does meet the goals of the Village's comprehensive plan and meets the bulk requirement of the zoning ordinance and planned development except for the requested variation of density. The variation, again, is to provide for 14 units where four units are required. Clarification followed on how the density figures were calculated for all three lots taken together and for the two developed lots taken together without this lot. Per the Subdivision Ordinance, park and school donations are required to be paid by the petitioner, as stated in staff's report.

Per staff, a private street, named Ducat Place, will be created and maintained by the condominium association. The location of the main sanitary sewer line, water line and fire hydrants were pointed out. The petitioner will be required to install a fire alarm and a sprinkler system in the buildings, as required by the fire department. Emergency access was also reviewed and conceptually approved by the fire department. Detention basins were pointed out with Mr. Popovich confirming that the basins will have to follow the requirements of the Village's stormwater management ordinance and will be maintained by the condominium association. As such, the Village is requesting that an SSA be established should the association ever fail to maintain the basin or the private drive.

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Per Mr. Popovich, all required public notification and signage was completed with staff receiving one general question from the public. The petitioner also held a neighborhood meeting wherein three residents attended. Discussions focused on the appropriate screening. A summary of the meeting is included in the staff report.

In reviewing the hardship for the variance request, staff believed the practical hardship or unique circumstance, as it pertained to the variance request, was that although the single-family lot was part of the subject site overall, it was not an integral part of the development. The subject site had separate access from 75th Street and had a single-family home on the site, whereas, in the planned development the buildings were multi-family, attached single-family homes. Staff supported the variance request.

A review of the Standards of Approval for a variation followed in more detail. A review of the Standards of Approval for a planned development also followed as it pertained to the petition. Staff supported the proposal, explaining how it met all of the Village's requirements. Mr. Popovich asked that the Plan Commission forward a positive recommendation to the Village Council, subject to the nine conditions in staff's report.

Commissioner questions/comments followed, including that the only reason this particular site was included in the original planned development was to decrease the density. Had this site not been included in the original development, the density would have been 11.9 units per acre versus 10.65 units per acre. Taken by itself, Mr. Popovich reported the subject site will be 9.6 units per acre. Other questions/clarification followed that the words "fire detection system" should be better clarified in staff's Condition No. 2; staff addressing access from 75th Street and access from Stockley Road; and Mr. Waechtler asking whether the Village had any prior issues regarding Special Service Areas.

Mr. Richard Vane, civil engineer with MG2A, introduced architect Mr. Ansari and developer, Mr. Shah-Khan, for the proposal and discussed that his team has been working with staff over the months and also working with the fire department, the sanitary district, and DuPage County regarding access to make the proposal work. He referenced the surrounding character of the area and believed continuing a townhome development would work best on the site versus a single-family home. Mr. Vane discussed the differences between the existing townhomes versus his proposal and the abundant buffer space offered between the proposed townhomes and the single-family homes nearby.

Mr. Vane reiterated the proposal was meeting all of the Village's standards except for the density which, in this case, the proposed lot was used in order to increase the density on the other parcels of the original planned development. He was available to answer questions. No questions followed. Chairman Pro tem Urban opened the meeting to public comment.

Ms. Shelby Vogrin, 933 73rd Street, Downers Grove, was present when the original development was planned but clarified it was not just a density matter but a matter of an owner not wanting to sell his house. Ms. Vogrin shared some history of the parcels and their density. She asked for clarification on this proposal regarding buffers and maintenance of the site. She shared that many of the existing townhome units were one and two-bedroom units and not larger. She had concerns about additional vehicles traveling past her home, the price of the units, and whether the association's agreement would not allow the units to be rented.

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Ms. Amy Alice, 902 Stockley Road, Downers Grove, shared concerns about her shorter apron and whether her driveway apron can be added onto since it was short and the road was being extended, wherein Mr. Popovich responded to her concerns.

Ms. Sue Folkman, 760 73rd Street, Downers Grove, resides in Fairmont Village and asked why the proposal was being called Fairmont Village 2 when the proposal has nothing to do with the original development, wherein Mr. Popovich responded to her question.

Regarding earlier comments, staff said there were no plans for subsidized housing and there were no restrictions on whether the units could be rented or owner-occupied. Ms. Urban also responded to the earlier-mentioned concerns about modification of the plan and screening/buffering, etc., which she stated will be part of the village's requirements and the elevation plans and landscaping plans will be updated. Mr. Popovich briefly walked through the preliminary landscaping plans for the proposal.

Confirming that there will be two homeowners associations under one planned development, Mr. Popovich explained that the subject development was separate from the existing homeowners association and that a separate association for the proposed 14 units would be created so that the petitioner was responsible for the improvements being proposed. Planning Director Dabareiner added that this was a common practice back when the economy was improved. As to the Village being aware of traffic issues in the area, Mr. Popovich explained there was nothing significant. Regarding the earlier comment about an additional 48 vehicles traveling from the development, Mr. Dabareiner believed the comment was made to show potential impact but he did not believe it represented the average number of vehicles owned per household.

As for the need for a traffic study, Mr. Dabareiner stated it would be unusual to ask for a traffic study for a low amount of units, i.e., 14 units. Staff's opinion was that the proposal would not generate substantial traffic.

Mr. Mike Slusarz (Crowell), 7445 Webster Street, Downers Grove was sworn in and voiced concern about his property flooding, traffic issues on Webster, and units being rented. He suggested installing the development's fence first before the construction began.

Mr. David Valenta, 800 Stockley Road, Downers Grove, was concerned about the additional eastbound traffic from the development travelling down Stockley Road heading to 75th Street. He asked if a stop sign was warranted at Stockley and Canterbury, due to the additional traffic heading to 75th Street.

Regarding the stop sign for that intersection, staff confirmed the Village was aware of it but reiterated that certain standards had to be met before a sign was warranted. Mr. Dabareiner was of the belief that aspect had to be considered through the process. As to flooding, the proposed plan would meet the village's stormwater management ordinance.

In further response to the stop sign, Mr. Vave stated that DuPage County did ask that the Village place a stop sign on the west leg of Canterbury and Stockley, due to the expected traffic.

Per the chair's questions on fencing, staff confirmed there would be a six-foot construction fence,

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along with silt fencing, and certain standards would have to be met by the petitioner prior to construction. Also, property maintenance codes existed so that the units and the property were properly maintained.

Per an earlier question, Mr. Vane explained the units were estimated to cost anywhere from \$200,000 to \$250,000. As to whether a traffic study was done or not, Mr. Vane stated there was no formal study done, but he explained the traffic aspect was looked from the standpoint of 14 units compared to 138 units, with the understanding that there will be a slight 10% to 12% increase in traffic in the general area. Details followed on the two options traffic would possibly travel. Fencing on the west side of the proposed property was briefly mentioned.

Hearing no further comments, public comment was closed. The petitioner had no closing statement at this time.

Mr. Beggs voiced concern about the traffic generation but agreed the residential character of the area was not going to enhance the traffic much yet he had to rely on the Village's Traffic and Parking Commission to convey that. He also voiced concern how the initial planned development hinged upon a decrease in density generated by a single-family residence. However, he supported the proposal. Mr. Matejczyk and Mrs. Rabatah also voiced their support for the proposal.

Asked about staff's Condition No. 4, as it relates to the landscaping plan, Mr. Popovich stated the condition was intended to add additional landscaping screening along the west property line. Details followed. Mr. Vane confirmed he did read through staff's conditions and would work with staff regarding Condition No. 4, specifically.

Chairman Pro tem Urban also added her comments, stating that given the history of the proposal and in looking at the aerial photograph, the area looked like it was intended to be a continuation of the townhomes, from a planner's perspective.

For the record, Mr. Waechtler stated that the area north of the proposal included townhomes that were rentals, as he had spoken to some of the residents there, and both the Downers Grove police and the DuPage County police had been called to the same area due to various incidents occurring there. Mr. Waechtler expressed his concern that the petitioner would be selling the units, would have no control over his proposal, and it could become a future concern for the Downers Grove police. Mr. Matejczyk, spoke up, however, stating that the homeowner's association had control over how many of the units could be owner-occupied, as stated in its bylaws.

WITH REGARD TO FILE PC-09-13, MR. BEGGS MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL REGARDING THIS REQUEST AND INCLUDE STAFF'S FOLLOWING CONDITIONS:

- 1. THE PLANNED DEVELOPMENT AMENDMENT SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED JUNE 3, 2013 AND WITH ENGINEERING PLANS AS PREPARED BY M. GINGERICH GEREAX & ASSOCIATES, DATED JANUARY 28, 2013 AND REVISED ON APRIL 5, 2013 AND ARCHITECTURAL AND LANDSCAPE DRAWINGS PREPARED BY NASEER ANSARI & ASSOCIATES, DATED FEBRUARY 25, 2013 AND REVISED ON**

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MARCH 27, 2013, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.

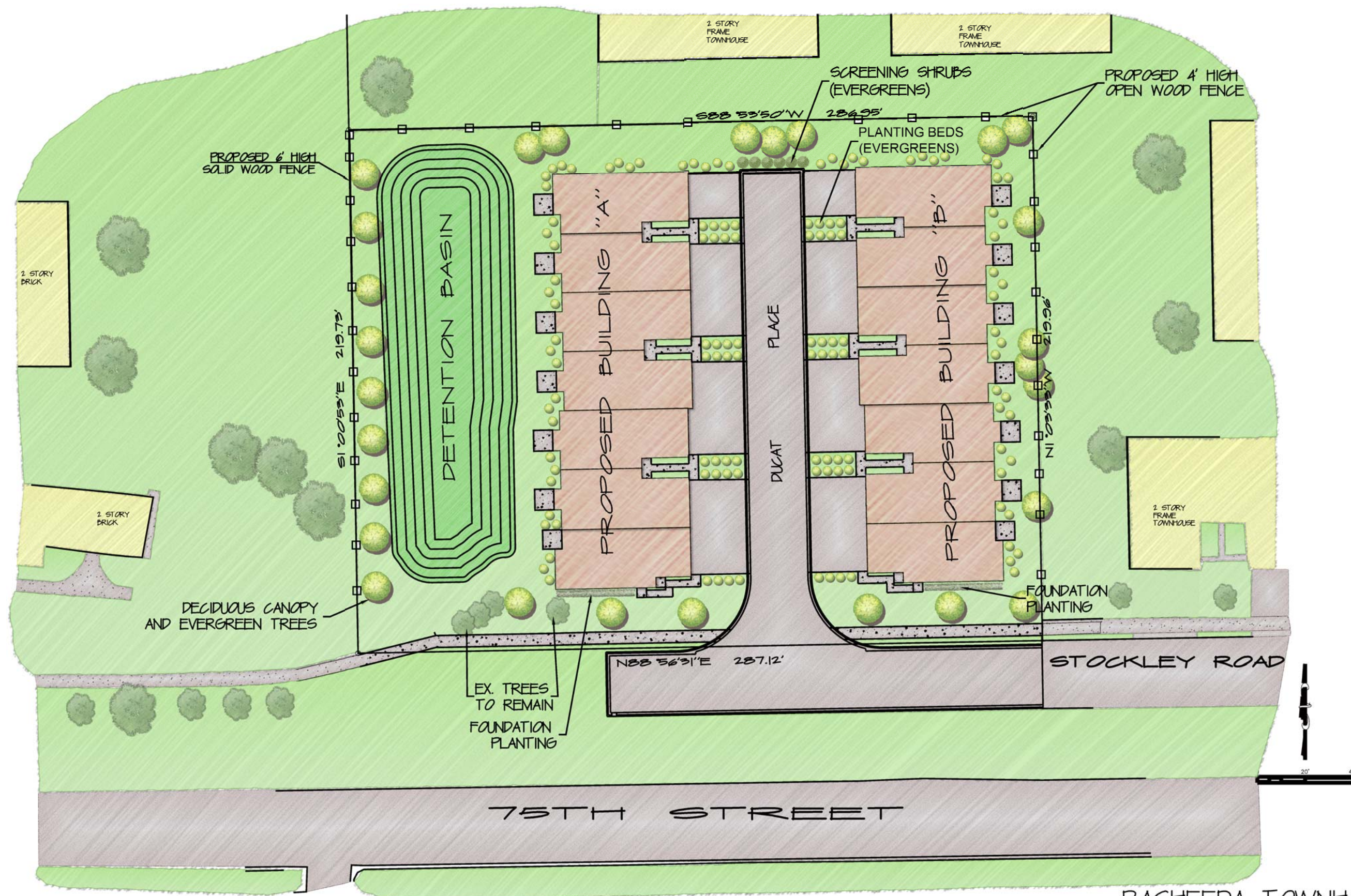
- 2. THE PROPOSED TOWNHOUSES SHALL HAVE A MANUAL AND AUTOMATIC DETECTION SYSTEM INSTALLED THROUGHOUT IN A MANNER ACCEPTABLE TO THE VILLAGE. ALL AREAS OF THE BUILDING SHALL BE PROTECTED.**
- 3. THE PROPOSED TOWNHOUSES SHALL HAVE A COMPLETE AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT IN A MANNER ACCEPTABLE TO THE VILLAGE. ALL AREAS OF THE BUILDING SHALL BE PROTECTED.**
- 4. THE LANDSCAPE PLAN SHALL BE ENHANCED TO PROVIDE ADDITIONAL SCREENING ALONG THE WEST PROPERTY LINE.**
- 5. THE PETITIONER SHALL PAY \$41,622.74 FOR PARK AND SCHOOL DONATIONS (\$10,375.54 TO SCHOOL DISTRICT 61, \$4,654.18 FOR SCHOOL DISTRICT 99 AND \$26,683.02 TO THE PARK DISTRICT) PRIOR TO THE VILLAGE EXECUTING THE PLANNED DEVELOPMENT AMENDMENT APPROVAL.**
- 6. UPON COMPETITION OF THE PUBLIC IMPROVEMENTS FOR THE ENTIRE DEVELOPMENT, THE PETITIONER SHALL SUBMIT RECORD DRAWINGS FOR APPROVAL BY THE VILLAGE COUNCIL. ALONG WITH THE RECORD DRAWINGS, THE PETITIONER SHALL SUBMIT A GUARANTEE SECURITY IN THE AMOUNT OF 20% OF THE TOTAL COST OF THE PUBLIC IMPROVEMENTS, WHICH SHALL EXPIRE NO EARLIER THAN TWO YEARS AFTER ACCEPTANCE OF SUCH PUBLIC IMPROVEMENTS BY THE VILLAGE COUNCIL.**
- 7. A SPECIAL SERVICE AREA SHALL BE ESTABLISHED AND RECORDED TO ENSURE ADEQUATE MAINTENANCE OF THE STORMWATER DETENTION AREA AND DUCAT PLACE PRIOR TO FINAL APPROVAL OF THE BUILDING PERMITS.**
- 8. THE CONDOMINIUM DECLARATION OF RESTRICTIVE COVENANTS DOCUMENT FOR THE DEVELOPMENT SHALL BE RECORDED PRIOR TO FINAL APPROVAL OF THE BUILDING PERMITS.**
- 9. THE PLAT OF EASEMENT SHALL BE RECORDED PRIOR TO FINAL APPROVAL OF THE BUILDING PERMITS.**

SECONDED BY MR. MATEJCZYK. ROLL CALL:

**AYE: MR. BEGGS, MR. MATEJCZYK, MR. QUIRK, MRS. RABATAH,
MR. WAECHTLER, CHAIRMAN PRO TEM URBAN**

NAY: NONE

MOTION PASSED. VOTE: 6-0



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REVISED 6/12/2013