**ITEM ORD 2015-6060**

# VILLAGE OF DOWNERS GROVE
**Report for the Village Council Meeting**
**3/3/2015**

| SUBJECT: | SUBMITTED BY: |
|---|---|
| PUD Amendment and Rezoning at 305, 307 & 325 Ogden Avenue | Stanley J. Popovich, AICP<br>Planning Manager |

## SYNOPSIS

Ordinances have been prepared to amend the Planned Unit Development #52 located at 305, 307 and 325 Ogden Avenue and to rezone the subject property from B-3, General Services and Highway Business, to B-3/PUD, General Services and Highway Business with a Planned Unit Development overlay.

## STRATEGIC PLAN ALIGNMENT

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

## FISCAL IMPACT

This request does not impact the current redevelopment agreement.

## UPDATE & RECOMMENDATION

This item was discussed at the February 17 Village Council meeting. Based on Council discussion, the following terms have been added to the ordinance:

- Petitioner shall install signage on the property prohibiting delivery truck egress onto Fairview Avenue.
- The height of the existing fence at the Fairview Avenue curb cut shall be reduced to provide an appropriate vision triangle.

Staff recommends approval on the March 3, 2015 Active Agenda.

## BACKGROUND

The petitioner is requesting a Planned Unit Development amendment to allow a 15.5 foot setback for the proposed 5,360 square foot out-building at the southwest corner of Florence and Ogden Avenues. In order to approve the Planned Unit Development (PUD) amendment, the petitioner is requesting a rezoning of the development from B-3, General Services and Highway Business, to B-3/PUD, General Services and Highway Business with a Planned Unit Development overlay. The current Zoning Ordinance requires all PUDs to rezone to include a zoning district overlay.

In the Zoning Ordinance, major modifications must be approved with an amendment to the PUD where minor modifications can be administratively approved. The petitioner is proposing a setback deviation to allow a 15.5 foot setback along Florence Avenue for the outbuilding on Lot 2 of the development where 25 feet is required. As a major modification, the setback deviation is the subject of the requested PUD amendment. Other proposed modifications include the removal of the previously approved drive through, an approximate 3% increase in the outbuilding footprint and the addition of parking on Lot 2. As the other modifications are minor, they can be approved administratively.

Compliance with the Zoning Ordinance

Except for the requested setback deviation, the proposed revisions meet all other regulations in the Zoning Ordinance. The deviation is necessary increase the size of the outbuilding to accommodate the proposed tenant while retaining the parking lot layout with the existing shared access easements. Additionally, if the required street setback along Florence Avenue were met, the building would have to be expanded to the south which would be closer to the residential properties.

The previously approved planned development includes a special use for a drive through and a deviation for the number of stacking spaces. With the removal of the drive through in this proposal, the special use will be rescinded making the deviation for stacking spaces no longer necessary. Therefore, the petitioner is proposing to reduce the intensity of the use on Lot 2 (outlot) but is requesting to swap the previously approved stacking deviation with the proposed outbuilding setback deviation.

Traffic

While it is not related to the setback deviation requested, the petitioner has offered to formally restrict tractor trailer traffic to Ogden Avenue and northbound on Florence Avenue. The tractor trailer restriction does not apply to smaller delivery trucks that may use any of the four access points.

Compliance with the Comprehensive Plan

The proposed PUD amendment remains consistent with the Comprehensive Plan as shown below:

- Develops Catalyst Site #32 with a development that will complement the existing neighborhood retail with new retail uses that are targeted towards nearby residents.
- Develops an underutilized commercial property that has been vacant for many years.
- Provides a blend of retail uses that are consistent with the Corridor Commercial designation.
- Expands the commercial depth of Ogden Avenue to facilitate a development of this size.
- Provides perimeter landscape screening of parking areas, a high level of design, adds value to surrounding properties and improves Ogden Avenue access management.

Public Comment

During the Plan Commission meeting, multiple residents expressed concerns about the development but there were no concerns relative to the proposal. The concerns included tractor trailer traffic movement and the previously approved turn restrictions onto Florence and Fairview Avenues. Other concerns expressed at the meeting included the proximity of the development to the adjacent residential properties.

## ATTACHMENTS

Ordinance
Aerial Map
Staff Report with attachments dated January 5, 2015
Draft Minutes of the Plan Commission Hearing dated January 5, 2015

# VILLAGE OF DOWNERS GROVE

## COUNCIL ACTION SUMMARY

**INITIATED:** Applicant (Name) **DATE:** March 3, 2015

**RECOMMENDATION FROM:** _____ (Board or Department) **FILE REF:** PC-40-14

**NATURE OF ACTION:**

X Ordinance

__ Resolution

__ Motion

__ Other

**STEPS NEEDED TO IMPLEMENT ACTION:**

Motion to Adopt "AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #52 LOCATED AT 305-307 OGDEN AVENUE", as presented.

**SUMMARY OF ITEM:**

Adoption of the attached ordinance shall approve a planned unit development amendment to Planned Development #52 located at 305-307 Ogden Avenue.

**RECORD OF ACTION TAKEN:**

_____

_____

_____

I\wp8\cas 14\PUD#52-FreshThymeAMD-PC-40-14

PD #52 - Amendment
PC #40-14

**ORDINANCE NO. _____**

**AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #52 LOCATED AT 305-307 OGDEN AVENUE**

WHEREAS, the Village Council has previously adopted Ordinance No. 5389 on May 14, 2014, designating the property described therein as Planned Development #52; and,

WHEREAS, Planned Development #52 is now known as Planned Unit Development #52; and,

WHEREAS, a Planned Unit Development (PUD) is a development project approved in accordance with the planned unit development procedures in effect at the time the development was approved; and,

WHEREAS, the Owners have filed a written petition with the Village conforming to the requirements of the Zoning Ordinance and requesting an amendment to Planned Unit Development #52 to revise the outbuilding setback on the property located at 305-307 Ogden Avenue; and,

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and the Plan Commission has given the required public notice, conducted a public hearing for the petition on January 5, 2015, and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

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

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

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

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

SECTION 2. That a Planned Unit Development Amendment is hereby authorized to revise the outbuilding setback at 305-307 Ogden Avenue.

SECTION 3. That approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of the Downers Grove Plan Commission regarding File PC-40-14 as set forth in the minutes of their January 5, 2015 meeting.

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

1. The amended PUD development plan shall substantially conform to the staff report dated January 5, 2015; engineering drawings prepared by Shorewood Development Group dated January 31, 2014 and last revised December 19, 2014; architectural drawings prepared by Greenberg Farrow dated December 19, 2014; landscape plan and details prepared by Jarrard Design dated January

31, 2014 and last revised December 18, 2014, except such plans may be modified to conform to Village Codes and Ordinances.

2. Tractor trailer traffic for this development is restricted to Ogden Avenue and Florence Avenue north of the subject site's Florence Avenue curb cut.

3. Petitioner shall install signage on the property prohibiting delivery truck egress onto Fairview Avenue.

4. The height of the existing fence at the Fairview Avenue curb cut shall be reduced to provide an appropriate vision triangle.

SECTION 5. That the outbuilding setback is consistent with and complimentary to the overall planned unit development site plan and with the requirements of the "*B-3, General Services and Highway Business"* zoning district.

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

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

_____
Mayor

Passed:
Published:
Attest: _____
Village Clerk

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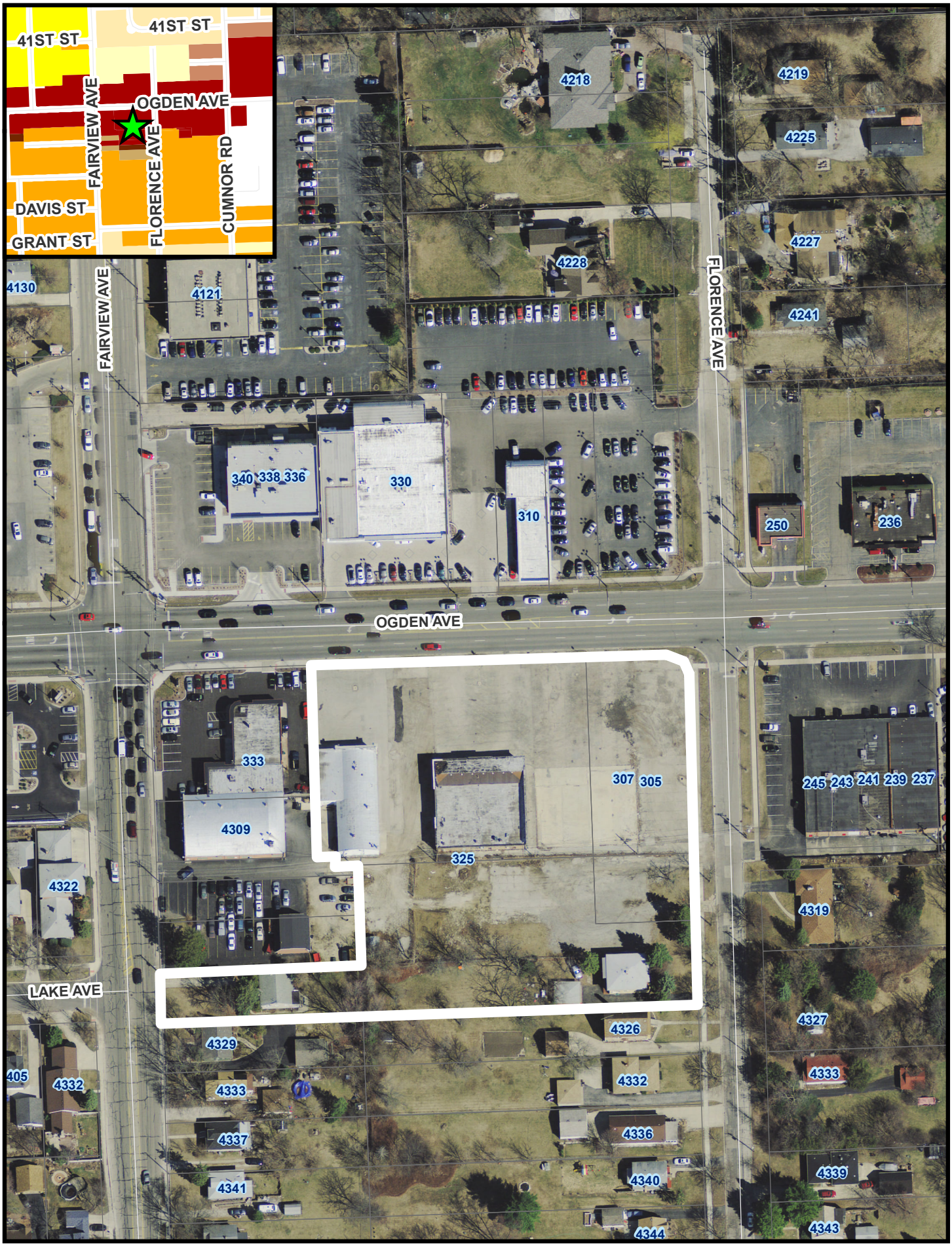


0 25 50 100 150 Feet

# 305, 307 & 325 Ogden Ave - Location Map

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# VILLAGE OF DOWNERS GROVE
## REPORT FOR THE PLAN COMMISSION
## JANUARY 5, 2014 AGENDA

| SUBJECT: | TYPE: | SUBMITTED BY: |
|---|---|---|
| PC-40-14<br>305-307 and 325 Ogden Avenue | Planned Unit Development Amendment and Rezoning | Kelley Chrisse<br>Planner |

### REQUEST
The petitioner is requesting approval of:

1. An amendment to Planned Unit Development (PUD) #52 to modify the building and parking on Lot 2 of the Fresh Thyme development at 305-307 Ogden Avenue; and
2. A Zoning Map Amendment to rezone the property located at 305-307 and 325 Ogden Avenue from B-3, General Services and Highway Business, to B-3/PUD, General Services and Highway Business with a Planned Unit Development overlay.

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

### GENERAL INFORMATION

**OWNER:** SDG Downers Grove LLC
2150 East Lake Cook Road, Suite 820
Buffalo Grove, IL 60089

SDG Oswego A LLC
2150 East Lake Cook Road, Suite 820
Buffalo Grove, IL 60089

**APPLICANT:** Dan Angspatt
Shorewood Development Group
2150 East Lake Cook Road, Suite 820
Buffalo Grove, IL 60089

### PROPERTY INFORMATION

**EXISTING ZONING:** B-3, General Services and Highway Business
**EXISTING LAND USE:** Commercial/Vacant (under construction)
**PROPERTY SIZE:** 3.09 acres (134,707 square feet)
**PINS:** 09-04-300-053, -054, -055, -056

**SURROUNDING ZONING AND LAND USES**

| | ZONING | FUTURE LAND USE |
|---|---|---|
| NORTH: | B-3, General Services & Highway Business | Corridor Commercial |
| SOUTH: | R-5, Residential Attached House 5 &<br>R-6, Residential Apartment/Condo 6 | Single Family Residential |

| | | |
|---|---|---|
| **EAST:** | B-3, General Services & Highway Business & R-4, Residential Detached House 4 | Corridor Commercial & Single Family Residential |
| **WEST:** | B-3, General Services & Highway Business, R-4, Residential Detached House 4 & R-5, Residential Attached House 5 | Corridor Commercial & Single Family Residential |

## ANALYSIS

### SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development and attached to the report as noted:

1. Application/Petition for Public Hearing
2. Location Map (Exhibit A)
3. Project Summary/Narrative Letter (Exhibit B)
4. Neighborhood Meeting Summary (Exhibit C)
5. Plat of Subdivision (Exhibit D)
6. Proposed Site Plan (Exhibit E)
7. Rendering (Exhibit F)
8. Engineering Drawings (Exhibit G)
9. Architectural Drawings (Exhibit H)
10. Landscape Plan (Exhibit I)
11. Truck Turn Exhibit (Exhibit J)

### PROJECT DESCRIPTION

The petitioner is requesting a Planned Unit Development Amendment to approve a street setback deviation for the proposed outbuilding located at the southwest corner of Ogden and Florence Avenues, commonly known as 305-307 Ogden Avenue. The petitioner is also requesting a Zoning Map Amendment to rezone the property from B-3, General Services and Highway Business, to B-3/PUD, General Services and Highway Business with a Planned Unit Development overlay for 305-307 and 325 Ogden Avenue. The subject site is part of the Fresh Thyme development, PD #52, which consists of two lots as depicted on Exhibit D. Lot 1 is currently under construction to build a 29,055 square foot Fresh Thyme grocery store. Lot 2, the subject of the requested PUD amendment, is to be improved with a proposed 5,360 square foot outbuilding.

A new Zoning Ordinance has taken effect since the original planned development approval in May 2014. The intention in the new ordinance is to convert all existing Planned Developments into Planned Unit Developments when major amendments (as identified in Section 12.040.E of the Zoning Ordinance) are proposed for existing Planned Developments. Additionally, PUDs now require a Zoning Map Amendment so that the PUD is shown on the Zoning Map as an overlay. As stated above, the zoning of this property would be B-3/PUD, if approved.

The development has a total of four access points; two on Ogden Avenue and one each on Florence and Fairview Avenues. Access to and through the development is shared between Lots 1 and 2 via an access easement, as depicted on the recorded Plat of Subdivision (Exhibit D). The petitioner is proposing no changes to Lot 1, the Fresh Thyme building or the four access points. The only proposed changes occur on Lot 2. In order to secure tenants for the outbuilding on Lot 2, the petitioner is proposing some minor modifications and requesting a setback deviation. The modifications include removing the previously approved drive through but keeping the restaurant use and adjacent retail use. With the removal of the drive through, additional parking will be incorporated into Lot 2. The outbuilding is also proposed to

increase in size by approximately 850 square feet with a requested 15.5 foot setback along Florence Avenue where 25 feet is required. The removal of the drive through, increased footprint by approximately 3% and additional parking are considered to be minor modifications that can be approved administratively. Per Section 12.080.E of the Zoning Ordinance, the requested setback deviation along Florence Avenue is a major modification, which is the purpose of this requested amendment. If approved, the development plan will be revised with the requested setback and include the minor modifications to Lot 2 that are being administratively approved.

While no changes are proposed to the internal circulation, additional parking will be provided and the parking lot layout will be revised slightly as part of the amendment. The petitioner has, however, agreed to restrict tractor trailer traffic to Ogden Avenue with an exit point at Florence Avenue to get back to Ogden Avenue. The truck turn exhibit (Exhibit J) depicts the restricted traffic patterns.

## COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan identifies the subject site as being a part of Catalyst Site #32. The Plan notes this site is underutilized and prior to the current construction had vacant buildings. The catalyst site is being developed to complement the neighborhood retail nature of this area by providing new commercial uses targeted towards nearby residents. The already approved grocery store and proposed modifications of the outlot dedicated to retail users is consistent with the goals of the Comprehensive Plan and its specific goals for Catalyst Site #32.

The Comprehensive Plan designates the northern 300 feet of the site as Corridor Commercial and southern 50 feet as Single Family Residential. Corridor Commercial land uses include a blend of neighborhood-oriented commercial retail, office, service and multi-family uses. The Corridor Commercial uses should function in a dual role within the Village by serving the needs of local residents while providing services to the larger region. Similarly, the Plan notes the Ogden Avenue corridor should continue to function in its dual role by serving the daily needs of local residents and providing commercial services to the larger region. The grocery store currently under construction and proposed modifications to the retail outbuilding will serve the needs of local residents and also provide services to the larger region.

While the proposed development does not follow the single family residential designation along the southern 50 feet of the property, the PUD meets the intent of the Comprehensive Plan to expand commercial lot depth along Ogden Avenue to encourage commercial expansion on a case-by-case basis given the location, context, use and screening. All applicable property within the development has already been rezoned to expand the B-3 zoning district and facilitate this development. The requested rezoning with this petition is an administrative technicality to add a PUD overlay to the Zoning Map for an already existing PUD.

The Comprehensive Plan calls for perimeter landscape screening of parking areas, a high level of design that blends with surrounding properties, increasing value of the adjacent properties and improving access management along Ogden Avenue. There are no changes proposed to Lot 1 or to the overall building designs, which are consistent with the recommendation for high quality design in the Comprehensive Plan. As previously approved, a six-foot tall privacy fence and landscaping will be installed along the southern property line to screen the commercial development from adjacent residential properties. Additional landscaping is being provided along Florence Avenue to screen the expanded parking on Lot 2 from adjacent residential properties. The proposed modifications to the development improve access management by restricting tractor trailer traffic to Ogden Avenue with an egress point on Florence Avenue to get back to Ogden Avenue. The modified truck traffic restrictions will minimize traffic interruptions on Fairview Avenue. The proposed PUD amendment is consistent with the Comprehensive Plan.

## COMPLIANCE WITH THE ZONING ORDINANCE

The property is in a PUD and zoned B-3, General Services and Highway Business. The proposed retail store (consumer shopping goods) and restaurant are listed as permitted uses in the B-3 zoning district. The PUD allows certain zoning regulations to be calculated for the overall development, such as open space and floor area ratio (FAR).

The proposed building setback deviation for the outbuilding and the other minor modifications to the site that affect the overall PUD are summarized below:

| **Lot 1 - Fresh Thyme Lot** | **Required** | **Approved** |
|---|---|---|
| North Setback (Street Yard) | 75 ft from CL of Ogden Avenue | 160 ft from CL of Ogden Avenue |
| East Setback (Street Yard) | 26 ft | 137 ft |
| South Setback (Rear Yard) | 9 ft | 50.5 ft |
| West Setback (Side Yard) | 9 ft | 10.7 ft |
| Building Height | 60 ft | 22.67 ft |
| Parking Spaces | ***92*** | 120 |

| **Lot 2 - Outlot** | **Required** | **Proposed** |
|---|---|---|
| North Setback (Street Yard) | 75 ft from CL of Ogden Avenue | ***115 ft from CL of Ogden Avenue*** |
| East Setback (Street Yard) | 25 ft | ***15.5 ft*** |
| South Setback (Rear Yard) | n/a | ***105 ft*** |
| West Setback (Side Yard) | n/a | 16 ft |
| Building Height | 60 ft | 16 ft |
| Parking Spaces | ***14*** | ***29*** |

| **Overall PUD** | **Required** | **Proposed** |
|---|---|---|
| Open Space (Total Lots 1 and 2) | ***10% (13,471 sq ft)*** | ***15% (20,233 sq ft)*** |
| Floor Area Ratio | 0.75 | ***0.47*** |
| Parking Lot Setbacks | | |
| North Setback | 50 ft from CL of Ogden Avenue | 43 ft from CL of Ogden Ave |
| East Setback | 8 ft | ***8.5 ft*** |
| South Setback | 6 ft | ***8.3 ft*** |
| West Setback | 0 ft (north parking lot)<br>25 ft (south drive aisle) | 5 ft (north parking lot)<br>54 ft (south drive aisle) |

*Table 1: Zoning Ordinance Compliance* ***(changes are bolded and italicized)***

The proposed amendment deviates from the required street setback but has eliminated the need for the special use approval for the drive through and the deviation for the number of stacking spaces associated with the drive through restaurant. The petitioner is requesting a 15.5 foot building setback along Florence Avenue, where 25 feet is required. (Although the drawings submitted show a three foot awning that extends beyond the building, only a two and a half foot encroachment is permitted. The petitioner is not requesting a deviation for additional encroachment and will stay within the permitted encroachment for the awnings.) This setback departure is necessary to increase the size of the building while retaining the previously approved parking lot layout due to the recorded shared access easements. Additionally, if the required

street setback along Florence Avenue was met, the building would have to be expanded to the south which would be closer to the residential properties. This deviation is necessary.

The special use approval granted for the drive through will be rescinded with this PUD amendment, as a drive through is no longer proposed. With the removal of the drive through lane, the petitioner is able to increase the number of parking stalls provided on Lot 2. The original planned development approval required a shared parking agreement because Lot 2 did not provide enough parking to support the proposed uses in the original configuration. In the proposed amendment, Lot 2 will have ample parking for the new distribution of uses on the subject property. An access easement was recorded on the plat of subdivision to provide for shared access for ingress and egress to a public roadway, which will remain.

With the establishment of the planned development in May 2014, the Village approved deviations for the vehicle parking setback along Ogden Avenue, the number of stacking spaces associated with the drive through restaurant, the number of monument signs and the monument sign side yard setback requirement along Fairview Avenue. While the requested amendment would remove the deviation for the stacking spaces associated with the drive through restaurant, the other approved deviations will remain. The petitioner is requesting a street setback deviation for the outbuilding. As depicted in the table above, the planned development amendment meets nearly all of the B-3 zoning district bulk requirements. The setback deviation is necessary to limit the impact of the development on the surrounding residential uses. The proposal is consistent with the Village's Zoning Ordinance.

### TRAFFIC AND PARKING

The removal of the drive through on Lot 2 eliminates the drive through traffic and the requirement for stacking spaces. While a restaurant use is still proposed, the size of the tenant space will be reduced, which also reduces the number of parking required for the restaurant. Additionally, the elimination of the drive through lane allows additional parking to be provided on Lot 2, which will provide ample parking for the new distribution of uses on the outlot. The requirement to share parking between the lots will no longer be necessary as each lot contains more than the required number of parking spaces. Additionally, the number of parking spaces required has decreased with the new Zoning Ordinance, wherein the parking ratios for the proposed uses have been reduced.

No changes are proposed to the internal circulation of the site. However, the petitioner has agreed to restrict tractor trailer traffic to Ogden Avenue with an exit point at Florence Avenue to get back to Ogden Avenue. No tractor trailer traffic will be permitted from the site onto Fairview Avenue. All previously approved turn restrictions will remain in place. The southern access drive that connects Fairview and Florence Avenues will also have speed bumps to discourage cut-through traffic, as previously approved.

### ENGINEERING/PUBLIC IMPROVEMENTS

In order to accommodate the tractor trailer traffic restriction on Ogden Avenue, the petitioner worked with IDOT for the approval to install a mountable curb at the right-in and right-out access point on Ogden Avenue. As there is a slight decrease in the impervious area, there are no additional stormwater management requirements. All public improvements required for the PUD were previously approved and will be provided in accordance with the original approval, as the proposed PUD amendment does not trigger any additional public improvements.

### PUBLIC SAFETY

The Fire Prevention Division has reviewed the proposed modifications and has expressed no concerns. The truck turn exhibit demonstrates that there will be sufficient access for emergency vehicles and the Village will still have access to all four sides of both buildings. The proposed PUD amendment does not impact public safety access and both buildings are required to meet the Village's code requirements, including fire alarm and sprinkler systems.

## NEIGHBORHOOD COMMENT

In accordance with Section 12.010.F, notice was provided to all adjacent property owners in addition to posting the public hearing notice signs and publishing the legal notice in *Downers Grove Suburban Life*. Only a couple inquiries have been received to date. No concerns have been expressed relative to the requests. Concerns have been expressed concerning the previously approved southern access drive. However, there are no proposed changes to this access drive as part of this petition.

Additionally, the petitioner was required per Section 12.030.B of the Zoning Ordinance to hold a neighborhood meeting regarding the rezoning request. A summary of the December 16, 2014 meeting is attached as Exhibit C.

## FINDINGS OF FACT

Planned Unit Development Amendment

An amendment to a Planned Unit Development requires review and approval in accordance with Section 12.040.C.6, *Review and Approval Criteria of Planned Unit Developments.* The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:"

*a.* ***The zoning map amendment review and approval criteria of Sec. 12.030.I.***
See the analysis of rezoning review and approval criteria below. This criterion is met.

*b.* ***Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.***
The proposed PUD amendment is consistent with the Comprehensive Plan. The Plan identifies this area as catalyst site #32, prime for redevelopment, recommends increasing the commercial depth along Ogden Avenue and encourages the reinvestment of underutilized commercial properties within the Ogden Avenue corridor. The subject property, having been vacant for a number of years, is anticipated to spur further redevelopment of commercial areas in this corridor upon completion of the entire development. Additionally, the goal of the proposed modifications to the outlot is to secure a tenant, thereby maximizing the viability of this outbuilding and, ultimately, the overall development. This criterion is met.

*c.* ***Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.***
As discussed above, the PUD amendment is consistent with and furthers the goals of the Comprehensive Plan. Additionally, one of the objectives of a PUD is to incorporate attractive, high-quality landscaping, architecture and signage, which is what the petitioner has proposed for the entire development. The significant investment in this property is demonstrated in the quality of design in the attached drawings. The changes proposed by the petitioner will incorporate additional high quality landscaping. Although the new Zoning Ordinance only requires 10% open space, the petitioner has maintained 15% open space to contribute to the beautification of the Ogden Avenue corridor. This criterion is met.

*d.* ***Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.***
The previously approved Planned Development results in the redevelopment of vacant and underutilized commercial property that had been vacant for a number of years and was identified in the Comprehensive Plan as catalyst site #32. The overall redevelopment of the site will contribute to the general welfare of the community by adding a new grocery store and two new retail establishments. The minor modifications to the outlot will secure the desired tenants, which were

not previously identified with the original approval. The PUD amendment merely swaps a stacking deviation for a setback deviation in order to ensure the viability of not only the outbuilding but the development as a whole. This criterion is met.

e. ***Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.***
The PUD amendment is limited to a request for a street setback deviation. The petitioner no longer needs the deviation for the number of vehicle stacking spaces but is instead requesting to locate the outbuilding closer to Florence Avenue, essentially swapping one deviation for another. In fact, the Special Use approval for the drive through will also be rescinded with this amendment, eliminating a special approval for this development. With the modifications being proposed, the petitioner is maintaining 15% of the development as open space where only 10% is required and will be adding more plantings to enhance the screening of the expanded parking lot from adjacent residential uses. The increased parking will ensure that a shared parking arrangement is not necessary to meet the parking requirements. With the exception of the setback deviation, all other changes proposed meet code requirements and can be administratively approved. The anticipated impact of the PUD amendment on the surrounding property owners and residents, existing and future residents of the PUD and the general public is a revived commercial property that can spur redevelopment of the Ogden Avenue corridor. This criterion is met.

<u>Zoning Map Amendment (Rezoning)</u>
A Zoning Map Amendment to create a PUD overlay is required in order to approve a PUD amendment for PD #52, the Fresh Thyme development. Zoning map amendments require review per Section 12.030.I of the Zoning Ordinance, *Review and Approval Criteria*, "The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision-making bodies must consider at least the following factors:"

1. ***The existing use and zoning of nearby property.***
The existing use of the subject development is proposed to be commercial, with Lot 1 already under construction for a proposed Fresh Thyme grocery store. The current zoning of the development is B-3, General Services and Highway Business. Adjacent properties are primarily B-3 along Ogden Avenue with residential zoning to the south, east and west. The purpose of this rezoning is an administrative technicality to designate the development as a PUD overlay on the Zoning Map. This criterion is met.

2. ***The extent to which the particular zoning restrictions affect property values.***
The PUD overlay and the approved development plan will protect the character and integrity of adjacent areas by requiring subsequent approvals for major changes, which will assist in maintaining property values. This PUD amendment includes the removal of the drive through and associated drive through traffic, which will reduce the impact of this development on adjacent properties. Additionally, the petitioner will install landscaping and a six-foot tall privacy fence along the southern property line as previously approved and is proposing to increase the amount of landscaping along Florence Avenue in order to minimize the potential adverse impacts to adjacent properties. As such, the PUD overlay restrictions will not negatively affect property values but could protect property values. With the removal of the drive through but retaining the commercial uses, the rezoning will have no negative impact on surrounding property values. This criterion is met.

3. ***The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.***
   The proposed rezoning will not impact property values or the public health, safety and welfare of the community or neighborhood. Excluding the removal of the drive through, the use of the properties will remain the same if the rezoning is approved. The rezoning is an administrative technicality. This criterion is met.

4. ***The suitability of the subject property for the zoned purposes.***
   Currently, the properties are zoned for the existing uses. The process to rezone is an administrative technicality to add a PUD overlay designation on the Zoning Map. The subject properties are zoned commercially and will continue to be used for commercial purposes. In order to approve the PUD amendment, however, the development needs to be rezoned to B-3/PUD, General Service and Highway Business with a PUD overlay. This criterion is met.

5. ***The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.***
   The comprehensive redevelopment of the existing properties is currently underway. However, prior to the PUD designation in May 2014, the properties sat vacant for a number of years. The rezoning of the properties for the PUD overlay will ensure the viability of this development and particularly the outlot. This criterion is met.

6. ***The value to the community of the proposed use.***
   The redevelopment of this site is a goal of the Comprehensive Plan, as it is identified as catalyst site #32. The rezoning for the PUD overlay will permit the development of Lot 2 that will complement the neighborhood retail nature of this area and add two new retail tenants that will benefit the neighborhood and community. This criterion is met.

7. ***The comprehensive plan.***
   The proposed PUD overlay and the proposed development modifications are consistent with the Comprehensive Plan as described on page 6 of this report. This criterion is met.

## RECOMMENDATION

The proposed Planned Unit Development Amendment and Zoning Map Amendment (rezoning) is consistent with the Comprehensive Plan and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition subject to the following conditions:

1. The amended PUD development plan shall substantially conform to the staff report dated January 5, 2015; engineering drawings prepared by Shorewood Development Group dated January 31, 2014 and last revised December 19, 2014; architectural drawings prepared by Greenberg Farrow dated December 19, 2014; landscape plan and details prepared by Jarrard Design dated January 31, 2014 and last revised December 18, 2014, except such plans may be modified to conform to Village Codes and Ordinances.
2. Tractor Trailer traffic for this development is restricted to Ogden Avenue and Florence Avenue north of the subject site's Florence Avenue curb cut.

Staff Report Approved By:

Stanley J. Popovich, AICP
Planning Manager

SP:kc
-att

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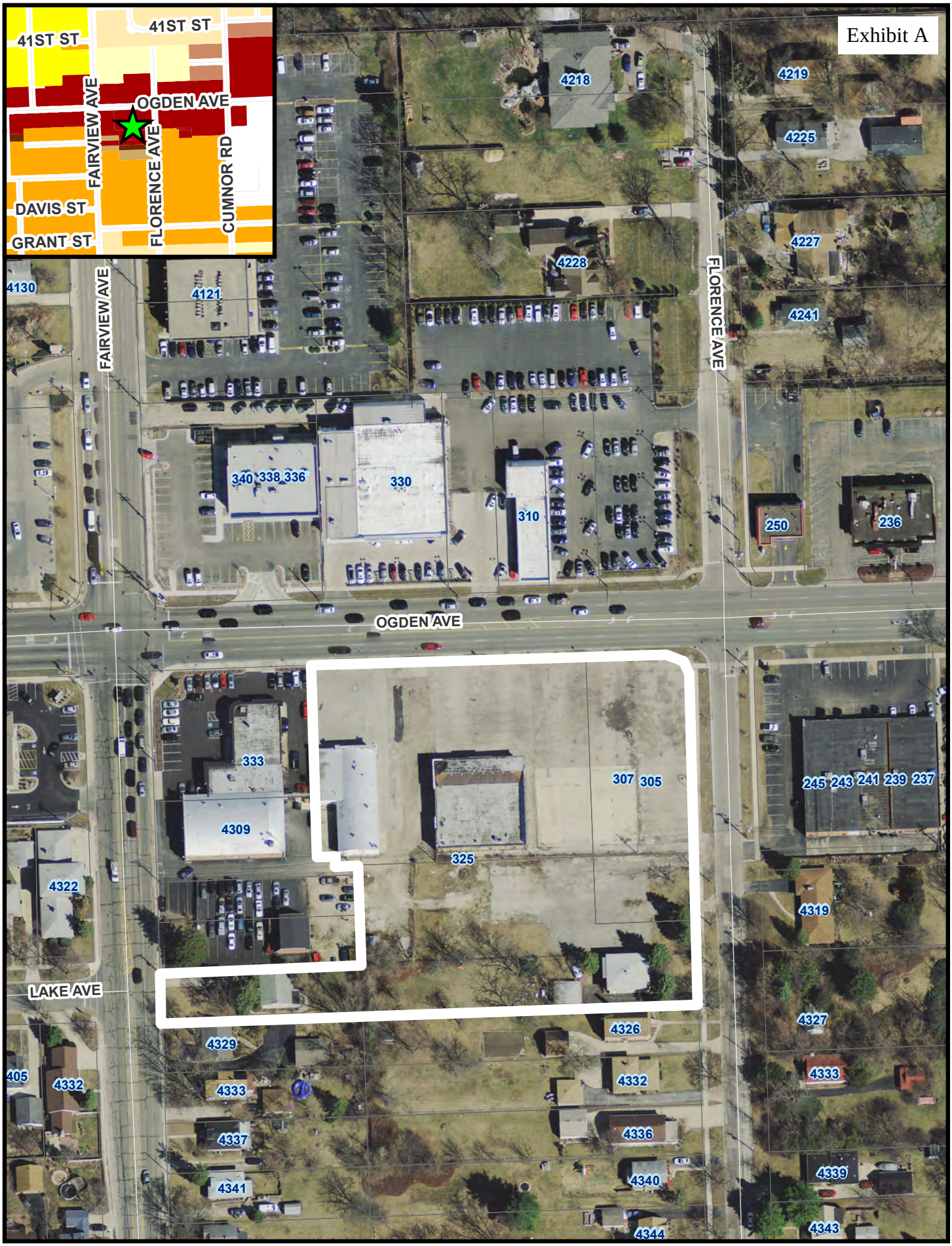



0 25 50 100 150 Feet

# 305, 307 & 325 Ogden Ave - Location Map

N

Exhibit B

shorewood
DEVELOPMENT GROUP

December 30, 2014

Kelley Chrisse
Planner
Village of Downers Grove
801 Burlington Ave
Downers Grove, IL 60515
(630) 434-5520
kchrisse@downers.us

**RE: Project Summary / Narrative Letter – Downers Grove (Lot 2 – Outlot Building)**

Dear Kelley,

Shorewood Development Group would like to request a Planned Unit Development Amendment to the Redevelopment of Lot 2 (Outlot Building) located at 305-307 Ogden Avenue at the (SWC) of Ogden Avenue and Florence Avenue. Our requests for relief includes a request for PUD Amendment and a request for Zoning Ordinance Map Amendment. Reference the required submittal application, fee, documents and revised plans provided.

The following positive items should be noted that with the revised plan:

- New proposed building eliminates the drive-thru use and the associated drive-thru vehicle traffic volume
- Total required parking spaces **REDUCED** from 142 spaces to 117 spaces
- Total parking spaces provided **INCREASED** from 142 spaces to 149 spaces
- Total landscape area **INCREASES** 5 square feet from the previously approved area and the landscape area along Florence Avenue proposes additional planting material.

In order to accommodate the proposed use and redevelopment, a breakdown and summary of each request for approval by the Plan Commission and Village Council is outlined below:

1. Request for PUD Amendment:

   We are requesting relief to reduce the front yard building setback to 12.5'. The proposed building is setback 15.5' and the awning is setback 12.7' from Florence Avenue. Please note 12.5' is 50% of the required 25' building setback in the B-3 Zoning District. Per Section 12.040: Planned Unit Developments, we offer the following comments in **bold**:

   a) The zoning map amendment review and approval criteria of Sec 12.030I; **See page 2 of this letter, #2 Request for Zoning Ordinance Map Amendment, comments 1-7 below for review and approval criteria of Section 12.030I.**
   b) Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area; **The PUD Development Plan and map amendment are consistent with the Commercial Areas Plan of the Village Comprehensive Plan. The intersection of Fairview Avenue and Ogden Avenue including the subject properties for rezoning and the proposed development are noted as a Gateway and Commercial Corridor of the community.**
   c) Whether PUD development plan complies with the PUD overlay district provisions of Sec 4.030; **The PUD development is consistent with and helps advance the goals and policies of the comprehensive plan with such objectives as high-quality buildings & improvements and attractive high-quality landscaping, lighting, architecture and signage.**

d) Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations; **The development of the parcel will have a positive effect to property values in the area, is an improvement for the Ogden Avenue Corridor and will be an asset to the community.**

e) Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public; **A neighborhood meeting was conducted to discuss the rezoning and building revisions with adjacent neighbors. The nine (9) neighbors in attendance unanimously voted in favor for the new building and preferred the building to not have a drive-thru. A summary report of the meeting, an attendance roster and the exhibits provided to the neighbors have been provided to the Village.**

2. Request for Zoning Ordinance Map Amendment:

Parcels 09-04-300-054 and 09-04-300-056 which are currently zoned B-3 General Services and Highway Business are required to be rezoned to add a PUD Overlay. Per Section 12.030 Zoning Map Amendments (rezonings), we offer the following comments in **bold**:

1) The existing use and zoning of nearby property; **The development fronts the Ogden Avenue corridor and Florence Avenue, and is surrounded by B3 District property to the east and north.**
2) The extent to which the particular zoning restrictions affect property values; **The development of the parcel will have a positive effect to property values in the area, is an improvement for the Ogden Avenue Corridor and will be an asset to the community.**
3) The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare; **The rezoning and redevelopment of the property will not have a negative impact in the public health, safety and welfare of the area.**
4) The suitability of the subject property for the zoned purposes; **Per the Commercial Areas Plan of the Village Comprehensive Plan, the intersection of Fairview Avenue and Ogden Avenue including the subject properties for rezoning and the proposed development are noted as a Gateway and Commercial Corridor of the community.**
5) The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity; **The subject property was recently approved in 2014 per Ordinance 5389; an ordinance to designate Planned Development #52.**
6) The value to the community of the proposed use; **The addition of retail and restaurant uses will provide additional sales tax revenue for the community.**
7) The comprehensive plan; **Per the Village Comprehensive Plan, the site is noted as a Catalyst Redevelopment Opportunity in the East Ogden Avenue Key Focus Area.**

We appreciate your time and assistance. If you have any questions or require additional information, do not hesitate to call me.

Very truly yours,

Dan

Dan Angspatt, P.E.
Vice President of Engineering
Shorewood Development Group

Exhibit C

shorewood
DEVELOPMENT GROUP

December 18, 2014

**NEIGHBORHOOD MEETING SUMMARY REPORT**

Topic: 305 & 307 Ogden Avenue – Lot 2 Outlot Building Rezoning
Date: Tuesday December 16, 2014
Time: 6:00 pm – 7:00 pm

A neighborhood meeting was conducted on December 16th, 2014 to discuss the rezoning of Lot 2 and proposed building revisions with the adjacent neighbors. Nine (9) neighbors were in attendance and Dan Angspatt of Shorewood Development Group provided a short presentation to describe the changes that were being proposed. Bernard Morales of SDG and Dennis Jarrard of Jarrad Design were also in attendance to provide any information regarding truck turn movements or landscaping. An 11x17 color landscape exhibit was passed out depicting the approved building with drive-thru and the new proposed building without drive-thru. A 24x36 color rendering was also displayed for neighbors to view the proposed multi-tenant building. Upon the conclusion of the presentation SDG provided answers to any questions and concerns the neighbors had regarding the Lot 2 building.

**Resident questions regarding the Lot 2 building**

**Question** **Who are the users for the building?**
Answer Mattress Firm will be the main tenant going in the Retail B space while the Restaurant A space tenant is still unknown at this time.

**Question** **Can the proposed building add a drive-thru in the future?**
Answer No, because of the setback variance being requested there is not sufficient room to add a drive-thru.

**Question** **Is the proposed building shifting closer to the property line?**
Answer Yes, we are requesting a setback variance from the Village for a slightly larger building which is proposed to be within the previous building's drive-thru lane.

**Question** **Are trucks required to deliver to and from the Mattress Firm building and if so how are deliveries being handled? Where will trucks go?**
Answer The Mattress Firm is stocked once before opening and is purely a showroom for customers. Any mattresses purchased are shipped from a different location. All truck traffic will enter and leave from Ogden Avenue and are only allowed to exit north on Florence from the site towards Ogden Avenue.

**Question** **Will employees use the side streets to park their cars?**
Answer All employee parking is accounted for on-site for both buildings.

**Conclusion:** **The neighbors in attendance unanimously voted in favor for the new proposed building, preferring the building to not have a drive-thru to decrease on and off site traffic.**

Upon the conclusion of the Lot 2 discussions the residents voiced concerns regarding the current Fresh Thyme project ranging from the truck dock location, truck and car traffic, lighting and location of dumpsters. SDG provided responses to neighbors that discussed the paths of truck and car traffic, required traffic signage & speed bumps, the use of a solid wood fence, landscaping and light levels to attempt to remediate their concerns.

# FINAL PLAT OF SUBDIVISION
# OF
# SDG DOWNERS GROVE SUBDIVISION

IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
AUG.12,2014 RHSP 10:44 AM
PLAT 09-04-300-004
000 PAGES R2014-071800

| | |
|---|---|
| 325 W. Ogden Ave Downers Grove, IL | P.I.N. 09-04-300-004 |
| | P.I.N. 09-04-300-005 |
| | P.I.N. 09-04-300-006 |
| 4726 S. Florence Ave Downers Grove, IL | P.I.N. 09-04-300-007 |
| | P.I.N. 09-04-300-012 |
| 325 W. Ogden Ave Downers Grove, IL | P.I.N. 09-04-300-028 |
| | P.I.N. 09-04-300-029 |
| 4732 Florence Ave - Downers Grove | P.I.N. 09-04-300-030 |
| 325 W. Ogden Ave, Downers Grove | P.I.N. 09-04-300-052 |

Exhibit D

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

ASSUMED MERIDIAN

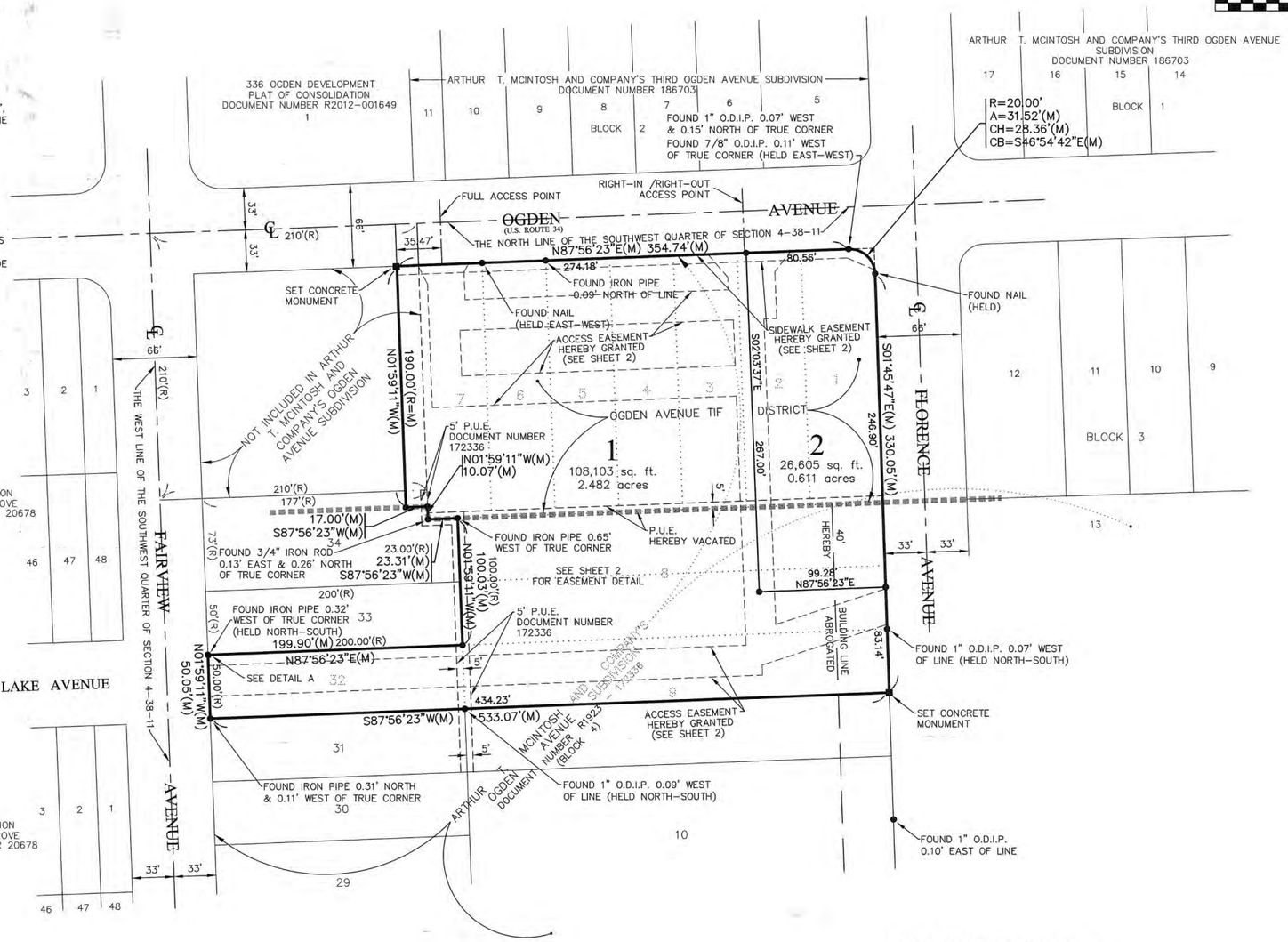
## EASEMENT PROVISIONS

A BLANKET UTILITY EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC-AMERITECH, ILLINOIS, A.K.A., ILLINOIS BELL TELEPHONE COMPANY, GRANTEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "BLANKET UTILITY EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING", AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.




## LEGEND

- ● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- ■ SET CONCRETE MONUMENT
- + CROSS IN CONCRETE

## LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- TIF DISTRICT BOUNDARY

## ABBREVIATIONS

(R) = RECORD BEARING OR DISTANCE
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P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

## AREA SUMMARY

| | | | |
|---|---|---|---|
| GROSS | 134,708 SQUARE FEET | OR | 3.092 ACRES |
| R.O.W. DEDICATION | 0 SQUARE FEET | OR | 0.00 ACRES |
| NET AREA | 134,708 SQUARE FEET | OR | 3.092 ACRES |

(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

DUPAGE CO RECORDER PAGE 1 OF 3

## ACCESS NOTE:

THERE SHALL BE AT THE MOST ONE FULL ACCESS DRIVEWAY TO U.S. ROUTE 34 (OGDEN AVENUE) AS DEPICTED ON LOT 1. THERE SHALL BE AT THE MOST ONE RESTRICTED (RIGHT-IN/RIGHT-OUT) ACCESS DRIVEWAY TO U.S. ROUTE 34 (OGDEN AVENUE) LOCATED ON THE COMMON LOT LINE OF LOTS 1 AND 2 AS DEPICTED. ALL OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION.

## NICOR EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NI-GAS") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "BLANKET UTILITY EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NI-GAS' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NI-GAS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

G:\PSDATA\2013PROJECTS\13.0137\13.0137-01\13.0137-01SUBPLAT.DWG

| NO. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1. | PER LETTER DATED FEBRUARY 14, 2014 | 2-20-14 | TFS |
| 2. | PER I.D.O.T. LETTER DATED 3-27-14 & VILLAGE E-MAIL DATED 3-23-14 | 4-29-14 | TFS |
| 3. | PER E-MAIL DATED 5-2-14 | 5-5-14 | TFS |

DATE: 1-21-14 PC DRAWN BY TFS CHECKED BY DW BOOK PG

PROJECT
FINAL PLAT OF SUBDIVISION
SDG DOWNERS GROVE SUBDIVISION
Downers Grove, Illinois

CLIENT
GREENBERG FARROW ARCHITECTS
21 S. Evergreen Avenue
Arlington Heights, Illinois 60005

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 50'



PROJ. NO.: 13.0137-01

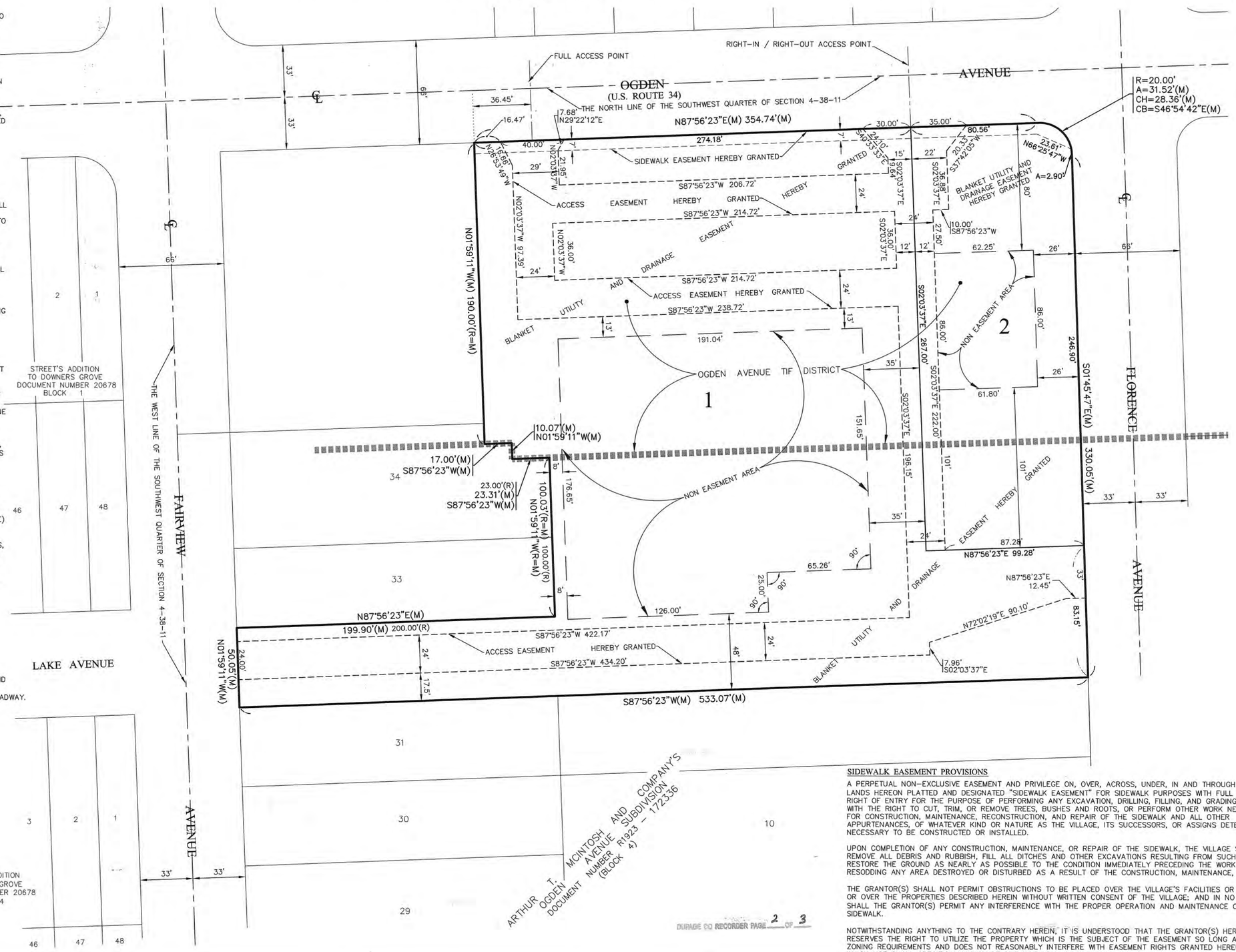
# FINAL PLAT OF SUBDIVISION
OF
# SDG DOWNERS GROVE SUBDIVISION

IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PLAT
R2014-071800
AUG. 12. 2014
10:44 AM

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

NOTARIUM BEARINGS




## BLANKET UTILITY AND DRAINAGE EASEMENT PROVISIONS

PERMANENT, NON-EXCLUSIVE BLANKET UTILITY AND DRAINAGE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND SANITARY SEWER, WATER MAIN, STORM SEWER AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY EXCEPT THOSE AREAS IDENTIFIED HEREON AS "NON EASEMENT AREA" OR "NEA", FOR PUBLIC UTILITIES, DRAINAGE, STORM WATER DETENTION AND INGRESS, EGRESS ON THIS PLAT, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER OR ON THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHT HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL THESE PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER GRANTEES' FACILITIES. AFTER INSTALLATION OF ANY SUCH FACILITIES THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH OTHER PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO FORMAL RESOLUTION AND APPROVAL BY THE VILLAGE. NO PERMANENT BUILDINGS AND OTHER STRUCTURES, EXCEPT FOR DRIVEWAYS, PARKING LOTS, SIDEWALKS, BIKE PATHS AND FENCES, ARE TO BE ERECTED OR MAINTAINED UPON SAID PERMANENT EASEMENT.

## UTILITY EASEMENT CLAUSES - EXCLUDES COMED

1) GRANTEE WILL CONSTRUCT THE FACILITIES IN A GOOD AND WORKMANLIKE MANNER, AND WILL KEEP THE FACILITIES IN GOOD MAINTENANCE AND REPAIR AT ITS SOLE COST AND EXPENSE.

2) GRANTEE WILL GIVE WRITTEN NOTICE TO GRANTOR AT LEAST 10 DAYS BEFORE BEGINNING ANY WORK IN THE EASEMENT AREA, WHICH NOTICE WILL SPECIFY THE WORK TO BE PERFORMED AND AN ESTIMATED DATE WHEN THE WORK WILL BE COMPLETED. GRANTEE WILL USE ITS BEST EFFORTS TO COMPLETE THE WORK BY THAT DATE.

3) UNLESS OTHERWISE AGREED IN WRITING, IMMEDIATELY AFTER GRANTEE COMPLETES ANY WORK IN THE EASEMENT AREA, GRANTEE WILL RESTORE THE EASEMENT AREA TO AT LEAST THE SAME CONDITION AS IT WAS IN BEFORE GRANTEE BEGAN THE WORK AND TO A SAFE CONDITION, AND WILL REMOVE ALL OF ITS EQUIPMENT, TOOLS, TRASH AND DEBRIS FROM THE EASEMENT AREA.

4) UNLESS OTHERWISE AGREED IN WRITING, GRANTEE WILL NOT MOVE, REMOVE OR DEMOLISH ANY OF GRANTOR'S SIGNS, ACCESS DRIVES CURBING OR OTHER IMPROVEMENTS LOCATED WITH IN THE EASEMENT AREA.

5) GRANTEE WILL SEPARATE BY CONES OR OTHER APPROPRIATE CONSTRUCTION SAFETY BARRIERS ("CONE OFF") THE EASEMENT AREA WHILE GRANTEE PERFORMS ANY WORK IN THE EASEMENT AREA.

6) GRANTEE WILL PERFORM ALL WORK IN SUCH A MANNER SO AS TO NOT UNDULY DISRUPT THE OPERATION OF THE BUSINESSES ON GRANTOR'S PROPERTY. GRANTEE WILL "CONE OFF" NO MORE THAN 4 PARKING STALLS, UNLESS MORE ARE NEEDED AND AGREED TO IN WRITING, AT ANY ONE TIME, AND WILL NOT "CONE OFF" OR BLOCK IN ANY MANNER MORE THAN HALF OF ANY ACCESS DRIVE AT ANY TIME, ALLOWING AT LEAST ONE LANE OPEN AT ALL TIMES IN EACH ACCESS DRIVE FOR VEHICULAR TRAFFIC.

7) GRANTEE WILL NOT PARK ON OR STORE ANY CONSTRUCTION VEHICLES, EQUIPMENT OR MATERIALS WITHIN THE EASEMENT AREA OR ON GRANTOR'S OTHER PROPERTY.

8) IF ANY DAMAGE OCCURS TO GRANTOR'S PROPERTY OR ANY IMPROVEMENTS THEREON ARISING OUT OF, RELATED TO, OR AS A CONSEQUENCE OF ANY OF GRANTEE'S WORK IN THE EASEMENT AREA, GRANTOR PROMPTLY WILL NOTIFY GRANTEE IN WRITING OF THE DAMAGE. UNLESS OTHERWISE AGREED BY THE PARTIES, GRANTEE WILL REPAIR THE DAMAGE (OR COMMENCE AND DILIGENTLY PURSUE REPAIRING THE DAMAGE) WITHIN 30 DAYS AFTER RECEIPT OF GRANTOR'S NOTICE.

9) GRANTEE WILL HOLD HARMLESS AND INDEMNIFY GRANTOR, ITS LESSEES, LICENSEES, EMPLOYEES, AGENTS, CONTRACTORS AND ASSIGNS, AND EACH OF THEIR LESSEES, LICENSEES, EMPLOYEES, AGENTS, CONTRACTORS AND ASSIGNS, AGAINST ANY AND ALL CLAIMS, LIABILITIES AND COSTS (INCLUDING, BUT NOT LIMITED TO REASONABLE ATTORNEY'S FEES) FOR INJURIES TO ANY PERSON AND DAMAGE TO ANY PROPERTY ARISING OUT OF, IN CONNECTION WITH, OR AS A RESULT OR CONSEQUENCE OF GRANTEE'S WORK IN AND/OR USE OF THE EASEMENT AREA.

## ACCESS EASEMENT PROVISIONS

AN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL OWNERS WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS, ASSIGNS AND VISITORS, OVER ALL AREAS HEREON PLATTED AND DESIGNATED "ACCESS EASEMENT" FOR THE PURPOSE OF INGRESS AND EGRESS TO A PUBLIC ROADWAY.

## LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- TIF DISTRICT BOUNDARY

## ABBREVIATIONS

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P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

## LEGEND

- ● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- ■ SET CONCRETE MONUMENT
- + CROSS IN CONCRETE

## SIDEWALK EASEMENT PROVISIONS

A PERPETUAL NON-EXCLUSIVE EASEMENT AND PRIVILEGE ON, OVER, ACROSS, UNDER, IN AND THROUGH CERTAIN LANDS HEREON PLATTED AND DESIGNATED "SIDEWALK EASEMENT" FOR SIDEWALK PURPOSES WITH FULL AND FREE RIGHT OF ENTRY FOR THE PURPOSE OF PERFORMING ANY EXCAVATION, DRILLING, FILLING, AND GRADING, TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS, OR PERFORM OTHER WORK NECESSARY FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, AND REPAIR OF THE SIDEWALK AND ALL OTHER APPURTENANCES, OF WHATEVER KIND OR NATURE AS THE VILLAGE, ITS SUCCESSORS, OR ASSIGNS DETERMINE IS NECESSARY TO BE CONSTRUCTED OR INSTALLED.

UPON COMPLETION OF ANY CONSTRUCTION, MAINTENANCE, OR REPAIR OF THE SIDEWALK, THE VILLAGE SHALL REMOVE ALL DEBRIS AND RUBBISH, FILL ALL DITCHES AND OTHER EXCAVATIONS RESULTING FROM SUCH WORK, AND RESTORE THE GROUND AS NEARLY AS POSSIBLE TO THE CONDITION IMMEDIATELY PRECEDING THE WORK INCLUDING RESODDING ANY AREA DESTROYED OR DISTURBED AS A RESULT OF THE CONSTRUCTION, MAINTENANCE, OR REPAIR.

THE GRANTOR(S) SHALL NOT PERMIT OBSTRUCTIONS TO BE PLACED OVER THE VILLAGE'S FACILITIES OR IN, UPON OR OVER THE PROPERTIES DESCRIBED HEREIN WITHOUT WRITTEN CONSENT OF THE VILLAGE; AND IN NO CASE SHALL THE GRANTOR(S) PERMIT ANY INTERFERENCE WITH THE PROPER OPERATION AND MAINTENANCE OF THE SIDEWALK.

NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, IT IS UNDERSTOOD THAT THE GRANTOR(S) HEREBY RESERVES THE RIGHT TO UTILIZE THE PROPERTY WHICH IS THE SUBJECT OF THE EASEMENT SO LONG AS IT MEETS ZONING REQUIREMENTS AND DOES NOT REASONABLY INTERFERE WITH EASEMENT RIGHTS GRANTED HEREUNDER WHICH USE SHALL SPECIFICALLY INCLUDE BUT NOT BE LIMITED TO THE RIGHT TO INGRESS AND EGRESS OVER, UPON AND THROUGH THE PROPERTY, AND ANY AND ALL OTHER RIGHTS NOT INCONSISTENT WITH USE BY THE VILLAGE.



| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| 1. | PER LETTER DATED FEBRUARY 14, 2014 | 2-20-14 | TFS |
| 2. | PER I.D.O.T. LETTER DATED 3-27-14 & VILLAGE E-MAIL DATED 3-23-14 | 4-29-14 | TFS |
| 3. | PER E-MAIL DATED 5-2-14 | 5-5-14 | TFS |

DATE: 1-21-14 | PC | DRAWN BY TFS | CHECKED BY DW | BOOK | PG

PROJECT
FINAL PLAT OF SUBDIVISION
SDG DOWNERS GROVE SUBDIVISION
Downers Grove, Illinois

CLIENT
GREENBERG FARROW ARCHITECTS
21 S. Evergreen Avenue
Arlington Heights, Illinois 60005

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-9201 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 30'

2 OF 3

PROJ. NO.: 13.0137-01

PLAT
R2014-071800
AUG. 12, 2014
10:44 AM

# FINAL PLAT OF SUBDIVISION
OF
# SDG DOWNERS GROVE SUBDIVISION

IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

## OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT SDG Downers Grove LLC and SDG Oswego A LLC, A LIMITED LIABILITY COMPANIES, IS THE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN BY THE ANNEXED PLAT, FOR THE USES AND PURPOSES THEREON SET FORTH, AS ALLOWED AND PROVIDED BY STATUTE, THE SUBDIVISION TO BE KNOWN AS "SDG DOWNERS GROVE SUBDIVISION" AND IT HEREBY ACKNOWLEDGED AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS SDG DOWNERS GROVESUBDIVISION TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF COMMUNITY HIGH SCHOOL DISTRICT 99, AND DOWNERS GROVE GRADE SCHOOL DISTRICT 58 IN DUPAGE COUNTY, ILLINOIS.

ALSO:

DECLARATION OF RESTRICTIVE COVENANTS:

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

(A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION.

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

WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND

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

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

1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION, EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS.

2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

3. IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.

4. IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

5. THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS. IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

DATED AT Thursday, THIS 7th
DAY OF August A.D., 2014.
BY: [signature] ATTEST: [signature]
TITLE: Manager TITLE: V.P. Engineering

## NOTARY'S CERTIFICATE

STATE OF Illinois)
SS
COUNTY OF Cook)

I, Marnie Larsen, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT
Louis Schriber III, Manager
(TITLE)
AND ______, ______
(TITLE)
OF SDG Downers Grove LLC and SDG Oswego A LLC (COMPANY), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 7th DAY
OF August A.D., 2014.
BY: Marnie Larsen
NOTARY PUBLIC

MARNIE LARSEN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
March 22, 2017

## SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS
COUNTY OF COOK)

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

DATED THIS 7th DAY OF August, A.D., 2014.

Keri L. Williams — ILLINOIS PROFESSIONAL ENGINEER
[signature] — OWNER OR DULY AUTHORIZED ATTORNEY
062.058662
LICENSE NUMBER
11/30/2015
EXPIRATION / RENEWAL DATE

LICENSED PROFESSIONAL ENGINEER
KERI L. WILLIAMS
062-058662
STATE OF ILLINOIS

## DOWNERS GROVE SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

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

DATED THIS 30th DAY OF May, 2014.
[signature]
COLLECTOR

DOWNERS GROVE SANITARY DISTRICT CORPORATE SEAL ILLINOIS

## VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

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

DATED THIS 19th DAY OF MAY, 2014.
Judy Buttny
COLLECTOR

## PLAN COMMISSION CERTIFICATE

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, THIS 7th DAY OF MAY, A.D. 2014.
[signature]
CHAIRMAN

## VILLAGE COUNCIL CERTIFICATE

APPROVED THIS 13th DAY OF May A.D. 2014 BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.
Martin T. Tully
MAYOR
April K. Holden
VILLAGE CLERK.

VILLAGE OF DOWNERS GROVE ILLINOIS

## COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I, GARY A. KING, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS 12th DAY OF AUGUST 2014.
Gary A. King
COUNTY CLERK

## IDOT CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILLINOIS COMPILED STATUTES CH. 765, SEC. 205/2; HOWEVER A HIGHWAY PERMIT IS REQUIRED OF THE OWNER OF THE PROPERTY. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED. BY THE DEPARTMENT.

DATED THIS 27 DAY OF MAY, A.D. 2014.
BY: John Fortmann MKW.
TITLE: Deputy Director of Highways, Region One Engineer

## COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE 12th DAY OF August, 2014 AT 10:44 O'CLOCK A.M. AS DOCUMENT NUMBER R2014-071800.
Fred Bucholz
DUPAGE COUNTY RECORDER

## PUBLIC UTILITY EASEMENT VACATION AND UTILITY EASEMENT GRANT SHOWN HEREON IS HEREBY APPROVED AND ACCEPTED BY:

ComEd
BY: Lora Reador DATE 7-11-14
TITLE: Real Estate Rep

TELEPHONE
BY: [signature] DATE 7-11-14
TITLE: Design Engineer

NICOR
BY: [signature] DATE 7-23-14
TITLE: Sr. Land Management Agent

CABLE TV
BY: [signature] DATE 8/7/2014
TITLE: R.O.W. ENGINEER

## SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, ALAN V. ECK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1961, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, THE NORTH HALF OF LOT 9, LOT 32 AND THE NORTH 13.00 FEET OF THE EAST 17.00 FEET OF LOT 34 ALL IN BLOCK 4 IN ARTHUR T. MC INTOSH AND COMPANY'S OGDEN AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1923 AS DOCUMENT 172336, TOGETHER WITH THE NORTH 210.00 FEET OF THE EAST 17.00 FEET OF THE WEST 210.00 FEET (EXCEPT THE NORTH 33.00 FEET THEREOF) OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AND IS WITHIN THE VILLAGE OF DOWNERS GROVE, AND THIS SITE FALLS WITHIN "OTHER AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17043C090H, HAVING AN EFFECTIVE DATE OF DECEMBER 16, 2004

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS 5th DAY OF May, 2014.

COMPASS LAND SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYING CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2015

BY: [signature]
ALAN V. ECK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1961
EXPIRES 11/30/2014

STATE OF ILLINOIS — ALAN V. ECK 035-1961 AURORA ILLINOIS — PROFESSIONAL LAND SURVEYOR

RECORDER PAGE 3 OF 3

SUBMITTED BY

| DATE: 1-21-14 | PC | DRAWN BY TFS | CHECKED BY DW | BOOK | PG |
|---|---|---|---|---|---|
| NO. | REVISIONS | | | DATE | BY |
| 1. | PER LETTER DATED FEBRUARY 14, 2014 | | | 2-20-14 | TFS |
| 2. | PER I.D.O.T. LETTER DATED 3-27-14 & VILLAGE E-MAIL DATED 3-23-14 | | | 4-29-14 | TFS |
| 3. | PER E-MAIL DATED 5-2-14 | | | 5-5-14 | TFS |

PROJECT
FINAL PLAT OF SUBDIVISION
SDG DOWNERS GROVE SUBDIVISION
Downers Grove, Illinois

CLIENT
GREENBERG FARROW ARCHITECTS
21 S. Evergreen Avenue
Arlington Heights, Illinois 60005

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

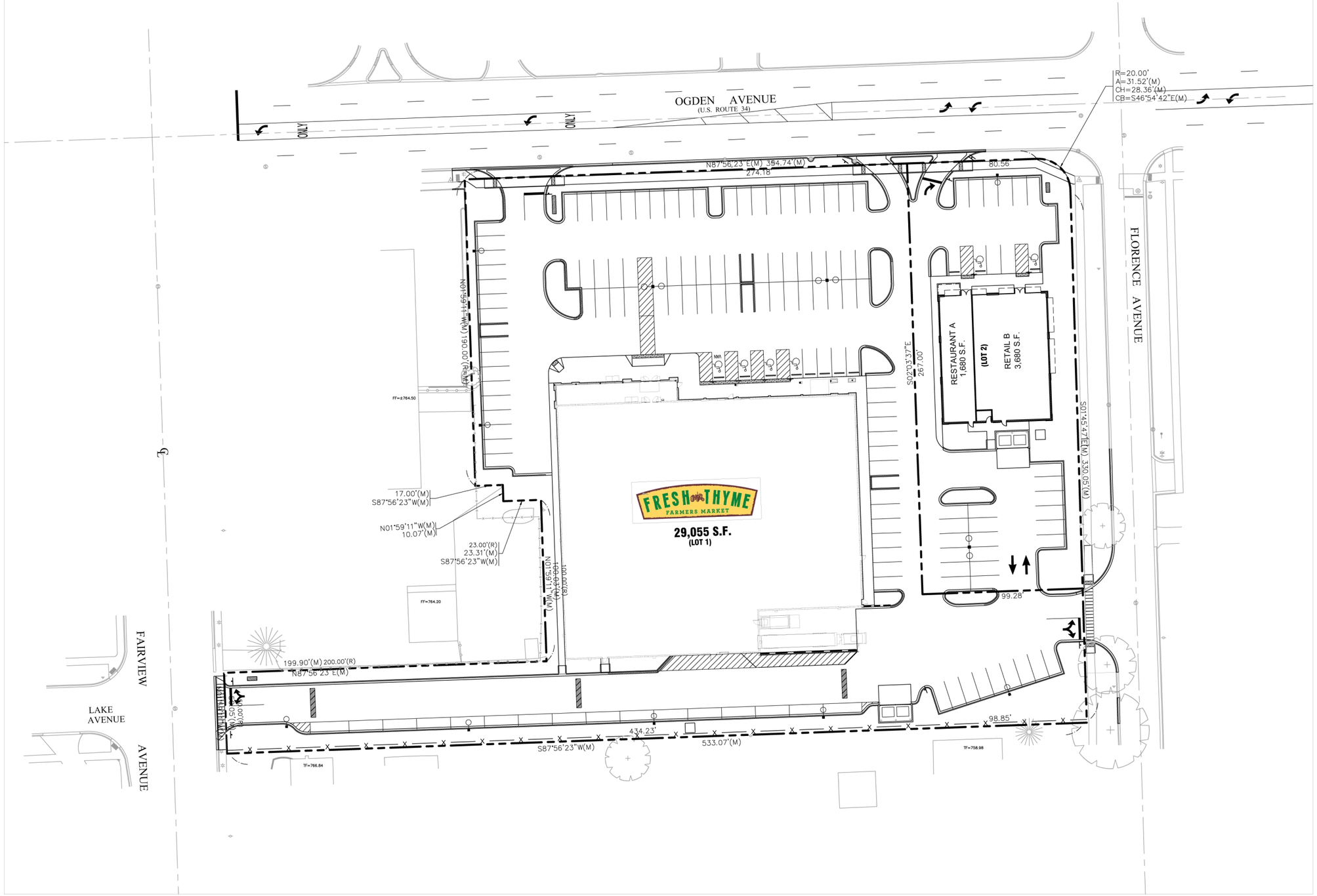
SCALE: NONE

3 OF 3

PROJ. NO.: 13.0137-01

G:\PSDATA\2013PROJECTS\13.0137\13.0137-01\13.0137-01SUBPLAT.DWG

Exhibit E




GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

# SITE PLAN EXHIBIT

## 305, 307 & 325 OGDEN AVENUE
## DOWNERS GROVE, IL

DATE:12/22/14

shorewood
DEVELOPMENT GROUP
2150 East Lake Cook Road
Suite 820
Buffalo Grove, IL 60089
T: (224) 532 2401

Exhibit F

## GENERAL SITE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
5. ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
6. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
7. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
8. CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
9. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
11. ALL CURB RADII ARE MEASURED AT 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
12. ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
13. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
14. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
15. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
16. ALL DETECTIBLE WARNING PLATES SHALL BE PREFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
17. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
18. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND MEET CITY MINIMUM STANDARDS.
19. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
20. ALL TRAFFIC SIGNS SHALL BE INSTALED AT 7' HIGH MEASURED FROM THE GROUND ELEVATION TO THE BOTTOM OF THE SIGN.
21. IF THE HIGHWAY PAVEMENT IS DAMAGED DURING THE REMOVAL OF THE EXISTING CURB/GUTTER, THE HIGHWAY PAVEMENT SHALL BE SAW CUT (PARTIAL DEPTH) A MINIMUM OF 2' FROM THE EDGE OF THE NEW CURB/GUTTER FLAG AND REPLACED WITH LIKE MATERIALS.

## SITE DATA TABLE:

SITE AREA

| | |
|---|---|
| PROPOSED IMPERVIOUS AREA: | ±2.14 ACRES / ±93,425 SF |
| PROPOSED PERVIOUS AREA (LANDSCAPE): | ±0.34 ACRES / ±14,678 SF |
| LOT 1 (FRESH THYME): | ±2.48 ACRES / ±108,103 SF |
| PROPOSED IMPERVIOUS AREA: | ±0.48 ACRES / ±21,050 SF |
| PROPOSED PERVIOUS AREA (LANDSCAPE): | ±0.13 ACRES / ±5,555 SF |
| LOT 2 (RESTAURANT/RETAIL): | ±0.61 ACRES / ±26,605 SF |
| PROPOSED IMPERVIOUS AREA: | ±2.64 ACRES / ±114,475 SF (85%) |
| PROPOSED PERVIOUS AREA (LANDSCAPE): | ±0.45 ACRES / ±20,233 SF (15%) |
| TOTAL | ±3.09 ACRES / ±134,708 SF |
| EXISTING ZONING: | B-3 GENERAL SERVICE AND HIGHWAY BUSINESS |
| PROPOSED ZONING: | PUD PLANNED UNIT DEVELOPMENT |
| PROPOSED USE: | RESTAURANT/RETAIL |
| TOTAL BUILDING SQUARE FOOTAGE: | 29,055 SF + 5,360 SF= 34,415 SF |

FAR (FLOOR AREA RATIO)
FAR = FLOOR AREA OF BUILDINGS DIVIDED BY THE NET SITE AREA
B-3 ZONING: MAX. FLOOR AREA RATIO OF BUILDINGS SHALL NOT EXCEED 0.75
FAR (LOT 1) 29,055 SF / 108,103 SF = 0.27
FAR (LOT 2) 5,360 SF / 26,605 SF = 0.20
FAR (TOTAL): 0.47

PARKING REQUIRED:
FRESH THYME 29,055 SF (NOTE 2)
22,951 GFA / 1,000 X 4 ≈ 91.8 = 92
RESTAURANT A 1,680 SF (NOTE 3)
1,428 GFA / 1,000 X 10 ≈ 14.3 = 14
RETAIL B 3,680 SF (NOTE 4)
3,128 GFA / 1,000 X 3.5 ≈ 10.9 = 11

TOTAL CARS REQUIRED = 117

1. LOT 1 AND LOT 2 WILL HAVE A SHARED PARKING AGREEMENT RECORDED.
2. GROCERY STORE (OVER 20,000 SQUARE FEET): 4 SPACES PER 1,000 SF OF GFA.
3. RESTAURANTS: 10 SPACES PER 1,000 SF OF GFA OR 1 PER 4 SEATS, WHICHEVER IS GREATER. ASSUMED 15% REDUCTION OF GROSS AREA.
4. RETAIL: 3.5 SPACES PER 1,000 SF OF GFA. ASSUMED 15% REDUCTION OF GROSS AREA.
5. FOR THE PURPOSE OF CALCULATING THE MINIMUM NUMBER OF PARKING SPACES, GROSS FLOOR AREA (GFA) IS THE SUM OF THE GROSS HORIZONTAL AREAS OF SEVERAL FLOORS OF A BUILDING OR PORTION THEREOF DEVOTED TO A USE REQUIRING OFF STREET PARKING OR LOADING. GFA SHALL NOT INCLUDE FLOOR SPACE DEVOTED PRIMARILY TO THE HOUSING OF MECHANICAL OR ELECTRICAL EQUIPMENT, ELEVATOR SHAFTS, STAIRWELLS, STORAGE (EXCEPT AS OTHERWISE NOTED HEREIN), COMMERCIAL KITCHEN AREAS, RAMPS, AISLES, AND MANEUVERING SPACE DEVOTED TO OFF-STREET PARKING OR LOADING FACILITIES, OR BASEMENT FLOOR SPACE UNLESS THE AREA IS DEVOTED TO MERCHANDISING ACTIVITIES, THE PRODUCTION OR PROCESSING OF GOODS, BUSINESS OR PROFESSIONAL OFFICES, OR DWELLING USES.

PARKING PROVIDED:

| | |
|---|---|
| LOT 1 (FRESH THYME): | |
| SITE SPACES: | 116 |
| ADA SPACES: | 4 (1 VAN) |
| TOTAL SPACES: | 120 |
| LOT 2 (RESTAURANT/RETAIL): | |
| SITE SPACES: | 27 |
| ADA SPACES: | 2 (1 VAN) |
| TOTAL SPACES: | 29 |
| TOTAL OVERALL SPACES: | |
| SITE SPACES: | 143 |
| ADA SPACES: | 6 (2 VAN) * |
| TOTAL SPACES: | 149 |

* PER THE ILLINOIS ACCESSIBILITY CODE WHEN 151 TO 200 OFF STREET PARKING SPACES ARE PROVIDED A MINIMUM NUMBER OF 6 ACCESSIBLE SPACES ARE REQUIRED.

BUILDING SETBACKS:

| | |
|---|---|
| FRONT: | 75' FROM C/L OGDEN AVENUE |
| SIDE: | NONE |
| REAR: | NONE |

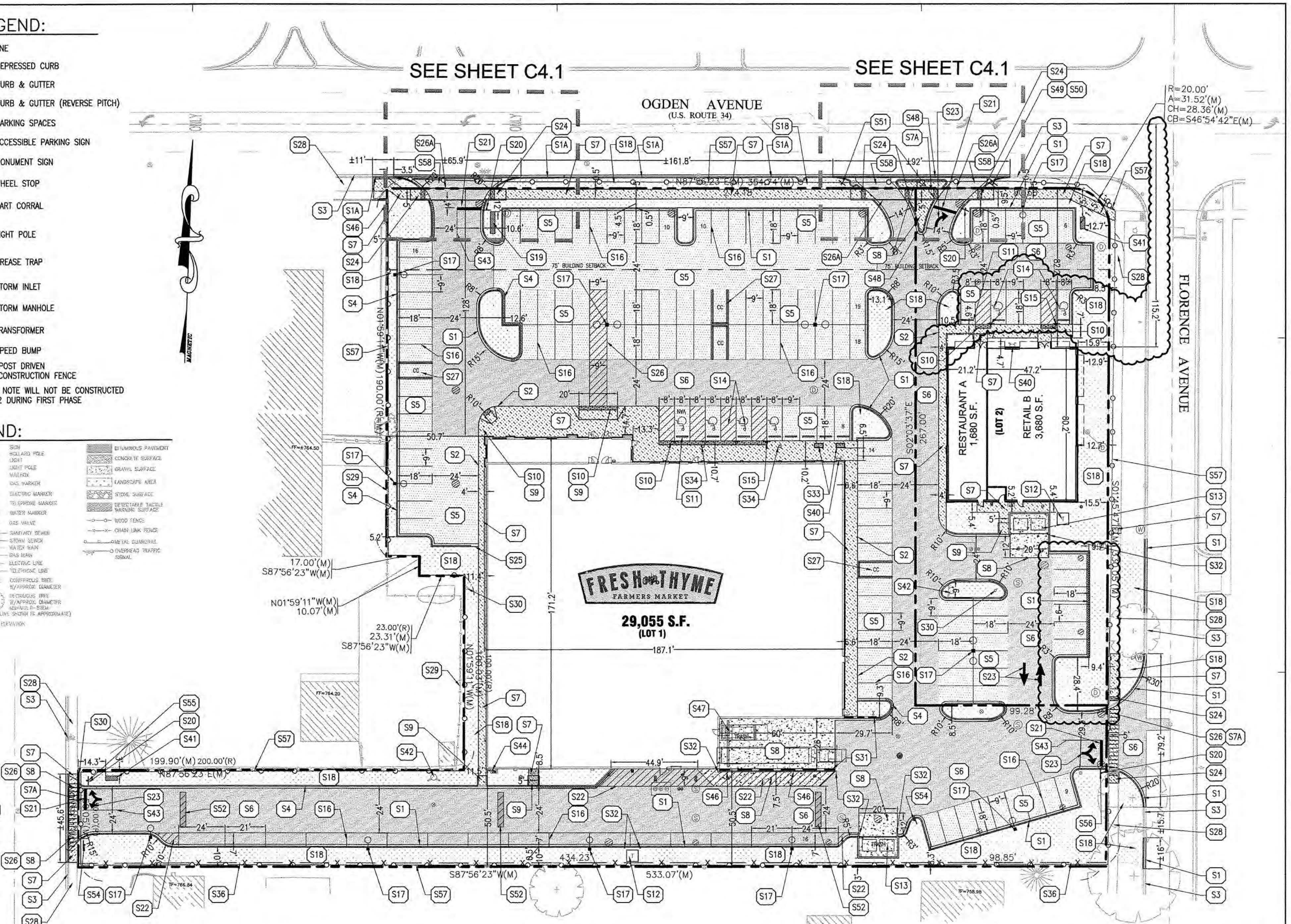
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

## PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED DEPRESSED CURB
- PROPOSED CURB & GUTTER
- PROPOSED CURB & GUTTER (REVERSE PITCH)
- 14 PROPOSED PARKING SPACES
- PROPOSED ACCESSIBLE PARKING SIGN
- PROPOSED MONUMENT SIGN
- PROPOSED WHEEL STOP
- PROPOSED CART CORRAL
- PROPOSED LIGHT POLE
- PROPOSED GREASE TRAP
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED TRANSFORMER
- PROPOSED SPEED BUMP
- TEMPORARY POST DRIVEN CHAIN LINK CONSTRUCTION FENCE
- S# SHADED KEY NOTE WILL NOT BE CONSTRUCTED WITHIN LOT 2 DURING FIRST PHASE

## EXISTING LEGEND:

FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION) (CONTROL POINT)
CONCRETE MONUMENT
CROSS IN CONCRETE
MANHOLE
STORM STRUCTURE
SANITARY MANHOLE
VALVE VAULT
FIRE HYDRANT
FLARED END SECTION
UTILITY POLE
GUY POLE
OVERHEAD TRAFFIC SIGNAL
TRAFFIC SIGNAL MANHOLE
OVERHEAD WIRES
GAS METER
ELECTRIC METER
TRANSFORMER PAD
TELEPHONE PEDESTAL
ELECTRIC PEDESTAL
TELEPHONE MANHOLE
CABLE TELEVISION PEDESTAL
ELECTRIC MANHOLE
VALVE BOX
B/BOX
SIGN
BOLLARD POLE
LIGHT
LIGHT POLE
MAILBOX
GAS MARKER
ELECTRIC MARKER
TELEPHONE MARKER
WATER MARKER
GAS VALVE
SANITARY SEWER
STORM SEWER
WATER MAIN
GAS MAIN
ELECTRIC LINE
TELEPHONE LINE
CONIFEROUS TREE W/APPROX. DIAMETER
DECIDUOUS TREE W/APPROX. DIAMETER (DRIP LINE SHOWN IS APPROXIMATE)
ELEVATION
BITUMINOUS PAVEMENT
CONCRETE SURFACE
GRAVEL SURFACE
LANDSCAPE AREA
STONE SURFACE
DETECTABLE TACTILE WARNING SURFACE
WOOD FENCE
CHAIN LINK FENCE
METAL GUARDRAIL
OVERHEAD TRAFFIC SIGNAL




## PAVEMENT SECTION DETAILS

| | |
|---|---|
| S5 | PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT* • 1.5" ASPHALTIC CONCRETE SURFACE COURSE • 2.25" ASPHALTIC CONCRETE BINDER COURSE • 8.0" CRUSHED STONE AGGREGATE BASE |
| S6 | PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT* • 2.0" ASPHALTIC CONCRETE SURFACE COURSE • 2.25" ASPHALTIC CONCRETE BINDER COURSE • 10.0" CRUSHED STONE AGGREGATE BASE |
| S7 | PROPOSED 5.0" CONCRETE SIDEWALK 4.0" GRAVEL BASE |
| S7A | PROPOSED HEAVY DUTY CONCRETE SIDEWALK • 8.0" PORTLAND CEMENT CONCRETE • 4.0" CRUSHED STONE AGGREGATE BASE |
| S8 | PROPOSED HEAVY DUTY CONCRETE PAVEMENT* • 8.0" PORTLAND CEMENT CONCRETE • 4.0" CRUSHED STONE AGGREGATE BASE |
| S18 | PROPOSED LANDSCAPE AREA |
| S58 | PROPOSED BITUMINOUS PAVEMENT WITHIN U.S RTE 34 R.O.W.* • 2.0" ASPHALTIC CONCRETE SURFACE COURSE • 8.0" BITUMINOUS AGGREGATE MATERIAL (BAM) • 4.0" CRUSHED STONE AGGREGATE BASE |

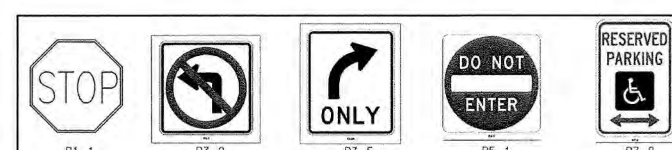
*REFER TO GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC., PROJECT NO. 11135091 DATED SEPTEMBER 26, 2013.

## FLOOD NOTE:

THE SUBJECT PARCEL LIES WITHIN "ZONE X" – AREAS OF MINIMAL FLOODING. SOURCE: NFIP (NATIONAL FLOOD INSURANCE PROGRAM) FIRM (FLOOD INSURANCE RATE MAP) MAP NUMBER 17043C0902H, EFFECTIVE DECEMBER 16, 2004.

## SITE KEY NOTES

| | |
|---|---|
| S1 | PROPOSED B6.12 CONCRETE CURB & GUTTER (TYP.) |
| S1A | PROPOSED B6.12 CONCRETE CURB & GUTTER (I.D.O.T. STANDARD 606001-05) |
| S2 | PROPOSED MONOLITHIC CONCRETE CURB & SIDEWALK (TYP.) |
| S3 | EXISTING CURB & GUTTER TO REMAIN (TYP.) |
| S4 | PROPOSED REVERSED PITCH CURB & GUTTER (TYP.) |
| S5 | PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT. SEE PAVEMENT SECTION DETAILS. |
| S6 | PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT. SEE PAVEMENT SECTION DETAILS. |
| S7 | PROPOSED 5.0" CONCRETE SIDEWALK WITH 4.0" AGGREGATE BASE COURSE. (TYP.) |
| S7A | PROPOSED 8.0" CONCRETE SIDEWALK WITH 4.0" AGGREGATE BASE COURSE. (TYP.) |
| S8 | PROPOSED HEAVY DUTY CONCRETE PAVEMENT. SEE PAVEMENT DETAILS. |
| S9 | PROPOSED SIDEWALK RAMP @ 1:12 MAXIMUM SLOPE (TYP. PER ADA AND LOCAL REQUIREMENTS) |
| S10 | PROPOSED DETECTABLE WARNINGS PER ADA REQUIREMENTS. |
| S11 | PROPOSED CONCRETE WHEEL STOPS (TYP.) |
| S12 | PROPOSED TRANSFORMER PAD WITH BOLLARDS. CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY TO INSTALL TRANSFORMER PAD PER ELECTRIC COMPANY'S SPECIFICATION AND VERIFY LOCATION. |
| S13 | PROPOSED DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS) |
| S14 | PROPOSED ADA ACCESSIBLE PARKING SPACE STRIPING & SYMBOL (TYP. PER ADA AND LOCAL REQUIREMENTS) |
| S15 | PROPOSED ACCESSIBLE PARKING SIGN (TYP. PER ADA AND LOCAL REQUIREMENTS) |
| S16 | PROPOSED 4" PARKING STALL STRIPING PER LOCAL CODES. (TYP.) |
| S17 | PROPOSED LIGHT POLE (TYP.) SEE PHOTOMETRIC PLAN FOR ADDITIONAL INFORMATION. |
| S18 | PROPOSED LANDSCAPE AREA (TYP.). SEE LANDSCAPE PLAN FOR SALT TOLERANT SOD AND DETAILS. |
| S19 | PROPOSED 14' HIGH MONUMENT SIGN (SEE ARCHITECTURAL PLANS) |
| S20 | PROPOSED STOP SIGN. (R1-1 30" STOP SIGN) |
| S21 | PROPOSED WHITE STOP BAR. (INSTALLED 4' BEFORE CROSSWALK) |
| S22 | PROPOSED STRIPED AREA (TYP. PER LOCAL CODES). |
| S23 | PROPOSED DIRECTIONAL TRAFFIC ARROWS. (TYP. PER LOCAL CODES). |
| S24 | PROPOSED SIDEWALK RAMP @ 1:12 MAX SLOPE WITH DETECTABLE WARNING DOMES. |
| S25 | PROPOSED 4' WIDE CURB OPENING FOR DRAINAGE. |
| S26 | PROPOSED STRIPED CROSSWALK |
| S26A | PROPOSED STRIPED CROSSWALK TO BE 2 EACH, 6" WHITE LINES, 6' APART |
| S27 | PROPOSED CART CORRAL |
| S28 | EXISTING CONCRETE SIDEWALK TO REMAIN |
| S29 | EXISTING FENCE TO REMAIN |
| S30 | EXISTING UTILITY POLE TO REMAIN AND TO BE PROTECTED |
| S31 | PROPOSED RETAINING WALL WITH HANDRAIL (SEE ARCHITECTURAL PLANS) |
| S32 | PROPOSED BOLLARD (TYP.) |
| S33 | PROPOSED PIERS FOR CANOPY (SEE ARCHITECTURAL PLANS) |
| S34 | PROPOSED COLUMNS FOR CANOPY (SEE ARCHITECTURAL PLANS) |
| S35 | PROPOSED 4' HIGH ORNAMENTAL FENCE (SEE L2.0 FOR DETAIL) |
| S36 | PROPOSED 6' HIGH SOLID WOOD FENCE (SEE L2.0 FOR DETAIL) |
| S37 | PROPOSED "DO NOT ENTER" SIGN |
| S40 | PROPOSED FIRE DEPARTMENT CONNECTION WITH 5" STORZ. |
| S41 | PROPOSED 8' HIGH MONUMENT SIGN (SEE ARCHITECTURAL PLANS) |
| S42 | PROPOSED FIRE HYDRANT WITH AUXILIARY VALVE (TYP.) |
| S43 | PROPOSED 4" YELLOW SINGLE STRIP LINE (TYP. PER LOCAL CODES). |
| S44 | PROPOSED GAS METER |
| S46 | PROPOSED 6" BARRIER CURB |
| S47 | PROPOSED COMPACTOR |
| S48 | PROPOSED M4.18 MOUNTABLE CURB (I.D.O.T. STANDARD 606001-05) |
| S49 | PROPOSED DO NOT ENTER SIGN (IDOT STANDARD R5-1) |
| S50 | PROPOSED RIGHT TURN ONLY SIGN (IDOT STANDARD R3-5) |
| S51 | PROPOSED NO LEFT TURN SIGN (IDOT STANDARD R3-2) |
| S52 | PROPOSED SPEED BUMP WITH STRIPING PER LOCAL CODE |
| S54 | PROPOSED NO THRU TRAFFIC SIGN |
| S55 | PROPOSED "LOCAL TRAFFIC ONLY" SIGN WITH ARROW (LEFT) |
| S56 | PROPOSED "LOCAL TRAFFIC ONLY" SIGN WITH ARROW (RIGHT) |
| S57 | PROPOSED 8' HIGH TEMPORARY POST DRIVEN CHAIN LINK CONSTRUCTION FENCE |
| S58 | PROPOSED BITUMINOUS PAVEMENT WITHIN U.S. ROUTE 34 RIGHT-OF-WAY. |




R1-1 "STOP" SIGN
R3-2 "NO LEFT TURN" SIGN
R3-5 "RIGHT TURN ONLY" SIGN
R5-1 "DO NOT ENTER" SIGN
R7-8 "RESERVED PARKING" SIGN

GreenbergFarrow
COA#:
21 South Evergreen Avenue
Suite 200
Arlington Heights, IL 60005
t: 847 788 9200 f: 847 788 9537

PROJECT TEAM

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ISSUE/REVISION RECORD

| DATE | DESCRIPTION |
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| 1-31-14 | PLAN COMMISSION SUBMITTAL |
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| 5-19-14 | IDOT RE-SUBMITTAL |
| 6-6-14 | ADDENDUM 1 |
| 6-6-14 | IDOT RE-SUBMITTAL |
| 7-28-14 | CIVIL CONSTRUCTION SET |
| 11-24-14 | P.D. AMENDMENT |
| 12-19-14 | REVISED P.D. AMENDMENT |

PROFESSIONAL SEAL

LICENSED PROFESSIONAL ENGINEER KERI L. WILLIAMS 062-058662 STATE OF ILLINOIS 12/19/14 exp. 11/30/15

PROFESSIONAL IN CHARGE
KERI WILLIAMS, PE
PROFESSIONAL ENGINEER
062-058662

PROJECT MANAGER
LARRY DIEHL

QUALITY CONTROL
JEFF RATH

DRAWN BY
ERIC CARRANZA

PROJECT NAME
shorewood
DEVELOPMENT GROUP

DOWNERS GROVE, ILLINOIS
(SWC) OGDEN AVE & FLORENCE AVE

PROJECT NUMBER
20130576.0

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C3.0

## GENERAL GRADING NOTES:

1. ALL GRADING AND SITE PREPARATION WORK SHALL CONFORM WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
2. CONTRACTOR SHALL CAREFULLY PRESERVE ALL SITE BENCHMARKS AND REFERENCE POINTS DURING CONSTRUCTION OPERATIONS.
3. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
4. CONTRACTOR SHALL INSTALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
5. ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
6. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL STORM DRAINAGE STRUCTURES. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
7. ALL EXISTING AND PROPOSED TOP OF FRAME ELEVATIONS FOR STORM, SANITARY, WATER AND OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED GRADE WITHIN THE PROJECT LIMITS.
8. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
9. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
10. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
11. MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
12. MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
13. MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
14. ALL HANDICAP ACCESSIBLE EXTERIOR DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
15. EXCAVATION SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
16. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
17. SITE 100 YEAR H.W.L. = 760.40'

## BENCHMARKS:

REFERENCE BENCHMARK:

DUPAGE COUNTY BENCHMARK DGN03001/PID DK3126 (NAVD88)

BRONZE DISK IN THE WEST SIDE OF A CONCRETE TRAFFIC SIGNAL BASE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTE 34 (OGDEN AVENUE) AND CASS AVENUE.
ELEVATION = 746.26

SITE BENCHMARKS:

SITE BENCHMARK 1

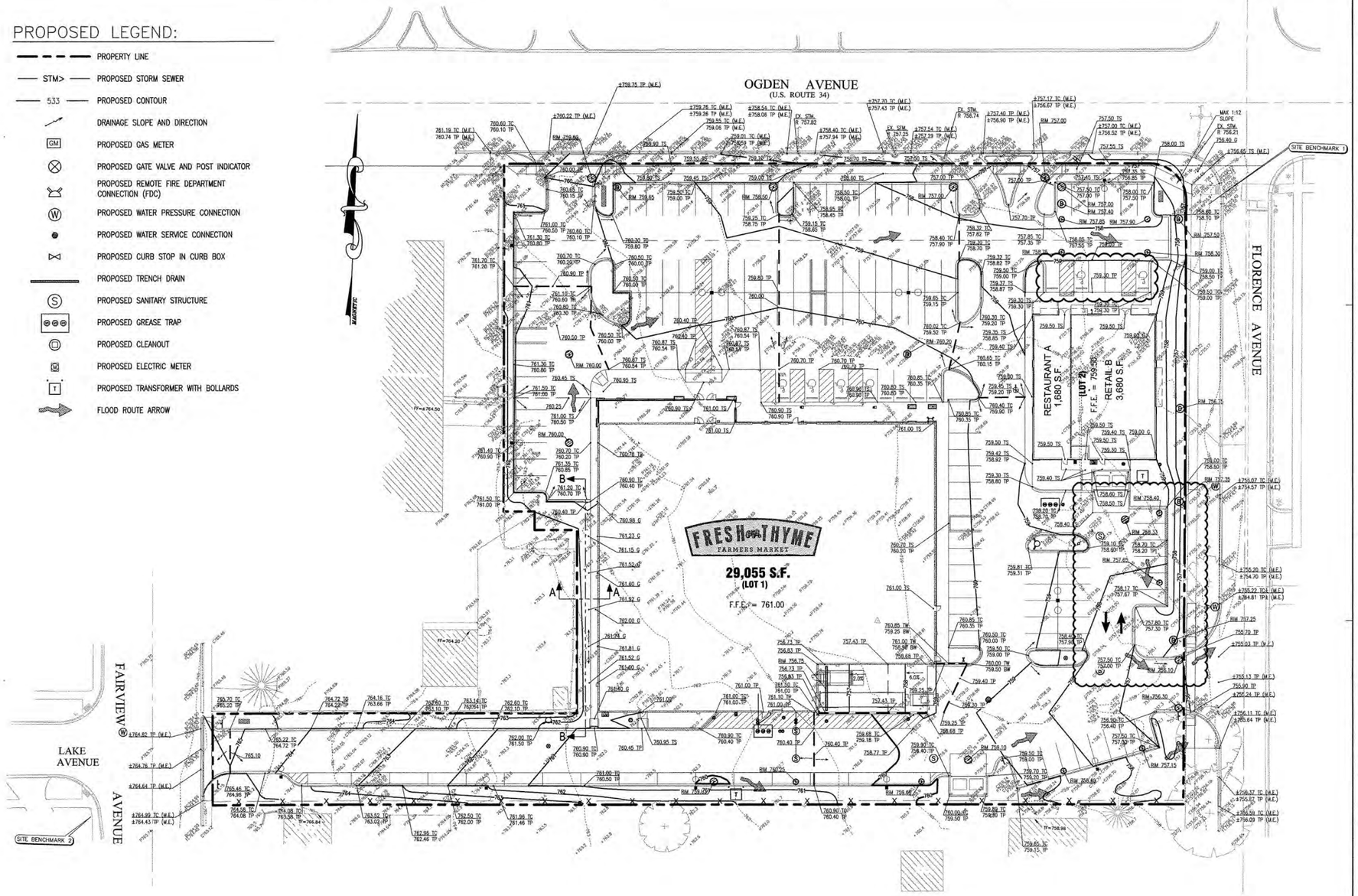
NORTHWEST BONNET BOLT OF FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF OGDEN AVENUE AND FLORENCE AVENUE.
ELEVATION = 757.16

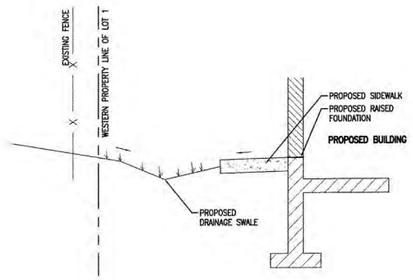
SITE BENCHMARK 2
NORTHWEST BONNET BOLT OF FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF LAKE AVENUE AND FAIRVIEW AVENUE.
ELEVATION = 766.91

## EXISTING LEGEND:

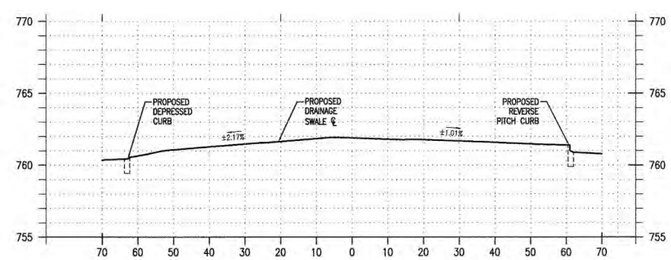
## PROPOSED LEGEND:

- PROPERTY LINE
- STM> — PROPOSED STORM SEWER
- 533 — PROPOSED CONTOUR
- DRAINAGE SLOPE AND DIRECTION
- GM — PROPOSED GAS METER
- PROPOSED GATE VALVE AND POST INDICATOR
- PROPOSED REMOTE FIRE DEPARTMENT CONNECTION (FDC)
- W — PROPOSED WATER PRESSURE CONNECTION
- PROPOSED WATER SERVICE CONNECTION
- PROPOSED CURB STOP IN CURB BOX
- PROPOSED TRENCH DRAIN
- S — PROPOSED SANITARY STRUCTURE
- PROPOSED GREASE TRAP
- PROPOSED CLEANOUT
- E — PROPOSED ELECTRIC METER
- T — PROPOSED TRANSFORMER WITH BOLLARDS
- FLOOD ROUTE ARROW




SECTION A–A




SECTION B–B
H: 1" = 20'
V: 1" = 5'

IT'S CALL JULIE
1-800-892-0123
ILLINOIS ONE CALL SYSTEM
CHICAGO: 312-744-7000

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

GreenbergFarrow
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21 South Evergreen Avenue
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**PROJECT TEAM**

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**PROFESSIONAL IN CHARGE**
KERI WILLIAMS, PE
PROFESSIONAL ENGINEER
062–058662

**PROJECT MANAGER**
LARRY DIEHL

**QUALITY CONTROL**
JEFF RATH

**DRAWN BY**
ERIC CARRANZA

**PROJECT NAME**

shorewood
DEVELOPMENT GROUP

**DOWNERS GROVE, ILLINOIS (SWC) OGDEN AVE & FLORENCE AVE**

**PROJECT NUMBER**
20130576.0

**SHEET TITLE**
**OVERALL GRADING PLAN**

**SHEET NUMBER**
**C4.0**

## GENERAL UTILITY NOTES:

1. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
3. CONTRACTOR SHALL EXCAVATE AND VERIFY IN FIELD ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY STRUCTURES OR PIPING SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNING AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
5. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING SEWER SYSTEMS DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
6. SEE THE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS INCLUDING ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.

## BENCHMARKS:

REFERENCE BENCHMARK:

DUPAGE COUNTY BENCHMARK DGN03001/PID DK3126 (NAVD88)

BRONZE DISK IN THE WEST SIDE OF A CONCRETE TRAFFIC SIGNAL BASE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTE 34 (OGDEN AVENUE) AND CASS AVENUE.
ELEVATION = 746.26

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ELEVATION = 757.16

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ELEVATION = 766.91

## FLOOD NOTE:

THE SUBJECT PARCEL LIES WITHIN "ZONE X" – AREAS OF MINIMAL FLOODING. SOURCE: NFIP (NATIONAL FLOOD INSURANCE PROGRAM) FIRM (FLOOD INSURANCE RATE MAP)
MAP NUMBER 17043C0902H, EFFECTIVE DECEMBER 16, 2004.

## EXISTING LEGEND:

- HOLLOW LIGHT POLE
- UNLESS OTHERWISE NOTED (FIELD LOCATION) (CONTROL POINT)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- BOGUS STRUCTURE
- SANITARY MANHOLE
- VAULT
- FIRE HYDRANT
- FLARED END SECTION
- UTILITY POLE
- SHEPHERD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- OVERHEAD WIRES
- GAS METER
- ELECTRIC METER
- TRANSFORMER PAD
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE MANHOLE
- CABLE TELEVISION PEDESTAL
- ELECTRIC MANHOLE
- VALVE COVE
- BURIAL
- WELL
- SIGN
- GROUND POLE
- LIGHT
- UTILITY POLE
- MAILBOX
- GAS MARKER
- ELECTRIC MARKER
- TELEPHONE MARKER
- WATER MARKER
- GAS VALVE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- ORNAMENTAL FENCE
- OVERHEAD TRAFFIC SIGNAL

## PROPOSED LEGEND:

- PROPERTY LINE
- STM> PROPOSED STORM SEWER
- SAN > PROPOSED SANITARY SEWER
- 8"W PROPOSED 8" WATER LINE
- 6"W PROPOSED 6" WATER LINE
- 2"W PROPOSED 2" DOMESTIC WATER LINE
- E PROPOSED ELECTRIC LINES
- GAS PROPOSED GAS LINE
- T PROPOSED TELEPHONE LINE
- GM PROPOSED GAS METER
- PROPOSED GATE VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- W PROPOSED TAPPING SLEEVE AND VALVE IN VAULT
- PROPOSED REDUCER
- PROPOSED WATER SERVICE CONNECTION
- PROPOSED CURB STOP IN CURB BOX
- PROPOSED FIRE HYDRANT
- PROPOSED TRENCH DRAIN
- D PROPOSED STORM SEWER STRUCTURES
- S PROPOSED SANITARY STRUCTURE
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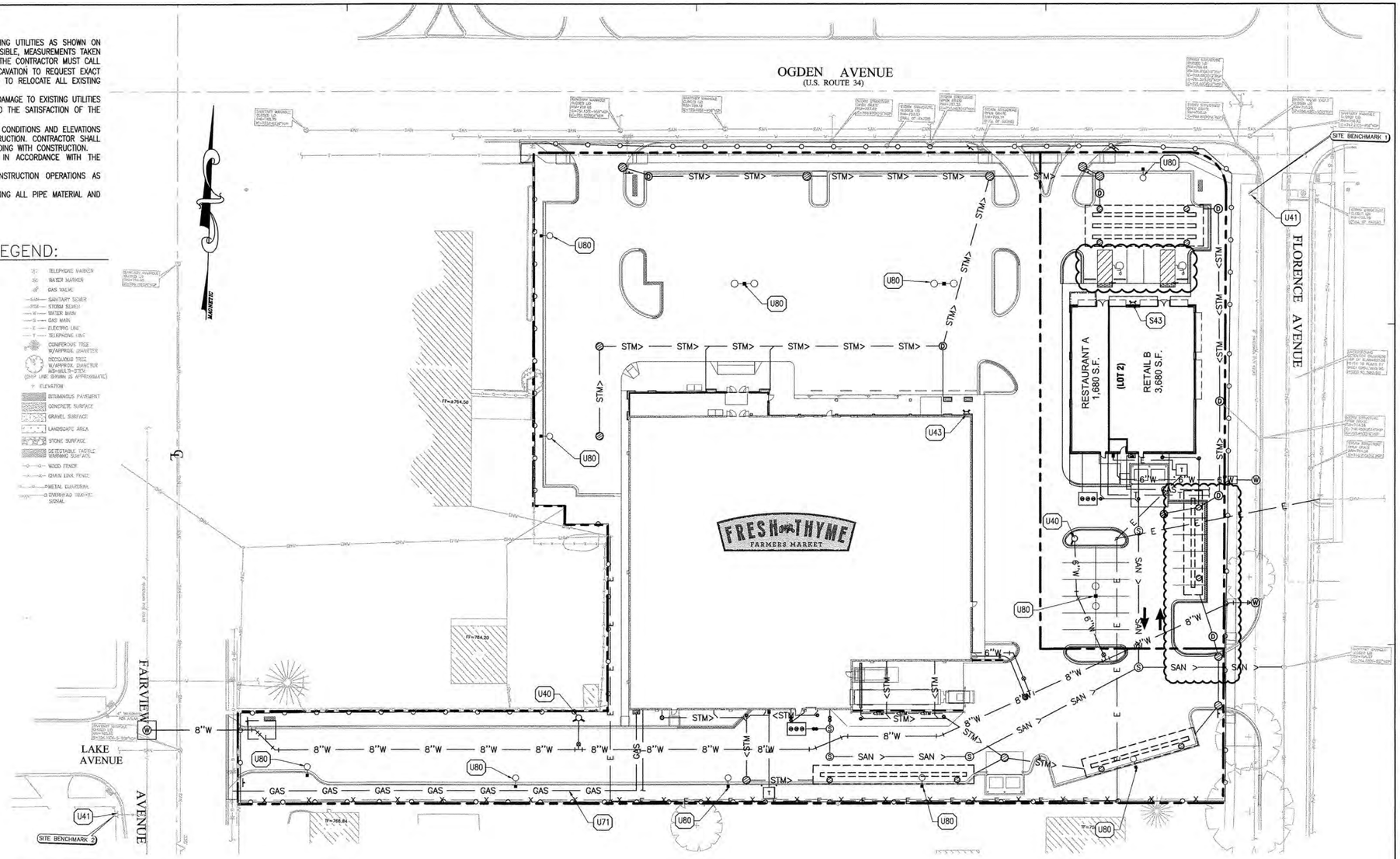
- PROPOSED POWER POLE
- TEMPORARY POST DRIVEN CHAIN LINK CONSTRUCTION FENCE
- U# SHADED KEY NOTE WILL NOT BE CONSTRUCTED WITHIN LOT 2 DURING FIRST PHASE




## UTILITY KEY NOTES

U40 PROPOSED FIRE HYDRANT AND AUXILIARY VALVE PER LOCAL CODES

U41 EXISTING FIRE HYDRANT AND AND AUXILIARY VALVE TO REMAIN AND BE PROTECTED

U43 PROPOSED FIRE DEPARTMENT CONNECTION (FDC) WITH 5" STORZ PER LOCAL CODES.

U80 PROPOSED LIGHT POLE LOCATIONS (SEE PHOTOMETRIC PLAN FOR ADDITIONAL INFORMATION).

IT'S CALL JULIE
1-800-892-0123
ILLINOIS ONE CALL SYSTEM
CHICAGO: 312-744-7000

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

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**PROJECT TEAM**

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| 5-9-14 | SANITARY DISTRICT RE-SUBMITT |
| 5-13-14 | WATER DISTRICT SUBMITTAL |
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| 6-6-14 | ADDENDUM 1 |
| 6-6-14 | IDOT RE-SUBMITTAL |
| 7-28-14 | CIVIL CONSTRUCTION SET |
| 11-24-14 | P.D. AMENDMENT |
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**PROFESSIONAL SEAL**

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**QUALITY CONTROL**
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**DRAWN BY**
ERIC CARRANZA

**PROJECT NAME**

shorewood
DEVELOPMENT GROUP

**DOWNERS GROVE, ILLINOIS (SWC) OGDEN AVE & FLORENCE AVE**

**PROJECT NUMBER**
20130576.0

**SHEET TITLE**
**OVERALL UTILITY PLAN**

**SHEET NUMBER**
**C5.0**

## UTILITY KEY NOTES (#)

- U1 PROPOSED SANITARY SEWER LINE (TYP).
- U2 EXISTING SANITARY SEWER LINE TO REMAIN AND BE PROTECTED.
- U3 PROPOSED SANITARY SEWER MANHOLE.
- U4 EXISTING SANITARY SEWER STRUCTURE TO REMAIN AND BE PROTECTED.
- U7 CONNECT PROPOSED SANITARY SEWER SERVICE LINE TO EXISTING SANITARY MANHOLE PER LOCAL CODES (CONTRACTOR TO CORE DRILL EXISTING MANHOLE, PROVIDE WATERTIGHT RUBBER BOOT AND REFORM BENCH TO PROVIDE SMOOTH FLOW. FIELD VERIFY LOCATION AND ELEVATION PRIOR TO INSTALLING PROPOSED SANITARY SEWER LINES)
- U8 PROPOSED SANITARY SEWER POINT OF ENTRY. (SEE MEP PLANS FOR ADDITIONAL INFORMATION)
- U9 PROPOSED 1800-GALLON GREASE TRAP.
- U10 PROPOSED SANITARY SEWER CLEANOUT
- U20 PROPOSED STORM SEWER LINE. (TYP.)
- U21 EXISTING STORM SEWER LINE TO REMAIN AND BE PROTECTED.
- U23 PROPOSED STORM SEWER STRUCTURE WITH NEENAH R-2502-D FRAME AND GRATE
- U23A PROPOSED STORM SEWER STRUCTURE WITH NEENAH R-1772 FRAME AND GRATE
- U23B PROPOSED STORM SEWER STRUCTURE WITH IDOT TYPE 11V FRAME AND GRATE
- U23C PROPOSED STORM SEWER STRUCTURE WITH IDOT TYPE 11 FRAME AND GRATE
- U24 EXISTING STORM SEWER STRUCTURE TO REMAIN AND BE PROTECTED.
- U26 ADJUST EXISTING FRAME AND GRATE. FIELD VERIFY.
- U26A REPAIR AND CLEAN STRUCTURE AS NECESSARY TO DRAIN. INSTALL TYPE 1 FRAME AND GRATE PER IDOT SPEC 604001.
- U27 PROPOSED STORM SEWER CLEANOUT.
- U28 PROPOSED 7'ø PRECAST CONCRETE MANHOLE WITH NEENAH R-1772-D FRAME AND GRATE (CONTRACTOR SHALL SHALL FIELD VERIFY EXISTING LOCATION AND ELEVATION OF EXISTING 24" STORM SEWER PRIOR TO INSTALLING NEW CATCH BASIN)
- U29 PROPOSED CONTECH CDS-2015 WATER QUALITY UNIT.
- U30 PROPOSED STORM SEWER TRENCH DRAIN. NEENAH R-4990-CX, TYPE C OR APPROVED EQUAL. CONTRACTOR TO PROVIDE A MINIMUM OF 0.5% SLOPE IN BOTTOM OF TRENCH DRAIN.
- U31 30" DIA. RISER W/ CONCRETE COLLAR AND NEENAH R-2540 FRAME AND GRATE OR EQUAL
- U32 CONTECH 48" DIA. PERFORATED CMP INFILTRATION SYSTEM OR APPROVED EQUAL
- U40 PROPOSED FIRE HYDRANT AND AUXILIARY VALVE PER LOCAL CODES
- U41 EXISTING FIRE HYDRANT AND AND AUXILIARY VALVE TO REMAIN AND BE PROTECTED
- U43 PROPOSED FIRE DEPARTMENT CONNECTION (FDC) WITH 5" STORZ PER LOCAL CODES.
- U44 PROPOSED 6" D.I.P. CLASS 52 FIRE PROTECTION LINE.
- U45 PROPOSED 8" D.I.P. CLASS 52 WATER LINE.
- U46 PROPOSED 2" TYPE K COPPER DOMESTIC WATER LINE.
- U47 EXISTING WATER MAIN TO REMAIN AND BE PROTECTED.
- U49 PROPOSED 2" WATER TAP SERVICE CONNECTION TO PROPOSED 8" WATERMAIN PER LOCAL CODES. FIELD VERIFY LOCATION.
- U50 PROPOSED CURB STOP AND CURB BOX PER LOCAL CODES.
- U51 PROPOSED TAPPING SLEEVE AND VALVE CONNECTION TO EXISTING 8" WATERMAIN IN PRECAST CONCRETE VAULT. FIELD VERIFY LOCATION.
- U52 PROPOSED FIRE LINE BACKFLOW PREVENTOR TO BE LOCATED INSIDE BUILDING PER LOCAL JURISDICTION (SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION).
- U53 PROPOSED DOMESTIC BACKFLOW PREVENTION DEVICE TO BE LOCATED INSIDE BUILDING PER LOCAL CODES (SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION).
- U54 PROPOSED 2" TYPE K COPPER DOMESTIC WATER LINE TO BE TAPPED OFF OF 6" FIRE PROTECTION LINE INSIDE BUILDING MECHANICAL ROOM (SEE PLUMBING PLANS OF ADDITIONAL INFORMATION AND DETAILS)
- U55 PROPOSED 6" GATE VALVE IN PRECAST CONCRETE VAULT
- U56 BORE AND JACK PROPOSED 8" WATER LINE UNDER FAIRVIEW AVENUE (CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING 8" WATER LINE PRIOR TO BORING UNDER ROAD)
- U57 PROPOSED BORE PIT
- U58 PROPOSED RECEIVING PIT
- U59 EXISTING VALVE BOX TO REMAIN. ADJUST TO PROPOSED GRADE.
- U60 PROPOSED TAPPING SLEEVE AND VALVE CONNECTION TO EXISTING 6" WATERMAIN IN PRECAST CONCRETE VAULT. FIELD VERIFY LOCATION.
- U61 PROPOSED 8" X 6" REDUCER
- U70 PROPOSED GAS METER (CONTRACTOR SHALL COORDINATE METER LOCATION WITH THE GAS COMPANY AND THE BUILDING MECHANICAL PLANS).
- U71 PROPOSED GAS SERVICE LINE (CONTRACTOR SHALL COORDINATE INSTALLATION REQUIREMENTS WITH GAS COMPANY. SEE BUILDING MECHANICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS).
- U72 EXISTING GAS LINE TO REMAIN AND BE PROTECTED. FIELD VERIFY
- U75 PROPOSED PRIMARY ELECTRIC SERVICE (CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY FOR REQUIREMENTS PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS)
- U76 PROPOSED ELECTRIC TRANSFORMER WITH BOLLARDS. (CONTRACTOR TO INSTALL TRANSFORMER PAD CONTRACTOR SHALL COORDINATE TRANSFORMER LOCATION, SIZE AND DESIGN WITH ELECTRIC COMPANY PRIOR TO INSTALLATION).
- U77 PROPOSED SECONDARY ELECTRIC SERVICE LINE (CONTRACTOR SHALL COORDINATE NEW BUILDING ELECTRIC SERVICE INSTALLATION WITH ELECTRIC COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS. SEE BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS).
- U78 PROPOSED ELECTRIC METER LOCATION (SEE BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS).
- U79 EXISTING ELECTRIC LINE TO REMAIN AND BE PROTECTED. ANY CHANGES TO THE EXISTING ELECTRIC LINE SHALL BE COORDINATED WITH THE UTILITY PROVIDER AND MEP PLANS.
- U80 PROPOSED LIGHT POLE LOCATIONS (SEE PHOTOMETRIC PLAN FOR ADDITIONAL INFORMATION).
- U82 EXISTING ELECTRIC POLE TO REMAIN AND BE PROTECTED.
- U85 PROPOSED TELEPHONE SERVICE LINE (CONTRACTOR TO COORDINATE INSTALLATION REQUIREMENTS WITH TELEPHONE COMPANY. SEE BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS).

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

## PROPOSED LEGEND:

- PROPERTY LINE
- STM> PROPOSED STORM SEWER
- SAN > PROPOSED SANITARY SEWER
- 8"W PROPOSED 8" WATER LINE
- 6"W PROPOSED 6" WATER LINE
- 2"W PROPOSED 2" DOMESTIC WATER LINE
- E PROPOSED ELECTRIC LINES
- GAS PROPOSED GAS LINE
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- GM PROPOSED GAS METER
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- PROPOSED FIRE HYDRANT
- PROPOSED REDUCER
- PROPOSED TRENCH DRAIN
- D PROPOSED STORM SEWER STRUCTURES
- S PROPOSED SANITARY STRUCTURE
- PROPOSED GREASE TRAP
- PROPOSED CLEANOUT
- M PROPOSED ELECTRIC METER
- T PROPOSED TRANSFORMER WITH BOLLARDS
- PROPOSED POWER POLE
- TEMPORARY POST DRIVEN CHAIN LINK CONSTRUCTION FENCE
- U# SHADED KEY NOTE WILL NOT BE CONSTRUCTED WITHIN LOT 2 DURING FIRST PHASE

## EXISTING LEGEND:

- FOUND 7/8" SLEEVE, UNLESS OTHERWISE NOTED (FIELD LOCATION) (CONTROL POINT)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- FLARED END SECTION
- UTILITY POLE
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- OVERHEAD WIRES
- GAS METER
- ELECTRIC METER
- TRANSFORMER PAD
- TELEPHONE PEDESTAL
- RECEIVING PEDESTAL
- TELEPHONE MANHOLE
- CABLE TELEVISION PEDESTAL
- ELECTRIC MANHOLE
- VALVE BOX
- BUBLER
- SIGN
- BOLLARD POLE
- TELEPHONE MARKER
- WATER MARKER
- GAS VALVE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- TELEPHONE LINE
- CONFEROUS TREE W/APPROXIMATE DIAMETER
- DECIDUOUS TREE W/APPROXIMATE DIAMETER MEASURED-GIRTH
- WOOD FENCE
- CHAIN LINK FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC SIGNAL
- LIGHT POLE
- MAILBOX
- GAS MARKER
- ELECTRIC MARKER
- LIGHT

## PUBLIC ACT 86-616 DATA:

| | |
|---|---|
| ELEVATION AT R.O.W. | =757.00 |
| UNDERGROUND STORAGE BOTTOM | =748.40 |
| Hd | =8.60 |
| REQUIRED SETBACK 10 + 1.5 * Hd | =22.90 |
| PROVIDED SETBACK | =28.50 |

CROSSINGS TABLE

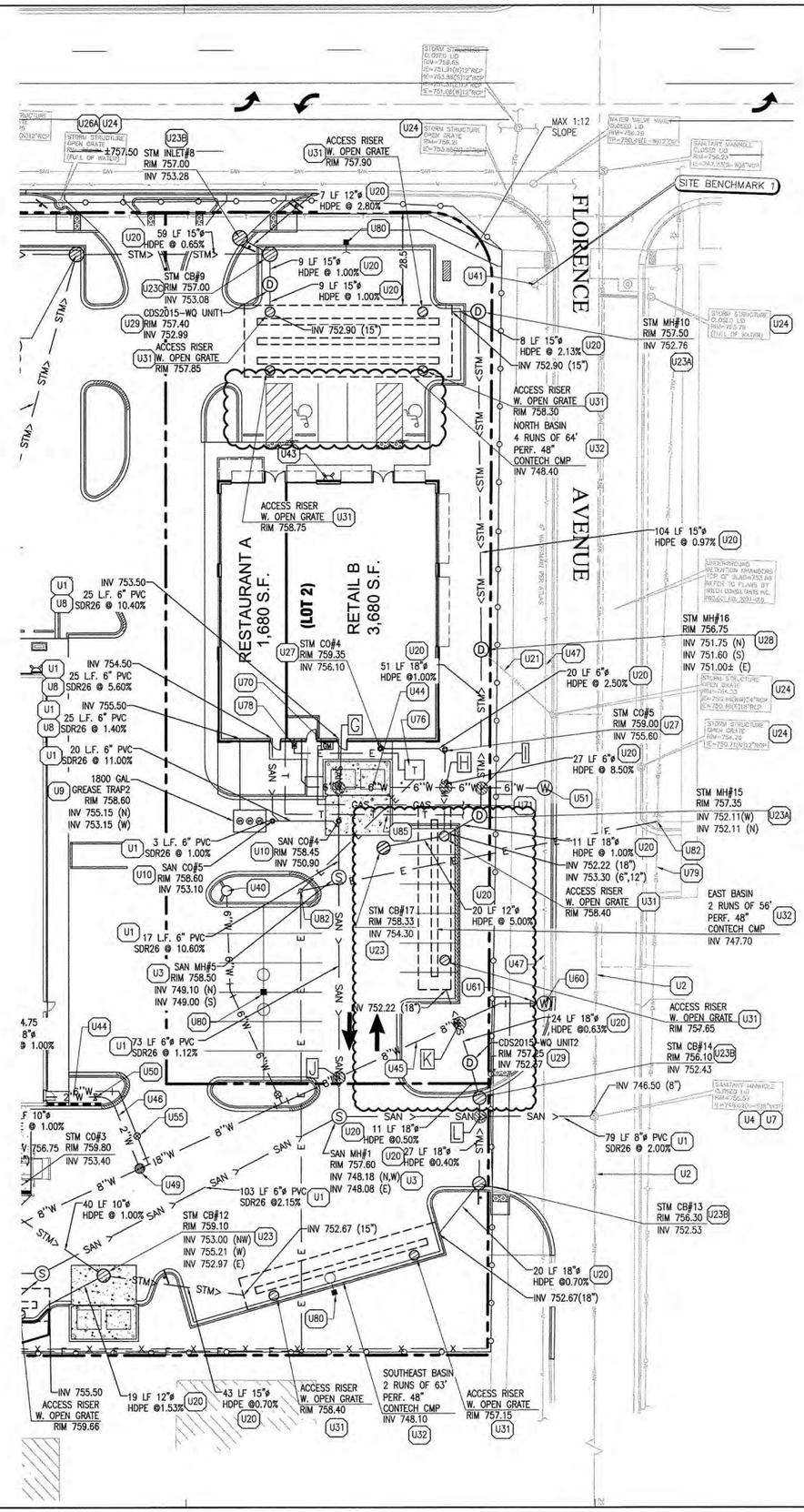
| LTR | PIPE TYPE/SIZE | INVERT | BOT/PIPE | PIPE TYPE/SIZE | INVERT | TOP/PIPE | SEPARATION |
|---|---|---|---|---|---|---|---|
| G | 6" SANITARY | 751.94 | 751.84 | 6" WATER | 749.70 | 750.30 | 1.54 |
| H | 6" STORM | 754.58 | 754.48 | 6" WATER | 752.30 | 752.90 | 1.58 |
| I | 18" STORM | 752.03 | 751.93 | 6" WATER | 749.80 | 750.40 | 1.53 |
| J | 8" WATER | N/A | 751.75 | 6" SANITARY | 748.33 | 749.03 | 2.72 |
| K | 18" STORM | 752.31 | 752.11 | 8" WATER | 749.74 | 750.61 | 1.50* |
| L | 18" STORM | 752.45 | 752.25 | 8" SANITARY | 747.20 | 748.07 | 4.18 |

* MAINTAIN MINIMUM 1.5' CLEARANCE TO WATER LINES

A UTILITY CROSSING

IT'S CALL JULIE 1-800-892-0123 ILLINOIS ONE CALL SYSTEM

CHICAGO: 312-744-7000

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**PROJECT TEAM**

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**PROFESSIONAL SEAL**

LICENSED PROFESSIONAL ENGINEER KERI L. WILLIAMS 062-058662 STATE OF ILLINOIS
12/19/14
Exp. 11/30/15

**PROFESSIONAL IN CHARGE**
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PROFESSIONAL ENGINEER
062-058662
**PROJECT MANAGER**
LARRY DIEHL
**QUALITY CONTROL**
JEFF RATH
**DRAWN BY**
ERIC CARRANZA

**PROJECT NAME**

shorewood DEVELOPMENT GROUP

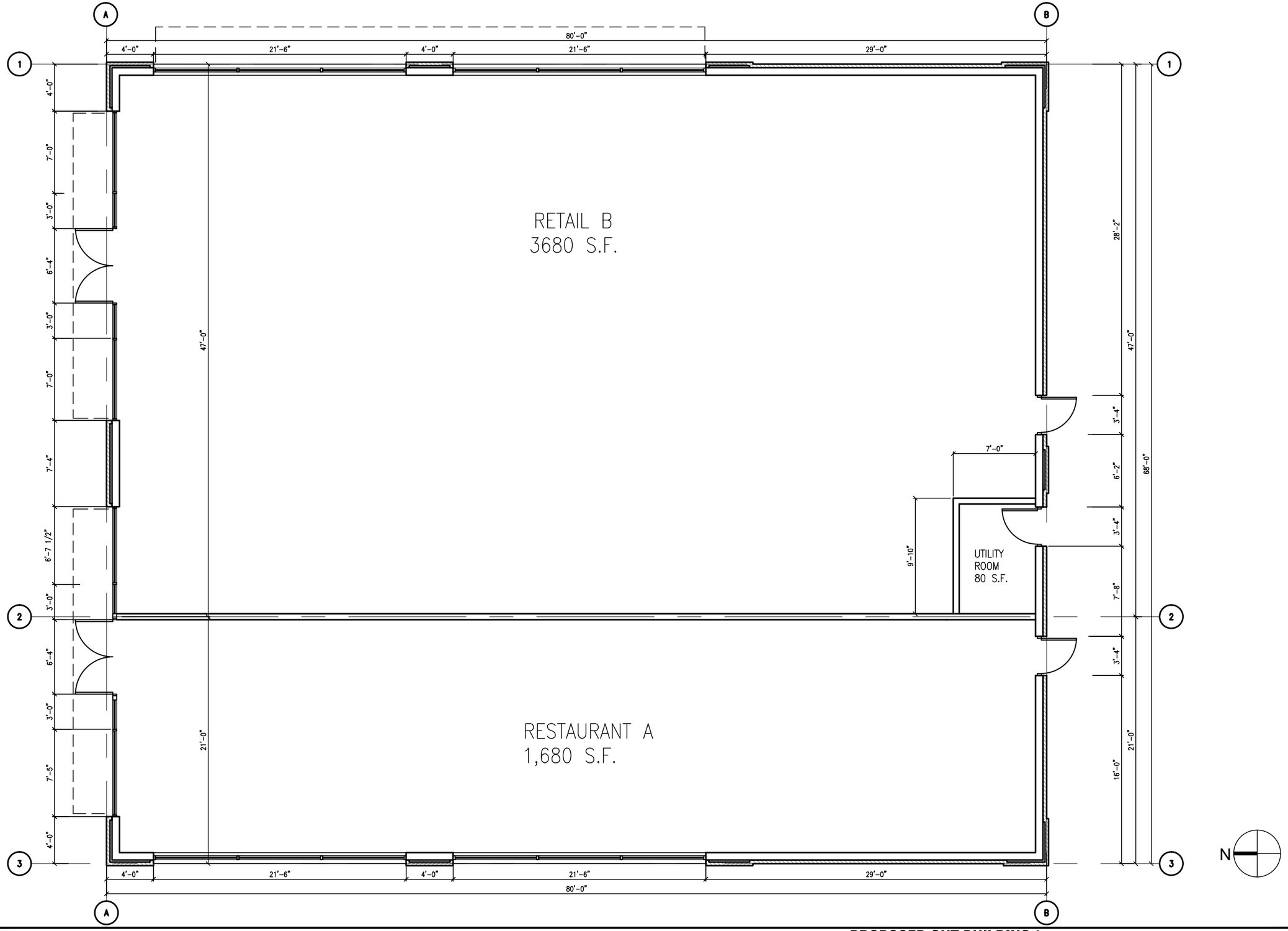
**DOWNERS GROVE, ILLINOIS (SWC) OGDEN AVE & FLORENCE AVE**

**PROJECT NUMBER**
20130576.0

**SHEET TITLE**
**ENLARGED UTILITY PLAN**

**SHEET NUMBER**
**C5.2**

Exhibit H

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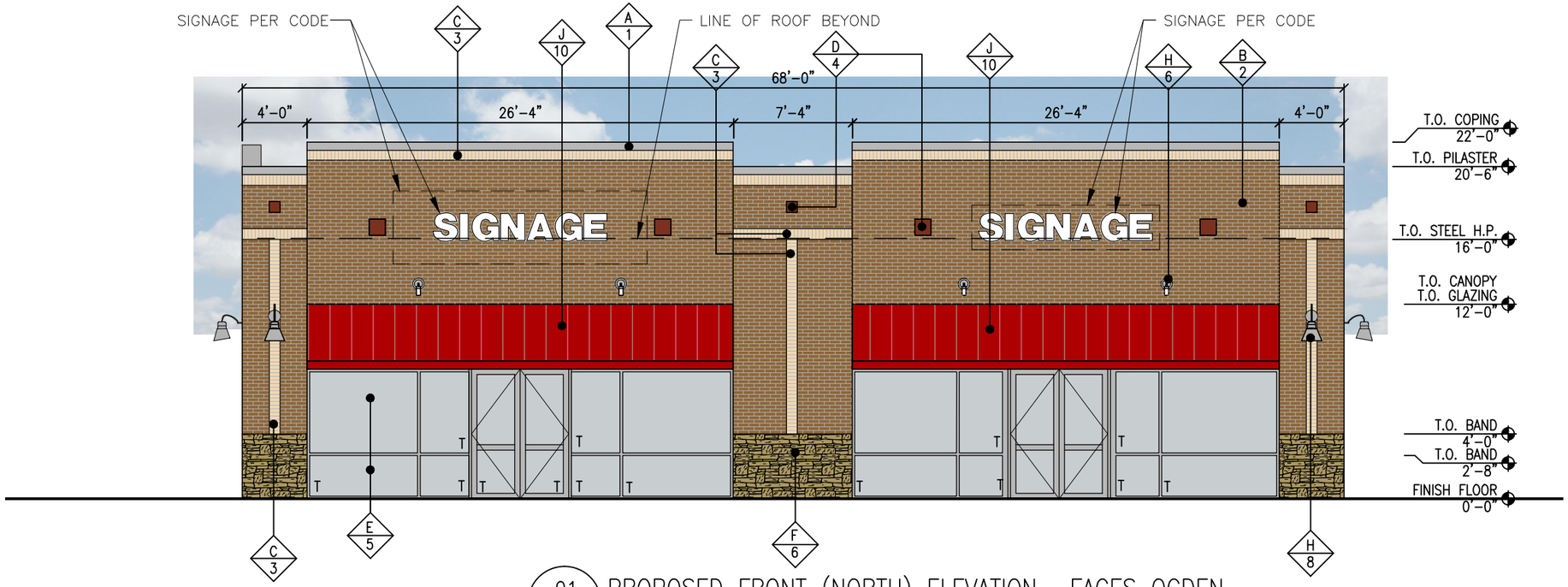
**PROPOSED OUT BUILDING**
DOWNERS GROVE, ILLINOIS
SHOREWOOD DEVELOPMENT GROUP
20130576.0

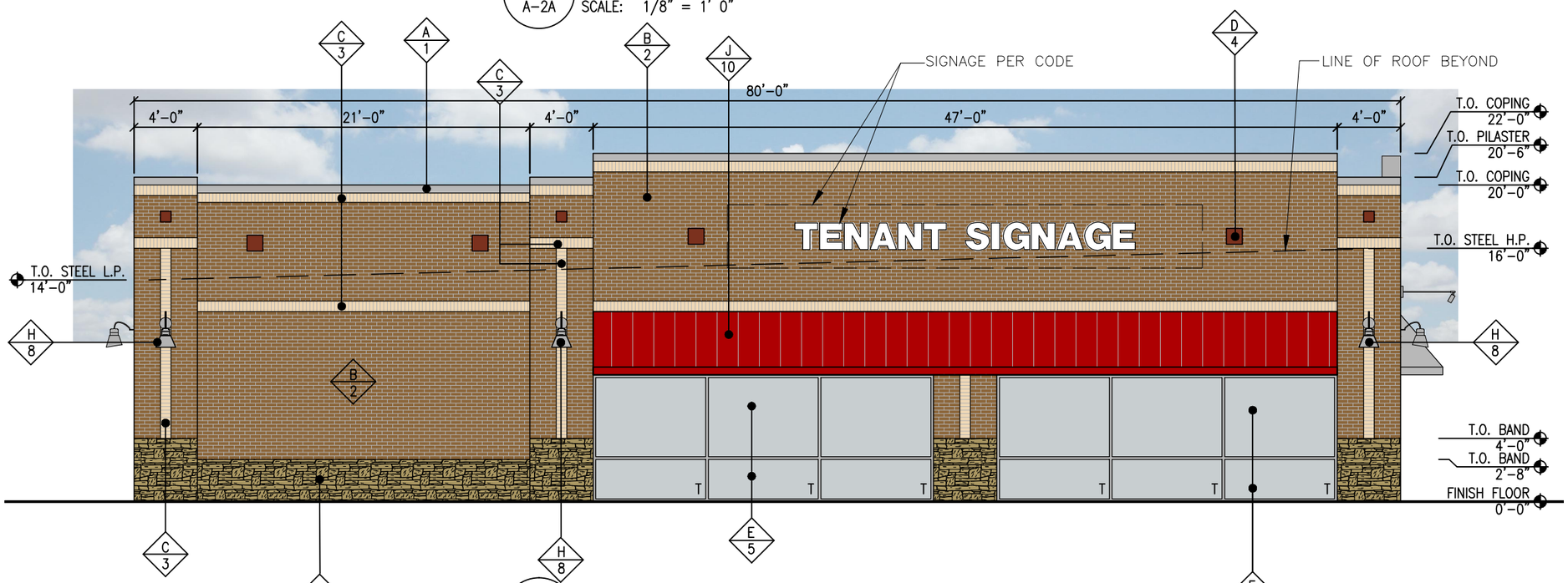
**PROPOSED PLAN**
SCALE: 1/8"=1'-0"
**A-1A**

P.D. AMENDMENT 19 DECEMBER 2014




01 A-2A PROPOSED FRONT (NORTH) ELEVATION– FACES OGDEN

SCALE: 1/8" = 1' 0"




02 A-2A PROPOSED LEFT (EAST) ELEVATION– FACES FLORENCE

SCALE: 1/8" = 1' 0"

## LEGEND

| | FINISH MATERIAL | FINISH COLOR | |
|---|---|---|---|
| A | ALUMINUM COPING | 1 | COLOR TO MATCH METAL ROOFING |
| B | BRICK | 2 | COLOR TO MATCH SHERWIN WILLIAMS 6116 LEATHER BOUND |
| C | BRICK | 3 | COLOR TO MATCH SHERWIN WILLIAMS 7684 CONCORD BUFF |
| D | ACCENT INLAY | 4 | COLOR TO MATCH SHERWIN WILLIAMS 2839 ROYCROFT COPPER RED |
| E | ALUMINUM AND GLASS STOREFRONT SYSTEM | 5 | CLEAR ANODIZED |
| F | STACKED STONE | 6 | NICHIHA KURASTONE DESERT |
| G | NOT USED | 7 | N/A |
| H | DECORATIVE LIGHT FIXTURE | 8 | COLOR AS SELECTED |
| I | METAL ROOF DRAIN AND CONDUCTOR BOX | 9 | COLOR TO MATCH SHERWIN WILLIAMS 2839 ROYCROFT COPPER RED |
| J | PRE–FINISHED STANDING SEAM RIBBED METAL | 10 | BERRIDGE–CEE–LOCK RED |

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**PROPOSED OUT BUILDING**
DOWNERS GROVE, ILLINOIS
SHOREWOOD DEVELOPMENT GROUP
20130576.0

**PROPOSED ELEVATIONS**
SCALE: 1/8"=1'-0"
**A-2A**

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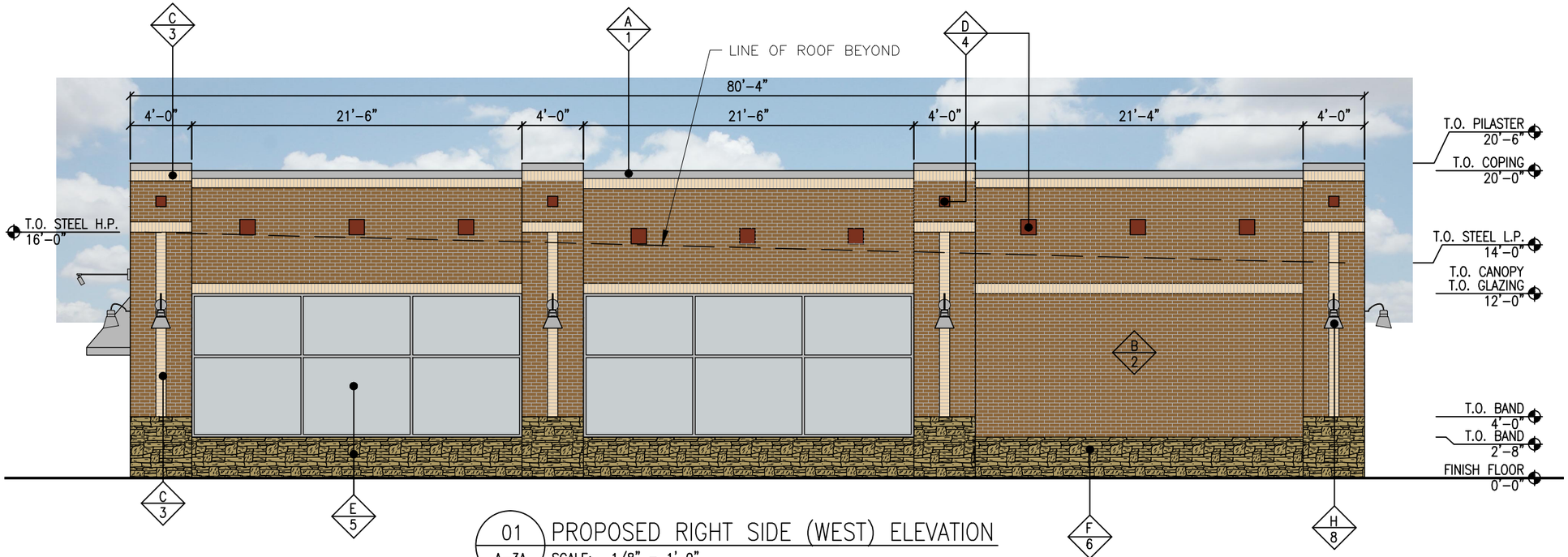
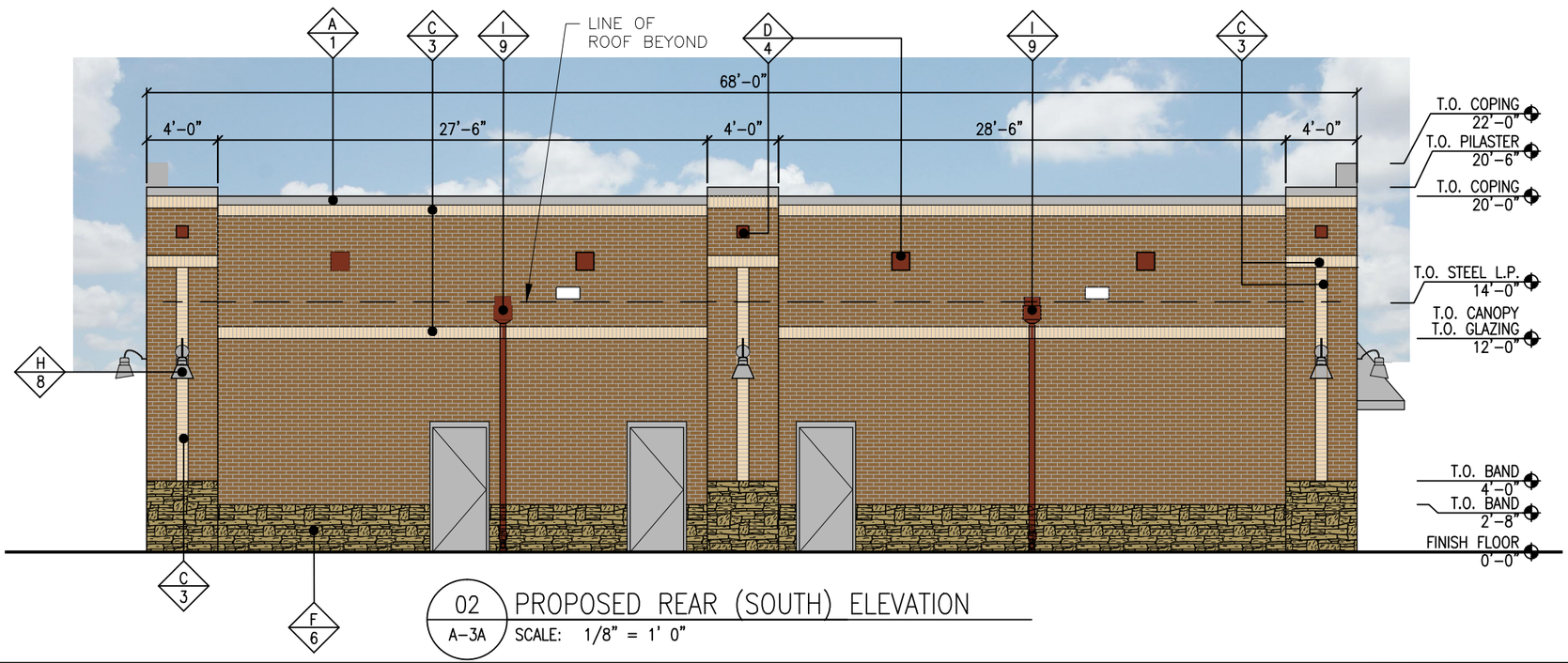



01 A-3A PROPOSED RIGHT SIDE (WEST) ELEVATION
SCALE: 1/8" = 1' 0"




02 A-3A PROPOSED REAR (SOUTH) ELEVATION
SCALE: 1/8" = 1' 0"

## LEGEND

| FINISH MATERIAL | | FINISH COLOR | |
|---|---|---|---|
| A | ALUMINUM COPING | 1 | COLOR TO MATCH METAL ROOFING |
| B | BRICK | 2 | COLOR TO MATCH SHERWIN WILLIAMS 6116 LEATHER BOUND |
| C | BRICK | 3 | COLOR TO MATCH SHERWIN WILLIAMS 7684 CONCORD BUFF |
| D | ACCENT INLAY | 4 | COLOR TO MATCH SHERWIN WILLIAMS 2839 ROYCROFT COPPER RED |
| E | ALUMINUM AND GLASS STOREFRONT SYSTEM | 5 | CLEAR ANODIZED |
| F | STACKED STONE | 6 | NICHIHA KURASTONE DESERT |
| G | NOT USED | 7 | N/A |
| H | DECORATIVE LIGHT FIXTURE | 8 | COLOR AS SELECTED |
| I | METAL ROOF DRAIN AND CONDUCTOR BOX | 9 | COLOR TO MATCH SHERWIN WILLIAMS 2839 ROYCROFT COPPER RED |
| J | PRE-FINISHED STANDING SEAM RIBBED METAL | 10 | BERRIDGE-CEE-LOCK RED |

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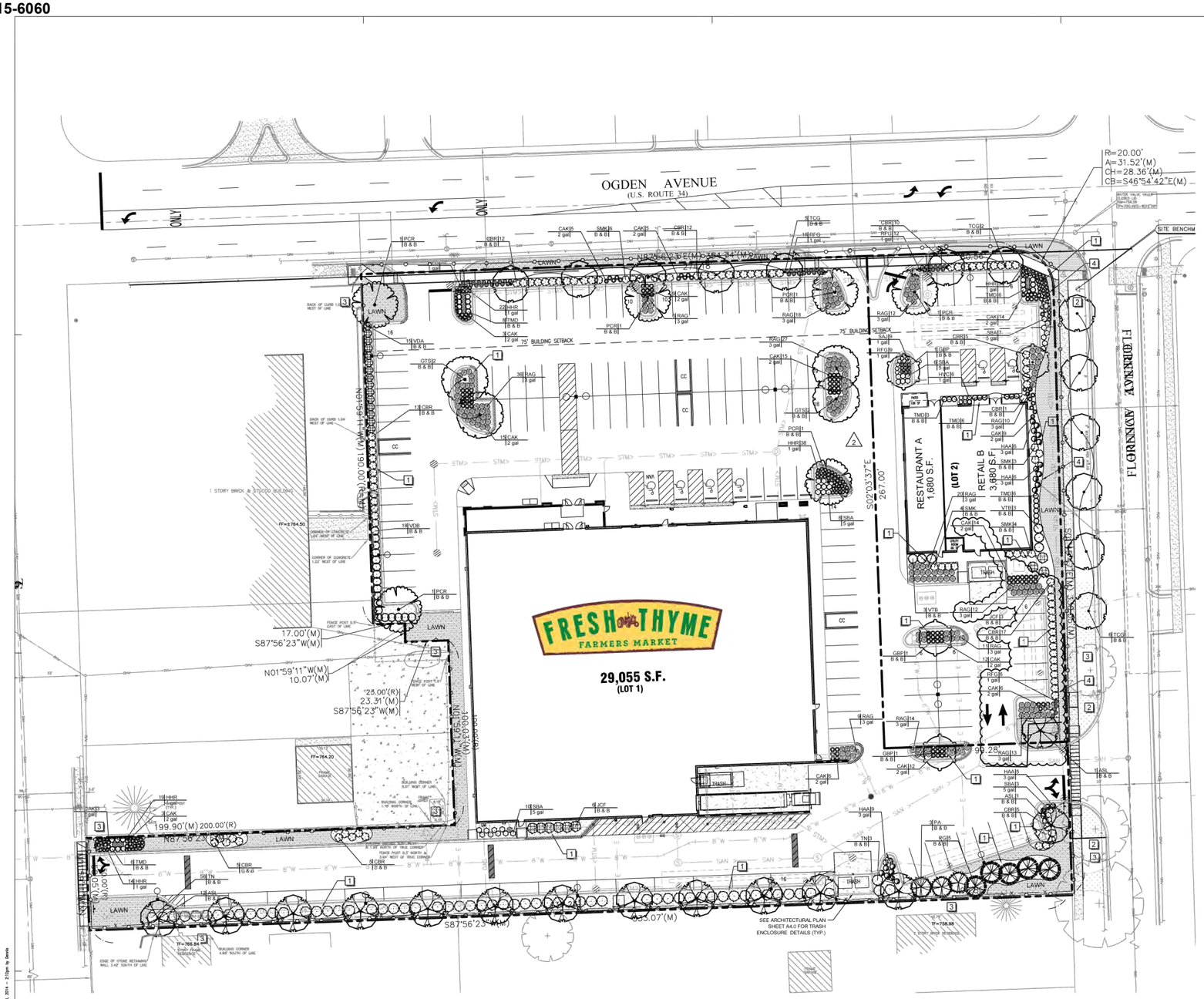
**PROPOSED OUT BUILDING**
DOWNERS GROVE, ILLINOIS
SHOREWOOD DEVELOPMENT GROUP
20130576.0

**PROPOSED ELEVATIONS**
SCALE: 1/8"=1'-0"
**A-3A**

P.D. AMENDMENT 19 DECEMBER 2014

Exhibit 1




# LANDSCAPE PLAN

0 30 60 90 feet

SCALE: 1" = 30'

NORTH

## REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION |
|---|---|
| 1 | INSTALL 3" SHREDDED BARK MULCH IN ALL LANDSCAPE BEDS. |
| 2 | EXISTING LAWN AREA TO REMAIN. REPAIR AS NECESSARY DUE TO CONSTRUCTION BY SEEDING WITH LAWN GRASSES COMMON TO SITE AND LOCALITY. |
| 3 | CONTRACTOR IS TO RESTORE ANY AREAS DAMAGED DURING CONSTRUCTION ON ADJACENT PARCELS. PLANT MATERIAL IS TO BE REPLACED WITH LIKE, TYPE, SIZE AND SPECIES. ALL EXISTING LANDSCAPE IS TO REMAIN PROTECTED DURING THE ENTIRE CONSTRUCTION PERIOD. |
| 4 | CULTIVATED BEDLINE 4" DEPTH. |

## LOCATION MAP

## PLANT SCHEDULE

| TREES | CODE | QTY | BOTANICAL NAME / COMMON NAME | ROOT | CAL | SIZE |
|---|---|---|---|---|---|---|
| 2 | ASL | 14 | Acer saccharum `Legacy` / Legacy Sugar Maple FULL BRANCHING | B & B | 2" Cal. DBH | |
| | GBP | 4 | Ginkgo biloba `Princeton Sentry` / Princeton Sentry Ginkgo STRONG CENTRAL LEADER | B & B | 2" Cal. DBH | |
| | GTS | 4 | Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Honey Locust STRONG LEADER | B & B | 2" Cal. DBH | |
| | PA | 3 | Picea abies / Norway Spruce | B & B | | 6`-7` Ht. |
| | PG | 5 | Picea glauca / White Spruce FULL BRANCHING | B & B | | 6`-8` HT. MIN. |
| | PCR | 6 | Pyrus calleryana `Redspire` / Redspire Pear STRONG LEADER | B & B | 2" Cal. DBH | |
| | TCG | 13 | Tilia cordata `Greenspire` / Greenspire Littleleaf Linden FULL BRANCHING, STRONG CENTRAL LEADER | B & B | 2" Cal. DBH | |

| SHRUBS | CODE | QTY | BOTANICAL NAME / COMMON NAME | ROOT | HEIGHT | SPREAD | SPACING |
|---|---|---|---|---|---|---|---|
| 1 2 | CBR | 85 | Cornus sericea `Bailey`s Redtwig` / Bailey`s Redtwig Dogwood | B & B | 36" Ht. Min. | | 48" o.c. |
| 3 | HAA | 26 | Hydrangea arborescens `Annabelle` / Annabelle Hydrangea | 3 gal | 24" HT. MIN. | | 36" o.c. |
| | JCF | 9 | Juniperus chinensis `Fairview` / Fairview Juniper | B & B | 6` HT. MIN. | | 72" o.c. |
| 3 | RAG | 188 | Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac | 3 gal | 24" SPR. MIN. | | 36" o.c. |
| | SBA | 34 | Spiraea x bumalda `Anthony Waterer` / Anthony Waterer Spiraea | 5 gal | 24" Ht. Min. | | 36" o.c. |
| | SMK | 17 | Syringa patula `Miss Kim` / Miss Kim Lilac | B & B | 36" Ht. Min. | | 48" o.c. |
| | TMD | 35 | Taxus x media `Densiformis` / Dense Yew | B & B | 24" HT. MIN. | | 36" o.c. |
| | TN | 59 | Thuja occidentalis `Nigra` / Nigra Cedar | B & B | 6` HT. MIN. | | 72" o.c. |
| | VDA | 15 | Viburnum dentatum `Autumn Jazz` / Southern Arrowwood | B & B | 36" Ht. Min. | | 48" o.c. |
| | VDB | 18 | Viburnum dentatum `Blue Muffin` / Blue Muffin Viburnum | B & B | 36" Ht. Min. | | 48" o.c. |
| 2 | VTB | 6 | Viburnum trilobum `Bailey Compact` / Bailey`s Compact American Cranberry Bush | B & B | 30"-36" Ht. | | 60" o.c. |

| ANNUALS/PERENNIALS | CODE | QTY | BOTANICAL NAME / COMMON NAME | ROOT | HEIGHT | SPREAD | SPACING |
|---|---|---|---|---|---|---|---|
| 1 2 | HHR | 129 | Hemerocallis x `Happy Returns` / Happy Returns Daylily | 1 gal | | | 24" o.c. |
| | HVC | 6 | Heuchera villosa `Caramel` / Coral Bells | 1 gal | | | 24" o.c. |
| 3 | RFG | 63 | Rudbeckia fulgida `Goldsturm` / Goldsturm Black-eyed Susan | 1 gal | | | 24" o.c. |
| | SAJ | 9 | Sedum x `Autumn Joy` / Autumn Joy Sedum | 1 gal | | | 24" o.c. |

| GRASSES | CODE | QTY | BOTANICAL NAME / COMMON NAME | ROOT | HEIGHT | SPREAD | SPACING |
|---|---|---|---|---|---|---|---|
| 1 2 3 | CAK | 131 | Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass | 2 gal | | | 30" o.c. |

| SOD/SEED | CODE | QTY | BOTANICAL NAME / COMMON NAME | ROOT |
|---|---|---|---|---|
| 3 | PP | 8,407 sf | Lawn Grasses / Black Beauty Fescue Sod Salt Tolerant | sod |

## GENERAL NOTES:

1. GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
2. CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.

IT'S CALL JULIE
1-800-892-0123
ILLINOIS ONE CALL SYSTEM
CHICAGO: 312-744-7000

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**ISSUE/REVISION RECORD**

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| 03/19/14 | VILLAGE RESUBMISSION |
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| 05/09/14 | SANITARY DIST. RESUBMITTAL |
| 05/16/14 | IDOT RESUBMITTAL |
| 06/06/14 | ADDENDUM #1 |
| 10/24/14 | ADDENDUM #2 |
| 12/18/14 | ADDENDUM #3 |

**PROFESSIONAL SEAL**

REGISTERED LANDSCAPE ARCHITECT
DENNIS J. JARRARD
LICENSE NO. 0020-000157
EXPIRES 11/30/2015
STATE OF ILLINOIS

**PROFESSIONAL IN CHARGE**
DENNIS J. JARRARD, RLA

**PROJECT MANAGER**

**QUALITY CONTROL**

**DRAWN BY**
D. JARRARD, RLA

**PROJECT NAME**

# FRESH THYME FARMERS MARKET

# DOWNERS GROVE, ILLINOIS

**(SWC) OGDEN AVE & FLORENCE AVE.**

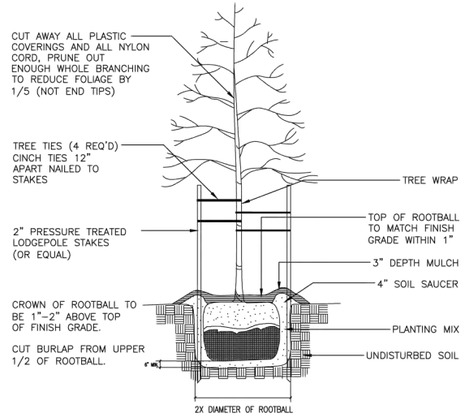
**PROJECT NUMBER**
20140012

**SHEET TITLE**

**LANDSCAPE PLAN**

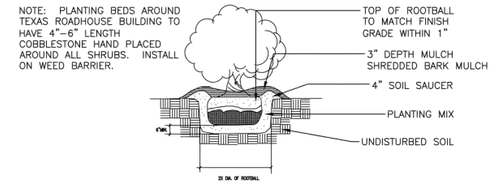
**SHEET NUMBER**

# L1.0



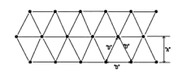

## 1 TREE PLANTING DETAIL

NOT TO SCALE 329343.39–Ø1




## 3 SHRUB PLANTING DETAIL

NOT TO SCALE 329333.16–Ø1

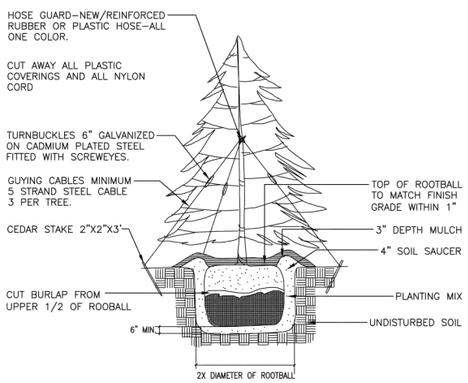



**SEE PLAN FOR REQUIRED SPACING

| SPACING "D" | ROW WIDTH "A" | NO. OF PLANTS/SF |
|---|---|---|
| 6" O.C. | 5.20" | 4.61 |
| 8" O.C. | 6.93" | 2.60 |
| 10" O.C. | 8.66" | 1.66 |
| 12" O.C. | 10.44" | 1.15 |
| 15" O.C. | 13.00" | .738 |
| 18" O.C. | 15.60" | .512 |
| 24" O.C. | 20.80" | .330 |

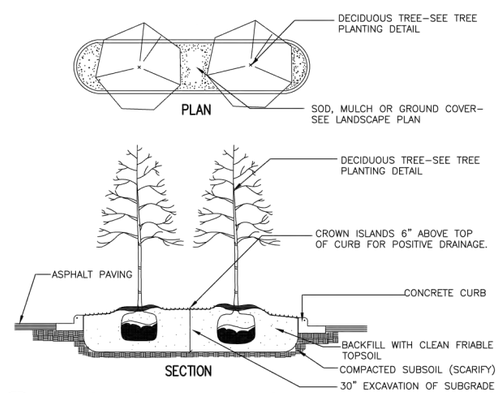
## 4 GROUNDCOVER PLANTING DETAIL

NOT TO SCALE 329333.83–Ø1



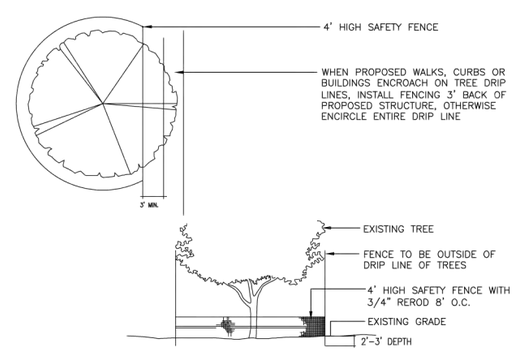

## 2 EVERGREEN TREE PLANTING DETAIL

1" = 1" 329343.46–Ø1




## 5 TYPICAL ISLAND PLANTING DETAIL

NOT TO SCALE 329333.69–Ø1




## 6 TREE PROTECTION DETAIL

NOT TO SCALE 329343.67–Ø1

# LANDSCAPE NOTES

LANDSCAPE PLANTING

1. THE LANDSCAPE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND VERIFY THEM TO HIS SATISFACTION. THE LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE CONDITIONS AND DO THE WORK SPECIFIED WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN.
2. PRIOR TO CONSTRUCTION THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES HE SHALL MAKE NECESSARY REPAIRS AS QUICKLY AS POSSIBLE WITHOUT ADDITIONAL COMPENSATION.
3. ALL PLANT MATERIAL SIZES AND MEASUREMENTS, INCLUDING TRUNK, HEAD, AND SPREAD SIZES, CONTAINER AND ROOTBALL SIZES, QUALITY AND CONDITION SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI.Z60.1).
4. ALL PLANT MATERIAL ARE SUBJECT TO THE APPROVAL BY THE OWNER, AND MAY BE INSPECTED AT THE PLACE OF GROWTH OR ON SITE PRIOR TO PLANTING. LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL, WHICH IS NOT TO HIS SATISFACTION.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING WORK (INCLUDING WATERING, SPRAYING FOR INSECTS AND DISEASE, MULCHING, MOWING, FERTILIZING, CULTIVATING, EDGING AND WEEDING) FOR A PERIOD OF 90 DAYS AFTER ACCEPTANCE BY THE OWNER.
6. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL LANDSCAPE PLANTING WORK AND MATERIALS FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE THE WORK HAS BEEN APPROVED BY THE OWNER AS INSTALLED. ALL PLANT MATERIAL NOT HEALTHY GROWING CONDITION SHALL BE REMOVED IMMEDIATELY AND REPLACED AS SOON AS POSSIBLE WITH LIKE KIND AND SIZE AT NO CHARGE TO THE OWNER.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOIL SAMPLES FROM SOIL AND NATIVE OR FILL SOILS AT THE SITE AND SUBMITTING THEM TO AN APPROVED SOIL TESTING LABORATORY, AND OBTAIN ANALYSES AND RECOMMENDATIONS FOR AMENDING THESE SOILS AND FERTILIZATION OF SPECIFIED PLANT MATERIAL AT A MINIMUM ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12 LBS. /1000 SF OF 10–10–10 FERTILIZER.
8. ALL PLANTING AREAS, SHRUB BEDS AND TREES SHALL BE MULCHED WITH A MINIMUM COMPACTED DEPTH OF THREE (3) INCHES OF MULCH AS SPECIFIED. PRIOR TO MULCHING APPLY A PRE–EMERGENT HERBICIDE (APPROVED BY OWNER) AS RECOMMENDED BY THE MANUFACTURER, TO PREVENT RECURRING WEED AND GRASS GROWTH.
9. CONTRACTOR IS TO TAKE SPECIAL CARE WHEN INSTALLING NEW PLANT MATERIAL SO AS NOT TO DISTURB ANY EXISTING PLANTINGS DESIGNATED TO REMAIN. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE AND NO ADDITIONAL COST TO OWNER.

TURF AND LAWNS

1. ALL DISTURBED AREAS SHALL RECEIVE 4" MINIMUM OF TOPSOIL (COMPACTED) AND GRASSED WITH SOD OR
2. SEED AS INDICATED ON PLAN. LANDSCAPE CONTRACTOR TO COORDINATE HIS/HER WORK WITH OTHER TRADES REGARDING FINISH GRADING. IF AVAILABLE CONTRACTOR IS TO USE STOCKPILED TOPSOIL ONSITE. IF NOT AVAILABLE THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR IMPORTING THE TOPSOIL NECESSARY TO MEET FINISH GRADE.
3. TOPSOIL, SHALL BE FERTILE, FRIABLE AND REPRESENTATIVE OF LOCAL PRODUCTIVE SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND FREE OF CLAY LUMPS, SUBSOIL, NOXIOUS WEEDS OR OTHER FOREIGN MATTER SUCH AS STONES, ROOTS, STICKS AND OTHER EXTRANEOUS MATERIALS: NOT FROZEN OR MUDDY. PH OF TOPSOIL TO RANGE BETWEEN 5.5 AND 7.5.
4. SODDED AREAS SHALL BE GRASSED WITH KENTUCKY BLUEGRASS SOD. SOD SHALL BE LAID WITH CLOSE, TIGHT FITTING JOINTS, WHICH SHALL BE LAID IN ROWS PARALLEL TO THE CONTOUR LINES. ALL SODDED AREAS SHALL BE ROLLED TO ACHIEVE A SMOOTH, UNIFORM LAWN.
5. SEEDED AREAS SHALL BE GRASSED WITH KENTUCKY 31 TALL FESCUE AND BLUEGRASS AT A RATE OF (5) POUNDS PER 1000 SQ. FT. OF GRASSED AREA. SEED MAY BE APPLIED EITHER BY A MECHANICAL SPREADER OR HYRDROSEEDING. WHICHEVER METHOD IS CHOSEN A THICK STAND OF GRASS SHALL BE ACHIEVED WITHIN 21 DAYS OR A SECOND OVERSEEDING WILL BE REQUIRED.
6. FERTILIZATION AND SOIL AMENDMENTS FOR ALL GRASSED AREAS SHALL BE AS PER LABORATORY ANALYSIS. HYDROSEEDING MAY BE SUBSTITUTED FOR MECHANICAL SEEDING BY MIXING SEED, FERTILIZER AND PULVERIZED MULCH IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. MIX UNTIL UNIFORMLY BLENDED INTO HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION. APPLY UNIFORMLY AT A RATE AS REQUIRED TO OBTAIN SPECIFIED SEEDING RATE.
7. ANY EXISTING LAWN AREA DISTURBED BY CONSTRUCTION IS TO BE REPAIRED TO ITS ORIGINAL CONDITION BY SEEDING.

TREES AND SHRUBS

1. ALL TREES LOCATED IN GRASSED AREAS SHALL BE PLANTED AS PER DETAIL AND MULCHED WITH AT LEAST FOUR (4) FOOT DIAMETER OF SHREDDED BARK MULCH, TO A MINIMUM 3" DEPTH.
2. SHRUB BEDS SHALL BE MOUNDED WITH TOPSOIL A MINIMUM OF 6" ABOVE TOP OF CURB AND SHALL BE MULCHED WITH A 3" DEPTH OF SHREDDED BARK MULCH.
3. TREES SHALL BE PLANTED NO CLOSER THAN FIVE (5) FEET FROM BACK OF SIDEWALK OR BUILDING STRUCTURE.
4. LOCATION AND LAYOUT OF ALL SHRUBS AND TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
5. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
6. ALL TREES ARE TO BE STAKED AND GUYED PER PLANTING DETAILS.

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t: 248.212.4920

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| 05/16/14 | IDOT RESUBMITTAL |
| 06/06/14 | ADDENDUM #1 |
| 10/24/14 | ADDENDUM #2 |
| 12/18/14 | ADDENDUM #3 |

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DENNIS J JARRARD, RLA

PROJECT MANAGER

QUALITY CONTROL

DRAWN BY
D. JARRARD, RLA

PROJECT NAME

**FRESH THYME FARMERS MARKET**

**DOWNERS GROVE, ILLINOIS**

**(SWC) OGDEN AVE & FLORENCE AVE.**

PROJECT NUMBER
20140012

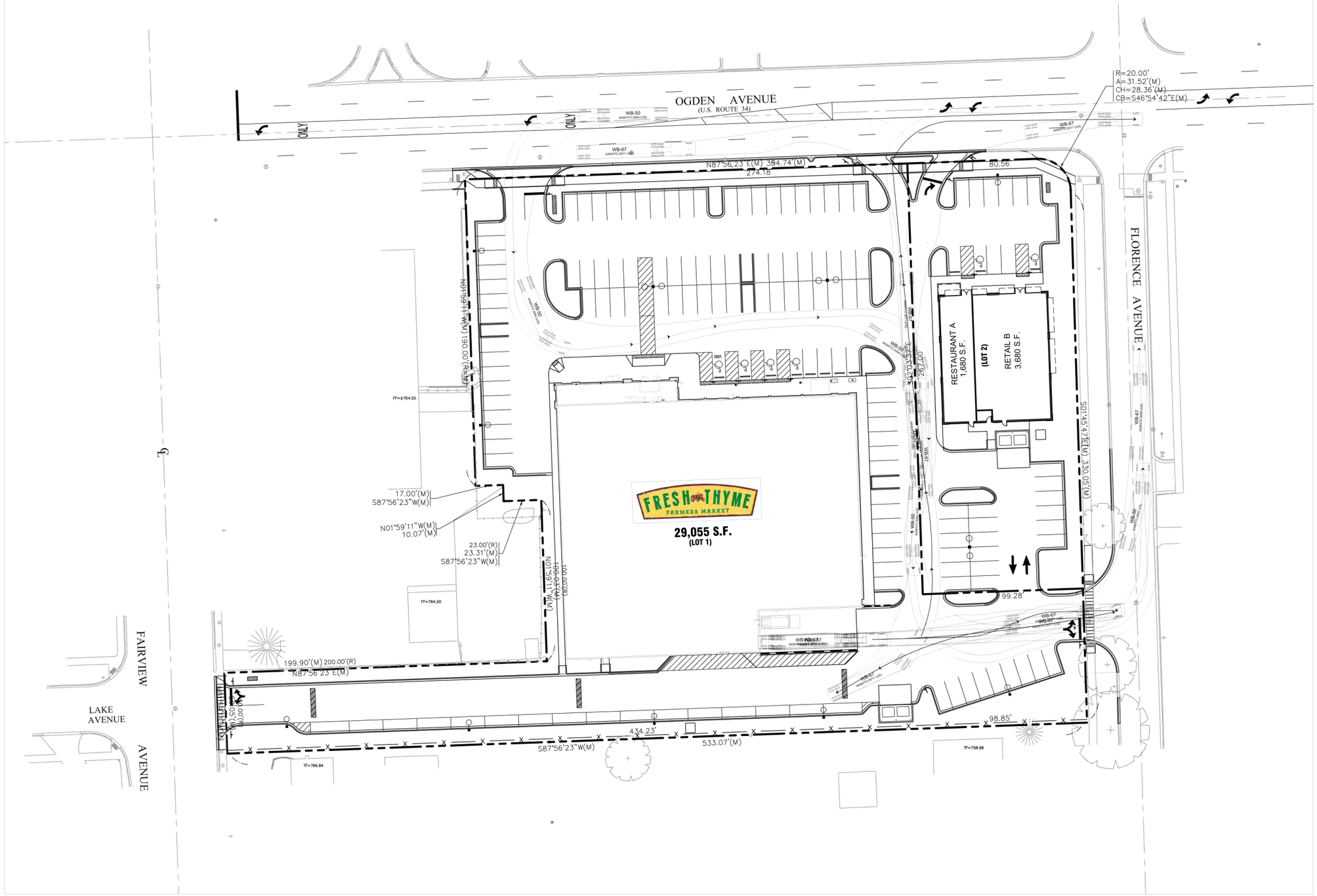
SHEET TITLE

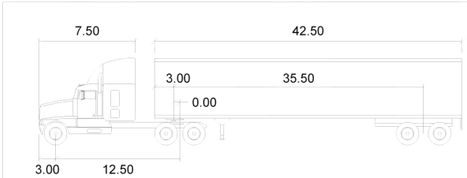
**LANDSCAPE NOTES AND DETAILS**

SHEET NUMBER

**L2.0**

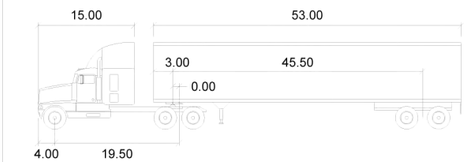
Exhibit J




WB-50 feet

| | | | |
|---|---|---|---|
| Tractor Width | : 8.00 | Lock to Lock Time | : 6.0 |
| Trailer Width | : 8.50 | Steering Angle | : 17.7 |
| Tractor Track | : 8.00 | Articulating Angle | : 70.0 |
| Trailer Track | : 8.50 | | |




WB-67 feet

| | | | |
|---|---|---|---|
| Tractor Width | : 8.00 | Lock to Lock Time | : 6.0 |
| Trailer Width | : 8.50 | Steering Angle | : 28.4 |
| Tractor Track | : 8.00 | Articulating Angle | : 75.0 |
| Trailer Track | : 8.50 | | |

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

# TRUCK TURN EXHIBIT

## 305, 307 & 325 OGDEN AVENUE
## DOWNERS GROVE, IL

DATE:12/22/14

shorewood
DEVELOPMENT GROUP
2150 East Lake Cook Road
Suite 820
Buffalo Grove, IL 60089
T: (224) 532 2401

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

JANUARY 5, 2015, 7:00 P.M.

Chairperson Urban called the January 5, 2015 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and the public in the recital of the Pledge of Allegiance.

**ROLL CALL**:

**PRESENT:** Chairperson Urban, Mr. Cozzo, Matejczyk, Mr. Quirk, Mrs. Rabatah, Mr. Rickard, Mr. Webster

**ABSENT:** Mr. Bassler, Mr. Davenport, Mr. Waechtler (ex-officios Menninga, Souter)

**STAFF:** Planning Manager Stan Popovich and Planner Kelley Chrisse

**VISITORS:** Mr. Weng Foong, Sunway Realty, 1432 W. Fullerton, Addison, IL; Mr. David Bartel, 4336 Florence, Downers Grove; Mr. John Mattaus, 4333 Florence, Downers Grove; Mr. William Natale, 422 Lake Ave., Downers Grove; Mr. Joe Fisher, 432 Florence, Downers Grove; Shorewood Development Group representatives Dan Anaspatt, Louis Schriber, Bernard Morales and Aaron Roth, 2150 E. Lake Cook Road, Ste. 820, Buffalo Grove, IL

**APPROVAL OF DECEMBER 1, 2014 MINUTES**

**MINUTES OF THE DECEMBER 1, 2014 MEETING WERE APPROVED ON MOTION BY MRS. RABATAH, SECONDED BY MR. QUIRK. MOTION CARRIED BY VOICE VOTE OF 5-0-2, (MR. COZZO AND MR. MATEJCZYK ABSTAINED.)**

**PUBLIC HEARINGS:**

Chairperson Urban reviewed the protocol for the meeting and swore in those individuals that would be speaking on the following petition:

**FILE PC 40-14:** A petition seeking an amendment to the planned development and approval of a Zoning Ordinance Map Amendment to rezone the property from B-3, General Services and Highway Business to B-3/PUD, General Services and Highway Business with a Planned Unit Development overlay. The property is located at the southwest corner of Ogden and Florence Avenues, commonly known as 305, 307, and 325 Ogden Avenue, Downers Grove, IL (PINs 09-04-300-053, -054, -055, -056). Shorewood Development Group, Petitioner; SDG Downers Grove, LLC and SDG Oswego A, LLC, Owners.

Village planner Kelley Chrisse summarized the above request was for a planned unit development amendment and a rezoning for the Fresh Thyme development. Per the new zoning ordinance

requirements, a neighborhood meeting was held on December 16, 2014; the summary was listed as Exhibit C. Ms. Chrisse reviewed the site and discussed the zoning around the subject site. She noted the new zoning ordinance, which was recently adopted in June 2014, allows for minor modifications to existing planned developments to occur administratively. Major modifications, such as the requested setback deviation, require an amendment to the planned development and prompts rezoning to add a PUD overlay.

Details of the overall development followed, including its four access points. Details of Lot 2 followed, noting there were previous deviations granted with the original planned development -- one of which was the vehicle parking setback along Ogden Avenue, number of stacking spaces, number of monument signs, and sign setback requirements. Also, there was a shared parking scenario with the prior approved development.

The petitioner was proposing to retain the retail and restaurant uses but modify the plan so that the retail was located closer to Florence Avenue. The drive-through would be removed and the building would be increased by approximately 850 square feet. Both requests could be approved administratively. However, the request for the building to be setback 15.5 feet from the lot line, could not be approved administratively, which was why it was before this commission. The proposed site plan and colored renderings were shown on the screen.

It was noted by Ms. Chrisse that there were concerns about the southern access drive, which is not part of the requested amendment and would remain as approved including signage posted for no though traffic and installation of speed bumps. The petitioner offered to restrict tractor-trailer traffic to only Ogden Avenue with an exit onto Florence Avenue, which staff had incorporated as a condition of approval.

Discussing Lot 2, the proposal eliminated the need for the deviation of stacking spaces because there was no drive-through. Additionally, the proposed site layout increased the number of parking spaces to meet the requirement – the site required 14 spaces and the petitioner was providing 29 spaces.

A review of the proposal's landscaping plan followed, noting that the new zoning ordinance requires a minimum of 10% open space where 15% had previously been required. The petitioner was leaving open space at 15% with enhanced landscaping material. No change is being proposed to the six-foot tall private fence along the southern boundary of the overall development to buffer this commercial site from the adjacent residential zoning. The proposal also met the intent of the village's Comprehensive Plan. Benefits of the PUD followed.

Staff recommended the Plan Commission forward a positive recommendation to the Village Council, including staff's two conditions listed in its report.

Asked if trucks were exiting onto Fairview Avenue currently, Ms. Chrisse clarified tractor-trailers are to be restricted from access to/from Fairview Avenue and that all tractor-trailers would be onto Ogden Avenue heading east or onto Florence Avenue and then north to Ogden Avenue to head east or west. As to the restricted turn onto southbound Florence Avenue, signage stating "Local Traffic only" has already been approved and will remain. Ms. Chrisse explained the discussions surrounding staff's Condition No. 2, i.e., it was a compromise between the neighbors and the petitioner to eliminate some Fairview traffic. Mr. Quirk suggested that a better clarification of the

language in Condition No. 2 may be necessary. Concerns were then raised as to what would stop tractor trailer traffic from exiting onto Ogden Avenue and heading north/southbound Florence. Asked if there was a reason why the signage would not refer to tractor trailers specifically, wherein Ms. Chrisse explained the signage was standard signage and was approved as part of the prior approval to the development and not this proposal. Further explanations followed.

Mr. Cozzo inquired about the setback request for the prior drive-through as compared to the request for the new building setback and whether they were the same or different, wherein Ms. Chrisse explained there was 13.5 feet to the edge of the approved drive-through and the proposal is for 15.5 feet to the building – a slight increase.

Petitioner, Mr. Dan Angspatt, 2951 N. Clyborn, Chicago, Illinois, Vice President of Engineering with Shorewood Development Group, introduced himself. He shared that the reason the drive-through was being eliminated was to bring benefits to the overall development, such as increasing the parking by seven spaces and increasing the landscaping, especially at the east side, since it was closer to the property line.

Per questions, Mr. Louis Schriber, 2150 E. Lake Cook Road, Buffalo Grove, and also with Shorewood Development Group, discussed that the changes being proposed were received from feedback from Fresh Thyme and the project was predicated upon the success of that company. Additionally, there was feedback regarding the intensity of a drive-through and the proposal decreased that internal and external intensity with better flow, fit, and use for the parking.

As to a question regarding the right-in/right-out "pork chop" curb, Mr. Angspatt confirmed that it was modified (prior to Council approval) to a mountable curb to allow trucks access in/out and to address truck movement. IDOT had approved the modification.

Chairperson Urban invited the public to speak.

Mr. Weng Foong, 2308 Sunset Drive, Inverness, who represented the property owner at 4326 Florence Avenue, south of the development, asked that the commission deliberate carefully on the petition so as not to affect the neighborhood. In the prior PC 05-14 hearing for the development of the Fresh Thyme Farmers Market, Mr. Foong stated that there was a decision to move the semi-truck traffic from Ogden Avenue, which was 325 feet away from his house to 50 feet from his house; not his property line. He expressed concern that the prior proposal approved the length of such trucks exiting the site. He voiced concern about the proposed location of the dumpster, the loading bay, and truck engines humming while unloading 70 feet away from his house. He asked the commissioners to consider the well being of the community and to take their time making a decision. Mr. Foong asked to consider the truck turning radius and those trucks exiting to Florence Avenue which would deteriorate the roads.

Chairperson Urban swore in Mr. William Natale, 422 Lake Avenue, Downers Grove, who was present on behalf of 65 citizens, many of whom live on Fairview, Lake and Florence Avenues. He expressed concern about truck traffic and suggested the commissioners visit the site in person. He shared a discussion he had with a construction manager at the site as well as Mayor Tully. He also stated that the 65 citizens have grown to over 333 "friends" on social media and to over 3,000 households regarding this matter. He stated that citizens were upset and thought they had a compromise that semi-trucks would enter from Ogden. The citizens also thought that trucks would

only be making a northbound turn both on Fairview and Florence, but the arrow reflected both ways, going to the right. As to posting "local traffic only" he questioned its vagueness and stated he contacted Mr. Popovich and suggested installing a "No Truck Traffic Permitted Southbound" sign on Florence and on Fairview. Mr. Natale shared that if the citizens had to call the police for enforcement, it was another encumbrance on the citizens and he questioned why the commission would do that. He added that the citizens on Florence also had safety concerns about children going to school. He discussed the vehicles already trying to exit Lake Street, which was just about impossible, and to allow trucks to do that was not good. Mr. Natale mentioned his meeting with the mayor and explained that the citizens intend to hold the developer, commissioners, etc. accountable. He reached out to the 333 friends on social media sharing his discussion with the mayor, and sent literature to 3931 households regarding same in order to keep the citizens updated since it was the citizens, not IDOT, that dealt with the actual traffic issues in the area.

Chairperson Urban swore in Mr. Joe Fisher, 4332 Florence Ave., Downers Grove, who shared that he lived at his present address for 20 plus years and noticed trucks delivering goods have left tire marks on the curb indicating that they cannot make the turn out onto Florence. He believed those vehicles trying to exit out of the development onto Ogden were a "joke" and would eventually travel instead to Grant. He did not believe a sign would do anything. Mr. Fisher expressed concern about truck noise close to his home, the location of the dumpster so close to the above resident's home, employee parking, and parking lot lighting.

Chairperson Urban swore in Mr. David Bartel, 4336 S. Florence, Downers Grove, who stated the road condition on Florence was terrible due to truck traffic and construction. He preferred that Florence be blocked off and have no southbound traffic. The dumpster was in a terrible location. He asked for the distance a truck would take to back into the loading dock given that he was a truck driver and stated it would not take three turns to back into a loading dock. He stated that the trucks will travel down Fairview, turn into the alley and then back into the loading dock.

Hearing no further public comments, the petitioner was invited to respond to the above comments, specifically the proposed truck turning template, access, and the condition in staff's report.

Petitioner, Mr. Dan Angspatt, for Shorewood Development Group, returned to the podium and explained his clients were requesting the setback deviation to improve parking on the site to make the site less intense as it relates to traffic. He stated the traffic for the larger trucks was restricted accesses, as explained by village planner, Ms. Chrisse. The way the exhibit was presented is the way the restrictions will be enforced – access via Ogden Avenue and northbound only on Florence Avenue. He hoped those addressed the residents' concerns. As to the proposed signage, he offered to work with village engineering staff regarding the sign's verbiage. Regarding enforcement of trucks turning, he stated that it will be enforced through Fresh Thyme and the petitioner believed it was a condition of their original approval. Trucks will be enforced through Fresh Thyme's operations.

Regarding the current location of the dumpster, Mr. Angspatt stated he had worked with staff to determine different locations and this was the final location. The screening wall was added but landscaping was also added. Additionally, a compactor would be located in Fresh Thyme's loading dock which would address odor concerns. The dumpster was added as a recycling location. Employee parking would be on-site. Lastly, Mr. Angspatt shared that he did listen to resident concerns during the village's first meeting and revised the plans since to address truck turning

concerns. Mr. Angspatt added that he was not opposed to working with engineering staff as to the Florence signage but he asked to work with someone with traffic experience. Both he and Chairperson Urban mentioned that the Manual for Uniform Traffic Control Devices provides for traffic signage and it must be followed in order to be enforceable. Asked what the operational response was to those trucks who did not follow Fresh Thyme's movement rules, Mr. Angspatt indicated they would be reprimanded and prevented from employment with Fresh Thyme.

As a closing statement, Mr. Angspatt reminded the commissioners they were to vote on the building setback request. He asked for approval based on the low intensity of the site, providing more parking, and improving the overall parking scheme project.

Mr. William Natale, 422 Lake Avenue, returned and stated since there was concern about the sign's verbiage, to add a sign that states "No Right Turn" or "No Left Turn," respectively, to which the chairperson reminded him of the goals of tonight's meeting. The sign verbiage was not the commission's purview and it did not specify signage details. She reiterated to Mr. Natale that the petitioner was willing to work with staff regarding appropriate signage that complies with law.

Mr. Weng Foong, 2308 Sunset, also returned and stated the applicant showed that the southern access would no longer being used for tractor trailer traffic. He inquired what it was used for now, wherein Mr. Popovich explained the road was originally approved as a southern access drive for all vehicles. Mr. Foong asked if it should be closed off, thereby creating a few more parking spaces and adding a favorable dumpster location. He questioned whether the six-foot fence would shield the entire development. As a suggestion, he asked if there could be a masonry fence constructed on the southern loading dock to block truck noise. Again, he asked for consideration and added that he was not present for previous meetings because he had just purchased the property and he was not on the mailing list because the new ownership was not yet recorded with the County. It was only after, when he tried to sell his property, he learned of these issues.

Mr. Joe Fisher, 4332 Florence presented a photo of the dumpster location and expressed concern about odors coming from two port-o-potties at the site. He believed it was inconsiderate.

To clarify, Mr. Popovich stated the location of the port-o-potties and construction fencing was within the permitting process for new construction, which was reviewed by staff for compliance.

Mr. Louis Schriber returned to the podium and stated he will address the site concerns with the site supervisor and have the port-o-potties relocated.

Mr. David Bartel, resident, asked where was the location of the dumpster for Lot 2 which the chairperson pointed out for him next to the proposed out-building.

As a last comment, Mr. Angspatt stated that the access on Fairview Avenue is required for emergency vehicles around the buildings for life safety purposes.

Chairperson Urban closed the public hearing again and invited deliberation.

Mr. Matejczyk inquired of staff whether the Florence Avenue roadway, heading north, was capable of handling truck traffic, wherein Mr. Popovich stated Public Works reviewed the proposal when it was originally approved and had no concerns. Mrs. Rabatah, again, inquired about the mountable

curbs being designed specifically for the tractor-trailers, to which Mr. Popovich confirmed the mountable curbs would allow trucks to travel over them. Also, the width of the curb cut on Florence Avenue at the property line was 29 feet, which was wider than the typical drive aisle in order to make the curb there. Mr. Angspatt also confirmed that it was wider since Fresh Thyme did not want to see damaged curbs on Florence.

Chairperson Urban noted that with the recent adoption of the new zoning ordinance, which requires a conversion to the planned unit development criteria, and the timing of recently seeing this case, the particulars were fresh in everyone's mind. She believed the difficulty in limiting tonight's testimony to the changes was challenging for everyone and she appreciated everyone's patience and the petitioners clarifying responses to those concerns. Chairperson Urban agreed the removal of the drive-through was a positive, as they are normally an intense use, and believed the proposed change, with respect to Lot 2, was appropriate for the site.

Mr. Quirk also believed moving the building closer to Florence Avenue would be nice, since it was commercial. Mr. Rickard believed the comments/concerns were addressed prior and agreed the development was a positive. Mr. Cozzo had no issues with what was being proposed, but agreed other issues were present that were not in this commission's purview tonight and supported the proposal. Mr. Matejczyk supported the elimination of the drive-through also and agreed it was beneficial to the overall development of the Ogden Avenue Corridor.

**WITH RESPECT TO FILE PC 40-14, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION MAKE A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING TWO CONDITIONS STATED IN STAFF'S REPORT:**

1. **THE AMENDED PUD DEVELOPMENT PLAN SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED JANUARY 5, 2015; ENGINEERING DRAWINGS PREPARED BY SHOREWOOD DEVELOPMENT GROUP, DATED JANUARY 31, 20014, AND LAST REVISED DECEMBER 19, 2014; ARCHITECTURAL DRAWINGS PREPARED BY GREENBERG FARROW DATED DECEMBER 19, 2014; LANDSCAPE PLAN AND DETAILS PREPARED BY JARRARD DESIGN, DATED JANUARY 31, 2014 AND LAST REVISED DECEMBER 18, 2014, EXCEPT SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES; AND**

2. **TRACTOR TRAILER TRAFFIC FOR THIS DEVELOPMENT IS RESTRICTED TO OGDEN AVENUE AND FLORENCE AVENUE NORTH OF THE SUBJECT SITE'S FLORENCE AVENUE CURB CUT.**

**SECONDED BY MR. RICKARD. ROLL CALL:**

**AYE: MR. MATEJCZYK, MR. RICKARD, MR. COZZO, MR. QUIRK, MRS. RABATAH, MR. WEBSTER, CHAIRPERON URBAN**
**NAY: NONE**

**MOTION CARRIED. VOTE: 7-0**

DRAFT

**NEW BUSINESS**

Per staff, there may be one potential subdivision item for the February 2nd meeting. As a last comment to staff, Mrs. Rabatah asked to revisit the sign verbiage due to the residents' concerns and eliminating the possibility of tractor trailers going south on Florence Avenue.

**THE MEETING WAS ADJOUFRNED AT 8:19 P.M. ON MOTION BY MR. WEBSTER, MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 7-0.**

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

DRAFT