

Staff Responses to Council Questions

December 9, 2014

9. FIRST READING AGENDA

A. Ordinance: Authorize a Special Use to Permit a Residential Condominium

Development in the Downtown Business Zoning District - 936 and 942 Maple Avenue

What size commercial building could be placed on this property? Asked another way, could they build something of this size by right if it weren't residential? If not, what is the max size?

If the proposed building were an office or commercial building instead of a multi-family residential building, the proposed building as designed would meet all bulk requirements of the Zoning Ordinance and could be built by-right. The bulk requirements for an office or commercial building on this site are shown below:

Street yard Build-to Zone 0-10 ft

Side yard setback - 0 ft

Rear yard setback - 0 ft

Minimum height - 32 ft

Maximum height -70 ft

Maximum floor area ratio - none in DB zoning district

Parking - no parking requirements for business and professional office or retail uses

Please provide a map indicating the front yard setbacks of the existing structures on the south side of Maple Avenue.

See attached exhibit identifying setbacks on both the north and south side of Maple Avenue.

Could we provide information regarding the existing retaining wall in the parking lot by the subway? Will that remain? Will there be landscaping between that and the condo building?

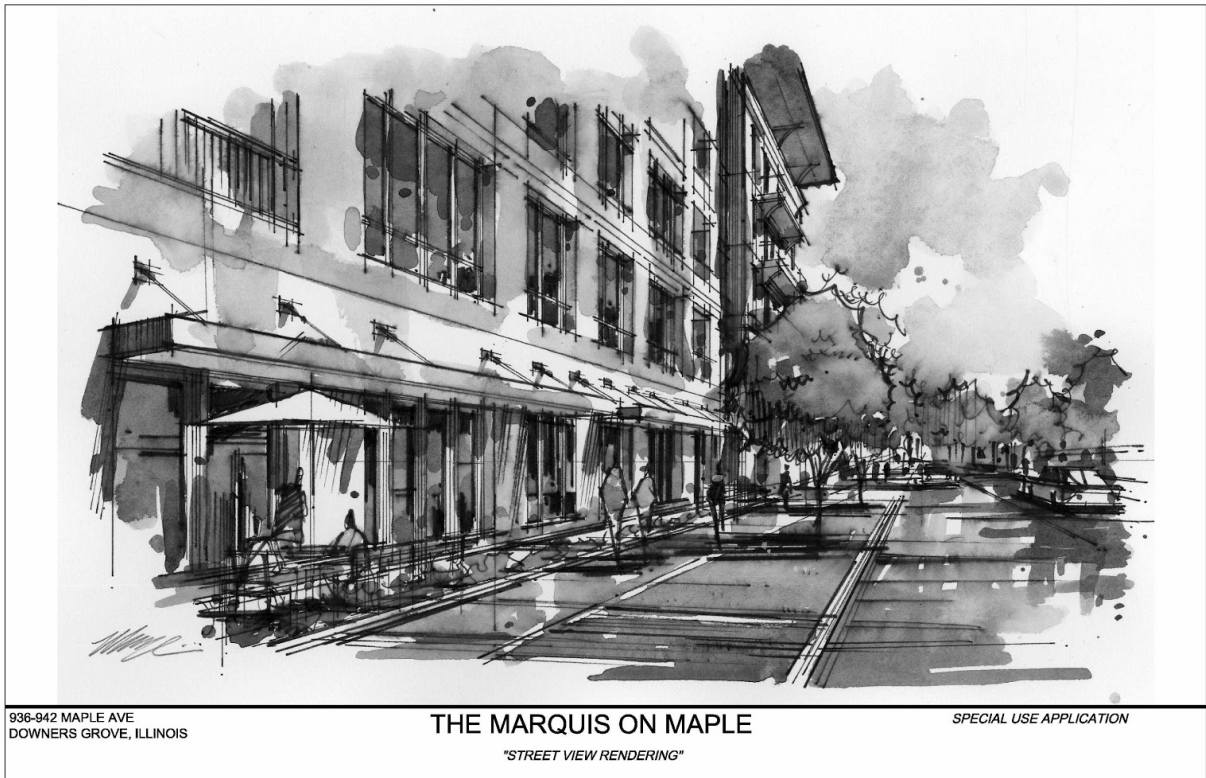
The existing retaining wall by the Subway parking lot is located on the Subway property and is proposed to remain. The landscape plan (sheet LS-1.1) identifies a variety of deciduous and evergreen plantings between the condominium and retaining wall.

Would the setback of the proposed condo impact the site lines to leave the Sievers building driveway on to Maple?

The proposed condominium setback will have no impact on the Sievers driveway. The distance between the existing Sievers driveway and the proposed condominium allows adequate site lines to the sidewalk and Maple Avenue.

Could the developer provide a "sidewalk view" of the condo project. They provided the view in the flyover from above but not a view standing in front of the building on the sidewalk. That would be helpful to see.

The developer has provided a sidewalk view rendering. The rendering was included in the Plan Commission staff report and is attached.



B-D Amendments to Chapters 7, 9, 14 & 20

When does the Village start charging re-inspection fees (i.e. is there a charge for the first inspection after the first failed inspection)?

Re-inspection fees are not automatically charged simply because of a failed inspection. They are charged in cases where a re-inspection is required due to excessive unpreparedness or site inaccessibility.

Is any type of permit or license required for the construction of a brick mailbox in the right-of-way?

Yes, the Village requires an encroachment license for mailboxes made of stone or brick in the right-of-way.

Will the Village require a certificate of insurance with the Village included as an additional insured for all building permits?

Building Permits that involve disturbance of the right-of-way are required to provide a certificate of insurance with the Village included as an additional insured.

Online Comments

Online comments are attached.

ATTACHMENTS

Exhibit Showing Setbacks along Maple Avenue

Downtown Management Letter Regarding 936-942 Maple

Letter from Landmarks Illinois

Online rEmarks



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DOWNERS GROVE, IL 60515
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FAX 630.725.0993
WWW.DOWNTOWNDG.ORG

December 8, 2014

Honorable Mayor Martin Tully
Commissioner Geoff Neustadt
Commissioner Sean Durkin
Commissioner Bob Barnett
Commissioner Becky Rheintgen
Commissioner David S. Olsen
Commissioner Greg Hose
Village Manager, David

RE: 936-942 Maple Avenue

Good afternoon,

The Downtown Management Board of Directors at their December 4th meeting reviewed and discussed the proposed development "The Marquis on Maple." This has been presented to Village staff and the Plan Commission and is scheduled for a first reading at December 9th Village Council meeting.

Consideration was given to all comments, blogs and petitions that are being circulated. Downtown Management is very familiar with this property and its history. Michael Flynn was an attorney in town who purchased the Sears Home for his Law Practice. He eventually purchased the Edwards House for an office commercial development. He considered moving the houses and purchased land. The cost to move these two houses was astronomical and all power/electrical lines would have to be taken down at intersections because the Edwards House was too high to navigate. I attended many meetings with the developers, the owner, our Mayor at that time and a firm looking to relocate here. Obviously, it did not come to fruition due to many reasons. The properties went into foreclosure and we have worked for many years to bring life to this property again. For example, we negotiated with corporate entities. i.e. Opus and Inland, and looked to see if this could be turned into a Bed & Breakfast or a restaurant like Mason Sabika. These buildings housed small businesses that had a high turnover. Work was done on the inside but due to the costs involved to relocate these home and construction costs to bring these properties up to code, no one has come forward.

This organization understands the sadness in losing the Edwards House. The Village staff's extensive work and the Plan Commission's unanimous approval that this development is in compliance with the Comprehensive Plan has made our Board take a serious look into this Development. It is within the Downtown and Mixed Use future land plan, which encourages multi-family developments to be located in areas where the development can function as a transitional land use. This project will bring more than fifty-five residents to our Downtown. The economic impact of these residents with their

disposable income, access to the city of Chicago in twenty-six minutes, shopping experiences, dining and everyday living amenities will enhance our awarding winning Downtown Area.

Regarding the Council's question as to whether our Board of Directors feels retail would be viable on this portion of Maple Avenue, no. Service businesses are already located on different properties in this vicinity but no retail. In this particular condominium development, the Board does not see this as an area where retail will currently thrive. Keeping it strictly as residential seems to be more appropriate. Adding a first class restaurant might be considered, but this would add parking concerns for Maple Avenue.

Thank you for the opportunity to comment on this proposed Development and we look forward to working with the Village Council to monitor the development in the Downtown SSA.

Sincerely,



Graham Mosey, Chairman
DG Downtown Management



Linda Kunze, Executive Director
DG Downtown Management



**LANDMARKS
ILLINOIS**

November 24, 2014

Martin Tully, Mayor
Village of Downers Grove
801 Burlington Ave
Downers Grove, IL 60515

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CHAIRMAN EMERITUS

Richard Miller

RE: 942 Maple Avenue - Edwards House and proposed residential condominium development – December 2, 2014 Village Board Meeting

Dear Mayor Tully and Members of the Village Board,

Landmarks Illinois is requesting a deferral of the proposed residential condominium development at 942 (and 936) Maple Avenue so that village staff may have more time to work with the developer and Landmarks Illinois to find a design solution that incorporates the historic Edwards House. While the project has been recommended for your approval by the Plan Commission, we believe not all options have been explored.

We understand and agree with the effort to focus new high-density development in the downtown area close to public transportation and businesses. However, new developments should not be approved at the expense of Downers Groves' important early architecture, which defines the early development history of the village. The Edwards House, recognized as historically significant in the village's architectural and historical survey by the Lakota Group, which was accepted by this Board, is an important example of the village's heritage and is still viable for the purpose of commercial or residential reuse.

The village's comprehensive plan emphasizes the need for transitional zones between the downtown business district and the residential neighborhoods. The proposed residential development is not only larger in scale than anything built in the vicinity, but is located in an area of Maple Avenue that is more appropriate for this type of a transitional zone, especially due to several existing historic houses, many of which have had successful commercial uses.

The Edwards House can still serve a commercial use as part of a larger mixed-use development or be converted to accommodate multi-family units as part of a larger residential development. In fact, if locally landmarked by the developer and converted to for-sale units as part of a rehabilitation, those units can be marketed to potential buyers with a property tax assessment freeze. Several developers in the Chicago region have found

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Suite 2020
Chicago, IL 60602

www.landmarks.org

this a successful model for combining the rehabilitation of an historic structure with new residential construction.

Incorporating the Edwards House into the proposed development will not only save an important historic structure, but also downscale the project to be more appropriate for its location. Landmarks Illinois is happy to assist village staff and the developer by bringing additional architectural expertise to the table to assess how the proposed development could incorporate the Edwards House, how many units could be accommodated in the house and in surrounding new construction.

We hope the Board will consider this offer and defer the project so that a more thoughtful design solution can be explored.

Sincerely,

Bonnie McDonald

Bonnie McDonald
President

cc: David Fieldman, Village Manager
Ken Lerner, Pierce Downer's Heritage Alliance
Tom Nybo, Maple Avenue Preservation Committee



rRemarks Data for December 9, 2014 Village Council Meeting

Agenda Section	Agenda Item	Comment	Commenter
9. First Reading	A. Ordinance: Authorize a Special Use to Permit a Residential Condominium Development in the Downtown Business Zoning District 936 and 942 Maple Avenue	Please deny the special use permit for the Marquis on Maple! This project is way out of scale and will destroy the integrity of Maple Avenue. Instead of a nice shady walk on Maple Avenue, looking at beautiful homes, we will now be navigating between a loading zone and staring at a guy on a treadmill. Yes, It Is zoned Downtown Business, but it will not have a business on it No need to join a local fitness club, and no need to have a party in a local restaurant, since it has its own party room.	Irene Hogstrom 1232 Gilbert