

ITEM INF 2014-6006

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village Council Meeting**  
**1/20/2015**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
942 Maple Structure Relocation	David Fieldman Village Manager

**SYNOPSIS**

Discussion of an agreement between the Village, Michael & Mae Behm and Griffin & Gallagher LLC regarding the relocation of the structure at 942 Maple Avenue to 621 Maple Avenue.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2011-2018 include *Exceptional Municipal Services*.

**FISCAL IMPACT**

In lieu of Building Permit Fees, the Developer would make a contribution of \$140,000 to the project.

**UPDATE & RECOMMENDATION**

At the January 20 meeting, the Village Council will be asked to discuss a revised proposal for the relocation of the structure at 942 Maple. The agreement would facilitate the relocation of the structure to 743 Maple and will be a three-party agreement between the Village, John Tillotson and Griffin & Gallagher LLC. Staff's presentation at the meeting will reflect the new proposed location. A revised map showing the tree impact of the new location is attached to this memo.

**BACKGROUND**

On December 16, 2014 the Village Council approved a Special Use for a multiple family residential development at 936 and 942 Maple. Construction of the development requires the demolition or relocation of the existing structures located on the properties.

Michael and Mae Behm, owners of the property at 621 Maple Avenue are interested in moving the existing structure at 942 Maple to their property at the southeast corner of Maple and Elmwood, making improvements to the structure so that it could be occupied as a single family house and would qualify for historic landmark designation by the Village. The relocation would require cooperation and participation by the Village and the developer of the multiple family residential development.

The relocation of the structure will require tree removals and pruning as shown in the attached plan. The plan consists of:

- Removal of 24 parkway trees
- Temporary removal and replanting of six parkway trees
- Pruning of nine parkway trees
- Pruning of 10 private trees

Staff is concerned that this type and amount of tree removal would negatively impact the character of the neighborhood.

The relocation of the structure will cost approximately \$170,000. Improvements to the structure once it is relocated will cost approximately \$75,000. The estimated project expenses are indicated in the attached project budget.

A three-party agreement would be required to specify the terms and conditions under which the Village, Behms and developer would work together to facilitate and pay for the relocation. While a draft agreement has not been prepared, the following key terms listed would be included in an agreement.

#### Behm Obligations

- Submit a budget outlining all expenses and revenues related to the relocation of the structure
- Relocate the structure
  - obtain any and all governmental permits required for the relocation
  - execute contracts with the house relocation company and public utilities required for the relocation
  - Remove and trim trees (both public and private) necessary for the relocation as determined by the Village Forester
  - Contract with utility companies to temporarily relocate utilities
- Prepare the property at 621 Maple for the placement of the relocated structure
  - design and construct a foundation for the structure
  - obtain the required permits for the construction of the foundation
- Make improvements to the structure so that it can be occupied as a single family house, pursuant to building plans approved by the Village.
- Prepare the structure for the relocation including the interior demolition of the structure
- Obtain written agreements with the owners of private property trees that must be trimmed or removed to allow for the structure relocation
- Indemnify the Village and Developer
- Pay the Village \$18,170 for the removal and pruning of parkway trees, pursuant to Village Code
- Upon completion of the structure relocation and improvements, seek historic landmark designation of the structure pursuant to Chapter 12 of the Municipal Code
- Comply with any and all applicable prevailing wage requirements and agrees to fully indemnify, defend and hold harmless the Village with regard to any actions or proceedings instituted regarding such compliance.
- Adhere to the project schedule

#### Developer Obligations

- Donate the structure to the Behms
- Pay to the Behms an amount equal to the estimated cost of demolishing the structure
- Place in an escrow account the amount equal to the building permit fees for the condo development
- Apply for a building permit for the multiple family residential building

- Prior to the relocation of the structure, remove the existing oak tree at 942 Maple
- Adhere to the project schedule

### Village Obligations

- Provide technical assistance to the Behms and Developer in the relocation of the structure
- Waive the building permit fees for the condo development at 936-942 Maple
- Facilitate the disbursement of the funds held in escrow to the Behms upon completion of the relocation and improvement of the structure
- Expedite the review and approval of the building permit application for foundation and improvements to the structure at 621 Maple Avenue
- Issue building permits for 621 Maple Avenue in phases to facilitate the relocation and improvements to the structure
- Expedite the review and approval of the building permit application for the multiple family residential building at 942 Maple Avenue
- Waive the building permit fees for the improvements at 621 Maple Avenue
- Identify the public trees that have to be removed, relocated or trimmed to facilitate the relocation of the structure
- Waive the application fees for the historic landmark designation
- Duly consider the Behm's application for historic landmark designation
- Adhere to the project schedule

### **ATTACHMENT**

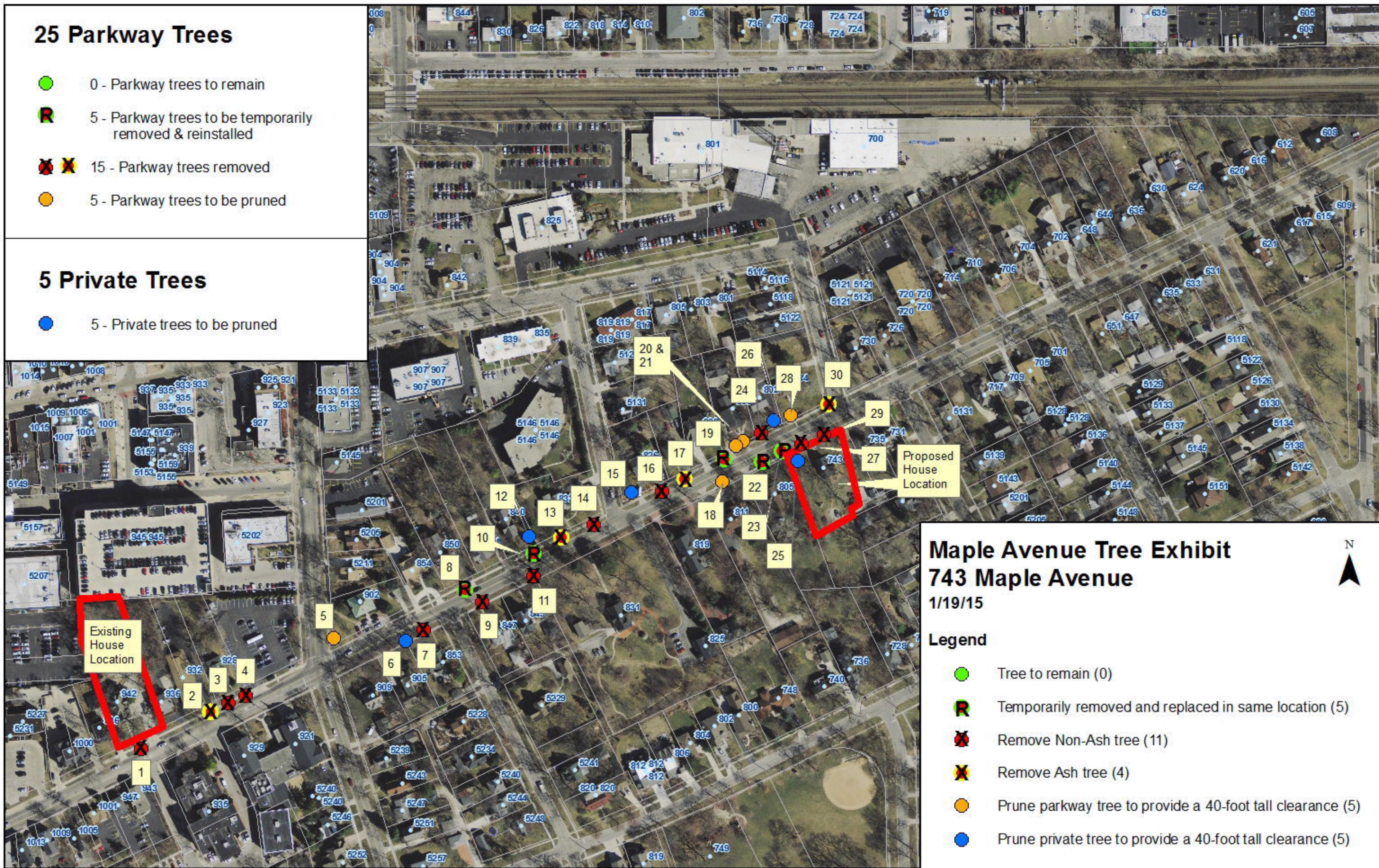
Project Budget

### 25 Parkway Trees

- 0 - Parkway trees to remain
- R 5 - Parkway trees to be temporarily removed & reinstalled
- X 15 - Parkway trees removed
- 5 - Parkway trees to be pruned

### 5 Private Trees

- 5 - Private trees to be pruned



**Maple Avenue Tree Exhibit**  
**743 Maple Avenue**  
 1/19/15



**Legend**

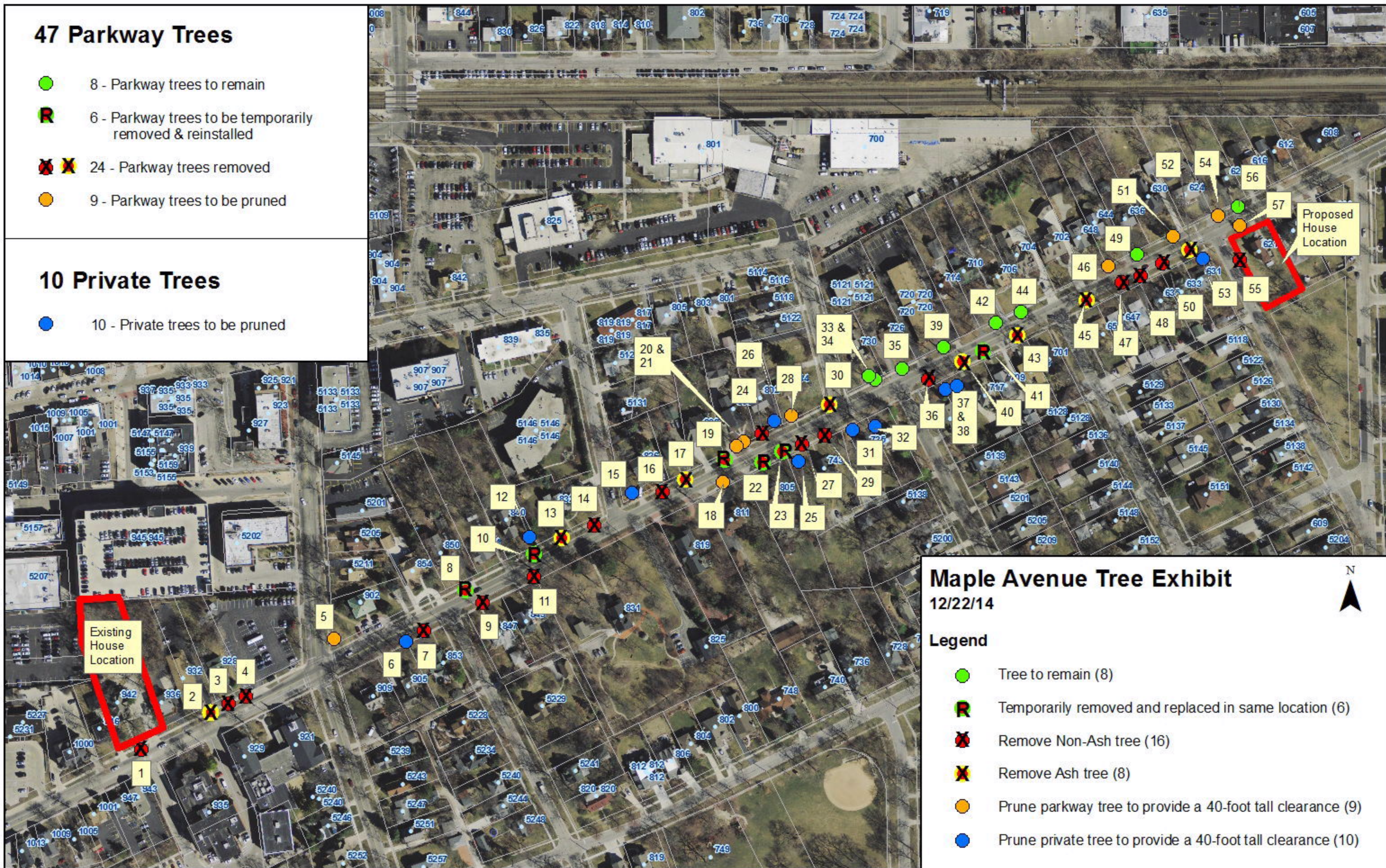
- Tree to remain (0)
- R Temporarily removed and replaced in same location (5)
- X Remove Non-Ash tree (11)
- X Remove Ash tree (4)
- Prune parkway tree to provide a 40-foot tall clearance (5)
- Prune private tree to provide a 40-foot tall clearance (5)

### 47 Parkway Trees

- 8 - Parkway trees to remain
- R 6 - Parkway trees to be temporarily removed & reinstalled
- X 24 - Parkway trees removed
- 9 - Parkway trees to be pruned

### 10 Private Trees

- 10 - Private trees to be pruned



**Maple Avenue Tree Exhibit**  
12/22/14



#### Legend

- Tree to remain (8)
- R Temporarily removed and replaced in same location (6)
- X Remove Non-Ash tree (16)
- X Remove Ash tree (8)
- Prune parkway tree to provide a 40-foot tall clearance (9)
- Prune private tree to provide a 40-foot tall clearance (10)



Looking east on Maple Avenue from Lyman Avenue - Existing Conditions



Looking east on Maple Avenue from Lyman Avenue - After tree removal before replanting



Looking west on Maple Avenue from Mackie Place - Existing conditions





Looking west on Maple Avenue from Mackie Place - After tree removal and before replanting



Looking east on Maple Avenue from Fairmount Avenue - Existing Conditions



Looking east on Maple Avenue from Fairmount Avenue - After tree removal before replanting

<b>942 Maple Structure Relocation Project Budget</b>		
<b>Revenues</b>		
Developer Contributions in Lieu of Building Permit Fees	\$140,000	
Developer	\$20,000	
<b>Total</b>	<b>\$160,000</b>	
<b>Expenses</b>		
<b>Required to Relocate Structure</b>		
Structure Relocation	\$82,500	
Basement Preparation	\$6,500	
ComEd Facilities Relocation	\$25,000	
Comcast Facilities Relocation	\$15,020	
Tree Impact Fee	\$18,170	
Tree Removal & Trimming	\$20,000	
	<b>\$167,190</b>	
<b>Improvements to Relocated Structure</b>		
Steel columns	\$1,550	
Steel beams	\$3,388	
roof & Gutter repairs	\$1,500	
Gutter and downspouts	\$1,000	
basement windows	\$7,200	
siding repairs & paint	\$18,000	
rebuild porches	\$2,000	
kitchen	\$7,400	
plumbing tie in	\$6,000	
HVAC	\$20,000	
200 amp service	\$4,000	
basement power	\$2,000	
	<b>\$74,038</b>	
<b>Improvements to 621 Maple Property</b>		
utility disconnect	\$1,500	
demolition	\$8,000	
excavate and fill	\$22,000	
perimeter drain	\$3,000	
water service	\$6,000	
UG utilities	\$3,000	
landscaping	\$5,000	
site concrete	\$8,000	

fencing	\$3,000	
signage	\$300	
asphalt repair	\$500	
stormtrap	\$6,000	
wood deck	\$3,750	
footings	\$6,000	
foundation	\$25,850	
slab	\$7,260	
siding	\$1,850	
concrete masonry	\$13,320	
garage	\$25,000	
sump pump	\$6,000	
service to garage	\$1,500	
	<b>\$156,830</b>	
<b>Total</b>	<b>\$398,058</b>	