ITEM ORD 00-05753

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
DECEMBER 16, 2014 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use for a condominium development at 936-942 Maple Avenue	Resolution ✓ Ordinance Motion Discussion Only	Stanley J. Popovich, AICP Planning Manager

SYNOPSIS
A special use ordinance has been prepared to permit a 55 unit condominium development at 936-942 Maple Avenue.

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

FISCAL IMPACT
N/A

UPDATE & RECOMMENDATION
This item was discussed at the November 18 and December 9, 2014 Village Council meetings. Attached are responses to Council and resident questions. Staff recommends approval on the December 16, 2014 Active Agenda.

BACKGROUND
This item is a special use ordinance that would permit a 55-unit condominium development in the Downtown Business Zoning District. A condominium is an allowable Special Use in the DB zoning district.

Property Information & Zoning Request

The property is located on the north side of Maple Avenue, nearly equidistant between Washington and Main Streets. The 1.026 acre site is zoned DB, Downtown Business. The site includes one vacant residential building at 936 Maple Avenue and a vacant commercial building at 942 Maple Avenue. The petitioner is proposing to construct a 136,000 square foot, five-story, 55 unit condominium building on the property. A condominium is an allowable Special Use in the DB zoning district.

Development Plan

The petitioner is proposing to demolish both existing buildings and construct the 55 unit condominium building. The building would include a parking garage and resident amenities on the first floor with residential condominiums on floors two through five. The property would include an outdoor terrace along Maple Avenue, a patio along the east property line and have landscaping around the entire building. The five story building would be clad with gray pre-cast concrete panels and brick and include a porte-cochere and a tower element at the southeast corner of the site.

Compliance with the Comprehensive Plan

The proposed development is consistent with the Comprehensive Plan as shown below:

- Provides high density transit oriented development within walking distance of the Main Street Metra station.
- Provides a multi-family development near the downtown activity center
- Provides a diversity of housing types, sizes and prices
- Redevelops an underutilized vacant commercial and residential property
- Provides high quality architectural design

Compliance with the Zoning Ordinance

The proposal meets all bulk requirements of the DB zoning district. These requirements include density, setbacks, minimum and maximum height, build-to zone and parking.

Compliance with the Subdivision Ordinance

The applicant will meet all requirements of the Subdivision Ordinance. The applicant will administratively consolidate the two existing lots, provide a fee-in-lieu for two parkway trees and provide the required $127,811.25 park district and school district donations.

Compliance with the Downtown Design Guidelines

The proposed development meets the design guidelines in the following manner:

- Provides 1st floor windows along Maple Avenue
- Visual interest along the base of the building is provided with awnings and the outdoor terrace
- Provides a horizontal expression between the base and middle of the building
- High quality materials, brick and cut stone, are used throughout the building
- The middle of the building is in rhythm with the building's base
- Open and protruding decks on floors two through five provide visual interest
- The cornice and tower element give distinction to the entire building

Public Improvements

The proposed public improvements identified in the petition include:

- Reduction of curb cuts from two to one
- Installation of a loading zone
- Installation of new water and sanitary sewer mains
- Installation of Volume Control and Post Construction Best Management Practices, including a detention basin within the parking garage, that meet the Village's Stormwater Ordinance.
- A $1,000 fee-in-lieu for two parkway trees

Traffic

A traffic impact study examined the impact of the development during peak traffic periods, the location of the proposed curb cut in relation to the Lincoln Center and Christian School access drives across Maple Avenue and the future levels of service at the Main Street and Maple Avenue and Maple Avenue and Washington Street intersections. The study found that during peak periods the proposed development would increase traffic by 1% at the two intersections. Overall, traffic along Maple Avenue is expected to increase over time, but this is primarily due to annual anticipated increases in traffic and proposed

improvements along 55th Street as a result of the Village's 2011 neighborhood study. The study also noted there would not be significant impacts to either the Lincoln Center or Christian School access drives

Public Comment

During the Plan Commission meeting, multiple residents expressed the following concerns about the proposal:

Issue	Response
The Comprehensive Plan notes offices in converted houses provide an important transition between downtown and nearby residential areas.	The subject property is located in the Downtown Business (DB) zoning district, not the Downtown Transition (DT) zoning district.
The development's size and scale is inappropriate for Maple Avenue.	The proposed development meets the height restrictions of the DB zoning district as designated in the Zoning Ordinance.
The development will adversely impact traffic on Maple Avenue.	The traffic impact study noted the proposed development will have a minimal impact on Maple Avenue.
The development is not necessary or desirable.	The proposed development is desirable as it brings additional permanent residents to downtown which in turn can foster additional economic growth in the downtown.
The development will negatively impact property values in the area.	The petitioner testified that they studied similar downtown developments in surrounding communities and found that developments of this type do not diminish adjacent property values.

ATTACHMENTS

Responses to Council Questions from December 9, 2014
Economic Impact Study
Alternative Sidewalk Layout Exhibit
Maple Avenue Setbacks Exhibit
Ordinance
Aerial Map
Staff Report with attachments dated November 3, 2014
Draft Minutes of the Plan Commission Hearing dated November 3, 2014
Resident submittal dated November 3, 2014

Responses to Questions on 932-946 Maple Proposal

Can the EDC comment on the economic impact study?
The EDC will provide comments on the study prior to the Council meeting on December 16. The EDC comments will be published with responses to Council questions.

Did Fire Department staff review and comment on the petition?
Yes. Members of the Fire Prevention Bureau staff review all petitions for the construction of multi-family residential buildings. The Fire Prevention Bureau reviewed the development plans to ensure that the plans comply with all fire and life safety codes and to make sure that the building is designed in a manner that provides the Fire Department the ability to respond quickly, safely and effectively to calls for emergency services.

The staff report to the Plan Commission summarized the Fire Department staff comments as follows:

> PUBLIC SAFETY REQUIREMENTS
> The Fire Prevention Division has reviewed the proposed plans and will require the building include a fire alarm and sprinkler system that meet the Village's code requirements. A fire department connection is also required along the front of the building. The existing fire hydrant located in front of the current site will have to be relocated to accommodate the proposed loading zone and be within 100 feet of the fire department connection. The Division has also determined that the proposed development provides sufficient access for emergency vehicles. The porte-cochere provides 13.5 feet of vertical clearance which is sufficient for an ambulance to drive under. Any larger equipment that is called to the site would not enter the site, but rather stage along Maple Avenue.

Explain how the Fire Department would rescue victims from the building?
The odds of having a large fire in a fully sprinklered building are small. However, in the instance of a fire in a multi-story residence, the department would use the building fire suppression systems as well as the other safety designs of the building such as fire rated stairwells. The department would connect fire hose to the stand pipe within the building to extinguish the fire while performing searches. The Ladder tower, based on the location of the victim, would also be an option for evacuation assistance.

Does the Comprehensive Plan recommend rezoning the subject property?
Staff reviewed the Comprehensive Plan and did not find a recommendation to rezone this section of Maple Avenue.

Provide more detail on the capacity of Maple Avenue.
The capacity and existing traffic volumes of Maple Avenue are shown in the table below. The information was taken from Neighbor Traffic Study #1 completed in 2011. More information can be found here:

http://www.downers.us/public/docs/Construction%20Updates/2011_NeighborhoodTrafficStudyFinal.pdf

	Classification	Lanes	Daily Traffic (2011)	Daily Capacity	Percent Utilized
Maple Ave.	Collector	3	10,091	16,000	65%
Maple Ave.	Collector	2	9,028	14,000	65%

A traffic impact study examined:

1. The impact of the development during peak traffic periods. The traffic study projected the development to add between 225 and 275 additional vehicles per day to the existing traffic on Maple Avenue. This would increase the percent of the street's capacity utilized by about 1.5%.
2. The location of the proposed curb cut in relation to the Lincoln Center and Christian School access drives across Maple Avenue. The study noted there would not be significant impacts to either the Lincoln Center or Christian School access drives because their peak traffic times do not occur at the same time as the proposed development.
3. The future levels of service at the Main Street and Maple Avenue and Maple Avenue and Washington Street intersections. The future level of service (2020) of these two intersections are impacted by three factors, the projected growth of traffic over time (0.5%/year), changes in traffic patterns, and traffic from this development (1.5%).

   According to the data in the traffic study all the intersections will continue to operate at acceptable level of service during the peak hours. Looking at the total increase to traffic from all three factors the overall intersection level of service is projected to decrease from a Level of Service C to a Level of Service D at the Maple Avenue/Main Street intersection during the weekday evening peak hour and at the Maple Avenue/Washington Street intersection during the weekday morning and evening peak hours. The decrease in the Level of Service during these time periods is due to the fact that both intersections are currently operating on the threshold between a Level of Service C and D and the modest

increase in traffic from the three factors together is enough to change the level of service classification.

VILLAGE OF DOWNERS GROVE

COUNCIL ACTION SUMMARY

INITIATED: Applicant (Name) **DATE:** December 16, 2014

RECOMMENDATION FROM: _____ (Board or Department) **FILE REF:** PC-33-14

NATURE OF ACTION:

X Ordinance

__ Resolution

__ Motion

__ Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT A RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 936-942 MAPLE AVENUE", as presented.

SUMMARY OF ITEM:

Adoption of the attached ordinance will authorize a special use for 936-942 Maple Avenue to permit a residential condominium development.

RECORD OF ACTION TAKEN:

_____

_____

_____

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ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT A RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 936-942 MAPLE AVENUE

WHEREAS, the following described property, to wit:

1.Parcel 1: Part of lots 15 and 16 of the Plat of Assessor's Subdivision of Section 8, Township 38 North, Range 11, East of the Third Principal Meridian, described as follows: commencing at the southeast corner of said lot 16 (in the center of Maple Avenue) and running thence south 65 ½ degrees west along the center of Maple Avenue 39.99 feet; thence north 14 and ¼ degrees west, 320.1 feet, to the north line of said lot 16 (at a point which is 106.92 feet west of the northeast corner of said lot 16; thence north 88 and ½ degrees east (along the north line of said lot 16) 60 feet more or less to the northwest corner of lands conveyed to Albert H. Wetten by deed dated July 2, 1897 and recorded July 7, 1897 as document 64521; thence south 11 and ¼ degrees east, along said Wetten's west line, 294.5 feet to said Wetten's southwest corner and in the center of said Maple Avenue; thence south 65 and ½ degrees west 31.96 feet more or less to the point of beginning, said premises being situated upon and part of the southwest ¼ (north of the Indian Boundary Line) of Section 8, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

Parcel 2: Lot 16 in Assessor's Subdivision of Sections 7 and 8, Township 38 North, Range 11, East of the Third Principal Meridian (excepting the following described piece of land off the west side of said Lot 16 VIZ; beginning at the southeast corner of said Lot 16; thence south 65 ½ degrees west along the south line of said lot, 60 ½ links; thence north 14 ½ degrees west 4.85 chains to the north line of said lot; thence north 88 degrees east 1.62 chains to the northeast corner of said lot; thence south 1 59/64 degrees along the east line of said lot 4.49 chains to the point of beginning) in DuPage County, Illinois.

Commonly known as 936-942 Maple Avenue, Downers Grove, IL 60515 (PINs 09-08-306-031; -032)

(hereinafter referred to as the "Property") is presently zoned *"DB, Downtown 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 12.050 of the Zoning Ordinance be granted to permit a residential condominium development at 936-942 Maple Avenue; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove on November 3, 2014, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested 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. that the proposed use is expressly authorized as a special use in the district in which it is to be located;

2. that the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;

3. that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

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

SECTION 1. That a Special Use of the Property is hereby granted to permit a residential condominium development at 936-942 Maple Avenue within the DB zoning district.

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

1. The special use shall substantially conform to the staff report; architectural and landscape drawings prepared by Kuo Diedrich Architects dated September 26, 2014 and last revised on October 27, 2014 and engineering drawings prepared by Spaceco Inc. dated September 26, 2014 and last revised on October 27, 2014, except as such plans may be modified to conform to the Village codes and ordinances.

2. Prior to approval of the Village Council, the petitioner shall make park and school donations in the amount of $127,811.25 ($92,503.35 to the Park District, $25,760.00 to Elementary School District 58, and $9,547.90 to High School District 99).

3. Prior to approval of the Village Council, the petitioner shall pay a $1,000 fee in lieu payment for two new parkway trees.

4. The building shall be equipped with an automatic fire suppression system and an automatic and manual fire alarm system.

5. The existing fire hydrant shall be relocated within the Maple Avenue right-of-way such that it is no more than 100 feet from the fire department connection.

6. All proposed signs shall comply with the Village's Sign Ordinance.

7. The petitioner shall submit a photometric plan which identifies light levels that are compliant with the Village's lighting standards.

8. The proposed loading zone shall be improved with a depressed curb and an alternate paving material to clearly distinguish it from Maple Avenue.

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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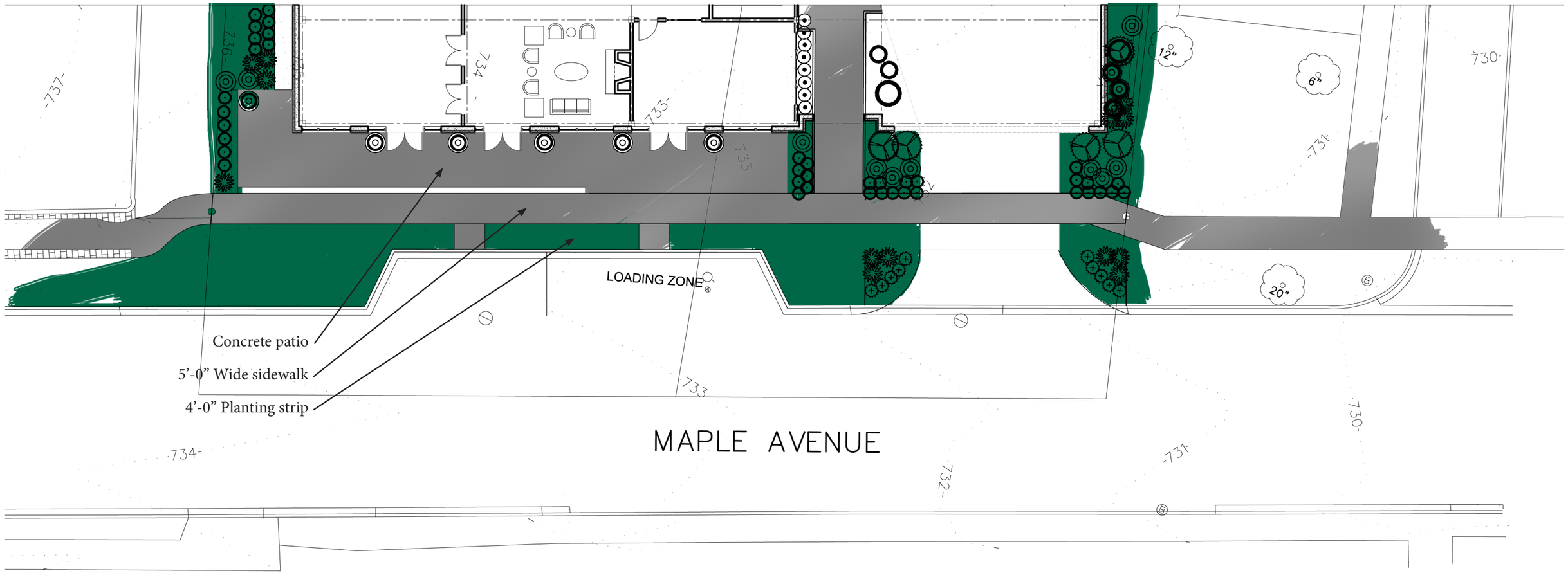
24 November 2014

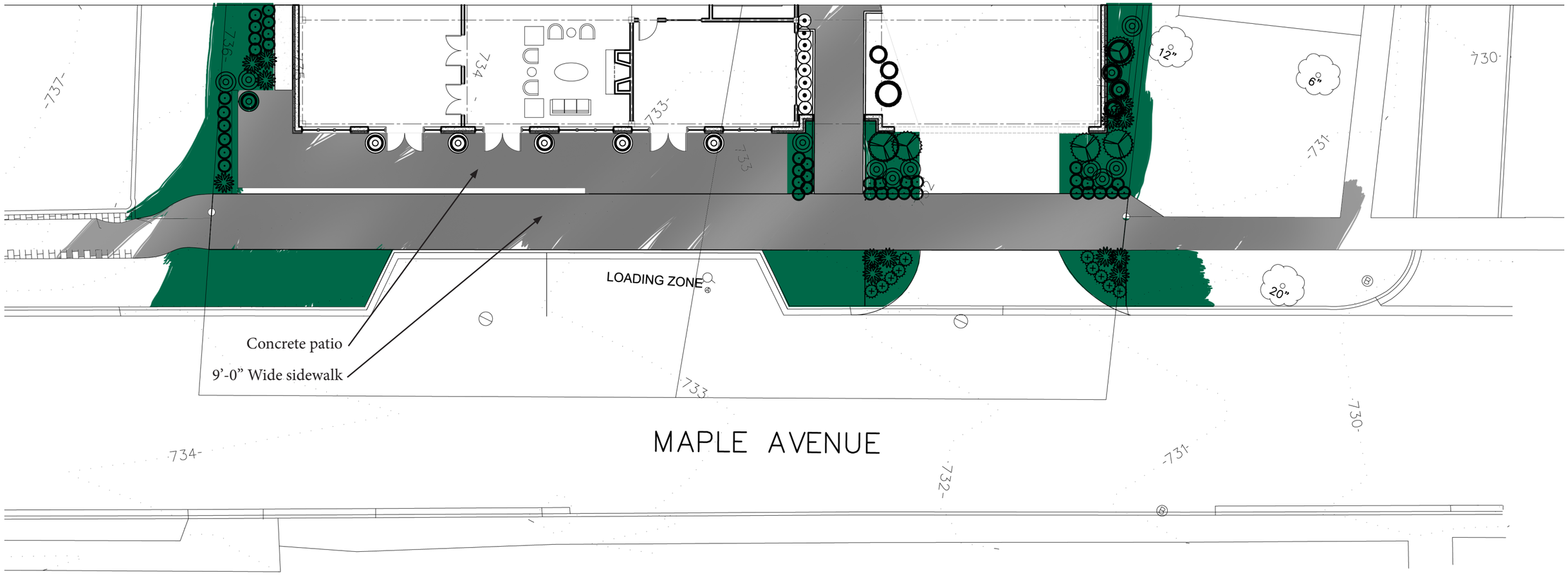


OPTION 1

The Marquis on Maple
936-942 Maple Avenue

KUO DIEDRICH

24 November 2014



OPTION 2

The Marquis on Maple
936-942 Maple Avenue

KUO DIEDRICH

Marquis on Maple Condominiums

Residential Condominium Redevelopment

Fiscal and Economic Impact to the Village of Downers Grove, Elementary School District 58 and High School District 99.

Located In: Downers Grove, Illinois

Prepared for: FFM-DG Development, LLC

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Date: November, 2014

STRATEGY PLANNING ASSOCIATES

Strategy Planning Associates, Inc 202 Gareth Lane Schaumburg, Ilinois 60193 (847) 882-7166

EXECUTIVE SUMMARY

FISCAL IMPACT CONCLUSIONS

Strategy Planning Associates, Inc. was contracted by FFM-DG Development, LLC. to evaluate the fiscal and economic impact of the residential condominium development on the Village of Downers Grove, Elementary School Districts 58 and High School District 99. The development program is named: **Marquis on Maple Condominium.**

The primary purpose of this study is to show the relationship between revenues that results from the redevelopment. All future dollar figures are in current dollar terms based on revenue sources and expenditure levels budgeted for the Village for FY 2015. We make no allowance for the effects of inflation on costs, and likewise, we make no allowance for the appreciation of home values and the increased tax revenues due to higher assessed values. These adjustments would call for speculation and therefore would be debatable and distorting to the real objective of the study. The economic impact portion of the study speaks to the broader impact of building out the development and bringing in new homeowners.

The study is not a budget forecasting document or development plan. Rather, our findings are intended to help guide policy decisions. Given the current revenue structure and level of services, the study determines the revenue impact on the community. The revenues due to the new community are not segregated but will be part of the entire budget(s)

Please note this study uses excel spread sheets which rounds numbers for easy reading but the full number carries through the spread sheets allowing numbers which can be slightly different then when checking with a calculator.

0.0.1 Primary Impacts

During the time frame of this study: 2015 to 2025.

-- The site will increase the annual property tax from $40,836 to $544,836. In this time frame $4,361,815 in property tax will be paid. In the early years some of this revenue can be paid to the Downtown TIF.

-- The proposed development will replace the two vacant buildings with new construction with a market value of $21.73 million.

-- The proposed development will bring 118 new residents into the community. They will attract $16,480 in State percapitas annually.

-- The 55 new families will have $4.4 million income. Of this amount $3.5 million will be expended for goods and services. Much of these expenditures can be captured by the downtown.

-- $12.6 million will be expended on contract construction creating 202 full time equivalent jobs (FTE). These worker will receive 7.3 million in wage income. Much of this income can be captured in Downers Grove.

-- New construction will replace two vacant buildings improving the image and status of the downtown. The vitality and upward direction of the downtown will be confirmed.

0.1 Project Mix:

The proposed development would demolish two vacant buildings and build a residential condominium building containing: **55 Condominium** homes having an average estimated value of $395,000, with a bedroom mix projected to be 11 3-bedroom, 44 and 2-bedroom units

0.2 Populations

•118 new residents are projected at full occupancy.

0.3 Student Generation

The study uses two sets of student generation multipliers: the 1996 ISCS student generation table; and multipliers resulting from our experience with elevator residential buildings.

Student Multipliers from ISCS 1996 table. For the first analysis, the study uses population multipliers obtained from Illinois School Consulting Service (ISCS) 1996 table. The ISCS 1996 student generation table is the standard table incorporated into the codes of most suburban communities.

Upon project buildout 10 school age children are projected. (3.3 high school age; 3.2 junior high age; and 3.8 elementary age.) Of this number 90% or 9 are expected to attend public schools. (3.0 high school age; 2.9 junior high age; and 3.4 elementary age.) **The ISCS Table projection is considered the high end projection.**

Student Multipliers for Elevator Apartment Units. The ISCS multipliers identify average values across the Chicago region. They are not specific to location, type or target market. As we vary from average in terms of location, the typical garden apartment or targeted demographic, the multipliers need to be validified.

Strategy Planning Associates find that multipliers are significantly lower for mid rise elevator buildings. Upon project buildout 1.61 school age children are projected. (0.42 high school age; 0.40 junior high age; and 0.42 elementary age.). **This is The low end projection.**

Strategy Planning Associates finds the low end projection to be the most accurate. For this study, 1.2 student is projected to Elementary School District 58 and 1/2 student is projected to High School District 99.

0.4 Market Value

- The total projected market value is projected to $21.73 million.
- The total projected taxable value or Equalized Assessed Value (EAV) is $6.94 million.
- For the current 2013 tax year, the assessed value is $513,550 and a taxable value of $177,166

0.5 Village Impact

Total annual recurring revenues to the municipality are expected to reach $72,713 per year after completion. The $72,713 municipal revenue is $616 per capita for the 118 new residents.The proposed development will have a positive effect on the long term fiscal posture of the Village and should not have any negative impact to the property tax burden of the current residents.

0.6 Impact to Elementary School District 58

There are 1.2 school-age children from the development anticipated to be attending school in School District 58. Projected annual operating revenues of $157,023 are projected

0.7 Impact to High School District 99.

There is about 1/2 school-age child from the development anticipated to be attending School District 99. Projected annual operating revenues of $143,941 are projected.

0.8 Property Tax to All Districts

The development is expected to have a taxable value of $6.94 million. Applying the 2013 tax rate of 7.846 per $100 of equalized assessed value to the taxable value results in total annual property tax revenues of $544,836 attributed to the new development. Table 11 details the distribution of property tax revenues by taxing district. The current real estate tax on the site is $40,294. In the early years some of this revenue can be used for the downtown TIF.

0.9 Economic Impact

The economic impact to the community is measured by the wealth it brings into the community and the ability of the community to capture this wealth and circalate it within the community. The proposed development will add new value to the

community, increase the overall wealth and stability of the economic base, and contribute to the circulation of wealth within Western Springs.

The direct economic impact of the development is summarized below:

The construction phase is projected to expend $12.6 million. Of this amount 58% or $7.31 million is expected to be paid out in salaries and wages. The construction phase uses 403,072 man hours to complete. This converts to 202 full time equivalent (FTE) jobs. The 202 number is very conservative. While the mathematical calculation is correct, employment may be inconsistent. The actual jobs created count is likely larger.

In the operations phase, Marquis on Maple Condominium will bring in 55 new families. We conservatively estimate $80,000 average family income. The new families are projected to have annual expenditures of $3.5 million. For example, $269 thousand is projected in grocery purchases, and $238 thousand is projected in purchasing health care. The development being within the Village of Downers Grove has the potential of spreading it's economic benefit throughout the community.

In sum, our model of fiscal revenue impact finds the proposed development, upon completion, will cause a positive impact to the Village of Downers Grove and the aligned Districts. The economic impact will enhance the Village.

Table of Contents

1.0 INTRODUCTION: FISCAL IMPACT ANALYSIS

Strategy Planning Associates, Inc. was contracted by FFM-DG Development, LLC. to evaluate the fiscal and economic impact of the residential condominium development on the Village of Downers Grove, Elementary School Districts 58 and High School District 99.

The primary purpose of this study is to show the relationship between revenues and expenses that results from the new annexation. All future dollar figures are in current dollar terms based on revenue sources budgeted for the Village for FY 2015. We make no allowance for the effects of inflation on costs, and likewise, we make no allowance for the appreciation of home values and the increased tax revenues due to higher assessed values. These adjustments would call for speculation and therefore would be debatable and distorting to the real objective of the study. The economic impact portion of the study speaks to the broader impact of building out the development and bringing in new homeowners.

The study is not a budget forecasting document or development plan. Rather, our findings are intended to help guide policy decisions. Given the current revenue structure the study determines the revenue impact on the community. The revenues due to the new community are not segregated but will be part of the entire budget(s)

1.1 Project Mix:

FIGURE 1. Existing Use

FIGURE 2. Plan of Redevelopment

The proposed development would demolish two vacant buildings and build a residential building containing: **55 for sale condominium** homes having an average projected value of $395,000,000, with a projected bedroom mix of 11 3-bedroom, and 44 2-bedroom units; 76 covered parking spaces on the first floor as well as outdoor parking. The development program is named: **Marquise on Maple Condominium**.

Please note this study uses excel spread sheets which rounds numbers for easy reading but the full number carries through the spread sheets allowing numbers which can be slightly different then when checking with a calculator.

1.2 Occupancy Schedule

We assume the first year or twelve-month period to be 2016. Residential occupancy will start in early 2016 and be completed in the following year. See Table 1.

We use Microsoft Excel spreadsheets to make calculations. Some of the figures presented may vary slightly from the figures determined using a calculator due to rounding. These differences are small, and are not significant to the determination of the fiscal impact.

We are projecting an ultimate population of 118 residents at full occupancy. See Table 2.

1.4 School Age Generation

The study uses two sets of student generation multipliers: the 1996 ISCS student generation table and multipliers resulting from our experience with elevator residential building.

1.4.1 Student Multipliers from ISCS 1996 table

For the first analysis, the study uses population multipliers obtained from Illinois School Consulting Service (ISCS) 1996 table. The ISCS 1996 student generation table is the standard table incorporated into the codes of most suburban communities.

Upon project buildout 10 school age children are projected. (3.3 high school age; 3.2 junior high age; and 3.8 elementary age.) Of this number 90% or 9 are expected to attend public schools. (3.0 high school age; 2.9 junior high age; and 3.4 elementary age.) See Table 3.

The ISCS Table projection is considered the high end projection.

1.4.2 Student Multipliers for Midrise Apartment Units.

The ISCS population generation tables were first issued in 1972 and updated every couple years until 1996. The interim updates indicated a steady decline in both population per unit and school age children per unit. Demographic studies have indicated that these declines continued from 1996 to the present. These declining multipliers are consistently identified in demographic studies of changes in the local and national population.

The ISCS multipliers identify average values across the Chicago region. They are not specific to location, type or target market. As we vary from average in terms of location, the typical multistory buildings or targeted demographic, the multipliers need to be validified.

Strategy Planning Associates find that multipliers are significantly lower for mid rise elevator buildings. Prior surveys have identified 1 school age child per 50 to 100 units. This analysis projects about 1 school age child per 50 units.

Strategy Planning Associates find that multipliers are significantly lower for mid rise elevator buildings. Prior surveys have identified 1 school age child per 50 to 100 units. This analysis projects about 1 school age child per 50 units.

Upon project buildout 1.61 school age children are projected. (0.42 high school age; 0.40 junior high age; and 0.42 elementary age.) See Table 4.

The elevator building projection is considered the low end projection. Strategy Planning Associates feel the low end projection is the more accurate. For analysis purposes the study allocates 1.2 students to the elementary district and 1/2 student to the high school district

1.5 Estimated Total Market Value and Taxable Value

The total residential market value of the development, after buildout, is estimated to be $21,725,000. The taxable value or Equalized Assessed Value (EAV) is $6.94 million.

The residential taxable value was calculated by multiplying the assessors market value by 33.33%. Then applying the tax multiplier now 1.00. A homestead exemption of $6,000 per unit on 70% of the units and another senior exemption of $4,000 on 30% of the units are applied. See Table 5.

The total projected market value is projected to $21.73 million.

The total projected taxable value or Equalized Assessed Value (EAV) is $6.94 million.

For the current 2013 tax year, the assessed value is $513,550 and a taxable value of $177,166

TABLE 1.

Development and Absorbtion Schedule

New Units Occupied Per Year	Avg. Assessor's Value	Project Year									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
New Residential Constructed/Occupied Per Year											
Condominium	$395,000	0	25	30	0	0	0	0	0	0	0
Units Per Year		**0**	**25**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Cumulative Units		**0**	**25**	**55**	**55**	**55**	**55**	**55**	**55**	**55**	**55**

TABLE 2. **Projected Total Population**

Units By Type	Total Units	Year Residents Take Occupancy									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Units Per Year											
1 Bedroom	0%	0	0	0	0	0	0	0	0	0	0
2 Bedroom	80%	0	20	24	0	0	0	0	0	0	0
3 Bedroom	20%	0	5	6	0	0	0	0	0	0	0
Total Units		**0**	**25**	**52**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Population	People/ Unit*										
1 Bedroom	1.758	0	0	0	0	0	0	0	0	0	0
2 Bedroom	1.914	0	38	46	0	0	0	0	0	0	0
3 Bedroom	3.053	0	15	18	0	0	0	0	0	0	0
Total Population		**0**	**54**	**118**	**118**	**118**	**118**	**118**	**118**	**118**	**118**

* Population Multipliers obtained from ISCS 1996 Table

TABLE 3.

Projected Student Population ISCS 1996 Multipliers

School Age	Students/ Unit	Year Residents Take Occupancy									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
High School Population (9-12)											
Aparments											
1 Bedroom	0.001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2 Bedroom	0.046	0.00	0.92	1.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3 Bedroom	0.118	0.00	0.59	0.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total High School by Year		0.00	1.51	1.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative High School		0.0	1.5	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3
90% to Public Schools		0.0	1.4	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Junior High School Population (7-8)											
Aparments											
1 Bedroom	0.001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2 Bedroom	0.042	0.00	0.84	1.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3 Bedroom	0.123	0.00	0.62	0.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Junior High School by Year		0.00	1.46	1.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative Junior High School		0.0	1.5	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
90% to Public Schools		0.0	1.3	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9
Elementary School Population (K-6)											
Aparments											
1 Bedroom	0.002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2 Bedroom	0.086	0.00	1.72	2.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3 Bedroom	0.234	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Elementary School by Year		0.00	1.72	2.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative Elementary School		0.0	1.7	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8
90% to Public Schools		0.0	1.5	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4
Total School Age Children by Year		0.00	3.23	3.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative School Age Children		0	5	10	10	10	10	10	10	10	10
Total School Age Children to Public Schools		0	4	9	9	9	9	9	9	9	9

Source: 1996 ISCS Multipliers

TABLE 4.

Projected Student Population Multipliers Adjusted for Elevator Buildings

School Age	Students/ Unit	Year Residents Take Occupancy									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
High School Population (9-12)											
Apartments											
1 Bedroom	0.0001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2 Bedroom	0.0058	0.00	0.12	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3 Bedroom	0.0148	0.00	0.07	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total High School by Year		0.00	0.19	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative High School		0.00	0.19	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42
Junior High School Population (7-8)											
Apartments											
1 Bedroom	0.0001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2 Bedroom	0.0053	0.00	0.11	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3 Bedroom	0.0154	0.00	0.08	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Junior High School by Year		0.00	0.18	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative Junior High School		0.00	0.18	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40
Elementary School Population (K-6)											
Apartments											
1 Bedroom	0.0003	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2 Bedroom	0.0108	0.00	0.22	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3 Bedroom	0.0293	0.00	0.15	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Elementary School by Year		0.00	0.36	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative Elementary School		0.00	0.36	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79
Total School Age Children by Year		0.00	0.55	0.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative School Age Children		0.00	0.73	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61

Source: Comparative Survey

TABLE 5. **Estimated Market and Taxable Value**

Year Residents Move In		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Year Taxes Payable		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Residential Value	Value per unit*										
	$395,000	$0	$9,875,000	$21,725,000	$21,725,000	$21,725,000	$21,725,000	$21,725,000	$21,725,000	$21,725,000	$21,725,000
Total Residential Assessor's Value		**$513,550**	**$9,875,000**	**$21,725,000**	**$21,725,000**	**$21,725,000**	**$21,725,000**	**$21,725,000**	**$21,725,000**	**$21,725,000**	**$21,725,000**
Residential EAV***	33.33%	$171,166	$3,291,338	$7,240,943	$7,240,943	$7,240,943	$7,240,943	$7,240,943	$7,240,943	$7,240,943	$7,240,943
State Multiplier**	1.0000	$171,166	$3,291,338	$7,240,943	$7,240,943	$7,240,943	$7,240,943	$7,240,943	$7,240,943	$7,240,943	$7,240,943
Homestead Exemption ($6000/Unit 70%)	($6,000)	$0	$0	($105,000)	($231,000)	($231,000)	($231,000)	($231,000)	($231,000)	($231,000)	($231,000)
Senior Exemption ($4,000/Unit, 30%)	($4,000)	$0	$0	($30,000)	($66,000)	($66,000)	($66,000)	($66,000)	($66,000)	($66,000)	($66,000)
Total Residential Taxable Value		$171,166	$3,291,338	$7,105,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943
Total Taxable Value		**$171,166**	**$3,291,338**	**$7,105,943**	**$6,943,943**	**$6,943,943**	**$6,943,943**	**$6,943,943**	**$6,943,943**	**$6,943,943**	**$6,943,943**

* Based on DuPage County's Assessment practices, does not reflect market value
** Tentative 2013 equalization factor by Illinois Department of Revenue
*** 2015-16 Existing Assessed Value

2.0 FISCAL IMPACT TO THE VILLAGE OF DOWNERS GROVE

The primary purpose of this study is to show the impact of revenues that results from the new community. All future dollar figures are in current dollar terms, based on revenue sources and expenditure levels documented in the budget provided to us by the Village of Downers Grove. We make no allowance for the effects of inflation on costs, and likewise, we make no allowance for the appreciation of home values and increases in tax revenues due to higher assessed values.

The revenues estimated in this report reflect recurring annual revenues related to the presence of the new population in the community.

Unless otherwise noted, our estimate of fiscal impact to the Village of Downers Grove is based on the budgeted revenues for FY 2015. We project the fiscal impact to the government as a whole, and not to specific departments.

We are not including revenues from building permits, inspection/review fees, or other such non-recurring fees in our revenue projections. We assume in this study that building permit fees, as well as any one-time plat review fees, are structured to meet costs of inspection services and planning staff services. Similarly, in this report we exclude revenues or expenses related to proprietary operations, such as the Water & Sewer funds. We assume up-front charges such as tap-on fees and user consumption fees are structured to meet costs of these services. These fees and charges are discussed in the next chapter.

2.1 New Revenue Estimates

Tables 6, 7, and 8 and Figures 3 and 4 show the estimates of new revenue to the Village of Downers Grove from the proposed development.

2.1.1 Property Tax Revenue

We are projecting recurring annual property tax revenue to the Village at $41,823 per year after the development is completed. This was determined using the Downers Grove Village Ex Fire tax rate of 0.4329 per $100 of equalized assessed value, the Downers Grove Village Fire tax rate of 0.1419 per $100 of equalized assessed value and half of the 2012 Downers Grove Township Road and Bridge rate of 0.0275 per $100 of equalized assessed value which goes to the Village. Currently, the Village of Downers Grove receives $1,031 in property tax revenue from the site. See Table 6.

For Village associated jurisdictions, we are projecting recurring annual property tax revenue to the Downers Grove Library at $9,853 per year; $104,159 to Downers Grove Special District Series 2 (Special Service District for the downtown); $25,630 to the Downers Grove Park District; $157,023 to Grade School District

58; $143,941 to High School District 99; and $20,526 to College of DuPage 502. In the early years, some of this revenue can be used in the downtown TIF.

2.1.2 Sales Tax Revenue, Residential (Retail Occupancy Tax)

We estimate approximately $14,212 in new sales tax revenue will be generated annually from new residential spending. We base this estimate on the following assumptions: The owners will have household incomes averaging $80,000.

Approximately 20% of income is spent on convenience goods and 10% of income is spent on comparison goods.

1. Approximately 75% of convenience goods and 40% comparison goods purchases are made within the municipality:

-- convenience goods implies groceries, personal care services, etc.

-- comparison goods implies cars, appliances, or clothing.

2. 100% of all goods purchased are taxable, from the viewpoint of the municipality. (Municipalities receive a 1% tax on sales from the State.) Home Rule 1% sales tax is applied to 70% of purchases.

3. We note that the sales tax revenues described here are those resulting from the direct expenditures of new residents in existing businesses. We note there are readily available opportunities for variety of retail sales available in the community. However, there are further economic benefits likely to occur. See Table 6.

4.New population and income will encourage additional retail opportunities increasing the sales tax projection. Currently the buildings generate no sales tax.

2.1.3 Utility Tax Revenue

For residential development, the municipality has a utility tax of 3.5% on electric utility usage. The average utility tax revenue per household is estimated to be $20 for each 1% of tax, or $70 per household. We estimate the development will produce $3,850 in utility tax revenue after completion.

2.1.4 State Local Use Tax[1]

The State is projected to redistribute revenue from the Local Use Tax at a rate of $17.80 per capita in 2015 (Illinois Municipal League, 4/14). We estimate an additional $2,097 will be generated annually with the addition of 118 new residents.

1. The State redistributes revenue from the State Local Use Tax, the Income Tax, and the Motor Fuel Tax on a per capita basis using the most recent census data. As the residents from this project will arrive after the 2010 census, the Village would have to conduct a special census to receive revenue for those residents prior to the results of the 2020 census.

The community would have to conduct a special census in order to receive the State Shared Revenues prior to the 2020 census.

2.1.5 Income Tax Redistribution

In 2015 the State is projected to redistribute the Income Tax to municipalities at a rate of $97.80 per capita (Illinois Municipal League, 4/14). We estimate an additional $11,521 will be generated annually with the addition of 118 new residents. The community would have to conduct a special census in order to receive the State Shared Revenues prior to the 2020 census.

2.1.6 Motor Fuel Tax

In 2015, the State is projected to redistribute fuels tax revenue to municipalities at an annual rate of $24.30 per capita (Illinois Municipal League, 4/14). We estimate the new residents in the community will generate approximately $2,863 in new fuels tax revenue annually after the community is built out. The community would have to conduct a special census in order to receive the State Shared Revenues prior to the 2020 census.

2.1.7 Telecommunications Tax Revenue

The Village has enacted a telecommunications tax. The average telecommunications revenue per household, is estimated to be $40.00. With 55 new households, the community can be expected to generate an additional $2,200 annually in telecommunications tax.

2.1.8 Impact Fees

Impact fees are one time payments and not recurring revenues. The following impact fees are projected to be paid.

-- $92,503 to the Park District

-- $25,760 To Grade School District 58.

-- $9,548 to High School District 99.

2.1.9 Total Revenue Impact

Total annual recurring revenues to the municipality are expected to reach $72,713 per year after completion. The $72,713 municipal revenue is $616 per capita for the 118 new residents. See Table 8, Figure 3 and Figure 4.

TABLE 6.

Real Property Tax Revenue to the Municipality

Property Tax	Tax Rate Per $100 Taxable Value (2013) *	Assessment Year and Year Payable									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Taxable Value		$171,166	$3,291,338	$7,105,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943
Property Tax		**Village of Downers Grove**									
Downers Grove EX Fire	0.43290	$741	$14,248	$30,762	$30,060	$30,060	$30,060	$30,060	$30,060	$30,060	$30,060
Downers Grove Township Road and Bridge (50%)	0.02750	$47	$905	$1,954	$1,910	$1,910	$1,910	$1,910	$1,910	$1,910	$1,910
Downers Grove Fire	0.14190	$243	$4,670	$10,083	$9,853	$9,853	$9,853	$9,853	$9,853	$9,853	$9,853
Total Downers Grove	**0.60230**	**$1,031**	**$19,824**	**$42,799**	**$41,823**	**$41,823**	**$41,823**	**$41,823**	**$41,823**	**$41,823**	**$41,823**
		Aligned Districts									
Downers Grove Library	0.14190	$243	$4,670	$10,083	$9,853	$9,853	$9,853	$9,853	$9,853	$9,853	$9,853
Downers Grove Special Series 2	1.50080	$2,567	$49,370	$106,589	$104,159	$104,159	$104,159	$104,159	$104,159	$104,159	$104,159
Downers Grove Park	0.36910	$632	$12,148	$26,228	$25,630	$25,630	$25,630	$25,630	$25,630	$25,630	$25,630
Grade School District 58	2.26130	$3,871	$74,427	$160,687	$157,023	$157,023	$157,023	$157,023	$157,023	$157,023	$157,023
High School District 99	2.07290	$3,548	$68,226	$147,299	$143,941	$143,941	$143,941	$143,941	$143,941	$143,941	$143,941
College of DuPage 502	0.29560	$506	$9,729	$21,005	$20,526	$20,526	$20,526	$20,526	$20,526	$20,526	$20,526
Total Aligned Districts	**6.64080**	**$11,367**	**$218,571**	**$471,891**	**$461,133**	**$461,133**	**$461,133**	**$461,133**	**$461,133**	**$461,133**	**$461,133**

TABLE 7.

Local Sales Tax Revenue, Residential

Spending from New Residential Population	Average	Total by Year								
		2015	2016	2017	2018	2019	2020	2021	2022	2023
Household Income *	$80,000	$0	$1,690,000	$4,400,000	$4,400,000	$4,400,000	$4,400,000	$4,400,000	$4,400,000	$4,400,000
Convenience Goods Spending	20%	$0	$338,000	$880,000	$880,000	$880,000	$880,000	$880,000	$880,000	$880,000
Comparison Goods Spending	10%	$0	$169,000	$440,000	$440,000	$440,000	$440,000	$440,000	$440,000	$440,000
Convenience Spending Locally	75%	$0	$253,500	$660,000	$660,000	$660,000	$660,000	$660,000	$660,000	$660,000
Comparison Spending Locally	40%	$0	$67,600	$176,000	$176,000	$176,000	$176,000	$176,000	$176,000	$176,000
Taxable Share, Convenience	100%	$0	$253,500	$660,000	$660,000	$660,000	$660,000	$660,000	$660,000	$660,000
Taxable Share, Comparison	100%	$0	$67,600	$176,000	$176,000	$176,000	$176,000	$176,000	$176,000	$176,000
Local Taxable Spending		$0	$321,100	$836,000	$836,000	$836,000	$836,000	$836,000	$836,000	$836,000
Sales Tax Revenue from New Resident Spending Home Rule**	**1.00%**	**$0.0**	**$2,247.7**	**$5,852.0**	**$5,852.0**	**$5,852.0**	**$5,852.0**	**$5,852.0**	**$5,852.0**	**$5,852.0**
Sales Tax Revenue from New Resident Spending	**1.00%**	**$0**	**$3,211**	**$8,360**	**$8,360**	**$8,360**	**$8,360**	**$8,360**	**$8,360**	**$8,360**
Total Sales Tax Revenue		**$0**	**$5,459**	**$14,212**	**$14,212**	**$14,212**	**$14,212**	**$14,212**	**$14,212**	**$14,212**

* Average household income is estimated at around 1/5 times home price

** Home Rule Sales Tax applied to 70% of sales

TABLE 8.

Revenues to the Village of Downers Grove

Revenue Source	Year Residents Take Occupancy									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Property Tax	$1,031	$1,031	$19,824	$42,799	$41,823	$41,823	$41,823	$41,823	$41,823	$41,823
Sales Tax	$0	$3,211	$8,360	$8,360	$8,360	$8,360	$8,360	$8,360	$8,360	$8,360
State Local Use Tax*	$0	$0	$0	$0	$0	$0	$2,097	$2,097	$2,097	$2,097
State Income Tax*	$0	$0	$0	$0	$0	$0	$11,521	$11,521	$11,521	$11,521
Motor Fuel Tax*	$0	$0	$0	$0	$0	$0	$2,863	$2,863	$2,863	$2,863
Utility Tax	$0	$1,750	$3,850	$3,850	$3,850	$3,850	$3,850	$3,850	$3,850	$3,850
Telecommunications Tax	$0	$1,000	$1,040	$2,200	$2,200	$2,200	$2,200	$2,200	$2,200	$2,200
Totals	**$1,031**	**$6,992**	**$33,074**	**$57,209**	**$56,233**	**$56,233**	**$72,713**	**$72,713**	**$72,713**	**$72,713**

* It is assumed that the community would have to conduct a special census in order to receive the State Shared Revenues prior to the 2020 census.

FIGURE 3. **Revenues to the Village of Downers Grove by Source**

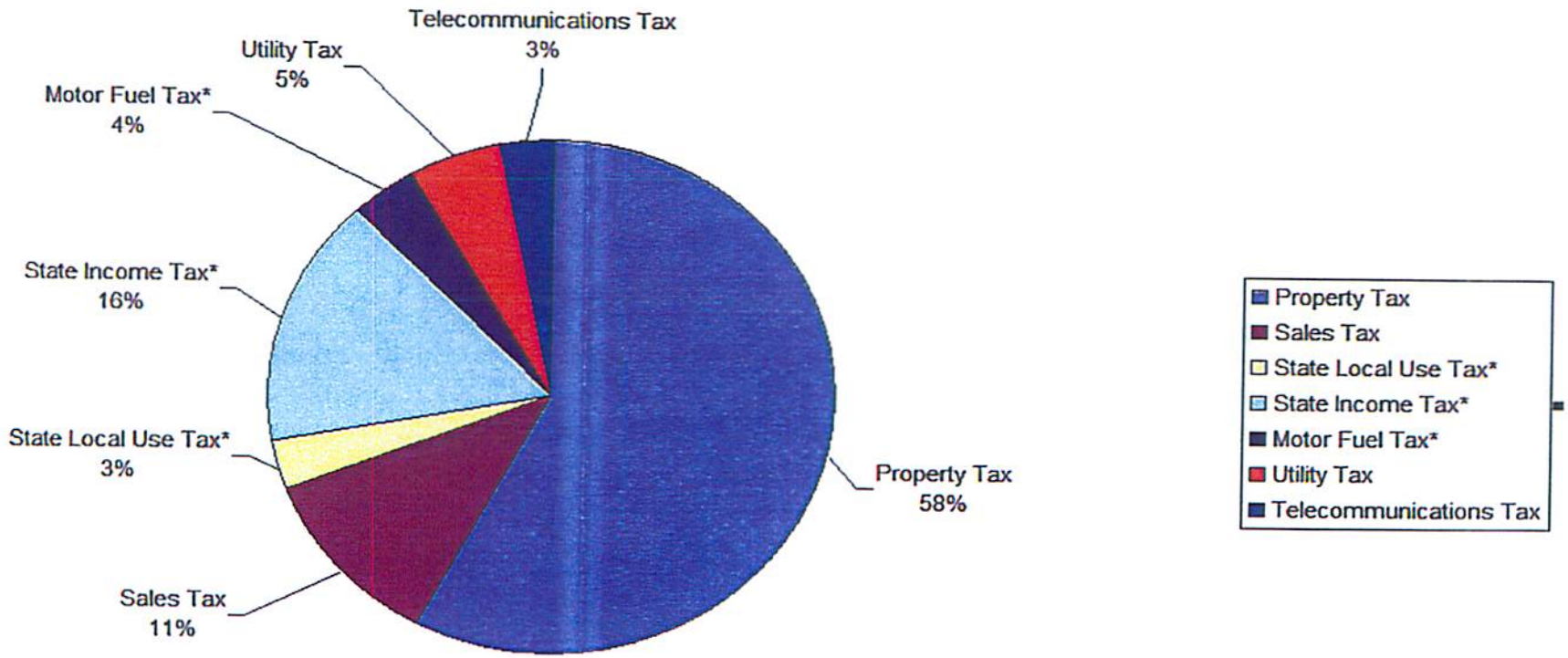
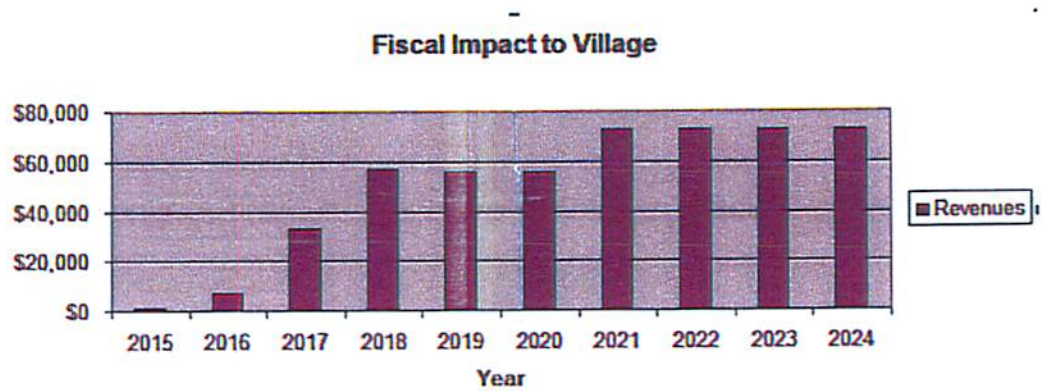


FIGURE 4.

Net Fiscal Revenue Impact, Village of Downers Grove



3.0 FISCAL IMPACT TO ELEMENTARY SCHOOL DISTRICT 58

This study estimates new revenues for Downers Grove Elementary School District 58 provided by the Illinois State Board of Education.

3.1 Projected Student Population

After evaluating several student generation models, the study estimates that development, as proposed will result in 1.2 elementary school age children. The student count results from the unique demographic profile of the housing products being proposed. For comparison purposes the study also presents data using the ISCS 1996 table multipliers. The ISCS multipliers are shown for comparison only and are not the recommendations of the study.

3.2 New Revenue Estimates

Table 9 summarizes the new revenues to the School District from the proposed redevelopment.

3.2.1 Property Tax Revenue

The 2013 property tax rate was 2.2613 per $100 assessed valuation. With a total taxable value of $6.94 million dollars after completion, we are estimating that the development will ultimately generate $157,023 in annual property tax revenue for School District 58.

3.2.2 Impact Fees

At approval impact fees of $25,760 are projected.

TABLE 9. **Estimated Revenues, Elementary District 58**

1996 ICSC Multipliers

Revenue	2013 Tax Rate Per $100	Year Residents Take Occupancy									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total Taxable Value		$171,166	$3,291,338	$7,105,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943
Number of Students		0.0	2.9	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3
Property Tax Revenue*	2.2613	$2,446	$3,871	$74,427	$160,687	$157,023	$157,023	$157,023	$157,023	$157,023	$157,023
Impact Fee		$25,760	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Revenues		**$28,206**	**$3,871**	**$74,427**	**$160,687**	**$157,023**	**$157,023**	**$157,023**	**$157,023**	**$157,023**	**$157,023**

Multipliers Updated for Elevator Building

Revenue	2012 Tax Rate Per $100	Year Residents Take Occupancy									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total Taxable Value		$171,166	$3,291,338	$7,105,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943
Number of Students		0.0	0.5	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
Property Tax Revenue*	2.2613	$2,446	$3,871	$74,427	$160,687	$157,023	$157,023	$157,023	$157,023	$157,023	$157,023
Impact Fees		$25,760	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Revenues		**$28,206**	**$3,871**	**$74,427**	**$160,687**	**$157,023**	**$157,023**	**$157,023**	**$157,023**	**$157,023**	**$157,023**

3.2.3 Summary

There is 1.2 school-age child from the development anticipated to be attending school in School District 58. Projected annual operating revenues of $157,023 are projected

4.0 FISCAL IMPACT TO HIGH SCHOOL DISTRICT 99

This study estimates new revenues for High School District 99 provided by the Illinois State Board of Education.

4.1 Projected Student Population

After evaluating several student generation models, the study estimates that development, as proposed, will result in 0.42 high school age children. The student count results from the unique demographic profile of the housing products being proposed.

The student count results from the unique demographic profile of the housing products being proposed. For comparison purposes the study also presents data using the ISCS 1996 table multipliers. The ISCS multipliers are shown for comparison only and are not the recommendations of the study.

4.2 New Revenue Estimates

Table 10 summarizes the new revenues to the School District from the proposed development.

4.2.1 Property Tax Revenue

The 2013 property tax rate was 2.0729 per $100 assessed valuation. With a total taxable value of $6.94 million dollars after completion, we are estimating that the development will ultimately generate $143,941 in annual property tax revenue for High School District 99.

4.2.2 impact Fees

At approval impact fees of $25,760 are projected.

TABLE 10. **Estimated Revenues, High School District 99**

1996 ICSC Multipliers

Revenue	2013 Tax Rate Per $100	Year Residents Take Occupancy									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total Taxable Value		$171,166	$3,291,338	$7,105,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943
Number of Students		0.0	1.4	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Property Tax Revenue*	2.0729	$0	$3,548	$68,226	$147,299	$143,941	$143,941	$143,941	$143,941	$143,941	$143,941
Impact Fees		$9,548	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Revenues		**$9,548**	**$3,548**	**$68,226**	**$147,299**	**$143,941**	**$143,941**	**$143,941**	**$143,941**	**$143,941**	**$143,941**

Multipliers Updated for Elevator Building

Revenue	2013 Tax Rate Per $100	Year Residents Take Occupancy									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total Taxable Value		$171,166	$3,291,338	$7,105,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943	$6,943,943
Number of Students		0.19	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42
Property Tax Revenue*	2.0729	$0	$3,548	$68,226	$147,299	$143,941	$143,941	$143,941	$143,941	$143,941	$143,941
State Aid		$9,548	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Revenues		**$9,548**	**$3,548**	**$68,226**	**$147,299**	**$143,941**	**$143,941**	**$143,941**	**$143,941**	**$143,941**	**$143,941**

0

4.2.3 Summary

There is about 1/2 school-age child from the development anticipated to be attending School District 99. Projected annual operating revenues of $143,941 are projected.

5.0 PROPERTY TAX REVENUES TO OTHER DISTRICTS

The development is expected to have a taxable value of $6.94 million. Applying the 2013 tax rate of 7.846 per $100 of equalized assessed value to the taxable value results in total annual property tax revenues of $544,836 attributed to the new development. Table 11 details the distribution of property tax revenues by taxing district. The current real estate tax on the site is $40,294.

TABLE 11. **Property Tax Distribution to All Districts**

Taxing Jurisdiction	Tax Rate/$100*	Extension **
DuPage County	0.149	$10,353
County Health Department	0.055	$3,812
DuPage Airport Autority	0.017	$1,180
Forest Preserve District	0.166	$11,520
Downers Grove Township	0.037	$2,555
Downers Grove EX Fire	0.433	$30,060
Downers Grove Township Road and Bridge	0.055	$3,819
Village Downers Grove Fire	0.142	$9,853
Village Downers Grove Library	0.250	$17,374
Downers Grove Spec Series 2	1.500	$104,159
Downers Grove Park	0.369	$25,630
Downers Grove Sanitary District	0.044	$3,028
Grade School District 58	2.261	$157,023
High School District 99	2.073	$143,941
College DuPage 502	0.296	$20,526
TOTAL	7.846	$544,836

* Using 2012 individual tax rates.

** Based on a taxable value of: $6,943,943

6.0 ECONOMIC IMPACT

According To "Economic Base Theory," productive activity that creates value and imports money into a community and increases the economic base of the community. Once income is imported into a community, it circulates and has a multiplier effect as it is spent over and over again. Residents in a free standing Village earn and spend their money within the community, making the calculation of changes in the economic base very simple. However, communities such as Downers Grove have an open economic system, meaning that residents earn and spend money both within and outside the Village borders. Projecting the changes in the economic base generated by the proposed development involves three issues: the value added by the development; the creation of wealth through income brought in by the new residents; and the circulation of that new wealth within the community.

6.1 Economic Base Value Added

The building and development process demonstrates how the economic base is enhanced by the addition of new value. This report showed that the development will generate new properties valued at $21.7 million upon completion. To this point, we have used market value based on tax assessment practices. If this construction is purchased with money from outside the community, the increase in value brings wealth into the community and adds to the economic base. To the extent that this money is retained and circulated within the community, the economic well being of the community is increased.

6.2 Economic Impact to the Village of Downers Grove

Economic impacts are differentiated by time and type. The first type, construction phase impacts, are short term effects. They include employment impacts that encompass on-site and off-site construction employment, on-site and off-site trade/transportation/service employment, and manufacturing employment in support of construction; income impacts that refer to the wages and salaries of construction related workers; and expenditure impacts that extend to the construction related workers' spending of their wages and salaries and to the material purchases made inside and outside the region in support of the construction.

The second type of impact is the operation phase impact. These are long term impacts generated by the operation of the project. They include resident, income and expenditure effects that occur over the long run.

The following sections quantify the effect on the Downers Grove economy.

6.3 Construction Phase Impacts

The economic impact of the construction process is analyzed in two ways. First, the construction process is broken down by the types of activities that occur in the

development, construction, and marketing process with the emphasis of the type of contractor used in each category. Second, the effects of direct employment and the purchase of goods during the construction process are analyzed with the emphasis on salaries paid.

6.3.1 Cost Distribution by Category

The total market value of the development at completion is $21.7 million. Of this amount 77.2% or $16.8 million relates to costs of construction. The improvement of the land, the construction of the buildings, and many of the supporting functions are performed on site, or within the Village of Downers Grove. About 77.2% of the market cost of the development is expensed for people and materials, with the remainder projected for profit, financing, and miscellaneous costs. This section below details these expenditures and discusses the potential of Downers Grove to capture the income from the completed work.

The expenditure for selected categories is projected by applying anticipated costs. The distribution of costs are based on a typical pro-forma, not specific to this program. Each category is discussed below. See Table 21.

Planning, Engineering and Design: 2.1% or $0.46 million is projected to be spent to create and implement the plans. Disciplines involved include land planning, architecture, landscape architecture, engineering, legal and financial. Local firms have a location advantage for getting these assignments. Once a project is underway, it is often more economical to use a firm located in the immediate area. This professional services sector is in need of this new business.

Site Improvements: 8.7% or $1.89 million is projected to be spent on site improvements and preparing the land for construction including demolition. Types of contractors brought into the project at this stage are sewer and water contractors, electric and other utility installers, and landscapers. Local firms will have a competitive advantage in bidding for this work. This contractor sector is in need of this new business.

Direct Building Construction: 58% or $12.6 million is projected to be spent on actual construction. All the building materials will need to be purchased. Local firms have an advantage in the bidding process. Typical contractors who will be used are plumbers, roofers, electricians, carpenters, excavators, drywallers, painters and similar trades. Local contractors will have an advantage in bidding on these contracts. This money will be spent in Downers Grove.

Indirect Building Construction and Fees: 2.9% or $0.63 million is projected to be spent on indirect construction costs. The largest portion of this amount will be captured locally in permit and inspection fees. This category is a major revenue source for the Village of Downers Grove.

Marketing: 3.0% or $0.65 million is projected to be spent to market the project to potential buyers. This includes advertising costs, brokers' fees, and staff expenses relating to the marketing and sale of the housing units. This money is largely spent in Downers Grove.

Overhead: 2.5% or $0.54 million is projected to be spent on overhead. This is the administrative cost of running the project. Almost all of this will be spent in Downers Grove and use local employees.

TABLE 12. **Expenditure of Selected Categories**

Residential Homes Occupied Per Year	Avg. Value/Unit	Project Year								
		2015	2016	2017	2018	2019	2020	2021	2022	Total
Residential Market Value		$9,875,000	$11,850,000	$0	$0	$0	$0	$0	$0	$21,725,000
Expenditure of Selected Categories										
Planning, Engineering & Design	2.1%	$207,375	$248,850	$0	$0	$0	$0	$0	$0	$456,225
Site Improvements	8.7%	$859,125	$1,030,950	$0	$0	$0	$0	$0	$0	$1,890,075
Direct Building Construction	58.0%	$5,727,500	$6,873,000	$0	$0	$0	$0	$0	$0	$12,600,500
Indirect Building Construction and Fees	2.9%	$286,375	$343,650	$0	$0	$0	$0	$0	$0	$630,025
Marketing	3.0%	$296,250	$355,500	$0	$0	$0	$0	$0	$0	$651,750
Overhead	2.5%	$246,875	$296,250	$0	$0	$0	$0	$0	$0	$543,125
Annual Selected Expenditures	**77.2%**	**$7,623,500**	**$9,148,200**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$16,771,700**

6.4 Construction Phase Impacts

During the construction phase, the development will be one of Downers Grove' larger employers. During the 1 year construction phase, the development will expend $12.6 million.

6.4.1 Construction Phase Employment Impacts

Construction phase economic impacts include employment impacts that encompass on-site and off-site construction employment, on-site and off-site trade/transportation/service employment, and manufacturing employment in support of construction,; income impacts that relate to the wages and salaries of construction related workers; and expenditure impacts that extend to the construction related workers spending of their wages and salaries and to material purchases mad inside and outside of the Village in support of the construction.

The construction phase is projected to expend $12.6 million. Of this amount 58% or $7.31 million is expected to be paid out in salaries and wages. The following table distributed expenses into categories using a typical distribution and current average wage rates. The end product is the employment impact of the new development, computed by multiplying the dollar value of the project's contract construction by the national average construction employee hours per $1,000 value of contract construction. This computation yields the construction hours required by the project. Dividing the hours by 2,000 (the average number of hours of labor per year) provides the number of full-time-equivalent (FTE) jobs generated by the project. Table 22 shows that construction phase uses 403,072 man hours to complete. This converts to 202 full time equivalent (FTE) jobs. The 202 number is very conservative. While the mathematical calculation is correct, employment may be inconsistent. The actual jobs created count is likely larger. See Table 13.

TABLE 13. **Employment Impacts Income By Project Component in Construction Phase**

Employment Impacts in Construction Phase - # Full Time Equivalent Jobs				
Component	Share of Expenses	Labor Hrs/$1,000*	Total Labor Hours	FTE Jobs **
Residential				
On-site Construction	36.90%	44.44	119,844	60
Off-site Construction	4.70%	44.44	15,265	8
Manufacturing	32.60%	60.61	144,403	72
Trade, Transportation and Services	19.40%	66.53	94,327	47
All others	6.40%	62.5	29,233	15
Total			**403,072**	**202**

* Source: Robert Ball, "Employment Created by Construction Expenditures." Monthly Labor Review. Published by the Urban Land Institute.

** A full time equivalent job (FTE) consists of 2,000 labor hours. Published by the Bureau of Labor Statistics.

6.4.2 Income Impact of Construction Phase

The construction phase of the development results in $7.31 million in wage income. Of this, 76% or $5.85 million is considered disposable income. The full weight of this disposable income is scattered throughout the region based on where the employees live. Keep in mind that this development is in town, employees tend to cluster close to where they work and the employees are there all day and in a good position to be enticed to see the retail and service opportunities in Downers Grove. See Table 14.

TABLE 14. Income Impact of Construction Phase

Employment Income Impacts of Construction Phase - Income Created by FTE Jobs				
Component	Total Labor Hours	Avg. Hourly Earnings*	Total Wage Income	Disposable Income **
Residential				
On-site Construction	119,844	$22.50	$2,696,489	$2,157,191
Off-site Construction	15,265	$22.50	$343,455	$274,764
Manufacturing	144,403	$16.50	$2,382,657	$1,906,126
Trade, Transportation and Services	94,327	$15.03	$1,417,732	$1,134,185
All others	29,233	$16.00	$467,731	$374,184
TOTAL	403,072		$7,308,064	$5,846,451

* Source: Bureau of Labor and Statistics, Area Occupational Employment and Wage Estimates

** Disposable income is estimated at 76% of personal wage income. Source: US Bureau of Labor Statistics, Consumer Spending Patterns, Chicago Metro Area

Of the $5.85 million in disposable income resulting from the new development, 92% is allocated to consumption income. The following table displays in broad categories how the money is spent. Of the $1,914,115 in disposable construction wage income, the Bureau of Labor Statistics estimates that 52% of disposable income is allocated to convenience and comparison goods spending. Based on the current City's commercial mix, we expect these workers will spend 30% of convenience goods spending and 15% of comparison spending and 15% other goods locally, totaling $993,990 in the construction phase.

With $0.92 million spent on comparison goods and $1.25 million spent on convenience goods there is a lot of opportunity to gain a market share of these expenditures. See Table 15.

TABLE 15. **Expenditure Impacts of Construction Phase Employment**

Expenditure Impacts of Construction Phase Employment - $ Spent on Convenience & Comparison Goods Locally					
Type of Expenditure		As a Fraction of Total Consumption	Expenditures *	% Spent Locally	Local Expenditures
Comparison Goods		0.171	$919,764	0.150	$137,965
Convenience Goods		0.232	$1,247,867	0.300	$374,360
Other Goods/Services		0.597	$3,211,105	0.150	$481,666
TOTAL		1.000	$5,378,735		$993,990
*Monies available for consumption spending estimated at 52% of disposable income dollars going towards Comparison and Convenience Goods.					

6.5 Impact of the Operation Phase of the Development

The development will bring in 55 new families. We conservatively estimate $80,000 average family income. The following table exerpted from Department of Labor Consumer Expenditure Report shows how families spend their income. See Table 16.

The new families are projected to have annual expenditures of $3.5 million. As an example, Annually $269 thousand is projected in grocery purchases, and $238 thousand is projected in purchasing health care. A further breakdown is presented in table 16.

The development being within the Village of Downers Grove has the potential of spreading it's economic benefit throughout the community.

TABLE 16. **Expenditures from New Families**

Spending From New Residents	Average	Project Year									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Income Before Taxes	$80,000	$0	$1,980,000	$4,400,000	$4,400,000	$4,400,000	$4,400,000	$4,400,000	$4,400,000	$4,400,000	$4,400,000
Average Expenditures	$63,536	$0	$1,572,516	$3,494,480	$3,494,480	$3,494,480	$3,494,480	$3,494,480	$3,494,480	$3,494,480	$3,494,480
		Expenditure By Categories									
Food	12.9%	$0	$202,855	$450,788	$450,788	$450,788	$450,788	$450,788	$450,788	$450,788	$450,788
At Home	7.7%	$0	$121,084	$269,075	$269,075	$269,075	$269,075	$269,075	$269,075	$269,075	$269,075
Away From Home	5.2%	$0	$81,771	$181,713	$181,713	$181,713	$181,713	$181,713	$181,713	$181,713	$181,713
Housing	34.4%	$0	$540,946	$1,202,101	$1,202,101	$1,202,101	$1,202,101	$1,202,101	$1,202,101	$1,202,101	$1,202,101
Apparel and Services	2.9%	$0	$45,603	$101,340	$101,340	$101,340	$101,340	$101,340	$101,340	$101,340	$101,340
Transportation	16.1%	$0	$253,175	$562,611	$562,611	$562,611	$562,611	$562,611	$562,611	$562,611	$562,611
Healthcare	6.8%	$0	$106,931	$237,625	$237,625	$237,625	$237,625	$237,625	$237,625	$237,625	$237,625
Entertainment	5.2%	$0	$81,771	$181,713	$181,713	$181,713	$181,713	$181,713	$181,713	$181,713	$181,713
Cash Contributions	3.4%	$0	$53,466	$118,812	$118,812	$118,812	$118,812	$118,812	$118,812	$118,812	$118,812
Personal Insurance and Pensions	11.2%	$0	$176,122	$391,382	$391,382	$391,382	$391,382	$391,382	$391,382	$391,382	$391,382
All Other Expenditures	7.1%	$0	$111,649	$248,108	$248,108	$248,108	$248,108	$248,108	$248,108	$248,108	$248,108
Annual Expenditures	100.0%	$0	$1,775,371	$3,945,268	$3,945,268	$3,945,268	$3,945,268	$3,945,268	$3,945,268	$3,494,480	$3,494,480


PROPOSED BUILDING
AREA
DECK
ENTRY/EXIT
PORT
COCHERE
ENTRY/EXIT
DRIVE
PATIO
LOADING AREA
MAPLE AVE
MAPLE AVE
928
932
942
936
946
1000
929
943
947
1001
35 ft Setback
29 Ft Setback
Additional
3 foot
right-of-way
10 Ft Setback
43 Ft Setback
20 Ft Setback
Build-to Zone
0 - 10 Ft Setback
Requirement
936 - 942 Maple Avenue
Setback Exhibit
N

Feet
0510 20

N

936 & 942 Maple Avenue

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

SUBJECT:	TYPE:	SUBMITTED BY:
PC 33-14 Residential Condominium Development at 936 – 942 Maple Avenue	Special Use	Stan Popovich, AICP Planning Manager

REQUEST
The petitioner is requesting Special Use approval of a 55 unit condominium building at 936-942 Maple Avenue which is located in the Downtown Business (DB) zoning district.

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

GENERAL INFORMATION

OWNER: First Merchants Bank, N.A.
c/o Griffin & Gallagher, LLC
10001 South Roberts Road
Palos Hills, IL 60465

APPLICANT: David B. Sosin
9501 W. 144th Place, Suite 205
Orland Park, IL 60462

PROPERTY INFORMATION

EXISTING ZONING: DB, Downtown Business
EXISTING LAND USE: Vacant Residential Building and Vacant Commercial Building
PROPERTY SIZE: 44,704 sq ft (1.026 acres)
PINS: 09-08-306-032 and -031

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	DB, Downtown Business	Downtown/Mixed Use
SOUTH:	DB, Downtown Business & DT, Downtown Transition	Downtown/Mixed Use & Parks and Open Space
EAST:	DB, Downtown Business	Downtown/Mixed Use
WEST:	DB, Downtown Business	Downtown/Mixed Use

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Narrative
3. Plat of Survey
4. Architectural Plans
5. Engineering Plans
6. Landscape Plan
7. Traffic Impact Study
8. Plat of Consolidation

PROJECT DESCRIPTION

The petitioner is proposing to construct a 135,592 square foot, 55 unit condominium building at 936 – 942 Maple Avenue. The Downtown Business (DB) zoned property is located on the north side of Maple Avenue, approximately 285 feet east of Main Street. A residential condominium use is an allowable Special Use in the DB zoning district per Section 5.010 of the Zoning Ordinance.

The property consists of two lots of record that require an administrative lot consolidation. The eastern property (936 Maple Avenue) includes a two-story residential structure and an open paved parking area. The property was most recently used as a single family residence but is currently vacant. The western property (942 Maple Avenue) includes a three-story commercial structure, shed and open paved parking area. This property was most recently used as a multi-tenant office building and is also vacant.

Proposed Development

The petitioner is proposing to demolish all the existing structures and foundations on the subject site, then construct a 135,592 square foot, 55 unit condominium building on the property. The 133-foot wide building will be setback 10 feet from the south property line and extend nearly the entire depth of the lot to within 21 feet of the north property line adjacent to the Village's parking deck. The building will be setback approximately ten feet from the west property line and four feet from the east property line.

The five story building will be clad primarily with gray pre-cast concrete panels and light and medium gray brick. The U-shaped building includes a front (south) façade punctuated by a tower element above the porte-cochere. The porte-cochere is located at the southeast corner of the building and provides access to the building entrance and vehicular access to three outdoor parking spaces and a 76 vehicle parking deck located within the first level of the building. While the majority of the building is five-stories, a portion of the parking garage is only one-story and includes a green roof. On the front façade, a patio projects out from the building to provide an outdoor terrace for the residents. An additional outdoor amenity is a patio along the east property line.

The first floor of the building includes resident amenities, including a fitness room, lobby and club room immediately adjacent to Maple Avenue. The 76 vehicle parking garage is located on the first floor north of the common areas. Floors two through four provide 14 condominiums (12 two-bedroom units and two three-bedroom units) on each floor, while the fifth floor has 13 units (nine two-bedroom and four three-bedroom units).

The two existing curb cuts onto Maple Avenue will be replaced with a single curb cut on the east side of the proposed development and a 40-foot long loading area. The loading zone will provide a 15-minute

loading area to accommodate deliveries and moving vehicles that would otherwise be parked on Maple Avenue.

The petitioner is also proposing extensive landscaping around the perimeter of the building. Landscape lighting will be provided at various points throughout the landscape. The lighting will be required to meet the Village's photometric standards.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan identifies the subject site as being within the Downtown and Mixed Use future land use. Downtown is characterized by a mix of service, retail, multi-family residential, entertainment and civic uses in a pedestrian-oriented atmosphere. The Comprehensive Plan recommends downtown developments that:

1. Maintain a pedestrian orientation while also allowing for automobile access and parking;
2. Ground floor uses that are retail, service or entertainment; and
3. Upper floor uses that are residential.

The proposed condominium development meets these recommendations. The petitioner has created a building that provides a pedestrian orientation through the use of the outdoor terrace while allowing automobile access to private parking. The proposed ground floor uses are the entertainment and fitness amenities for residents. The first floor amenities will create activity along Maple Avenue. Floors two through five of the proposed development are all residential.

The Comprehensive Plan also encourages Transit Oriented Development to take advantage of transportation opportunities. The proposed development is consistent with the Transit Oriented Development approach as it provides higher density residential uses within walking distance of the Main Street Metra station.

The Residential Policy Recommendations in the Comprehensive Plan notes that future multi-family development should be located near significant activity centers. The proposed condominium development is located near the downtown activity center. The proposed development will bring additional households to the downtown to maintain a vibrant and active downtown.

Furthermore, the Comprehensive Plan encourages multi-family developments to be located in areas where it can function as a transitional land use. The proposed development is on the fringe of the DB district and meets this goal as it will serve as a transition from business uses to the north to residential areas to the south and east. The Residential Areas Plan also calls for a diversity of housing types, sizes and prices. This proposal provides high quality condominium units in the downtown. The proposed use is consistent with the intent of the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned DB, Downtown Business. The bulk requirements of the proposed development in the DB zoning district are summarized in the following table:

Zoning Requirements

936 - 942 Maple Avenue	**Required**	**Proposed**
Lot area per dwelling unit	800 sq ft (min)	812.8 sq ft
North Setback (Front Yard)	0 ft	10 ft
East Setback (Side Yard)	0 ft	4.2 ft
South Setback (Rear Yard)	0 ft	21.2 ft

West Setback (Side Yard)	0 ft	10.2 ft
Build-to Zone (BTZ)		
Minimum / Maximum	0 / 10 ft	10 ft
Minimum % of building in BTZ	80%	89%
Floor Area Ratio	n/a	3.03
Building Height	32 ft (min) / 70 ft (max)	59 ft
Parking Spaces	77	79
Building Coverage	n/a	0.85

The proposed residential development is compliant with all bulk regulations in the DB zoning district. The proposed development provides setbacks where none are required. Additionally, the petitioner is providing 79 parking spaces where 77 are required. All but three parking spaces are located within the parking garage. Of those in the garage, four are designated handicap while 15 are designated as compact spaces. Per Section 12.7.100.B of the Zoning Ordinance, compact spaces may be provided as long as the parking activity is projected at medium to low turnover conditions as defined by the Institute of Transportation Engineers (ITE) and that the typical space will be occupied by no more than one or two different vehicles during the day. The petitioner has provided documentation that the spaces are in fact low turnover because the garage is restricted to residents only and each space will be assigned to a specific building occupant at all times. Due to the assignment of parking spaces, each parking space will only be used by the same resident on a daily basis. The compact spaces meet the standards for inclusion per Section 12.7.100.B.

The Village's adoption of the Zoning Ordinance's comprehensive update earlier this year, led to the creation of two new DB zoning district regulations. One new requirement is the build-to zone (BTZ). The BTZ specifies that 80% of the street facing building façade must be located within 10 feet of the public right-of-way. As shown above, 89% of the south façade is located 10 feet from the property line. The second new requirement is a 32 foot minimum height requirement while the 70 foot maximum height remains. The 59-foot proposed height falls within the height range prescribed by the Zoning Ordinance for developments in the DB zoning district. The proposal is consistent with the Village's Zoning Ordinance.

COMPLIANCE WITH DOWNTOWN DESIGN GUIDELINES

The Downtown Design Guidelines provide guidance for building design which will assist in creating a vibrant downtown. The guidelines divide the building into three sections, the base, middle and top. The base should include windows along the street, use of high quality building materials, provide visual interest, create outdoor spaces to create active streets, and establish a horizontal expression to reinforce the pedestrian friendly space. The proposed building meets these requirements. The proposed stone and brick materials are a high quality. The stone base, windows and awnings will create visual interest along the base of the building. The proposed terrace will provide an outdoor space to create an active street while the awnings and cast stone band create a horizontal expression to reinforce the base of the building.

The middle of the building should include windows in rhythm with the base level, reflect proportionate shapes and patterns and should be visually appealing through detailing, openings and materials. The middle of the proposed building meets these guidelines. The windows are in rhythm with the base level and provide proportionate shapes. Detailing with open decks and protruding decks above the porte-cochere provide a visually appealing building. The brick detailing and deck railings of the middle section of the building compliments the base and continues to provide a high quality building material.

The guidelines note the top of the building should be an expression of form as the building meets the sky. Additionally, the roof should give distinction to the entire building. The proposed cornice creates visual interest while the tower element and mesh wire work along the front façade provide a distinct feature.

COMPLIANCE WITH THE SUBDIVISION CONTROL ORDINANCE

The subject property is made up of two lots of record. The petitioner will be required to complete an administrative lot consolidation to consolidate both parcels into a single lot if the proposed Special Use is approved.

Based on the proposed loading zone along Maple Avenue, one parkway tree will be removed. The Village Forester has determined that two new parkway trees are required along Maple Avenue. The petitioner will be required to pay a $500 fee in-lieu of installation for each of the two parkway trees prior to Village Council approval. The Village Forester collects the fee and will install the parkway trees after construction has been completed on the site.

The Subdivision Ordinance establishes the schedule of School and Park District donations to offset the impact of new residential units. The proposed development will include 55 new condominiums. Based upon the number of units and the number of bedrooms, the total donation is $127,811.25 ($92,503.35 to the Park District, $25,760.00 to Elementary School District 58, and $9,547.90 to High School District 99). Payment of these donations must be made to the Village prior to Village Council approval of the development.

ENGINEERING/PUBLIC IMPROVEMENTS

The proposed development requires on-site stormwater detention, Volume Control Best Management Practices (VCBMPs) and Post Construction Best Management Practices (PCBMPs). Detention will be provided in a basin located underneath the north side of the parking deck and within a stormsewer pipe along the north property line. VCBMPs and PCBMPs will be provided throughout the site. A green roof over the one-story portion of the parking deck will be serve as a VCBMP. A mechanical water quality unit will be provided between the detention basin and the connection to the Village's stormsewer.

Water and sanitary sewer connections will be connected to mains within the Maple Avenue right-of-way. A public sidewalk currently exists along Maple Avenue and will be maintained.

The petitioner is proposing a loading zone within the Maple Avenue right-of-way. The loading zone will be constructed within the Maple Avenue right-of-way and be available for deliveries and moving vehicles. No extended parking will be allowed within the loading zone.

TRAFFIC

A traffic impact study for the proposed development found that the existing roadway system is adequate to accommodate the traffic anticipated from the proposed development. The study examined the proposed traffic increases along the street network, the layout of the proposed access drive in relationship with the existing Lincoln Center and Downers Grove Christian School access drives, and the projected 2020 levels of service at the Main Street and Maple Avenue and Maple Avenue and Washington Street intersections.

The study examined the traffic impact of the development during the weekday morning and evening peak in addition to a weekend peak. The study found that the traffic generated from the proposed development will not significantly impact the adjacent road network as the increase in traffic is anticipated to be approximately one percent. Additionally, the proposed impact did not take into account any alternative means of transportation for the development, including mass transit.

An examination of the Lincoln Center and Christian School access drives found the peak traffic associated with the Lincoln Center and Christian School is concentrated into a very short period and is outside of the morning and evening peak periods along Maple Avenue. The location of the proposed access drive is sufficiently offset to allow drivers at all access drives a clear view of each other. Based on the clear view and anticipation that users of each access drive will be familiar with the layout and traffic patterns, there will be no significant impact to either of the Lincoln Center or Christian School access drives.

The study did find that future levels of service at both the Main Street and Maple Avenue and Maple Avenue and Washington Street intersections will decrease. There are two primary reasons why the level of service will decrease at these intersections. The first is the redistribution of traffic due to the proposed access restrictions at the intersections of 55th and Webster Streets and 55th and Washington Streets. The proposed restrictions were first identified during a 2011 neighborhood traffic study and are a part of the proposed intersection improvements at 55th and Main Streets. The second is the anticipated annual 0.5% increase in traffic along Maple Avenue. These two factors are the primary reason for a decrease in levels of service at the intersections of Main Street and Maple Avenue and Maple Avenue and Washington Street.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division has reviewed the proposed plans and will require the building include a fire alarm and sprinkler system that meet the Village's code requirements. A fire department connection is also required along the front of the building. The existing fire hydrant located in front of the current site will have to be relocated to accommodate the proposed loading zone and be within 100 feet of the fire department connection.

The Division has also determined that the proposed development provides sufficient access for emergency vehicles. The porte-cochere provides 13.5 feet of vertical clearance which is sufficient for an ambulance to drive under. Any larger equipment that is called to the site would not enter the site, but rather stage along Maple Avenue.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting the public hearing notice sign and publishing the legal notice in the *Downers Grove Suburban Life*. Staff spoke to numerous neighbors and interested parties. The residents expressed concerns regarding the overall height and size of the proposed building, the number of proposed units, the potential increase in traffic along Maple Avenue as a result of the proposed development and the encroachment of tall downtown buildings into the adjacent residential neighborhoods. Additional comments pertained to the demolition of the existing house at 942 Maple Avenue, which is not subject to the Special Use standards.

FINDINGS OF FACT

The petitioner is requesting a Special Use to construct a 55 unit condominium building. Staff finds the proposal meets the standards for granting a Special Use as outlined below:

Section 28.12.050.H Approval Criteria

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

1. *That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*

The property is located in the DB, Downtown Business zoning district. Under Section 5.010 of the Zoning Ordinance, condominium residential is listed as an allowable Special Use in the DB zoning district. This standard has been met.

2. *That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
   The proposed redevelopment of this site into a 55 unit condominium development is desirable within the downtown and will contribute to the general welfare of the community. The proposed condominium development will meet various Comprehensive Plan goals to provide a diversity of housing types, sizes and prices while providing multi-family development near the downtown which is an activity center. The close proximity of this site to the Main Street Metra train station provides additional housing options that are consistent with a transit oriented development approach. This standard is met.

3. *That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*
   The proposed condominium development will not be detrimental to the health, safety or general welfare of persons residing in or working in the vicinity and will not be injurious to property values or improvements in the vicinity. The condominium development will convert two vacant properties into multi-family housing that will contribute to the further enhancement of the downtown through an increase in the overall value of the downtown based on an increase in the subject properties value and by bringing additional residents to the downtown to support local businesses. The proposed development will assist in maintaining and enhancing the already active downtown. Property values will not be negatively impacted as the conversion of two vacant properties into a single vibrant occupied property may in fact increase property values in the area. As such, this standard is met.

RECOMMENDATIONS

The proposed special use for a 55 unit condominium development at 936 – 942 Maple Avenue is consistent with the Comprehensive Plan, the Zoning Ordinance and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission recommend the Village Council **approve** the requested special use as requested in case PC-33-14 subject to the following conditions:

1. The special use shall substantially conform to the staff report; architectural and landscape drawings prepared by Kuo Diedrich Architects dated September 26, 2014 and last revised on October 27, 2014 and engineering drawings prepared by Spaceco Inc. dated September 26, 2014 and last revised on October 27, 2014, except as such plans may be modified to conform to the Village codes and ordinances.
2. Prior to approval of the Village Council, the petitioner shall make park and school donations in the amount of $127,811.25 ($92,503.35 to the Park District, $25,760.00 to Elementary School District 58, and $9,547.90 to High School District 99).
3. Prior to approval of the Village Council, the petitioner shall pay a $1,000 fee in lieu payment for two new parkway trees.
4. The building shall be equipped with an automatic suppression system and an automatic and manual fire alarm system.
5. The existing fire hydrant shall be relocated within the Maple Avenue right-of-way such that it is no more than 100 feet from the fire department connection.
6. All proposed signs shall comply with the Village's Sign Ordinance.

7. The petitioner shall submit a photometric plan which identifies light levels that are compliant with the Village's lighting standards.
8. The proposed loading zone shall be improved with a depressed curb and an alternate paving material to clearly distinguish it from Maple Avenue.

Staff Report Approved By:

Stanley J. Popovich, AICP
Planning Manager

-att
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PETITIONER'S NARRATIVE
THE MARQUIS ON MAPLE

The Village of Downers Grove adopted the current Village of Downers Grove Comprehensive Plan on October 4, 2011. A review of the Plan reveals a vision for the Village to revitalize the downtown area through land planning and re-development. The Petitioner, in determining the feasibility of acquiring the 936-942 Maple Avenue property first consulted the Land Use Plan and the Village staff to ascertain the desired trend of development for the Maple Avenue, downtown, mixed-use corridor adjoining Main Street. Based on this planning, your Petitioner determined that the current uses of the Plan were both obsolete and not in compliance with the projected re-development of the Maple property. With direction from and consulting with the Village's Comprehensive Plan, the Petitioner has assembled a development team and undertaken numerous studies to bring a plan for the Marquis on Maple Condominium to fruition.

Petitioner for the Marquis on Maple envisions a demolition or relocation of the existing structures, depending on the desire of local historical preservation groups to acquire one or both of the existing structures, and a complete re-development of the property, with a 56 unit luxury condominium building with underground parking. In reviewing the downtown business zoning, Petitioner is aware that the current structures on the property are non-conforming. The planned condominium building will be conforming to the Village Code.

The building has been designed to comply in all respects in conformance with the minimum lot area, the maximum lot area, the maximum and minimum building height, the building utilizes a 2.76 floor area ratio, and 64% lot coverage, in compliance with the Village Code. At the building height of 69 ft., it is 6 ft. below the maximum 75 ft. height calculated at 55 ft. plus a 20 ft. sprinkler increase and below the zoning code 70 ft. permissible height. Parking will be in compliance with the Code since 78 spaces are required and 79 spaces have been provided. The mix of units is, at the present time, conceptual. The predominance of units will be two bedroom condominiums, with several three bedroom condominiums, and a possibility of some one bedroom condominiums, depending on market conditions.

The building contains numerous amenities for the residents, including a meeting room, workout facility, and flexible party and reception space.

The Plan, if approved by the Village, will be for demolition of the existing structures during the winter, and a full mobilization of construction in the spring. It is anticipated that the building time will be slightly less than one year. The development company is an LLC owned by members who have extensive building and development experience. The property will be fully financed through an area bank, and adequately funded to insure a prompt, satisfactory completion of the project to Village standards.

RELIEF REQUESTED

Petitioner is requesting plan approval and a Special Use, as well as preliminary and final engineering approval, for the subject property. The Petitioner believes that the building fully complies with both the spirit and letter of the current Downtown zoning classification.

Dated: September 30, 2014

Respectfully submitted,

SOSIN & ARNOLD, LTD.

David B. Sosin, Petitioner

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DAVID B. SOSIN
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October 9, 2014

VIA EMAIL TO: spopovich@downers.us

Stan Popovich, AICP
Senior Planner
Community Development
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

Re: Marquis on Maple Subdivision

Dear Mr. Popovich:

With reference to the Marquis on Maple, upon verification of the gross dimensions of the property for compliance with the required square footage requirements of the zoning ordinance, our client intends to reduce the number of units from 56 to 55 units. This is to confirm that, in accordance with zoning limits, our client wishes to reduce the maximum unit count to 55, instead of 56, and will not be asking for a variance.

Please contact me if you have any questions regarding this matter.

Very truly yours,

SOSIN & ARNOLD, LTD.

David B. Sosin

DBS/ap
cc: Mark Diedrich
Client

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DAVID B. SOSIN
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October 14, 2014

To: Village of Downers Grove, Illinois

THE MARQUIS ON MAPLE CONDOMINIUMS
PETITIONER'S RESPONSE TO SPECIAL USE CRITERIA
OF SECTION 12.050H OF THE DOWNERS GROVE VILLAGE CODE

NOW COMES the Petitioner, FFM-DG DEVELOPMENT, LLC, and in response to the approval criteria of the Special Use Ordinance of the Village of Downers Grove states as follows:

CRITERIA 1: That the proposed use is expressly authorized as a Special Use in the District in which it is to be located.

RESPONSE: The proposed development is a 55 unit, five-story building located in the Downers Grove Downtown Zoning District. The current Comprehensive Plan for the Downtown area, and the Land Use Plan, as contained on Page 26 of the Downers Grove Comprehensive Plan, provides that the property should be developed for Downtown/Mixed-Use. Downtown/Mixed-Use is a mix of commercial service, commercial retail, entertainments, civic institutional and related public facilities in a pedestrian-oriented atmosphere. The Plan provides:

> *In order to achieve this, it is recommended that ground floor uses are primarily retain, entertainment, and personal service, with office and residential uses located on the upper floors.*

With reference to the objectives of the Downtown Commercial Plan, the Petitioner's architects, Kuo Diedrich, designed a plan after consultation with the staff to provide a first floor with personal service uses such as a workout room, party room, and meetings rooms, and upper floor residential on the premises. Special attention was provided to provide indoor parking for residents, the site is walkable to the downtown area, the rail station, and Village Hall. As such, it is ideally suited for Downtown development.

Petitioner believes that the plan is "expressly authorized as a special use" pursuant to the Comprehensive Plan.

CRITERIA 2: That the proposed use of the proposed location is necessary or desirable to provide a service or a facility that is in the interest in the public convenience and will contribute to the general welfare of the neighborhood or community.

RESPONSE: The property currently contains two structures that are functionally obsolete, non-conforming, and located in an area best suited for larger-scale development. In order to implement a Downtown Plan, Petitioner believes it is necessary to provide a substantial number of residents to support the other uses such as restaurants, entertainment, and shopping that are a fulcrum of a viable and vibrant Downtown Area. The Marquis on Maple Condominiums will provide luxury condominiums with self-contained parking, amenities, and provide 55 residents or families to contribute to the vibrancy of the Downtown Area; and

CRITERIA 3: That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of person residing or working in the vicinity or to be injurious to the property values or improvements in the vicinity.

RESPONSE: While it is very unusual to develop a property with few or no variations to the Code of a Village in a downtown setting, Petitioner is very proud of the fact that Petitioner and its professional development team have been unable to identify any variations. The strict adherence to the Code and vision of the Village will ensure a development that is not detrimental to the health, safety, or general welfare that will provide a vibrancy and a trend of development in the area on Maple adjacent to Main.

In planning this project, Petitioner is also aware that the property is surrounded by a large scale parking deck to the north, a school to the south, mixed-use office, and residential to the east and west, all of which provide the mixed-use setting as contemplated in the Downtown Comprehensive Plan.

Respectfully submitted,

FFM-DG DEVELOPMENT, LLC

By: David B. Sosin

David B. Sosin, its attorney

Kenig, Lindgren, O'Hara, Aboona, Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: David B. Sosin
Sosin and Arnold, Inc.

FROM: Michael K. Scavo
Consultant

Michael A. Werthmann, PE, PTOE
Principal

DATE: October 1, 2014 - **Revised October 24, 2014**

SUBJECT: Traffic Impact Study
926-942 Maple Avenue Development
Downers Grove, Illinois

This memorandum summarizes the methodologies, results and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed condominium development to be located in Downers Grove, Illinois. The site is located at 926-942 Maple Avenue and is bounded by the Downers Grove public parking garage to the north, professional office buildings to the east and west and Maple Avenue to the south. Currently, the site contains a single family home and several small businesses. As proposed, the development is to contain 56 condominiums and 79 parking spaces with access provided from a single access drive on Maple Avenue.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

The sections of this memorandum present the following.

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning, weekday evening and Saturday midday peak hours
- Recommendations with respect to adequacy of the site access system and adjacent roadway system

Existing Conditions

Existing conditions in the area were documented based on field visits conducted by KLOA, Inc. to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, an inventory of the alternative modes of transportation serving the area and existing peak hour vehicle, pedestrian and bicycle volumes.

Site Location

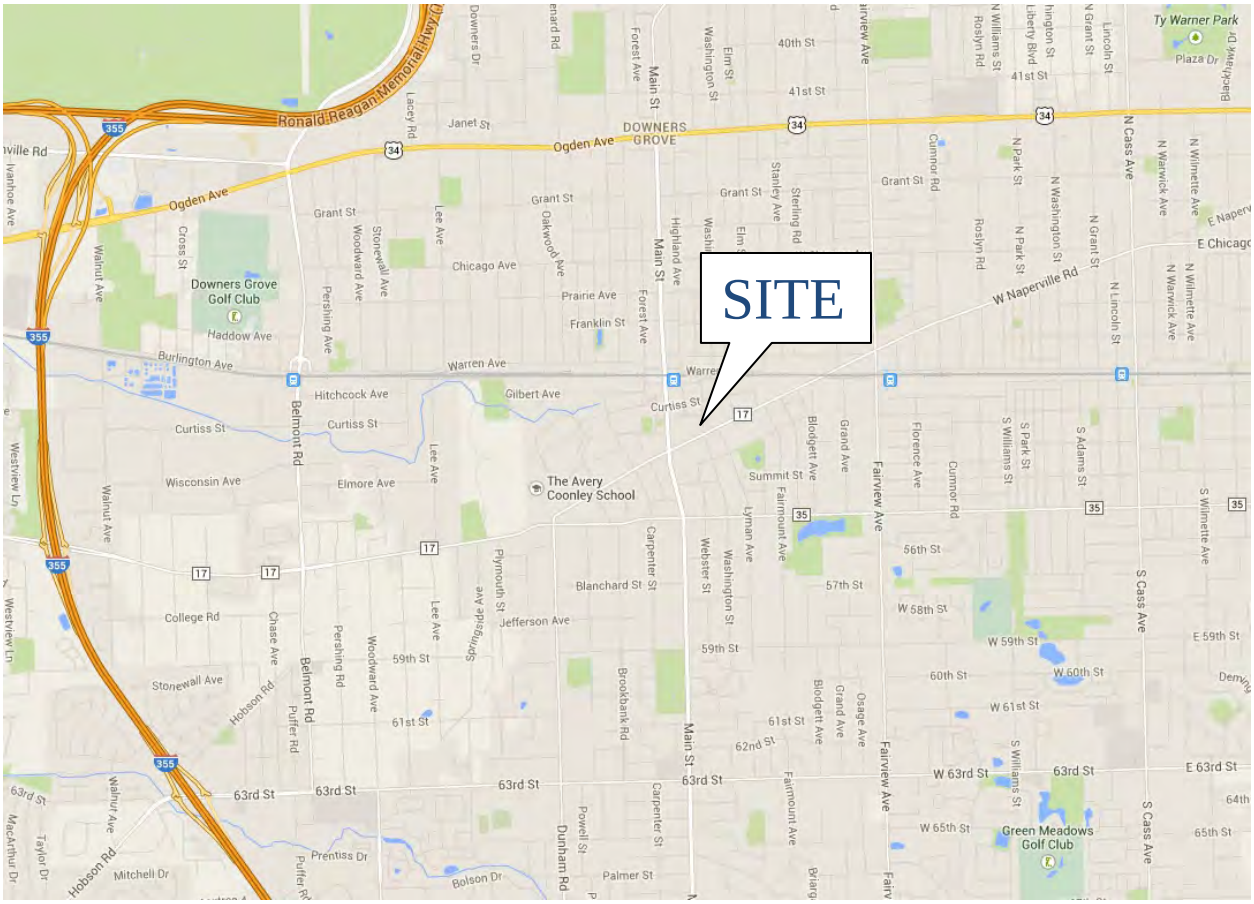
The site is located on the north side of Maple Avenue approximately halfway between Main Street and Washington Street on the periphery of the Downers Grove downtown business district. Land uses in the area generally consist of the downtown business district to the north, smaller businesses to the east and west and residential to the south. The Downers Grove Christian School and the Downers Grove Park District Lincoln Center are located directly south of the site. Additionally, the Downers Grove Metra Station is located one-quarter mile north of the site. **Figure 1** illustrates the site location while **Figure 2** illustrates an aerial view of the site.

Area Roadways

The principal roadways that provide access to the site are described in the following paragraphs and shown in **Figure 3**.

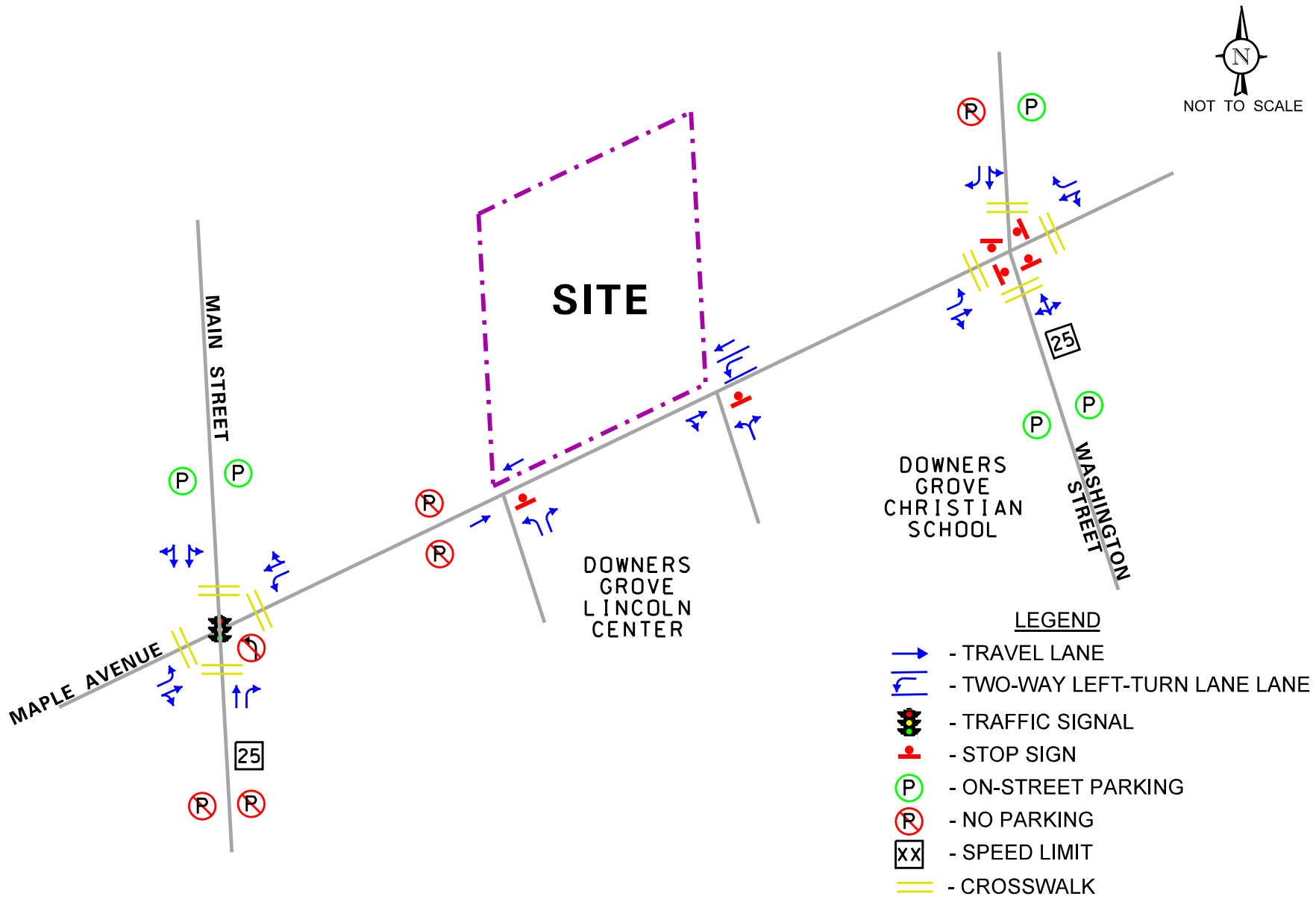
Maple Avenue is a northeast-to-southwest collector road that generally provides one lane in each direction. Between Main Street and Washington Street, Maple Avenue has a three-lane cross section with one travel lane in each direction and a two-way left-turn lane. At its signalized intersection with Main Street, Maple Avenue has one exclusive left-turn lane and one shared through/right-turn lane on both approaches. At its all-way stop sign controlled intersection with Washington Street, Maple Avenue has one shared left-turn/through lane and one exclusive right-turn lane on its southwest bound approach and one exclusive left-turn lane and one shared through/right-turn lane on its northeast bound approach. Maple Avenue has a speed limit of 25 mph, a 2010 average daily traffic (ADT) volume of 10,100 vehicles and is under the jurisdiction of the Village of Downers Grove.

Main Street is a north-south arterial road. North of Maple Avenue, it has a two-lane cross section with parking generally provided on both sides of the road. South of Maple Avenue, it has a four-lane cross section with parking generally prohibited on both sides of the road. At its signalized intersection with Maple Avenue, Main Street has one shared left-turn/through lane and one shared through/right-turn lane on its southbound approach and one exclusive through lane and one exclusive right-turn lane on its northbound approach. Left-turn movements are prohibited northbound on Maple Avenue. Maple Avenue has a posted speed limit of 25 mph, an ADT volume of 16,500 vehicles and is under the jurisdiction of the Village of Downers Grove.



Site Location **Figure 1**

Aerial View of Site **Figure 2**



PROJECT:	TITLE:	
942 Maple Avenue Downers Grove, Illinois	Existing Street Characteristics	KLOA Job No: 14-209 Figure: 3

Washington Street is a north-south collector road that has a two-lane cross section. At its all-way stop sign controlled intersection with Maple Avenue, Washington Street has one shared left-turn/through lane and one exclusive right-turn lane on its southbound approach and one shared left-turn/through/right-turn lane on its northbound approach. Washington Street has a posted speed limit of 25 mph, an ADT volume of 5,300 vehicles and is under the jurisdiction of the Village of Downers Grove. Parking is permitted on the east side of the road north of Maple Avenue and is permitted on both sides of the road south of Maple Avenue.

Alternative Modes of Transportation

Accessibility to and from the area is enhanced by the various alternative modes of transportation serving the area as summarized below.

Metra Burlington Northern Santa Fe railroad line provides rail service between Aurora and Union Station in Chicago. The downtown Downers Grove station is located one-quarter mile north of the site. Service is provided seven days a week.

PACE Route 462 - Southwest Downers Grove provides bus service from the Downers Grove Metra Station to the residential neighborhoods south of 63rd Street, between Woodward Avenue and Durham Road. A local stop is provided at the intersection of Washington Street and Maple Avenue. Service is provided on weekdays.

PACE Route 463 - Southeast Downers Grove provides bus service from the Downers Grove Metra Station to the residential neighborhoods in Downers Grove south of 59th Street, between Main Street and Fairview Avenue. A local stop is provided at the intersection of Washington Street and Maple Avenue. Service is provided on weekdays.

PACE Route 834 - Joliet - Downers Grove provides bus service from Yorktown Center to Joliet Union Station and serves the communities between Lombard and Joliet. A local stop is provided at the intersection of Main Street and Maple Avenue. Service is provided on weekdays and Saturdays.

Summary of Downers Grove Christian School Operation

As indicated previously, the Downers Grove Christian School is located opposite the proposed site on the south side of Maple Avenue. The school provides Pre-Kindergarten through 8th Grade education and currently has an enrollment of approximately 200 students. School starts at 8:30 A.M. and ends at 3:00 P.M. and, according to the school website, drop off occurs from 8:10 A.M. to 8:25 A.M. and pick up occurs from 3:00 P.M. to 3:15 P.M. The Downers Grove Christian School and the Downers Grove Park District Lincoln Center share parking with access provided via two access drives on Maple Avenue and one access drive on Randall Street. The following describes the two Maple Avenue access drives.

- The eastern Maple Avenue access drive is located between the two facilities and provides one inbound lane and one outbound lane.

- The western Maple Avenue access drive is located along the west side of the Lincoln Center and is an outbound only access drive that provides two outbound lanes.

The school's drop-off and pick-up procedures have parents enter the school site from the south via Randall Street and exit the school site via the eastern Maple Avenue access drive. The existing procedures minimize the impact of the school traffic on the operation of Maple Avenue by reducing the traffic using the Maple Avenue access drives and the potential of inbound traffic queuing along Maple Avenue. Additionally, the school peak periods (8:00 to 8:30 A.M. and 3:00 to 3:30 P.M.) generally occur outside of the peak hours of the surrounding roadway, further reducing the impact of the school.

Lincoln Center Pre-School

In addition to the Downers Grove Christian School, the Downers Grove Park District offers half-day pre-school classes at the Lincoln Center. The three-year old classes occur between 8:45 A.M. and 2:00 P.M., Monday through Thursday, and the four and five-year old classes occur between 8:45 A.M. and 2:30 P.M., Monday through Friday. Parents can either drop off and pick up students along the west side of the building or park and walk their children to and from the school. Primary inbound access is provided via the eastern Maple Avenue access drive and primary outbound access is via the western Maple Avenue access drive. Similar to the Downers Grove Christian School, the peak periods of the school occurs outside of the peak hours of the surrounding roadway system.

Existing Traffic Volumes

Vehicle, pedestrian and bicycle counts were conducted by KLOA, Inc. at the following intersections:

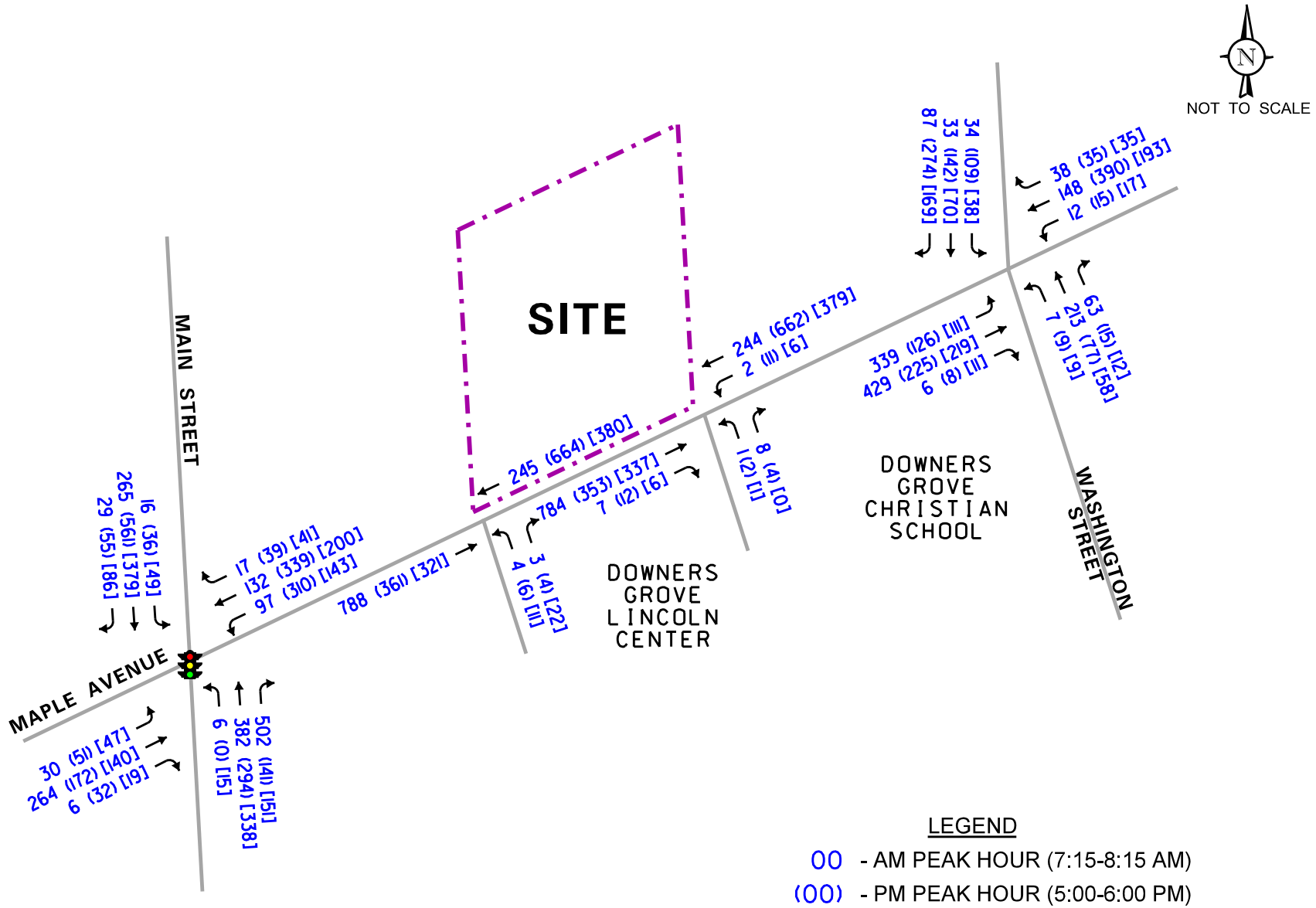
- Maple Avenue and Main Street
- Maple Avenue and Washington Street
- Maple Avenue and Downers Grove Christian School and Lincoln Center access drives

The counts were conducted on Thursday, September 4, 2014 during the weekday morning (7:00 to 9:00 A.M.) and weekday evening (4:00 to 6:00 P.M.) peak periods and on Saturday, September 27, 2014 during the Saturday midday (12:00 to 2:00 P.M.) peak period. Summaries of the count data indicated that weekday morning peak hour occurred between 7:15 A.M. and 8:15 A.M., the weekday evening peak hour occurred between 4:30 P.M. and 5:30 P.M. and the Saturday midday peak hour occurred between 12:00 P.M. and 1:00 P.M. **Figure 4** illustrates the peak hour volumes.

In addition, per the request of the Village's consultant, **Table 1** illustrates traffic volumes per 15-minute increments during the morning peak period (7:00 A.M. to 9:00 A.M.) at the two Maple Avenue access drives serving the Downers Grove Christian School and the Lincoln Center. As the results of the counts show and as can be expected, the volume of traffic generated by the two schools is concentrated over a very short period (approximately 15 to 30 minutes) with the peak 15-minute period of the Downers Grove Christian School occurring between 8:15 A.M. and 8:30 A.M. and the peak period of the Lincoln Center pre-school occurring between 8:30 A.M. to 8:45 A.M. Outside of these two 15-minute periods, the two school generate a very limited volume of traffic during the morning peak period. Further, given that the peak hour of traffic along Maple Avenue occurs between 7:15 A.M. and 8:15 A.M., it can be seen that the peak periods of the schools occur outside of the peak hour of traffic along Maple Avenue.

Table 1
EXISTING MORNING PEAK PERIOD (7:00 A.M. TO 9:00 A.M.) TRAFFIC COUNTS
DOWNERS GROVE CHRISTIAN SCHOOL AND
LINCOLN CENTER MAPLE AVENUE ACCESS DRIVES

	East Access Drive				West Access Drive	
Time	Left-In	Right-In	Left-Out	Right-Out	Left-Out	Right-Out
7:00 A.M.	0	1	1	0	0	0
7:15 A.M.	1	0	0	1	0	0
7:30 A.M.	0	2	0	0	0	0
7:45 A.M.	0	4	0	0	2	1
8:00 A.M.	1	1	1	7	2	2
8:15 A.M.	7	8	22	25	4	5
8:30 A.M.	20	23	0	5	22	16
8:45 A.M.	6	6	0	0	10	8
Total	35	45	24	38	40	32



PROJECT:	TITLE:	
942 Maple Avenue Downers Grove, Illinois	Existing Traffic Volumes	KLOA Job No: 14-209 Figure: 4

Development Traffic Characteristics

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Development

The development is to consist of 56 condominiums with 79 parking spaces to be provided in a parking garage. Access to the development will be provided via a single access drive located on Maple Avenue at the east end of the development. The access drive will provide access to the parking garage.

Directional Distribution

The directional distribution was determined based on an analysis of existing travel patterns in the area as determined by the traffic counts. **Figure 5** illustrates the estimated directional distribution for the proposed development.

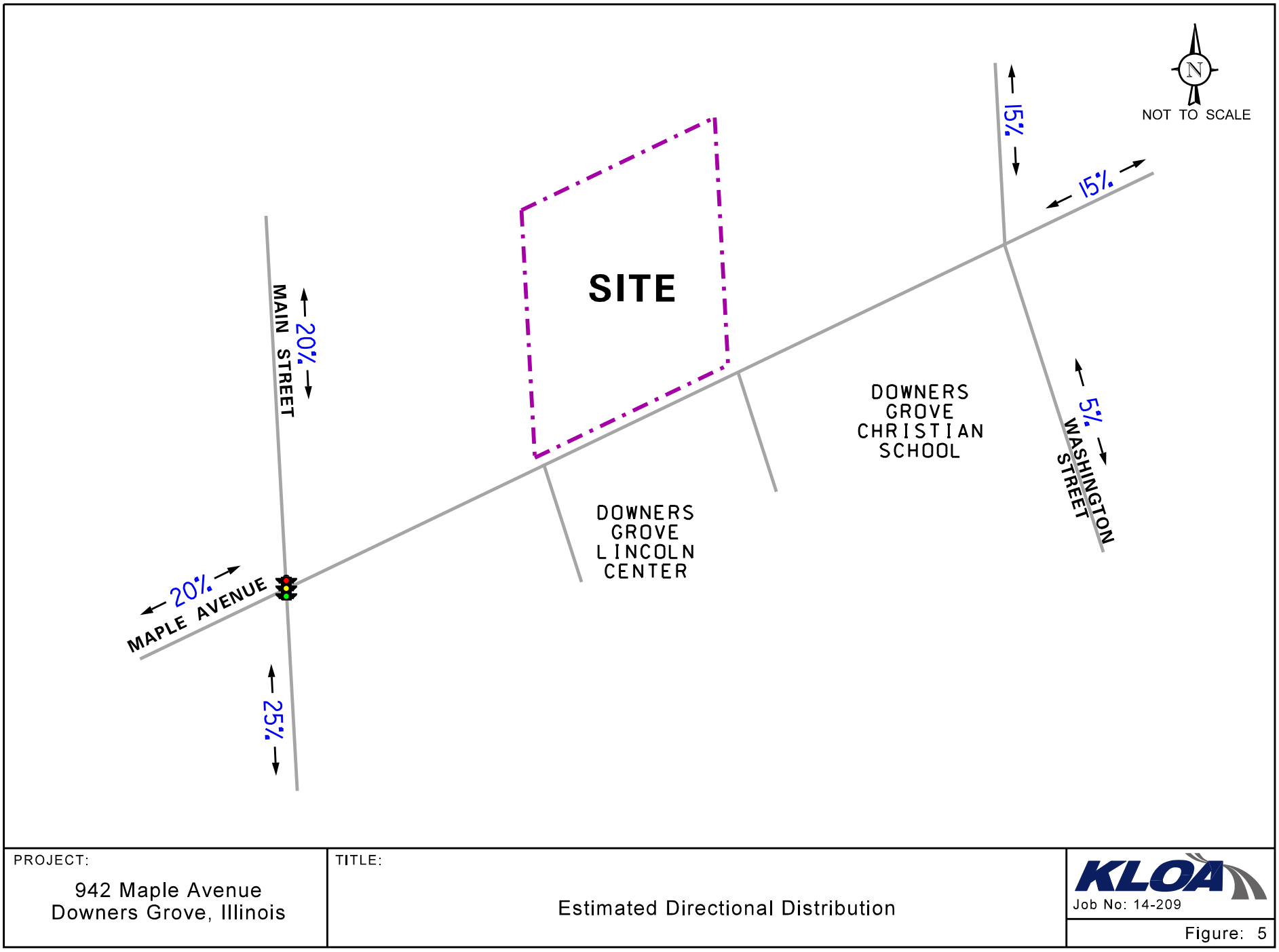
Site Traffic Generation

The amount of traffic that will be generated by the proposed development was estimated from rates published by the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. **Table 2** summarizes the traffic to be generated by the development during the weekday morning, weekday evening and Saturday midday peak hours.

Table 2
TRIP GENERATION ESTIMATES

Land Use	ITE Land-Use Code	Size	Weekday Morning		Weekday Evening		Saturday Midday	
			In	Out	In	Out	In	Out
Condominium Development	230	56 Units	6	27	25	13	30	28

It should be noted that the ITE rates are primarily based on suburban where the primary mode of transportation is the automobile. Census Data shows that approximately 30 percent of the residents in the area commute to and from work via alternative modes of transportation. However, to present a worst case analysis, the trip generation estimates were not reduced to account for the alternative modes of transportation serving the area.



PROJECT:	TITLE:	
942 Maple Avenue Downers Grove, Illinois	Estimated Directional Distribution	KLOA Job No: 14-209 Figure: 5

Traffic Assignments

Traffic generated by the proposed development was assigned to the study area based on the previously established directional distribution. **Figure 6** illustrates the assignment of development traffic to the area roadways. The traffic study also included the following additional projected traffic growth within the study area.

- The redistribution of traffic due to the 55th Street/Main Street intersection improvements which include access restrictions at the intersections of 55th Street/Webster Street and 55th Street/Washington Street.

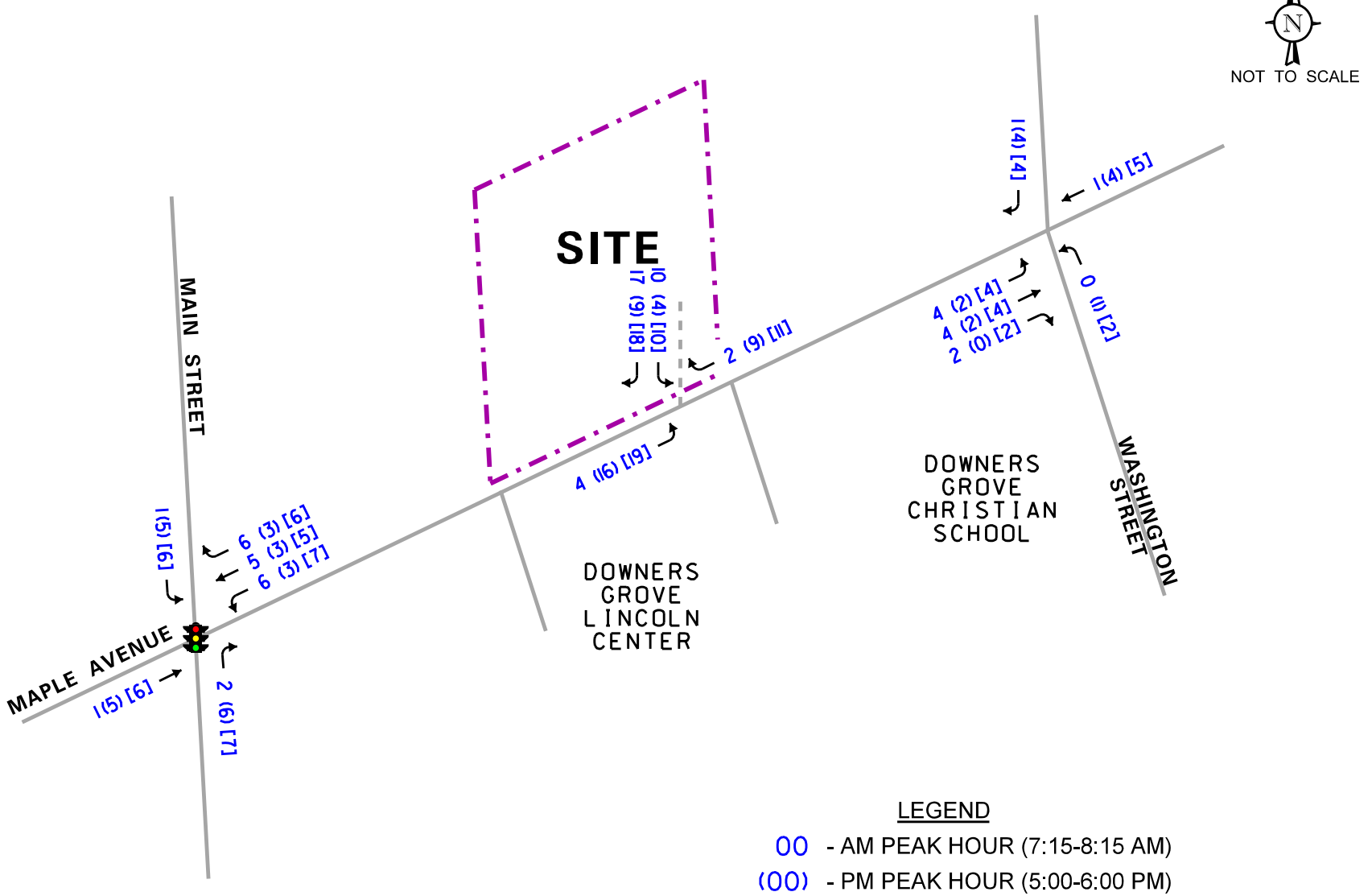
- To account for other growth in the area, the existing traffic volumes were increased by 0.5 percent per year over six years.

Figure 7 illustrates the projected year 2020 traffic volumes that include traffic from the proposed development, the other growth in the area and the redistribution of the existing traffic volumes.

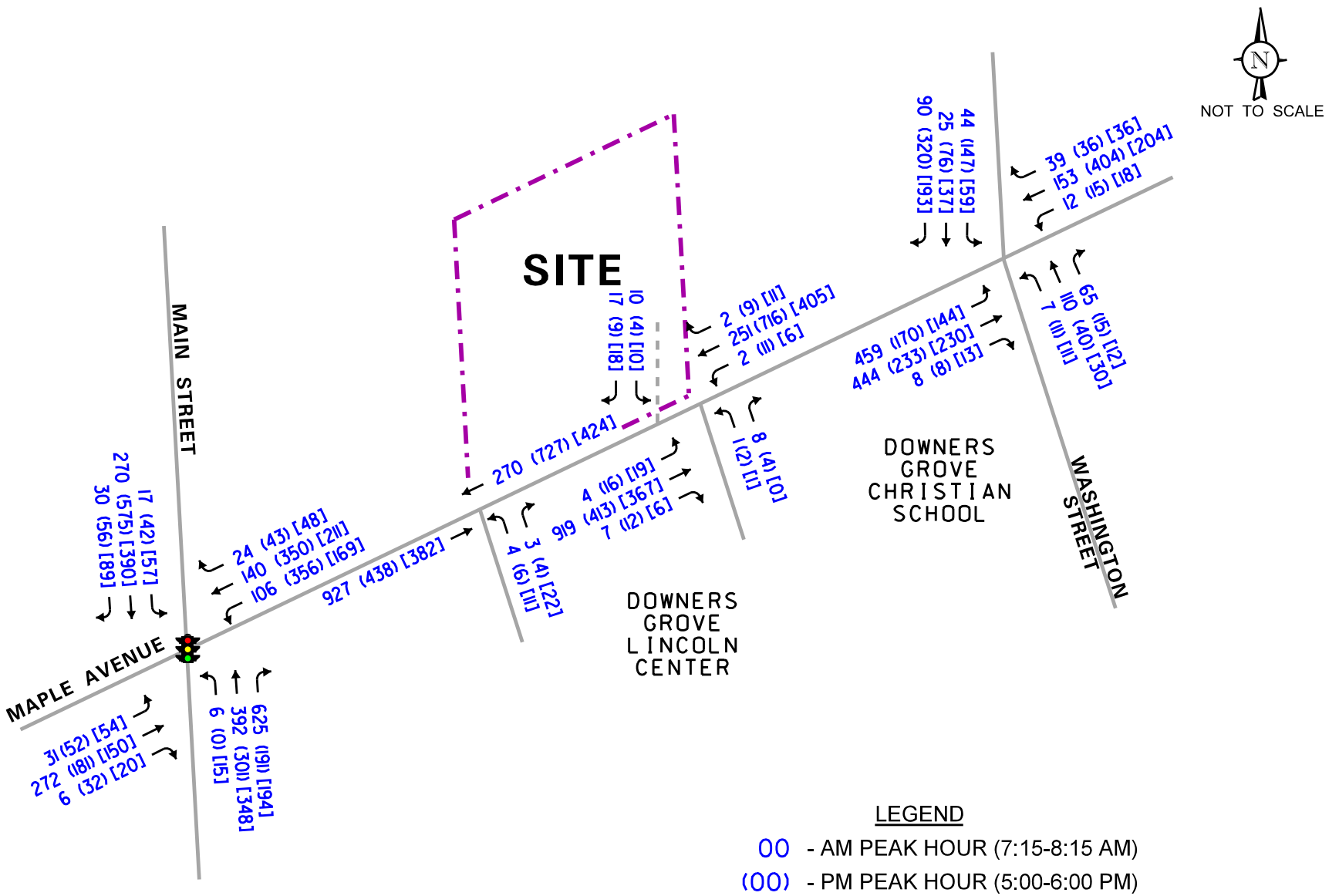
Traffic Evaluation

Traffic analyses were performed for the intersections in the study area to determine the operation of the existing roadway system, evaluate the impact of the proposed development and determine the ability of the roadway system to accommodate projected traffic demands. Analyses were performed for the peak hours for both the existing and projected year 2020 traffic volumes.

The traffic analyses were performed using the Highway Capacity Software (HCS) computer software. The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter grade from A to F based on the average control delay experienced by vehicles passing through the intersection. Control delay is that portion of the total delay attributed to the traffic signal or stop sign control operation and includes initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Level of Service A is the highest grade (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions and Level of Service F is the lowest grade (oversaturated conditions, extensive delays).



PROJECT:	TITLE:	
942 Maple Avenue Downers Grove, Illinois	Estimated Site-Generated Traffic Volumes	KLOA Job No: 14-209 Figure: 6



PROJECT:	TITLE:	
942 Maple Avenue Downers Grove, Illinois	Total Projected Traffic Volumes	KLOA Job No: 14-209 Figure: 7

For two-way stop controlled (TWSC) intersections, levels of service are only calculated for the approaches controlled by a stop sign (not for the intersection as a whole). The Highway Capacity Manual definitions for levels of service and the corresponding control delay for unsignalized and signalized intersections are provided in the Appendix. The results of the capacity analysis for both existing and projected conditions are summarized in **Table 3** and **Table 4**, respectively. Please note that the capacity analyses at the Main Street/Maple Avenue intersection performed based on the existing signal timings.

Table 3
CAPACITY ANALYSIS RESULTS - EXISTING TRAFFIC VOLUMES

	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
Intersection	LOS	Delay	LOS	Delay	LOS	Delay
Maple Avenue and Main Street[1]	B	16.4	C	33.5	B	16.7
Maple Avenue and Washington Street[2]	C	23.7	C	24.8	B	11.5
Maple Avenue and School Drive[2]	C	15.0	B	12.0	B	12.5
Maple Avenue and Lincoln Center Drive[2]	B	14.6	B	12.7	B	10.8

LOS - Level of Service
Delay - Measured in seconds.
1 - Signalized Intersection
2 - Unsignalized Intersection

Table 4
CAPACITY ANALYSIS RESULTS - PROJECTED YEAR 2020 TRAFFIC VOLUMES

	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
Intersection	LOS	Delay	LOS	Delay	LOS	Delay
Maple Avenue and Main Street[1]	B	18.2	D	44.1	B	17.7
Maple Avenue and Washington Street[2]	D	28.2	D	26.7	B	11.9
Maple Avenue and School Drive[2]	C	17.7	B	12.7	B	12.9
Maple Avenue and Lincoln Center Drive[2]	C	17.3	B	14.2	B	11.7
Maple Avenue and Condominium Drive[2]	B	12.0	B	11.4	B	10.6

LOS - Level of Service
Delay - Measured in seconds.
1 - Signalized Intersection
2 - Unsignalized Intersection

The following provides a summary of the results of the traffic evaluation.

- All the intersections currently operate at acceptable level of service during the peak hours.

- Assuming the projected 2020 traffic volumes, all the intersections will continue to operate at acceptable level of service during the peak hours. It should be noted that assuming the total projected traffic volumes, the overall intersection level of service is projected to decrease from a Level of Service C to a Level of Service D at the following two intersections.

  - ❖ The Maple Avenue/Main Street intersection during the weekday evening peak hour
  - ❖ The Maple Avenue/Washington Street intersection during the weekday morning and evening peak hours

  The decrease in the Level of Service during these time periods is due to the fact that both intersections are currently operating on the threshold between a Level of Service C and D. Further, the increases in delay can primarily be attributed to the three percent increase in background traffic and the redistribution of traffic due to the 55th Street/Main Street improvements, as opposed to the limited traffic to be generated by the proposed development.

- The two-way left-turn lane on Maple Avenue within the site provides a dedicated area for left-turning vehicles accessing the proposed development, Downers Grove Christian School, or other area businesses to wait for an acceptable gap in oncoming traffic without blocking through movements on Maple Avenue.

- Field observations and the results of the capacity analyses have shown that during the evening peak period, westbound queues at the Main Street/Maple Avenue intersection can extend past the location of the proposed access drive. However, the queue of traffic typically clears the location of the access drive with each signal cycle. Further, the inbound left-turn traffic waiting to turn into the development will stack in the two-way left-turn lane on Maple Avenue and will not impede the through movements along Maple Avenue.

- The volume of traffic attributed to the proposed development will be limited and will have a minimal impact on area roadways. This is evident by the fact that the development is projected to increase traffic at the Maple/Main intersection by approximately one percent.

Site Access

Access to the proposed residential development will be provided via a full access drive located on Maple Avenue at the east end of the site. The access drive will provide one inbound lane and one outbound lane with outbound movements under stop-sign control. A separate left-turn lane serving the development is not required due to the provision of the two-way left-turn lane on Maple Avenue. The results of the capacity analyses show that the access drive is projected to operate at a good level of service with limited impact on Maple Avenue.

The access drive will be located between the two access drives serving the Downers Grove Christian School and the Lincoln Center. However, the offset of the proposed access drive to the two existing access drives should not pose any operational problems due to the following.

- The volume of traffic generated by the two schools is concentrated over a very short period (approximately 15 to 20 minute period for each school). Further, the peak periods of the two schools occurs outside of the morning peak hour and outside of the evening peak period when traffic volumes along Maple Avenue are at their highest levels. In addition, outside of drop-off/pick-up peak periods, the two schools generate a very limited volume of traffic.

- The proposed development is projected to generate a limited volume of traffic which will further be reduced given its proximity to the downtown area and the alternative modes of transportation serving the area. In addition, the evening peak period of the development occurs outside of the peak periods of the schools.

- The two schools' drop-off/pick-up procedures limit the volume of traffic that uses the eastern access drive.

- The western access drive serving the school and Lincoln Center is an outbound only access drive which limits the turning movements and the volume of traffic at this access drive.

- The inbound left-turn movements at the proposed access drive and the existing eastern access drive are offset and, as such, do not conflict with each other. Further, due to the one-way nature of the access drive, the easting western access drive does not permit inbound left-turns movements.

- While the access drive will be off-set, the off-set is not significant and motorists exiting the access drives will have a clear view of one another. In addition, most of the motorists traversing the access drives are/will be repeat users and, as such, will be familiar with the off-set intersection. If necessary, signage can be provided along each access drive warning of the off-set access drives.

- Maple Avenue is a collector road with a low speed limit (25 mph) that runs along the boundary of the downtown area. While it is preferred to align access drives opposite one another, it is common to have access drives off-set from one another, particularly along local and collector roadways in downtown areas.

Conclusion

This memorandum report has examined the traffic impacts of a proposed condominium residential development at 926-942 Maple Avenue in Downers Grove, Illinois. Based on the preceding analyses and recommendations, the following conclusions have been made:

- The volume of traffic to be generated by the development will be reduced due to its proximity to the downtown business district and the alternative modes of transportation.

- The existing roadway system is adequate to accommodate the development traffic and, as such, no roadway improvements are required.

- The proposed development will have a limited impact on the operation of the Downers Grove Christian School and the Lincoln Center preschool due to the following:

    - ❖ The peak activity of the schools generally occurs outside of the peak periods of the roadway system and the development.

    - ❖ The school's drop-off/pick-up procedures are set up so to minimize the traffic volumes on Maple Avenue and the two schools.

- The design and location of the access drive will provide efficient and orderly access with limited impact on the operation of Maple Avenue.

Appendix

LEVEL OF SERVICE CRITERIA

Signalized Intersections

Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Unsignalized Intersections

Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

936-942 MAPLE AVE
DOWNERS GROVE, ILLINOIS

THE MARQUIS ON MAPLE

"FRONT RENDERING"

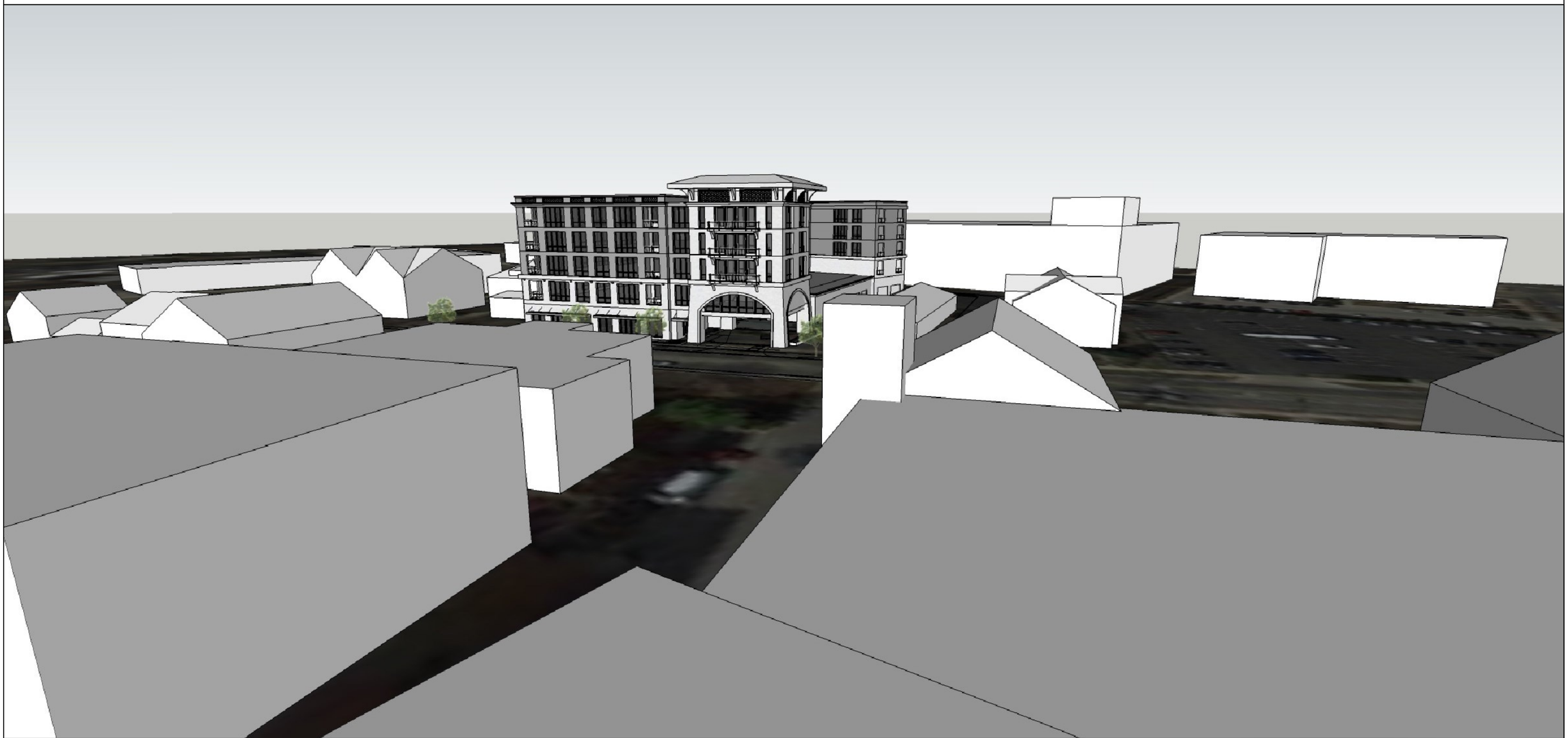
SPECIAL USE APPLICATION

936-942 MAPLE AVE
DOWNERS GROVE, ILLINOIS

THE MARQUIS ON MAPLE

"STREET VIEW RENDERING"

SPECIAL USE APPLICATION

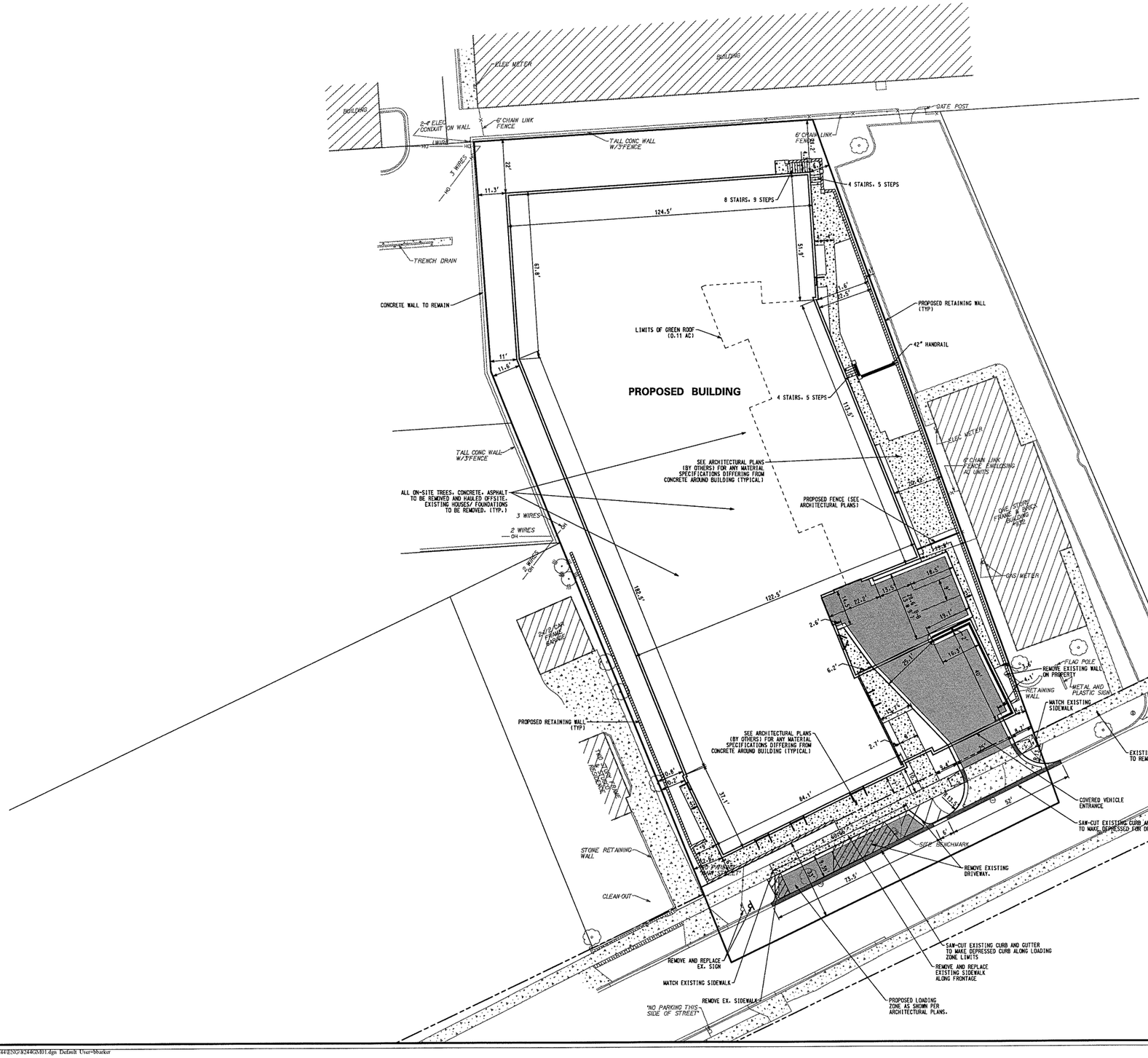


936-942 MAPLE AVE
DOWNERS GROVE, ILLINOIS

THE MARQUIS ON MAPLE

"MASSING STUDY"

SPECIAL USE APPLICATION



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SCALE 1" - 20'

0 20 40

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT OR APRON
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- PITCH-OUT CURB AND GUTTER
- DEPRESSED CURB & GUTTER
- PROPOSED RETAINING WALL

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER ARE PITCHED-OUT UNLESS OTHERWISE NOTED.
3. ALL PAVEMENT MARKINGS SHALL BE PAINT THERMOPLASTIC.
4. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDINGS AND RETAINING WALLS.
5. SEE ARCHITECTURAL DRAWINGS FOR ANY FENCING AROUND SITE.
6. RESTORE PARKWAY WITH MINIMUM 6" TOPSOIL AND SEED.

OWNER

CITIZEN'S FINANCIAL BANK
200 E. JACKSON STREET
MUNCIE, IN 47305

NO.	DATE	REMARKS
2	10/27/14	PER VILLAGE REVIEW
1	10/20/14	PER VILLAGE REVIEW

GEOMETRIC PLAN

MAPLE AVENUE CONDOMINIUMS

DOWNERS GROVE, ILLINOIS

CONSULTING ENGINEERS
SITE/DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4660 Fax: (847) 696-4665

SPACECO INC.

FILENAME: 8244GM01.DGN

DATE: 09/26/14

JOB NO. 8244

SHEET **GM1** 2 OF 5

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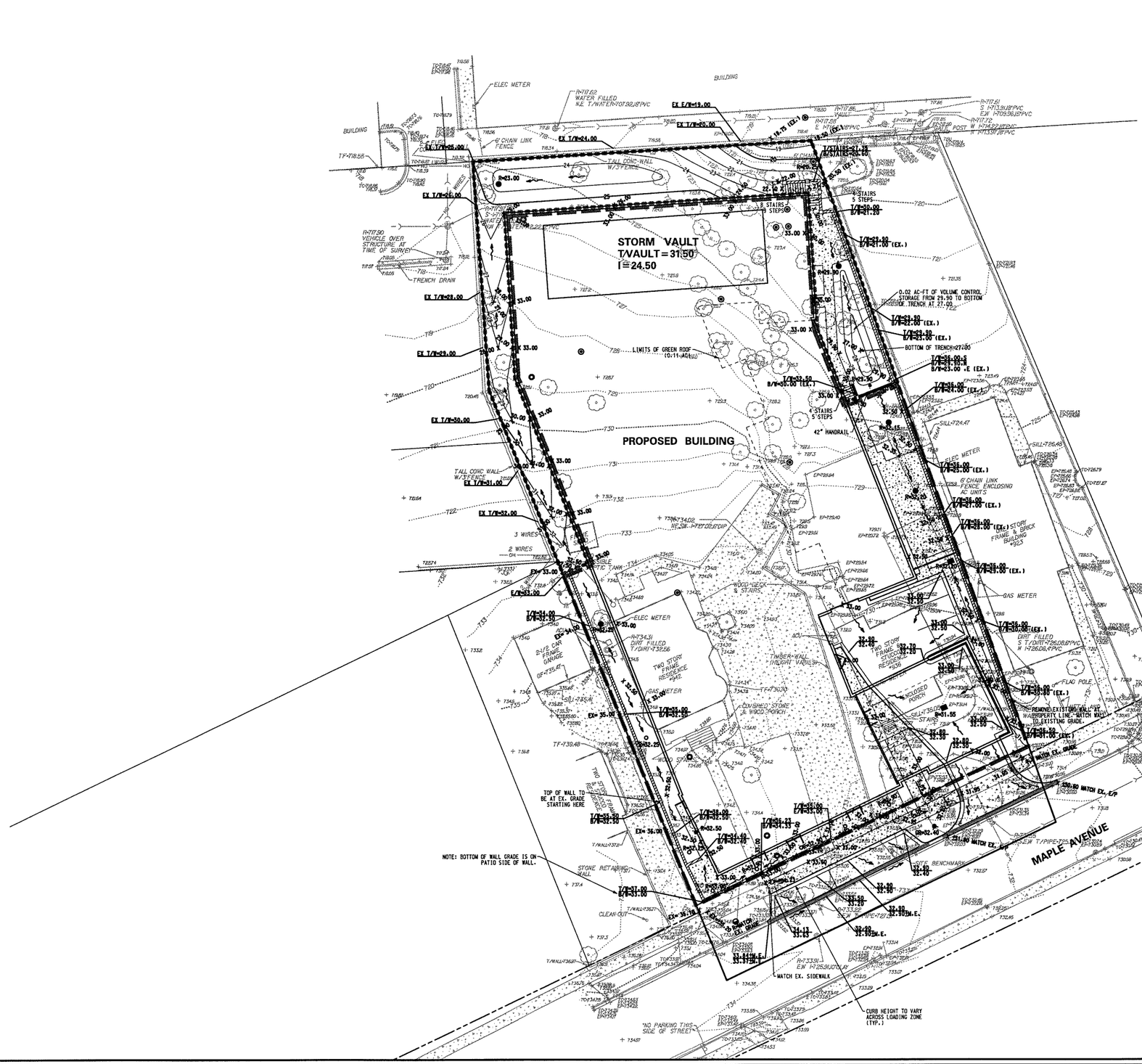

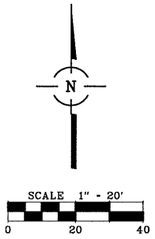

LEGEND

FF	FINISHED FLOOR
	LOCAL DRAINAGE
23	PROPOSED CONTOUR
	LOCAL DRAINAGE DIVIDE
XX.XX / XX.XX	TOP OF CURB / EDGE OF PAVEMENT

NOTES:

1. ADD 700 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS STANDARD PITCH-OUT UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
4. SEE STORM VAULT DETAILS ON SHEET D1.

EXISTING IMPERVIOUS AREA ONSITE=0.35 AC
PROPOSED IMPERVIOUS AREA ONSITE=0.74 AC
TOTAL NEW IMPERVIOUS AREA ONSITE=0.39 AC

PROPOSED DETAINED AREA #1
0.72 AC IMPERVIOUS (82%)
0.16 AC PERVIOUS (18%)
DET. VOL. REQ.=0.88 AC'X 0.42 AC-FT/AC=0.37 AC-FT
DET. VOL. PROV.=0.37 AC-FT (IN STORM VAULT)

PROPOSED DETAINED AREA #2
0.02 AC IMPERVIOUS (14%)
0.12 AC PERVIOUS (86%)
DET. VOL. REQ.=0.14 AC'X 0.15 AC-FT/AC=0.02 AC-FT
DET. VOL. PROV.=0.02 AC-FT (IN PROPOSED 36" STORM SEWER)

OWNER

CITIZEN'S FINANCIAL BANK
200 E. JACKSON STREET
MUNCIE, IN 47305

NO.	DATE	REMARKS
1	10/20/14	PER VILLAGE REVIEW

GRADING PLAN

MAPLE AVENUE CONDOMINIUMS
DOWNERS GROVE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 8244GR01.DGN
DATE: 09/26/14
JOB NO. 8244
SHEET GR1
3 OF 5

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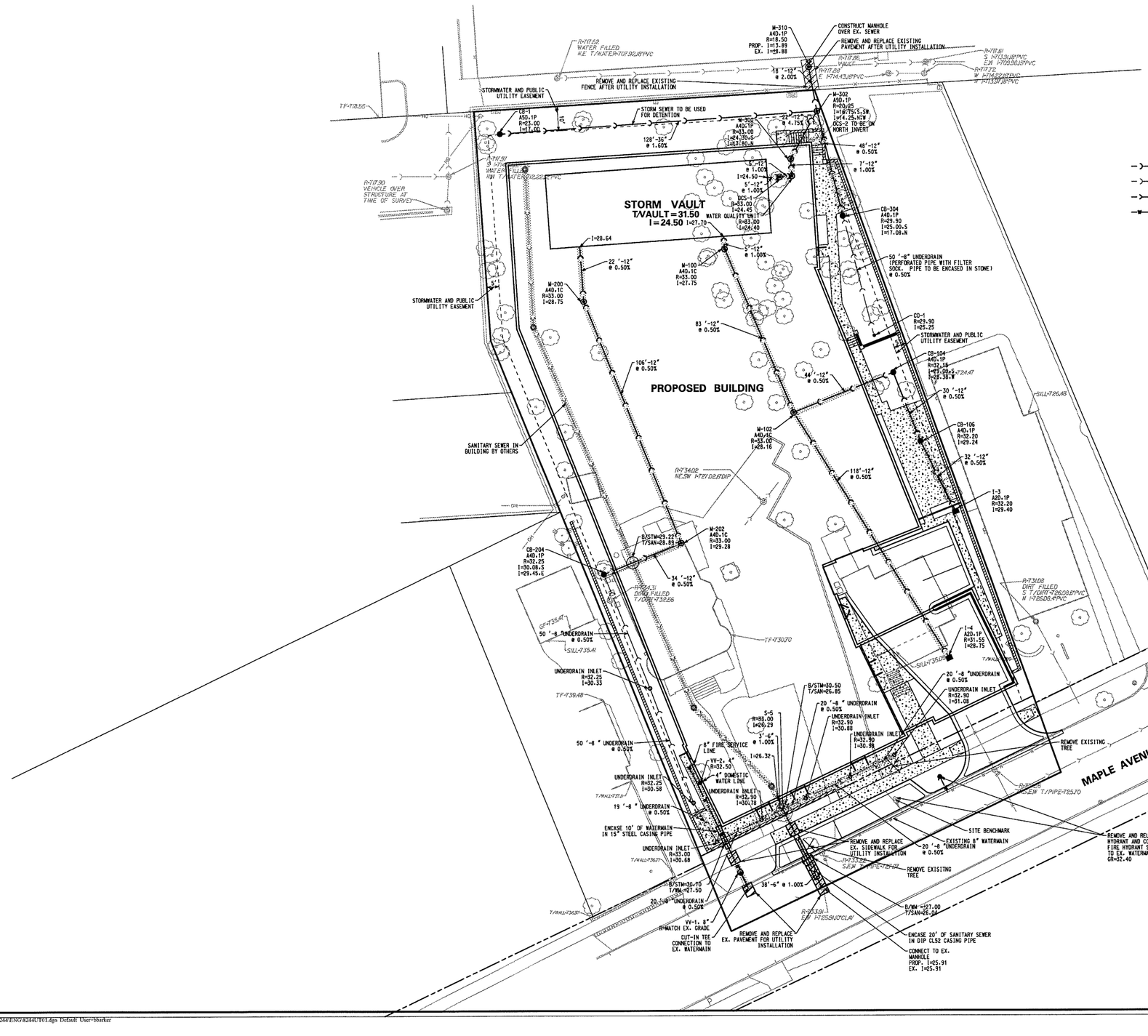

SCALE 1" - 20'

0 20 40

LEGEND

- STORM SEWER
- UNDERDRAIN
- SANITARY SEWER
- 8"- WATERMAIN
- CATCH BASIN
- MANHOLE
- INLET
- UNDERDRAIN INLET
- SANITARY MANHOLE

STORM STRUCTURE LEGEND

STRUCTURE ABBREVIATION
STRUCTURE NUMBER
M-100
A4D.1P
FRAME AND LID TYPE
DIAMETER & SIZE OF STRUCTURE
TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. INDICATES TRENCH BACKFILL REQUIRED.
5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES

   1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "G" GRATE
6. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.
7. EXISTING HOMES AT 936 AND 942 MAPLE AVENUE TO HAVE METERS AND MTU'S REMOVED. EXISTING WATER SERVICES TO BE DISCONNECTED AT THE WATERMAIN PRIOR TO DEMOLITION.

OWNER

CITIZEN'S FINANCIAL BANK
200 E. JACKSON STREET
MUNCIE, IN 47305

NO.	DATE	REMARKS
2	10/27/14	PER VILLAGE REVIEW
1	10/20/14	PER VILLAGE REVIEW

UTILITY PLAN

MAPLE AVENUE CONDOMINIUMS
DOWNERS GROVE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 8244UT01.DGN
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4 OF 5

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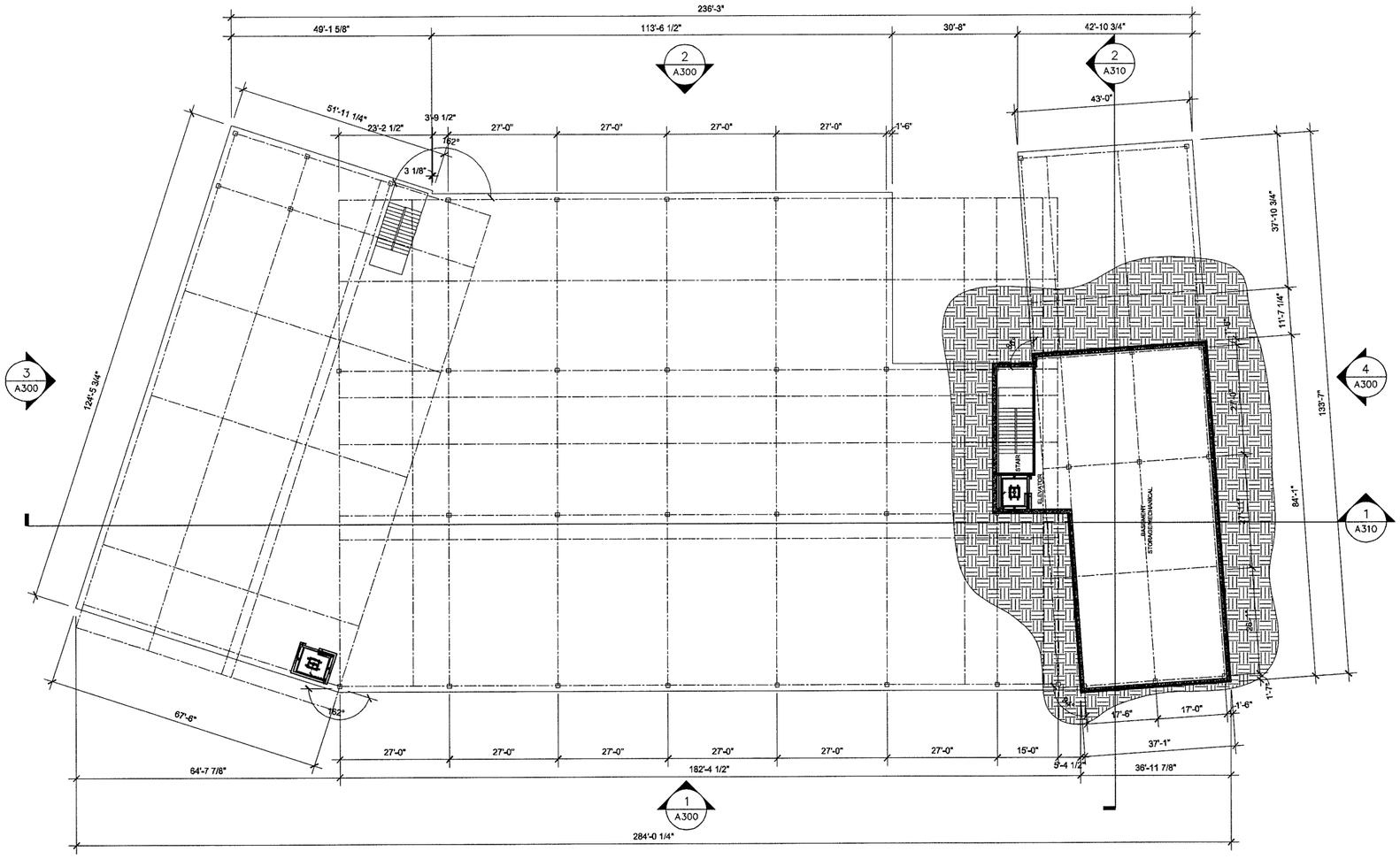

plan 1/16"=1'-0" — 1 A100 — BASEMENT PLAN

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0 8' 16' 32'

SCALE: 1/16" = 1'-0"

KUO DIEDRICH

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THE BLUE HORSE , SUITE 280
ATLANTA , GEORGIA 30307
678.244.6270 PH 6272 FX

www.KuoDiedrich.com

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HOWARD M. KUO, AIA
REGISTRATION #001-019098

DATE	DESCRIPTION
10.27.14	REVIEW COMMENTS
10.20.14	REVIEW COMMENTS
09.26.14	DESIGN DEVELOPMENT SET

PROJECT
THE MARQUIS ON MAPLE
936-942 MAPLE AVE
DOWNERS GROVE, IL

OWNER CONTACT
CITIZEN'S FINANCIAL BANK
200 E. JACKSON STREET
MUNCIE, IN 47305

PROJ 14029

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TITLE
BASEMENT PLAN

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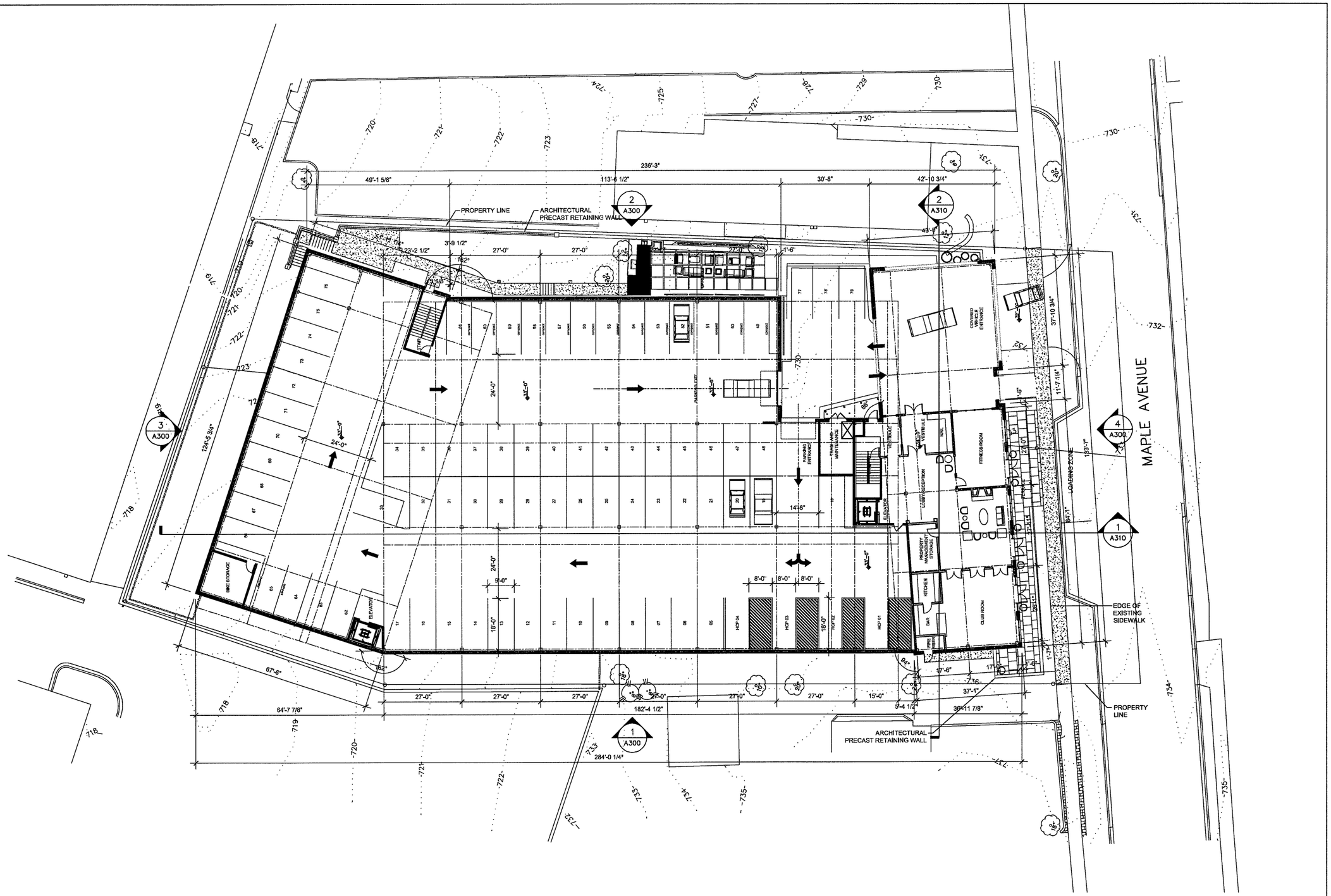
A100



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10.27.14	REVIEW COMMENTS
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09.26.14	DESIGN DEVELOPMENT SET

PROJECT
THE MARQUIS ON MAPLE
936-942 MAPLE AVE
DOWNERS GROVE, IL

OWNER CONTACT
CITIZEN'S FINANCIAL BANK
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PROJ 14029

START 08.22.14

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1ST FLOOR PLAN

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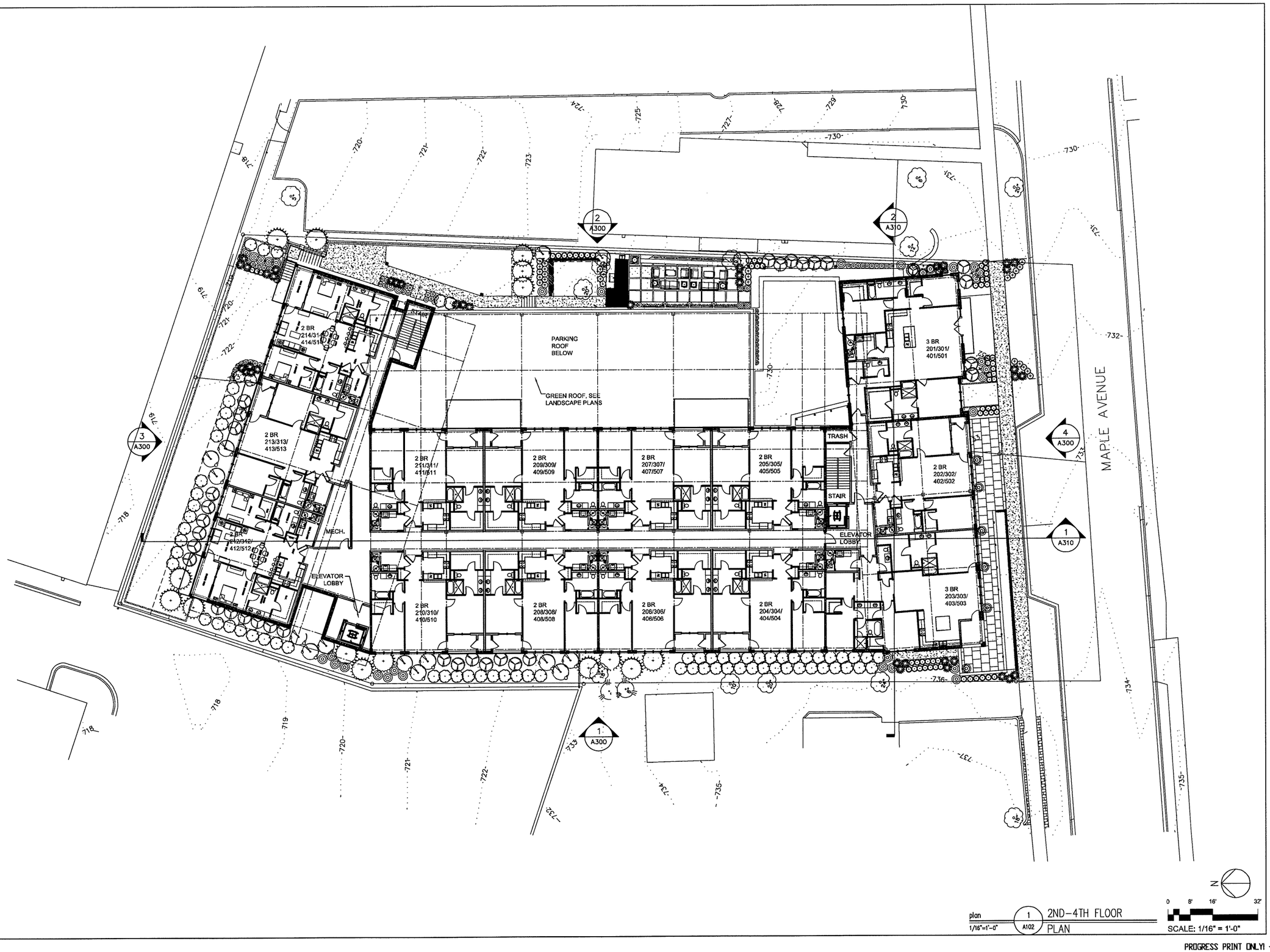
A101



plan 1/16"=1'-0" — 1 A102 — 2ND-4TH FLOOR PLAN

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SCALE: 1/16" = 1'-0"

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REGISTRATION #001-019098

DATE	DESCRIPTION
10.27.14	REVIEW COMMENTS
10.20.14	REVIEW COMMENTS
09.26.14	DESIGN DEVELOPMENT SET

PROJECT
THE MARQUIS ON MAPLE
936-942 MAPLE AVE
DOWNERS GROVE, IL

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PROJ 14029

START 08.22.14

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TITLE
2ND-4TH FLOOR PLANS

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A102

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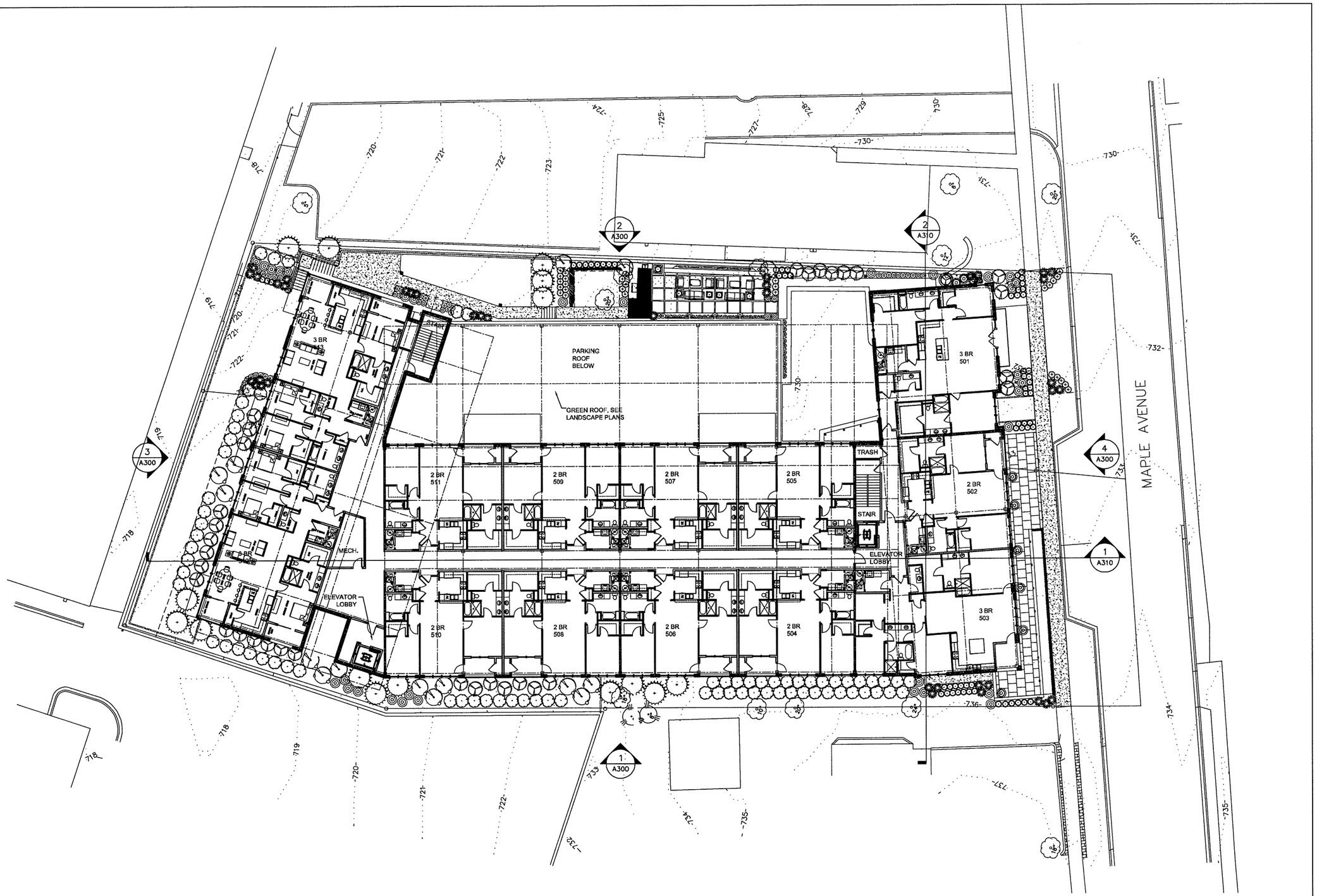

plan 1/16"=1'-0" — 1 A103 — 5TH FLOOR PLAN

N

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

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REGISTRATION #001-019098

DATE	DESCRIPTION
10.27.14	REVIEW COMMENTS
10.20.14	REVIEW COMMENTS
09.26.14	DESIGN DEVELOPMENT SET

PROJECT
THE MARQUIS ON MAPLE
936-942 MAPLE AVE
DOWNERS GROVE, IL

OWNER CONTACT
CITIZEN'S FINANCIAL BANK
200 E. JACKSON STREET
MUNCIE, IN 47305

PROJ 14029

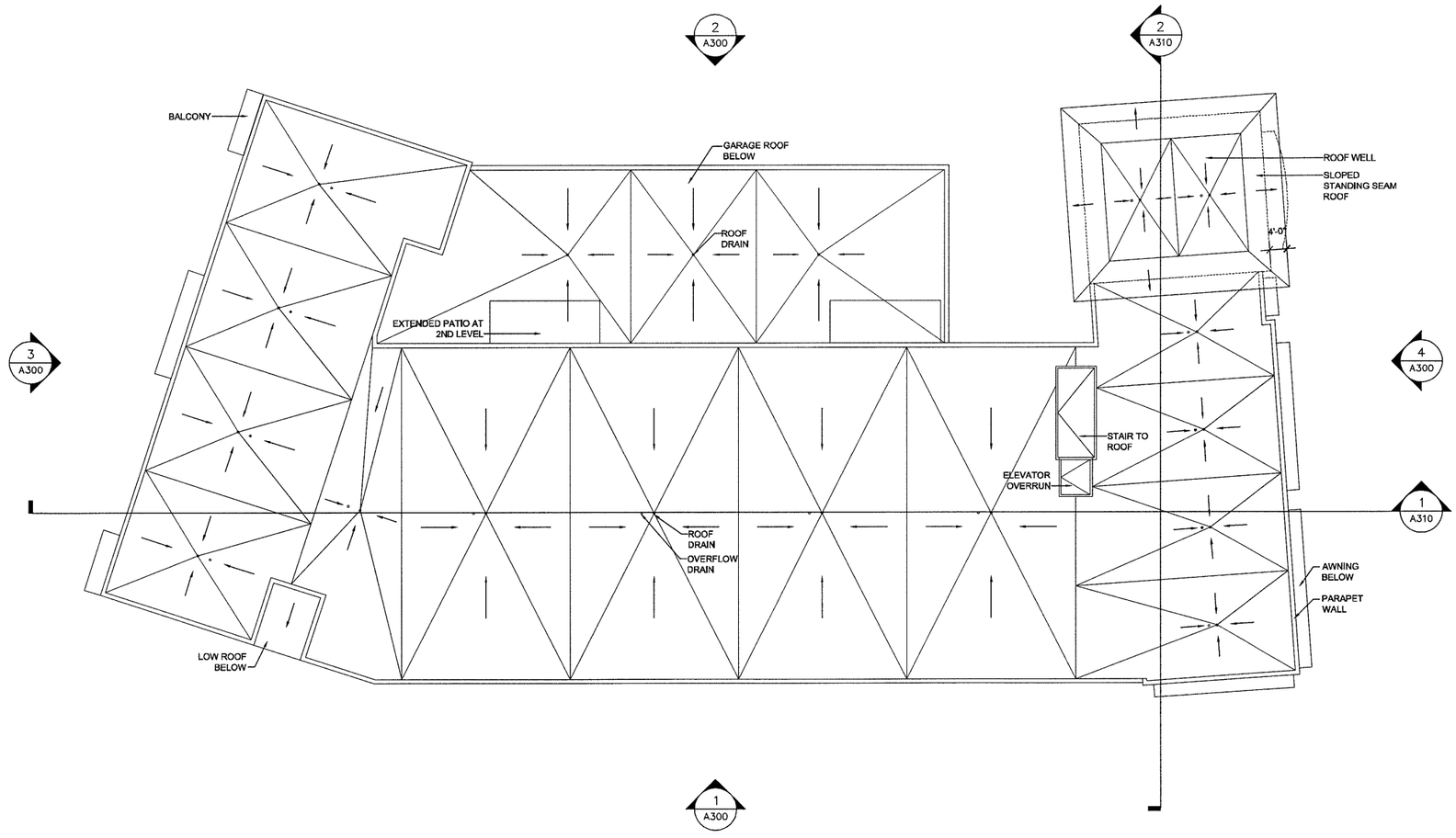
START 08.22.14

DRAWN TMS

CHECKED MAD

TITLE
5TH FLOOR PLAN

SHEET
A103



plan 1/16"=1'-0" — 1 A110 — ROOF PLAN

N

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

KUO DIEDRICH

834 INMAN VILLAGE PARKWAY
THE BLUE HORSE , SUITE 280
ATLANTA , GEORGIA 30307
678.244.6270 PH 6272 FX

www.KuoDiedrich.com

SEAL

HOWARD M. KUO, AIA
REGISTRATION #001-019098

DATE	DESCRIPTION
10.27.14	REVIEW COMMENTS
10.20.14	REVIEW COMMENTS
09.26.14	DESIGN DEVELOPMENT SET

PROJECT
THE MARQUIS
ON MAPLE
936-942 MAPLE AVE
DOWNERS GROVE, IL

OWNER CONTACT
CITIZEN'S FINANCIAL BANK
200 E. JACKSON STREET
MUNCIE, IN 47305

PROJ 14029

START 08.22.14

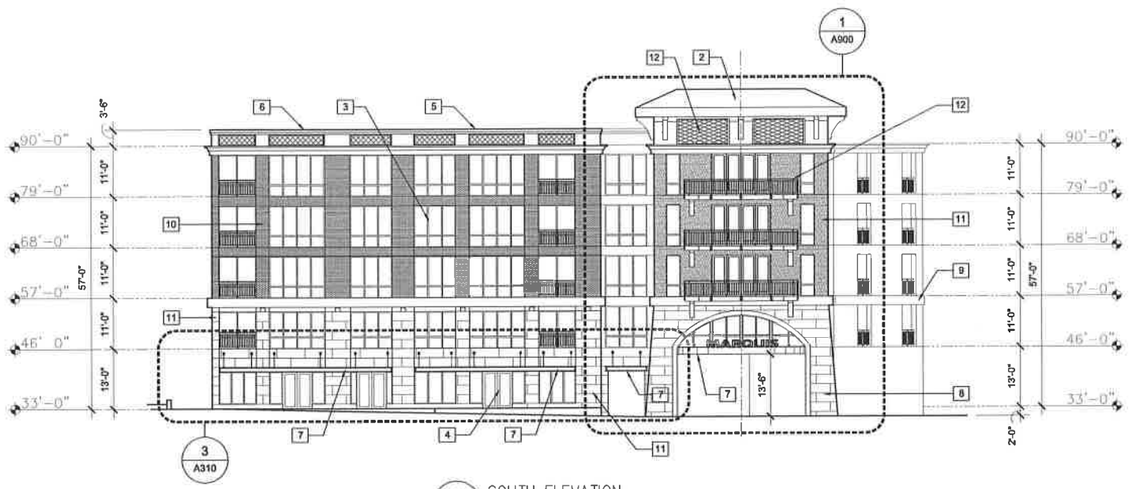
DRAWN TMS

CHECKED MAD

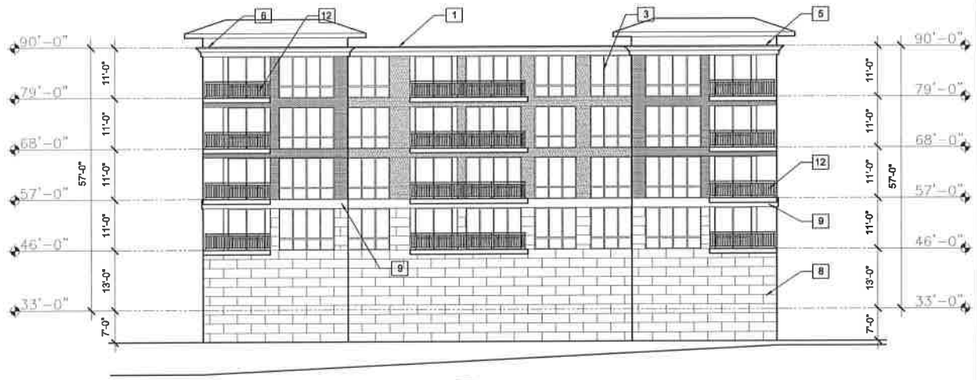
TITLE
ROOF PLAN

SHEET
A110

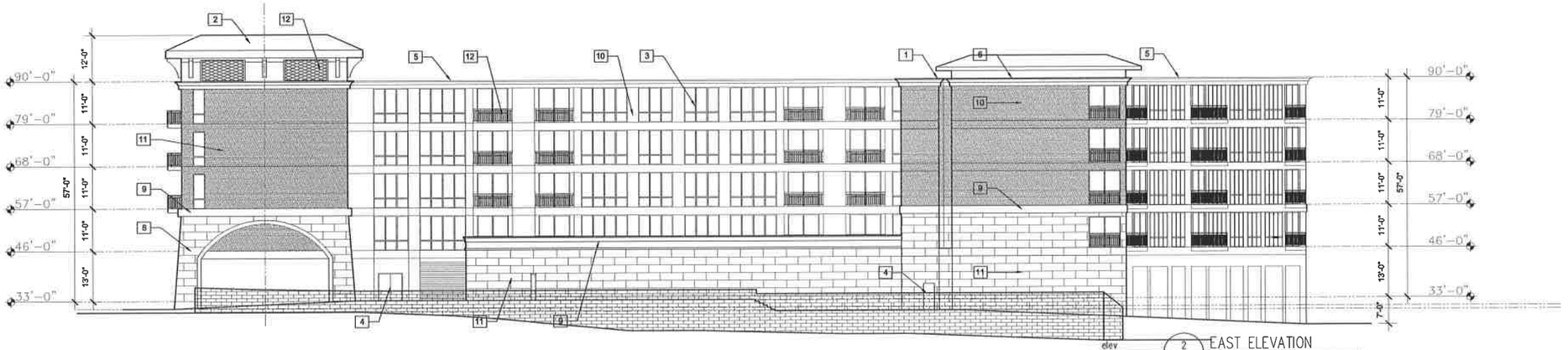
EXTERIOR FINISH LEGEND:			
	ITEM	MATERIAL	COLOR
1	FLAT ROOF	TPO ROOF	WHITE
2	METAL ROOF	STANDING SEAM METAL	SILVER-BLUE METALLIC
3	WINDOWS	ALUMINUM STOREFRONT	BLACK
4	DOORS	ALUMINUM STOREFRONT	BLACK
5	FLASHING	METAL	BLACK
6	WALL CAPS	METAL	BLACK
7	AWNINGS	METAL	BLACK
8	BASE	PRECAST ARCH PANELS	LIGHT GRAY
9	CAST STONE	PRECAST	LIGHT GRAY
10	BRICK-1	BRICK	MEDIUM GRAY
11	BRICK-2	BRICK	LIGHT GRAY
12	METAL WORK	ALUMINUM	BLACK



elev 1/16"=1'-0" — 4 A300 — SOUTH ELEVATION



elev 1/16"=1'-0" — 3 A300 — NORTH ELEVATION



elev 1/16"=1'-0" — 2 A300 — EAST ELEVATION

elev 1/16"=1'-0" — 1 A300 — WEST ELEVATION

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

PROGRESS PRINT ONLY! - NOT ISSUED FOR CONSTRUCTION

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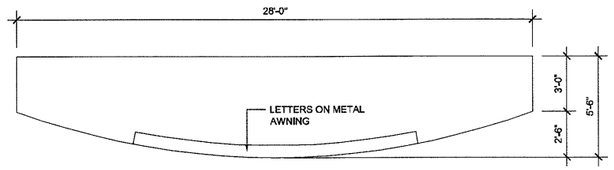
DRAWN TMS

CHECKED MAD

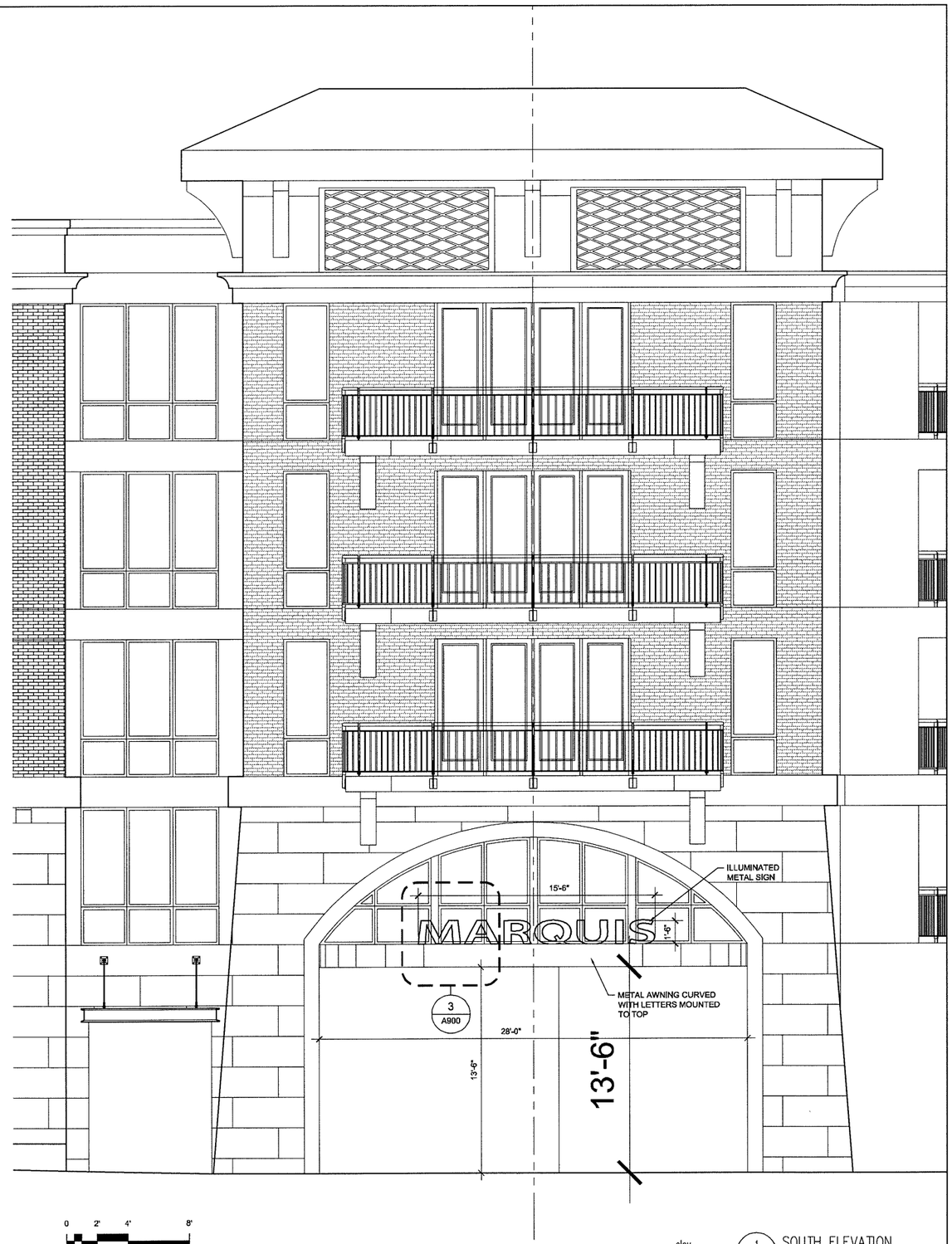
TITLE
BUILDING ELEVATIONS

SHEET
A300

elev 3 A900 — 1"=1'-0" — SIGN DETAIL



plan 2 A900 — 1/4"=1'-0" — AWNING SIGN PLAN



0 2' 4' 8'

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

elev 1 A900 — 1/4"=1'-0" — SOUTH ELEVATION

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PROJ 14029

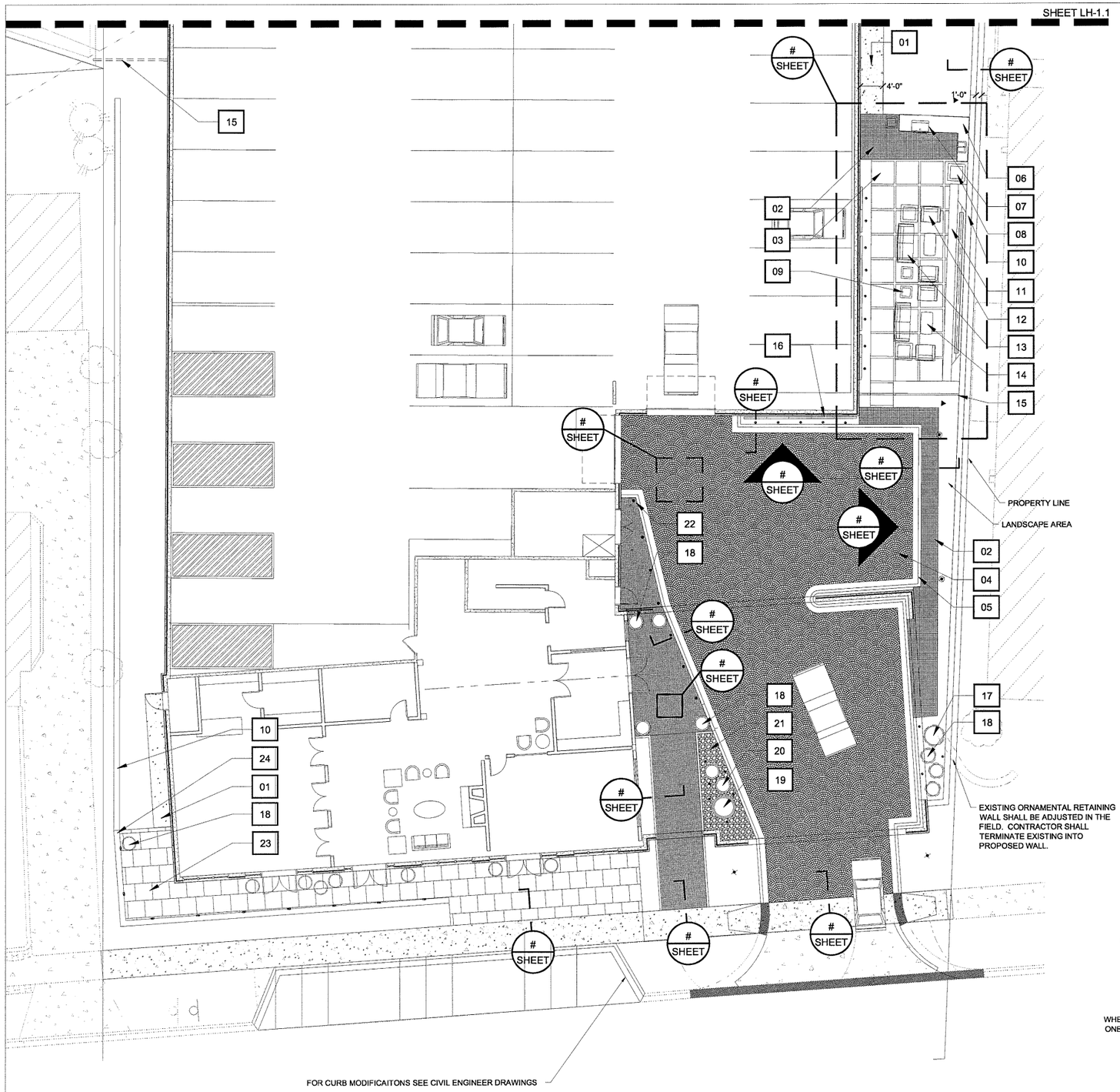
START 08.22.14

DRAWN TMS

CHECKED MAD

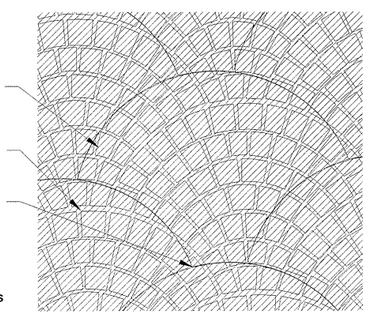
TITLE
SIGN ELEVATIONS AND DETAILS

SHEET
A900



HARDSCAPE MATERIAL SCHEDULE

01	STANDARD 4" CONCRETE PEDESTRIAN WALKWAY WITH 6" SQ. WELDED WIRE MESH REINFORCEMENT ON COMPACTED AGGREGATE BASE
02	PEDESTRIAN EUROCOBBLE MILAN PAVER MODULE INSTALLED PER MANUFACTURERS SPECIFICATIONS. COLOR TO BE SELECTED BY LA
03	48" X 48" X 3" SAWN BLUESTONE WITH THERMAL FINISH ON MORTAR BASE WITH COMPACTED AGGREGATE SUB-BASE AND PLANTED JOINTS
04	VEHICULAR EUROCOBBLE ROMA PAVER MODULE INSTALLED PER MANUFACTURERS SPECIFICATIONS. COLOR TO BE SELECTED BY LA
05	STANDARD 6" GRANITE CURBING (4' LEGNTHS MIN.) IN CONCRETE. CUT SECTIONS OF CURB SHALL NOT BE LESS THAN ½ THE OVERALL LENGTH
06	2" THICK GRANITE COUNTER TOP WITH ½" RADIUS ON ALL EDGES. FINAL MATERIAL SELECTION BY OWNER / ARCHITECT
07	GAS GRILL. FINAL LOCATION MUST BE 6' FROM ALL ADJACENT PROPERTY LINES. FINAL MODEL / COLOR TO BE SELECTED BY OWNER
08	36" SQUARE FIBERGLASS PLANTER WITH FITTED DRAIN PAN AND INTERNAL WATERING / DRAINAGE SYSTEM
09	24" SQUARE FIBERGLASS PLANTER WITH FITTED DRAIN PAN AND INTERNAL WATERING / DRAINAGE SYSTEM
10	FOR SITE WALL INFORMATION, REFER TO ENGINEER DRAWINGS. FINAL HEIGHT ABOVE TERRACE SHALL BE 42"
11	CAST CONCRETE HEARTH CAP. FINISH SHALL BE POLISHED SMOOTH. ALL ROUGH EDGES SHALL BE MECHANICALLY SMOOTHED. COLOR TBD
12	DEDON: TRIBECA LOUNGE CHAIR WITH WEATHER RESISTANT FABRIC FINISH. FINAL COLOR TO BE SELECTED BY OWNER / ARCHITECT
13	DEDON: TRIBECA 3-SEATER WITH WEATHER RESISTANT FABRIC FINISH. FINAL COLOR TO BE SELECTED BY OWNER / ARCHITECT
14	DEDON: TRIBECA COFFEE TABLE WITH WEATHER RESISTANT FINISH. FINAL COLOR TO BE SELECTED BY OWNER / ARCHITECT
15	42" HT BLACK POWDER COATED ALUMINUM FENCE WITH ½" SQ. PICKETS AND 4" SQ CORNER POSTS. GATE AS SHOWN.
16	MODULAR WALL MOUNTED TRELLIS PANEL. STANDARD 4' PANEL WIDTH AND 14' PANEL HEIGHT. POWDER COATED FINISH
17	48" DIA. FIBERGLASS PLANTER URN WITH FITTED DRAIN PAN AND INTERNAL WATERING / DRAINAGE SYSTEM
18	36" DIA. FIBERGLASS PLANTER URN WITH FITTED DRAIN PAN AND INTERNAL WATERING / DRAINAGE SYSTEM
19	48" DIA. RECIRCULATING URN FOUNTAIN WITH SUBMERSIBLE PUMP AND VANISHING BOX WITH STRUCTURAL LID
20	36" DIA. RECIRCULATING URN FOUNTAIN WITH SUBMERSIBLE PUMP AND VANISHING BOX WITH STRUCTURAL LID
21	SMOOTH RIVER STONES 6" DEPTH OVER VANISHING FOUNTAIN BOX LIDS. COLOR SHALL BE SELECTED BY OWNER / ARCHITECT
22	6" LED BOLLARD. MANUFACTURER AND FINISH TO BE SELECTED BY OWNER / ARCHITECT
23	36" SQ TEXTURED GRANITE PAVER ON SETTING BASE. FINAL COLOR TO BE SELECTED BY OWNER / ARCHITECT
24	TERRACE SITE WALL. MAX HEIGHT (AS MEASURED FROM TERRACE ELEVATION) SHALL BE 24". CAP AND MATERIAL TO BE SELECTED



EUROCOBBLE ROMA REGULAR PAVER MODULE. FINAL COLOR SHALL BE COORDINATED WITH ARCHITECT.

ALL JOINTS SHALL BE MORTAR FILLED AS SPECIFIED BY MANUFACTURER (REFER TO MATERIAL DETAILS)

WHERE POSSIBLE, ALL MODULE SEAMS SHALL ALIGN FROM ONE ROW TO ANOTHER AS SPECIFIED BY MANUFACTURER. MODULES SHALL BE ORIENTED AS SHOWN IN PLAN.

Note: For additional product information, refer to details

SHEET PLAN - ROMA VEHICULAR PAVER SYSTEM

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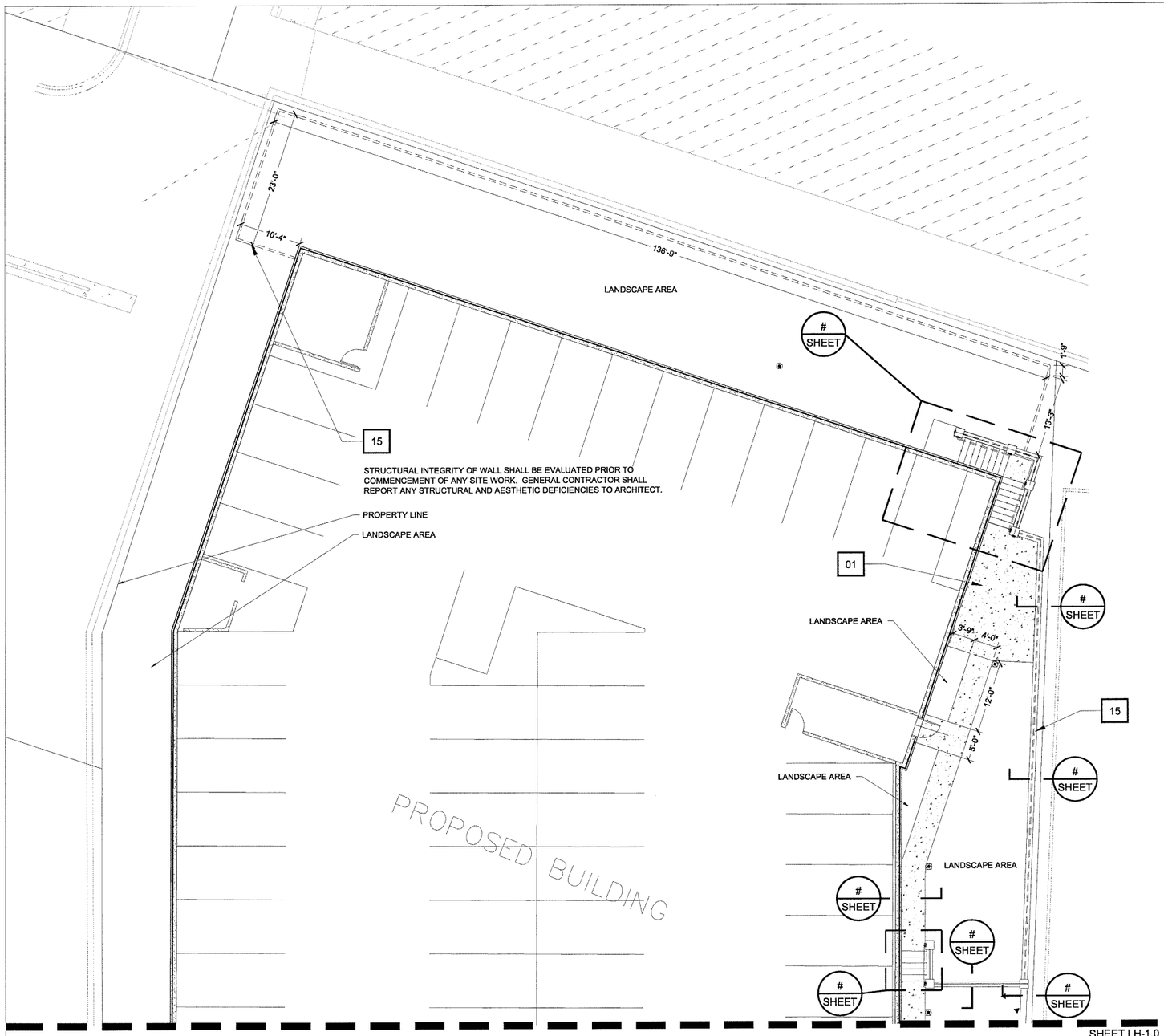
PROJECT
MAPLE AVE CONDOS
936-942 MAPLE AVE

PROJ 14029
START 08.22.14
DRAWN JCY
CHECKED MAD

TITLE
Hardscape Layout

SHEET
LH-1.0



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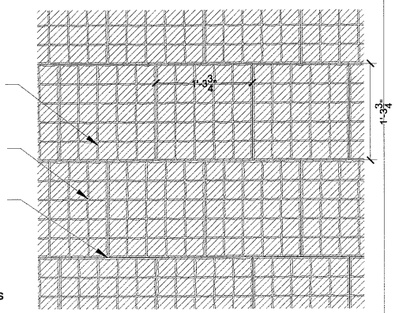

Note: For additional product information, refer to details

SHEET PLAN - MILANO PEDESTRIAN PAVER SYSTEM

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SEAL

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PROJECT
MAPLE AVE CONDOS
936-942 MAPLE AVE

PROJ 14029

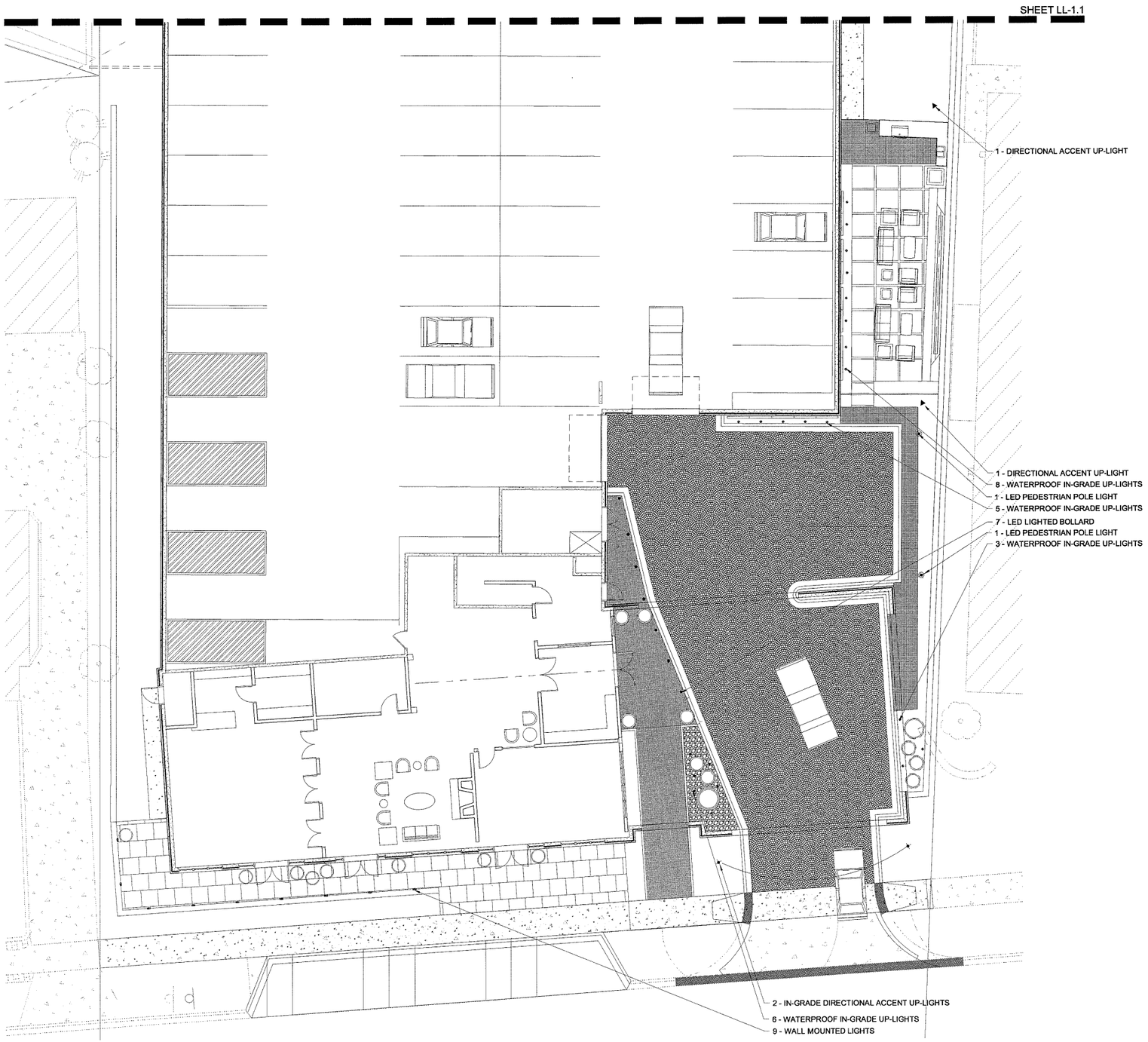
START 08.22.14

DRAWN JCY

CHECKED MAD

TITLE
Hardscape Layout

SHEET
LH-1.1



LIGHTING CHART

SYM.	LIGHTING DESCRIPTION
	THIS NOTE (⅛" TEXT) CAN BE USED FOR GENERIC SHEET INFORMATION THAT IS NOT A LEADER LINE ELEMENT.
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START 08.22.14

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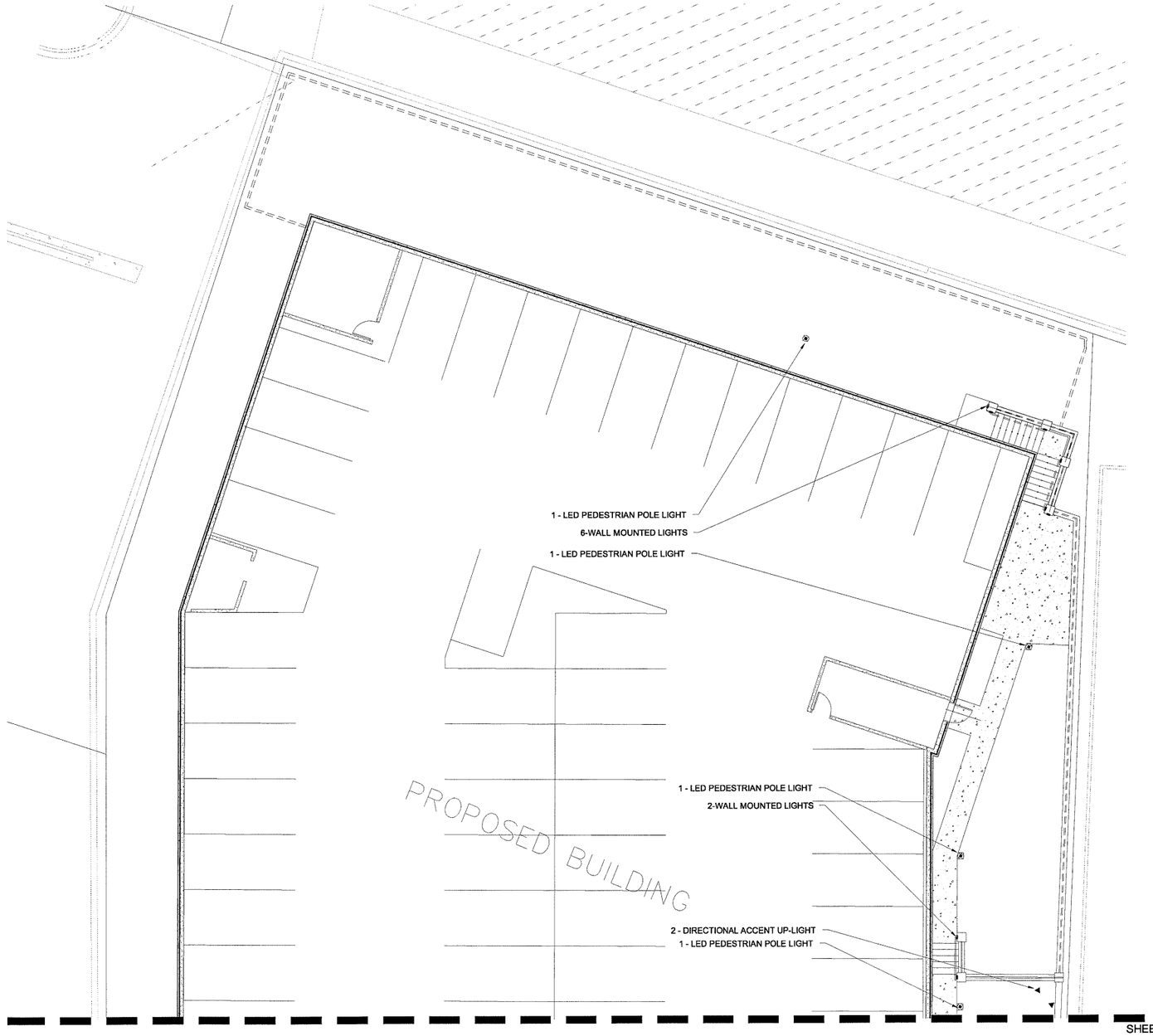
CHECKED MAD

TITLE

Landscape Lighting Layout

SHEET

LL-1.0



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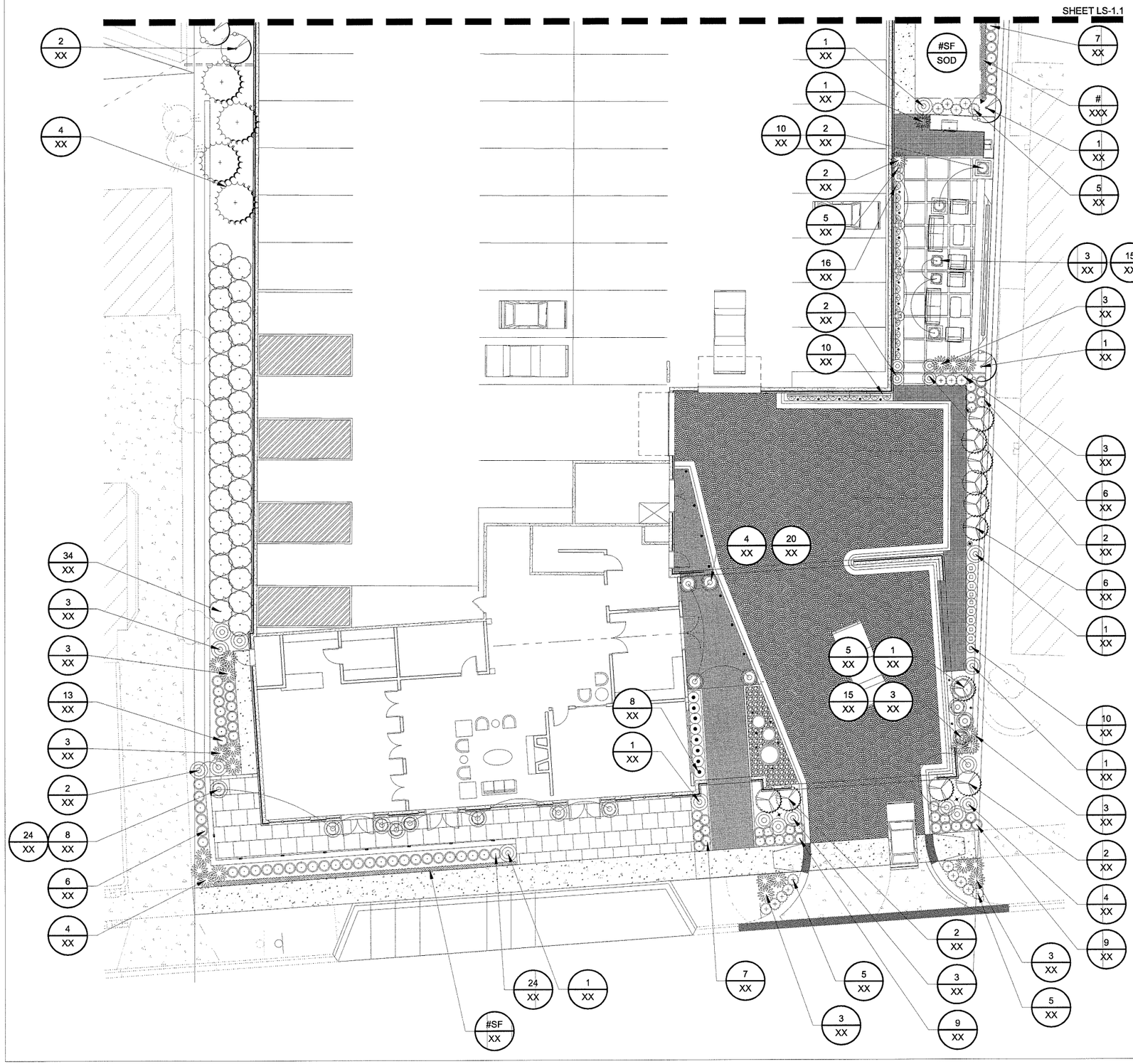

PLANT CHART

SYM.	DESCRIPTION
	EVERGREEN TREE - 10'-12' HT @5 YRS
	COLUMNAR EVERGREEN TREE - 18'-20' HT. @ 5 YRS
	FLOWERING TREE - 8'-10' HT @ 5 YRS
	EVERGREEN HEDGE SHRUB - 5' HT @ 5 YRS
	ORNAMENTAL DECIDUOUS SHRUB - MOUNDING TO 30" HT @ 3 YRS
	EVERGREE FOUNDATION SHRUB - FULL TO 38"-42" HT @ 3 YRS
	FLOWERING EVERGREEN SHRUB - 30" HT @ 3 YRS
	FLOWERING SHRUB - 30" HT @ 3 YRS
	EVERGREEN SHRUB - 18"-24" HT @ 3 YRS
	FLOWERING EVERGREEN SHRUB - 12"-18" HT @ 3 YRS
	EVERGREEN VINE (TRELLIS)
	EVERGREEN GROUND COVER A
	EVERGREEN GROUND COVER B

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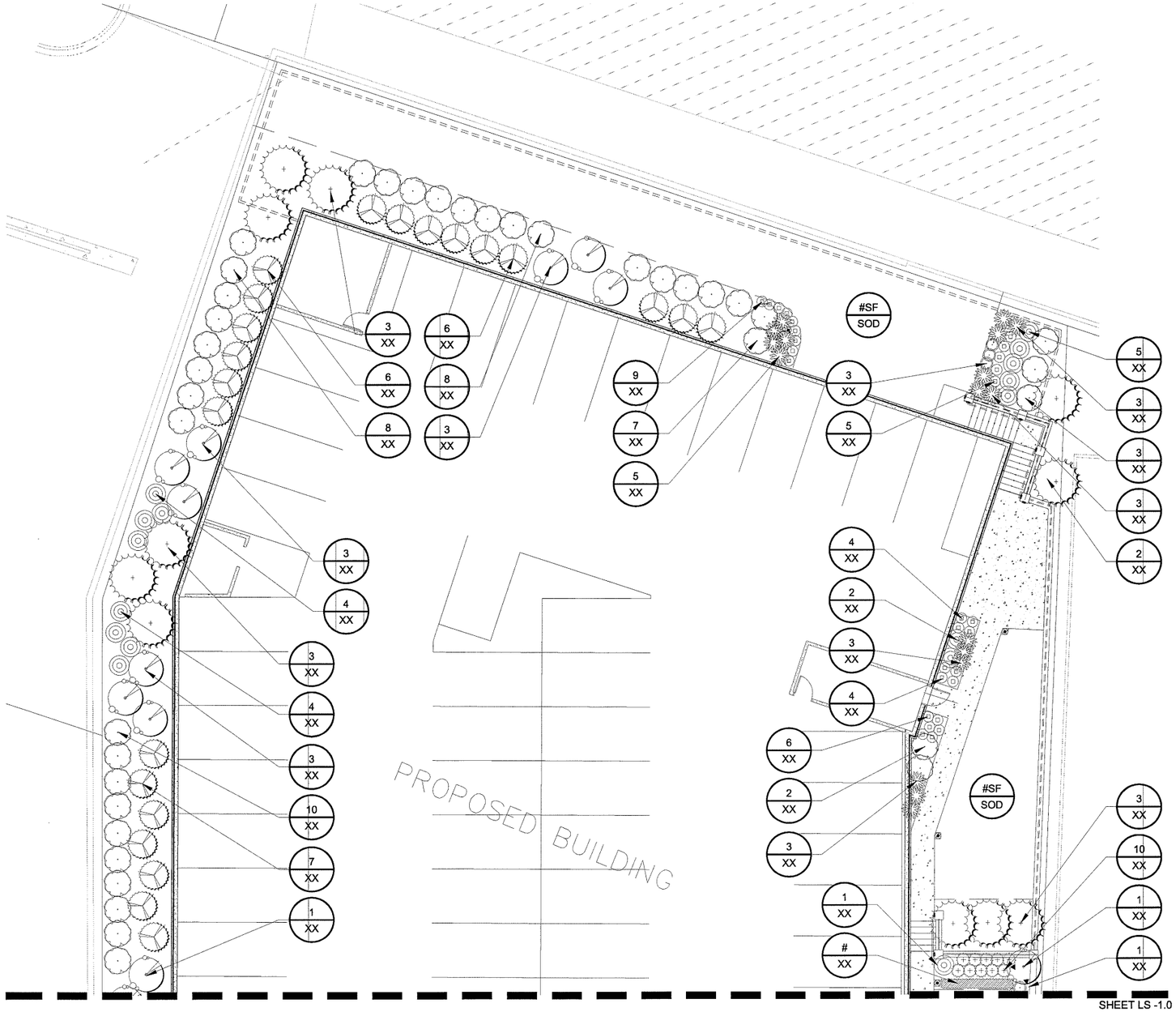
SHEET
LS-1.0



SHEET LS -1.0

PLANT CHART	
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	EVERGREEN VINE (TRELLIS)
	EVERGREEN GROUND COVER A
	EVERGREEN GROUND COVER B

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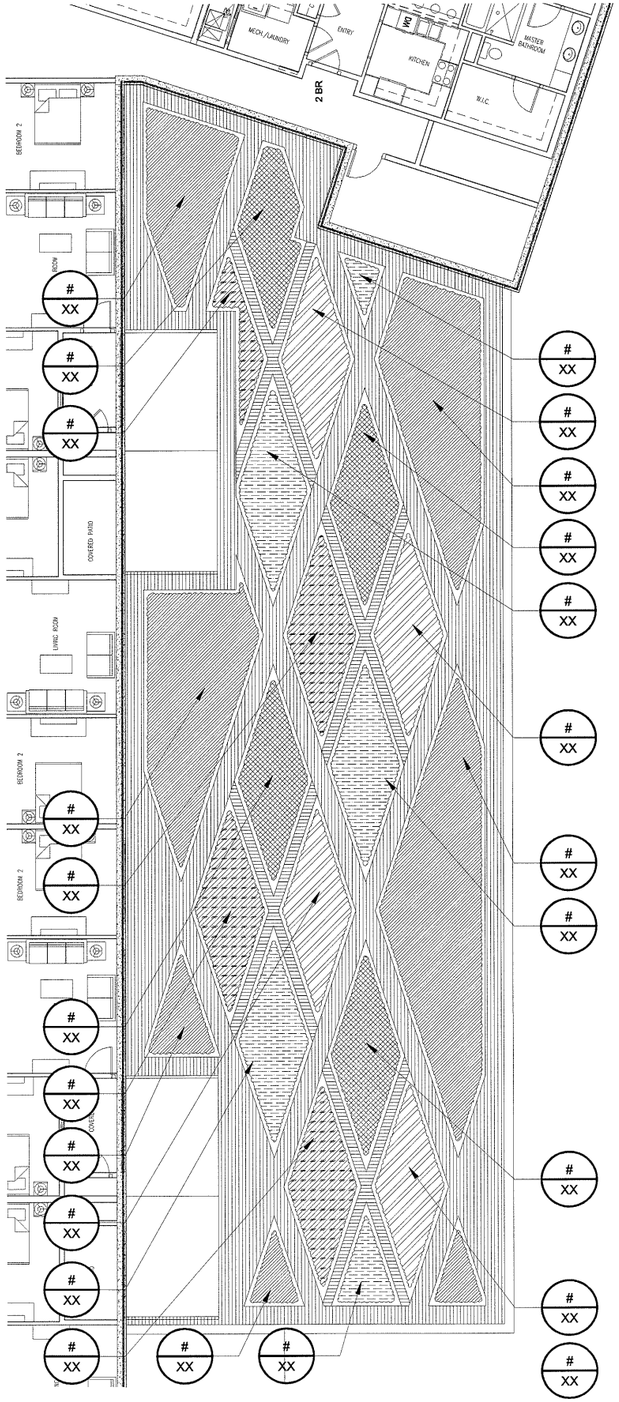

PLANT CHART	
SYM.	DESCRIPTION
	EVERGREEN GROUND COVER A
	EVERGREEN GROUND COVER B
	EVERGREEN GROUND COVER C
	EVERGREEN GROUND COVER D
	EVERGREEN GROUND COVER E

SHEET PLANTING PLAN - GREEN ROOF

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TITLE
Green Roof Planting Plan

SHEET
LS-1.2

(The commissioners took a recess at 9:00 p.m. and reconvened at 9:07 p.m.)

Chairperson Urban swore in those individuals who would be speaking on the following petition.

FILE PC-33-14: A petition seeking approval of a Special Use to permit a residential condominium development in the Downtown Business (DB) zoning district. The property is located on the north side of Maple Avenue, approximately 285 feet east of Main Street, commonly known as 936 and 942 Maple Avenue, Downers Grove, IL. David B. Sosin, Petitioner; First Merchants Bank, N.A. Owner.

Mr. Stan Popovich walked through the proposal stating the commission is charged to determine whether the 55 unit condo meets the three standards of approval for a special use. He located the site on the overhead and noted the structures currently on the site. The proposed building is five stories with gray precast concrete panels, light and medium gray brick and will include a tower element. Elevations, landscape plan, first level parking deck, and floor plans followed. A loading zone for Fed-Ex or UPS deliveries was discussed including appropriate signage.

Mr. Popovich explained how the proposal meets the goals of the Future Land Use Plan which calls for downtown mixed-use, pedestrian orientated, multi-family transition and redevelopment. Details followed. The proposal also meets the requirements of the village's Zoning Ordinance, including two new requirements, i.e., the build-to zone and building height. Downtown design guidelines and the Subdivision Ordinance were also reviewed by Mr. Popovich who explained how the proposal met them. The Public Works department also reviewed the engineering for the proposal to ensure the proposal met the requirements of the village's ordinance.

Details were provided on the KLOA traffic study that was done which concluded that there will be a 1% traffic increase due to the proposed development along Maple Avenue in a worst case scenario. However, Mr. Popovich pointed out that traffic along Maple Avenue will increase in general, if recommendations from the neighborhood study that was conducted by the village back in 2011 are implemented. He noted the recommendations that came out of that study, i.e., reduce cut-through traffic on 55th Street and Washington Street and 55th Street and Webster Street. Lastly, public safety for the building was addressed, i.e., fire alarms, sprinklers and emergency vehicle access.

Mr. Popovich shared that neighborhood comments included concerns about the structure's height, size, number of units, the increase in traffic, and encroachment of tall buildings into residential districts. There was concern about the demolition of 942 Maple Avenue which was determined to be a historic building based on the Village's Historic Building Survey completed in 2013. Mr. Popovich confirmed that all three findings of fact were met for Special Use and he proceeded to review the three standards for the special use. He recommended the commission forward a positive recommendation to village council and include the conditions listed in staff's report.

Mr. Webster inquired about the size of the vehicle that would be utilizing the loading zone wherein Mr. Popovich explained that a semi-truck would not be able to use the area. The intent was for the delivery trucks to use the loading zone.

Per questions, Mr. Popovich confirmed that the building height was 59 feet without the tower element. With the tower, it was approximately 70 feet. He further noted the relocation of a fire hydrant. Regarding the 942 Maple Avenue property, Mr. Popovich stated it was considered

historical but no landmark nomination existed to date and there were no protections on the property. Lastly he reported that the DB district was created in 2005 and prior to that the property was zoned B2 (since the late 1960's).

Ex-officio Souter inquired about the impact of relocating the fire hydrant to the west wherein Mr. Popovich stated that the fire protection division reviewed the relocation of the hydrant and had no concerns about access or connectivity.

Mr. David Sosin, attorney for the developer and petitioner explained that when the property became available, his team reviewed the village's comprehensive plan. He noted no variations were being requested. He introduced his development team and believed the proposal would be a great addition to the downtown area and contribute to its vibrancy. While he understood the historic significance of the structure among the neighbors, he indicated he was trying to reuse the house and stated his client would work with the village or private developer to use the home, but also added that the home was not in the best shape and a residential use is nonconforming.

Mr. Mark Diedrich, with Kuo-Diedrich, Atlanta, Georgia, architect for the proposal, reported the design team had met with and worked with staff on the proposal. From a design standpoint, the proposal was based off of his company's resort design/high end residential background to create the luxury building. Its location provided opportunities for its residents to walk, shop and continue the vibrancy of the downtown. As to previous questions, the building was a Type-2 building; the loading zone would be 50 feet and could accommodate a good size loading truck; and trash trucks would not be parking along the front entrance sidewalk. He further addressed the one-level green roof area which covered the parking deck. His client was in the process of investigating whether it would be used as an amenity. The parking deck would have a fob security system. Questions followed regarding the parapet, in which the element would be located everywhere on the building but varies in height.

Mr. Webster asked what street level activities would take place at the front of the building to which Mr. Diedrich said a fitness room, lounge, and club room, and open-air seating.

Chairperson Urban opened up the meeting to public comment.

Mr. Robert King and Mrs. Lynda King, 946 Maple Avenue, Downers Grove, stated his property abuts the subject property and he and his wife reside in the last home on that portion of Maple. Mrs. King read her and her husband's concerns as it related to the three requirements of the special use. She agreed the first standard was met. As to the second standard she and her husband believed that the condominium market was weak, not necessary and not desirable. They found it difficult to believe that the proposal would contribute to the general welfare of the community given that traffic is already an issue, vacant condo units exist on the market, and a half-built condominium structure exists in the downtown area. Mrs. King believed the scale of the structure was an issue and found it hard to believe her property would gain value with the proposal.

Mr. Ken Lerner, 4933 Whiffen Place, Dowers Grove, read his notes as it related to the following: the proposed use was not consistent with the village's comprehensive plan and the proposed use did not meet the criteria for a special use permit because Section 5 of the Comprehensive Plan favored the existing use on the property – office space and converted housing. He stated the plan called for the preservation or adaptive re-use of historic structures and the proposal contradicted that. He

reported the 942 address was previously used as office space for a number of entities and stated the petitioner offered no evidence that the building was not useable as is. He believed that downtown redevelopment, as it relates to first floor uses, was misread as to the intent of the Comprehensive Plan. It was for mixed-use development which he did not believe the proposal met. The fitness room, club area, etc. did not represent retail, entertainment and personal service uses serving the public.

Mr. Lerner further pointed out that there has been no evidence that there is a need for condominiums and, in fact, pointed out to the half-completed condo development located on Warren Avenue. Additionally, there was no evidence that 100 new residents would benefit the downtown area. He believed the proposal was detrimental to the neighbors because it was incompatible with the neighborhood, devalued properties, and eroded the historic character of the neighborhood. He asked that commissioners continue the case for another 30 days to allow the commissioners to review his letter, allow additional review of the materials by the residents, to invite input from the park district and church, and to provide evidence that indicates the petitioner is an authorized owner of the property.

Chairperson Urban recognized receipt of Mr. Lerner's written letter and entered it into the public record. Mr. Popovich clarified that staff has on record the authorization for Mr. Sosin to represent the owner and that in prior years staff has not made such information a part of the Plan Commission packet. Chairperson Urban also confirmed that notices were sent to the park district and church about this public hearing.

Ms. Souter, representing the Downers Grove Park District, shared that her staff did review the packet materials, especially as it pertained to the traffic study done on one Thursday and one Saturday only. Park district staff indicated that was very typical and were fine with the counts.

Mr. Mark Thoman, 1109 61st Street, Downers Grove, mentioned he was a member of the Comprehensive Plan Ad hoc Committee that updated the 45 year-old plan. He noted two points specifically: Section 12.050 – The Approval Criteria – that the proposed use is expressly authorized as a special use in the district in which it is located. He stated the language was added in order to maintain certain characteristics (page 46). He reminded the commissioners that council policy is to follow the recommendations of the Comprehensive Plan. Furthermore, Council adopted the Plan in 2011. He pointed out specific language in the plan that states current converted residential properties on Maple Avenue "should remain." Mr. Thoman stated the proposal failed to fit the character of the area, citing the zero-foot setbacks and bulk standards. He also noted that since the plan was put into place to guide development, there had been remodels, renovations and expansion proposals as recently August 2014 approved by this commission as special uses, thereby maintaining the character of the area. Lastly, Mr. Thoman summarized that the plan has been followed by developers, the Plan Commission, and Village Council and it sets a strong precedent for continuing to follow the plan. The proposal did not meet the first standard. Mr. Thoman proceeded to explain again, how the proposal did not meet the second standard and noted the incomplete and idle developments throughout town – clearly indicating that there was not a demand for more units. He said the proposed development has pitted neighbors against one another regarding the preservation of the Maple Avenue historic building. There was no benefit to the community. Again, Standard No. 3 was discussed. He shared that the building's wall of glass will be giving off reflective glare to drivers during certain times of the day during certain times of the seasons and it was a safety concern. It interfered with other planned village developments and

contradicted the stated intent of the Comprehensive Plan. He advised that this commission recommend denial to the village council. Lastly, he pointed out the developer said the current building was a non-conforming use wherein Mr. Thoman pointed out it was "a desired use" in the area. Secondly he stated the traffic study on Washington and 55th was beyond the purview of this project and this commission's approval and should not be considered when reviewing the project by itself.

Mr. Douglas Gilbert, principal of Douglas Gilbert Architects, 220 S. Maple in Oak Park, discussed his background in Oak Park's preservation commission and his involvement in a number of other preservation agencies. He addressed Standard No. 3 of the Special Use standards and referred to Item 2.B on page 4 and 5 of Mr. Lerner's letter. He explained that one of the key concepts for commissioners to consider for downtown development was to include historic preservation to maintain the downtown's unique character. The two historic buildings on Maple could be examples of adaptive re-use. He discussed the importance of historic preservation, the village's creation of historic preservation ordinance/preservation plan, the creation of its Architectural Design Review Board and the fact that the village made a commitment to preserving historic buildings as a goal and objective for the community. Demolition of a significant building would be a negative to the welfare of the community. Mr. Gilbert stated that the 942 Maple Avenue structure was identified as a significant Queen Anne structure with excellent integrity, as identified through a village survey, and was eligible for landmarking and for individual listing on the National Register of Historic Places. He encouraged the owner to do so. As to Standard No. 3, Mr. Gilbert stated that the demolition of such significant structure would be detrimental to the welfare of the community, specifically in a community recognized for its historic character. Additionally, he mentioned that the petitioner did not show how the benefits of the proposal outweighed the planning goals and considerations of the village.

Mr. Tom Weiler, 709 Maple Avenue, Downer Grove, did not support the proposal, citing the above comments. The proposal was out of character for the area and was taller than the nearby parking structure. The structure was not transitional when comparing it to the single-family homes currently on Maple. Evidence had not been produced for the structure only statements. He asked that the commissioners deny the proposal.

Ms. Lillian Moats, 1100 Maple Avenue, Downers Grove, agreed with Ken Lerner's comments. She believed the approach to Downers Grove from the Fairview tracks, along Maple Avenue, was the loveliest approaches to the town, and while she appreciated the transition area, the proposal would be an interruption to that lovely approach. She hoped it would not happen.

Ms. Margaret Nye, 1101 Maple Avenue, Downers Grove, stated this was "our community" and the development, while a beautiful building, did not belong on Maple Avenue in Downers Grove.

Mr. Bob Peterson, 6861 Camden Road, Dowers Grove stated he was born and raised on Maple Avenue and purchased a historic home on Maple Avenue. He discussed childhood memories on Maple Avenue and that destroying Maple Avenue with such a development was like history being destroyed. Also, having his own moving company, he discussed the challenges of moving trucks that are 70 feet long and stated they will park on Maple Avenue causing traffic issues.

Ms. Jessica Whiting, 636 Maple Avenue, Downers Grove, stated she agreed with the above comments and owns a Colonial Revival historic home, according to the village's architectural

survey. She formerly lived in the Acadia Green complex and appreciated what condos had to offer, but she did not believe more luxury condos were needed and they did not relate to the character of the block.

Ms. Carol Ruzicti, lawyer with Griffin and Gallagher, represented the property owner – First Merchants Bank. Ms. Ruzicti stated her client obtained title of the properties in November 2012 after lengthy foreclosure litigation with the owner and former tenants. From the bank's perspective, the properties had been difficult and did not add value to the surrounding community for some time. Bank appraisers had recommended that the highest and best use of the properties would be demolition and redevelopment. She said repairs to the 942 Maple building were cost-prohibitive and selling the properties would be at a significant lower price, thereby devaluing the area. She and her client supported the petitioner's plans for redevelopment.

Mr. Gordon Goodman, 5834 Middaugh Avenue, Downers Grove, supported Mr. Ken Lerner's comments and hoped commissioners would ask the bank if it made efforts to market the property for purposes other than development. He also read the definition of the term "significant" under historical terms. Of the 119 properties surveyed in the area along Maple Avenue surveyed, 15 were defined as "significant" and to lose one of these buildings was to lose a "jewel" of the community. He pointed out that the petitioner says the benefit to the community is that the proposal does not seek a variation but complies with the zoning laws. Mr. Goodman did not see that as a benefit, stating that it would not be a transitional building but a focal building for new development. As such, he believed that the decision to approve this development would precedent-setting for Maple Avenue and the proposal did not represent the public interest.

Mr. Tom Nybo, 5253 Blodgett, Downers Grove, was the person who started the Facebook page to save the 942 home. He shared some of the unique historic information about the home and the unique woodwork and elements that exist in the home as he has seen from photographs. He did not support razing the building and stated there was nothing in town like this home or in other towns. Mr. Nybo stated that numerous attempts by the Pierce Downer's Heritage Alliance (PDHA) and historic society were made to contact the bank to market the home in a different way but instead it was marketed as vacant land listed with two out buildings. No return phone calls to the historical society or PDHA were ever received.

Ms. Irene Hoqstrum, 1232 Gilbert Avenue, Downers Grove, stated she is a landscape architect and concurred with the previous comments and commended the village for creating a historic preservation plan. However, as a resident, she believed it was a tragedy to lose a historic building and the village should honor its plan to preserve the building under discussion. Additionally she pointed out that the burr oak identified on Maple Avenue is about 250 years old, or, as old as the United States. She supported adaptive re-use for the historically significant structure.

Ms. Barbara Murphy, 309 41st Street, Downers Grove, reminded the commission the historical museum was located on Maple Avenue and an original settler's home was relocated to the same site. She pointed out that a Sears home is located on Maple Avenue and historic trolley tours take place as well as Sears home tours within the village. She found it difficult that such a large building would sit on a historical site. She had issues with the traffic study and inquired as to how many trees would be cut down for the development.

Mr. Popovich stated that the village does not require a private tree protection plan.

Ms. Christine Martin, 701 Maple Avenue, Downers Grove, supported preserving the house. The development was fine for the city but not for Maple Avenue. She asked why the bank listed the homes as out-buildings versus listed it as a historic property. She stated she was inside the home and it was not in "bad shape."

Ms. Carol Ruzicti, attorney, returned and explained that every appraisal has indicated the highest and best use of the property was for demolition and redevelopment. She stated she has been inside the home and it was unsafe. The first appraisal indicated that upgrades needed to be made. She could not comment on the marketability but, to date, after six months of being for sale, no other offers had been made.

Ms. Marge Earl, 4724 Florence Avenue, Downers Grove, village zoning board member, stated she did not believe the proposal before the commission met the Special Use criteria. She spent 40 volunteer hours for the village assisting with the historic building survey and if the best the petitioner could do was to state there is no zoning variation being requested, it was a "low hurdle", and that should be required for every development.

Mr. William Gunder, 4617 Cross Street, Downers Grove, agreed with the previous speakers except for the attorney representing First Merchants. While he agreed, from the bank's perspective, that the appraiser will say the best and highest use of the property is to raze the building, he did not believe the residents were present to determine what was best for First Merchants Bank of Orland Park. Mr. Gunder added that from a resident perspective, the proposed structure would be "an absolute disaster" because it would be too tall, too wide and too close to the street and would have a negative impact on the streetscape. The rendering did not show the loading zone and the picture was a bit exaggerated. In this location, the building would be a detriment.

Mr. Doug Porter, 704 Maple Avenue, Downers Grove, discussed the April 2014 rain/flooding event and noted how the village could not even provide adequate infrastructure for the area, let alone add a significant structure to this site which would shed water "ten times" more than his house would. The subject property is an acre in size and the commission needed to review the water issue. However, Chairperson Urban pointed out an underground water detention basin is being provided.

Ms. Irene Hoqstrum, a landscape architect, returned and stated the burr oak that exists absorbs over 7,000 gallons of stormwater yearly and so would other mature trees. The absorption was much more than the green roof. Again, she stated that with the removal of mature trees, one has to wonder why so much flooding occurs.

In response to questions raised, each representative of the petitioner came forward to address the comments/questions raised by the public.

Mr. Dale Klezinski, Associated Property Counselors, 15028 Cicero, Oak Forest, real estate appraiser provided his professional background. Addressing diminution of value for the properties, he reviewed the plans for the site, along with various properties in downtown areas near train stations and compared over 400 sales and resales of single-family attached properties. He did note in other communities that there were similar conditions in that some vacancies did exist or developments were partially completed projects. But in comparing the data, he concluded the market was improving in general and while pockets of oversupply existed, those pockets were being

reasonably absorbed in an appropriate period of time. He explained the range of detrimental conditions that properties may have and provided examples for same. He found no evidence that the project would have an adverse effect on the community or adjacent property owners because similar conditions exist in other communities.

Mr. Mark Diedrich, architect for the proposal, responded to the following: as to providing evidence that creating residential density in proximity to downtown commercial areas works, he stated that it is a commonly held principle in planning which is why there was no hard evidence. The reference to the area being "transitional", he stated that while it may be within the downtown business zoning district, there is a specific transition of zoning as seen on the village's zoning map (dark brown color) and it is how the petitioner followed the design guidelines. As to the reflection of sunlight from the building, he stated it will have low-e glass to cut down on glare and will not have direct sunlight. If any, it will be coming at a wide angle. Additionally, there are some indentations into the facade and balconies to cut down glare. As to the building not being designed similar to another building on Maple, he stated he was designing a commercial building following the design guidelines which encouraged some creativity. He did not want to compete with the similar red-brick condominium buildings.

As to redeveloping the existing building, he noted a vision was created under the village's comprehensive plan and he has designed the condominiums to meet that vision. Regarding trucks in the loading zone, Mr. Dietrich stated the loading zone was greater than 50 feet. He agreed tractor-trailers were larger but were not typically what a person would fit a 2- or 3-bedroom condo unit, unless the trailer was moving a few homes at one time. Lastly, to the comment that the development was a negative precedent. In working with the village, he did see the development as a precedent in that it was starting a positive movement toward the comprehensive plan and an example of how the design guidelines can work. Per a resident's question, it takes about 24 to 30 months to design or construct such a development.

Mr. Michael Mondas, with Spaceco Engineering, Rosemont, Illinois, civil engineer addressed stormwater management and was aware of the village's stormwater issues, noting much of the infrastructure designed years ago was not designed to take such large storms. However, the proposal was designed to handle the water with oversized storm pipes and include a detention under the parking desk with release in a controlled rate. He also stated that trees absorb water at a casual rate, but not so when a heavy rains occur and the soil becomes saturated.

Mr. Michael Worthman, KLOA, 9575 W. Higgins, Rosemont, Illinois traffic study engineer explained that his findings have been reviewed by village staff and the park district. He noted the village and park district were in agreement with most of the findings. As to why the study of traffic on Washington Street to Maple was studied, Mr. Worthman stated it was at the request of the village and provided a worst case analysis. He explained the decrease for the level of service was due to the increase in growth of traffic and redistribution of traffic from the 55th and Washington Streets improvements. He corrected the 1% increase in traffic from the proposed development was actually at the intersection of Main and Maple, not along Maple.

Mr. Sosin closed by stating that 49,000 people live in the village but that 20 to 25 people expressed their concerns and negative points at the meeting. He noted he was in the historic building and it was old and in poor condition. If it were to be relocated it could have a use somewhere else. From what he was hearing from the comments, the residents did not like the comprehensive plan and the

fact that the proposal was not a transitional use. Instead, the site was at the edge of the downtown area and a common use was multi-family from commercial along Main and north of there. He emphasized the petitioner was constructing a building that met and followed the code and met the trend of development. He found it surprising that a developer reads the village's code, follows the code, and then hears someone who worked on the code state they do not like the code because the code does not state what it says. He believed the code was stated as such and the development was a special use in an area where it was zoned for the purposes. His client wanted to construct an excellent building for the other 49,000 residents of the village and wanted a viable downtown. If the proposed plan was not acceptable, he questioned why the village had a comprehensive plan at all. His client followed the plan. And while he understood the neighbors' concerns he stated that banks, etc. also have property rights.

Public comment was closed by Chairperson Urban.

Mr. Webster supported the project but was sad the historic property was in an unusual geographic location. He reported that similar, less than desirable houses have been moved. Additionally, he recalled the downtown business district was created recently (2005) and change was difficult. He explained that developers do take risks and a recession did take place and eventually those projects will rebound. He stated this portion of Maple is going to change because the comprehensive plan is looking for it to change and the only way the village is going to have people downtown is to have developers take the risks and to follow the comprehensive plan. He reminded the commissioners that the project met all of the comprehensive plan's goals, the design guidelines were followed, and it was unfortunate that the property was a historic piece of property. He hoped someone or a group could relocate the building. He believed the standards were met as stated in staff's report.

Chairperson Urban appreciated the comments, tolerance, and research done for this project. When she looked at the project it was done from the Downtown Business district and not from the Downtown Transitional district. It was set up in the zoning map and comprehensive plan and it was well established before the project was initiated. She noted that while the condominium aspect required a special use, other uses could step in and not even require a public hearing. Because of these reasons, she supported the proposal.

Mr. Rickard supported the project and while one could renovate the current structure there was no one proposing that option currently. He agreed everyone had property rights, including the petitioner and there was no justifiable reason to deny the project. He noted the trends of young people coming to area transit locations and said the project will help the current businesses or even spark more businesses to come to the area.

Mr. Bassler agreed the village was in need of mixed-use developments in the downtown business district but his only concern was that a proposal should provide a facility that is in "the interest of public convenience" and he did not see that public element in this development. Chairperson Urban, however, shared her read of the "public convenience" wording, which, to her, was providing services in a convenient way and in close proximity that supports the uses, i.e., walkability, etc.

Mrs. Rabatah reminded that once the plan's boundaries are drawn, the commission is charged with ensuring a project fits within the constraints of the code and emotions should not be involved. She believed they fit. Mr. Cozzo also concurred, agreeing there was an emotional piece to the project

but once that emotion was removed, the special use criteria and the downtown business district criteria was met. He found no reason to deny the project.

Mr. Matejczyk also concurred but added what drew him to the village was the diversity of the housing offered. He believed the projected encouraged that diversity.

WITH RESPECT PC 33-14, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING CONDITIONS:

1. **THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ARCHITECTURAL AND LANDSCAPE DRAWINGS PREPARED BY KUO DIEDRICH ARCHITECTS DATED SEPTEMBER 26, 2014 AND LAST REVISED ON OCTOBER 27, 2014 AND ENGINEERING DRAWINGS PREPARED BY SPACECO INC. DATED SEPTEMBER 26, 2014 AND LAST REVISED ON OCTOBER 27, 2014, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
2. **PRIOR TO APPROVAL OF THE VILLAGE COUNCIL, THE PETITIONER SHALL MAKE PARK AND SCHOOL DONATIONS IN THE AMOUNT OF $127,811.25 ($92,503.35 TO THE PARK DISTRICT, $25,760.00 TO ELEMENTARY SCHOOL DISTRICT 58, AND $9,547.90 TO HIGH SCHOOL DISTRICT 99).**
3. **PRIOR TO APPROVAL OF THE VILLAGE COUNCIL, THE PETITIONER SHALL PAY A $1,000 FEE IN LIEU PAYMENT FOR TWO NEW PARKWAY TREES.**
4. **THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION SYSTEM AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.**
5. **THE EXISTING FIRE HYDRANT SHALL BE RELOCATED WITHIN THE MAPLE AVENUE RIGHT-OF-WAY SUCH THAT IT IS NO MORE THAN 100 FEET FROM THE FIRE DEPARTMENT CONNECTION.**
6. **ALL PROPOSED SIGNS SHALL COMPLY WITH THE VILLAGE'S SIGN ORDINANCE.**
7. **THE PETITIONER SHALL SUBMIT A PHOTOMETRIC PLAN WHICH IDENTIFIES LIGHT LEVELS THAT ARE COMPLIANT WITH THE VILLAGE'S LIGHTING STANDARDS.**
8. **THE PROPOSED LOADING ZONE SHALL BE IMPROVED WITH A DEPRESSED CURB AND AN ALTERNATE PAVING MATERIAL TO CLEARLY DISTINGUISH IT FROM MAPLE AVENUE.**

SECONDED BY MR. BASSLER. ROLL CALL:

AYE: MR. COZZO, MR. BASSLER, MR. MATEJCZYK, MRS. RABATAH, MR. RICKARD, MR. WEBSTER, CHAIRPERSON URBAN

NAY: NONE

MOTION CARRIED. VOTE: 7-0

NEW BUSINESS

Mr. Popovich noted there was one agenda item for the December 1, 2014 meeting,

THE MEETING WAS ADJOURNED AT 12:16 A.M. (NOV. 4, 2014) ON MOTION BY MR. COZZO, SECONDED BY MR. RICKARD. MOTION CARRIED BY VOICE VOTE OF 7-0.

/s/ Celeste K. Weilandt
Celeste K. Weilandt
(As transcribed by MP-3 audio)

Comments on Proposed Development at 936-942 Maple Ave.

Nov. 3, 2014

These comments review the petition for a special use to allow the proposed "Marquis on Maple" development at 936-942 Maple Ave. in Downers Grove. Commenters oppose the petition. As detailed below, commenters suggest that a case for granting the petition has not been made. Specifically, (1) the proposed use is not compatible with the Comprehensive Plan, and (2) the proposed use does not meet the criteria for a special use permit as provided in the Zoning Ordinance. Lastly, commenters suggest (3) there is ample evidence to oppose the petition, but insufficient evidence to support it; if the Commission is not disposed to reject the petition, the matter should be continued to allow the public time to review the materials and solicit comment from affected local governmental and religious organizations.

Under the Downers Grove Zoning Code Article 4, Special Purpose Districts, and Article 5, Allowed Uses, apartment or condominium uses in the Downtown Business (DB) district require a special use permit. It should be noted that various commercial uses in the DB district are permitted as of right; petitioners are asking for a permit for a special use and under the special use criteria, **petitioners bear the burden** of showing that the requested use is needed, reasonable, and in the best interests of the Village. **Petitioners have not fulfilled this burden, as detailed in sections 1 and 2 below.**

1. The proposed use is incompatible with the Comprehensive Plan

The proposed development is not consistent with the village Comprehensive Plan. Section 12.050 H of the Zoning Code provides that a special use permit should only be granted if "the proposed special use is consistent with and in substantial compliance with all village council policies and plans . . . ." The Comprehensive Plan is the most complete statement of the Village's policies and plans.

1.A The Comprehensive Plan clearly favors the existing use on the property in question, office space in converted housing. In Section 5, Commercial Areas Plan, which includes the downtown area, the Comprehensive Plan says,

> Offices in converted houses provide an important transition area between the commercial activities of Downtown and nearby residential areas and should remain. Parking, loading, signage, lighting and business operations should be of a nature and scale that is compatible with surrounding residential uses. (p. 46)

In the block of Maple Ave. between Main St. and Washington St., there are 16 parcels; all but four of them are either single family residential or homes converted to business use as described above. This block is a prime example of the sort of transition area contemplated by the Comprehensive Plan.

In the specific discussion of the downtown area beginning on page 102, the Comprehensive Plan provides, "To maintain Downtown's unique identity and character, the Village should consider policies, programs and tools to identify and facilitate the protection of historic buildings and sites

and encourage adaptive reuse of historic structures." (p. 102) The Village conducted the Architectural and Historical Survey in 2013 as a key planning document toward that goal. **The proposal to raze two historic structures clearly contradicts this policy.**

The Comprehensive Plan identifies nine specific areas of the downtown area that represent opportunities for redevelopment. (See map on page 105.) The subject site is not one of them. As described by Mark Thoman, a member of the Ad Hoc Committee overseeing development of the Comprehensive Plan,

> The nature and purpose of Maple Avenue, as well as other areas surrounding the Downtown, were discussed during the meetings of the Comprehensive Plan Ad Hoc Committee in 2010 and 2011. Time and effort went into formulating recommendations and identifying areas most on need of development/ redevelopment, and how house-based businesses and offices should be maintained as a buffer even though they are located in a business zoned district.
>
> At that time the look, feel, and nature of the houses containing businesses and offices were deemed unique and desirable as transitions to surrounding neighborhoods. (personal email)

As shown in these remarks and in the Plan itself, **clearly the current/recent use of the properties in question is most compatible with Village development policy and plans**, rather than the petitioner's proposal which would radically alter the use.

While the petitioner described the existing properties as "functionally obsolete," the Edwards house at 942 Maple until very recently was leased as office space for law firms, political offices and other professional uses. Both 942 Maple and 936 Maple are certainly no older or substantially different from numerous older structures used as office space in the downtown area, including several just across the street on Maple, and others located on Main St., Grove, Curtiss, and Forest Avenue, not to mention the many hundreds of older homes in Downers Grove that continue to serve as residences. Petitioner offers no evidence to support the assertion that these properties are not usable as is. The properties currently are vacant due to foreclosure and the previous owner's termination of the leases.

The Village's commissioning and adoption a historic survey in 2013 also indicates the Village's commitment to preservation of historic structures as an overarching policy. See section 2 below for more about preservation policies.

1.B The proposed use is not compatible with the Comprehensive Plan's policy for downtown redevelopment. In the downtown area the Comprehensive Plan says, "it is recommended that ground floor uses are primarily retail, entertainment, and personal service, with office and residential uses located on the upper floors." (p.28) The staff analysis of the petition asserts this this recommendation is met because "The proposed ground floor uses are the entertainment and fitness amenities for residents." (p. 3 of the staff analysis, p. 82 of the agenda packet) **This is at best a clear misreading of the Comprehensive Plan**. The Comprehensive Plan is describing a mixed-use development where businesses that serve the public are on the first floor, similar to

the recent DB developments such as Village Green and Station Crossing. A fitness room for residents does not serve the public and does not make this proposal a mixed-use development.

2. The proposed use does not meet the special use criteria in the Zoning Ordinance

Section 12.050 H of the Zoning Ordinance provides that special uses must meet the following criteria:

> 1. that the proposed use is expressly authorized as a special use in the district in which it is to be located;
>
> 2. that the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
>
> 3. that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

As noted earlier, apartment/condo developments are listed in article 5 of the Zoning Ordinance as a special use requiring permission. However, Criteria 2 and 3 require the application of judgment on the part of the Plan Commission as to the necessity, desirability and impact of the proposed use.

2.A The proposed use does not meet criterion 12.050 H.2. Standard 2 is "that the proposed use at the proposed location is **necessary or desirable** to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community." (emphasis added) The petition in essence says that the proposal meets this criterion by bringing additional residents into the area. (p.2 of petitioner's Oct. 14 communication; p. 93 of the agenda packet) The staff analysis says the project will "provide a diversity of housing types, sizes
and prices." (staff analysis p.7, p. 86 of the agenda packet). However,

- The Comprehensive Plan does not describe the proposed use, in this location, as either "necessary or desirable," as outlined in Section 1.
- The proposed project does not provide "necessary" diversity since it is extremely similar to several existing developments in the downtown area: Morningside, Village Green, Station Crossing, 922 Warren Ave., and the RMG Realty proposed development at 715 Rogers.
- The proposed use at the proposed location is not "necessary or desirable to provide a service or facility that is in the interest of public convenience," – petitioners have not demonstrated that there is unmet need for this type of housing in this location. In fact, it appears demand for this type of unit is weak given the fact that of the five developments named above, one failed after only half of it was built, and the most recent on appears to have failed before the start of construction. And failures of these projects are injurious: for example, 922 Warren has presented a face of unfinished foundations to commuters

and other downtown travelers for the last four years. Petitioners have shown no evidence, such as market analysis, that their proposed project is financially sound.

- No evidence is presented to support the proposition that the addition of 100 or so local residents will benefit downtown businesses, and that such benefit would outweigh the negative impact on the neighborhood and historic resources of the village. Hundreds of residential units have been built in the DB district in the last several years; if this has benefitted downtown businesses, there should be clear evidence of this fact available. Customer survey data or studies of downtown business district vacancy rates or turnover should be presented to support this purported connection.

2.B The proposed use does not meet standard 3, "that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity." Petitioner's answer to this criterion is essentially that the project will not be detrimental because it meets code requirements. "Petitioner is very proud of the fact that Petitioner and its professional development team have been unable to identify any variations." (p. 3 of the Oct. 14 communication, p. 94 of the agenda packet) However, the scope of inquiry for this question goes beyond mere code compliance; the question is whether the proposed special use is potentially detrimental to the neighborhood. A number of factors point to such a detrimental impact.

- The combination of large mass and negligible setback is incompatible with the neighborhood. The other large buildings on the block – the Lincoln Center, First Christian Church and school, and Siever building – are set well back from the roadway. The remaining improvements on the block are primarily single family homes, either occupied as residences or converted to small business use. The renderings shown in the appendix to the petition do not accurately portray the uses and structures on the rest of the block or how the proposed building would look in context. The negligible setback and large size of the proposed building would greatly contrast with most of the structures on the block. This negative impact is actually shown clearly in the petitioner's "massing study" that appears on p.118 of the agenda packet. In this image, the scale, density and volume of the proposed building far exceeds those of the Maple Ave corridor, and even the nearby downtown district buildings.
- Property values in the vicinity would be negatively impacted. In particular, the home immediately to the west, the King residence at 946 Maple, would suffer a considerable impact on property value being sandwiched between two large buildings reducing light and air. The character of Maple Ave. in the immediate vicinity and for several blocks to the east is one of low-density, single family, mostly historic homes. The proposed building would erode this character to the detriment of neighborhood property values.
- The Comprehensive Plan sets forth the goal of historical preservation in at least eight separate sections, including both the business and residential zoning characteristics. As stated in the Comprehensive Plan, residential modernization "should not conflict with the promotion and protection of the Village's distinguishing character and historic resources."
- The Village has demonstrated its commitment to historic preservation through enactment of a historic preservation ordinance, appointment of an Architectural Design Review Board, achieving "Certified Local Government" status under Illinois law, and funding

and adopting a survey of historical and architectural resources. As stated in the survey report, "It is the Village's desire to maintain and preserve its important architectural and historical resources for future generations." (Downers Grove Historical and Architectural Survey, p. 6.) Given this policy commitment to historic preservation, a project that destroys historic structures in a historically significant area should be considered detrimental to the welfare of the community. A map of the historical survey area along Maple is attached to these comments.

- The proposal would have a large impact on historic structures and the historic integrity of the neighborhood. The historic character of the neighborhood has been recognized by the Downers Grove Historical Society, which designated Maple Ave. as an honorary historic district, and by the Village of Downers Grove Historical Survey conducted last year. The Historical Survey concentrated on the area of Maple Ave. between Main St. and the Burlington Northern RR crossing as one of the prime historic areas of the village. The Edwards House at 942 Maple was rated as a "significant" historic structure, and the house at 936 Maple was rated as a "contributing" historic structure. The Edwards House designation as a "significant" historic structure, the highest ranking awarded, means that the property is "individually eligible under one or more of the Evaluation Criteria of the National Register of Historic Places. The building, site or structure, must possess a high distinction of architectural style or building type, or itself be valuable for understanding of a historic period or context, method of construction, use of indigenous materials, exceptional craftsmanship, or work of a master builder or architect. Significant historic resources must possess a high majority of its architectural features and elements typical to its form and style and a high degree of integrity of location, setting, feeling, and association." A "contributing" structure "possesses a moderate to good degree of integrity and a majority of its architectural features and elements." (Downers Grove Historical and Architectural Survey, p. 14.) **Petitioners have made no reasonable effort to avoid or ameliorate the impact of razing these historic structures.**
- The significance of the historic structures to the neighborhood is evident from residents' expressed interest. Neighborhood comments on this subject were noted in the staff analysis, which said, "Additional comments pertained to the demolition of the existing house at 942 Maple Avenue, which is not subject to the Special Use standards." Staff evidently discounted the relevance of these comments, but it is not clear why in light of the value of historic preservation to village planning as noted above. The standard is that "that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity." Since the houses at 936 and 942 Maple are improvements with recognized historic value that would be destroyed, their prospective demolition is clearly relevant to the planning process. Residents have gone out of their way to defend the neighborhood through their comments to the Commission, to local newspapers, and nearly 1,000 likes on the Save942Maple page on Facebook. A committee of Downers Grove residents is currently working on a multi-step process to create a Historic District encompassing this area including the subject properties.

3. Additional time is needed to evaluate the petition

There is ample evidence for rejecting the petition. If the Commission does not agree, commenters suggest there is insufficient evidence presented by the applicant to recommend

granting the petition at this time. Additional time is needed to complete the public record and allow time for review and comment. Therefore, the Commission should continue consideration of this petition for at least another 30 days.

- The Nov. 3rd hearing was scheduled with almost the minimal notice allowed by law, and the public has not had sufficient time to review and comment on the proposal. The application was dated September 30, 2014. Under the Zoning Ordinance section 12.050 F, the Plan Commission must hold a public hearing on the special use application within 90 days of receipt of a complete application. Essentially any date prior to Christmas would satisfy the requirement; instead, a hearing was scheduled in 33 days. Most importantly, **the application and supporting documents were not made available to the public until October 31, only four days before the public hearing.** Given the level of community interest and the fact that the community was given one weekend to review 55 pages of material, more time is required.
- The petition supporting documentation includes a traffic study and discussion of the impact of the proposal on the Lincoln Center, a major destination for Park District classes and activities, and the Christian Church and school. The Commission should specifically seek comment from the Park District and the Christian Church as to their view of the study and the potential impact to the health and safety of the large numbers of the public, particularly children, traveling to these facilities.
- The record supporting the petition is incomplete. There is nothing in the record to indicate that the petitioner is authorized to ask for a special use permit under the Downers Grove ordinance. The Downers Grove zoning ordinance section 12.050 B provides, "Special use applications may be filed by the owner of the property that is the subject of the special use application or by the subject property owner's authorized agent." Although the owner of the property is identified on the cover page of the application for special use as First Merchant's Bank, N.A., **there is no indication on the cover page or elsewhere in the filing that the petition was filed by an authorized agent of the owner**. Two documents provided in the agenda materials identify the petitioner, giving two different answers. The document titled "Petitioner's Narrative" dated September 30, 2014, identifies David B. Sosin as the petitioner, directly under Mr. Sosin's signature. The document titled "The Marquis on Maple Condominiums Petitioner's Response to Special Use Criteria of Section 12.050H of the Downers Grove Village Code" dated October 14, 2014, identifies the petitioner as "FFM-DG DEVELOPMENT, LLC." Nowhere in these documents is it asserted that either Mr. Sosin or FFM-DG Development, LLC are acting as an authorized agent of the owner of the property, nor is any evidence of an agent-principal relationship provided.
- Commenters request additional time to develop commentary and supplement it with photos, diagrams, additional relevant policy material, and possibly additional expert testimony.

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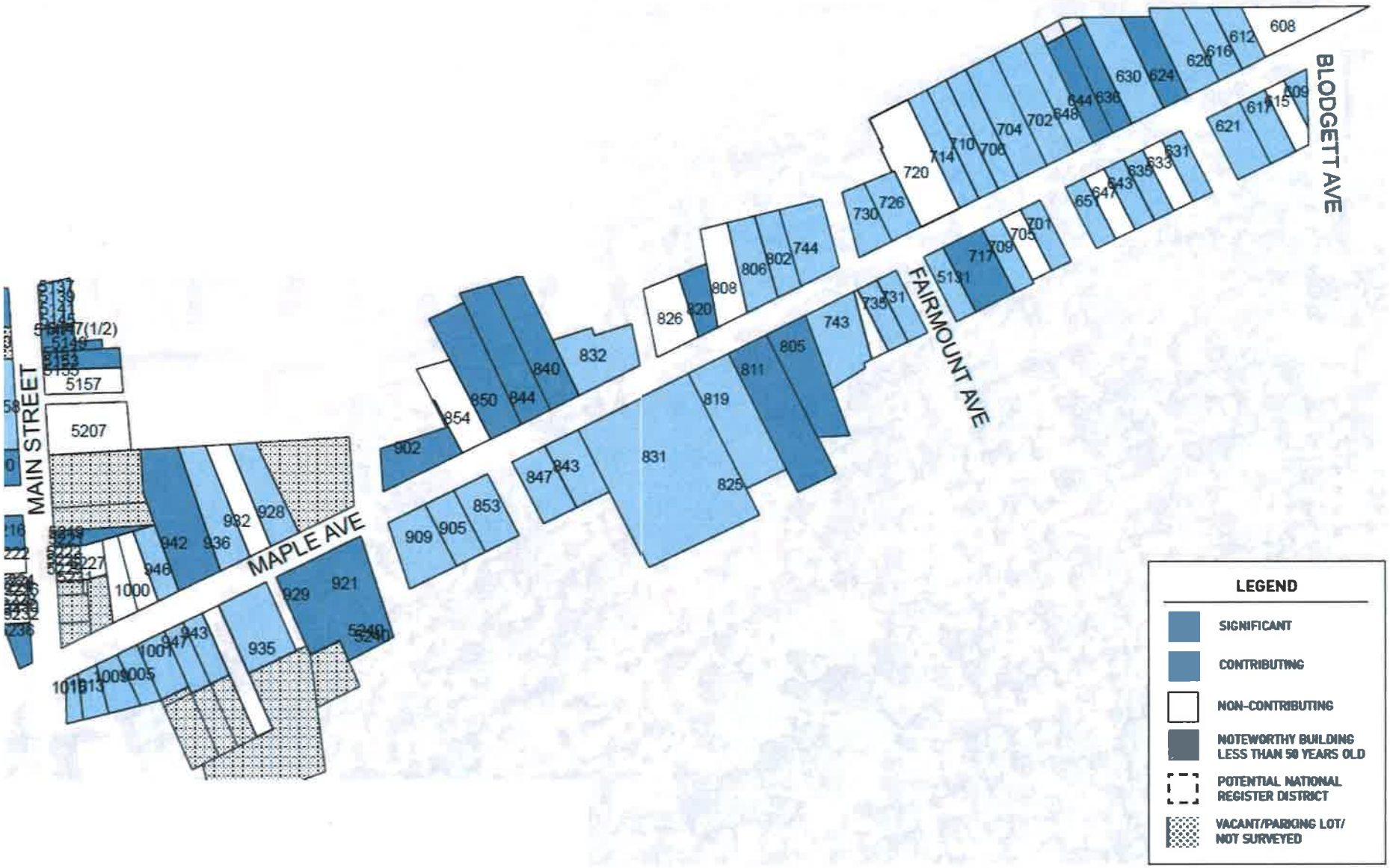
MAIN STREET
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FAIRMOUNT AVE
BLODGETT AVE
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LEGEND
SIGNIFICANT
CONTRIBUTING
NON-CONTRIBUTING
NOTEWORTHY BUILDING LESS THAN 50 YEARS OLD
POTENTIAL NATIONAL REGISTER DISTRICT
VACANT/PARKING LOT/ NOT SURVEYED