

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
APRIL 8, 2014 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Planned Development Amendment, Special Use for a drive-through and Final Plat of Subdivision at Finley Square Shopping Center, 1500-1570 Butterfield Road	✓ Resolution ✓ Ordinances Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

The following items have been prepared to permit the development of a Starbucks coffee shop on the subject property:

- An ordinance to amend Planned Development #17;
- A Special Use ordinance to permit a drive-through use; and
- A resolution for a Final Plat of Subdivision.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the April 15, 2014 active agenda per the Plan Commission's unanimous recommendation. The Plan Commission found that the proposal is an appropriate use in the shopping center, is consistent with the Comprehensive Plan, compatible with surrounding zoning and land use classifications, and meets all standards for approval of a Planned Development Amendment, Special Use and Final Plat of Subdivision as identified in Sections 28.1607, 28.1902 and 20.501 of the Municipal Code, respectively.

BACKGROUND

The petitioner is requesting approval of an amendment to Planned Development #17 to permit the construction of a Starbucks, a Special Use to permit a drive-through for Starbucks and Final Plat of Subdivision to subdivide the existing property into five lots at Finley Square Shopping Center, 1500-1570 Butterfield Road.

The 21.38 acre shopping center site is located at the northeast corner of Butterfield and Finley Roads. The subject property is zoned B-3, General Services and Highway Business. The existing site contains approximately 326,000 square feet of retail and restaurant commercial space within the principal retail buildings that sit on the north side of the property and three out-buildings adjacent to Butterfield Road that are occupied by Burger King, Portillo's and Ruby Tuesday.

Site Layout

The petitioner is proposing to construct the coffee shop at the southeast corner of the shopping center, immediately east of the existing Portillo's. Access to the restaurant will be through the existing shopping center's signalized entrances at Finley Road and Downers Drive, as the shopping center does not have direct access to Butterfield Road. Customers will use the existing parking lot drive aisles to access the Starbucks.

Traffic and Circulation

The proposed use is a complementary use that is not anticipated to have any negative impact on the existing traffic patterns in the area. The proposed Starbucks will have different peak hours compared to the existing restaurant and retail uses in the shopping center. The primary traffic will be arriving on-site during the morning rush hour when the majority of the shopping center will be vacant. Afternoon peak times also vary from adjacent restaurant uses.

Engineering and Public Improvements

The existing utilities servicing the development are sufficient for the proposed Starbucks. No public improvements are proposed or necessary at this time. With a reduction in impervious area, no additional stormwater detention is required.

Compliance with the Zoning Ordinance

The proposed Starbucks building complies with the bulk requirements of the Zoning Ordinance. The development did not originally meet the open space requirements when the Planned Development was approved in 1977. The amount of open space has increased with each Planned Development amendment, including the current petition, further decreasing the non-conformity.

Compliance with the Subdivision Ordinance

As part of the project, the petitioner will create outlots for each of the out-buildings. Currently, the Burger King and Portillo's buildings are located on assessment lots, which have not been altered with subsequent Planned Development amendments. The new lots will accurately encompass the existing out-buildings and the proposed Starbucks and exceed all lot dimension and area requirements. In addition, the petitioner will be correcting previously misaligned easements and granting the Village an easement over the previously installed underground stormwater vault near the Burger King and the surface detention area located east of Ruby Tuesday. The proposal complies with the requirements of the Subdivision Ordinance.

Compliance with the Comprehensive Plan

The property is designated as Regional Commercial in the Comprehensive Plan. Regional Commercial uses include a blend of corporate office, large shopping centers, hotels and big box development. To stay competitive, the Plan calls for reinvestment of the regional commercial areas to retain current businesses and attract new retailers and restaurants. The proposed Starbucks coffee shop is a new business to the area and, therefore consistent with the Regional Commercial designation. The proposed use and proposed plan are consistent with the Comprehensive Plan.

Public Comment

One resident spoke at the public hearing and expressed concern about parking congestion during the holiday season. The construction of the proposed Starbucks will have little impact on the shopping center's parking, particularly due to the difference in peak hours and the significant distance from the

Starbucks to the main shopping center. The shopping center owners indicated they do not typically have a shortage of parking.

ATTACHMENTS

Aerial Map

Ordinances

Resolution

Staff Report with attachments dated March 3, 2014

Draft Minutes of the Plan Commission Hearing dated March 3, 2014

Revised Architectural and Engineering Drawings and Plat of Subdivision

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A PLANNED
DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #17,
FINLEY SQUARE SHOPPING CENTER, TO ALLOW THE CONSTRUCTION
OF A COFFEE SHOP WITH DRIVE-THROUGH AT 1500-1570 BUTTERFIELD ROAD**

WHEREAS, the Village Council has previously adopted Ordinance No. 2080 on July 18, 1977, designating the property described therein as Planned Development #17; 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 #17 to allow construction of a coffee shop with drive-through on the Finley Square Shopping Center property located at 1500-1570 Butterfield Road; 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 March 3, 2014, 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 a coffee shop with drive-through at 1500-1570 Butterfield Road.

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-02-14 as set forth in the minutes of their March 3, 2014 meeting.

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

1. The proposed amendment to Planned Development #17, Special Use request for a coffee shop with a drive-through use and Final Plat of Subdivision shall substantially conform to the proposed Starbucks at Finley Square Mall plans prepared by RWG Engineering, LLC dated January 24, 2014, last revised March 21, 2014, the Starbucks Coffee Company architectural drawings prepared by NORR dated January 24, 2014, last revised March 26, 2014, Finley Square Mall Resubdivision, prepared by Gentile and Associates, Inc., as last revised March 21, 2014, and Alta/ACSM Land Title Survey, prepared by Gentile and Associates, Inc., dated December 9,

2013, attached to the staff report dated March 3, 2014 except as such plans may be modified to conform to Village codes, ordinances, and policies.

2. The new parking lot islands shall be landscaped in accordance with the interior parking lot landscaping requirements.
3. All signs must meet the requirements of the Sign Ordinance.
4. The coffee shop building shall be equipped with an automatic suppression and an automatic and manual fire alarm system.

SECTION 5. That the coffee shop with drive-through is consistent with and complimentary to the overall planned development site plan and with the requirements of the “B-3, *General Services and Highway Business*” 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

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR 1500-1570 BUTTERFIELD ROAD TO PERMIT CONSTRUCTION
OF A COFFEE SHOP WITH A DRIVE-THROUGH USE**

WHEREAS, the following described property, to wit:

ALL THAT PART OF LOT 37 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTH 81 DEGREES 54 MINUTES 34 SECONDS EAST, ALONG THE NORTHERLY LINE OF BUTTERFIELD ROAD, 1229.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 1 DEGREE 04 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 670.00 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 04 SECONDS WEST, 350.00 FEET; THENCE NORTH 82 DEGREES 25 MINUTES 12 SECONDS WEST, 378.63 FEET; THENCE SOUTH 81 DEGREES 54 MINUTES 34 SECONDS WEST, 500.00 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH 1 DEGREES 05 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 816.07 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 37 FOR A POINT OF BEGINNING; THENCE NORTH 2 DEGREES 23 MINUTES 53 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 37, 75.00 FEET; THENCE SOUTH 38 DEGREES 10 MINUTES 49 SECONDS EAST, 84.86 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 37; THENCE SOUTH 80 DEGREES 31 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH LINE, 50.00 FEET TO THE POINT OF BEGINNING) ALL IN OAK GROVE CENTRE OF COMMERCE UNIT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1972 AS DOCUMENT R72-23285, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1500-1570 Butterfield Road, Downers Grove, Illinois
PINs: 06-30-403-019, -020, -021

(hereinafter referred to as the "Property") is presently zoned in the "*B-3, General Services and Highway 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 28.609 of the Zoning Ordinance be granted to allow construction of a coffee shop with a drive-through use; and,

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 for the petition on March 3, 2014 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 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 coffee shop with a drive-through use.

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

1. The proposed amendment to Planned Development #17, Special Use request for a coffee shop with a drive-through use and Final Plat of Subdivision shall substantially conform to the proposed Starbucks at Finley Square Mall plans prepared by RWG Engineering, LLC dated January 24, 2014, last revised March 21, 2014, the Starbucks Coffee Company architectural drawings prepared by NORR dated January 24, 2014, last revised March 26, 2014, Finley Square Mall Resubdivision, prepared by Gentile and Associates, Inc., as last revised March 21, 2014, and Alta/ACSM Land Title Survey, prepared by Gentile and Associates, Inc., dated December 9, 2013, attached to the staff report dated March 3, 2014 except as such plans may be modified to conform to Village codes, ordinances, and policies.
2. The new parking lot islands shall be landscaped in accordance with the interior parking lot landscaping requirements.
3. All signs must meet the requirements of the Sign Ordinance.
4. The coffee shop building shall be equipped with an automatic suppression and an automatic and manual fire alarm system.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use 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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RESOLUTION _____

**A RESOLUTION APPROVING THE
FINAL PLAT OF SUBDIVISION
FOR 1500-1570 BUTTERFIELD ROAD**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for the approval of the Final Plat of Subdivision to subdivide one lot and two assessment lots into five lots for Finley Square Mall Resubdivision, located at the northeast corner of Butterfield and Finley Roads, commonly known as 1500-1570 Butterfield Road, Downers Grove, Illinois, legally described as follows:

ALL THAT PART OF LOT 37 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTH 81 DEGREES 54 MINUTES 34 SECONDS EAST, ALONG THE NORTHERLY LINE OF BUTTERFIELD ROAD, 1229.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 1 DEGREE 04 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 670.00 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 04 SECONDS WEST, 350.00 FEET; THENCE NORTH 82 DEGREES 25 MINUTES 12 SECONDS WEST, 378.63 FEET; THENCE SOUTH 81 DEGREES 54 MINUTES 34 SECONDS WEST, 500.00 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH 1 DEGREES 05 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 816.07 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 37 FOR A POINT OF BEGINNING; THENCE NORTH 2 DEGREES 23 MINUTES 53 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 37, 75.00 FEET; THENCE SOUTH 38 DEGREES 10 MINUTES 49 SECONDS EAST, 84.86 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 37; THENCE SOUTH 80 DEGREES 31 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH LINE, 50.00 FEET TO THE POINT OF BEGINNING) ALL IN OAK GROVE CENTRE OF COMMERCE UNIT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1972 AS DOCUMENT R72-23285, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 1500-1570 Butterfield Road, Downers Grove, IL 60515
PIN NOs. 06-30-403-019, -020, -021

WHEREAS, notice has been given and a public hearing held on March 3, 2014 regarding this final plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission has recommended approval of the Final Plat of Subdivision of Finley Square Mall Resubdivision, located at 1500-1570 Butterfield Road, Downers Grove, Illinois, as requested, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that Final Plat of Subdivision of Finley Square Mall Resubdivision, located at 1500-1570 Butterfield Road, Downers Grove, Illinois, be and is hereby approved subject to the following conditions:

1. The proposed amendment to Planned Development #17, Special Use request for a coffee shop with a drive-through use and Final Plat of Subdivision shall substantially conform to the proposed Starbucks at Finley Square Mall plans prepared by RWG Engineering, LLC dated January 24, 2014, last revised March 21, 2014, the Starbucks Coffee Company architectural drawings prepared by NORR dated January 24, 2014, last revised March 26, 2014, Finley Square Mall Resubdivision, prepared by Gentile and Associates, Inc., as last revised March 21, 2014, and Alta/ACSM Land Title Survey, prepared by Gentile and Associates, Inc., dated December 9, 2013, attached to the staff report dated March 3, 2014 except as such plans may be modified to conform to Village codes, ordinances, and policies.
2. The new parking lot islands shall be landscaped in accordance with the interior parking lot landscaping requirements.
3. All signs must meet the requirements of the Sign Ordinance.
4. The coffee shop building shall be equipped with an automatic suppression and an automatic and manual fire alarm system.

BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

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

Mayor

Passed:

Attest: _____
Village Clerk



Finley Square Shopping Center (1500-1570 Butterfield Rd)

Location Map

0 75 150 300 450
Feet





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MARCH 3, 2014 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-02-14 1500-1570 Butterfield Rd Finley Square Shopping Center	Planned Development Amendment, Final Plat of Subdivision and Special Use for a drive-through	Kelley Chrisse Planner

REQUEST

The petitioner is requesting approval of an amendment to Planned Development #17 to permit the construction of a Starbucks Restaurant, Final Plat of Subdivision to subdivide the existing property into five lots and a Special Use to permit a drive-through for Starbucks at Finley Square Shopping Center, 1500-1570 Butterfield Road.

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: Federal Realty Investment Trust
50 East Wynnwood Road, Suite 200
Wynnwood, PA 19096

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Commercial
PROPERTY SIZE: 931,101 square feet (21.38 acres)
PINS: 06-30-403-019, -020, -021

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	M-2, Restricted Manufacturing, & ORM, Office, Research, Manufacturing	Light Industrial/Business Park
SOUTH:	B-3, General Services and Highway Business	Regional Commercial
EAST:	B-3, General Services and Highway Business	Regional Commercial
WEST:	B-3, General Services and Highway Business	Regional 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. ALTA/ACSM Land Title Survey
4. Final Plat of Subdivision
5. Reciprocal Easement Agreement
6. Architectural Plans
7. Engineering Plans

PROJECT DESCRIPTION

The petitioner is proposing to construct a new 1,824-square foot Starbucks coffee shop with a drive-through on the 21.38 acre shopping center site located at the northeast corner of Butterfield and Finley Roads. The subject property is commonly known as the Finley Square Shopping Center, which is zoned B-3, General Services and Highway Business. The petitioner is requesting approval of the following items:

1. An amendment to Planned Development #17 to permit the construction of a new coffee shop;
2. Final Plat of Subdivision to subdivide one lot and two assessment lots into five new lots of record; and
3. Special Use for the proposed Starbucks drive-through, pursuant to Section 28.609 of the Zoning Ordinance where a drive-through is listed as a permitted Special Use in the B-3 zoning district.

Finley Square had originally been built as a conventional development in 1974 as part of the Oak Grove Center. Since the property received Planned Development approval in 1977, there have been 13 petitions for various amendments to the development. In addition to the principal retail buildings that sit on the north side of the property, there are three out-buildings adjacent to Butterfield Road that are occupied by Burger King, Portillo's and Ruby Tuesday. The existing buildings contain approximately 326,000 square feet of retail and restaurant commercial space and 1,125 parking spaces are available throughout the shopping center.

Site Layout

The petitioner is proposing to construct the coffee shop at the southeast corner of the shopping center, to the east of the existing Portillo's. Immediately east of the proposed building will be a 400-square foot patio for outdoor seating, whereas the trash enclosure will be located to the far west of the building. The drive-through lane will operate from west to east behind the building and adjacent to Butterfield Road with the entry and exit aligning with existing parking drive aisles. The drive-through lane is designed to accommodate eight vehicles, as required. The parking for the entire development is shared among all buildings and tenants, although 17 spaces are immediately adjacent to the proposed Starbucks building where two of these spaces are handicapped accessible. New landscaping will be installed around the perimeter of the building and the patio.

Access to the restaurant will be through the existing shopping center's signalized entrances at Finley Road and Downers Drive. The shopping center does not have direct access to Butterfield Road. Customers will use the existing parking lot drive aisles to access the restaurant.

The building will be a one-story masonry building with wood cladding and metal detailing. The building's design and materials are complimentary to the retail centers and buildings in the area and should enhance the visual appeal of the shopping center.

The proposed Starbucks coffee shop will be open from 5:00 am to 10:00 pm seven days a week. The drive-through window will be open during the same time. Peak hours are from 6:30 am to 10:30 am and from 3:00 pm to 4:00 pm. All services to the building, including deliveries and trash pick-up, will be conducted during normal business hours.

As part of the project, the petitioner will create outlots for each of the out-buildings. Currently, the

Burger King and Portillo's buildings are located on assessment lots, which have not been altered with subsequent Planned Development amendments. The new lots will accurately encompass the out-buildings and the proposed Starbucks.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposal is consistent with the Comprehensive Plan. The property is designated as Regional Commercial in the Comprehensive Plan. Regional Commercial uses include a blend of corporate office, large shopping centers, hotels and big box development. To stay competitive, the Plan calls for reinvestment of the regional commercial areas to retain current businesses and attract new retailers and restaurants. The proposed coffee shop restaurant with a drive-through is a new business to the area and, therefore, consistent with the Regional Commercial designation. The proposed use and the proposed plan are consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is a Planned Development and zoned B-3, General Services and Highway Business District. The proposed coffee shop restaurant with a drive-through use is listed as an allowable Special Use in this district.

The proposal will meet all bulk requirements of the Zoning Ordinance. The characteristics of the proposed development are outlined in the table below:

Proposed Starbucks	Required	Proposed
Building		
Front Setback (south)	35 ft. (building line)	38.67 ft.
Front Setback (east)	35 ft. (building line)	94.17 ft.
Side Setback (north)	n/a	52.50 ft.
Rear Setback (west)	n/a	125.01 ft.
Height	60 ft. maximum	14 ft.
Parking		
Front Setback (south)	25 ft.	75.5 ft.
Front Setback (east)	25 ft.	59 ft.
Stacking spaces	8	8

Finley Square Planned Development	Required	Proposed
FAR	.75 (698,326 sq. ft.)	.35 (327,614 sq. ft.)
Green space	15 % (139,665 sq. ft.)	11.49 % (106,971 sq. ft.)
Parking spaces	964	1079
Accessible spaces	19	27

Green space/Common Open Space

Under the original planned development approval in 1977, the site plan for the development did not meet the required 15% open space; however, the amount of open space has increased with each amendment to the Planned Development. This is the case with this petition, as 2,004 square feet of additional green space will be provided, thus decreasing the non-conformity.

Site Lighting

The petitioner will relocate two existing parking lot lights as a result of the location of the proposed Starbucks. The new location of the parking lot lights will remain internal near the southeast corner of the

site, which will have a negligible impact on adjacent lots. The parking lot lighting will meet the Village's lighting requirements.

Parking

A Reciprocal Easement Agreement for Finley Square Shopping Center grants access to all lots through the use of the parking lot, driveways, drive aisles and lanes on the subject property for all tenants, which will be recorded upon approval of these petitions. As such, the parking requirements apply to the Finley Square Shopping Center as a whole. The proposed Starbucks will reduce the total number of parking stalls to 1,079, where 964 spaces are required.

As the stacking requirement is specific to the drive-through use, the Starbucks proposal needs to comply with Village requirements. The petitioner is proposing a total of eight stacking spaces in the drive-through lane, as required.

Signage

Starbucks is proposing single wall signs on the north, east and south elevations. While no monument sign is currently proposed, new panel inserts will be incorporated into the shopping center monument signs. All exterior signage will be required to meet the Sign Ordinance requirements. The subdividing of the property will assist the shopping center in bringing existing signs into conformance. However, all non-conforming signs shall be brought into compliance with the Sign Ordinance by the end of the amortization period, May 5, 2014.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The five commercial lots will meet the minimum lot dimension requirements per Section 20.301 of the Subdivision Ordinance. The lot dimensions are specified in the table below:

Finley Square Mall Resubdivision	Lot Width (req. 75 ft.)	Lot Depth (req. 140 ft.)	Lot Area (req. 10, 500 sq. ft.)
Lot 1 – Principal Retail Buildings	1,224.65 ft.	667.26 ft.	804,021 sq. ft.
Lot 2 – Ruby Tuesday	131.78 ft.	196.43 ft.	27,279 sq. ft.
Lot 3 – Burger King	200.82 ft.	200.09 ft.	29,530 sq. ft.
Lot 4 – Portillo's	212.55 ft.	209.46 ft.	34,505 sq. ft.
Lot 5 – Proposed Starbucks	122.42 ft.	294.37 ft.	35,766 sq. ft.

The petitioner has not requested any exceptions from the Subdivision Ordinance. Public utility and drainage easements are being provided for the development overall. Sanitary sewer easements are being revised, as applicable, to ensure the easements fully contain the existing sanitary sewer lines. Per the Downers Grove Sanitary District, a new easement is not required for the proposed Starbucks' connection. A blanket stormwater detention easement is being requested for the underground stormwater detention vault just west of the Burger King and within Lot 3. All existing and proposed easements will satisfy the public utility and drainage easement requirements per the Subdivision Ordinance.

TRAFFIC AND CIRCULATION

The proposed use is a complementary use that is not anticipated to have any negative impact on the existing traffic patterns in the area. Based on the Institute of Transportation Engineers (ITE) Trip Generation Handbook, a coffee shop with a drive-through service would generate approximately 170 total trips during weekday morning peak hours and 75 total trips during weekday evening peak hours. Not all

trips, however, generated by the use are new trips. A significant portion of site-generated trips are pass-by trips especially during morning and evening peak hours. Per the ITE Trip Generation Handbook, the average pass-by trips for a drive-through coffee shop are approximately 50% during both morning and evening peak hours.

The proposed Starbucks will have different peak hours compared to the existing restaurant and retail uses in the shopping center. The primary traffic will be arriving on-site during the morning rush hour when the majority of the shopping center will be vacant. Afternoon peak times also vary from adjacent restaurant uses.

The proposal calls for the entry and exit lanes of Starbucks to line up with existing drive aisles for the orderly movement of traffic. Additional landscape islands within the existing parking lot assist in better defining the drive aisle adjacent to Starbucks.

ENGINEERING/PUBLIC IMPROVEMENTS

The existing utilities servicing the development are sufficient for the proposed Starbucks. No public improvements are proposed or necessary at this time. The Downers Grove Sanitary District has provided conceptual approval of the proposed building. Additionally, new water service will be provided for the proposed building to accommodate fire and domestic water service.

The proposal includes a total of 2,004 square feet of new landscaped green space on the site, thereby reducing the impervious area. No additional on-site stormwater detention is required, and the Starbucks site will comply with all provisions of the Stormwater and Flood Plain Ordinance.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans and has adequate access to the proposed coffee shop. The proposed building will be fully sprinkled and equipped with a manual and automatic fire alarm system.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing a legal notice in *Downers Grove Suburban Life*. Staff has not received any comments regarding the proposal at this time.

FINDINGS OF FACT

The petitioner outlined the request in the attached narrative letter, plat of resubdivision and architectural and engineering drawings. The petitioner will further address the proposal and justification to support the requested Planned Development amendment to construct a new Starbucks, Final Plat of Subdivision and Special Use for a Starbucks drive-through at the public hearing.

Planned Development Amendment request

Planned Development Amendment 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 regional commercial and the proposed use is consistent with that designation. 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 setback, floor area, height and parking requirements of the Zoning Ordinance. The proposal reduces the open space non-conformity that has existed since the designation of the Planned Development in 1977. This standard is 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 proposed Starbucks. Access to the site will be unaffected by the proposal, where the site is accessible from Finley Road and Downers Drive. Despite not meeting the requirement for green space, additional green space has been provided reducing the non-conformity. The proposed building is a single story and uses high-quality materials so that it will not impact light and air, recreation and visual enjoyment. This standard is met.

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

The Commercial Areas Policy recommendations within the Comprehensive Plan note that retail, office and service commercial activities are to be concentrated within or near areas of complementary uses. Additionally, the Land Use Plan designates the property as Regional Commercial and notes these types of developments, such as shopping centers and stand-alone restaurants, located in close proximity to I-88 and I-355 serve as a gateway into the Village. Reinvestment along Butterfield Road is highly encouraged to promote regional competition and improve the aesthetics and function of regional commercial uses. 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.***

Being on a major arterial in close proximity to I-88 and I-355, the proposed development is desirable and will contribute to the general welfare of the community. The proposed use on the subject site is complementary to existing restaurants and uses, as the peak hours for the Starbucks are generally off-peak hours for the other restaurants and uses. The Comprehensive Plan also encourages the use of shared parking and in this development no additional parking is being proposed. Rather, the parking will be better utilized throughout the day and additional green space will be incorporated into the site. 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 reinvest in regional commercial areas and retain the area's attractiveness. The proposed Starbucks is complementary in size and height to adjacent commercial developments, particularly within Finley Square Shopping Center. 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 B-3 zoning district per Section 28.609 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 commercial planned development since 1977. The property is adjacent to a divided four-lane arterial street and is suitable for a regional commercial development as identified by the Comprehensive Plan. The property is surrounded by commercial uses to the west, east and south and manufacturing/office, research, manufacturing to the north. The proposed Starbucks has peak hours which differ from the existing uses on site and complement those uses. This standard is 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 Amendment is consistent with the surrounding patterns of commercial development in the area. The location of the proposed Starbucks will not diminish the enjoyment and use of other properties in the immediate neighborhood. This standard is 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 commercial and manufacturing districts. The proposed Starbucks is located at the southeast corner of the subject site, along Butterfield Road, and will not obstruct the view of the principal retail buildings as it sits below the roadway. The existing zoning of the subject site allows for commercial and the Comprehensive Plan designates the site for regional commercial. 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 access roads, water and sanitary sewer, are already in place to provide service to the proposed Starbucks. The proposed coffee shop will not alter traffic patterns in the area, but will have a nominal impact to the existing access points primarily during the shopping center's off-peak hours. The Downers Grove Sanitary District has provided preliminary approval of the proposed use. Stormwater detention has been provided previously and will continue to be maintained. This standard is 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 parking for the shopping center is shared among all buildings and tenants on the subject site. Due to varying peak hours, the parking provided is sufficient to meet current needs and also meets the requirements of the Zoning Ordinance. The shopping center is not adjacent to residential uses. This standard is 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 Amendment for the proposed Starbucks complies with the underlying regulations of the B-3 zoning district. This standard is met.

Final Plat of Subdivision

The proposed Final Plat of Subdivision to resubdivide the subject property into five lots meets and exceeds the minimum lot dimension standards of Section and 20.301(b) and (f) of the Subdivision Ordinance. The proposal is consistent with surrounding uses and lot sizes. The request is consistent with the Comprehensive Plan and meets the requirements of the Subdivision Ordinance of the Village.

Special Use

The applicant is requesting a Special Use approval for a coffee shop restaurant with a drive-through. The proposed use meets the standards for granting a Special Use as outlined below:

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.*

The proposed coffee shop with a drive-through use provides a desirable service that contributes to the general welfare of the community. The proposed use is also consistent with the Comprehensive Plan's recommendation for reinvestment of regional commercial areas to remain competitive.

The proposal is compatible with surrounding uses and will contribute to the general welfare of the neighborhood and the community. The proposed plan will include a high quality masonry design building with outdoor patio seating and a further reduction in existing non-conformities. This standard is met.

- (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.*

The proposed use will not be detrimental to the health safety or the general welfare of persons in the vicinity of the site. The proposed drive-through is similar in nature to other regional commercial uses along Butterfield Road. This standard is met.

- (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.*

The proposal will meet all bulk zoning requirements of the B-3 zoning district. This standard is met.

- (d) That it is one of the Special Uses specifically listed for the district in which it is to be located.*

The proposed coffee shop restaurant with a drive-through use is permitted as a Special Use in the B-3 district per Section 28.609 of the Zoning Ordinance. This standard is met.

RECOMMENDATIONS

The proposed Planned Development Amendment, Final Plat of Subdivision and Special Use for the construction of a coffee shop restaurant with a drive-through use is compatible with surrounding zoning and land use classifications, meets the standards for Special Use and is consistent with the Comprehensive Plan.

Based on the findings listed above, staff recommends that the Plan Commission make a positive recommendation to the Village Council regarding PC 02-14 subject to the following conditions:

1. The proposed amendment to Planned Development #17, Final Plat of Subdivision and Special Use request for a coffee shop restaurant with a drive-through use shall substantially conform to the proposed Starbucks at Finley Square Mall plans prepared by RWG Engineering, LLC dated January 24, 2014, last revised February 26, 2014, the Starbucks Coffee Company architectural drawings prepared by NORR dated January 24, 2014, last revised February 25, 2014, Finley Square Mall Resubivision, prepared by Gentile and Associates, Inc., as last revised February 21, 2014, and Alta/ACSM Land Title Survey, prepared by Gentile and Associates, Inc., dated December 9, 2013, attached to this report except as such plans may be modified to conform to Village codes, ordinances, and policies.
2. A blanket stormwater easement and appropriate access easement shall be granted to the Village for the underground detention vault located just west of the Burger King restaurant and within Lot 3.
3. The new parking lot islands shall be landscaped in accordance with the interior parking lot landscaping requirements.
4. All signs must meet the requirements of the Sign Ordinance.
5. The building shall be equipped with an automatic suppression and an automatic and manual fire alarm system.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:kc
-att

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TO: Village of Downers Grove

FROM: Scott Hargadon, Meltzer, Purtill & Stelle

DATE: January 21, 2014

RE: **FINLEY SQUARE SHOPPING CENTER/Project Summary/Petition
for Amendment of Planned Development No. 17 and Subdivision of Same**

A. General. Federal Realty Investment Trust ("Applicant") is the owner of the above-referenced shopping center (the "Shopping Center") in the Village. The Shopping Center is zoned in the Village's B-3 Zoning District and is subject to the special use of a planned development under Ordinance No. 2080 adopted July 18, 1977 and which has been amended in January 1998, October 1998 and October 2004. Ordinance No. 2080 and the amendments thereto are referred herein collectively as the "PD Ordinance."

B. Summary of Petition. Applicant seeks to amend the PD Ordinance to:

1. Obtain approval for a 1819 square foot Starbucks coffee shop.
2. Obtain approval for the Starbucks drive-thru facility.
3. Obtain approval for an overall parking ratio for the Shopping Center of 3.83.

Applicant also seeks approval of a plat of subdivision to create a legal lot for Starbucks, as well as legal lots for existing tenants Burger King, Portillo's and Ruby Tuesday.

C. Starbucks. Applicant has negotiated a lease with Starbucks Coffee to locate a Starbucks Coffee Shop with drive-thru facilities on a to-be-created lot east of the existing Portillo's as shown on the Proposed PUD Plan (Sheet 3 of 10) and the Geometric Site Plan (Sheet 5 of 10), both prepared by RWG Engineering LLC and dated 1/24/14. Given traffic volume on Butterfield Road and the existing tenant base of the Shopping Center, Starbucks believes that a quality coffee shop will attract a substantial number of customers. The proposed Starbucks building will contain 1819 square feet and a single drive-thru lane with stacking to accommodate 8 cars. The addition of Starbucks to the Shopping Center will mean a loss of 57 parking spaces in the Shopping Center, from a total of 1125 to 1068 which shall serve a total (including Starbucks 1819 sf) of 279,130 square feet of gross floor area ("GFA"); the parking ratio, currently 4.06/1000 GFA, becomes 3.83/1000 GFA.

D. Zoning Ordinance Standards. Applicant believes that the proposed amendment to the PD Ordinance meets the standards of Section 28.1607(a) of the Village Zoning Ordinance required for a Plan Commission recommendation:

1. Meets the Standards of Article XVI. Yes.

2. Departures from Ordinances. The proposed Starbucks will cause an overall loss of 57 parking spaces in the Shopping Center. Currently, the required parking ratio for a shopping center is 4 spaces per 1000 square feet of GFA. If the Village approves this petition, the parking ratio shall be 3.83 as stated above, which will not have any material impact on the availability of parking at the Shopping Center because it is Applicant's observation that there are plenty of parking spaces available at all times, even peak hours on Saturday and that 1068 spaces is more than adequate for Shopping Center patrons.
3. Adequacy of Public Services, Traffic Control, Light and Air. The proposed location of the Starbucks, near the main entrance to the Shopping Center off of Butterfield Road and clearly visible from that road, will insure the ease and safety of traffic movements to the coffee shop. Public utilities are fully available in the Shopping Center. Given the small size of the building, enjoyment of light and air for adjoining owners and tenants is unaffected.
4. Conformity with Planning Objectives of Village. Because the Shopping Center is zoned in the B-3 Zoning District, a coffee shop is a permitted use and the drive-thru facility is a special use. Given that Starbucks is a very popular "upscale" use, Applicant is happy to have them locate in the Shopping Center because it will help drive customer traffic for the existing center tenants. Because economic development is a stated objective of the Village, this petition clearly meets that objective.

Further, Applicant states that its petition meets the standards of 28.1607(b) for Village Council approval:

1. Necessary or Desirable Use. The location of the Starbucks on the Shopping Center is desirable because it provides a first-class coffee shop with good access to and from the roads surrounding the Shopping Center.
2. Not Detrimental to Health, Safety, Property Values. The location of the Starbucks will not be detrimental to the health, safety or morals of persons working or residing in the area, nor injurious to property values in the area. The fact that a desirable tenant such as Starbucks has chosen this location is an indicator of the quality of the Shopping Center and the immediate vicinity.
3. Planned Development or Permitted Use. Yes.
4. Not Detrimental to Orderly Development. The location of the proposed Starbucks, and the capacity of its drive-thru lane, will allow it to function well at the proposed location.
5. Not Injurious to Enjoyment of other Property. See answer to 2 above.
6. No Impediment to Development of Adjoining Land. The Starbucks, if approved, will not impede development of adjacent land. The building is not large and, if anything,

other tenants will want to be located in proximity to Starbucks to take advantage of the large number customers it captures.

7. Adequate Roads, Drainage. Adequate roads, drainage and other facilities are shown on the engineering plans submitted herewith.
8. Adequate Parking. Parking shall be adequate for the new use. Despite losing 57 spaces due to the Starbucks, there remains 1068 spaces in the Shopping Center for a parking ratio of 3.83, which Applicant believes is more than adequate for all Shopping Center tenants.
9. Conforms to Zoning District. Yes.

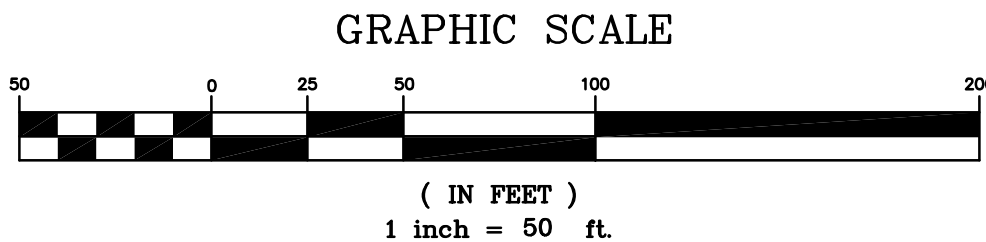
E. Subdivision Plat. Applicant proposes to create separate platted lots for Starbucks, Portillo's, Burger King and Ruby Tuesday. The last three mentioned, all current tenants, do not currently have buildings located on separate legal lots. However, with the amendment to the Village Zoning Ordinance in recent years with respect to signs and the upcoming May 5, 2014 deadline for all nonconforming signs to come into compliance, the existing monument signs of Portillo's, Burger King and Ruby Tuesday will be illegal unless a separate parcel is created for these businesses; if their existing monument signs become illegal, Applicant is then arguably in default under the relevant leases. The reason their signs will be illegal is that Applicant already has two large multi-tenant monument signs for the various stores located in the main in-line building, which is the maximum allowable in the Shopping Center in its current, unsubdivided configuration under Section 12.1502.01(6)(a) of the Zoning Ordinance.

D. Scott Hargadon
Meltzer Purtill & Stelle LLC
300 South Wacker Drive
Suite 3500
Chicago, IL 60606
(312) 461-4314
shargadon@mpslaw.com

ALTA/ACSM LAND TITLE SURVEY

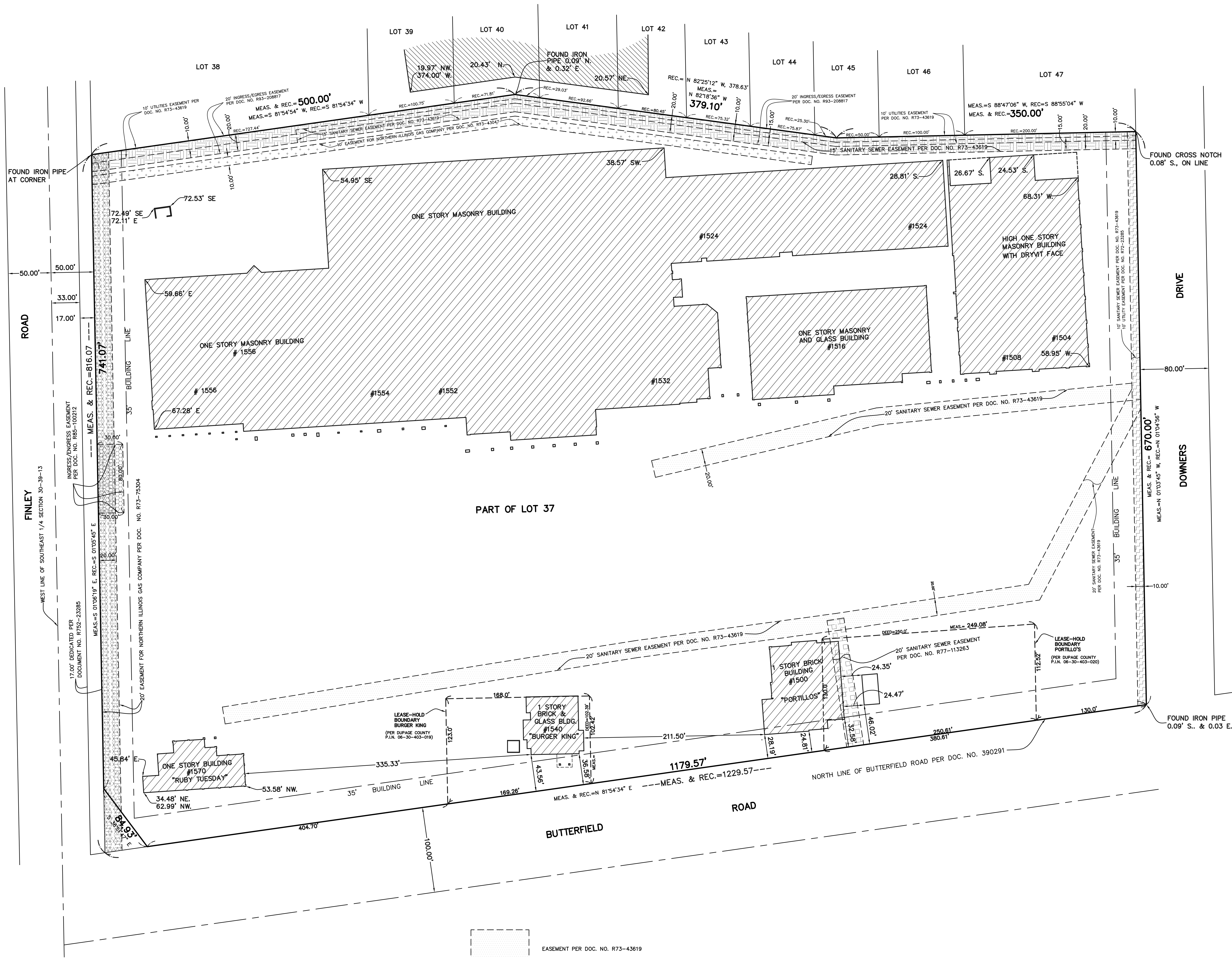
BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262
FAX : (630) 916-6264



ALL THAT PART OF LOT 37 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTH 81 DEGREES 54 MINUTES 34 SECONDS EAST, ALONG THE NORTHERLY LINE OF BUTTERFIELD ROAD, 1229.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 1 DEGREE 04 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 670.00 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 04 SECONDS WEST, 350.00 FEET; THENCE NORTH 82 DEGREES 25 MINUTES 12 SECONDS WEST, 378.63 FEET; THENCE SOUTH 81 DEGREES 54 MINUTES 34 SECONDS WEST, 500.00 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH 1 DEGREE 05 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 815.07 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 37 FOR A POINT OF OF BEGINNING: THENCE NORTH 2 DEGREES 23 MINUTES 53 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 37, 75.00 FEET; THENCE SOUTH 38 DEGREES 10 MINUTES 49 SECONDS EAST, 84.86 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 37; THENCE SOUTH 80 DEGREES 31 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH LINE, 50.00 FEET TO THE POINT OF BEGINNING) ALL IN OAK GROVE CENTERE OF COMMENCE UNIT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1972 AS DOCUMENT R72-23285, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING: 931,100.97 sq. ft. (21.38 acres)



NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

MATTERS OF TITLE PERTAIN TO FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-639227-DC72, EFFECTIVE DATE OCTOBER 30, 2013.

SURVEY RELATED SCHEDULE "B" ITEMS LISTED AS FOLLOWS:

- 7) DOCUMENT R93-112030 IN ENCROACHMENT EASEMENT AGREEMENT PRIOR TO RECONSTRUCTION OF BURGER KING BUILDING SEE DOCUMENT FOR PARTICULARS.
- 18) 35 FEET BUILDING LINES ALONG THE WEST, SOUTH AND EAST LINES PER DOCUMENT NO. R72-23285 PLOTTED AND SHOWN HEREON.
- 19) 10 FEET ALONG THE EAST LINE PER DOCUMENT NO. R72-23285 PLOTTED AND SHOWN HEREON.
- 21) GAS MAIN EASEMENT PER DOCUMENT NO. R73-43047 PLOTTED AND SHOWN HEREON.
- 22) SANITARY SEWER EASEMENT PER DOCUMENT NO. R73-43619 PLOTTED AND SHOWN HEREON.
- 23) GAS MAIN EASEMENT PER DOCUMENT NO. R73-75304 PLOTTED AND SHOWN HEREON.
- 24) DOCUMENT R77-89815 RELATES TO DETENTION, TRAFFIC CONTROL, CORDS AND INGRESS/EGRESS. SEE DOCUMENT FOR PARTICULARS.
- 25) 20 FEET SANITARY SEWER EASEMENT PER DOCUMENT R77-113263 PLOTTED AND SHOWN HEREON.
- 26) EASEMENT PER DOCUMENT NO. R85-100212 PLOTTED AND SHOWN HEREON.
- 27) EASEMENT PER DOCUMENT NO. R 93-208817 PLOTTED AND SHOWN HEREON.

BENCHMARK: DUPAGE COUNTY BM # 0186
STATION IS LOCATED ALONG THE EAST SIDE OF FINLEY ROAD AT THE OVERPASS FOR INTERSTATE 88. STATION IS 110.0 FEET NORTH OF THE CENTERLINE OF A CAR DEALERSHIP ENTRANCE AND 32.0 FEET EAST OF THE CENTERLINE OF FINLEY ROAD NORTHBOUND. MONUMENT IS A 3.5 INCH BRASS DISK ON THE SOUTH END OF THE EAST BRIDGE WALL FOR THE OVERPASS.

ELEV. = 771.01 (NAVD 88)

SITE BENCHMARK:

NORTHWEST BOLT ON FIRE HYDRANT LOCATED ALONG THE EAST SIDE OF SUBJECT PROPERTY 180 FEET NORTH OF THE NORTH LINE OF BUTTERFIELD ROAD.

ELEV. = 745.26

BASE SCALE : 1 INCH = 50 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF

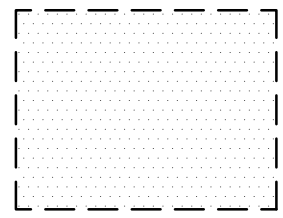
DRAWN BY : RWG ENGINEERING LLC

CHECKED BY : MMG

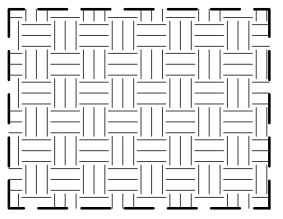
SURVEYED BY : JG, LR-BG

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

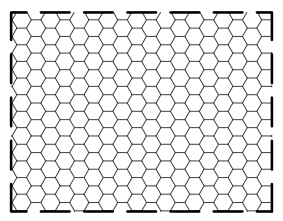
ORDER NO. 13-20401
SHEET 1 OF 3



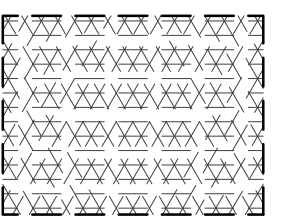
EASEMENT PER DOC. NO. R73-43619



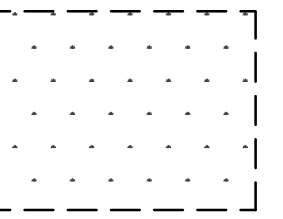
20' INGRESS/EGRESS EASEMENT
PER DOC. NO. R93-208817



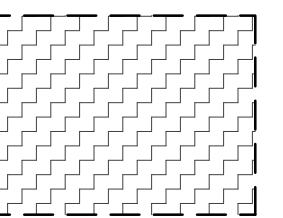
INGRESS/EGRESS EASEMENT
PER DOC. NO. R85-100212



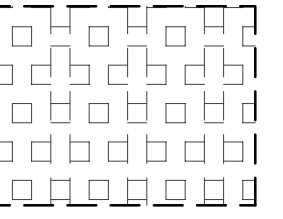
EASEMENT FOR NORTHERN ILLINOIS GAS
COMPANY PER DOC. NO. R73-75304



EASEMENT FOR NORTHERN ILLINOIS GAS
COMPANY PER DOC. NO. R73-43047



10' UTILITY EASEMENT
PER DOC. NO. R72-23285



20' SANITARY SEWER EASEMENT
PER DOC. NO. R77-113263

STATE OF ILLINOIS
COUNTY OF DUPAGE)

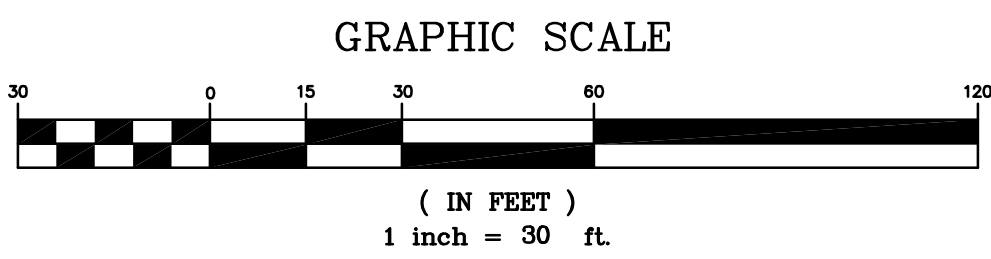
TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 7a, 8, 9, 11 AND 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 21, A.D. 2013.

DATE OF PLAT: DECEMBER 9, A.D. 2013.

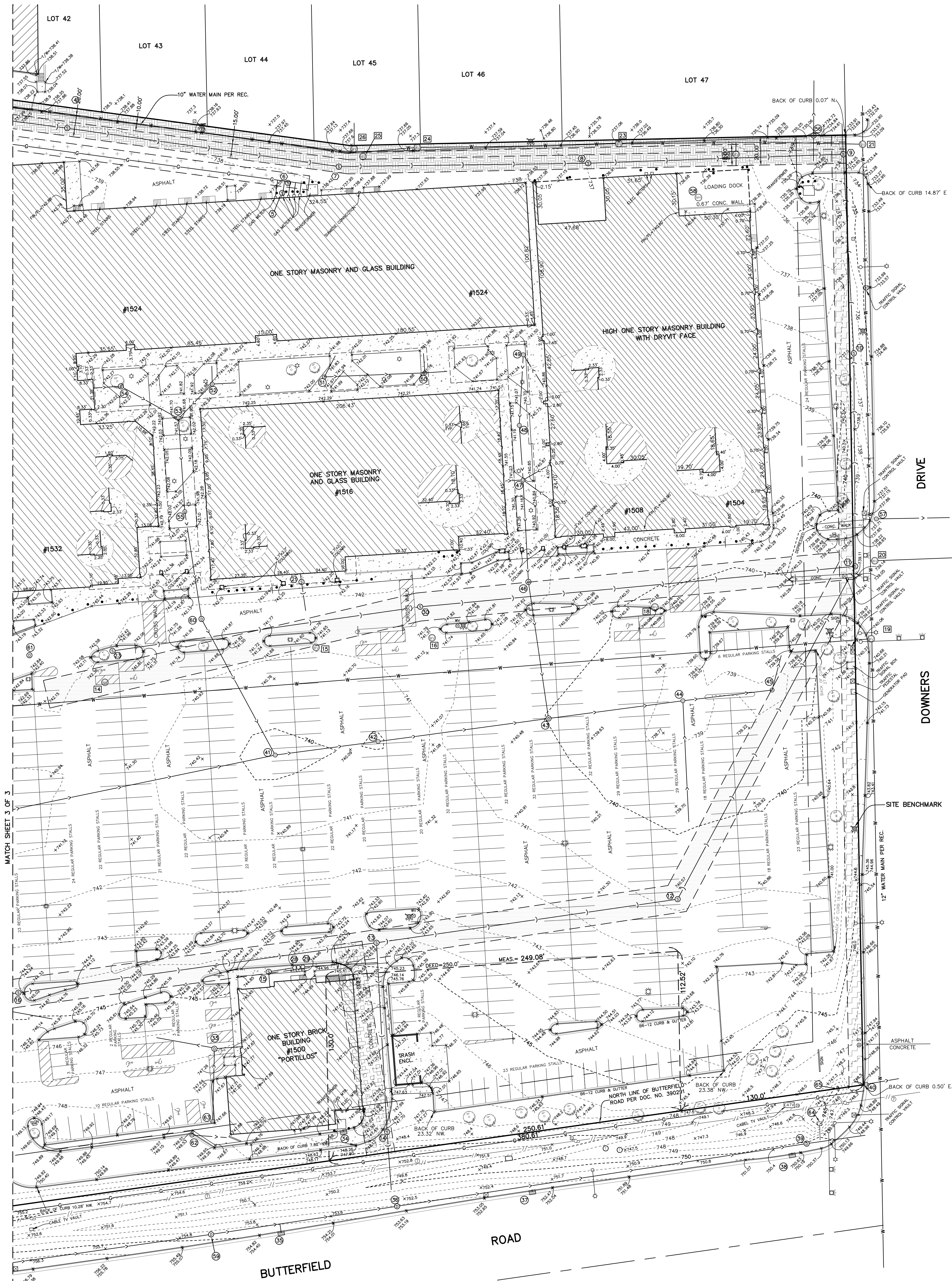
BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2014
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870



ALTA/ACSM LAND TITLE SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262
FAX : (630) 916-6264



STORM SEWER STRUCTURES

- 33) STORM SEWER MH
RIM = 746.81
10' RCP NW INV=742.21
10' RCP S INV=742.26
8' VCP E INV=742.16
- 34) CURB INLET
FLOW LINE = 747.28
6' RCP NE INV=743.88
- 35) CURB CATCH BASIN
FLOW LINE = 754.21
12' N INV=745.81
- 36) STORM SEWER MH
RIM = 753.10
10' W INV=743.70
24' E INV=743.49
- 37) CURB CATCH BASIN
FLOW LINE = 752.27
12' E INV=745.07
12' S INV=745.07
- 38) CURB CATCH BASIN
FLOW LINE = 750.29
12' NE INV=745.09
- 39) STORM SEWER MH
RIM = 750.29
E INV=756.44
24' W INV=741.59
12' SW INV=742.65
12' W INV=736.44
- 40) CATCH BASIN
RIM = 748.13
12' E INV=743.78
12' W INV=743.78
- 41) CATCH BASIN
RIM = 739.60
10' E INV=732.64
10' W INV=732.80
10' NW INV=732.80
- 42) STORM SEWER MH
RIM = 738.88
10' E INV=731.28
10' W INV=731.58
- 43) STORM SEWER MH
RIM = 739.97
15' E INV=729.87
10' W INV=729.87
10' NW INV=730.17
- 44) CATCH BASIN
RIM = 738.43
15' E INV=728.88
15' W INV=728.90
10' S INV=729.01
- 45) CATCH BASIN
RIM = 738.49
15' NE INV=728.20
15' W INV=728.28
- 46) STORM SEWER MH
RIM = 741.36
10' SE INV=735.31
10' N INV=734.86
- 47) CATCH BASIN
RIM = 740.79
10' S INV=735.38
10' W INV=735.63
4' NE INV=737.64
4' SE INV=737.49
6' W INV=736.31
- 48) CATCH BASIN
RIM = 740.62
10' S INV=735.57
10' W INV=735.57
4' SE INV=737.51
- 49) CATCH BASIN
RIM = 740.59
10' E INV=737.19
8' W INV=737.28
8' N INV=737.62
- 50) CATCH BASIN
RIM = 741.59
10' E INV=737.19
8' W INV=737.28
8' N INV=737.62
- 51) CATCH BASIN
RIM = 741.78
8' E INV=738.21
4' NE INV=738.80
- 52) CATCH BASIN
RIM = 741.61
4' E INV=738.51
8' W INV=737.51
10' SW INV=737.13
- 53) CATCH BASIN
RIM = 741.61
10' NE INV=736.90
10' NW INV=737.91
10' S INV=736.67
- 54) STORM SEWER MH
RIM = 741.60
W INV=739.85
10' SE INV=738.28
- 55) CATCH BASIN
RIM = 741.61
10' N INV=736.26
10' SE INV=736.11
- 56) STORM SEWER MH
RIM = 734.65
12' N INV=725.72
12' S INV=726.75
- 57) CATCH BASIN
RIM = 737.60
12' E INV=733.09
- 58) MANHOLE
RIM = 736.57
INV NOT ACCESSIBLE
- 59) STORM SEWER MH
RIM = 754.56
18' W INV=745.01
18' E INV=744.86
18' S INV=748.86
- 60) STORM SEWER MH
RIM = 741.74
INV INACCESSIBLE
- 61) STORM SEWER MH
RIM = 742.32
INV INACCESSIBLE
- 62) CATCH BASIN
RIM = 749.01
8' PVC SE INV=746.38
- 63) CATCH BASIN
RIM = 747.12
FULL OF DEBRIS
- 64) FLARED SECTION
30' INV=744.13
- 65) FLARED END SECTION
12' INV=744.31

WATER VALVE VAULTS

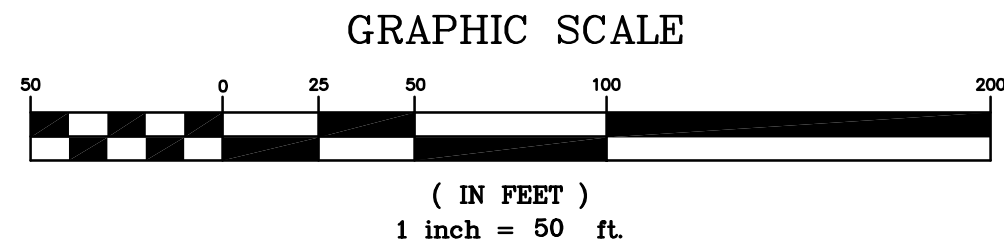
- 13) WATER VALVE VAULT
RIM = 741.62
FULL OF WATER
- 14) WATER VALVE VAULT
RIM = 741.63
FULL OF WATER
- 15) WATER VALVE VAULT
RIM = 741.04
TOP OF PIPE=736.90
FULL OF WATER
- 16) WATER VALVE VAULT
RIM = 739.63
FULL OF WATER
- 17) WATER VALVE VAULT
RIM = 739.54
FULL OF WATER
- 18) WATER VALVE VAULT
RIM = 739.63
FULL OF WATER
- 19) WATER VALVE VAULT
RIM = 739.54
FULL OF WATER
- 20) WATER VALVE VAULT
RIM = 739.54
FULL OF WATER
- 21) WATER VALVE VAULT
RIM = 732.96
TOP OF PIPE=726.36
- 22) WATER VALVE VAULT
RIM = 732.23
FULL OF WATER
- 23) WATER VALVE VAULT
RIM = 736.48
TOP OF PIPE=731.23
- 24) WATER VALVE VAULT
RIM = 737.40
FULL OF WATER
- 25) WATER VALVE VAULT
RIM = 737.30
FULL OF WATER
- 26) WATER VALVE VAULT
RIM = 737.73
TOP OF PIPE=732.13

SANITARY SEWER STRUCTURES

- 4) SANITARY SEWER MH
RIM = 740.76
8' NE INV=734.62
8' W INV=734.74
- 5) SANITARY SEWER MH
RIM = 743.72
4' SW INV=736.23
4' NE INV=736.15
- 6) SANITARY SEWER MH
RIM = 737.46
8' NW INV=724.68
8' E INV=723.98
- 7) SANITARY SEWER MH
RIM = 737.46
8' NW INV=724.68
8' E INV=723.98
- 8) SANITARY SEWER MH
RIM = 736.88
8' W INV=723.98
8' E INV=723.98
- 9) SANITARY SEWER MH
RIM = 733.99
8' W INV=723.31
8' S INV=723.19
- 10) SANITARY SEWER MH
RIM = 736.86
8' N INV=725.83
8' SW INV=730.81
8' W INV=730.53
- 12) SANITARY SEWER MH
RIM = 740.76
8' NE INV=734.62
8' W INV=734.74
- 13) SANITARY SEWER MH
RIM = 743.72
4' SW INV=736.23
4' NE INV=736.15
- 14) SANITARY SEWER MH
RIM = 747.98
8' VCP N INV=738.03
8' VCP S INV=738.03
- 15) SANITARY SEWER MH
RIM = 744.84
8' PVC S INV=739.44
8' PVC E INV=739.44
- 16) SANITARY SEWER MH
RIM = 744.84
8' PVC S INV=739.44
8' PVC E INV=739.44
- 21) SANITARY SEWER MH
RIM = 742.25
8' PVC N INV=733.85
8' PVC S INV=733.80
- 23) SANITARY SEWER MH
RIM = 742.42
8' VCP E INV=734.17
8' VCP S INV=734.17
- 30) SANITARY SEWER MH
RIM = 741.66
INV INACCESSIBLE

LEGEND

- UTILITY PEDESTAL
- UTILITY POLE
- ☆ LIGHT STANDARD
- ✱ SIGN POST
- ✱ TRAFFIC SIGNAL CONTROL VAULT
- TELEPHONE SERVICE VAULT
- ✱ FIRE HYDRANT
- ✱ WATER SERVICE SHUTOFF VALVE
- WATER VALVE VAULT
- CLOSED COVER DRAINAGE STRUCTURE
- OPEN COVER DRAINAGE STRUCTURE
- CURB INLET/CATCH BASIN
- SANITARY SEWER MANHOLE
- GAS SERVICE SHUTOFF VALVE
- GREASE TRAP
- ✱ WATER SHUTOFF VALVE WITH 8" CASING
- ✱ TRAFFIC SIGNAL LIGHT
- BOLLARD
- TREE WITH TRUNK DIAM. SIZE
- OVERHEAD WIRES (# OF WIRES)
- STORM SEWER
- SANITARY SEWER
- GAS MAIN
- WATER MAIN
- XXX.X GROUND ELEVATION
- XXX.XX FINISHED FLOOR ELEVATION
- T/FOI = TOP OF FOUNDATION ELEVATION
- T/W = TOP OF WALL



FINLEY SQUARE MALL RESUBDIVISION

BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

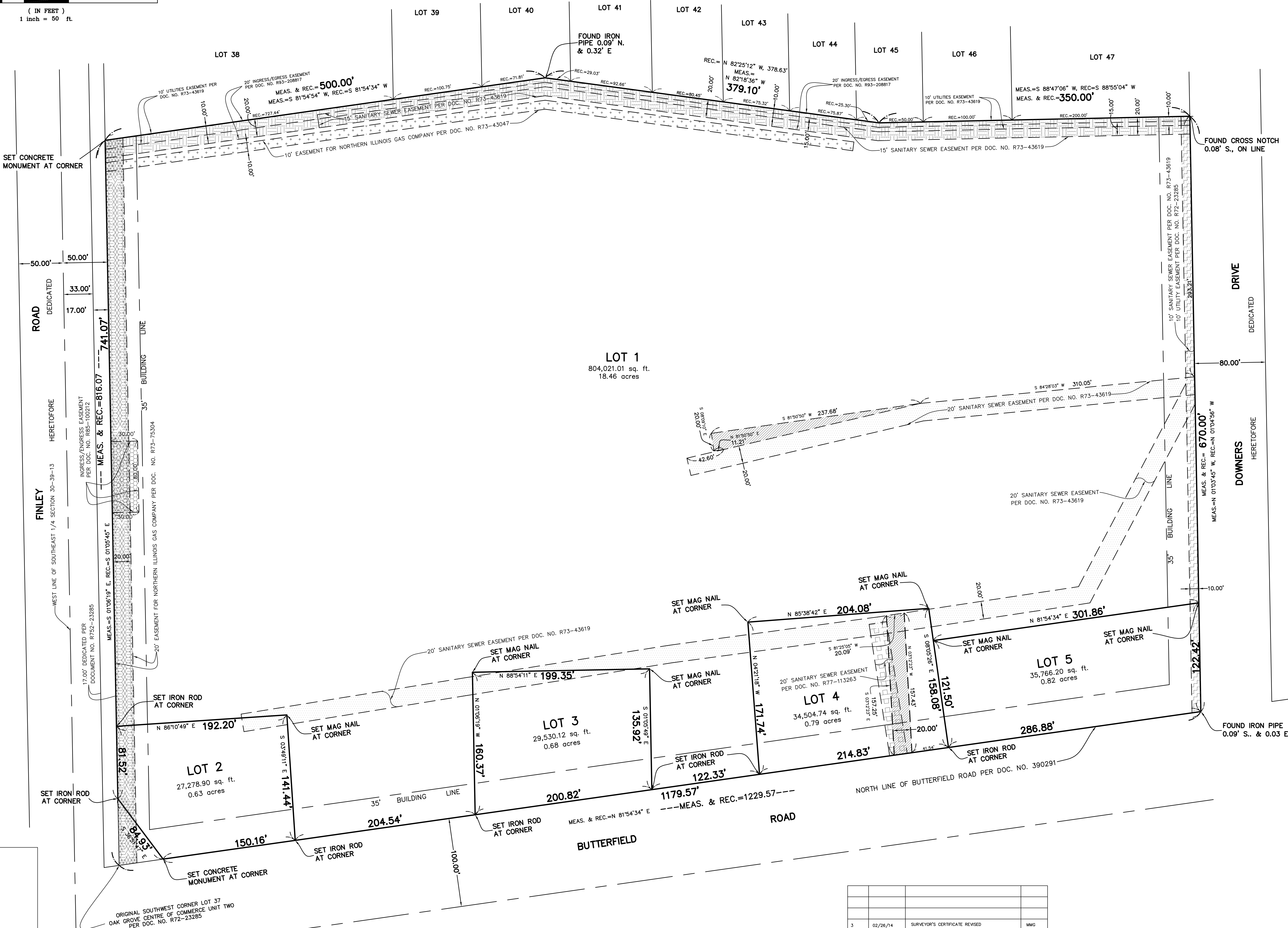
- EASEMENT PER DOC. NO. R73-43619
- 20' INGRESS/EGRESS EASEMENT PER DOC. NO. R93-208817
- INGRESS/ENGRESS EASEMENT PER DOC. NO. R85-100212
- EASEMENT FOR NORTHERN ILLINOIS GAS COMPANY PER DOC. NO. R73-75304
- EASEMENT FOR NORTHERN ILLINOIS GAS COMPANY PER DOC. NO. R73-43047
- 10' UTILITY EASEMENT PER DOC. NO. R72-23285
- 20' SANITARY SEWER EASEMENT PER DOC. NO. R77-113263
- 20' SANITARY SEWER EASEMENT HEREBY GRANTED

PREPARED BY:

G GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262
FAX (630) 916-6264

PREPARED FOR: RWG ENGINEERING LLC
DRAWN BY: MMG
ORDER NO.: 13-20401-14 RESUB REV 3
SHEET 1 OF 2

ILLINOIS PROFESSIONAL DESIGN
FIRM LICENSE NO. 184.002870



NO.	DATE	DESCRIPTION	BY
3	02/26/14	SURVEYOR'S CERTIFICATE REVISED	MMG
2	02/21/14	SANITARY SEWER EASEMENT ADDED	MMG
1	02/12/14	REVISED PER VILLAGE COMMENTS DATED 02/11/14	MMG



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

VILLAGE COUNCIL

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

APPROVED THIS _____ DAY OF _____, A.D. 20____

BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS,

MAYOR

VILLAGE CLERK

PLAN COMMISSION APPROVAL

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

APPROVED BY PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE THIS _____
THIS _____ DAY OF _____, A.D.20 _____

BY: _____
CHAIRMAN

ENGINEER/DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.
I, _____, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND _____ THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS (IS NOT) LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. _____
MY LICENSE EXPIRES ON: _____

BY: _____(NAME) ATTEST: _____(NAME)
_____(TITLE) _____(TITLE)

COUNTY RECORDER

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS PLAT WAS FILED IN THE RECORDER'S OFFICE OF DuPAGE COUNTY, ILLINOIS, ON
THE _____ DAY OF _____, A.D. 20____. AT _____ O'CLOCK _____.M.
AS DOCUMENT NUMBER _____

DuPAGE COUNTY RECORDER OF DEEDS

COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, COUNTY CLERK OF DuPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS,
THIS _____ DAY OF _____, A.D. 20____.

DuPAGE COUNTY CLERK

NOTE:

BASIS OF BEARINGS=N 81°-54'-34" E NORTHERLY LINE OF BUTTERFIELD ROAD PER PLAT OF RESUBDIVISION OF PART OF LOT 37 IN OAK GROVE CENTRE OF COMMERCE UNIT 2.

NO.	DATE	DESCRIPTION	BY
3	02/26/14	SURVEYOR'S CERTIFICATE REVISED	MMG
2	02/21/14	SANITARY SEWER EASEMENT ADDED	MMG
1	02/12/14	REVISED PER VILLAGE COMMENTS DATED 02/11/14	MMG

G

GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262
FAX (630) 916-6264

PREPARED FOR: RWG ENGINEERING LLC
DRAWN BY: MMG
ORDER NO.: 13-20401-14 RESUB REV 3
SHEET 2 OF 2

ILLINOIS PROFESSIONAL DESIGN
FIRM LICENSE NO. 184.002870

FINLEY SQUARE MALL RESUBDIVISION

BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

- (a) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION.
- (b) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT. THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND/OR DRAINAGE EASEMENT" OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSE. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND, INCLUDED IN THIS PLAT.

DATED AT DOWNERS GROVE, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

VILLAGE COLLECTOR

SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):

GRADE SCHOOL DISTRICT:44 ADDRESS: 150 W. MADISON STREET, LOMBARD IL. 60148
HIGH SCHOOL DISTRICT: 87 ADDRESS: 596 CRESCENT BLVD. GLEN ELLYN, IL. 60137
JR. COLLEGE DISTRICT:502 ADDRESS: 425 2ND STREET, GLEN ELLYN, IL. 60137

BY: _____(NAME) ATTEST: _____(NAME)

_____(TITLE) _____(TITLE)

OWNER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

THIS IS TO CERTIFY THAT FEDERAL REALTY INVESTMENT TRUST, AN UNINCORPORATED BUSINESS TRUST ORGANIZED UNDER THE LAWS OF THE DISTRICT OF COLUMBIA, NOT INDIVIDUALLY BUT AS TRUSTEE UNDER A CERTAIN TRUST AGREEMENT DATED _____ AND KNOWN AS TRUST NO. _____ IS HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED FOR THE PURPOSES SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AS ALLOWED BY THE STATUTE AND SAID _____ HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

_____, AS TRUSTEE AS AFORESAID AND NOT INDIVIDUALLY.

BY : _____, TITLE : _____

ATTEST : _____, TITLE : _____

DATED: _____, DATED: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, TITLE : _____ AND _____, TITLE : _____

WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS AS SUCH (TITLE) _____ AND _____, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT, AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID _____

AND THE SAID (TITLE) _____ THEN AND THERE ACKNOWLEDGED THAT SAID (TITLE) _____ AS CUSTODIAN OF THE CORPORATE SEAL OF SAID _____ DID AFFIX THE CORPORATE SEAL OF SAID _____ TO SAID INSTRUMENT AS SAID (TITLE) _____

OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF _____ AS TRUSTEE AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

DECLARATION

WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND

WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND

WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS CONDITIONS, COVENANTS, AGREEMENTS AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LAND COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS.

NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT:

- NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORM WATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION, EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS.
- EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORM WATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
- IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS' PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.
- IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY DAYS OF COMPLETION OF WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
- THE AFORESAID RESTRICTION AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

BY : _____, TITLE : _____

ATTEST : _____, TITLE : _____

DATED: _____, DATED: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE

AFORESAID, DO HEREBY CERTIFY THAT _____, TITLE : _____

AND _____, TITLE : _____

WHOSE NAMES ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS

AND _____, RESPECTIVELY, APPEARED BEFORE

ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT,

AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID _____

AS TRUSTEE AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH,

AND THE SAID (TITLE) _____ THEN AND THERE ACKNOWLEDGED THAT

SAID (TITLE) _____ AS CUSTODIAN OF THE CORPORATE SEAL OF SAID _____

_____ DID AFFIX THE CORPORATE SEAL OF SAID _____

_____ TO SAID INSTRUMENT AS SAID (TITLE) _____

OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF _____

AS TRUSTEE AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

DOWNERS GROVE SANITARY DISTRICT

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT DOWNERS GROVE, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

COLLECTOR

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

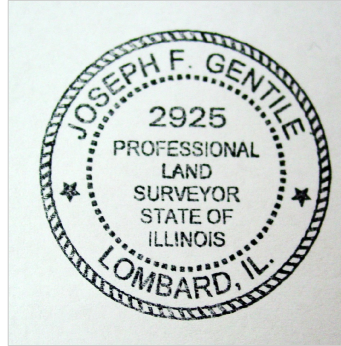
THIS IS TO CERTIFY THAT I, _____, ILLINOIS LAND SURVEYOR NUMBER _____ HAVE SURVEYED AND SUBDIVIDED HEREIN DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION;

ALL THAT PART OF LOT 37 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTH 81 DEGREES 54 MINUTES 34 SECONDS EAST, ALONG THE NORTHERLY LINE OF BUTTERFIELD ROAD, 1229.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 1 DEGREE 04 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 670.00 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 04 SECONDS WEST, 350.00 FEET; THENCE NORTH 82 DEGREES 25 MINUTES 12 SECONDS WEST, 378.63 FEET; THENCE SOUTH 81 DEGREES 54 MINUTES 34 SECONDS WEST, 500.00 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH 1 DEGREES 05 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 816.07 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 37 FOR A POINT OF BEGINNING; THENCE NORTH 2 DEGREES 23 MINUTES 53 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 37, 75.00 FEET; THENCE SOUTH 38 DEGREES 10 MINUTES 49 SECONDS EAST, 84.86 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 37; THENCE SOUTH 80 DEGREES 31 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH LINE, 50.00 FEET TO THE POINT OF BEGINNING) ALL IN OAK GROVE CENTRE OF COMMENCE UNIT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1972 AS DOCUMENT R72-23285, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING: 931,100.97 sq. ft. (21.38 acres)

ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF. I FURTHER CERTIFY THAT PART OF THE PARCEL(S) INCLUDED IN THIS RECORD OF DEED ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) IDENTIFIED FOR THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17043C0607H, EFFECTIVE DATE DECEMBER 16, 2004.

GIVEN UNDER MY HAND AND SEAL THIS 24TH DAY OF JANUARY, A.D. 2014



Joseph F. Gentile

ILLINOIS PROFESSIONAL LAND SURVEYOR NO.

MY LICENSE EXPIRES NOVEMBER 30, 2014

This instrument prepared by and
after recording return to:

D. Scott Hargadon
Meltzer Purtill & Stelle LLC
300 South Wacker Drive
Suite 3500
Chicago, IL 60606

This space reserved for Recorder's use only.

RECIPROCAL EASEMENT AGREEMENT
(FOR FINLEY SQUARE SHOPPING CENTER)

THIS RECIPROCAL EASEMENT AGREEMENT (this "**Agreement**") is made as of this _____ day of _____, 2014, by FEDERAL REALTY INVESTMENT TRUST, a Maryland real estate investment trust ("**Declarant**").

W I T N E S S E T H:

WHEREAS, Declarant is the owner of the tract of land and all retail shopping, parking and landscaping improvements located thereon and commonly known as Finley Square Shopping Center, Downers Grove, Illinois, which is illustrated and depicted on the site plan attached hereto and made a part hereof as Exhibit A, and legally described on Exhibit B attached hereto and made a part hereof (the "**Property**");

WHEREAS, Declarant has subdivided the Property pursuant to the Plat of Finley Square Subdivision recorded with the DuPage County Recorder of Deeds on _____, 2014 as Document No. _____ (the "**Plat**");

WHEREAS, the Plat creates five separate parcels on the Property: the main shopping center building and parking ("Lot 1"), and four outlots which are Lots 2-5 on the Plat each of which contain standalone restaurants ("Lots 2-5" or singly "Lot 2," "Lot 3," "Lot 4," and "Lot 5");

WHEREAS, Declarant desires to provide for pedestrian and vehicular ingress and egress between all of the Lots. The owner of any Lot or a portion thereof is referred to herein as an "Owner" or collective as the "Owners").

NOW, THEREFORE, for and in consideration of the premises, easements,

covenants, conditions, restrictions and encumbrances contained herein, the sufficiency of which are hereby acknowledged, the Owners do hereby agree as follows:

1. Recitals. The foregoing recitals shall be, and are hereby, incorporated into this Agreement as though fully set forth herein.

2. Grant of Easement. Declarant hereby grants, reserves, declares and creates the easement described in Section 3 of this Agreement, which shall run with the land, bind and burden the Lots as set forth herein and be enforceable against (and shall benefit) their respective Owners and their respective tenants, subtenants, successors, grantees and assigns. Each easement right granted hereunder shall be exercised in a manner that provides the least commercially reasonable disturbance to the granting Owner and its parcel, tenants, subtenants, occupants, employees, agents and representatives.

3. Ingress and Egress Easement. Declarant hereby grants to the Owners and their tenants, subtenants, agents, invitees, employees and representatives (collectively, "**Permittees**"), a non-exclusive easement for the concurrent, non-exclusive use of the parking lot driveways, drive aisles and lanes (collectively, the "**Shopping Center Access Improvements**"), both now or in the future constructed, upon the Property, which provide access to and from any Lot from and to Finley Road, Downers Drive and/or Butterfield Road such that the Owner and the Permittees may utilize the Shopping Center Access Improvements for pedestrian and vehicular ingress, egress and access to and from all Lots and to and from the adjoining public roads listed above. Notwithstanding the foregoing, an Owner shall have no right to utilize and shall be prohibited from using the Shopping Center Access Improvements for any truck traffic (excluding trucks necessary for delivery of necessary supplies or merchandise) or, during construction only, for the transport of construction or excavation equipment, materials or supplies.

4. Maintenance. Declarant shall be obligated, at its sole cost and expense, to maintain in good condition and repair (including, without limitation, performing all snow and ice removal in a commercially reasonable manner) the Shopping Center Access Improvements as may be necessary to ensure free, continuous and unobstructed access thereto for the purposes herein described. Shopping Center Access Improvements shall not include curbs or any drive-thru lanes or improvements on Lots 2-5, all of which shall be maintained by the relevant Lot Owner.

5. Indemnification. Each Owner hereby agrees to indemnify, defend and hold the other Owners (and such Owners' Permittees) harmless from and against any and all liability, damage, loss, costs (including, without limitation, reasonable attorneys' fees), expenses, causes of action, suits, claims, or judgments arising from personal injury, death, or property damage and occurring on or from its own Lot, or in connection with the exercise of any rights or obligations under this Agreement, all as it relates solely to events or occurrences arising from and after the date of this Agreement, except if caused by the gross negligence or willful misconduct of Declarant or the Owner to be so indemnified.

6. Rights And Obligations Of Mortgagees. Any holder of a first lien on any portion of any Lot, and any assignee or successor in interest of such first lienholder, shall be subject to the terms and conditions of this Agreement.

7. Binding Effect. The easements, restrictions, benefits and obligations hereunder shall create mutual benefits and servitudes running with the land. This Agreement shall bind and inure to the benefit of the Owners, their respective heirs, representatives, lessees, successors and assigns. The singular number includes the plural and the masculine gender includes the feminine and neuter. Any entity or person acquiring fee or leasehold title to any portion of any Lot shall be bound by this Agreement. In addition, such entity or person shall be bound by this Agreement only during the period such person is the fee or leasehold owner of such Lot or portion thereof, except as to obligations, liabilities or responsibilities that accrue during said period. Although entities or persons may be released under this Section, the easements, covenants and restrictions in this Agreement shall continue to be benefits to and servitudes upon the Lots and shall run with title to each Lot.

8. Amendment and Termination. This Agreement (including all exhibits hereto) may be modified or canceled only by the mutual written agreement of both Owners.

9. Headings. The headings herein are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope or intent of this document nor in any way affect the terms and provisions hereof.

10. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto regarding the subject matter hereof. The parties do not rely upon any statement, promise or representation not herein expressed.

11. Attorneys' Fees. In the event of any action between the Owners for a breach of or to enforce any provision or right hereunder, the prevailing Owner in such action shall have the right to seek from the non-prevailing Owner in such action all costs and expenses, expressly including, but not limited to, reasonable attorneys' fees and costs incurred by the successful Owner in connection with such action, including without limitation all fees and costs incurred on any appeal from such action or proceeding.

12. Perpetuities and Other Invalidity. The covenants, conditions and restrictions contained in this Agreement shall be enforceable by Declarant and its respective successors and assigns in title to the Lots for the term of this Agreement, which shall be perpetual to coincide with the Easements provided for under this Agreement (or if the law (including any rule against perpetuities or other statutory or common law rule) prescribes a shorter period, then upon expiration of such period). If the law prescribes such shorter period, then upon expiration of such shorter period, said covenants, conditions and restrictions shall be automatically extended without further act or deed of the Owners, except as may be required by law, for successive periods of twenty (20) years, subject to amendment or termination as set forth in this Agreement. If any of the options, privileges, covenants or rights created by this Agreement would otherwise be unlawful or void for violation of (i) the rule against perpetuities or some analogous statutory provisions, (ii) the rule restricting restraints on alienation, or (iii) any other statutory or common law rules imposing time limits, then such provision shall continue

only until twenty one (21) years after the death of the survivor of the now living lawful descendants of Her Majesty Elizabeth II, Queen of England.

13. Governing Law. This Agreement and the obligations of the parties hereunder shall be interpreted, construed, and enforced in accordance with the laws of the State of Illinois.

14. Non-Recourse. Notwithstanding any contrary provisions hereof, the obligations of the parties hereunder shall be without recourse to any trustee, beneficiary, partner, member, manager, shareholder, officer, director, employee, agent, or affiliate of the parties. In no event shall any trustee, beneficiary, partner, member, manager, shareholder, officer, director, employee, agent, or other affiliate of the parties have any personal liability hereunder. No party hereunder shall ever be liable for indirect, consequential, or punitive damages hereunder. Each Owner's liability hereunder shall be limited to their interest in its Lot and the improvements thereon.

[Signature Page Follows]

IN WITNESS WHEREOF, the Owners have caused their name to be signed to these presents, the day and year first above written.

FEDERAL REALTY INVESTMENT TRUST,
a Maryland real estate investment trust

By: _____

Name: _____

Title: _____

STATE OF _____)

)SS.

COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, does hereby certify that _____, as _____ of Federal Realty Investment Trust, being the Declarant in the foregoing instrument, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of the Declarant, all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this _____ day of _____, 2014.

Notary Public

My Commission expires:

EXHIBIT A

Site Plan of the Shopping Center

Exhibit A

EXHIBIT B

Legal Description of the Property

2/25/2014 8:21:54 AM Y:\IL - Downers Grove - Finley Square\drawings\arch\FINLEY SQUARE - DOWNERS GROVE_IL - SCHEMATIC.rvt

PLANT MATERIAL LIST

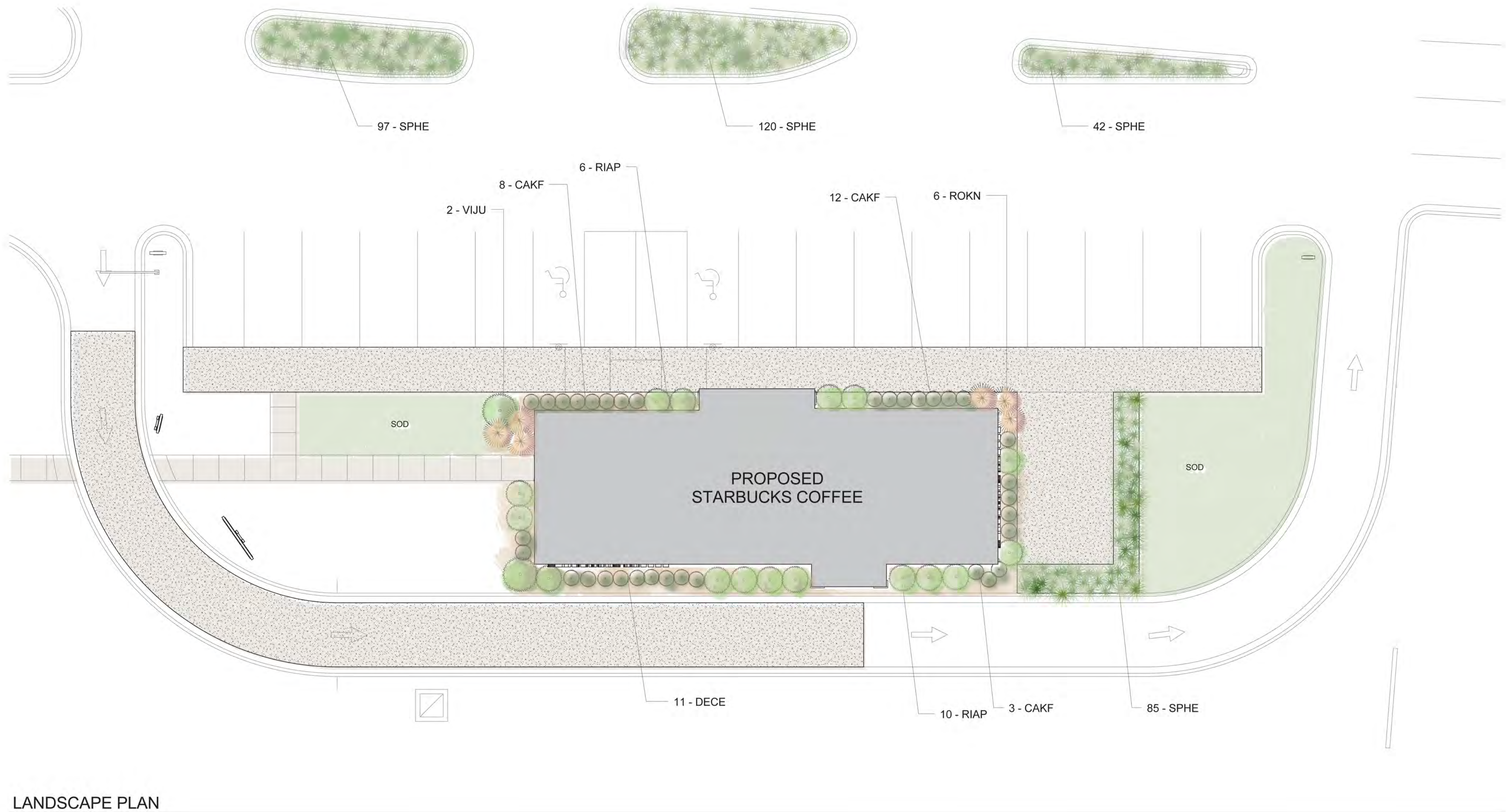
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
--------	----------------	-------------	------	----------	---------

DECIDUOUS & EVERGREEN SHRUBS

RIAP	RIBES ALPINUM	ALPINE CURRANT	36" HT.	16	MATCHING SPECIMENS
VIJU	VIBURNUM X JUDDII	JUDD VIBURNUM	36" HT.	2	MATCHING SPECIMENS
ROKN	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	3 GAL	6	MATCHING SPECIMENS

PERENNIALS & GRASSES

CAKF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL	23	SPACING 24" O.C.
DECE	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	3 GAL	11	SPACING 24" O.C.
SPHE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	2" PLUG	344	SPACING 18" O.C.



LANDSCAPE PLAN

Scale: 1" = 10'-0"



STARBUCKS COFFEE
COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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ARCHITECT OF RECORD

NORR

ARCHITECTS PLANNERS
325 N. LaSalle St. Suite 700 Chicago, IL 60654
T 312-424-2400 F 312-424-2424 www.norr.com

Revision Schedule			
Rev	Date	By	Description
1	2-25-2014		CITY COMMENTS

PROJECT NAME:
FINLEY SQUARE

PROJECT ADDRESS:
DOWNERS GROVE, IL 60515

STORE #:

PROJECT #:

CONCEPT:

PALETTE:

ISSUE DATE: 1-24-2014

DESIGN MANAGER:

LEED® AP:

PRODUCTION DESIGNER:

CHECKED BY:

SHEET TITLE:

LANDSCAPE PLAN

SCALE:

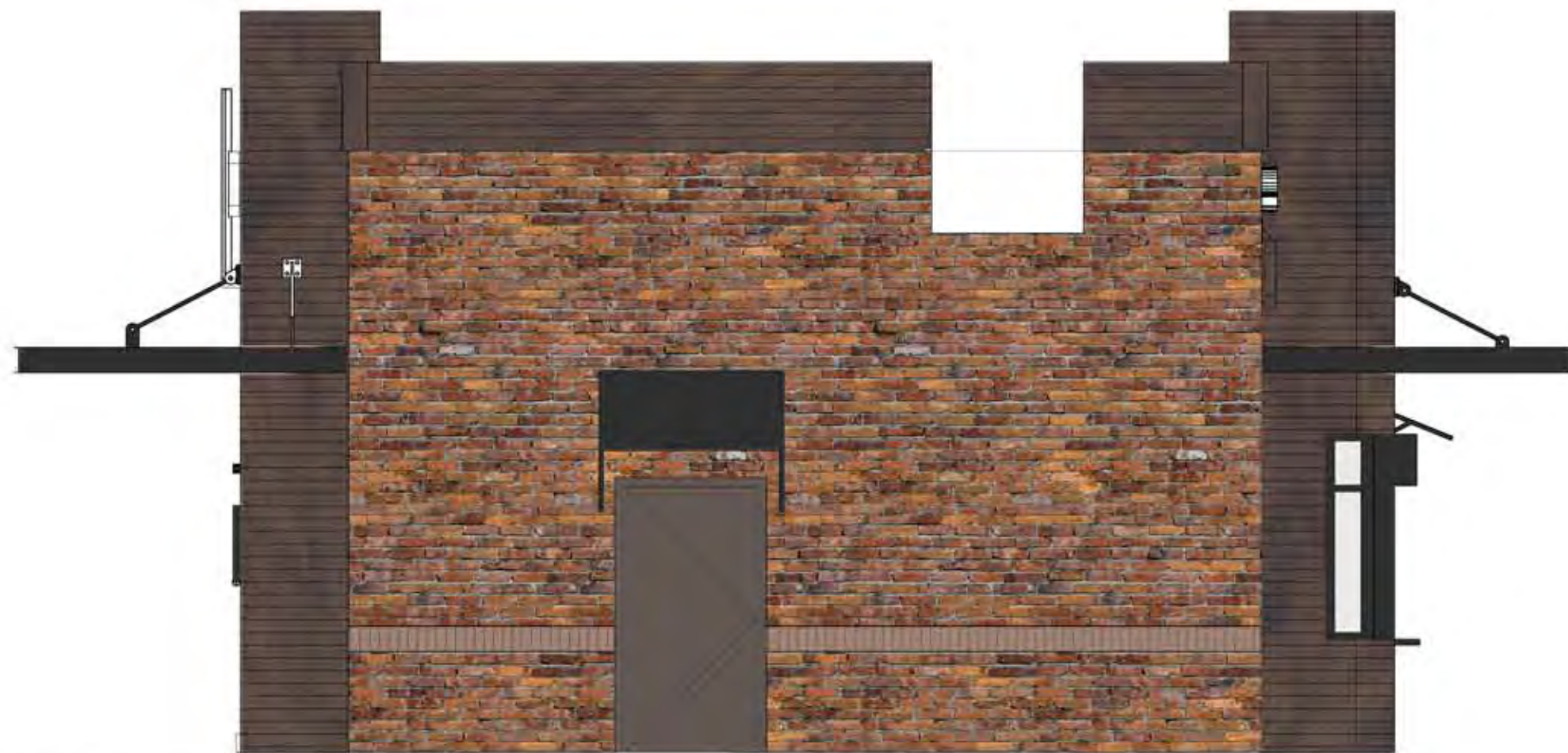
1" = 10'-0"

SHEET NUMBER:

A-001



1 RENDERED EAST ELEVATION
Scale: 1/4" = 1'-0"



2 RENDERED WEST ELEVATION
Scale: 1/4" = 1'-0"



3 RENDERED SOUTH ELEVATION
Scale: 1/4" = 1'-0"



4 RENDERED NORTH ELEVATION
Scale: 1/4" = 1'-0"



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NORR
ARCHITECTS PLANNERS

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1.312.424.2400 / 1.312.424.2424 / www.norr.com

Revision Schedule			
Rev	Date	By	Description

PROJECT NAME:
FINLEY SQUARE

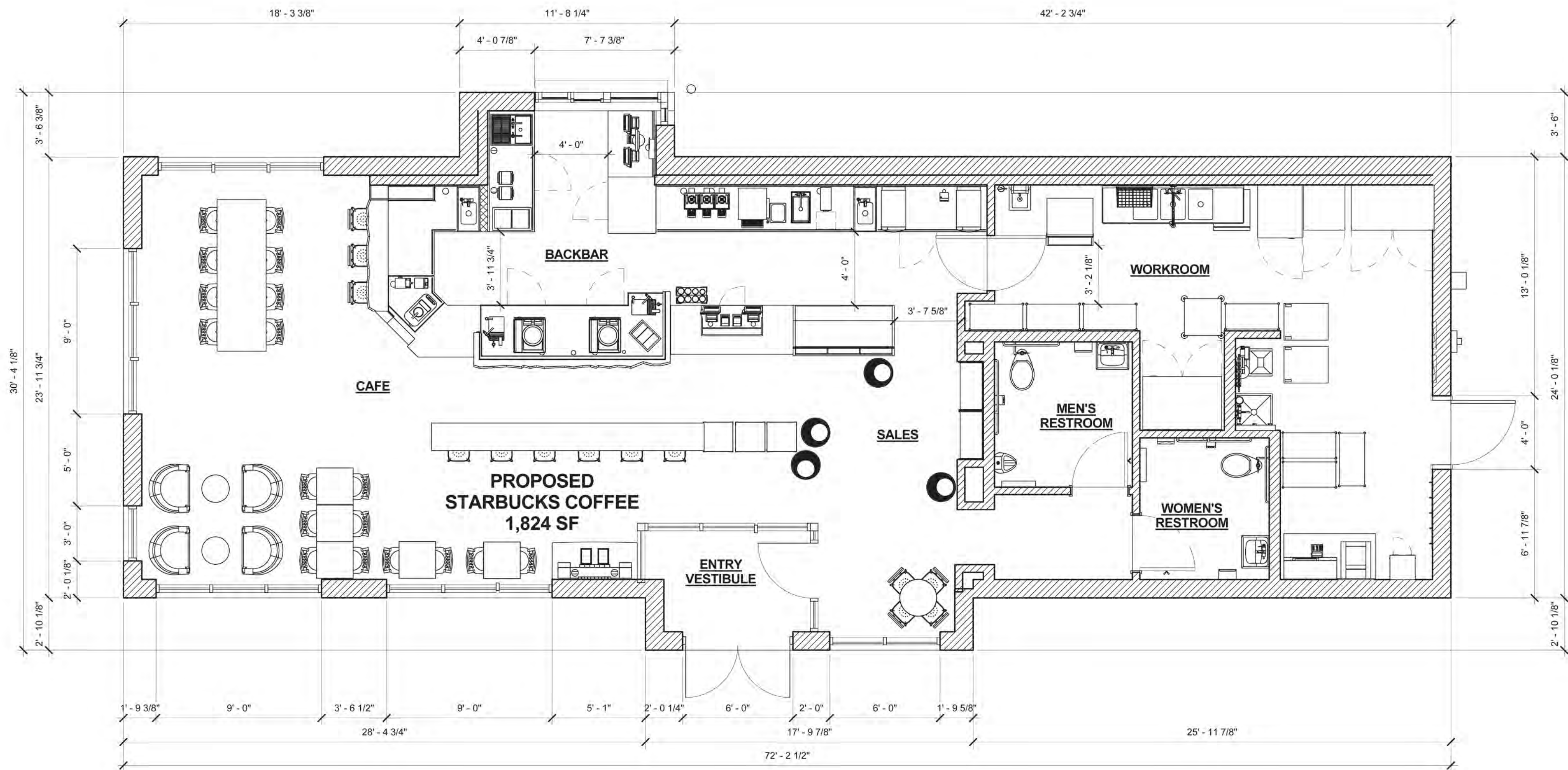
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DOWNERS GROVE, IL 60515

STORE #:
PROJECT #:
CONCEPT:
PALETTE:
ISSUE DATE: 1-24-2014
DESIGN MANAGER:
LEED® AP:
PRODUCTION DESIGNER:
CHECKED BY:

SHEET TITLE:
RENDERED ELEVATIONS

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

SHEET NUMBER:
A-002



PRELIMINARY FLOOR PLAN
Scale: 1/4" = 1'-0"



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COMPANY
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SEATTLE, WASHINGTON 98134
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NORR
ARCHITECTS PLANNERS
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1.312.424.2600 1.312.424.2424 www.norr.com

Revision Schedule			
Rev	Date	By	Description

PROJECT NAME:
FINLEY SQUARE

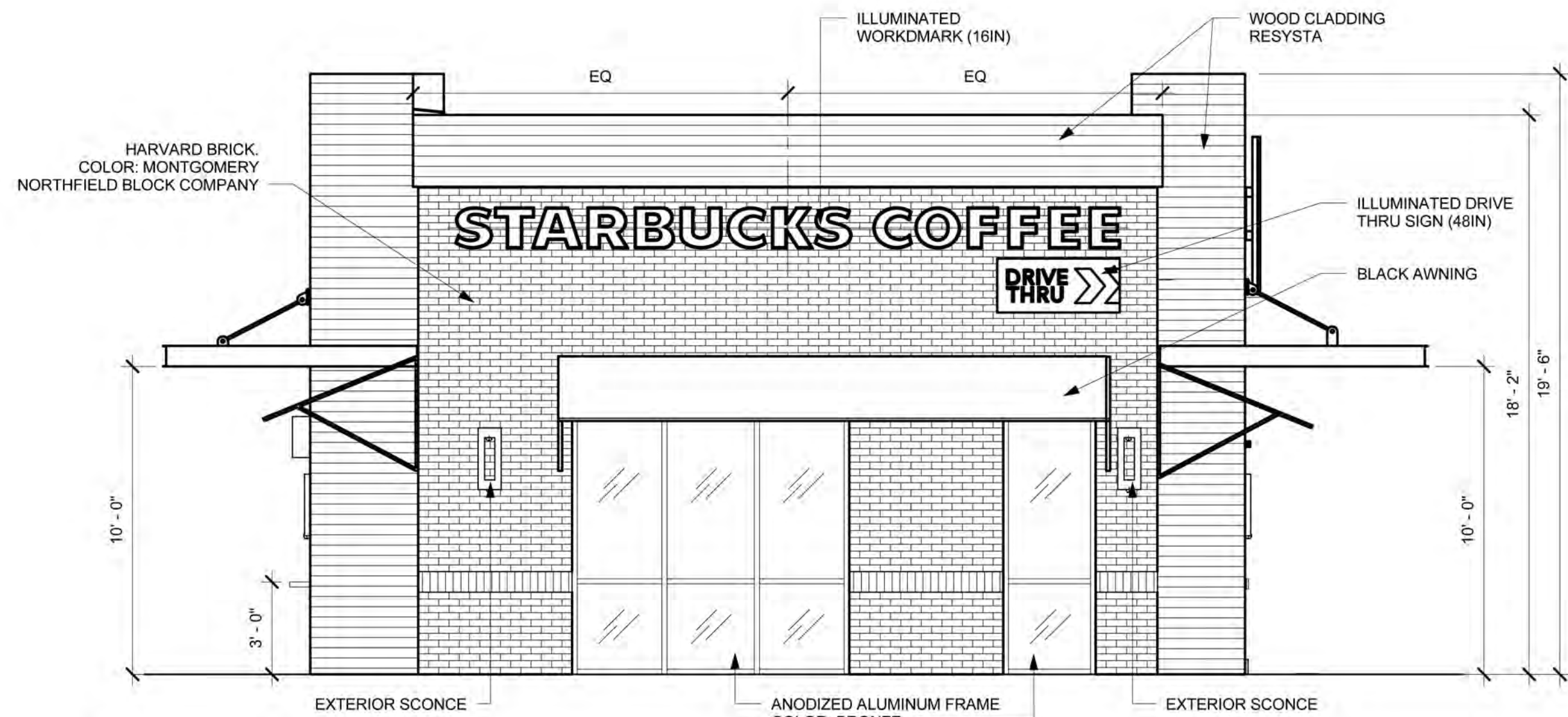
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DOWNERS GROVE, IL 60515

STORE #:
PROJECT #:
CONCEPT:
PALETTE:
ISSUE DATE: 1-24-2014
DESIGN MANAGER:
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CHECKED BY:

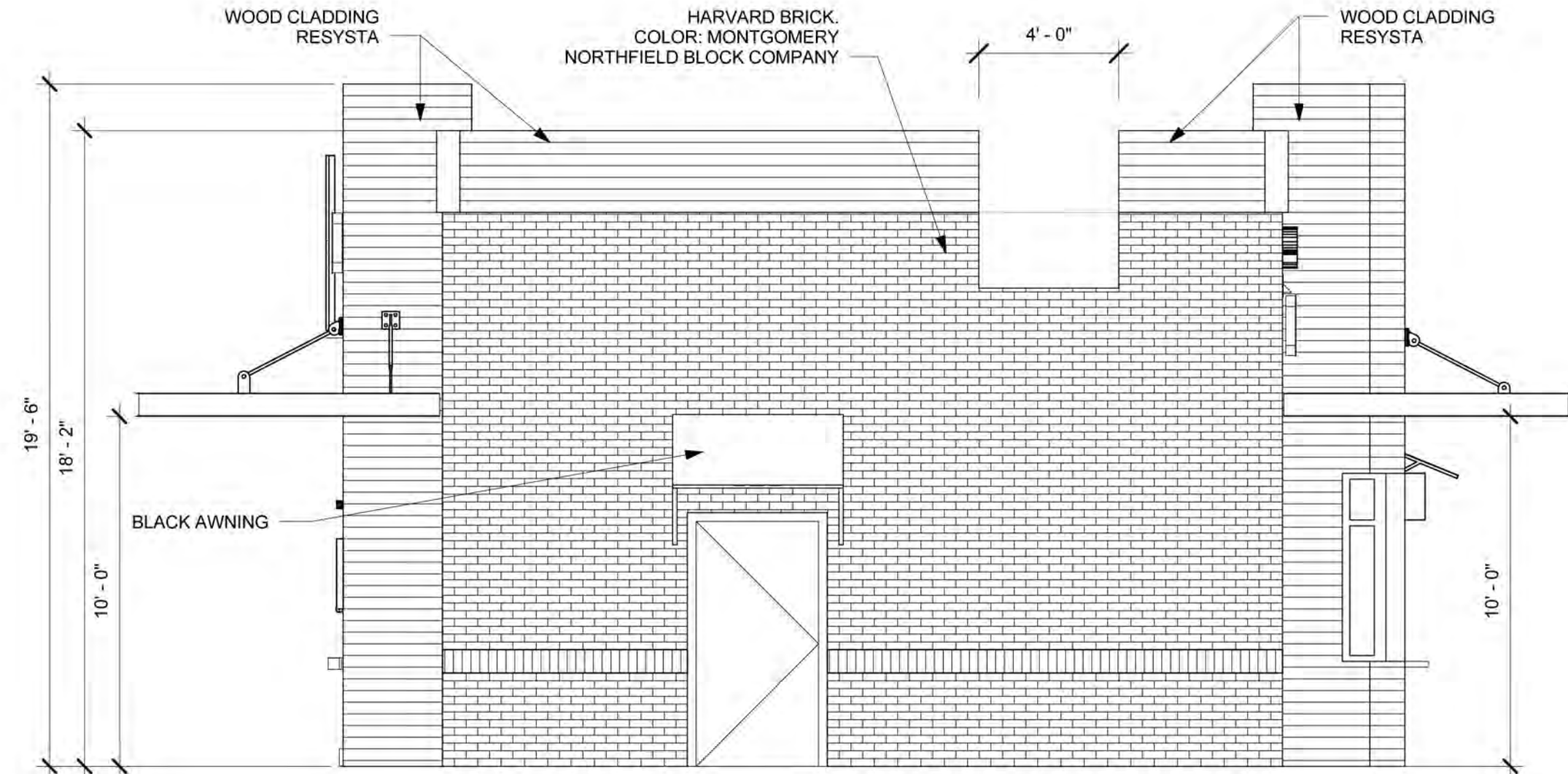
SHEET TITLE:
FLOOR PLAN

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

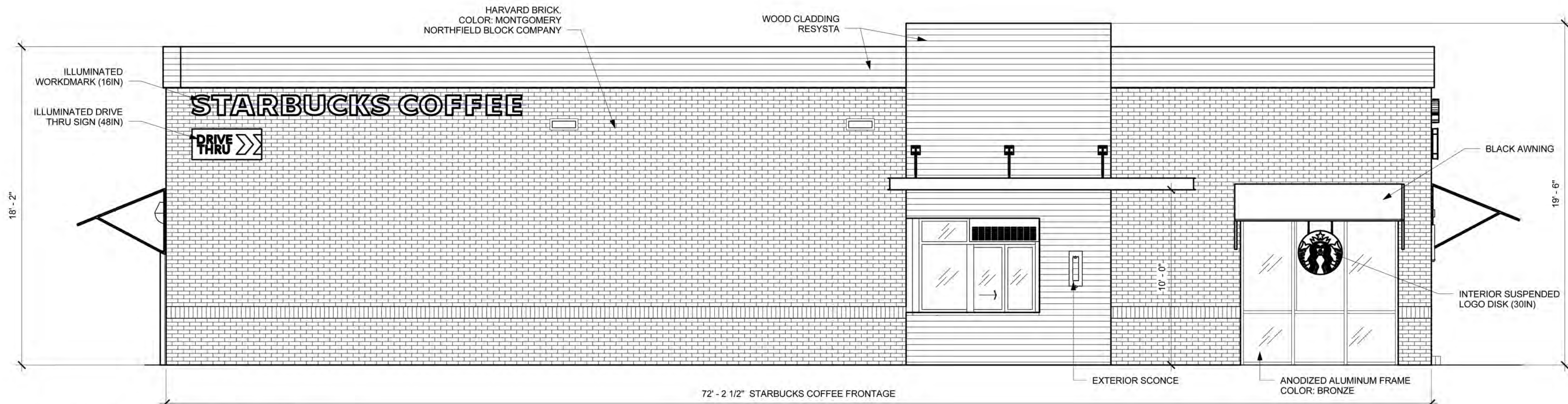
SHEET NUMBER:
A-003



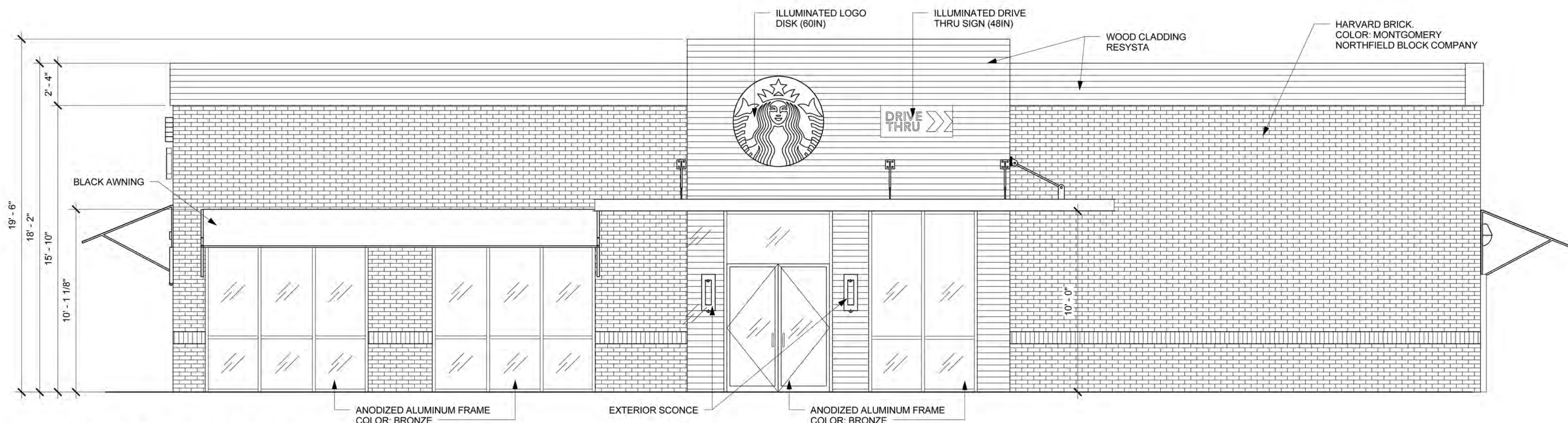
1 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"



4 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



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Revision Schedule			
Rev	Date	By	Description

PROJECT NAME:
FINLEY SQUARE

PROJECT ADDRESS:
DOWNERS GROVE, IL 60515

STORE #:
PROJECT #:
CONCEPT:
PALETTE:
ISSUE DATE: 1-24-2014
DESIGN MANAGER:
LEED® AP:
PRODUCTION DESIGNER:
CHECKED BY:

SHEET TITLE:
PROPOSED ELEVATIONS

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

SHEET NUMBER:
A-004

RWG ENGINEERING, LLC
CIVIL ENGINEERING — REAL ESTATE CONSULTING — PROJECT MANAGEMENT
ILLINOIS PROFESSIONAL DESIGN FIRM #184-006370
LIMITATION OF WARRANTY OF ENGINEER'S
INSTRUMENTS OF SERVICE

THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CATCH BASIN	□	■
INLET	□	■
PRECAST FLARED END SECTION	▽	▼
CONCRETE HEADWALL	∩	∩
VALVE VAULT	⊗	⊗
VALVE BOX	⊗	⊗
FIRE HYDRANT	⊗	⊗
BUFFALO BOX	⊗	⊗
CLEANOUT	⊗	⊗
SANITARY SEWER	—▲—	—▲—
FORCE MAIN	—■—	—■—
STORM SEWER	—C—	—C—
WATER MAIN	—••••—	—••••—
CONSTRUCT WATER MAIN UNDER SEWER		—••••—
GRANULAR TRENCH BACKFILL		▨
STREET LIGHT	⊗	⊗
ELECTRICAL CABLE	—E—	—E—
2" CONDUIT ENCASUREMENT		—■—
ELECTRICAL TRANSFORMER OR PEDESTAL	⊗	⊗
POWER POLE	⊗	⊗
STREET SIGN	⊗	⊗
GAS MAIN	—G—	—G—
TELEPHONE LINE	—T—	—T—
CONTOUR	---749---	---749---
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS	---	---
FLOODWAY	---	---
FLOODPLAIN	---	---
HIGH WATER LEVEL (HWL)	---	---
NORMAL WATER LEVEL (NWL)	---	---
DIRECTION OF SURFACE FLOW	→	→
DITCH OR SWALE	→	→
OVERFLOW RELIEF ROUTING	→	→
SLOPE BANK	→	→
TREE WITH TRUNK SIZE	*6"	*6"
SOIL BORING	⊗	⊗
TOPSOIL PROBE	⊗	⊗
FENCE LINE, WIRE OR SILT	—X—	—X—
FENCE LINE, CHAIN LINK OR IRON	—○—	—○—
FENCE LINE, WOOD OR PLASTIC	—□—	—□—
CONCRETE SIDEWALK	---	---
CURB AND GUTTER	---	---
DEPRESSED CURB	---	---
REVERSE PITCH CURB & GUTTER	---	---
EASEMENT LINE	---	---

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	CURB CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TW	TOP OF WALL
INW	INVERT	W	WALK/SIDEWALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

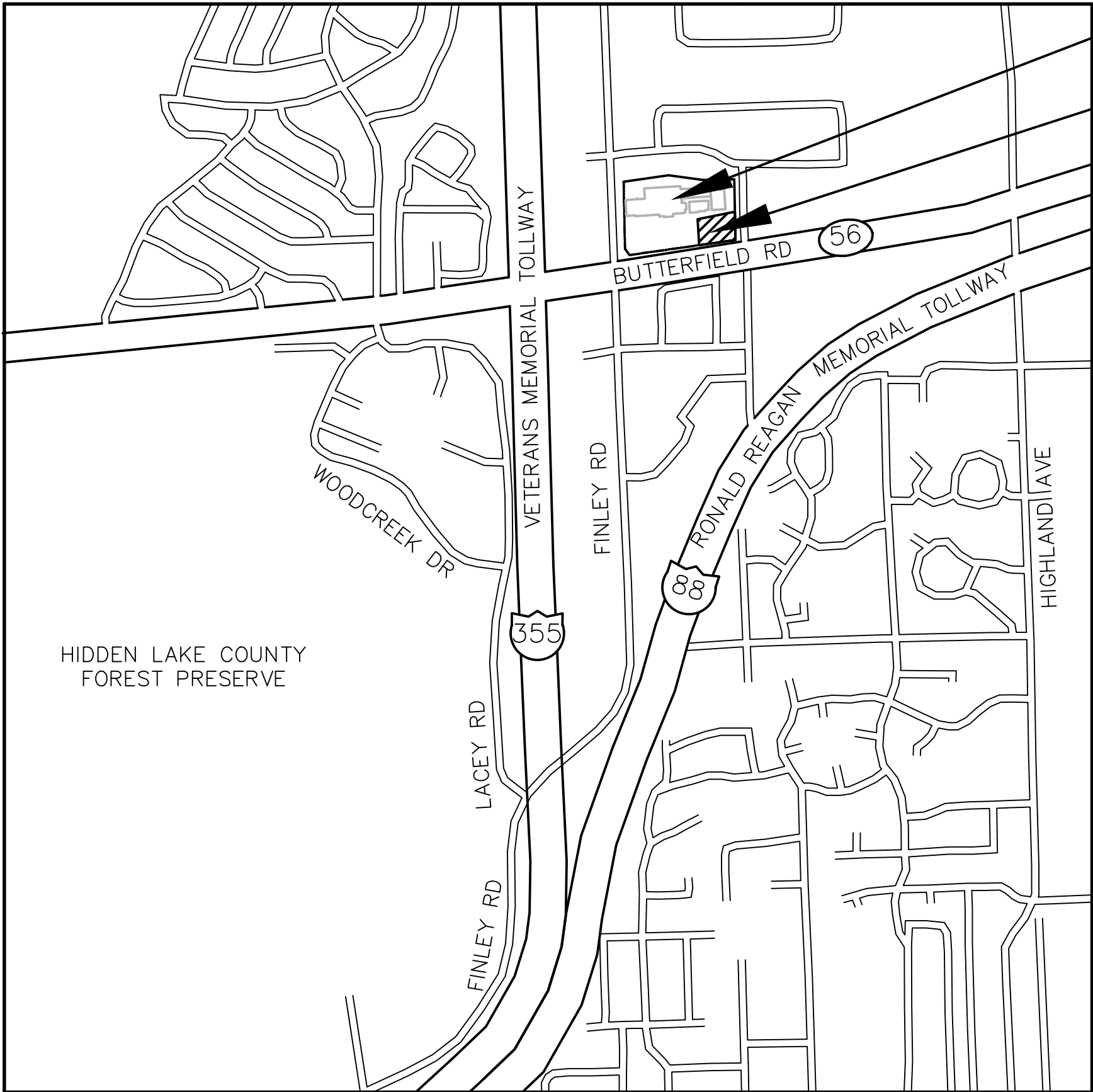


Formerly JULIE 1-800-892-0123

PROPOSED IMPROVEMENTS
FOR
STARBUCKS AT FINLEY SQUARE MALL
DOWNERS GROVE, ILLINOIS

PLANS PREPARED FOR
**FEDERAL REALTY
INVESTMENT TRUST**
50 EAST WYNNEWOOD ROAD
WYNNEWOOD, PA. 19096
(484)419-1213

LOCATION MAP (N.T.S.)



FINLEY SQUARE MALL
NEW STARBUCKS

INDEX OF SHEETS

1. TITLE SHEET
2. EXISTING PUD PLAN
3. PROPOSED PUD PLAN
4. EXISTING CONDITIONS/ DEMOLITION PLAN
5. GEOMETRIC SITE PLAN
6. SOIL EROSION AND SEDIMENT CONTROL PLAN
7. GRADING PLAN
8. UTILITY PLAN
9. PROJECT NOTES AND SPECIFICATIONS
10. CONSTRUCTION STANDARDS

GENERAL NOTES

1. The contractor shall notify the following governmental agencies at least two working days prior to commencement of construction:
 - Village of Downers Grove Engineering and Public Works Department (630)-434-5500
 - Downers Grove Sanitary District (630)-969-0664
2. The contractor shall notify all utility companies and arrange for their facilities to be located prior to work in any easement, right-of-way, or suspected utility location. Repair of any damage to existing facilities shall be the responsibility of the contractor. Utility locations shown herein are for graphic illustration only and are not to be relied upon.
3. Prior to commencement of any offsite construction, the contractor shall secure written authorization that all offsite easements have been secured, and that permission has been granted to enter onto private property.
4. Elevations shown herein reflect NAVD 1988 datum.
5. The boundary and topographic survey data for this project is based on a field survey prepared by by Gentile and Associates, Inc. dated 12/09/2013. The contractor shall verify existing conditions prior to commencing construction and shall immediately notify the engineer in writing of any differing conditions.
6. RWG Engineering, LLC, it's employees and agents are not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor, and any other entity performing work at the site. Neither the owner nor the engineer assumes any responsibility for job site safety or for the means, methods or sequences of construction.

85% PROGRESS SET
PRELIMINARY SUBMITTAL
02/26/14

BENCHMARKS

SOURCE BENCHMARK:

DUPAGE COUNTY BM # 0166
STATION IS LOCATED ALONG THE EAST SIDE OF FINLEY ROAD AT THE OVERPASS FOR INTERSTATE 88. STATION IS 110.0 FEET NORTH OF THE CENTERLINE OF A CAR DEALERSHIP ENTRANCE AND 32.0 FEET EAST OF THE CENTERLINE OF FINLEY ROAD NORTHBOUND. monument IS A 3.5 INCH BRASS DISK ON THE SOUTH END OF THE EAST BRIDGE WALL FOR THE OVERPASS.

ELEV. = 771.01 (NAVD '88)

SITE BENCHMARK:

NORTHWEST BOLT ON FIRE HYDRANT LOCATED ALONG THE EAST SIDE OF SUBJECT PROPERTY 180 FEET NORTH OF THE NORTH LINE OF BUTTERFIELD ROAD.

ELEV. = 745.26 (NAVD '88)

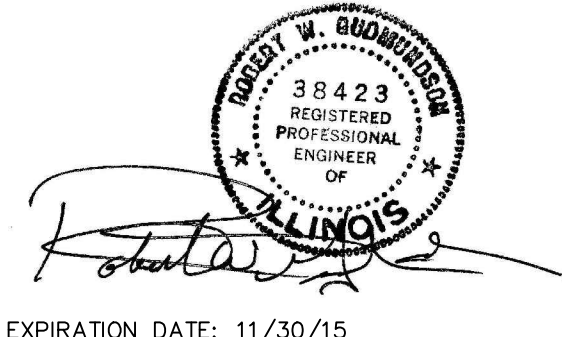
SURFACE WATER DRAINAGE STATEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, ROBERT W. GUDMUNDSON, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY."

DATED THIS 14TH DAY OF FEBRUARY, A.D. 2014

OWNER OR ATTORNEY
ENGINEER



EXPIRATION DATE: 11/30/15

STARBUCKS AT FINLEY SQUARE MALL
DOWNERS GROVE, ILLINOIS
TITLE SHEET

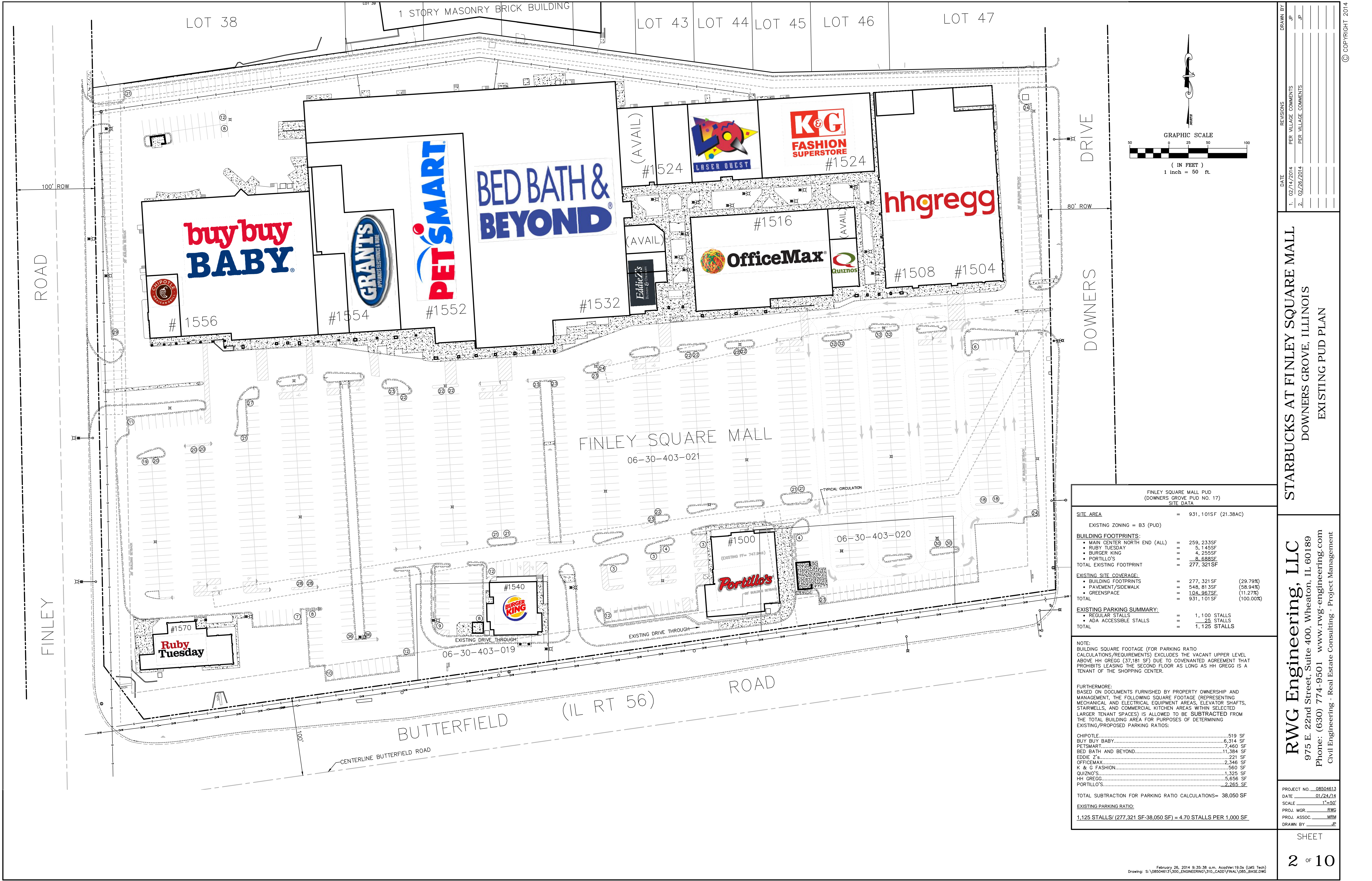
RWG Engineering, LLC
975 E. 22nd Street, Suite 400, Wheaton, IL 60189
Phone: (630) 774-9501 www.rwg-engineering.com
Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO. 08504613
DATE 01/24/14
SCALE NONE
PROJ. MGR. RWG
PROJ. ASSOC. MRM
DRAWN BY JP

SHEET

1 OF 10

REVISION	DATE	BY
1.	02/14/2014	JP
2.	02/26/2014	JP



FINLEY SQUARE MALL PUD (DOWNERS GROVE PUD NO. 17) SITE DATA			
SITE AREA	=	931,101SF (21.38AC)	
EXISTING ZONING	=	B3 (PUD)	
BUILDING FOOTPRINTS:			
• MAIN CENTER NORTH END (ALL)	=	259,233SF	
• RUBY TUESDAY	=	5,145SF	
• BURGER KING	=	4,255SF	
• PORTILLO'S	=	2,688SF	
TOTAL EXISTING FOOTPRINT	=	277,321SF	
EXISTING SITE COVERAGE:			
• BUILDING FOOTPRINTS	=	277,321SF	(29.79%)
• PAVEMENT/SIDEWALK	=	548,813SF	(58.94%)
• GREENSPACE	=	104,967SF	(11.27%)
TOTAL	=	931,101SF	(100.00%)
EXISTING PARKING SUMMARY:			
• REGULAR STALLS	=	1,100 STALLS	
• ADA ACCESSIBLE STALLS	=	25 STALLS	
TOTAL	=	1,125 STALLS	
NOTE: BUILDING SQUARE FOOTAGE (FOR PARKING RATIO CALCULATIONS/REQUIREMENTS) EXCLUDES THE VACANT UPPER LEVEL ABOVE HH GREGG (37,181 SF) DUE TO COVENANTED AGREEMENT THAT PROHIBITS LEASING THE SECOND FLOOR AS LONG AS HH GREGG IS A TENANT OF THE SHOPPING CENTER.			
FURTHERMORE: BASED ON DOCUMENTS FURNISHED BY PROPERTY OWNERSHIP AND MANAGEMENT, THE FOLLOWING SQUARE FOOTAGE (REPRESENTING MECHANICAL AND ELECTRICAL EQUIPMENT AREAS, ELEVATOR SHAFTS, STAIRWELLS, AND COMMERCIAL KITCHEN AREAS WITHIN SELECTED LARGER TENANT SPACES) IS ALLOWED TO BE SUBTRACTED FROM THE TOTAL BUILDING AREA FOR PURPOSES OF DETERMINING EXISTING/PROPOSED PARKING RATIOS:			
CHIPOTLE.....	=	519 SF	
BUY BUY BABY.....	=	6,314 SF	
PETSMART.....	=	7,460 SF	
BED BATH AND BEYOND.....	=	11,384 SF	
EDDIE Z'S.....	=	221 SF	
OFFICEMAX.....	=	2,346 SF	
K & G FASHION.....	=	560 SF	
QUIZNO'S.....	=	1,325 SF	
HH GREGG.....	=	5,656 SF	
PORTILLO'S.....	=	2,265 SF	
TOTAL SUBTRACTION FOR PARKING RATIO CALCULATIONS=	=	38,050 SF	
EXISTING PARKING RATIO:			
1,125 STALLS/ (277,321 SF-38,050 SF) =	=	4.70 STALLS PER 1,000 SF	

STARBUCKS AT FINLEY SQUARE MALL
DOWNERS GROVE, ILLINOIS
EXISTING PUD PLAN

RWG Engineering, LLC

975 E. 22nd Street, Suite 400, Wheaton, IL 60189
Phone: (630) 774-9501 www.rwg-engineering.com
Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO. 08504613
DATE 01/24/14
SCALE 1"=50'
PROJ. MGR. RWG
PROJ. ASSOC. MRM
DRAWN BY JP

SHEET
2 OF 10

DRAWN BY JP
DATE 02/14/2014
REVISIONS
1. 02/14/2014 PER VILLAGE COMMENTS
2. 02/26/2014 PER VILLAGE COMMENTS

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GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

DATE
1. 02/14/2014
2. 02/26/2014

REVISIONS
PER VILLAGE COMMENTS
PER VILLAGE COMMENTS

DRAWN BY
JP
JP

STARBUCKS AT FINLEY SQUARE MALL
DOWNERS GROVE, ILLINOIS
PROPOSED PUD PLAN

RWG Engineering, LLC
975 E. 22nd Street, Suite 400, Wheaton, IL 60189
Phone: (630) 774-9501 www.rwg-engineering.com
Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO. 08504613
DATE 01/24/14
SCALE 1"=50'
PROJ. MGR. RWG
PROJ. ASSOC. MRM
DRAWN BY JP

SHEET
3 OF 10

FINLEY SQUARE MALL PUD
(DOWNERS GROVE PUD NO. 17)
REVISED SITE DATA

SITE AREA = 931,101 SF (21.38AC)

EXISTING ZONING = B3 (PUD)

BUILDING FOOTPRINTS:

MAIN CENTER NORTH END (ALL)

RUBY TUESDAY

BURGER KING

PORTILLO'S

STARBUCKS (NEW)

TOTAL FOOTPRINT WITH STARBUCKS

259,233SF

5,145SF

4,255SF

8,688SF

1,824SF

279,145SF

(29.98%)

(58.53%)

(11.49%)

(100.00%)

REVISED SITE COVERAGE:

BUILDING FOOTPRINTS

PAVEMENT/SIDEWALK

GREENSPACE

TOTAL

279,145 SF

544,985 SF

106,971 SF

931,101 SF

(29.98%)

(58.53%)

(11.49%)

(100.00%)

REVISED PARKING SUMMARY:

REGULAR STALLS

ADA ACCESSIBLE STALLS

TOTAL

1,052 STALLS

27 STALLS

1,079 STALLS

NOTE:

BUILDING SQUARE FOOTAGE (FOR PARKING RATIO CALCULATIONS/REQUIREMENTS) EXCLUDES THE VACANT UPPER LEVEL ABOVE HH GREGG (37,181 SF) DUE TO COVENANTED AGREEMENT THAT PROHIBITS LEASING THE SECOND FLOOR AS LONG AS HH GREGG IS A TENANT OF THE SHOPPING CENTER.

FURTHERMORE:

BASED ON DOCUMENTS FURNISHED BY PROPERTY OWNERSHIP AND MANAGEMENT, THE FOLLOWING SQUARE FOOTAGE (REPRESENTING MECHANICAL AND ELECTRICAL EQUIPMENT AREAS, ELEVATOR SHAFTS, STAIRWELLS, AND COMMERCIAL KITCHEN AREAS WITHIN SELECTED LARGER TENANT SPACES) IS ALLOWED TO BE SUBTRACTED FROM THE TOTAL BUILDING AREA FOR PURPOSES OF DETERMINING EXISTING/PROPOSED PARKING RATIOS:

CHIPOTLE.....519 SF

BUY BUY BABY.....6,314 SF

PETSMART.....7,460 SF

BED BATH AND BEYOND.....11,384 SF

EDDIE Z'S.....221 SF

OFFICEMAX.....2,346 SF

K & G FASHION.....1,560 SF

QUIZNO'S.....1,325 SF

HH GREGG.....5,656 SF

PORTILLO'S.....2,265 SF

TOTAL SUBTRACTION FOR PARKING RATIO CALCULATIONS= 38,050 SF

REVISED PARKING RATIO:

1,079 STALLS/ (279,145 SF-38,050 SF) = 4.48 STALLS PER 1,000 SF

PROPOSED LOT BREAKDOWN DATA:

LOT 1: (PRIMARY SHOPPING MALL)

LOT AREA

BUILDING FOOTPRINT

PARKING/SIDEWALK

GREENSPACE

804,021 SF

259,233SF

484,806 SF

59,982 SF

(18.46AC)

(32.24%)

(60.30%)

(7.46%)

(100.00%)

LOT 2: (RUBY TUESDAY)

LOT AREA

BUILDING FOOTPRINT

PARKING/SIDEWALK

GREENSPACE

27,279SF

5,145SF

6,089SF

16,045SF

(0.6262AC)

(18.86%)

(22.32%)

(58.82%)

(100.00%)

LOT 3: (BURGER KING)

LOT AREA

BUILDING FOOTPRINT

PARKING/SIDEWALK

GREENSPACE

29,530SF

4,255SF

16,851 SF

8,424SF

(0.6779AC)

(14.41%)

(57.06%)

(28.53%)

(100.00%)

LOT 4: (PORTILLO'S)

LOT AREA

BUILDING FOOTPRINT

PARKING/SIDEWALK

GREENSPACE

34,505SF

8,688SF

19,432 SF

6,385SF

(0.7921AC)

(25.18%)

(56.32%)

(18.50%)

(100.00%)

LOT 5: (STARBUCKS)

LOT AREA

BUILDING FOOTPRINT

PARKING/SIDEWALK

GREENSPACE

35,766 SF

1,824SF

17,807 SF

16,125SF

(0.8211AC)

(5.10%)

(49.79%)

(45.11%)

(100.00%)

NET SITE CHANGES WITH STARBUCKS ADDITION:

BUILDING FOOTPRINTS

PAVEMENT/SIDEWALK

GREENSPACE

NET CHANGE IN PARKING STALLS

= +1,824 SF

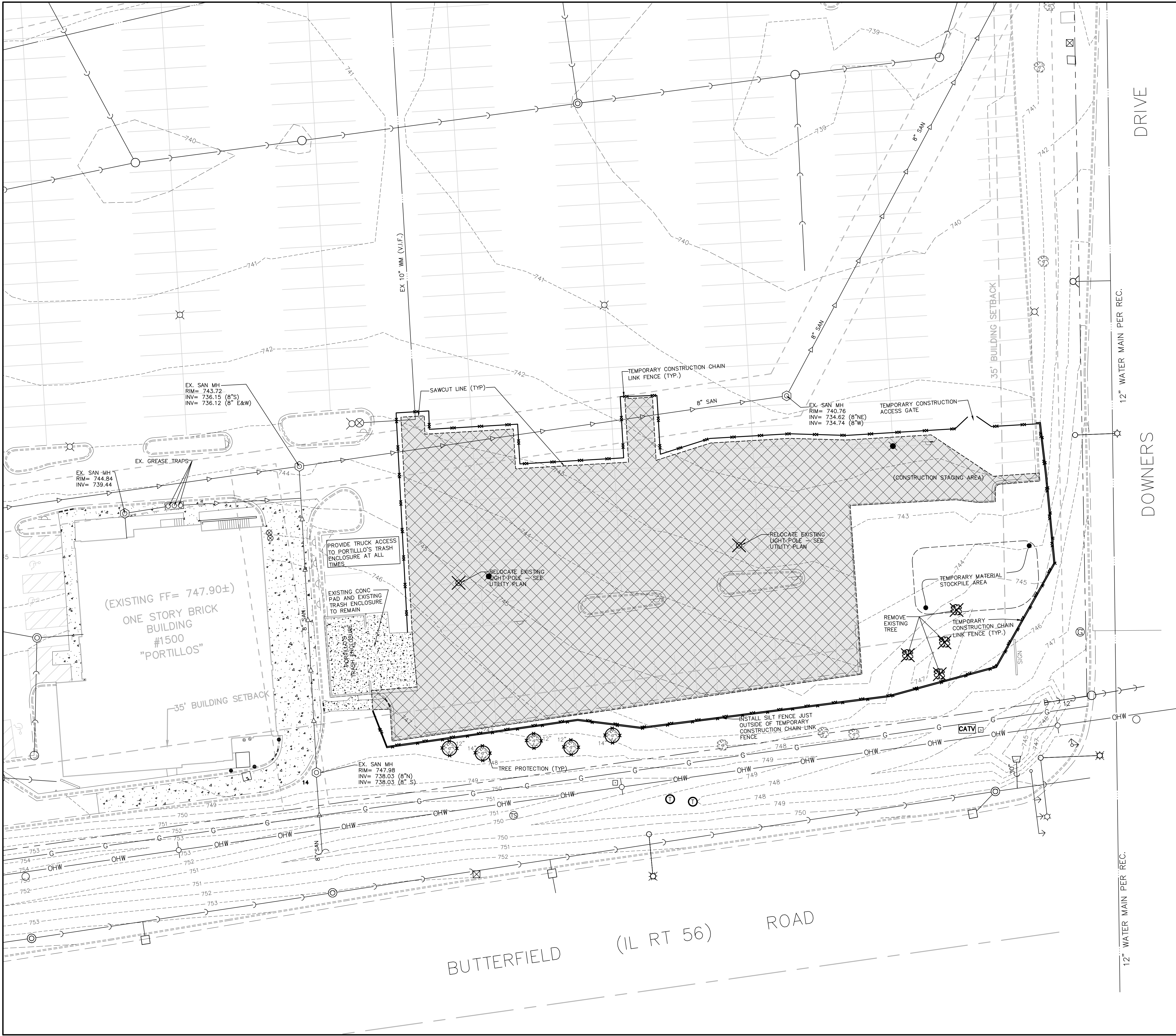
= -3,828 SF

= +2,004 SF

= - 46 STALLS

February 26, 2014 9:35:15 a.m. AcadVer:18.0s (LMS Tech)

Drawing: S:\08504613\300_ENGINEERING\310_CADD\FINAL\085_BASE.DWG

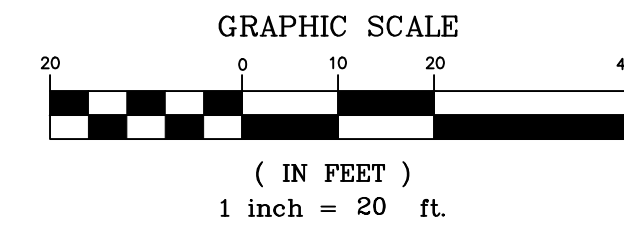


DRIVE

DOWNERS

12" WATER MAIN PER REC.

12" WATER MAIN PER REC.



DEMOLITION NOTES

- EXISTING ELECTRICAL AND PHONE CABLES MAY BE LOCATED WITHIN THE PROPOSED IMPROVEMENT AREA. APPROXIMATE KNOWN LOCATIONS ARE SHOWN HEREON. THE CONTRACTOR SHALL ARRANGE FOR PRECISE LOCATION OF EXISTING CABLE SERVICES AND EXERCISE EXTREME CARE WHEN WORKING AROUND SAME.
- ALL STRUCTURAL PAVEMENT MATERIALS (ASPHALT, CONCRETE SIDEWALK, CURB/GUTTER) THAT CANNOT BE CRUSHED TO AN APPROVED IDOT SPECIFICATION FOR USE AS STRUCTURAL FILL SHALL BE DISPOSED OF BY THE CONTRACTOR AT AN OFFSITE LOCATION. RE-USE OF MILLED ASPHALT AND PROPERLY CRUSHED CONCRETE AS STRUCTURAL FILL IS ACCEPTABLE AND ENCOURAGED.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING AMENITIES SCHEDULED TO REMAIN. PROPER SAWCUTTING SHALL BE ACCOMPLISHED AT ALL POINTS OF CONNECTION OR INTERFACE BETWEEN EXISTING AND PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UNDERGROUND UTILITIES (EVEN IF NOT SHOWN ON THESE PLANS) LOCATED PRIOR TO DEMOLITION WORK. SANITARY SERVICE, WATERMAIN SERVICE, GAS, ELECTRIC, ETC SHALL BE CUT-OFF. CONTRACTOR TO COORDINATE WITH RESPECTIVE MUNICIPAL AGENCY TO ARRANGE FOR DISCONNECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES, STREET LIGHTS, SIGNS, ETC. THAT ARE NOT INTENDED TO BE PERMANENTLY REMOVED.
- CONTRACTOR SHALL NOTIFY THE VILLAGE OF DOWNERS GROVE BUILDING DEPARTMENT, ALL UTILITY COMPANIES, AND THE FIRE DEPARTMENT PRIOR TO START UP.
- ON-SITE DISTURBED AREAS TO REMAIN AS GREENSPACE SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND SOO.

DEMOLITION LEGEND

- TREE/BUSH/STRUCTURE REMOVAL
- REMOVE EXISTING PAVEMENT/SIDEWALK (INCL SAWCUT)
- PROPOSED CONSTRUCTION CHAIN LINK FENCE
- TREE PROTECTION FENCE

Municipal Codes regarding trees, including tree protection requirements for public parkway trees, are located in Chapter 24 of the Downers Grove Municipal Code <http://www.downersgrove.il.gov/code/chapter24>. Parkway tree protection shall include meeting damage to both the above ground tree limbs, including the branches, and the below ground root system. Roots are the most vital part of a tree with the majority of nutrient and water carrying roots in the upper 18 to 24 inches of soil. Tree roots must be protected from severing or changes in their soil environment (such as compaction or grade changes) to prevent irreversible tree decline or death in the coming years.

The Critical Root Zone, or CRZ, is the area immediately surrounding a tree that needs to be protected from damage. The size of this area, measured from the center of the tree, is ideally a circle with a radius of one foot for each inch of trunk diameter. The depth of the CRZ extends to 4 feet below the natural ground surface level. In a municipal parkway setting with utilities and paved or concrete surfaces, the CRZ cannot change for the above size. Instead, the CRZ has been adjusted to form a rectangle around the parkway tree trunk with the minimum dimensions listed in the following table. At a minimum, the listed CRZ shall be fenced with a 6 foot high temporary chain link construction fence secured to metal posts spaced no further than 10 feet apart. Whenever possible, the entire parkway shall be fenced in areas where access has been permitted. Any exceptions to the fence dimensions or parkway location shall be noted on the permit.

PARKWAY TREE DIAMETER AT 4"	WIDTH FROM STREET TO PROPERTY	LENGTH ALONG SIDEWALK		LENGTH ALONG STREET	
		MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
12.1-14.0 INCHES	10.0 FEET	20 FEET	4 FEET	20 FEET	4 FEET
14.1-16.0 INCHES	10.0 FEET	20 FEET	4 FEET	20 FEET	4 FEET
16.1-18.0 INCHES	10.0 FEET	20 FEET	4 FEET	20 FEET	4 FEET
18.1-20.0 INCHES	10.0 FEET	20 FEET	4 FEET	20 FEET	4 FEET
20.1-24.0 INCHES	10.0 FEET	20 FEET	4 FEET	20 FEET	4 FEET
24.1 OR MORE INCHES	10.0 FEET	20 FEET	4 FEET	20 FEET	4 FEET

For public parkway trees, roots located within the determined CRZ shall be protected from compaction, severing, and the storage of materials or equipment. Utilities must be surveyed underneath the tree as shown above. In cases where severing or damage to a portion of the CRZ may be unavoidable (ex. sidewalk installation, curb replacement, water main or sanitary main disconnections in the parkway), subject to the approval of the Village Forester, the smallest possible area shall be disturbed and shop clean cuts shall be made on root ends to promote wound closure and root regeneration. All CRZ fencing shall be a 6 foot high temporary chain link construction fence secured to metal posts spaced no further than 10 feet apart. The fence shall be maintained daily in good condition. Any exceptions to the fence dimensions or parkway location shall be noted on the permit.

In addition to trees and situations that may be assessed for violations of any Chapter 24 municipal code (such as not maintaining fencing around the CRZ or unauthorized removal of parkway trees), violations may be subject to the following penalties:

- Removal or an injury to the tree or the trunk or the root system of the tree.
- Damage to or removal of any part of the tree or the trunk or the root system of the tree.
- Forfeiture of bonds issued for the work should funds be sufficient to cover tree values and fines.
- Costs of replacing or replanting the tree or the trunk or the root system of the tree.
- Costs of the stump if the tree cannot remain in the right-of-way.
- Fines of \$500 for the 1st offense, \$1,000 for the 2nd offense, \$2,500 for the 3rd and subsequent offenses.
- Each day during which a violation continues shall be construed as a separate and distinct offense.

For more information, contact the Forestry Division at 434-5475 or 434-5476.

STANDARD DETAIL
PARKWAY TREE PROTECTION REQUIREMENTS

DATE: 02/20/14
REVISIONS:
DRAWN BY: J.M.L.
APPROVED BY: M.D.M.

DRAWING NO. 196-01
SHEET NO. 4 OF 10

STARBUCKS AT FINLEY SQUARE MALL
DOWNERS GROVE, ILLINOIS
EXISTING CONDITIONS/SITE DEMOLITION PLAN

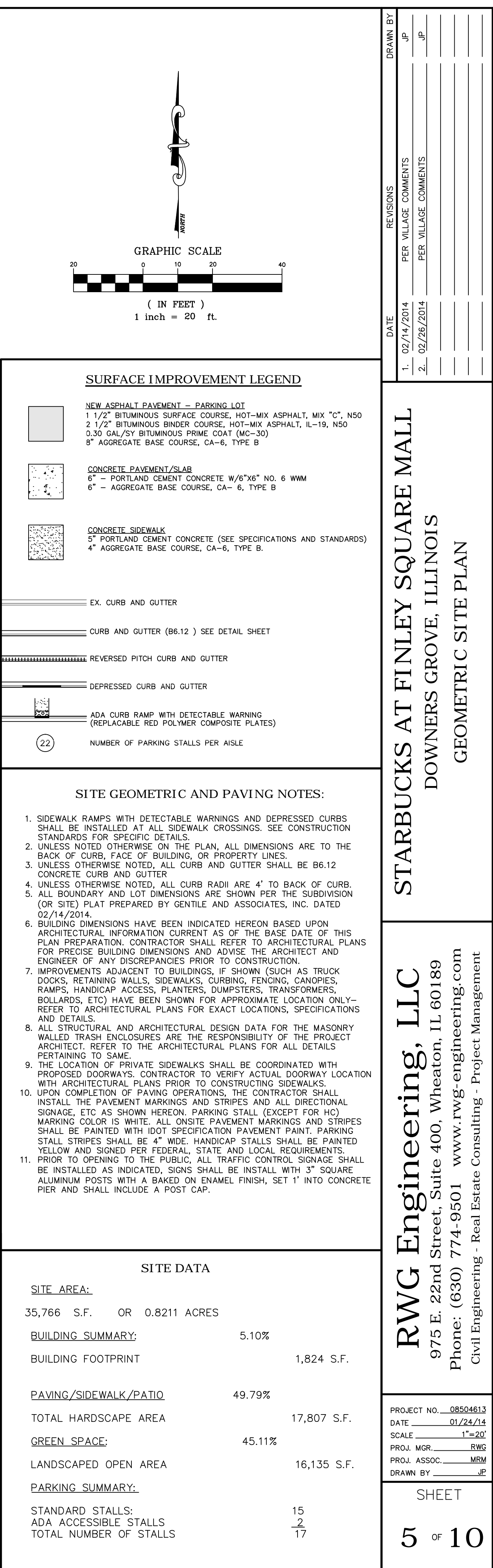
RWG Engineering, LLC
975 E. 22nd Street, Suite 400, Wheaton, IL 60189
Phone: (630) 774-9501 www.rwg-engineering.com
Civil Engineering - Real Estate Consulting - Project Management

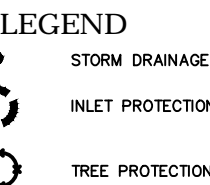
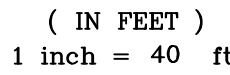
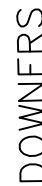
PROJECT NO. 08504613
DATE 01/24/14
SCALE 1"=20'
PROJ. MGR. RWG
PROJ. ASSOC. MRM
DRAWN BY J.P.

SHEET
4 OF 10

REVISIONS
DATE 02/14/2014
PER VILLAGE COMMENTS J.P.
DATE 02/26/2014
PER VILLAGE COMMENTS J.P.

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1. UPDATE EROSION CONTROL AS NECESSARY THROUGHOUT CONSTRUCTION UNTIL PERMANENT PROTECTION IS IN PLACE.
2. CONDUCT EROSION AND SEDIMENT CONTROL, PRECONSTRUCTION MEETING WITH APPROPRIATE AGENCIES AND CONTRACTORS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES.
4. INSTALL PROTECTION FOR EXISTING UTILITY STRUCTURES.
5. BE SEEN DURING CONSTRUCTION OBSERVATIONS ON A WEEKLY BASIS, AS WELL AS AFTER EVERY 1/2" PRECIPITATION EVENT.
6. CONDUCT EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED TO PREVENT EROSION IN AREAS THAT WILL NOT UNDERGO FINAL GRADING.
7. CONDUCT SITE GRADING, INCLUDING STABILIZATION OF ALL STEEP SLOPES, DRAINAGE DITCHES, AND EROSION CONTROL MEASURES AS THEY ARE COMPLETED. USE SEED, BERMUD GRASS, MULCH, RIPRAP, ETC.
8. STOP EROSION CONTROL MEASURES WHEN PERMETER PROTECTION AND TEMPORARY SEDIMENT CONTROL ARE IN PLACE FOR OVER 14 DAYS.
9. CONDUCT UTILITY INSTALLATION AND INSTALLATION OF EROSION PROTECTION.
10. TEMPORARILY SEED ALL AREAS THAT WILL NOT BE WORKED ON FOR OVER 14 DAYS.
11. CONDUCT ROAD AND CURB INSTALLATION, CONDUCT CONCRETE WASHOUT INSTALLATION, AND PERFORM EROSION CONTROL MEASURES AS REQUIRED.
12. CONDUCT BUILDING CONSTRUCTION AND PERMANENT SEEDING AS AREAS ARE COMPLETED.

1

A. KENTUCKY BLUEGRASS 90 LBS/ACRE
MIXED WITH PERENNIAL RYEGRASS
30 LBS/ACRE

B. KENTUCKY BLUEGRASS 135 LBS/ACRE
MIXED WITH PERENNIAL RYEGRASS
45 LBS/ACRE + 2 TONS STRAW
MULCH/ACRE

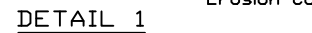
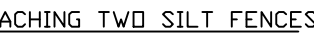
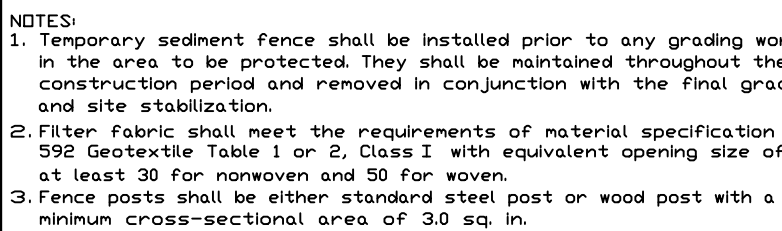
C. SPRING OATS 100 LBS/ACRE

D. WHEAT OR CEREAL RYE
150 LBS/ACRE

E. SOD

F. STRAW MULCH 2 TONS/ACRE

EC-3000-



STANDARD DWG. NO. IL-530	REFERENCE Project _____ Designed _____ Checked _____ Approved _____
SECRET 1 OF 2	
DATE 5-24-94	

STANDARD Dwg. NO.
IL-530
SHEET 2 OF 2
DATE 3-1-95



BARRIER WALL ANCHOR SECTION

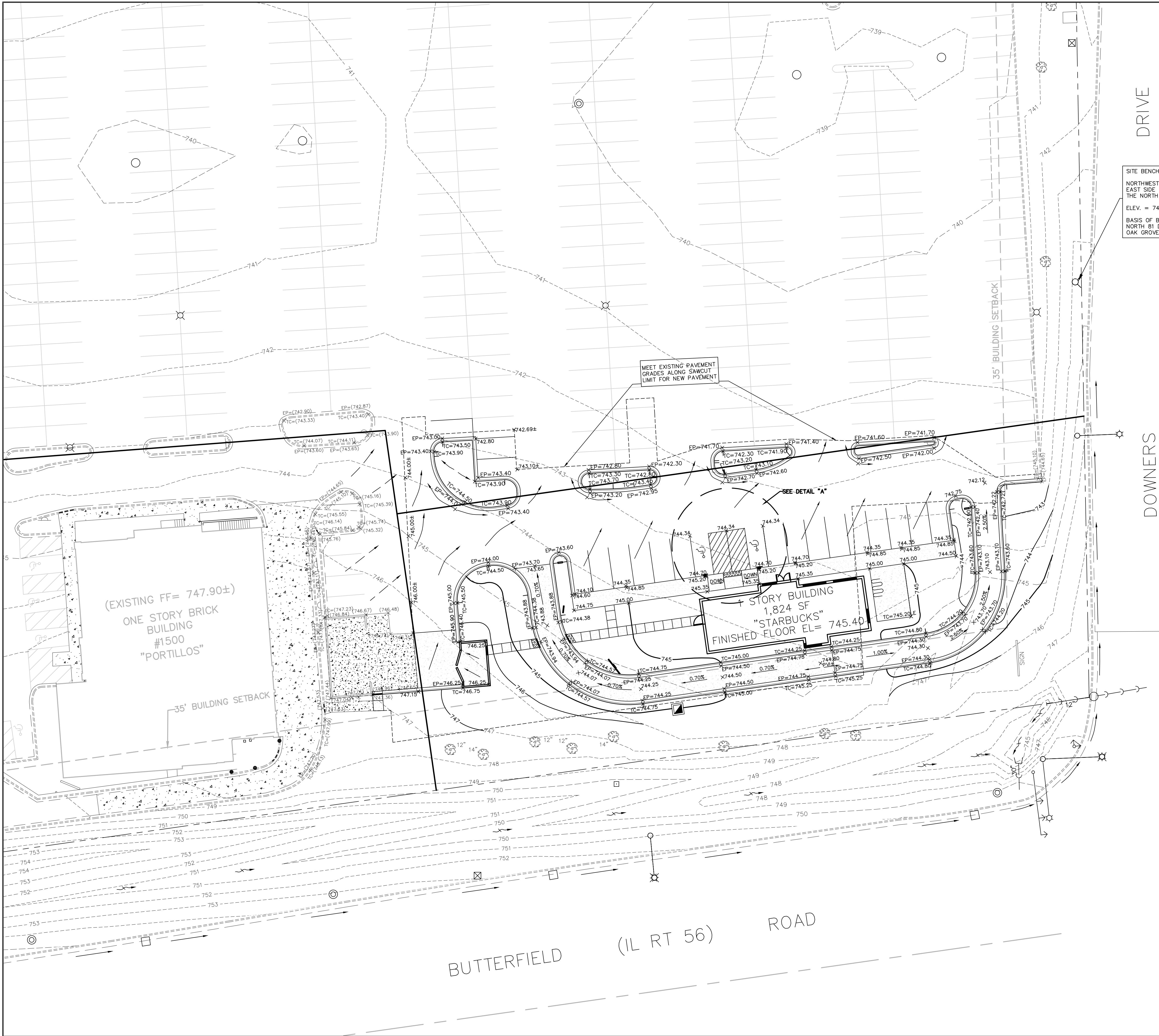
SIGN DETA

TEMPORARY CONCRETE
OUT FACILITY - BARRIER WAL

10

PROJECT NO. 08504613
DATE 01/24/14
SCALE 1"=20'
PROJ. MGR. RWG
PROJ. ASSOC. MRM
DRAWN BY JP

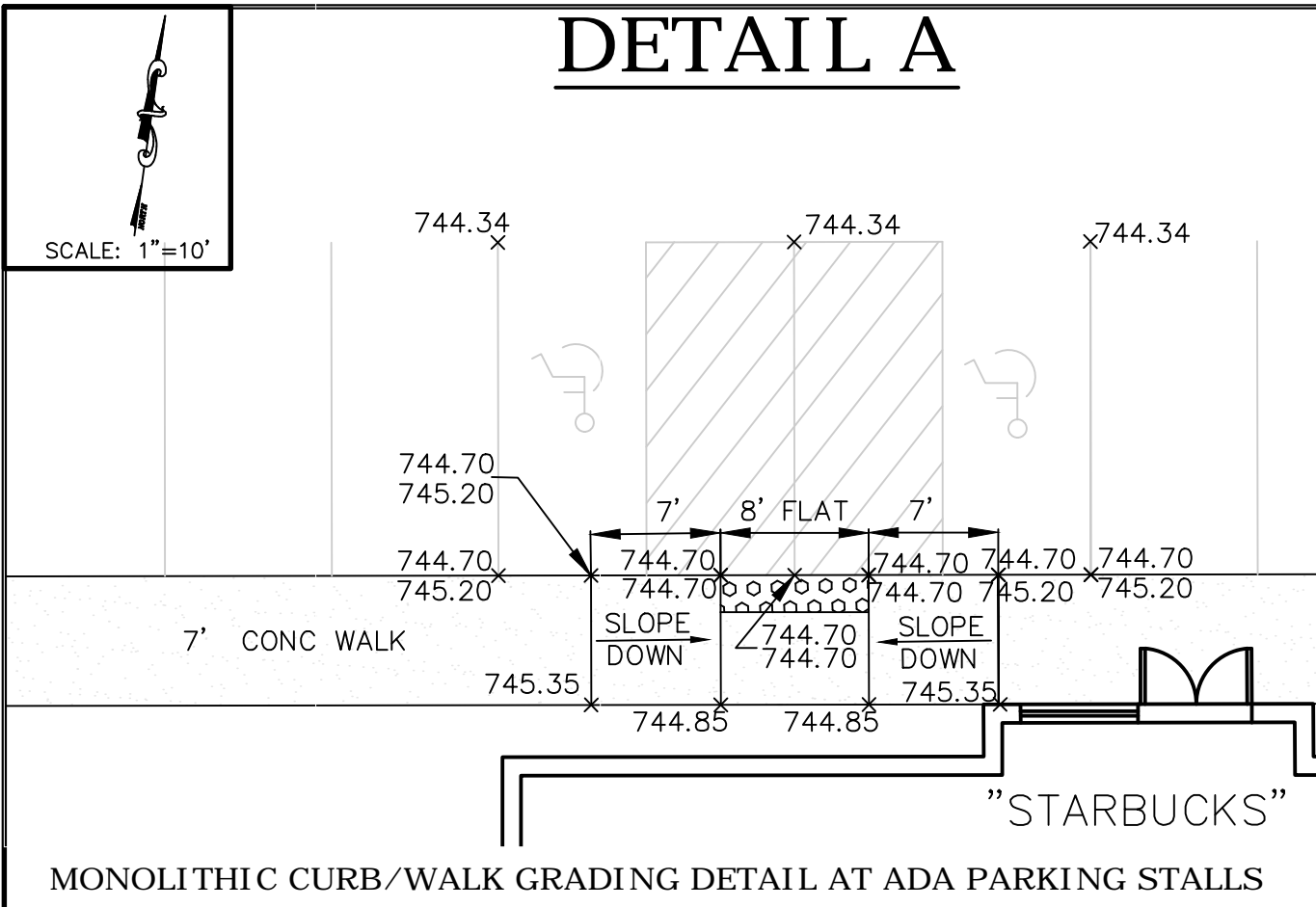
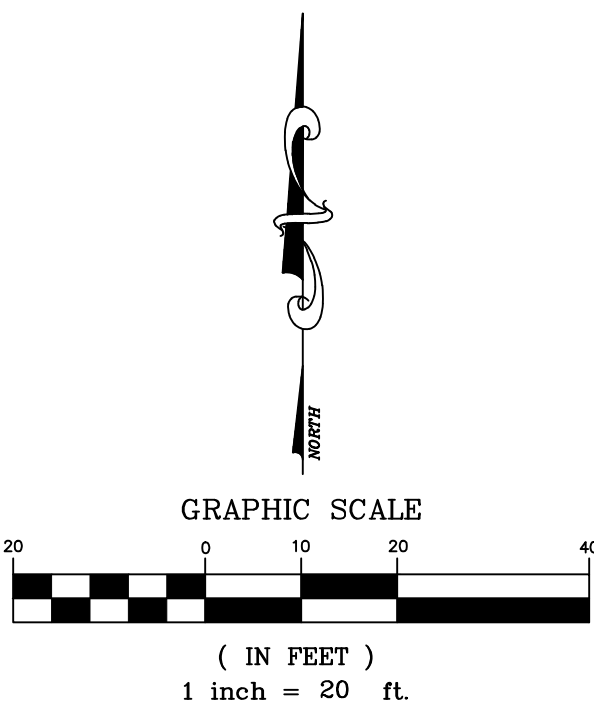
6 OF 10



DRIVE

DOWNERS

SITE BENCHMARK:
NORTHWEST BOLT ON FIRE HYDRANT LOCATED ALONG THE
EAST SIDE OF SUBJECT PROPERTY 180 FEET NORTH OF
THE NORTH LINE OF BUTTERFIELD ROAD.
ELEV. = 745.26
BASIS OF BEARINGS: NORTH LINE OF BUTTERFIELD ROAD
NORTH 81 DEGREES 54 MINUTES 34 SECONDS EAST PER
SAK GROVE CENTERS OF COMMENCE UNIT TWO



- GRADING NOTES:
1. PAVEMENT SLOPES WITHIN HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
 2. HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT TO EXCEED 2.00%.
 3. UNLESS SPECIFICALLY INDICATED OTHERWISE, EXISTING GRADES ARE TO BE MET AT PROJECT PERIMETER PROPERTY LINES.
 4. THE CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLANS AND DETAILS (AND SWPPP DOCUMENTS IF APPLICABLE) FOR THE PLANTING AND INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING OPERATIONS.
 5. UNLESS OTHERWISE NOTED, SPOT ELEVATIONS AND PROPOSED CONTOURS REFLECT THE FINISHED PAVEMENT SURFACE GRADE, TOP OF CURB GRADE, OR FINISHED GROUND ELEVATION AS APPLICABLE.
 6. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATION OF THE GUTTER, PAVEMENT OR DRAINAGE SWALE (AS APPLICABLE).
 7. WHEREVER THE DESIGN FOR SURFACE FLOW OF DRAINAGE IS DIRECTED AWAY FROM A CURB, THE CONTRACTOR SHALL INSTALL REVERSE GUTTER PITCH.

GRADING LEGEND	
EXISTING	PROPOSED
CONCRETE HEADWALL	CONCRETE HEADWALL
PRECAST FLARED END SECTION	PRECAST FLARED END SECTION
STORM DRAINAGE STRUCTURE	STORM DRAINAGE STRUCTURE
CONTOUR	CONTOUR
SPOT ELEVATION	SPOT ELEVATION
DIRECTION OF SURFACE FLOW	DIRECTION OF SURFACE FLOW
OVERFLOW RELIEF ROUTING	OVERFLOW RELIEF ROUTING
SLOPE BANK	SLOPE BANK

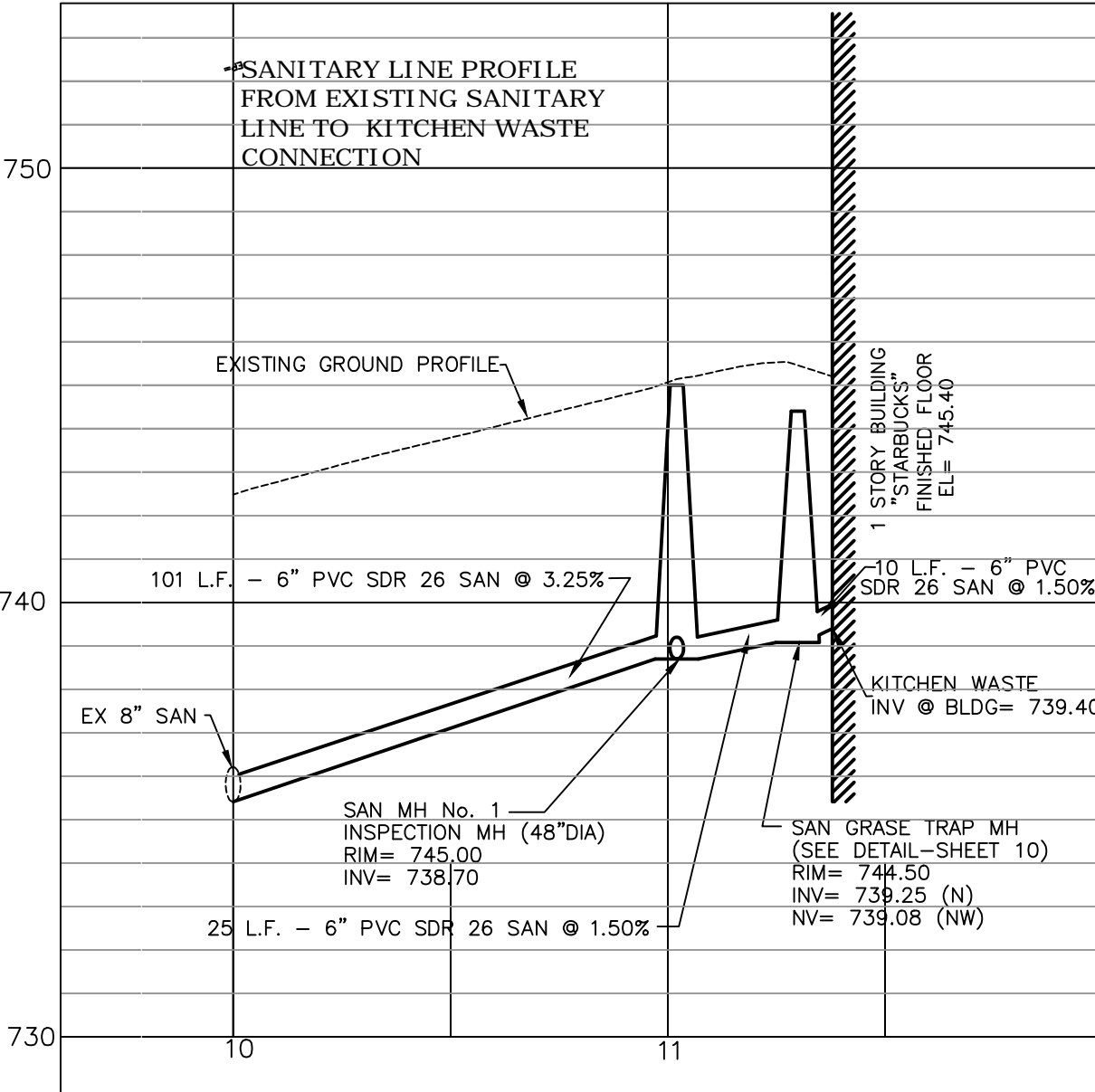
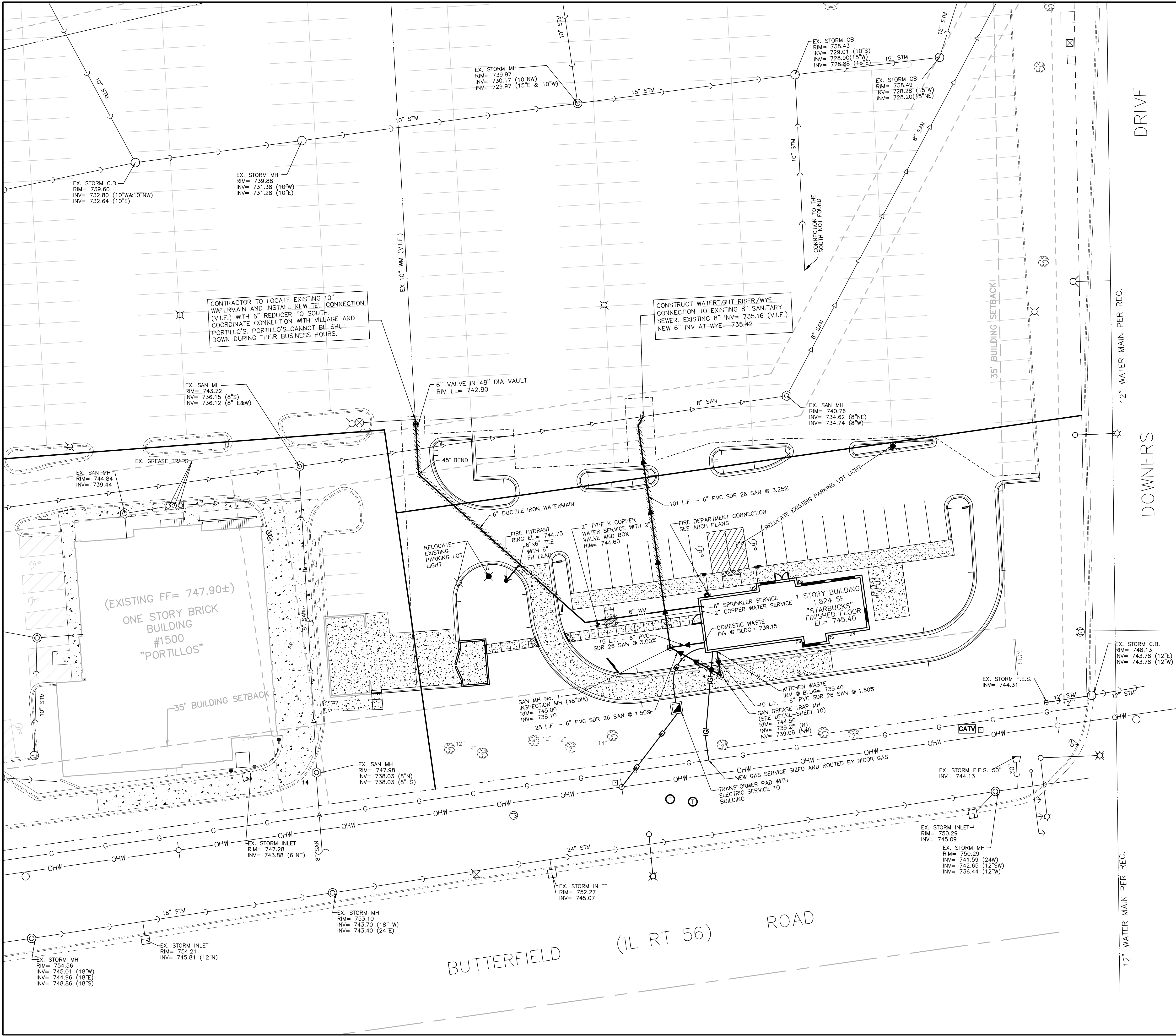
PLAN ABBREVIATION LEGEND	
(IN ADDITION TO TITLE SHEET)	
P	= PAVEMENT
R	= RIM (OR RADIUS)
TC	= TOP OF CURB
W	= WALK (OR TOP OF WALK)
FF	= FINISHED FLOOR
EP	= EDGE OF PAVEMENT

STARBUCKS AT FINLEY SQUARE MALL
DOWNERS GROVE, ILLINOIS
GRADING PLAN

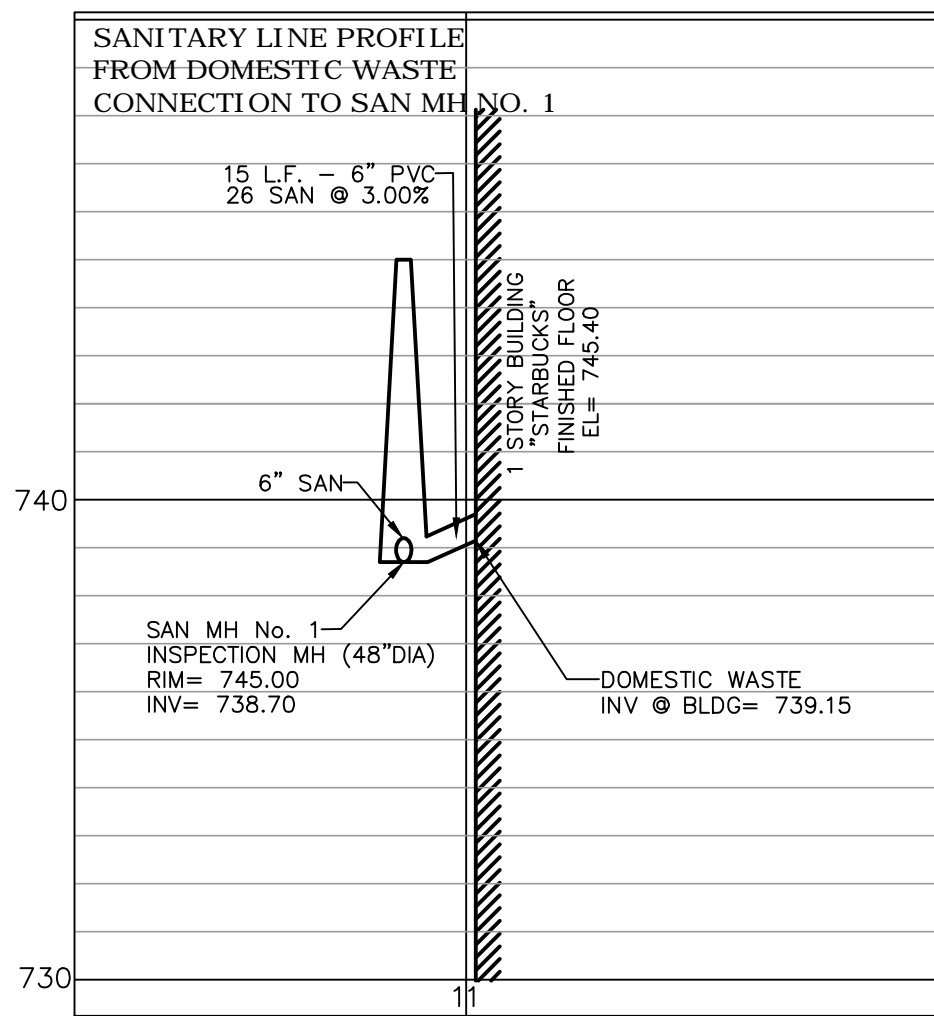
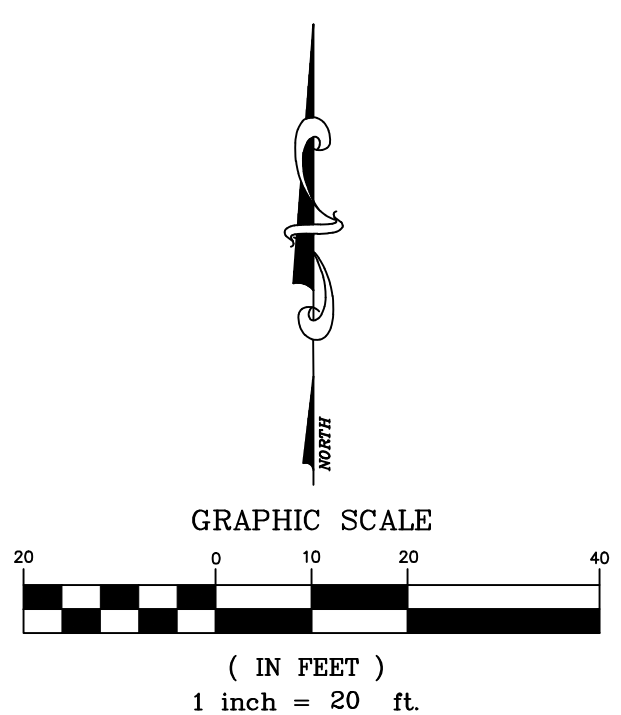
RWG Engineering, LLC
975 E. 22nd Street, Suite 400, Wheaton, IL 60189
Phone: (630) 774-9501 www.rwg-engineering.com
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PROJECT NO. 08504613
DATE 01/24/14
SCALE 1"=20'
PROJ. MGR. RWG
PROJ. ASSOC. MRM
DRAWN BY JP

SHEET
7 OF 10



- UTILITY NOTES:
1. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATIONS OF THE GUTTER, PAVEMENT, OR DRAINAGE SWALE (AS APPLICABLE).
 2. UNLESS OTHERWISE NOTED, ALL UTILITY DIMENSIONS ARE CENTER TO CENTER OF STRUCTURES (OR TO END OF FLARED END SECTION - IE INCLUDING LENGTH OF FLARED END SECTION).
 3. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO THE PROPOSED GRADES AS INDICATED ON THE PLANS.
 4. CONNECTIONS TO EXISTING SEWERS OR WATERMAINS (OR EXISTING SERVICE STUBS) AT POINTS OTHER THAN VISIBLE STRUCTURES, ARE APPROXIMATE. THE CONTRACTOR SHALL EXCAVATE AND VERIFY EXISTING SEWER OR WATERMAIN LOCATIONS, SIZES, ELEVATIONS, AND PIPE CONDITIONS AT PROPOSED CONNECTION POINTS PRIOR TO CONSTRUCTING UTILITY EXTENSIONS, AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT OR DISCREPANCIES.
 5. EXISTING UNDERGROUND PIPE, CONDUIT AND/OR CABLES (LIGHTING, ELECTRIC, GAS, CABLE, ETC) ARE SHOWN FROM RECORD INFORMATION AND ARE APPROXIMATE IN NATURE. THE CONTRACTOR SHALL VERIFY EXACT LOCATION IN THE FIELD AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT.
 6. SELECT GRANULAR TRENCH BACKFILL IS REQUIRED FOR ALL UTILITY TRENCHES UNDER EXISTING OR PROPOSED PAVEMENT, DRIVEWAYS, PARKING LOTS, AND SIDEWALKS, AND EXTENDED A MINIMUM OF 2' EACH SIDE OF SAME. GRANULAR TRENCH BACKFILL SHALL BE COMPACTED IN PLACE IN ACCORDANCE WITH THE SPECIFICATIONS.
 7. BUILDING DIMENSIONS AND ADJACENT UTILITY SERVICE LOCATIONS HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE TIME OF DRAWING PREPARATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THE CONTRACTOR SHALL REFER TO THE CURRENT ARCHITECTURAL PLANS FIRST, FOR PRECISE BUILDING DIMENSIONS AND UTILITY SERVICE CONNECTION LOCATIONS AND NOTIFY THE ENGINEER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 8. ROUTING OF GAS, ELECTRIC, TELEPHONE AND OTHER CABLE SERVICES (IF SHOWN) ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY THE RESPECTIVE UTILITY COMPANY AND/OR DEVELOPER. THE CONTRACTOR SHALL COORDINATE THE FINAL UTILITY SERVICE LOCATION WITH EACH UTILITY COMPANY PRIOR TO CONSTRUCTION.



STARBUCKS AT FINLEY SQUARE MALL
DOWNERS GROVE, ILLINOIS
UTILITY PLAN

RWG Engineering, LLC

975 E. 22nd Street, Suite 400, Wheaton, IL 60189

Phone: (630) 774-9501 www.rwg-engineering.com

Civil Engineering - Real Estate Consulting - Project Management

PROJECT No. 08504613

DATE 01/24/14

SCALE 1"=20'

PROJ. MGR. RWG

PROJ. ASSOC. MRM

DRAWN BY JP

SHEET

8 OF 10

DATE

1. 02/14/2014

2. 02/26/2014

REVISIONS

PER VILLAGE COMMENTS

PER VILLAGE COMMENTS

DRAWN BY

JP

JP

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VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

MARCH 3, 2014, 7:00 P.M.

Chairwoman Urban called the March 3, 2014 meeting of the Plan Commission to order at 7:01 p.m. and led the Plan Commissioners and the public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairwoman Urban, Mr. Beggs, Mr. Cozzo, Mr. Matejczyk, Mr. Quirk, Mr. Rickard, Mr. Webster; ex-officio Ms. Lupescu

ABSENT: Mrs. Rabatah, Mr. Waechtler; Mr. Menninga, Ms. Souter

STAFF

PRESENT: Community Development Director Tom Dabareiner; Senior Planner Stan Popovich, Planner Kelley Chrisse

VISITORS: Jennifer Mowen and Frank Grigco with Greenberg Farrow, 21 S. Evergreen; Dan Angspett Shorewood Development Group, 20 E. Lake Cook Road; Louis Schriber, 422 Lake Ave.; Myki Romano, Lake Ave., Kentworth Gould, 408 Lake Ave.; William Natale, 422 Lake Ave.; Tom Wagner, 503 Lake Ave.; Bonnie Christerson, 4332 Florence Ave.; Jeanne Bostedt, 438 Lake Ave.; Joe Schreiberreif, 430 Lake Ave.; Paul Barr, 402 Sherman St.; Robert Adams, 4322 Florence Ave.; Al Rosenbostel Fresh Thyme, 618 Franklin St.; Keith Neumann, Greenscape Realty, 4355 Weaver Pkwy., Warrenville; Bob Gundmunson, RWG Engineering, 975 E. 22nd St., Wheaton; Brian Donley, Federal Realty, 50 E. Wynwood Rd., Wynnwood, PA; Scott Hargadon, Meltzer, Purtill & Steele, 300 S. Wacker Dr., #3500, Chicago; Phil Golding, Starbucks, 564 W. Randolph, 3rd Fl., Chicago

Chairwoman Urban directed the public to the available packet information and reviewed the protocol for the meeting.

APPROVAL OF MINUTES - None

PUBLIC HEARINGS:

Chairwoman Urban swore in those individuals that would be speaking on the following three (3) hearings:

PC-02-14: A petition seeking approval of a Planned Development Amendment to construct a Starbucks, Final Plat of Subdivision to subdivide the existing and proposed out lots and Special Use to permit a drive-thru for Starbucks. The property is zoned B-3, General Services and Highway Business District. The property is located on the northeast corner of Butterfield and Finley Roads,

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commonly known as Finley Square Shopping Center (1500-1570 Butterfield Road), Downers Grove, IL (PINs 06-30-403-019, -020, -021). Federal Realty Investment Trust, Petitioner/Owner.

(Ms. Lupescu leaves the room.) Planner Chrisse reviewed the proposal for the 1,800 sq. foot, one-story Starbucks building, stating it required a plan development amendment to permit the construction of an additional out-building, a final plat of subdivision to subdivide a one-lot assessment into five new lots of record, and a special use permit for the proposed Starbucks drive-through. Ms. Chrisse walked through a history of the site's past zoning classifications and indicated that the final plat of subdivision would be cleaning up some misaligned assessment lots for Portillo's and Burger King and would clean up the sanitary sewer easements that were misaligned. She reported a new blanket stormwater easement was being required by the village for the existing underground stormwater vault located on Lot 3 of the new subdivision, west of the existing Burger King. The plat of subdivision would include the creation of a new lot for Ruby Tuesday and Starbucks and in doing this would help to bring the property into compliance with the sign code. Starbucks is being proposed on Lot 5 and would include access points along Downers Drive and Finley Road (signalized).

A review of the proposal's site plan followed where Ms. Chrisse described the drive through lane; the location of the trash enclosure; the patio area; the perimeter and patio landscaping; and the landscaped parking islands. Building materials would include brick masonry with wood cladding and metal detailing. All signage would meet the village's sign code. Hours of operation, including the drive-through lane, would be 5:00 a.m. to 10:00 p.m. daily. Peak hours were reviewed.

Green space would include an additional 2,000 sq. foot of space, bringing the percentage up to about 11.5% of the site being covered. Currently 1,125 shared parking spaces served the entire development and while adding the Starbucks could reduce some of the spaces, the number of spaces still met the parking requirements per the zoning ordinance. Minimal traffic impact was expected for the site. Per engineering, Ms. Chrisse stated the existing utilities were sufficient to provide service, the impervious area was reduced by the additional landscaping, and the sanitary district gave its conceptual approval of the proposed building. No additional stormwater management was required. The building would include fire alarms and sprinklers, per code.

Lastly, Ms. Chrisse explained how the development met the village's Comprehensive Plan and Subdivision Ordinance; that proper public notification and signage was provided and no comments were received from the surrounding property owners. The specific findings of fact were highlighted. Standards for approval of the Special Use were also reviewed. Staff asked for a positive recommendation by the Plan Commission to approve the proposal, subject to the five conditions listed in staff's report, and with a minor correction to Condition No. 1 -- revise the date for the Finley Square Mall Re-subdivision drawing to reflect a date of February 26, 2014.

Asked if the lot reconfiguration had anything to do with setting a precedent for bringing signs into conformance with the new sign requirements, Ms. Chrisse did not believe so and Mr. Popovich concurred because this shopping center was one of the few centers that had out-buildings without outlots. Also, because this was a planned development, the petitioner could request a planned development amendment to address the sign issues with a comprehensive plan for all signage on the property.

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Mr. Scott Hargadon, Meltzer, Purtill & Steele, 300 S. Wacker Dr., #3500, Chicago, IL, representing the petitioner, Federal Realty Investment Trust, discussed that he had no formal presentation and would accept staff's report. He confirmed that his client was in full agreement with the five conditions in staff's report. However, he stated a representative of the owner, a project engineer and a representative from Starbucks were present to answer any commissioner questions.

No commissioner questions followed. Chairwoman Urban invited the public to speak.

Mr. Tom Wagner, 503 Lake Avenue, Downers Grove, expressed concern about the traffic and parking congestion in the shopping center already, especially during November/December, wherein Chairwoman Urban believed it was stated earlier that the AM was Starbucks's peak hours.

Hearing no further comments, public comment was closed and the chairwoman invited deliberation by the commissioners or a recommendation.

Mr. Webster agreed with the standards being met and the fact that the proposal was straight forward, well presented. He would support it. Mr. Beggs also added his comments about his on-site visit to the shopping center, which he did not find crowded at all.

WITH RESPECT TO FILE PC 02-14, MR. COZZO MADE MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO APPROVE THE ABOVE PETITION, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE PROPOSED AMENDMENT TO PLANNED DEVELOPMENT #17, FINAL PLAT OF SUBDIVISION AND SPECIAL USE REQUEST FOR A COFFEE SHOP RESTAURANT WITH A DRIVE-THROUGH USE SHALL SUBSTANTIALLY CONFORM TO THE PROPOSED STARBUCKS AT FINLEY SQUARE MALL PLANS PREPARED BY RWG ENGINEERING, LLC DATED JANUARY 24, 2014, LAST REVISED FEBRUARY 26, 2014, THE STARBUCKS COFFEE COMPANY ARCHITECTURAL DRAWINGS PREPARED BY NORR DATED JANUARY 24, 2014, LAST REVISED FEBRUARY 25, 2014, FINLEY SQUARE MALL RESUBIVISION, PREPARED BY GENTILE AND ASSOCIATES, INC., AS LAST REVISED FEBRUARY 26, 2014, AND ALTA/ACSM LAND TITLE SURVEY, PREPARED BY GENTILE AND ASSOCIATES, INC., DATED DECEMBER 9, 2013, ATTACHED TO THIS REPORT EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES, ORDINANCES, AND POLICIES.**
- 2. A BLANKET STORMWATER EASEMENT AND APPROPRIATE ACCESS EASEMENT SHALL BE GRANTED TO THE VILLAGE FOR THE UNDERGROUND DETENTION VAULT LOCATED JUST WEST OF THE BURGER KING RESTAURANT AND WITHIN LOT 3.**
- 3. THE NEW PARKING LOT ISLANDS SHALL BE LANDSCAPED IN ACCORDANCE WITH THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS.**
- 4. ALL SIGNS MUST MEET THE REQUIREMENTS OF THE SIGN ORDINANCE.**
- 5. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.**

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SECONDED BY MR. BEGGS. ROLL CALL:

**AYE: MR. COZZO, MR. BEGGS, MR. MATEJCZYK, MR. QUIRK, MR. RICKARD,
MR. WEBSTER, CHAIRWOMAN URBAN**

NAY: NONE

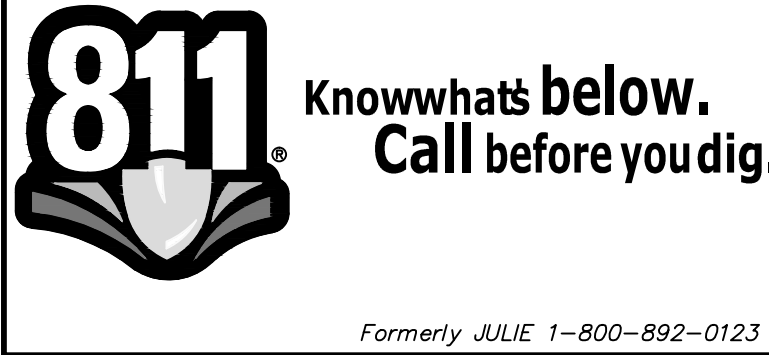
MOTION CARRIED. VOTE: 7-0

RWG ENGINEERING, LLC
CIVIL ENGINEERING — REAL ESTATE CONSULTING — PROJECT MANAGEMENT
ILLINOIS PROFESSIONAL DESIGN FIRM #184-006370
LIMITATION OF WARRANTY OF ENGINEER'S
INSTRUMENTS OF SERVICE

THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

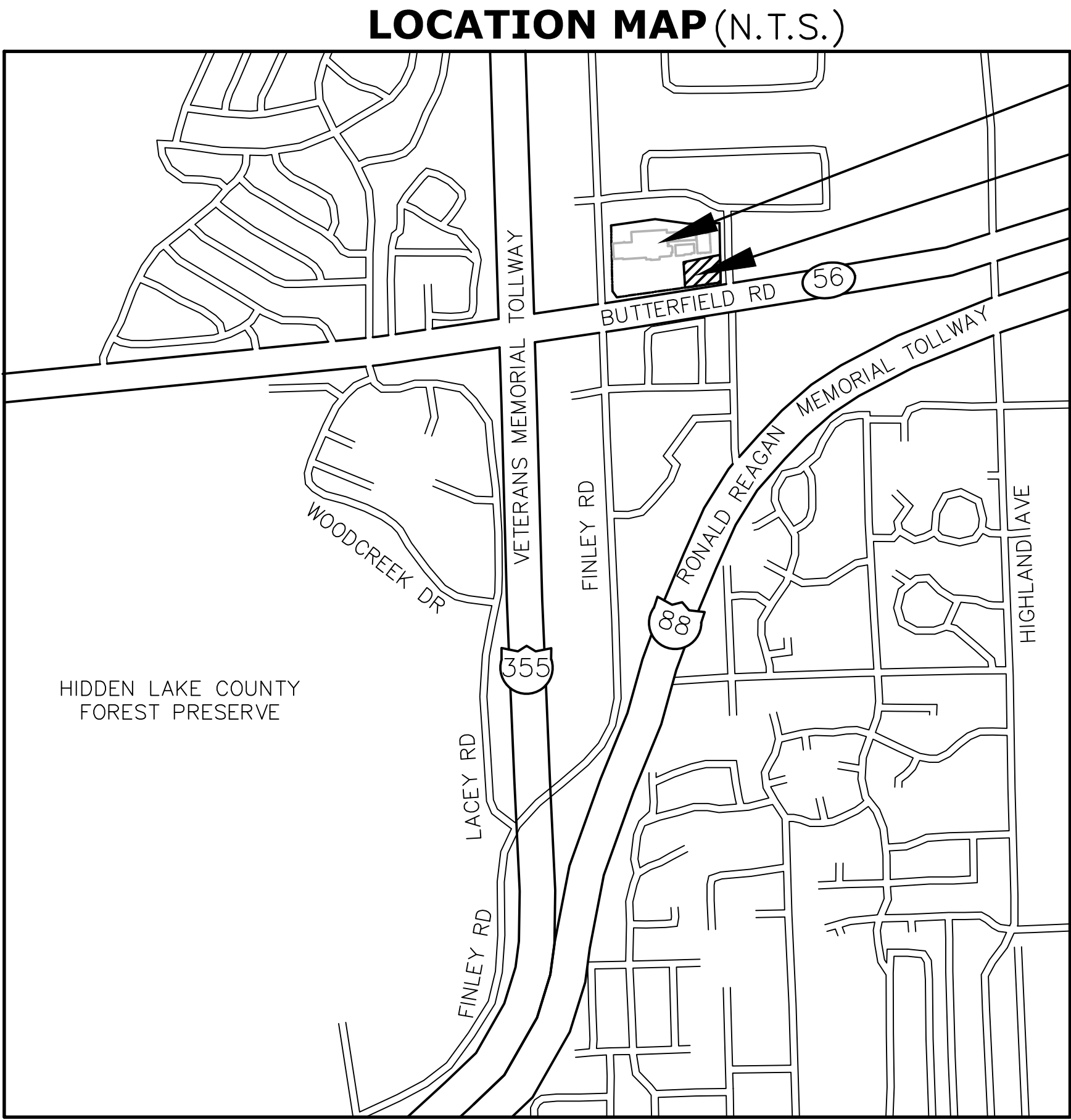
LEGEND		
	EXISTING	PROPOSED
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CATCH BASIN	□	■
INLET	□	■
PRECAST FLARED END SECTION	▽	▼
CONCRETE HEADWALL	∩	∩
VALVE VAULT	⊗	⊗
VALVE BOX	⊗	⊗
FIRE HYDRANT	⊗	⊗
BUFFALO BOX	⊗	⊗
CLEANOUT	⊗	⊗
SANITARY SEWER	—▲—	—▲—
FORCE MAIN	—■—	—■—
STORM SEWER	—C—	—C—
WATER MAIN	—••••—	—••••—
CONSTRUCT WATER MAIN UNDER SEWER		—••••—
GRANULAR TRENCH BACKFILL		▨
STREET LIGHT	⊗	⊗
ELECTRICAL CABLE	—E—	—E—
2" CONDUIT ENCASUREMENT		—■—
ELECTRICAL TRANSFORMER OR PEDESTAL	⊗	⊗
POWER POLE	⊗	⊗
STREET SIGN	⊗	⊗
GAS MAIN	—G—	—G—
TELEPHONE LINE	—T—	—T—
CONTOUR	---749---	---749---
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS	---	---
FLOODWAY	---	---
FLOODPLAIN	---	---
HIGH WATER LEVEL (HWL)	---	---
NORMAL WATER LEVEL (NWL)	---	---
DIRECTION OF SURFACE FLOW	←	←
DITCH OR SWALE	---	---
OVERFLOW RELIEF ROUTING	←	←
SLOPE BANK	⊗	⊗
TREE WITH TRUNK SIZE	⊗	⊗
SOIL BORING	⊗	⊗
TOPSOIL PROBE	⊗	⊗
FENCE LINE, WIRE OR SILT	—X—	—X—
FENCE LINE, CHAIN LINK OR IRON	—○—	—○—
FENCE LINE, WOOD OR PLASTIC	—□—	—□—
CONCRETE SIDEWALK	---	---
CURB AND GUTTER	---	---
DEPRESSED CURB	---	---
REVERSE PITCH CURB & GUTTER	---	---
EASEMENT LINE	---	---

ABBREVIATIONS			
BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	CURB CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TW	TOP OF WALL
INW	INVERT	W	WALK/SIDEWALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE



PROPOSED IMPROVEMENTS FOR STARBUCKS AT FINLEY SQUARE MALL DOWNERS GROVE, ILLINOIS

PLANS PREPARED FOR
**FEDERAL REALTY
INVESTMENT TRUST**
50 EAST WYNNEWOOD ROAD
WYNNEWOOD, PA. 19096
(484)419-1213



85% PROGRESS SET
PRELIMINARY SUBMITTAL
03/21/14

GENERAL NOTES

- The contractor shall notify the following governmental agencies at least two working days prior to commencement of construction:
 - Village of Downers Grove Engineering and Public Works Department (630)-434-5500
 - Downers Grove Sanitary District (630)-969-0664
- The contractor shall notify all utility companies and arrange for their facilities to be located prior to work in any easement, right-of-way, or suspected utility location. Repair of any damage to existing facilities shall be the responsibility of the contractor. Utility locations shown herein are for graphic illustration only and are not to be relied upon.
- Prior to commencement of any offsite construction, the contractor shall secure written authorization that all offsite easements have been secured, and that permission has been granted to enter onto private property.
- Elevations shown herein reflect NAVD 1988 datum.
- The boundary and topographic survey data for this project is based on a field survey prepared by by Gentile and Associates, Inc. dated 12/09/2013. The contractor shall verify existing conditions prior to commencing construction and shall immediately notify the engineer in writing of any differing conditions.
- RWG Engineering, LLC, it's employees and agents are not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor, and any other entity performing work at the site. Neither the owner nor the engineer assumes any responsibility for job site safety or for the means, methods or sequences of construction.

INDEX OF SHEETS

- TITLE SHEET
- EXISTING PUD PLAN
- PROPOSED PUD PLAN
- EXISTING CONDITIONS/ DEMOLITION PLAN
- GEOMETRIC SITE PLAN
- SOIL EROSION AND SEDIMENT CONTROL PLAN
- GRADING PLAN
- UTILITY PLAN
- PROJECT NOTES AND SPECIFICATIONS
- CONSTRUCTION STANDARDS

BENCHMARKS

SOURCE BENCHMARK:
DUPAGE COUNTY BM # 0166
STATION IS LOCATED ALONG THE EAST SIDE OF FINLEY ROAD AT THE OVERPASS FOR INTERSTATE 88. STATION IS 110.0 FEET NORTH OF THE CENTERLINE OF A CAR DEALERSHIP ENTRANCE AND 32.0 FEET EAST OF THE CENTERLINE OF FINLEY ROAD NORTHBOUND. MONUMENT IS A 3.5 INCH BRASS DISK ON THE SOUTH END OF THE EAST BRIDGE WALL FOR THE OVERPASS.
ELEV. = 771.01 (NAVD '88)

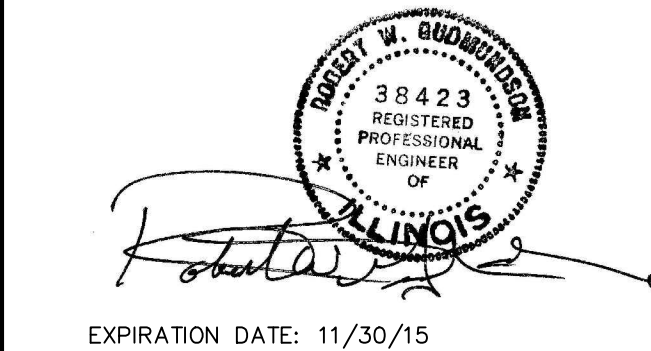
SITE BENCHMARK:
NORTHWEST BOLT ON FIRE HYDRANT LOCATED ALONG THE EAST SIDE OF SUBJECT PROPERTY 180 FEET NORTH OF THE NORTH LINE OF BUTTERFIELD ROAD.
ELEV. = 745.26 (NAVD '88)

SURFACE WATER DRAINAGE STATEMENT
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, ROBERT W. GUDMUNDSON, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING. I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY."

DATED THIS 14TH DAY OF FEBRUARY, A.D. 2014

OWNER OR ATTORNEY
ENGINEER



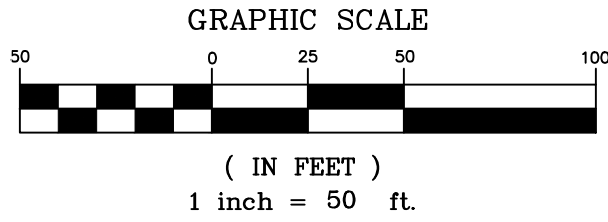
STARBUCKS AT FINLEY SQUARE MALL
DOWNERS GROVE, ILLINOIS
TITLE SHEET

RWG Engineering, LLC
975 E. 22nd Street, Suite 400, Wheaton, IL 60189
Phone: (630) 774-9501 www.rwg-engineering.com
Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO. 08504613
DATE 01/24/14
SCALE NONE
PROJ. MGR. RWG
PROJ. ASSOC. MRM
DRAWN BY JP

SHEET
1 OF 10

REVISION	DATE	PER VILLAGE COMMENTS	DRAWN BY
1.	02/14/2014	PER VILLAGE COMMENTS	JP
2.	02/26/2014	PER VILLAGE COMMENTS	JP
3.	03/21/2014	STARBUCKS FOOTPRINT	JP



DRIVE

DOWNERS

80' ROW

ROAD

FINLEY

100' ROW

FINLEY SQUARE MALL

06-30-403-021

06-30-403-020

06-30-403-019

BUTTERFIELD ROAD

(IL RT 56)

ROAD

CENTERLINE BUTTERFIELD ROAD

FINLEY SQUARE MALL PUD (DOWNERS GROVE PUD NO. 17) SITE DATA		
SITE AREA	=	931,101SF (21.38AC)
EXISTING ZONING = B3 (PUD)		
BUILDING FOOTPRINTS:		
• MAIN CENTER NORTH END (ALL)	=	259,233SF
• RUBY TUESDAY	=	5,145SF
• BURGER KING	=	4,255SF
• PORTILLO'S	=	2,688SF
TOTAL EXISTING FOOTPRINT	=	277,321SF
EXISTING SITE COVERAGE:		
• BUILDING FOOTPRINTS	=	277,321SF (29.79%)
• PAVEMENT/SIDEWALK	=	548,813SF (58.94%)
• GREENSPACE	=	104,967SF (11.27%)
TOTAL	=	931,101SF (100.00%)
EXISTING PARKING SUMMARY:		
• REGULAR STALLS	=	1,100 STALLS
• ADA ACCESSIBLE STALLS	=	25 STALLS
TOTAL	=	1,125 STALLS
NOTE: BUILDING SQUARE FOOTAGE (FOR PARKING RATIO CALCULATIONS/REQUIREMENTS) EXCLUDES THE VACANT UPPER LEVEL ABOVE HH GREGG (37,181 SF) DUE TO COVENANTED AGREEMENT THAT PROHIBITS LEASING THE SECOND FLOOR AS LONG AS HH GREGG IS A TENANT OF THE SHOPPING CENTER.		
FURTHERMORE: BASED ON DOCUMENTS FURNISHED BY PROPERTY OWNERSHIP AND MANAGEMENT, THE FOLLOWING SQUARE FOOTAGE (REPRESENTING MECHANICAL AND ELECTRICAL EQUIPMENT AREAS, ELEVATOR SHAFTS, STAIRWELLS, AND COMMERCIAL KITCHEN AREAS WITHIN SELECTED LARGER TENANT SPACES) IS ALLOWED TO BE SUBTRACTED FROM THE TOTAL BUILDING AREA FOR PURPOSES OF DETERMINING EXISTING/PROPOSED PARKING RATIOS:		
CHIPOTLE.....	=	519 SF
BUY BUY BABY.....	=	6,314 SF
PETSMART.....	=	7,460 SF
BED BATH AND BEYOND.....	=	11,384 SF
EDDIE Z'S.....	=	221 SF
OFFICEMAX.....	=	2,346 SF
K & G FASHION.....	=	560 SF
QUIZNO'S.....	=	1,325 SF
HH GREGG.....	=	5,656 SF
PORTILLO'S.....	=	2,265 SF
TOTAL SUBTRACTION FOR PARKING RATIO CALCULATIONS=	=	38,050 SF
EXISTING PARKING RATIO:		
1,125 STALLS/ (277,321 SF-38,050 SF) =	=	4.70 STALLS PER 1,000 SF

STARBUCKS AT FINLEY SQUARE MALL
DOWNERS GROVE, ILLINOIS
EXISTING PUD PLAN

RWG Engineering, LLC
975 E. 22nd Street, Suite 400, Wheaton, IL 60189
Phone: (630) 774-9501 www.rwg-engineering.com
Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO. 08504613
DATE 01/24/14
SCALE 1"=50'
PROJ. MGR. RWG
PROJ. ASSOC. MRM
DRAWN BY JP

SHEET

2 OF 10



FINLEY SQUARE MALL PUD
(DOWNERS GROVE PUD NO. 17)
REVISED SITE DATA

SITE AREA

EXISTING ZONING = B3 (PUD)

BUILDING FOOTPRINTS:

MAIN CENTER NORTH END (ALL)

RUBY TUESDAY

BURGER KING

PORTILLO'S

STARBUCKS (NEW)

TOTAL FOOTPRINT WITH STARBUCKS

259,233SF

5,145SF

4,255SF

8,688SF

2,024SF

279,345 SF

REVISED SITE COVERAGE:

BUILDING FOOTPRINTS

PAVEMENT/SIDEWALK

GREENSPACE

TOTAL

279,345 SF

544,710 SF

107,046 SF

931,101 SF

(30.00%)

(58.50%)

(11.50%)

(100.00%)

REVISED PARKING SUMMARY:

REGULAR STALLS

ADA ACCESSIBLE STALLS

TOTAL

1,052 STALLS

27 STALLS

1,079 STALLS

NOTE:

BUILDING SQUARE FOOTAGE (FOR PARKING RATIO CALCULATIONS/REQUIREMENTS) EXCLUDES THE VACANT UPPER LEVEL ABOVE HH GREGG (37,181 SF) DUE TO COVENANTED AGREEMENT THAT PROHIBITS LEASING THE SECOND FLOOR AS LONG AS HH GREGG IS A TENANT OF THE SHOPPING CENTER.

FURTHERMORE:

BASED ON DOCUMENTS FURNISHED BY PROPERTY OWNERSHIP AND MANAGEMENT, THE FOLLOWING SQUARE FOOTAGE (REPRESENTING MECHANICAL AND ELECTRICAL EQUIPMENT AREAS, ELEVATOR SHAFTS, STAIRWELLS, AND COMMERCIAL KITCHEN AREAS WITHIN SELECTED LARGER TENANT SPACES) IS ALLOWED TO BE SUBTRACTED FROM THE TOTAL BUILDING AREA FOR PURPOSES OF DETERMINING EXISTING/PROPOSED PARKING RATIOS:

CHIPOTLE.....

BUY BUY BABY.....

PETSMART.....

BED BATH AND BEYOND.....

EDDIE Z'S.....

OFFICEMAX.....

K & G FASHION.....

QUIZNOS.....

HH GREGG.....

PORTILLO'S.....

519 SF

6,314 SF

7,460 SF

11,384 SF

221 SF

2,346 SF

1,560 SF

1,325 SF

5,656 SF

2,265 SF

TOTAL SUBTRACTION FOR PARKING RATIO CALCULATIONS=

38,050 SF

REVISED PARKING RATIO:

1,079 STALLS/ (279,345 SF-38,050 SF) = 4.47 STALLS PER 1,000 SF

PROPOSED LOT BREAKDOWN DATA:

LOT 1: (PRIMARY SHOPPING MALL)

LOT AREA

BUILDING FOOTPRINT

PARKING/SIDEWALK

GREENSPACE

804,021 SF

259,233SF

484,806 SF

59,982 SF

(32.24%)

(60.30%)

(7.46%)

(100.00%)

LOT 2: (RUBY TUESDAY)

LOT AREA

BUILDING FOOTPRINT

PARKING/SIDEWALK

GREENSPACE

27,279SF

5,145SF

6,089SF

16,045SF

(0.6262AC)

(18.86%)

(22.32%)

(58.82%)

LOT 3: (BURGER KING)

LOT AREA

BUILDING FOOTPRINT

PARKING/SIDEWALK

GREENSPACE

29,530SF

4,255SF

16,851 SF

8,424SF

(0.6779AC)

(14.41%)

(57.06%)

(28.53%)

LOT 4: (PORTILLO'S)

LOT AREA

BUILDING FOOTPRINT

PARKING/SIDEWALK

GREENSPACE

34,505SF

8,688SF

19,432 SF

6,385SF

(0.7921AC)

(25.18%)

(56.32%)

(18.50%)

LOT 5: (STARBUCKS)

LOT AREA

BUILDING FOOTPRINT

PARKING/SIDEWALK

GREENSPACE

35,766 SF

2,024SF

17,532 SF

16,210SF

(0.8211AC)

(5.66%)

(49.02%)

(45.32%)

NET SITE CHANGES WITH STARBUCKS ADDITION:

BUILDING FOOTPRINTS

PAVEMENT/SIDEWALK

GREENSPACE

NET CHANGE IN PARKING STALLS

= +2,024 SF

= -4,103 SF

= +2,079 SF

= - 46 STALLS

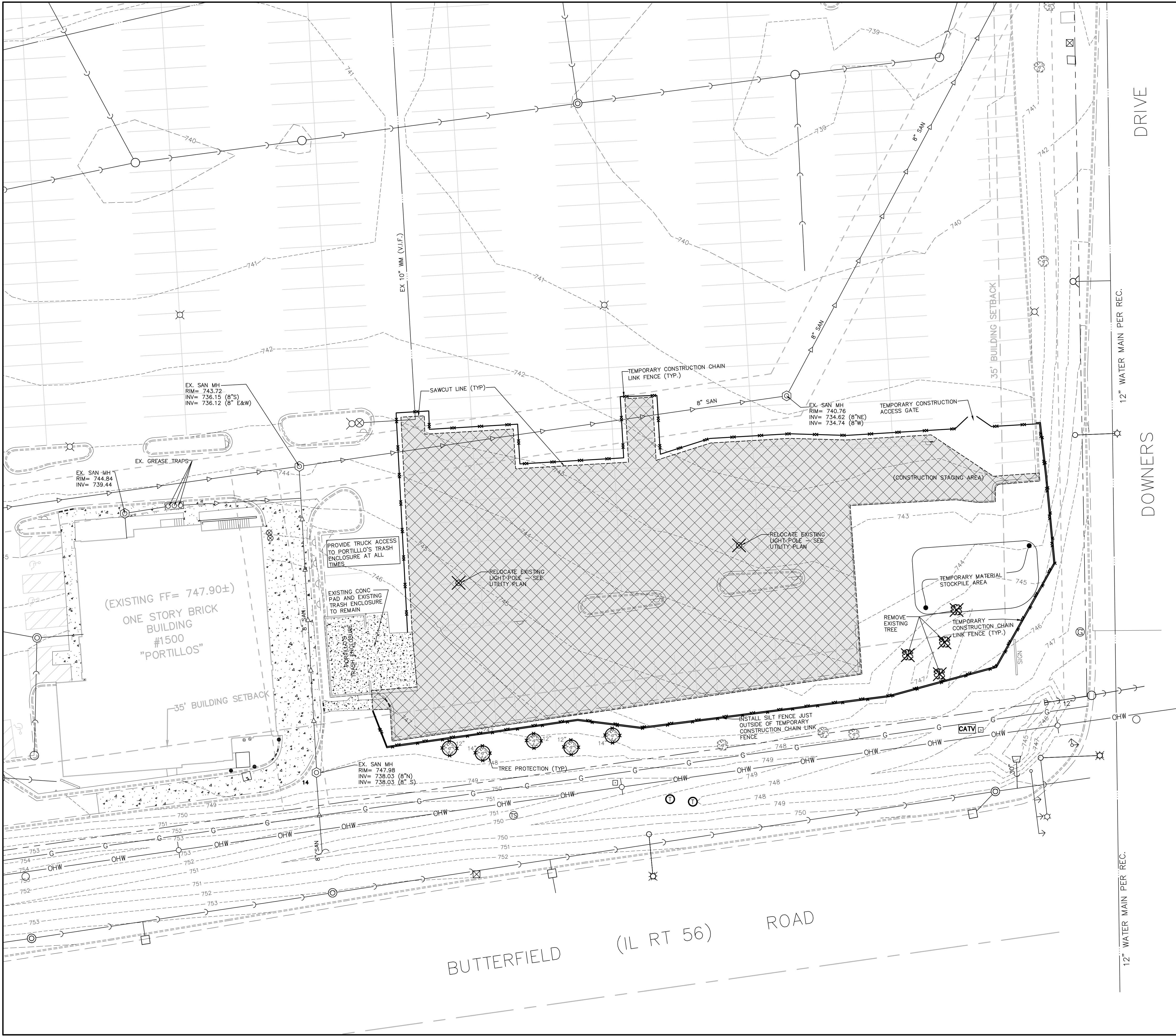
STARBUCKS AT FINLEY SQUARE MALL
DOWNERS GROVE, ILLINOIS
PROPOSED PUD PLAN

RWG Engineering, LLC
975 E. 22nd Street, Suite 400, Wheaton, IL 60189
Phone: (630) 774-9501 www.rwg-engineering.com
Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO. 08504613
DATE 01/24/14
SCALE 1"=50'
PROJ. MGR. RWG
PROJ. ASSOC. MRM
DRAWN BY JP

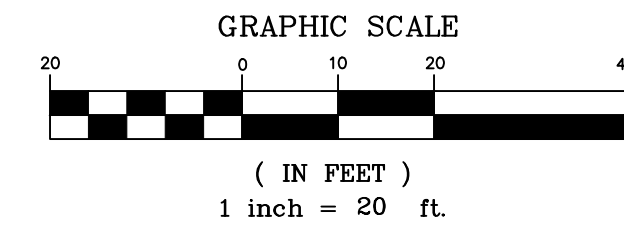
SHEET
3 OF 10

March 20, 2014 3:05:36 p.m. AcadVer:18.0s (LMS Tech)
Drawing: S:\08504613\300_ENGINEERING\310_CADD\FINAL\085_BASE.DWG



DRIVE

DOWNERS



DEMOLITION NOTES

- EXISTING ELECTRICAL AND PHONE CABLES MAY BE LOCATED WITHIN THE PROPOSED IMPROVEMENT AREA. APPROXIMATE KNOWN LOCATIONS ARE SHOWN HEREON. THE CONTRACTOR SHALL ARRANGE FOR PRECISE LOCATION OF EXISTING CABLE SERVICES AND EXERCISE EXTREME CARE WHEN WORKING AROUND SAME.
- ALL STRUCTURAL PAVEMENT MATERIALS (ASPHALT, CONCRETE SIDEWALK, CURB/GUTTER) THAT CANNOT BE CRUSHED TO AN APPROVED IDOT SPECIFICATION FOR USE AS STRUCTURAL FILL SHALL BE DISPOSED OF BY THE CONTRACTOR AT AN OFFSITE LOCATION. RE-USE OF MILLED ASPHALT AND PROPERLY CRUSHED CONCRETE AS STRUCTURAL FILL IS ACCEPTABLE AND ENCOURAGED.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING AMENITIES SCHEDULED TO REMAIN. PROPER SAWCUTTING SHALL BE ACCOMPLISHED AT ALL POINTS OF CONNECTION OR INTERFACE BETWEEN EXISTING AND PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UNDERGROUND UTILITIES (EVEN IF NOT SHOWN ON THESE PLANS) LOCATED PRIOR TO DEMOLITION WORK. SANITARY SERVICE, WATERMAIN SERVICE, GAS, ELECTRIC, ETC SHALL BE CUT-OFF. CONTRACTOR TO COORDINATE WITH RESPECTIVE MUNICIPAL AGENCY TO ARRANGE FOR DISCONNECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES, STREET LIGHTS, SIGNS, ETC. THAT ARE NOT INTENDED TO BE PERMANENTLY REMOVED.
- CONTRACTOR SHALL NOTIFY THE VILLAGE OF DOWNERS GROVE BUILDING DEPARTMENT, ALL UTILITY COMPANIES, AND THE FIRE DEPARTMENT PRIOR TO START UP.
- ON-SITE DISTURBED AREAS TO REMAIN AS GREENSPACE SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND SOO.

DEMOLITION LEGEND

- TREE/BUSH/STRUCTURE REMOVAL
- REMOVE EXISTING PAVEMENT/SIDEWALK (INCL SAWCUT)
- PROPOSED CONSTRUCTION CHAIN LINK FENCE
- TREE PROTECTION FENCE

Municipal Codes regarding trees, including tree protection requirements for public parkway trees, are located in Chapter 24 of the Downers Grove Municipal Code <http://www.downersgrove.il.gov/codes/chapter24>. Parkway tree protection shall include meeting damage to both the above ground tree trunk, including the branches, and the below ground root system. Roots are the most vital part of a tree with the majority of nutrient and water carrying roots in the upper 18 to 24 inches of soil. Tree roots must be protected from severing or changes in their soil environment (such as compaction or grade changes) to prevent irreversible tree decline or death in the coming years.

The Critical Root Zone, or CRZ, is the area immediately surrounding a tree that needs to be protected from damage. The size of this area, measured from the center of the tree, is ideally a circle with a radius of one foot for each inch of trunk diameter. The depth of the CRZ extends to 4 feet below the natural ground surface level. In a municipal parkway setting with utilities and paved or concrete surfaces, the CRZ cannot change for the above size. Instead, the CRZ has been adjusted to form a rectangle around the parkway tree trunk with the minimum dimensions listed in the following table. At a minimum, the listed CRZ shall be fenced with a 6 foot high temporary chain link construction fence spaced to further than 10 feet apart. Metal posts spaced no further than 10 feet apart. Whenever possible, the entire parkway shall be fenced in areas where access has been permitted. Any exceptions shall be noted on the drawings submitted for a given permit.

PARKWAY TREE DIAMETER AT 4' A.S.	WIDTH FROM STREET TO PROPERTY	LENGTH ALONG MINIMUM CURB TO SIDEWALK	STREET MINIMUM	DEPTH
12.1-14.0 INCHES	12.0 FEET	20 FEET	4 FEET	4 FEET
14.1-16.0 INCHES	12.0 FEET	20 FEET	4 FEET	4 FEET
16.1-18.0 INCHES	12.0 FEET	30 FEET	4 FEET	4 FEET
18.1-24.0 INCHES	12.0 FEET	30 FEET	4 FEET	4 FEET
24.1 OR MORE INCHES	12.0 FEET	30 FEET	4 FEET	4 FEET

For public parkway trees, roots located within the determined CRZ shall be protected from compaction, severing, and the storage of materials or equipment. Utilities must be surveyed underneath the tree as shown above. In cases when severing or damage within a portion of the CRZ may be unavoidable (ex. sidewalk installation, curb replacement, water main or sanitary main disconnections in the parkway), subject to the approval of the Village Forester, the smallest possible area shall be disturbed and shop clean cuts shall be made on root ends to promote wound closure and root regeneration. All CRZ fencing shall be a 6 foot high temporary chain link construction fence secured to metal posts spaced no further than 10 feet apart. Metal posts shall be maintained daily in good condition. Any exceptions to the fence dimensions or parkway posting shall be noted on the permit.

In addition to trees and situations that may be assessed for violations of any Chapter 24 municipal code (such as not maintaining fencing around the CRZ or unauthorized removal of parkway trees), violations may be subject to the following provisions:

- Removal or an injury to the tree or any portion of the tree or unauthorized removal of the tree.
- Damage to or removal of the trunk or branches of the tree or unauthorized removal of the tree.
- Forfeiture of bonds issued for the work should funds be sufficient to cover tree values and fines.
- Costs of repair, including the cost of the work, shall be paid by the contractor.
- The stump of the tree shall remain in the right-of-way.
- Fines of \$500 for the 1st offense, \$1,000 for the 2nd offense, \$2,500 for 3rd and subsequent offenses.
- Each day during which a violation continues shall be construed as a separate and distinct offense.

For more information, contact the Forestry Division at 434-5475 or 434-5476.

STANDARD DETAIL
PARKWAY TREE PROTECTION REQUIREMENTS

DATE: 02/20/14
DRAWN BY: J.M.L.
APPROVED BY: M.D.M.

DRAWING NO. 196-01
S.L.W. - C&G & TRANSPORTATION DESIGN DETAILS-FEB 07 (REVISED 10-11)

STARBUCKS AT FINLEY SQUARE MALL

DOWNERS GROVE, ILLINOIS

EXISTING CONDITIONS/SITE DEMOLITION PLAN

RWG Engineering, LLC

975 E. 22nd Street, Suite 400, Wheaton, IL 60189

Phone: (630) 774-9501 www.rwg-engineering.com

Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO. 08504613

DATE 01/24/14

SCALE 1"=20'

PROJ. MGR. RWG

PROJ. ASSOC. MRM

DRAWN BY J.P.

SHEET 4 OF 10

REVISIONS

DATE	PER	VILLAGE COMMENTS
1. 02/14/2014	J.P.	
2. 02/26/2014	J.P.	
3. 02/27/2014	J.P.	

STARBUCKS FOOTPRINT

DRAWN BY J.P.

DATE 02/14/2014

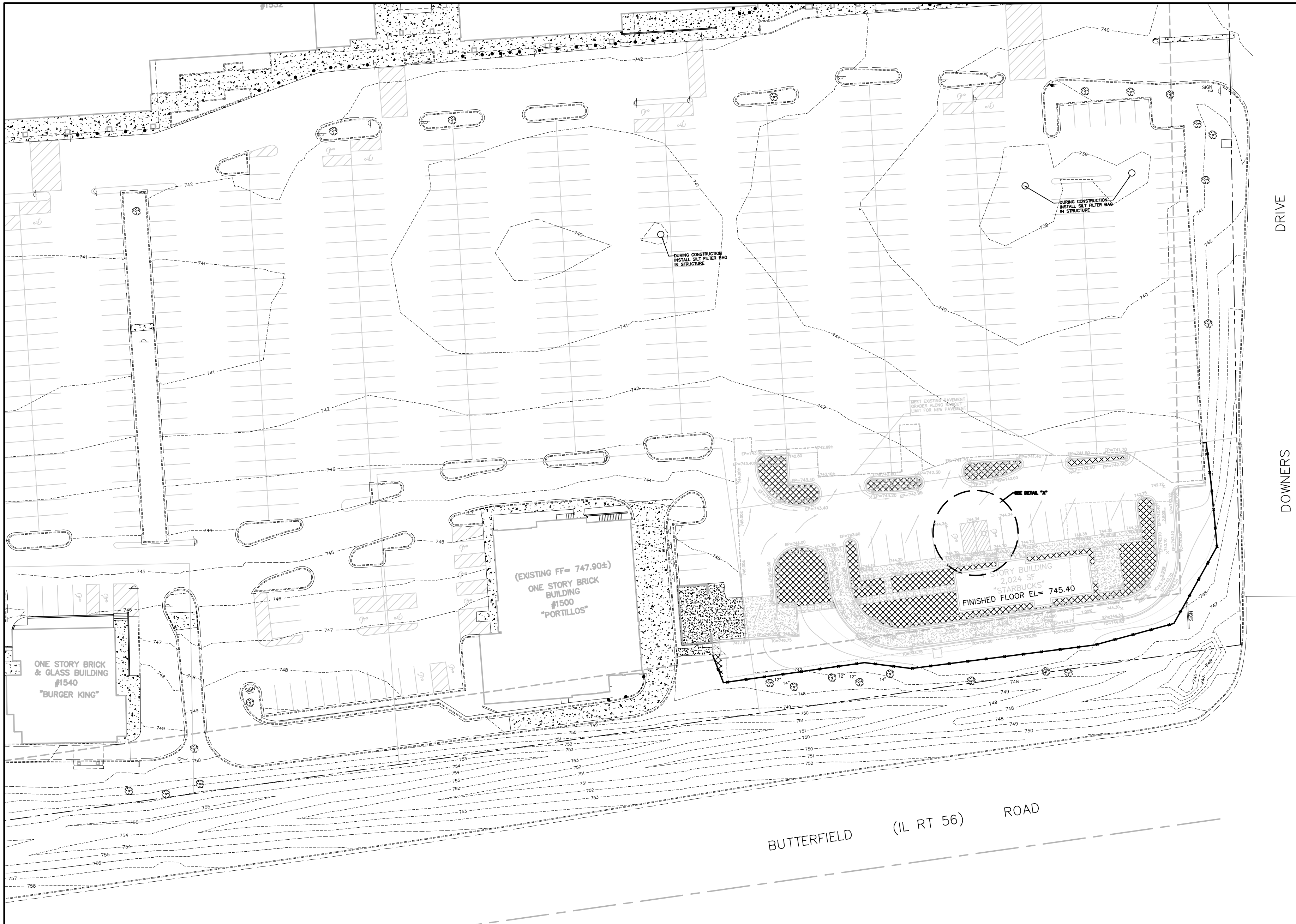
PER VILLAGE COMMENTS

PER VILLAGE COMMENTS

STARBUCKS FOOTPRINT

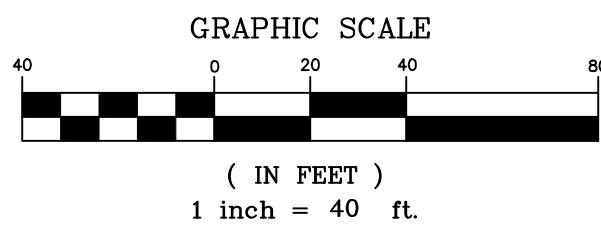
1 inch = 20 ft.

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DRIVE

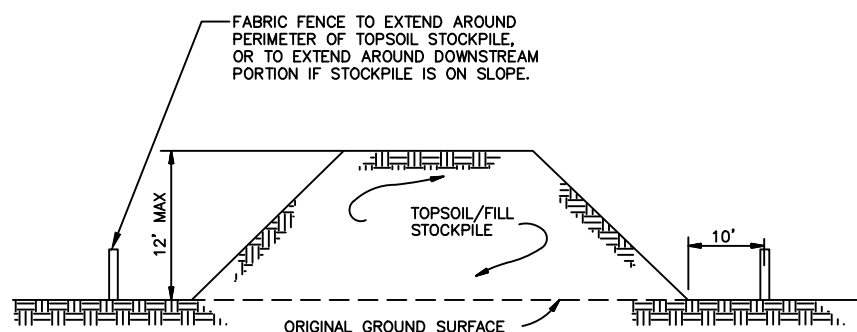
DOWNERS



- LEGEND**
- STORM DRAINAGE STRUCTURE
 - INLET PROTECTION
 - TREE PROTECTION
 - SILT FENCE
 - TOPSOIL RESPREAD AND SOO

SOIL EROSION AND SEDIMENT CONTROL

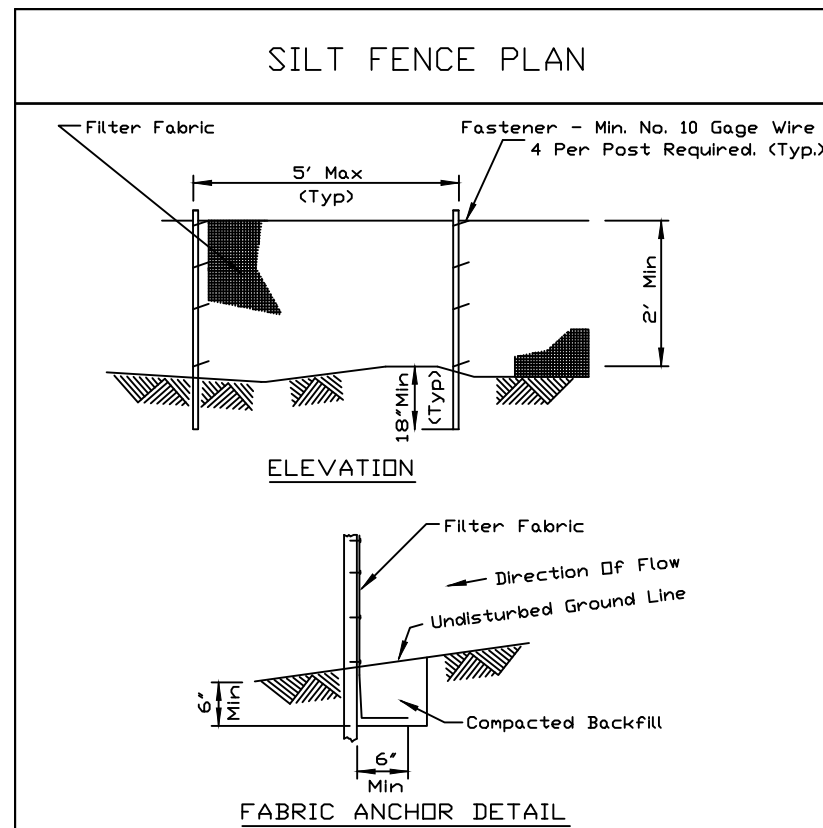
1. UPDATE EROSION CONTROL AS NECESSARY THROUGHOUT CONSTRUCTION UNTIL FINAL STABILIZATION.
2. CONDUCT EROSION AND SEDIMENT CONTROL PRECONSTRUCTION MEETING WITH APPROPRIATE AGENCIES AND CONTRACTORS.
3. INSTALL PERIMETER SEDIMENT CONTROL MEASURES.
4. INSTALL PROTECTION FOR EXISTING INLET STRUCTURES.
5. BEGIN SEDIMENT AND EROSION CONTROL OBSERVATIONS ON A WEEKLY BASIS, AS WELL AS AFTER EVERY 1/2" PRECIPITATION EVENT.
6. REMOVE EXISTING VEGETATION AS NEEDED FOR GRADING. VEGETATION SHOULD REMAIN IN AREAS THAT WILL NOT UNDERGO INITIAL GRADING.
7. CONDUCT SITE GRADING, INCLUDING STABILIZATION OF ALL STEEP SLOPES, DRAINAGE CHANNELS AND ALL DISTURBED AREAS AS THEY ARE COMPLETED, I.E., SEED, BLANKET, MULCH, RPRAP, ETC.
8. STABILIZE TOPSOIL STOCKPILES WITH PERIMETER PROTECTION AND TEMPORARY SEED IF NOT IN USE FOR OVER 14 DAYS.
9. CONDUCT UTILITY INSTALLATION AND INSTALLATION OF INLET PROTECTION.
10. TEMPORARILY SEED ALL AREAS THAT WILL NOT BE WORKED ON FOR OVER 14 DAYS.
11. CONDUCT ROAD AND CURB INSTALLATION; CONDUCT CONCRETE WASHOUT INSTALLATION. IMPLEMENT STREET CLEANING PROGRAM.
12. CONDUCT BUILDING CONSTRUCTION AND PERMANENT SEEDING AS AREAS ARE COMPLETED.



STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			A									
DORMANT SEEDING	B											B
TEMPORARY SEEDING			C			D						
SODDING			E									
MULCHING	F											

- A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE
- B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE
- C. SPRING OATS 100 LBS/ACRE
- D. WHEAT OR CEREAL RYE 150 LBS/ACRE
- E. SOD
- F. STRAW MULCH 2 TONS/ACRE

* IRRIGATION NEEDED DURING JUNE AND JULY
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

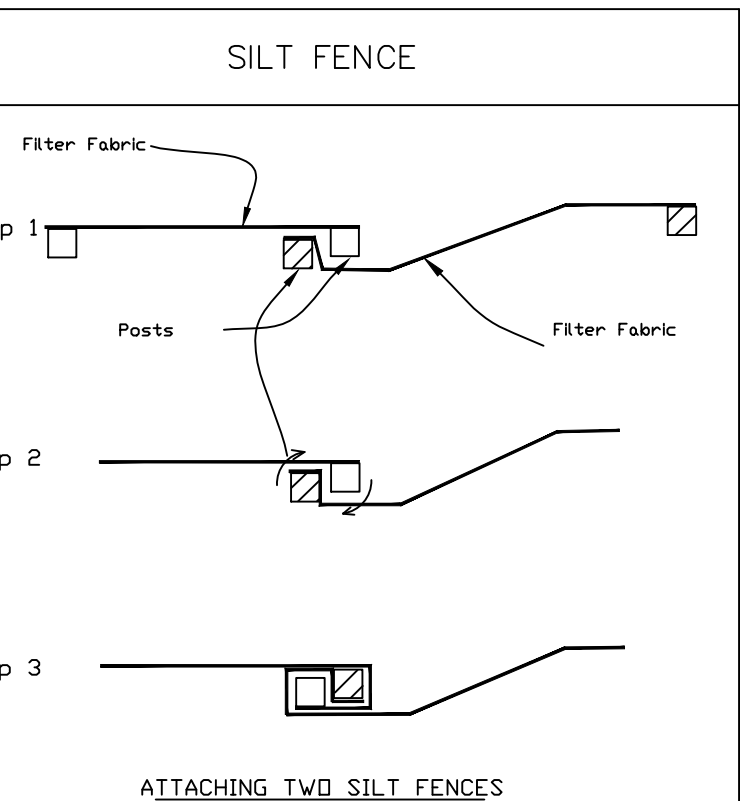


- NOTES:**
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
 2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 on 2, Class 1 with equivalent opening size of at least 30 for nonwoven and 50 for woven.
 3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE	Project	Design	Checked	Approved
	_____	_____	_____	_____

NCRS
NATIONAL CONSTRUCTION RESOURCES

STANDARD DWG. NO. IL-620
SHEET 1 OF 2
DATE: 11-29-19

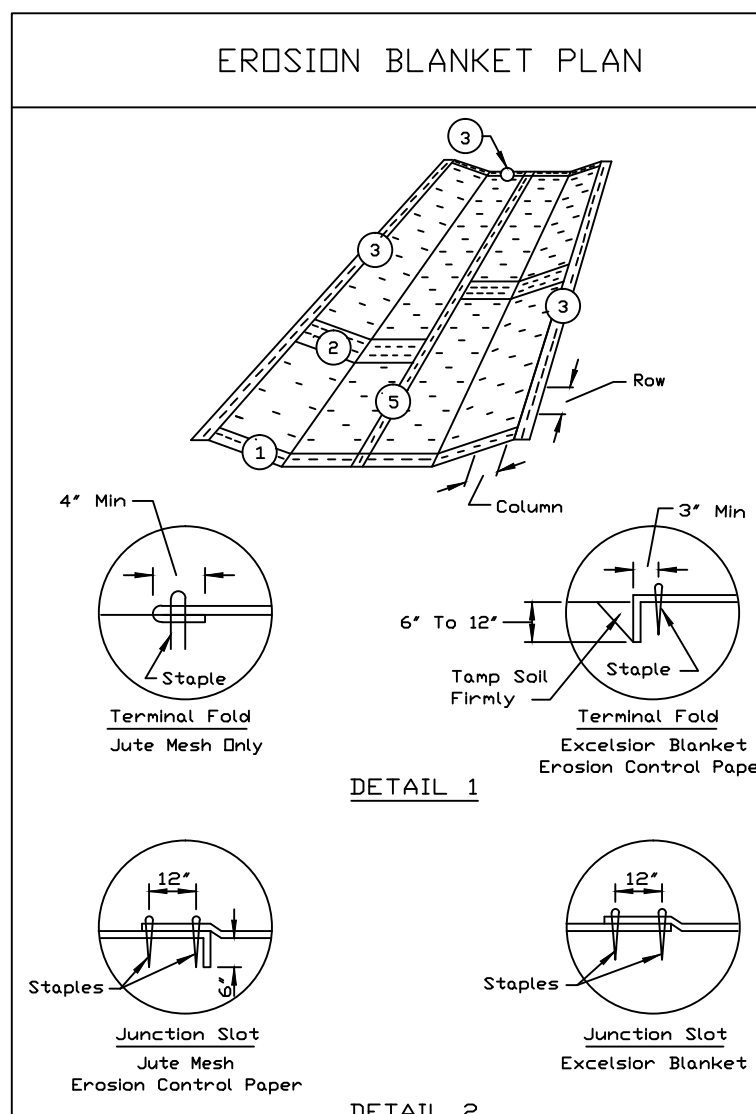


- NOTES:**
1. Place the end post of the second fence inside the end post of the first fence.
 2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
 3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

REFERENCE	Project	Design	Checked	Approved
	_____	_____	_____	_____

NCRS
NATIONAL CONSTRUCTION RESOURCES

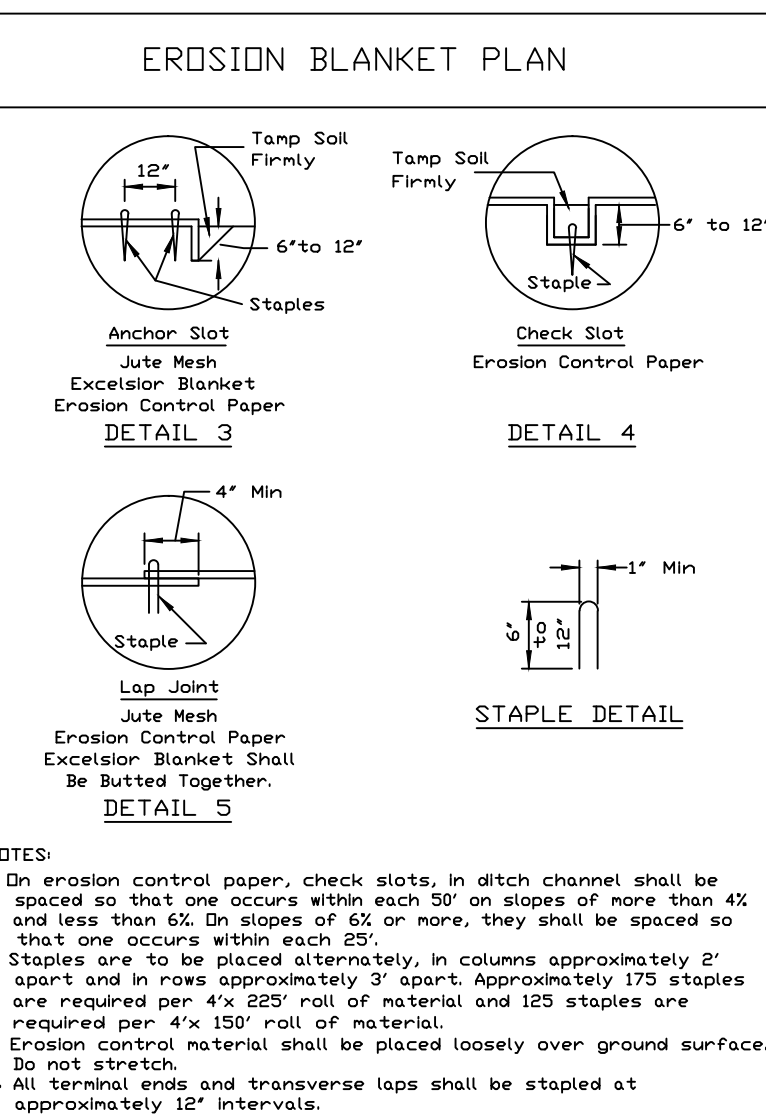
STANDARD DWG. NO. IL-620-2
SHEET 2 OF 2
DATE: 11-29-19



REFERENCE	Project	Design	Checked	Approved
	_____	_____	_____	_____

NCRS
NATIONAL CONSTRUCTION RESOURCES

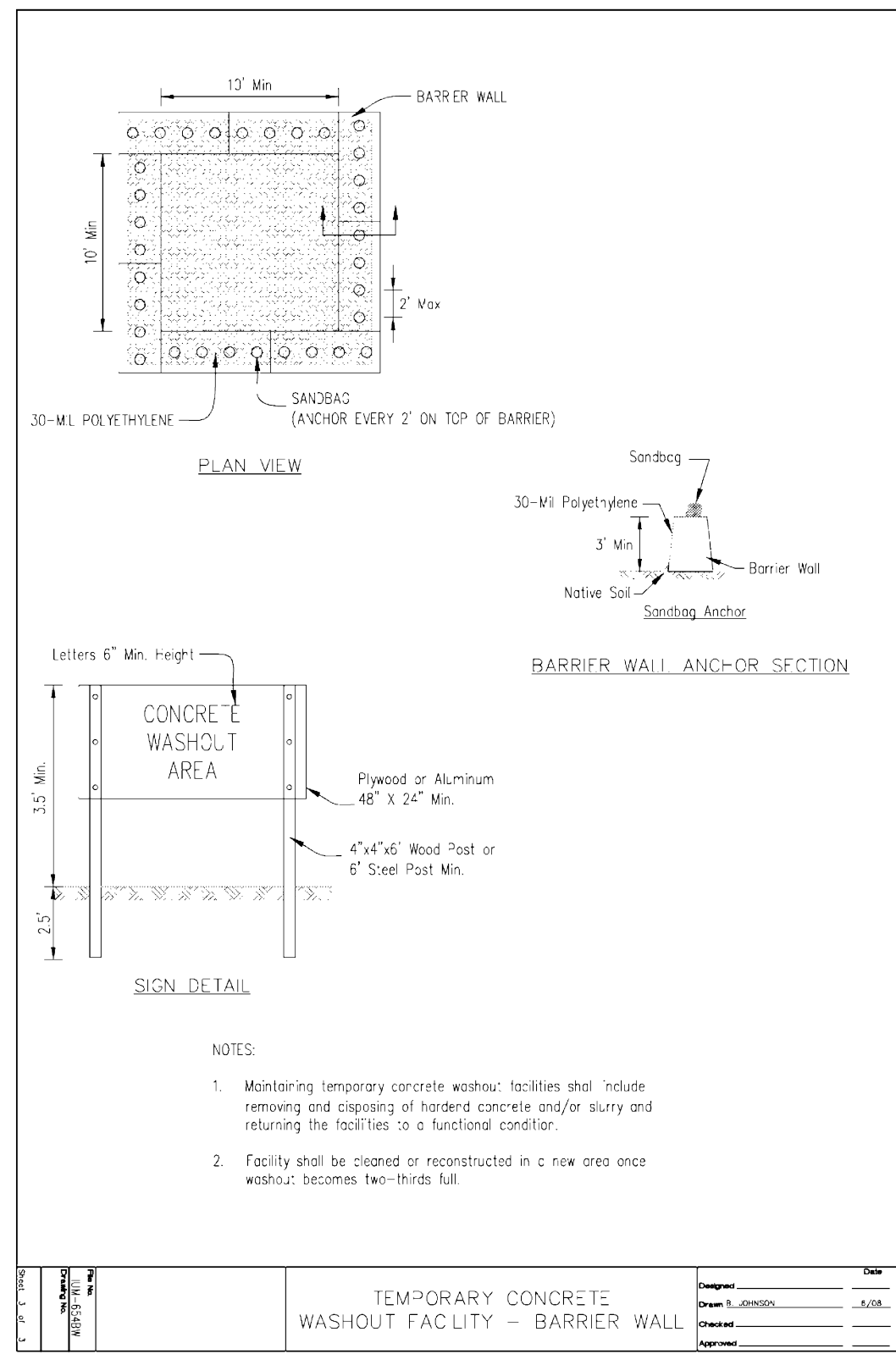
STANDARD DWG. NO. IL-530
SHEET 1 OF 2
DATE: 5-24-14



REFERENCE	Project	Design	Checked	Approved
	_____	_____	_____	_____

NCRS
NATIONAL CONSTRUCTION RESOURCES

STANDARD DWG. NO. IL-530
SHEET 2 OF 2
DATE: 5-24-14



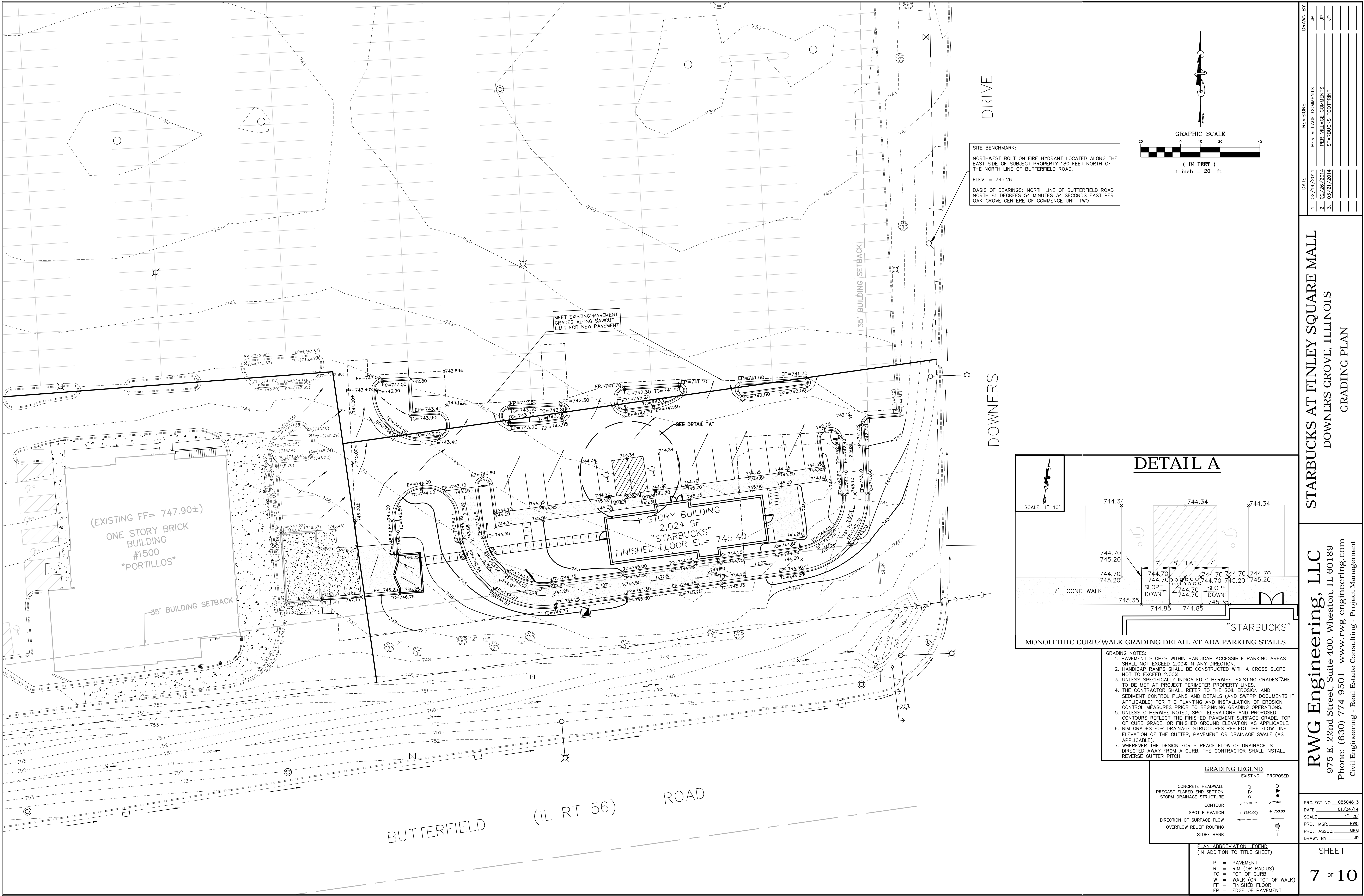
- NOTES:**
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
 2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

REFERENCE	Project	Design	Checked	Approved
	_____	_____	_____	_____

NCRS
NATIONAL CONSTRUCTION RESOURCES

STANDARD DWG. NO. IL-530
SHEET 1 OF 2
DATE: 5-24-14

Practice	Responsibility (Installation and maintenance)		Inspection (Inspector designated by Permittee)			Timing					Maintenance
	Design/Construction	Post-Construction/Operation/Maintenance	Before/After Rain Event or After 7 Days After Rain Event	Before/After Rain Event or After 7 Days After Rain Event	Before/After Rain Event or After 7 Days After Rain Event	Before Installation	After Installation	After Rain Event	After Rain Event		
Silt Fence											
Erosion Blanket	X	X	X	X	X					Replace displaced blankets	
Filter Strip	X	X	X	X ¹	X ²	X	X			Remove filter and sediment; repair erosion	
Grass-Lined Channel	X	X	X ¹	X ²	X ³			X		Monitor, turf if necessary	
Grass-Lined Channel	X	X	X ¹	X ²	X ³			X		Monitor, turf if necessary	
Grass-Lined Channel	X	X	X ¹	X ²	X ³			X		Monitor, turf if necessary	
Perimeter Vegetation	X	X	X ¹	X ²	X ³			X		Replenish if necessary; mowing, burning, herbicide, pesticide	
Seeding	X	X	X ¹	X ²	X ³			X		Limit traffic; mow, fertilize, and water	
Structural Streambank Stabilization	X	X	X ¹	X ²	X ³			X		Check stream bank stability and repair as needed	
Surface Roughening	X	X	X ¹	X ²	X ³			X			
Temporary Seeding	X	X	X ¹	X ²	X ³			X		Replenish if necessary	
Temporary Seeding	X	X	X ¹	X ²	X ³			X		Replenish if necessary	
Temporary Seeding	X	X	X ¹	X ²	X ³			X		Replenish if necessary	
Hydromulch	X	X	X ¹	X ²	X ³			X		Replenish if necessary	
Streambed Management											
Urban Stormwater Detention	X	X	X ¹	X ²	X ³			X		Clean sediment in forebay every 3-5 years once per year	
Permeable Pavement	X	X	X ¹	X ²	X ³			X		Monitor, turf if necessary	
Rock Outlet Protection	X	X	X ¹	X ²	X ³			X		Replenish displaced rocks	
Subsurface Drain	X	X	X ¹	X ²	X ³			X		Check drains; remove sediment and debris	
Vegetated Swale	X	X	X ¹	X ²	X ³			X		Limit traffic; mow, fertilize, and water	
Open water Pond	X	X	X ¹	X ²	X ³			X		Check sediment traps every 3-5 years; maintain surrounding vegetation	
Structural Protection											
Collect Inlet Protection	X	X	X ¹	X ²	X ³			X		Replace or clean aggregate; remove sediment	
Retention Wall	X	X	X ¹	X ²	X ³			X		Monitor capacity; storage and ridge height	
Overflow Drain	X	X	X ¹	X ²	X ³			X		Monitor capacity; storage and ridge height	
Infiltration Trench	X	X	X ¹	X ²	X ³			X		Maintain vegetation above ground trench	
Rock Check Dam	X	X	X ¹	X ²	X ³			X		Remove sediment if it has accumulated over 1/2 dam height; replace displaced rocks	
Silt Fence	X	X	X ¹	X ²	X ³			X		Remove sediment when deposition is 1/2 fence height	
Sump Pit	X	X	X ¹	X ²	X ³			X		Replace if filter fabric and pit fill with sediment	
Temporary Sediment Trap	X	X	X ¹	X ²	X ³			X		Remove sediment when it has accumulated to 1/2 design depth of permanent pool	
Temporary Stone Drain	X	X	X ¹	X ²	X ³			X		Monitor capacity; storage and ridge height	
Temporary Stream Crossing	X	X	X ¹	X ²	X ³			X		Monitor capacity; storage and ridge height	
Temporary Seals	X	X	X ¹	X ²	X ³			X		Monitor capacity; storage and ridge height	
Stream Protection	X	X	X ¹	X ²	X ³			X		Monitor capacity; storage and ridge height	
Stream Protection	X	X	X ¹	X ²	X ³			X		Monitor capacity; storage and ridge height	
Stream Protection	X	X	X ¹	X ²	X ³			X		Monitor capacity; storage and ridge height	
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Stream Protection	X	X	X ¹	X ²	X ³			X		Monitor capacity; storage and ridge height	
Stream Protection	X	X	X ¹	X ²	X ³			X		Monitor capacity; storage and ridge height	
Stream Protection	X	X	X ¹	X ²	X ³			X		Monitor capacity; storage and ridge height	
Stream Protection											



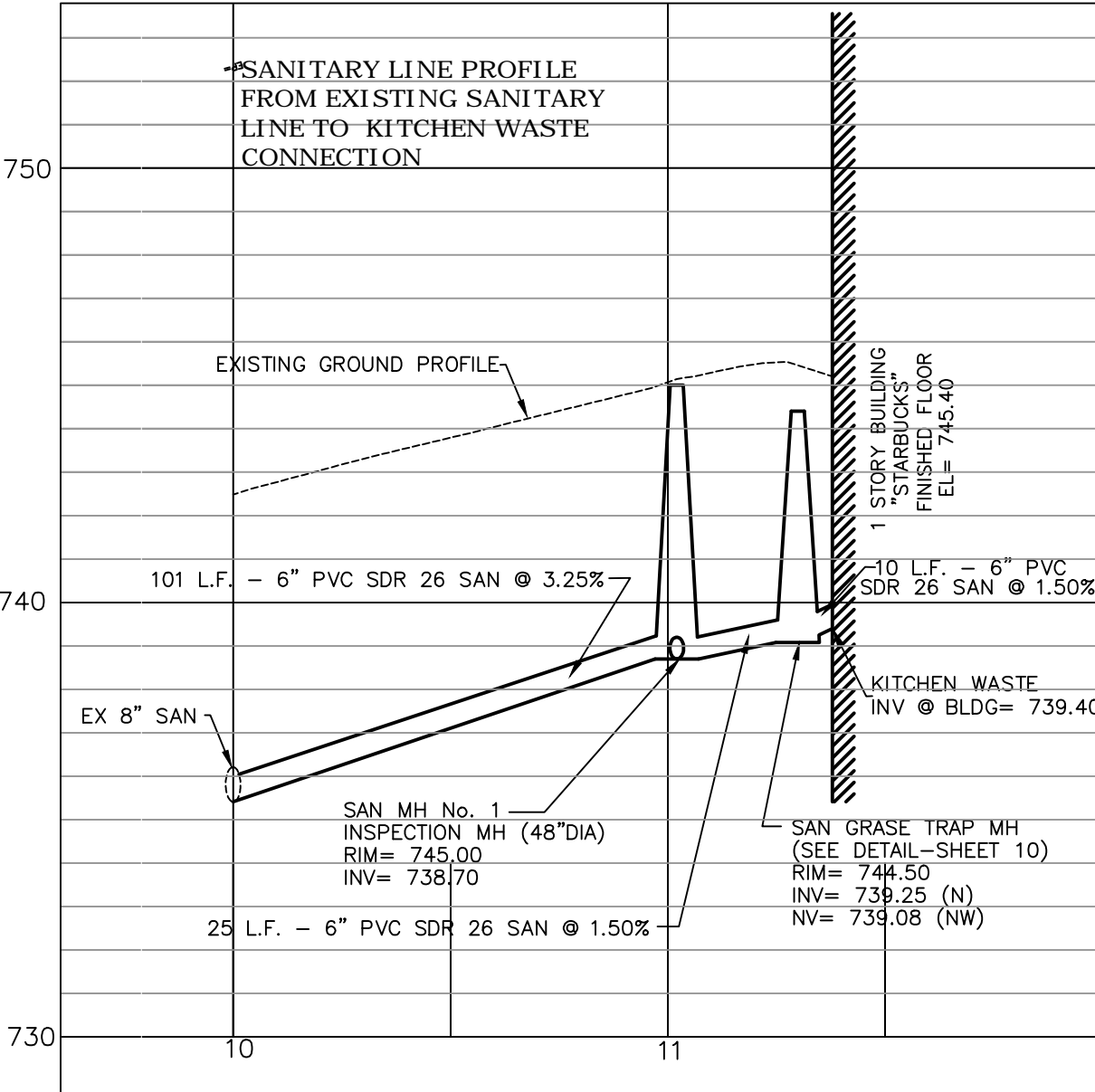
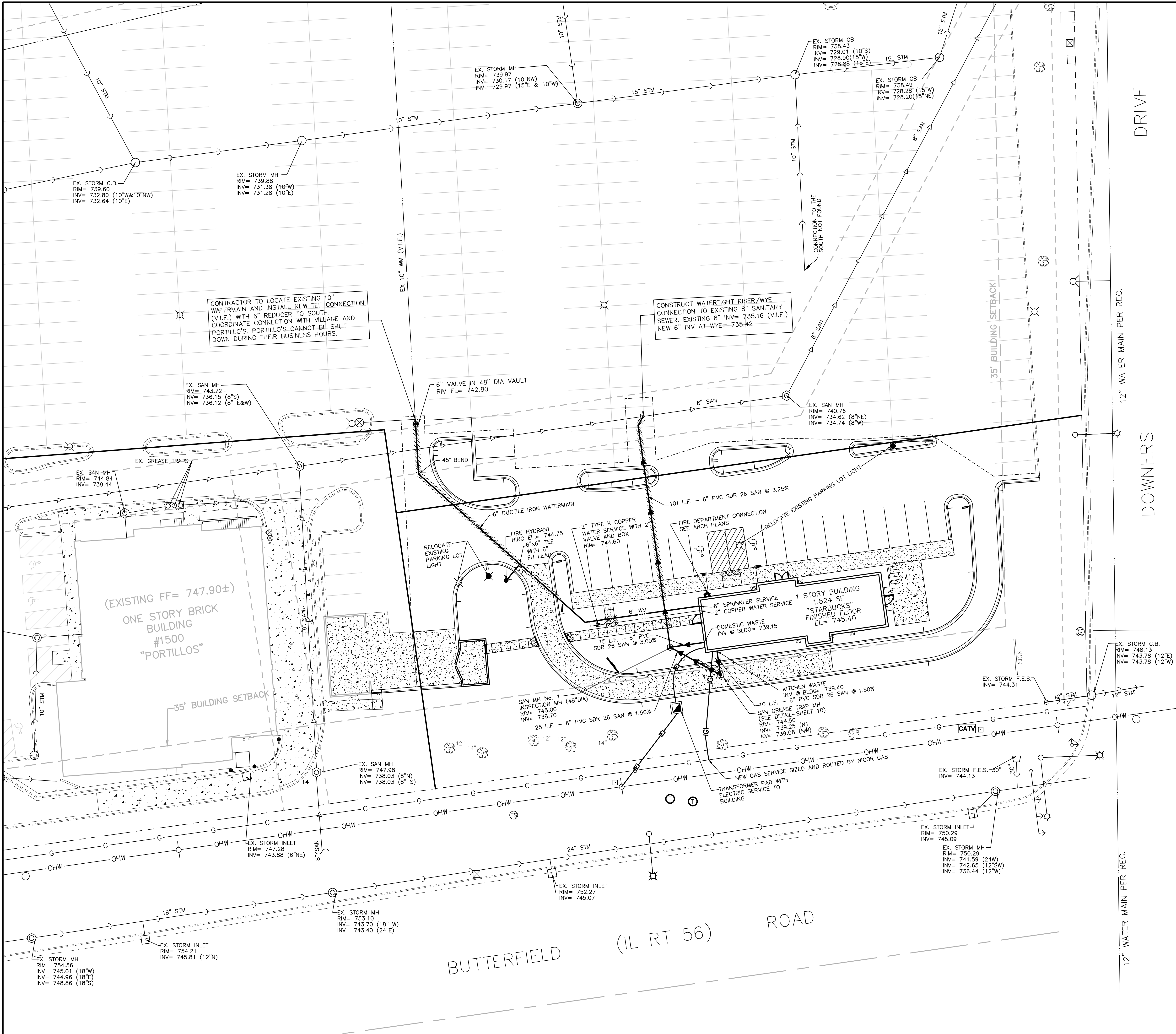
STARBUCKS AT FINLEY SQUARE MALL
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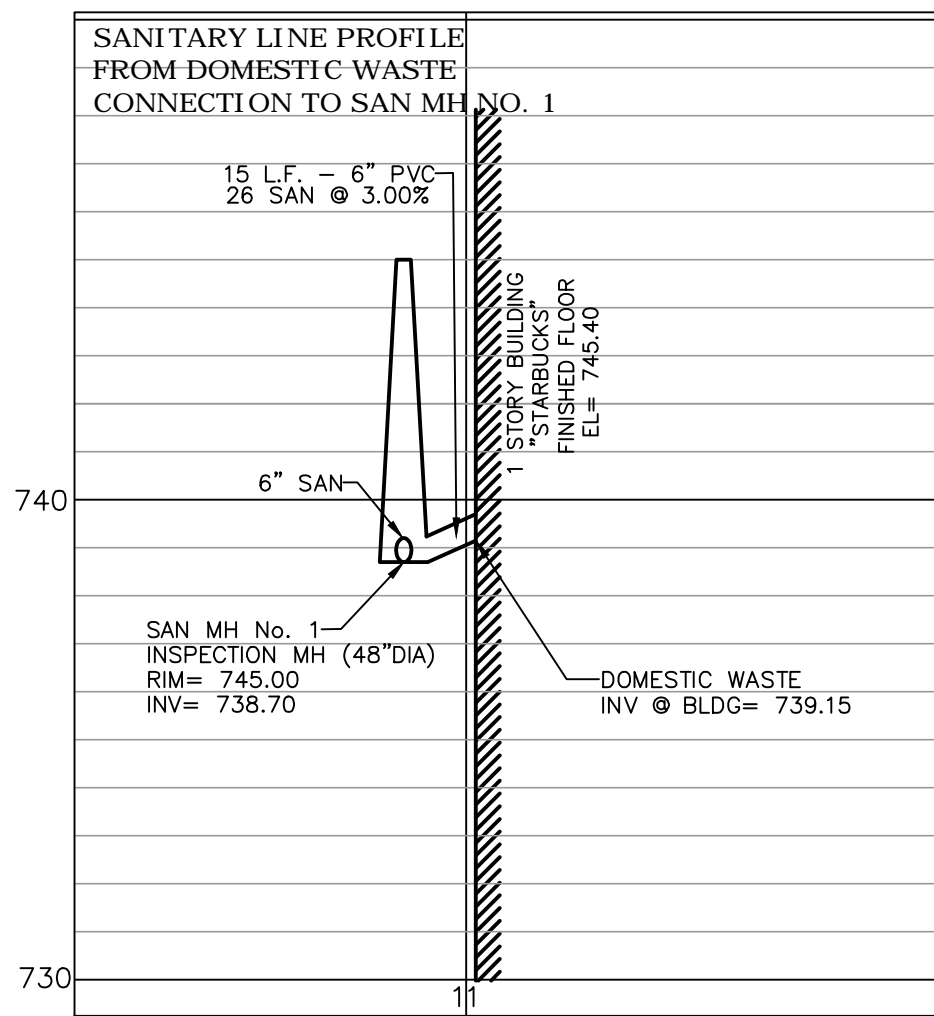
PROJECT NO. 08504613
DATE 01/24/14
SCALE 1"=20'
PROJ. MGR. RWG
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SHEET
7 OF 10

DATE	REVISIONS	DRAWN BY
02/14/2014	PER VILLAGE COMMENTS	JP
02/26/2014	PER VILLAGE COMMENTS	JP
03/27/2014	STARBUCKS FOOTPRINT	JP



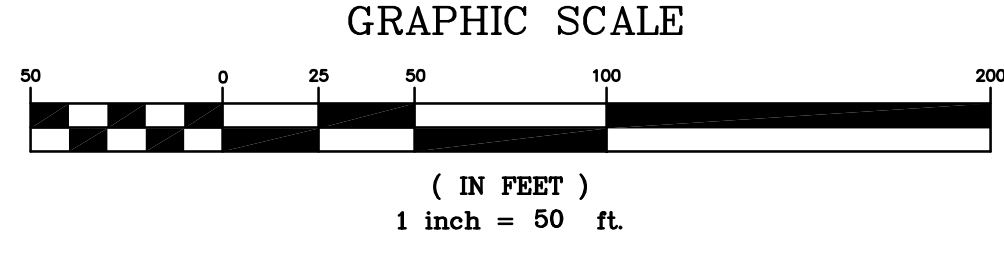
- UTILITY NOTES:
1. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATIONS OF THE GUTTER, PAVEMENT, OR DRAINAGE SWALE (AS APPLICABLE).
 2. UNLESS OTHERWISE NOTED, ALL UTILITY DIMENSIONS ARE CENTER TO CENTER OF STRUCTURES (OR TO END OF FLARED END SECTION - IE INCLUDING LENGTH OF FLARED END SECTION).
 3. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO THE PROPOSED GRADES AS INDICATED ON THE PLANS.
 4. CONNECTIONS TO EXISTING SEWERS OR WATERMAINS (OR EXISTING SERVICE STUBS) AT POINTS OTHER THAN VISIBLE STRUCTURES, ARE APPROXIMATE. THE CONTRACTOR SHALL EXCAVATE AND VERIFY EXISTING SEWER OR WATERMAIN LOCATIONS, SIZES, ELEVATIONS, AND PIPE CONDITIONS AT PROPOSED CONNECTION POINTS PRIOR TO CONSTRUCTING UTILITY EXTENSIONS, AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT OR DISCREPANCIES.
 5. EXISTING UNDERGROUND PIPE, CONDUIT AND/OR CABLES (LIGHTING, ELECTRIC, GAS, CABLE, ETC) ARE SHOWN FROM RECORD INFORMATION AND ARE APPROXIMATE IN NATURE. THE CONTRACTOR SHALL VERIFY EXACT LOCATION IN THE FIELD AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT.
 6. SELECT GRANULAR TRENCH BACKFILL IS REQUIRED FOR ALL UTILITY TRENCHES UNDER EXISTING OR PROPOSED PAVEMENT, DRIVEWAYS, PARKING LOTS, AND SIDEWALKS, AND EXTENDED A MINIMUM OF 2' EACH SIDE OF SAME. GRANULAR TRENCH BACKFILL SHALL BE COMPACTED IN PLACE IN ACCORDANCE WITH THE SPECIFICATIONS.
 7. BUILDING DIMENSIONS AND ADJACENT UTILITY SERVICE LOCATIONS HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE TIME OF DRAWING PREPARATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THE CONTRACTOR SHALL REFER TO THE CURRENT ARCHITECTURAL PLANS FIRST, FOR PRECISE BUILDING DIMENSIONS AND UTILITY SERVICE CONNECTION LOCATIONS AND NOTIFY THE ENGINEER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 8. ROUTING OF GAS, ELECTRIC, TELEPHONE AND OTHER CABLE SERVICES (IF SHOWN) ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY THE RESPECTIVE UTILITY COMPANY AND/OR DEVELOPER. THE CONTRACTOR SHALL COORDINATE THE FINAL UTILITY SERVICE LOCATION WITH EACH UTILITY COMPANY PRIOR TO CONSTRUCTION.



DATE		REVISIONS	
1.	02/14/2014	PER VILLAGE COMMENTS	JP
2.	02/26/2014	PER VILLAGE COMMENTS	JP
3.	03/27/2014	STARBUCKS FOOTPRINT	JP

STARBUCKS AT FINLEY SQUARE MALL
DOWNERS GROVE, ILLINOIS
UTILITY PLAN

RWG Engineering, LLC
975 E. 22nd Street, Suite 400, Wheaton, IL 60189
Phone: (630) 774-9501 www.rwg-engineering.com
Civil Engineering - Real Estate Consulting - Project Management



FINLEY SQUARE MALL RESUBDIVISION

BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

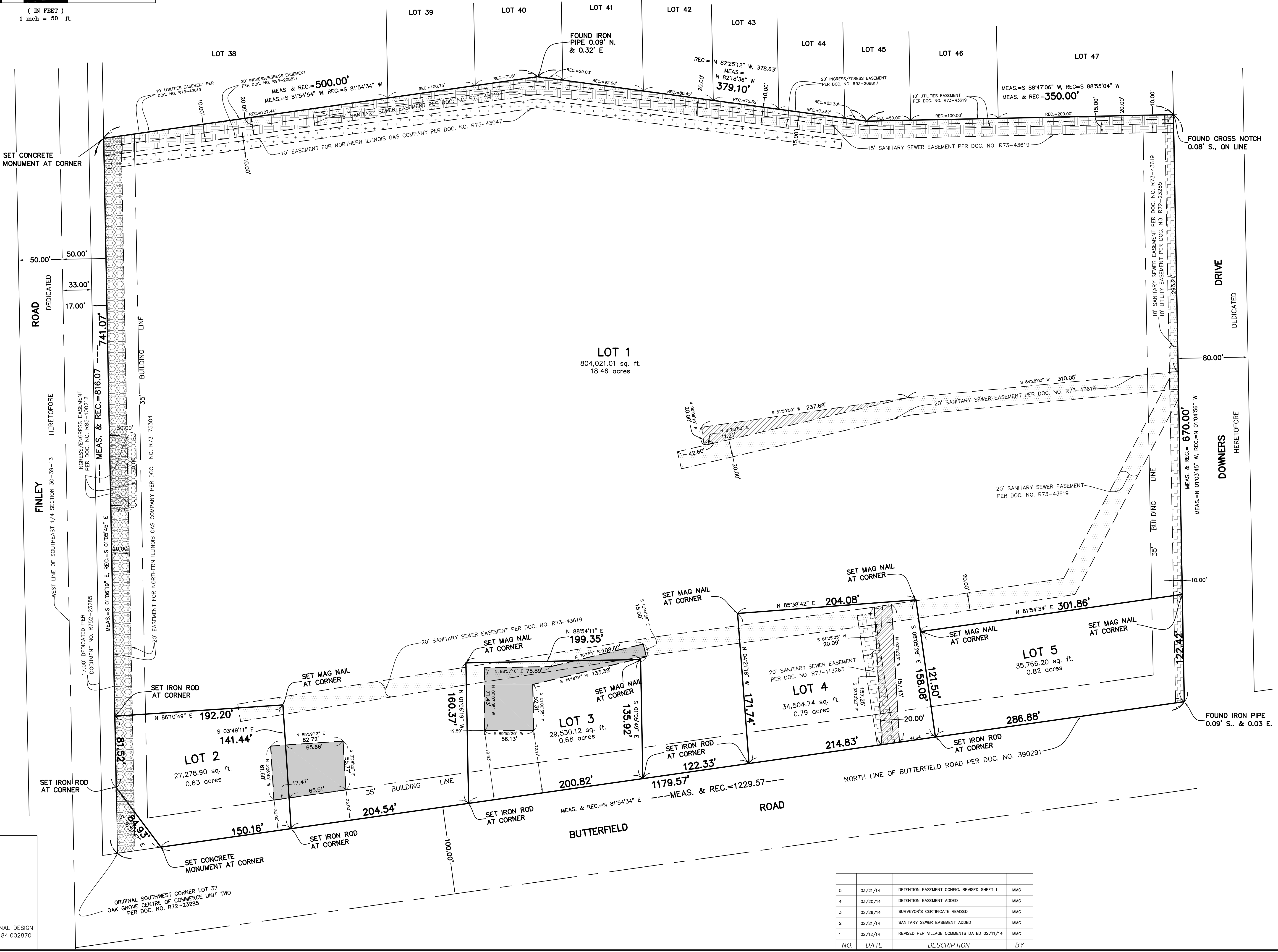
- EASEMENT PER DOC. NO. R73-43619
- 20' INGRESS/EGRESS EASEMENT PER DOC. NO. R93-208817
- INGRESS/ENGRESS EASEMENT PER DOC. NO. R85-100212
- EASEMENT FOR NORTHERN ILLINOIS GAS COMPANY PER DOC. NO. R73-75304
- EASEMENT FOR NORTHERN ILLINOIS GAS COMPANY PER DOC. NO. R73-43047
- 10' UTILITY EASEMENT PER DOC. NO. R72-23285
- 20' SANITARY SEWER EASEMENT PER DOC. NO. R77-113263
- 20' SANITARY SEWER EASEMENT HEREBY GRANTED
- STORMWATER DETENTION, DRAINAGE AND PUBLIC UTILITY EASEMENT HEREBY GRANTED

PREPARED BY:

G **GENTILE & ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262
FAX (630) 916-6264

PREPARED FOR: **RWG ENGINEERING LLC**
DRAWN BY: MMG
ORDER NO.: **13-20401-14 RESUB REV 5**
SHEET 1 OF 2

ILLINOIS PROFESSIONAL DESIGN
FIRM LICENSE NO. 184.002870



NO.	DATE	DESCRIPTION	BY
5	03/21/14	DETENTION EASEMENT CONFIG. REVISED SHEET 1	MMG
4	03/20/14	DETENTION EASEMENT ADDED	MMG
3	02/26/14	SURVEYOR'S CERTIFICATE REVISED	MMG
2	02/21/14	SANITARY SEWER EASEMENT ADDED	MMG
1	02/12/14	REVISED PER VILLAGE COMMENTS DATED 02/11/14	MMG



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

VILLAGE COUNCIL

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

APPROVED THIS _____ DAY OF _____, A.D. 20____

BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS,

ACCESS EASEMENT

_____ MAYOR

VILLAGE CLERK

PLAN COMMISSION APPROVAL

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

APPROVED BY PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE THIS _____
THIS _____ DAY OF _____, A.D.20 _____

BY: _____
CHAIRMAN

ENGINEER/DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.
I, _____, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND _____ THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS (IS NOT) LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. _____
MY LICENSE EXPIRES ON: _____

BY: _____(NAME) ATTEST: _____(NAME)
_____(TITLE) _____(TITLE)

COUNTY RECORDER

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS PLAT WAS FILED IN THE RECORDER'S OFFICE OF DuPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20____. AT _____ O'CLOCK _____.M.
AS DOCUMENT NUMBER _____

DuPAGE COUNTY RECORDER OF DEEDS

COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, COUNTY CLERK OF DuPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS,
THIS _____ DAY OF _____, A.D. 20____.

DuPAGE COUNTY CLERK

NOTE:

BASIS OF BEARINGS=N 81°-54'-34" E NORTHERLY LINE OF BUTTERFIELD ROAD PER PLAT OF RESUBDIVISION OF PART OF LOT 37 IN OAK GROVE CENTRE OF COMMERCE UNIT 2.

NO.	DATE	DESCRIPTION	BY
4	02/26/14	DETENTION EASEMENT ADDED	MMG
3	02/26/14	SURVEYOR'S CERTIFICATE REVISED	MMG
2	02/21/14	SANITARY SEWER EASEMENT ADDED	MMG
1	02/12/14	REVISED PER VILLAGE COMMENTS DATED 02/11/14	MMG

FINLEY SQUARE MALL RESUBDIVISION

BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

(a) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION.
(b) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT. THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND/OR DRAINAGE EASEMENT" OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSE. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND, INCLUDED IN THIS PLAT.

DATED AT DOWNERS GROVE, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

VILLAGE COLLECTOR

SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):

GRADE SCHOOL DISTRICT:44 ADDRESS: 150 W. MADISON STREET, LOMBARD IL. 60148
HIGH SCHOOL DISTRICT: 87 ADDRESS: 596 CRESCENT BLVD. GLEN ELLYN, IL. 60137
JR. COLLEGE DISTRICT:502 ADDRESS: 425 2ND STREET, GLEN ELLYN, IL. 60137

BY: _____(NAME) ATTEST: _____(NAME)
_____(TITLE) _____(TITLE)

OWNER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

THIS IS TO CERTIFY THAT FEDERAL REALTY INVESTMENT TRUST, AN UNINCORPORATED BUSINESS TRUST ORGANIZED UNDER THE LAWS OF THE DISTRICT OF COLUMBIA, NOT INDIVIDUALLY BUT AS TRUSTEE UNDER A CERTAIN TRUST AGREEMENT DATED _____ AND KNOWN AS TRUST NO. _____ IS HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED FOR THE PURPOSES SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AS ALLOWED BY THE STATUTE AND SAID _____ HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.
_____, AS TRUSTEE AS AFORESAID AND NOT INDIVIDUALLY.

BY : _____, TITLE : _____
ATTEST : _____, TITLE : _____
DATED: _____, DATED: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, TITLE : _____ AND _____, TITLE : _____, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS AS SUCH (TITLE) _____ AND _____, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT, AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID _____, AS TRUSTEE AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID (TITLE) _____ THEN AND THERE ACKNOWLEDGED THAT SAID (TITLE) _____ AS CUSTODIAN OF THE CORPORATE SEAL OF SAID _____, DID AFFIX THE CORPORATE SEAL OF SAID _____ TO SAID INSTRUMENT AS SAID (TITLE) _____ OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF _____ AS TRUSTEE AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

DECLARATION

WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND

WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND

WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS CONDITIONS, COVENANTS, AGREEMENTS AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LAND COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS.

NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT:

- NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORM WATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION, EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS.
- EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORM WATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF SUBDIVISION, AND SHALL NOT DESTROY OR MOSPY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
- IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS' PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.
- IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY DAYS OF COMPLETION OF WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
- THE AFORESAID RESTRICTION AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

BY : _____, TITLE : _____

ATTEST : _____, TITLE : _____

DATED: _____, DATED: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, TITLE : _____ AND _____, TITLE : _____, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS AS SUCH (TITLE) _____ AND _____, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT, AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID _____, AS TRUSTEE AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID (TITLE) _____ THEN AND THERE ACKNOWLEDGED THAT SAID (TITLE) _____ AS CUSTODIAN OF THE CORPORATE SEAL OF SAID _____, DID AFFIX THE CORPORATE SEAL OF SAID _____ TO SAID INSTRUMENT AS SAID (TITLE) _____ OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF _____ AS TRUSTEE AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

DOWNERS GROVE SANITARY DISTRICT

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT DOWNERS GROVE, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

COLLECTOR

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

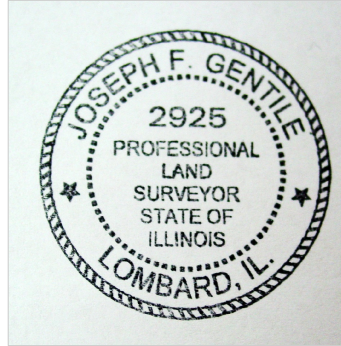
THIS IS TO CERTIFY THAT I, _____, ILLINOIS LAND SURVEYOR NUMBER _____ HAVE SURVEYED AND SUBDIVIDED HEREIN DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION;

ALL THAT PART OF LOT 37 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTH 81 DEGREES 54 MINUTES 34 SECONDS EAST, ALONG THE NORTHERLY LINE OF BUTTERFIELD ROAD, 1229.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 1 DEGREE 04 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 670.00 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 04 SECONDS WEST, 350.00 FEET; THENCE NORTH 82 DEGREES 25 MINUTES 12 SECONDS WEST, 378.63 FEET; THENCE SOUTH 81 DEGREES 54 MINUTES 34 SECONDS WEST, 500.00 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH 1 DEGREES 05 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT, 816.07 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 37 FOR A POINT OF BEGINNING; THENCE NORTH 2 DEGREES 23 MINUTES 53 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 37, 75.00 FEET; THENCE SOUTH 38 DEGREES 10 MINUTES 49 SECONDS EAST, 84.86 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 37; THENCE SOUTH 80 DEGREES 31 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH LINE, 50.00 FEET TO THE POINT OF BEGINNING) ALL IN OAK GROVE CENTRE OF COMMERCE UNIT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1972 AS DOCUMENT R72-23285, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING: 931,100.97 sq. ft. (21.38 acres)

ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF. I FURTHER CERTIFY THAT PART OF THE PARCEL(S) INCLUDED IN THIS RECORD OF DEED ARE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) IDENTIFIED FOR THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17043C0607H, EFFECTIVE DATE DECEMBER 16, 2004.

GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF MARCH, A.D. 2014

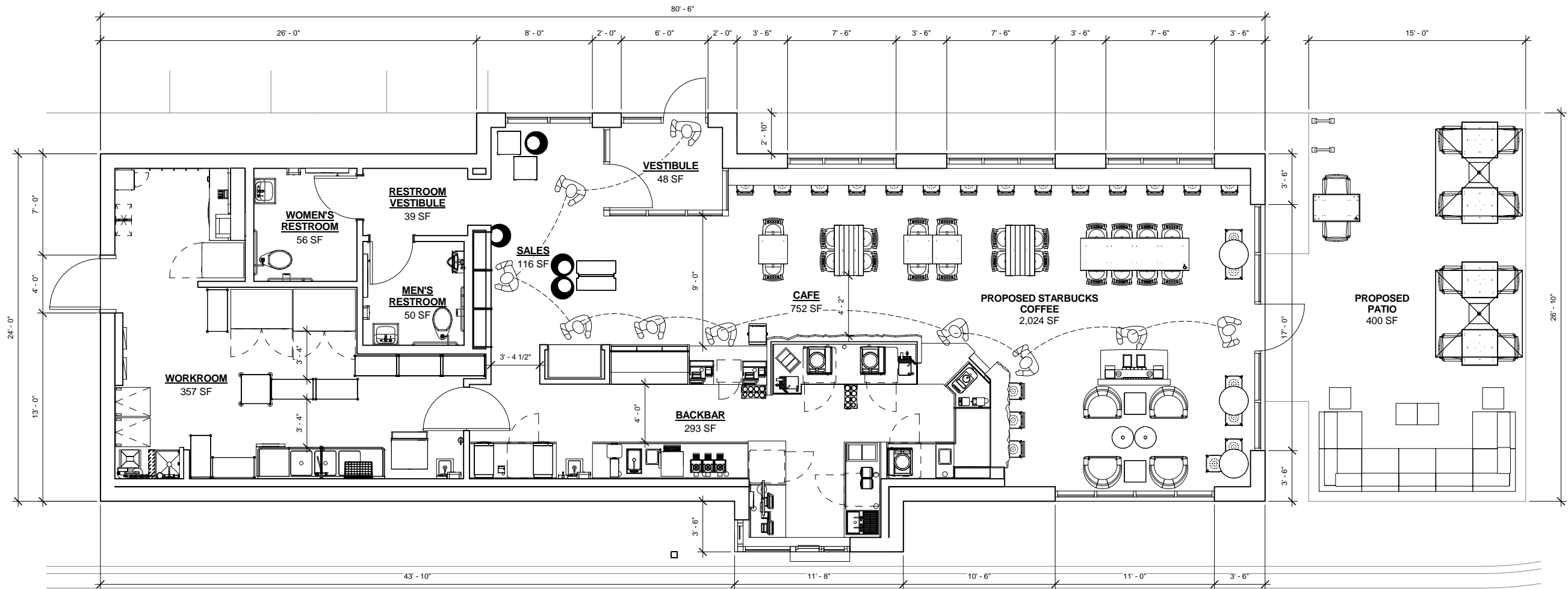


Joseph F. Gentile

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____
MY LICENSE EXPIRES NOVEMBER 30, 2014

GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262
FAX (630) 916-6264

PREPARED FOR: RWG ENGINEERING LLC
DRAWN BY: MMG ILLINOIS PROFESSIONAL DESIGN
ORDER NO.: 13-20401-14 RESUB REV 4 FIRM LICENSE NO. 184.002870
SHEET 2 OF 2



PRELIMINARY FLOOR PLAN

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



STARBUCKS COFFEE
COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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ARCHITECT OF RECORD

NORR

ARCHITECTS PLANNERS
325 N. LaSalle St. Suite 700 Chicago, IL 60654
t 312.424.2400 f 312.424.2424 | www.norr.com

Revision Schedule				
Rev	Date	By	Description	
1	2-25-2014		CITY COMMENTS	
2	3-26-2014		DESIGN UPDATES	

PROJECT NAME:
FINLEY SQUARE

PROJECT ADDRESS:
DOWNERS GROVE, IL 60515

STORE #:
PROJECT #:

CONCEPT:
PALETTE:
ISSUE DATE: 1-24-2014
DESIGN MANAGER:
LEED® AP:
PRODUCTION DESIGNER:
CHECKED BY:

SHEET TITLE:
**PRELIMINARY FLOOR
PLAN**

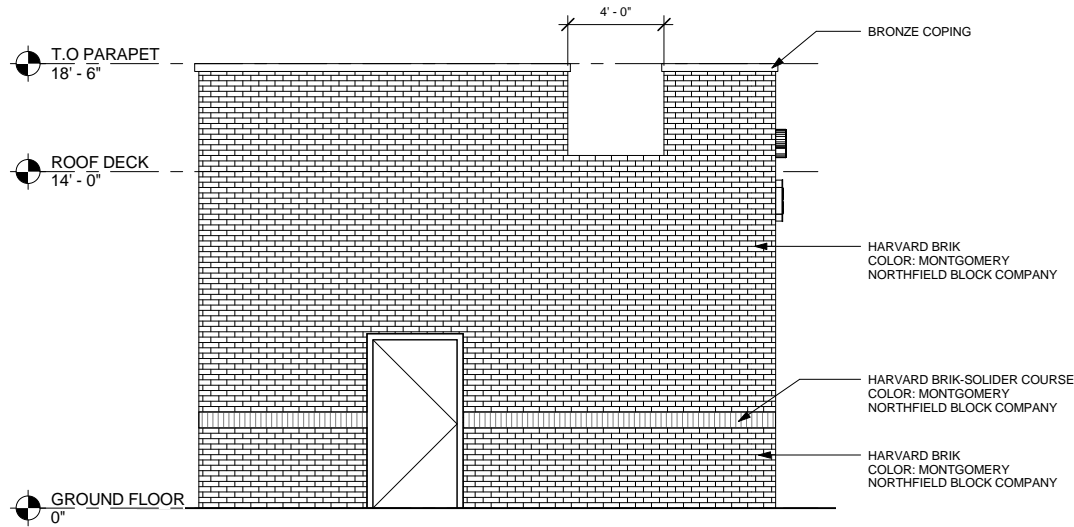
SCALE: 1/4" = 1'-0"

SHEET NUMBER:
A-003



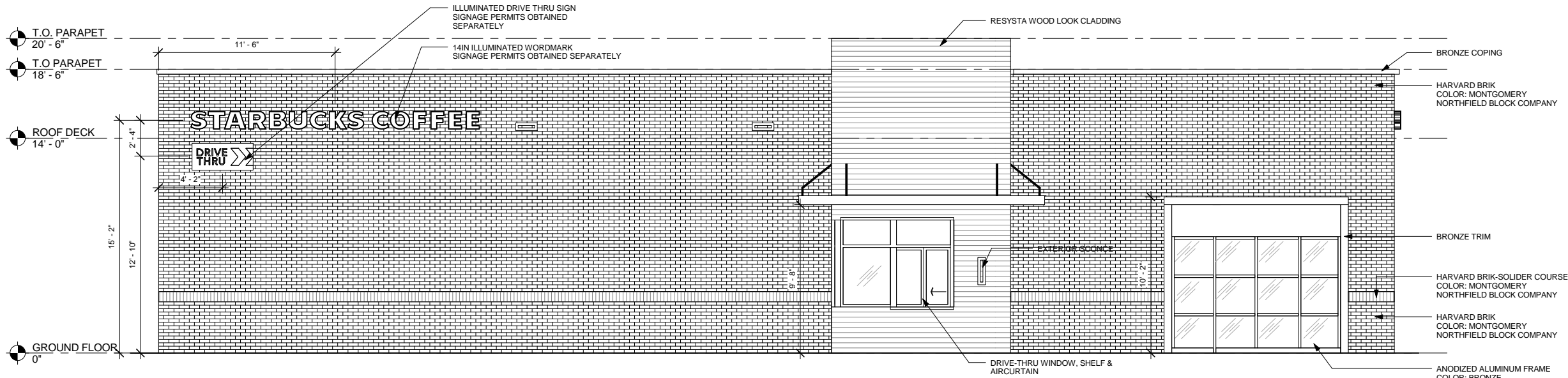
1 PROPOSED EAST ELEVATION

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



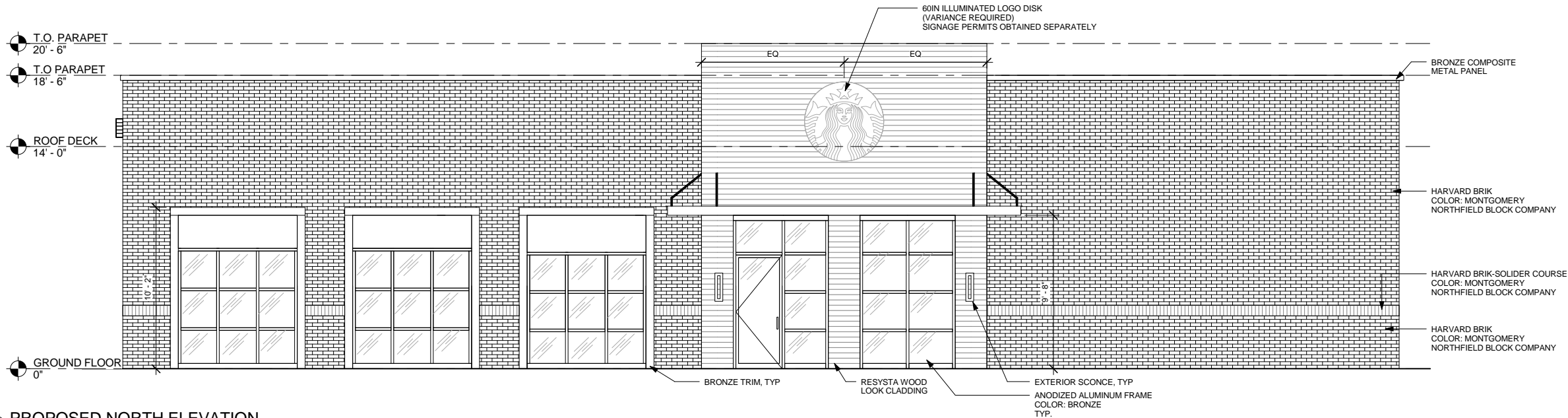
2 PROPOSED WEST ELEVATION

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



3 PROPOSED SOUTH ELEVATION

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



4 PROPOSED NORTH ELEVATION

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



STARBUCKS COFFEE
COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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ARCHITECT OF RECORD

NORR
ARCHITECTS PLANNERS

325 N. LaSalle St. Suite 700 Chicago, IL 60654
t 312.424.2400 f 312.424.2424 | www.norr.com

Revision Schedule				
Rev	Date	By	Description	
1	2-25-2014		CITY COMMENTS	
2	3-26-2014		DESIGN UPDATES	

PROJECT NAME:
FINLEY SQUARE

PROJECT ADDRESS:
DOWNERS GROVE, IL 60515

STORE #:
PROJECT #:

CONCEPT:
PALETTE:
ISSUE DATE: 1-24-2014
DESIGN MANAGER:
LEED® AP:
PRODUCTION DESIGNER:
CHECKED BY:

SHEET TITLE:

**PROPOSED
ELEVATIONS**

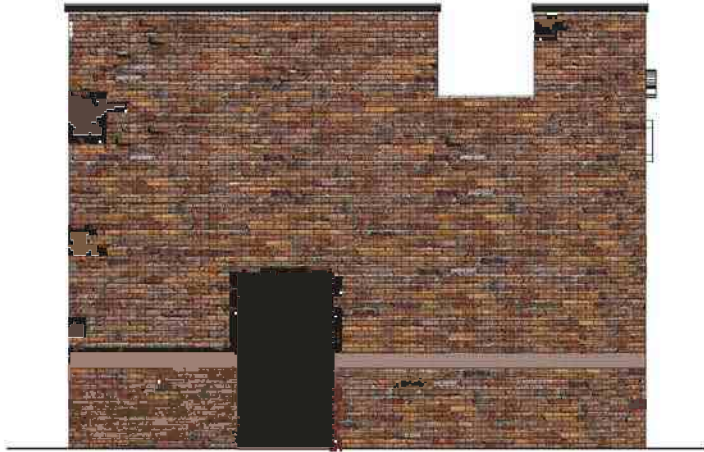
SCALE: 1/4" = 1'-0"

SHEET NUMBER:

A-004



1 RENDERED EAST ELEVATION
Scale: 1/4" = 1'-0"



2 RENDERED WEST ELEVATION
Scale: 1/4" = 1'-0"



3 RENDERED SOUTH ELEVATION
Scale: 1/4" = 1'-0"



4 RENDERED NORTH ELEVATION
Scale: 1/4" = 1'-0"



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Revision Schedule			
Rev	Date	By	Description
1	2-25-2014		CITY COMMENTS
2	3-18-2014		DESIGN UPDATES

PROJECT NAME:
FINLEY SQUARE

PROJECT ADDRESS:
DOWNERS GROVE, IL 60515

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SHEET TITLE:
**RENDERED
ELEVATIONS**

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

SHEET NUMBER:
A-002

3/26/2014 2:45:45 PM Y:\11 - Downers Grove - Finley Square\drawings\arch\FINLEY SQUARE - DOWNERS GROVE_L - SCHEMATIC.rvt

PLANT MATERIAL LIST

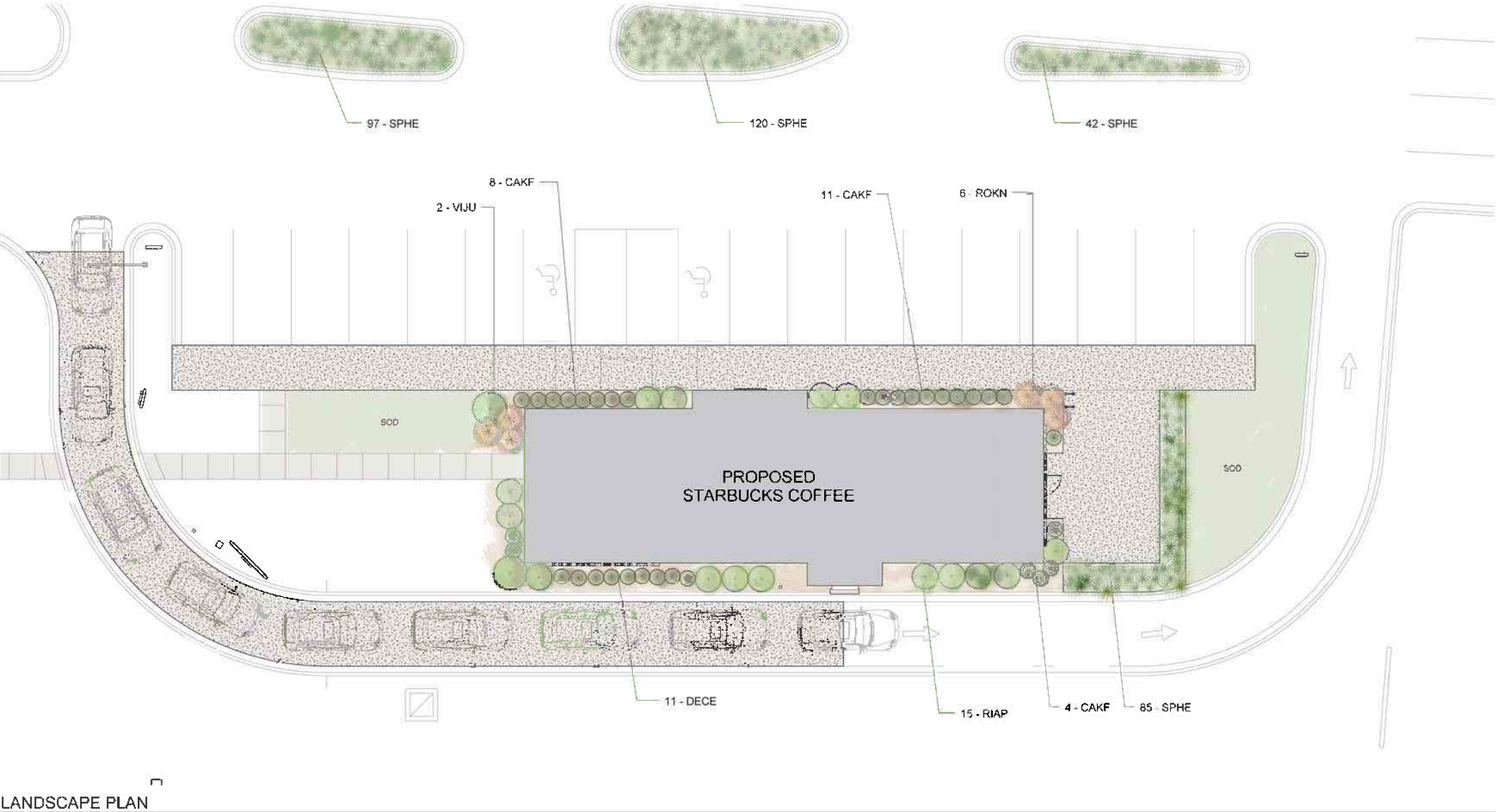
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
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DECIDUOUS & EVERGREEN SHRUBS

RIAP	RIBES ALPINUM	ALPINE CURRANT	36" HT.	16	MATCHING SPECIMENS
VIJU	VIBURNUM 'JUDITH'	JUDITH VIBURNUM	36" HT.	2	MATCHING SPECIMENS
ROKN	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	3 GAL	6	MATCHING SPECIMENS

PERENNIALS & GRASSES

CAKF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL	23	SPACING 24" O.C.
DECE	DESCHAMPSIA CESPYLOSA	TUFTED HAIRGRASS	3 GAL	11	SPACING 24" O.C.
SPHE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	2" PLUG	344	SPACING 18" O.C.



LANDSCAPE PLAN

Scale: 1" = 10'-0"



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LANDSCAPE PLAN

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A-001