

ITEM ORD 2015-6231

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
6/16/2015

SUBJECT:	SUBMITTED BY:
Special Use Extension for 715-719 Rogers	Stanley J. Popovich, AICP Planning Manager

SYNOPSIS

The petitioner is requesting a six-month extension for their Special Use approval for a multi-family residential development at 715-719 Rogers Street.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the June 9, 2015 Council meeting. Staff recommends approval on the June 16, 2015 Active Agenda.

BACKGROUND

On May 6, 2014, the Village Council approved a Special Use to permit the construction of a 48-unit apartment building at 715-719 Rogers Street. The property is zoned DT, Downtown Transition.

Per the Zoning Ordinance, Special Use approvals are valid for a period of one year from the date of the adoption of the ordinance unless construction is diligently pursued. A six-month extension could be granted up to twice at the sole discretion of the Village Council. The petitioner did not submit a building permit application within one year of the Special Use approval date.

On May 5, 2015, the petitioner requested the Village Council grant a six-month extension of the Special Use approval associated with this development. The petitioner has been addressing revisions to the stormwater regulations and exploring changes in the design of the building prior to submitting for permit. Based on the proposed schedule, the petitioner would continue addressing the stormwater management issues, secure financing based on increased construction costs and commence construction by approximately October 1, 2015.

ATTACHMENTS

Ordinance
Location Map

Petitioner's request letter dated May 5, 2015
Special Use Documents from 2014

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant DATE: June 16, 2015
(Name)

RECOMMENDATION FROM: _____ FILE REF: PC-50-13
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "AN ORDINANCE AUTHORIZING THE EXTENSION OF A SPECIAL USE TO PERMIT A MULTI-FAMILY RESIDENCE AT 715-719 ROGERS STREET TO DECEMBER 16, 2015", as presented.



SUMMARY OF ITEM:

Adoption of the attached ordinance will authorize the extension of a special use to permit a multi-family residence at 715-719 Rogers Street to December 16, 2015.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING THE EXTENSION OF A SPECIAL USE TO
PERMIT A MULTI-FAMILY RESIDENCE AT
715-719 ROGERS STREET TO DECEMBER 16, 2015**

WHEREAS, on May 6, 2014, the Village of Downers Grove has previously approved Ordinance No. 5382 entitled "An Ordinance Authorizing A Special Use to Permit a Multiple Family Residence at 715-719 Rogers Street"; and

WHEREAS, pursuant to the Downers Grove Zoning Ordinance, Section 28.12.050(I), "The village council is authorized to extend the expiration period for good cause on up to 2 separate occasions, by up to 6 months each. Requests for extensions must be submitted to the community development director and forwarded to the village council for a final decision";

WHEREAS, the owner of the Property has made a request for an extension of the improvements authorized under Ordinance No. 5382; and

WHEREAS, the Village Council has considered such request and has determined that it is in the best interest of the Village of Downers Grove to extend the Special Use approval as requested.

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

SECTION 1. That the Special Use approval as set forth in Ordinance No. 5382, permitting construction of a multiple-family residential dwelling in the Downtown Transition Zoning District at 715-719 Rogers Street, is hereby extended to December 16, 2015.

SECTION 2. That this ordinance shall be in full force an effect from and after its adoption in the manner provided by law.

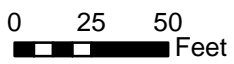
Mayor

Passed:

Published:

Attest: _____

Village Clerk



715-719 Rogers Street - Location Map



RMG Realty Group
9140 Broadway Ave.
Brookfield, IL 60513
May 5, 2015

Village of Downers Grove
801 Burlington Ave.
Downers Grove, IL 60515
RE: Special Use for property located at 719 Rogers St., Downers Grove, IL 60515

Dear Mayor Martin Tully and Village Council Members:

RMG Realty Group, L.L.C. requests an extension of the Special Use Permit that was granted on May 6, 2014 by approval of Ordinance #5382.

Village approval of the revisions to the Drainage Requirements has had a direct effect on the storm water management plan for the project. The changes are of a significant cost in terms of both time and money. Our team will need more time in order to effectively incorporate the new requirements into the project.

Going forward, Our team will need to accomplish the following tasks:

1. Evaluate and develop changes to drawings in order to meet new requirements. (1 month)
2. Revise and secure financing package based on the increased construction costs. (1-2 months)
3. Complete final working drawings that are appropriate for making an application for a building permit. (1-2 months)
4. Begin construction (Oct 1st)

RMG Realty Group would appreciate the Village's approval for the extension of the Special Use. We believe that this project, once complete, will be an asset to the Downers Grove community, and help spur more economic development in the area.

Sincerely,



Michael Gatto

Vice President

RMG Realty Group, L.L.C.

Special Use-715-719 Rogers
PC- 50-13**ORDINANCE NO. 5382****AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT
A MULTIPLE FAMILY RESIDENCE
AT 715-719 ROGERS STREET**

WHEREAS, the following described property, to wit:

Parcel 1

THE WEST 80 FEET OF BLOCK 8 IN STANLEY'S ADDITION TO THE TOWN OF DOWNERS GROVE, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1883 AS DOCUMENT 31767, IN DUPAGE COUNTY ILLINOIS.

Parcel 2

THAT PART OF BLOCK 8 IN STANLEY'S ADDITION TO DOWNERS GROVE IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1883 AS DOCUMENT 31767, COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK AND RUNNING THENCE EAST 80 FEET FOR A PLACE OF BEGINNING; THENCE EAST 50 FEET; THENCE SOUTH 248 FEET MORE OR LESS TO WARREN AVENUE; THENCE WEST, ALONG NORTH LINE OF WARREN AVENUE 50 FEET; THENCE NORTH 248 FEET MORE OR LESS TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 715-719 Rogers Street (PINs: 09-08-206-001, -002)

(hereinafter referred to as the "Property") is presently zoned "*D-T, Downtown Transition District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the Village of Downers Grove approved Ordinance No. 4968 entitled "An Ordinance Amending The Comprehensive Zoning Ordinance of The Village of Downers Grove, Illinois to Designate Rogers Street Redevelopment as Final Planned Development Number 50 with a Variation"; Ordinance No. 4969 entitled "An Ordinance Authorizing a Special Use for Planned Development #50 to Permit Construction of Attached Single Family Dwellings to Exceed One (1) Unit Per 4,000 Square Feet of Land Area in the Downtown Transition District"; and Resolution No. 2008-45 entitled "A Resolution Approving the Final Plat of Subdivision for Rogers Street Redevelopment Subdivision" dated May 6, 2006; and Ordinance No. 5703 entitled "An Ordinance Authorizing the Extension of a Special Use, Final Plat of Subdivision and Final Planned Development for 715-719 Rogers Street to May 6, 2010", dated September 15, 2009; all of which, in relation to the aforementioned described property, are hereby repealed in their entirety; and,

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-611(d)(1) of the Zoning Ordinance be granted to permit a multiple family residence at 715-719 Rogers Street; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove on February 3, 2014, and said Plan Commission has given the required public notice, has conducted a public

hearing respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

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

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

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

SECTION 1. That a Special Use of the Property is hereby granted to permit a multiple family residence at 715-719 Rogers Street within the DT zoning district.

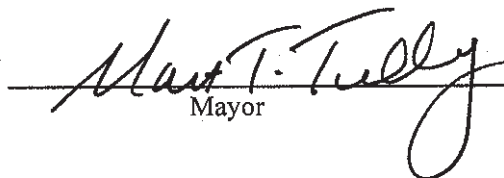
SECTION 2. This approval is subject to the following conditions:

1. The Special Use shall substantially conform to the staff report, renderings, architecture and landscape plans prepared by Dean M. Pozarzycki, R.A. as revised and dated January 21, 2014, engineering plans and Stormwater Management Report prepared by RWG Engineering, LLC as revised and dated January 8, 2014, except as such plans may be modified to conform to the Village codes and ordinances.
2. The petitioner shall consolidate the two lots into a single lot of record pursuant to Section 20.507 of the Subdivision Ordinance.
3. Interior landscaped beds and stormwater containment structure shall be maintained.
4. The building shall be equipped with an automatic suppression and an automatic and manual fire alarm system.
5. Prior to the issuance of any building or development permits, the petitioner shall pay to the Village a \$500 fee-in-lieu per Village approved parkway tree subject to verification by the Village Forrester.
6. The existing small sidewalk that runs north/south shall be relocated to align with the proposed Prospect Avenue sidewalk.

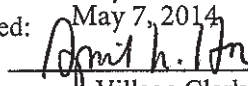
7. Parking shall be prohibited in the drop-off zone on Prospect Avenue.
8. The owner is responsible for maintaining the drop-off zone on Prospect Avenue. Prior to issuance of a Certificate of Occupancy, the owner shall enter into a license agreement with the Village of Downers Grove for the maintenance thereof.
9. Hours of operation of the roof top deck shall be limited to 7AM to 10PM on Sunday through Thursday and to 7AM to 11PM on Friday and Saturday.
10. Storage of items on the balconies shall be limited to outdoor furniture maintained in good working order, containerized landscaping and electric grills only.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.



Mayor

Passed: May 6, 2014
Published: May 7, 2014
Attest: 

Village Clerk

Indexes: Street - Resurfacing , Street - Slurry Seal , Public Works - Standard Supplies & Services, Roadway Improvements, Preventive Seal

MOT 00-05568 H. Motion: Note Receipt of Minutes of Boards and Commissions

Summary of Item: Liquor Commission - April 3, 2014

Library Board - March 26, 2014

Zoning Board of Appeals - February 26, 2014

A motion was made to Note Receipt Of this file on the Consent Agenda.

Indexes: Boards and Commissions Minutes

Passed The Consent Agenda

A motion was made by Commissioner Neustadt, seconded by Commissioner Olsen, that the consent agenda be passed. The motion carried by the following vote:

Votes: Yea: Commissioner Barnett, Commissioner Rheintgen, Commissioner Neustadt, Commissioner Hosé, Commissioner Olsen and Mayor Tully

8. Active Agenda

ORD 00-05493 A. Ordinance: Authorize a Special Use to Permit a Multiple Family Residence at 715-719 Rogers Street

Sponsors: Community Development and Plan Commission

Summary of Item: This authorizes a special use for 715-719 Rogers Street to permit a multiple family residence.

AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT A MULTIPLE FAMILY RESIDENCE AT 715-719 ROGERS STREET

ORDINANCE NO. 5382

Commissioner Olsen said he was conflicted about this item. He has heard many comments and concerns from the neighbors; however, this will provide additional housing stock for young professionals and it meets a need in the community. He heard the concerns about the look and bulk of the building; however, it is within the allowable height and is permitted. He does not feel it is appropriate to reject a proposal that is lawful. He said he appreciates all the comments and feedback.

Commissioner Barnett said he plans not to support this. The special use is bothersome to him. He feels the suggestions that were made were rejected. A special use is more subjective than we give credit for. He finds it hard to believe that this will enhance the neighborhood. He said the bulk differential, the traffic and the green space are major concerns to him. In its current form, he is not satisfied that this meets the standards for approval.

Commissioner Rheintgen said she will support this. The Comprehensive Plan supports multi-housing and diversified housing stock. She agrees that this meets the standards for approval and feels it will be a good project.

Commissioner Hosé said he will support this project. It brings multi-family upscale housing, more green space and improves the area. Other benefits include the roof deck, sidewalks, etc. Overall, it is a good development for the Village. He noted that the Council has the potential to deal with traffic issues in the future.

Commissioner Neustadt said this project has had a great deal of attention. He noted that it is

an allowed use and meets the bulk requirements. This will result in many infrastructure improvements, including stormwater. It is beneficial to have a diversified housing stock. He will support this.

Commissioner Olsen said he agrees with many of Commissioner Barnett's concerns. He does not agree with the architectural style of the building but he will support this. It meets the requirements of the Zoning Ordinance.

Mayor Tully said he reviewed the standards of approval for special uses. The petitioner read and understood the Comprehensive Plan, the Future Land Use Plan and the standards for approval of special uses. This is an improvement to the area. The Mayor addressed the issue of workforce housing and trying to attract and retain businesses. He said we need to be mindful of economic development issues. We have an opportunity to provide housing within walking distance from the train station, which is what businesses and young people want. It is a success that we have this before the Council. He cannot see how we cannot support this.

A motion was made by Commissioner Neustadt, seconded by Commissioner Olsen, to Adopt this file. Mayor declared the motion carried by the following vote:

Votes: Yea: Commissioner Rheintgen, Commissioner Neustadt, Commissioner José, Commissioner Olsen and Mayor Tully

Nay: Commissioner Barnett

Indexes: Special Use - 715-719 Rogers Street

ORD 00-05556 B. Ordinance: Amend Ordinance #5286 and the Village of Downers Grove Budget for Fiscal Year 2013

Sponsors: Finance

Summary of Item: This adopts certain amendments to the 2013 budget.

AN ORDINANCE PROVIDING FOR AN AMENDMENT TO ORDINANCE #5286 AND THE VILLAGE OF DOWNERS GROVE BUDGET FOR FISCAL YEAR 2013

ORDINANCE NO. 5383

A motion was made by Commissioner Olsen, seconded by Commissioner Neustadt, to Adopt this file. Mayor declared the motion carried by the following vote:

Votes: Yea: Commissioner Barnett, Commissioner Rheintgen, Commissioner Neustadt, Commissioner José, Commissioner Olsen and Mayor Tully

Indexes: Budget - 2013

ORD 00-05442 C. Ordinance: Amend Chapter 5 of the Municipal Code regarding Animal and Hen Regulations

Sponsors: Manager's Office

Summary of Item: This amends animal and hen regulations.

AN ORDINANCE AMENDING CHAPTER 5, ANIMAL AND HEN REGULATIONS

ORDINANCE NO. 5384

Commissioner José said he has supported the idea of neighbor consent, but he feels the five-year permit period is a little long. Neighbor consent is required as part of the permit process, and he suggested that the permit expire and consent be required every two years. He said that health issues are a real concern.

- ORD 00-05492** B. Ordinance: Authorize a Special Use to Permit an Automobile Dealership at 2100 Ogden Avenue
Sponsors: Community Development and Plan Commission
Summary of Item: This authorizes a special use for 21 00 Ogden Avenue to permit an automobile dealership.
- AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT AN AUTOMOBILE DEALERSHIP AT 2100 OGDEN AVENUE
- ORDINANCE NO. 5371
- A motion was made by Commissioner Neustadt, seconded by Commissioner Durkin, to Adopt this file. Mayor declared the motion carried by the following vote:**
- Votes:** Yea: Commissioner Barnett, Commissioner Durkin, Commissioner Rheintgen, Commissioner Neustadt, Commissioner Hosé, Commissioner Olsen and Mayor Tully

9. First Reading

- ORD 00-05493** A. Ordinance: Authorize a Special Use to Permit a Multiple Family Residence at 715-719 Rogers Street
Sponsors: Community Development and Plan Commission
- Village Manager Dave Fieldman commented that this ordinance authorizes a Special Use for a proposed multi-family residence on Rogers Street. He asked Community Development Director Tom Dabareiner to provide additional information.*
- Tom Dabareiner, Director, Community Development, said that staff is seeking approval of this item on the March 18 Active Agenda. The proposed building is located at the southeast corner of Prospect and Rogers. He showed the existing structure, and the north and west elevation of the planned building. The applicant has created a model to get a sense of the slope and view. The proposed building is six stories in height, with two of those stories serving as parking. The residential units will consist of 32 one-bedroom dwellings, and 16 two-bedroom units. Mr. Dabareiner said that the proposal complies with all of the Zoning Ordinance requirements for bulk, density and open space. He noted that the Plan Commission met on February 3, 2014, to discuss this, focusing on building security, traffic, density, and building design, as well as compatibility with the neighborhood. The item passed with a 7-1 vote, with the dissenting vote in disagreement it met the General Welfare portion of the Standards for Approval in Sec. 28.1902(a) of the Zoning Ordinance.*
- Ken Rathje of Rathje Planning Services represented the petitioner in this request. The petitioners are RMG Realty. They are requesting approval of a special use for a multi-family six-story building, with two stories serving as parking, and four stories as residential units. He noted that each parking level will have either 48 or 50 parking spaces, and he described the configuration of the parking lots. The majority of the lower parking level is below grade and will be accessed by a gated entry at the southwest corner of the site on Prospect Avenue. The upper level of parking is for residents and guests, with access on Rogers Street. Mr. Rathje noted that the proposed building is concrete and steel, sheathed in terra cotta, which the petitioners believe is a better choice than brick. The building will be fully sprinklered, and contain heat and smoke sensors.*
- Mr. Rathje continued describing the living units, 32 of which have one bedroom, and 16 that will have two bedrooms. The units are designed to have condo-quality finishes. The balconies are "protected" in that they will be usable for a longer period of time and not open to weather extremes. He said that security for the building is via two computer controlled fob systems in*

the two lobbies. The plan has been prepared with a total of 12,766 square feet of green space, including container plantings. Landscaping equals 39% of the site.

With regard to public improvements, Mr. Rathje said that they are obligated to install curbs, gutters and sidewalks, and the petitioner plans to replace the sidewalks along the Rogers Street side. He said that in regard to stormwater management, the development is adding about 1,032 square feet of additional impervious area, which makes them exempt from providing on site stormwater storage. They will provide improvements with a stormwater containment system to filter out sediment and oils. Other features include a roof garden.

Regarding traffic, Mr. Rathje said that staff asked the petitioner to conduct a traffic study and they hired KLOA to perform that study. About 30% of the residents will use public transportation. He explained the proposed trips in and out expected for a building of this size. Traffic engineers said that Rogers Street only carries about 45% of its capacity. Prospect carries about 220 cars per day, which is a fraction of what the roadway can carry. Looking at the demographic projections, Mr. Rathje explained that the District 58 Strategic Plan anticipates a drop in population for Lester School for the next several years. District 99 also indicates a decline in school population for 2015-2016.

Mr. Rathje then addressed the Village's Standards for a Special Use, quoting each standard and addressing them in terms of the proposed project. He noted that the proposed plan is consistent with the Village's Comprehensive Plan, Future Land Use Plan and Master Plan. This development is within walking distance to public transportation and is a transition between the residential and downtown commercial areas. The higher density housing supports the nearby business district. He said that the petitioner has spoken with the Downtown Management Corporation, and Ms. Kunze responded with a letter dated March 10, 2014, stating that although the property is outside of the DMC's Special Service Area, she acknowledged the need for this housing.

Mr. Rathje noted that the proposed building will be built according to Village Code with respect to building, life and safety codes. There will be an access control system in the building with video monitoring. The two items of General Welfare that were most appropriate to this development are traffic and the impact to schools, which are de minimis. He further indicated that the completed building will generate a significant amount of property tax to the Village. An investment of this nature reinforces the desirability of a development of this type. He added that the petitioner would comply with the Zoning Ordinance, and meets all the requirements of the downtown district, roadway safety, life safety and building codes. Multi-family residences are specifically listed as allowable within this zoning district. The petitioner has no objections to any of the conditions established by the ordinance.

Mayor Tully asked for questions from the Council.

Commissioner Olsen asked what borders on the south side of the site. Mr. Rathje replied that the property on the south side is owned by BNSF. It was a section of Warren Avenue right-of-way at one time. The railroad is responsible for that property.

Mayor Tully called upon members of the audience to make any comments. He said that the Council has received a number of comments in advance of tonight's meeting via e-mail and the Village's website. He reminded everyone that the Council would not be voting on this item tonight.

Bill Grant, 4800 Prospect, said that he will be affected by this development, as traffic would increase. He is not happy about that. He said scaling out what the building would look like and how high it would be would be interesting. He doesn't think that a six-story apartment

building is right for the location. A two-story building or townhouses would be better. He expressed his displeasure with the project.

Jim Harkness, 736 Franklin, asked when the traffic study was done. Mr. Rathje responded it was completed 2-1/2 to 3 weeks ago. Mr. Harkness said that some concerns expressed to him were based on the traffic study, which was based on statistics and not on an actual traffic study. It did not take into account sidewalk traffic and a decrease in the school population. This would change the nature and aspects of the community. He said that the petition ignores the congestion and residential houses on Prospect. He also said no mention was made about rooftop access, light pollution, noise and the impact on neighboring properties. He then asked what discretion the Council has. Mayor Tully responded that the Village's Zoning Ordinance guides the Council.

Scott Raush, 826 Rogers, commented that he is in favor of the redevelopment of this site. He does not think that it will impact the schools. He noted that there is no grocery store downtown on the weekends. Mr. Raush also suggested a dead end at Prospect and Rogers, with a Stop Sign at Elm and Rogers. He does not think it will negatively impact property values.

Commissioner Neustadt noted that this project requested no variations. It is a challenging property, and the proposal complies with the bulk and density requirements. The Commissioner noted that the building will be fully sprinklered, and numerous safety measures will be in place. This segment of housing stock is not readily available in the Village. There is a need for this type of housing stock and it will provide an option for commuters or empty nesters. This project will take an older site and improve it. The stormwater separator on site will be beneficial. The proposal meets the Standards of Approval and he hopes it moves forward.

Commissioner Olsen asked about the price point. Mr. Rathje responded that it is \$2.00 per square foot per month, ranging between \$1400 and \$2200 per month. Commissioner Olsen then asked about the brick versus terra cotta and why the terra cotta was chosen. Mr. Rathje replied that the main building will be steel and concrete. The terra cotta material will be hung from the exterior. It is a weatherproof material that is handsome and has a long life. Commissioner Olsen asked whether it enhances the architecture, and Mr. Rathje said that is a matter of individual taste. In his opinion it does enhance the architecture. Commissioner Olsen said that he came in with concerns about the appearance of the building and its ability to fit into the surrounding community.

Mr. Rathje provided a sample of the terra cotta for the Council to view. He said terra cotta is a heavy material made from clay that has been fired.

Commissioner Durkin asked why they decided to do only half of the roof as vegetation. Mr. Rathje replied that they have planned 6,000 square feet as a roof garden to be used by the residents as a passive recreational area. It creates a nice amenity and it is a responsible thing to do for the residents. The north half of the building will have some of the standard mechanical amenities that will be hidden from view from the ground level. Commissioner Durkin asked whether they could continue this on the perimeter. Mr. Rathje responded that there is a limit on the budget. They are not encouraging residents to go onto the north area, as it is primarily mechanical. About 2,000 square feet of landscaping is on the roof, and 10,000 square feet is at the ground level. Commissioner Durkin noted that the railroad tracks are to the right, and asked why they would be looking to enhance the noisiest part of the building.

Mr. Rathje asked Dean Pozarzych to address that question as the design architect.

Mr. Pozarzych said during the plan they spent time at the site and the southern part of the site has a phenomenal view of the downtown area. That is the most appropriate part of the roof in terms of view.

Commissioner Rheintgen said she heard some concerns about light and asked that they explain the lighting. Mr. Rathje noted that the principal lighting will be the parking lot lighting, which will be dark sky quality lighting. He said that they can precisely focus the lights and will meet or do better than the standards, and have requested no variations. He said that they will be using all LED lights, with many small lights to give off an even illumination.

Commissioner Rheintgen asked about rules for using the rooftop deck.

Michael Gatto, RMG Realty and one of the owners, said that there would be hours of operation established.

Commissioner Rheintgen then asked what kinds of items residents would be allowed to store on the decks. Mr. Gatto responded that they will not allow gas grills, however, they can have patio furniture and electric grills. Mr. Rathje added that bicycles would also not be allowed on the decks.

Commissioner Rheintgen asked if there will be a neighborhood traffic study for that area coming up soon.

Nan Newlon, Director, Public Works, said a study will get underway this fall.

Commissioner Olsen asked if bike parking would be provided. Mr. Rathje said there will be a bike rack in the interior parking lot.

Commissioner Durkin asked whether they will install outlets on the exterior of the building, and Mr. Gatto responded that it is a code requirement.

Commissioner Barnett addressed the question of the roof and screening mechanical equipment. He said if they go north, he would like to see it screened because of the adjacent buildings. Mr. Rathje said they believe the screening will work. Commissioner Barnett said one of his challenges is whether the use is entirely appropriate. The site is a catalyst site, and they would like to get this right and perhaps set a precedent to some degree. He said he cannot tell what the building is from the exterior. Nothing else in the area looks as big or institutional as this proposed building. He wants to be sure that the screening is done correctly.

Mr. Rathje replied that they have spent a lot of time looking at utility screening in downtown areas. They concentrated the equipment towards the middle of the roof and away from the edges, with a reasonable parapet wall height.

Commissioner Barnett then asked about traffic, saying they have an estimate based on the 2011 traffic counts. He said there was a 25% increase in traffic on Rogers between 2009 and 2011. If there were anything to mitigate the traffic and keep it out of the neighborhoods he would like to see that done and planned ahead. Mr. Fieldman replied that it is appropriate for the petitioner's traffic team to provide that information. Commissioner Barnett said the information provided is not enough for him, and he would like to see more work done on traffic before moving forward.

Commissioner Barnett then asked about the separator.

Bob Gundmunson, RWG Engineering, said stormwater runs through that facility with baffles

that clean the water of oils and sentiments. It does not store water, as the development does not meet the criteria to trigger requirements of stormwater detention on the site.

Commissioner José said he is also interested in additional traffic numbers. He lives not far from the area. He stated that it is important to note that the project meets the Municipal Code requirements. The stormwater separator and the added greenspace are also very good. The Commissioner said he has heard that the building may not be as attractive as it could be, but that is subjective. It is a transition and a buffer, and provides good upscale housing stock. It also eliminates an outdated industrial building. Commissioner José said he thinks this is a good project, and he will be supporting it.

Mayor Tully commented that it is good to see the Village considering projects of this type. It is indicative of a changing economy. It is nice to see the economy is recovering. The Mayor noted that the Village's Zoning Ordinance, Sections 28.1902 and 28.1903 are the guiding lights with regard to this request. The proposal is an allowed use, no variations have been requested, and it is consistent with the Comprehensive Plan and the improved economic health of the community. The Mayor then commented on the clause that the proposal would enhance the general welfare of "the neighborhood and the community." It is important to balance the needs of the neighborhood and the community, and there are tools in the ordinance that allows the Village to do that. Mayor Tully said he recalls the discussions of workforce housing at the County level. The Village competes with other communities for economic growth by attracting companies to locate in Downers Grove to benefit the entire community. One of the issues discussed has been where do the graduates live. He said they've been hearing from the regional level that this housing is needed, however, he would like more information on this. Section 1902(b) specifies that the use will not be detrimental in any way. The Mayor also asked for more information about traffic, screening, scale in situ of the property, etc. This will be the commuter's gateway and needs to be done right.

Mayor Tully then referred to Section 28.1903, which allows the Village Council to impose conditions and safeguards they feel necessary for the community. Those requirements then run with the property for the special use. He said it is important to identify the concerns of the neighborhood, and to perhaps place conditions on the special use to ameliorate concerns expressed by the community. He said he appreciates the thorough discussion and analysis presented, and thanked the residents for their comments both via the website, e-mails and attendance at the meeting.

Commissioner Barnett asked if there is a requirement to go before the Architectural Review Board. The Manager responded that there is no requirement to do so. Commissioner Barnett suggested they keep that in mind in further discussions about the Zoning Ordinance.

Commissioner Durkin asked if there would be electric car stations. Mr. Rathje responded that they would be retrofitted if there is a need for it. There would be a cost for the consumer.

Commissioner Olsen commented that one of the advantages of the site is its proximity to the train station, allowing residents to walk to the Main Street station. He is thinking of the ability of a potential resident to walk along the sidewalk. There is sidewalk on only the north side of Warren Avenue and it is not wide like the sidewalks downtown. There are additional issues with snow, shoveling and keeping the sidewalks clear. He thinks it is worth keeping in mind for future development along the corridor and in these kinds of zoning districts if there are ways that the Council could assist in insuring resident mobility is enhanced. Mr. Fieldman responded that an update to the new sidewalk plan is a high priority action item coming next year.

Commissioner Rheintgen commented on the architecture and the role of the Village Council.

Each Commissioner would probably have different opinions. She said she was glad the Council is not weighing in on their opinion of the architecture or burdened with discussing the attractiveness of the building.

Mr. Rathje said there was mention made about additional traffic information. He commented that a regional traffic study is well beyond this project's impact on the area. He asked the Council what they want the petitioner to provide to support their project.

Mayor Tully said it would be best for Council to work with staff to come up with appropriate guidance. Mr. Fieldman said that if the petitioner provides the traffic counts, staff will work with the traffic engineers to determine origin-destination issues.

Commissioner Olsen then asked about timing. It doesn't sound as though this can be on next week's Agenda. Mr. Fieldman replied that it will not be on next week's Agenda. There are many questions still to be answered and additional information needs to be obtained. Staff will let the public know when it will be on the agenda.

Mayor Tully announced that the next item would be discussed in the Break Room.

Indexes: Special Use - 715-719 Rogers Street

REP 00-05479

B. Discussion: Village Facilities (Discussion to be held in the Break Room)

Sponsors: Deputy Village Manager

Mayor Tully reconvened the Village Council meeting at 8:52 p.m. in the Break Room to discuss the future of Village's facilities, primarily Village Hall and the Police Department. He called upon Deputy Village Manager Mike Baker to lead the discussion.

Deputy Village Manager Mike Baker reviewed what was presented at the last Council meeting. Mr. Baker said the purpose of this evening's meeting is to move the discussion forward by presenting general preliminary options based on February's discussion. He reviewed the timeline which calls for a decision to be made by the end of August. Discussion will include where and how to pay for it, and how to build it.

Mr. Baker said the goal is to narrow the four options to one or two. He noted that no options have been discarded as yet and the discussion is still at the preliminary level. He also stated that the Village has not engaged any professional services at this point in the conversation.

Mr. Baker then reviewed Options 1 to 4:

Option 1 - Upgrade the existing Village Hall and Police Department buildings with a cost range estimate between \$10 and \$17 million. He said if this option was considered there would, of course, be some unforeseen situations, including probable relocation of staff at some time during the upgrade.

Option 2 - Undertake a major remodel and addition to the existing facilities at a cost between \$16 million and \$30 million. The Police Department building is undersized and needs extensive remodeling and additions.

Options 3 and 4 - New facilities construction. Option 3 would be the construction of a new Village Hall and Police Department on the existing site at a cost of between \$28 million and \$40 million.

Option 4 would be construction of a new Police Department on an alternate site in the Village, and a new Village Hall on the existing site at a cost estimate between \$30 million and \$43

ITEM ORD 00-05493

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
MAY 6, 2014 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use for a multiple family residence at 715-719 Rogers Street	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Motion <input type="checkbox"/> Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A special use ordinance has been prepared for a multiple family residence at 715-719 Rogers Street.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the March 18, 2014 active agenda per the Plan Commission's 7-1 positive recommendation. The Plan Commission found that the proposal is an appropriate use for the neighborhood, compatible with the Comprehensive Plan and meets all standards for approval of a Special Use found in Section 28.1902 of the Zoning Ordinance.

UPDATE & RECOMMENDATION

This item was discussed at the March 11, 2014 Village Council meeting. Based on Council discussion, staff revised the ordinance to include conditions regarding hours of operation for the roof top deck and storage of items on balconies. Also attached is a traffic study and memo from staff summarizing the results, a revised sketch of the site and additional information provided by the Economic Development Corporation regarding future trends in the workforce. Staff recommends approval on the May 6, 2014 Active Agenda.

BACKGROUND

The petitioner proposes to demolish the existing one-story industrial building to construct a six-story (four stories of apartments on top and a two story open air parking structure), 48 unit apartment building at the southeast corner of Rogers Street and Prospect Avenue. Thirty-two units will be one-bedroom units and 16 will be two-bedroom units. Resident vehicular access will be from Prospect Avenue via the restricted lower parking level. Overflow resident and guest parking will be provided on the upper parking level, which is accessible from Rogers Street. The building includes a roof garden, which will occupy the southern portion of the roof over the residential floors.

Compliance with the Zoning Ordinance

Multiple family residential is an allowed Special Use in the DT district per Section 28.611(d)(1) of the Zoning Ordinance. Furthermore, the proposal meets all bulk requirements of the DT zoning district as shown below:

715-719 Rogers Street	Required	Proposed
Front Setback (Rogers St.)	10 ft.	10.08 ft.
Front Setback (Prospect Ave.)	10 ft.	10.08 ft.
Side Setback	5 ft.	5.36 ft.
Rear Setback (Parking Structure)	N/A	5.30 ft.
Rear Setback (Building)	20 ft.	49.77 ft.
Height	60 ft. max.	58.29 ft. (from Prospect Ave. average grade of 720.88 ft.)
FAR	2.5 max. (80,568 sq. ft.)	1.82 (58,546 sq. ft.)
Open Space - Total	N/A	15.8 % (5,096 sq. ft.)
Open Space – Front Yard	N/A	9.6 % (3,102 sq. ft.)
Parking	96 (2 per dwelling unit)	98
Units (calculated)	66 max.	48
Density (calculated)	89 du/ac max.	65 du/ac

The existing 32,227 square foot site consists of two parcels. Should the request be approved, the petitioner will be required to administratively consolidate the two lots.

Compliance with the Comprehensive Plan

The proposed multi-family residence is consistent with and meets the goals of the Comprehensive Plan as shown below:

Comprehensive Plan Recommendations	How the Proposal is Consistent with the Comprehensive Plan
New areas for Multi-family Residential uses are to be established based on proximity to the transportation network and to maximize their function as a transitional land use between single-family residential and commercial land uses.	The proposed multi-family development is: <ul style="list-style-type: none"> • Within walking distance of two train stations; and • Serves as a transition between residential uses to the west and north, public/institutional uses to the south and industrial uses to the east.
Promote residential development of a variety of housing and dwelling unit types and densities.	<ul style="list-style-type: none"> • The proposed higher density housing supports nearby businesses in the downtown business and transition districts. Thus, the proposed density is appropriate given the proximity to the downtown. • The product being proposed may appeal to commuters and others looking to live near the downtown. • Few options currently exist for similar rental units near downtown.

Engineering and Public Improvements

Improvements are proposed to both Prospect Avenue and Rogers Street. The petitioner will install curb and gutter on Prospect Avenue and provide a drop off lane out of traffic. The owner will be responsible for the maintenance of the drop off lane and will be required to enter into a license agreement with the Village for such maintenance. A new sidewalk will be installed along Prospect Avenue and the sidewalk on Rogers Street will be replaced. Both parkways will be restored.

Stormwater management and detention does not currently exist on the site and is not required per the Village's Stormwater and Flood Plain Ordinance. The petitioner, however, will provide a stormwater containment structure to provide a water quality improvement for site discharge, allowing for the capture of oils and sediments prior to site runoff. Additionally, the proposed roof garden will reduce runoff and function as another stormwater best management practice.

Public Safety

Parking levels will be equipped with a dry pipe fire suppression system, while the residential floors will have a traditional wet pipe system. All floors will be equipped with automatic and manual fire alarms. The Fire Department can make use of access points on either Rodgers or Prospect.

Plan Commission - Public Hearing Concerns

The Plan Commission considered the petition at their February 3, 2014 meeting. Prior to the meeting, staff received no inquiries about the proposed development. During the meeting one resident expressed concerns about the proposal; another resident voiced support. The concerns raised by both the resident and Commissioners and how they are addressed are outlined below:

Management and Security

Questions were asked regarding how the development would be maintained and the security measures to be used. The owner indicated that the residents of this development would have access to a 24-hour property management hotline, key fobs would be used to limit access to the building and the lower parking level will have a gated entrance for access by residents only.

Proposed Density

Commissioners inquired about the density of the development as it compares to the previously approved development on this site. Higher densities are permitted by the Village in the downtown business and downtown transition zoning districts. Additionally, the proposed development's Floor Area Ratio is less than the maximum allowed in the DT zoning district—Floor Area Ratio is a tool used to regulate density.

Traffic

The Plan Commission raised concerns regarding the impact this development would have on existing traffic patterns in the area. A traffic review submitted at staff's request following the Plan Commission meeting estimates 27 total trips for the proposed development during the morning peak hour and 30 in the evening based on apartment vehicle trip generation rates in the *Trip Generation Manual*, 9th Edition, published by the Institute of Transportation Engineers. The review found that approximately 30% of Downers Grove residents near the downtown travel by alternate means, including public transportation. As such, it is anticipated that this development would only generate an additional 19 and 21 vehicle trips during the morning and evening peak hours, respectively. This new traffic is predominantly east-west in orientation along Rogers Street. Finally, the review determined that both Prospect Avenue and Rogers Street have more than sufficient capacity to accommodate the limited additional traffic generated from the proposed development.

Building Design

Attached is a report regarding the building design.

Prior Council Action Related to this Property

On May 6, 2008, the Village Council approved four items related to this property:

- (1) Rezoning of the property from Light Manufacturing (M-1) to Downtown Transition (DT);
- (2) Final Plat of Subdivision;
- (3) Special Use; and,
- (4) Final Planned Development (#50) with a variation to construct 16 townhomes.

The 2008 Final Plat, Special Use and Planned Development approvals lapsed because of the significant time of inactivity related to redevelopment to townhouses. The DT Downtown Transition zoning district remains in place.

ATTACHMENTS

Design Summary and Discussion

Location Map

Ordinance

Staff Report with attachments dated February 3, 2014

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

Preliminary Traffic Review prepared by KLOA dated February 13, 2014

Memo and Updated Traffic Review

Report on Trends in the Future Workforce

Updated Sketch

Letters from Residents

To: Dave Fieldman, Village Manager
From: Tom Dabareiner, Community Development Director
Date: March 7, 2014
Re: **Design Summary and Discussion for 715-719 Rogers**

At the February 3, 2014 meeting, several Plan Commissioners expressed concern about the massing and character of the building as it relates to the surrounding properties. Related to the standards for approval, these concerns would fall into the “general welfare” category. One commissioner cast a dissenting vote based on the design.

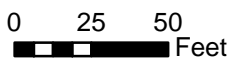
The architect labels the building’s design as Post WWII Modern. Elements of Post WWII Modern include large volumes with minimal detailing. Critics unfavorably refer to this style as “institutional” in character.

As a Post WWII Modern building, it feels massive due to a lack of architectural details on its large, unadorned façades. The massing of the building could be made more interesting if vertical sections of the building were offset from one another to vary the depth of the façade and give the illusion that the façade consists of smaller masses instead of one large flat façade. Similarly, if the balconies projected from the building instead of being inset, the building may not appear as one large mass because the face of the building would have some delineation to break up the large plane of the façade. However, the architect favors the Post WWII Modern style and rejects staffs’ suggestions as incompatible with the defined style. Staff believes that while the defined style may be compromised, these changes could help make it more compatible with the surrounding neighborhood.

With respect to the character of the building, the Downtown Pattern Book also provides suggestions. Buildings located within the Downtown Transition zoning district may consist of some, if not all, of the preferred characteristics outline in the Pattern Book. That document encourages the use of detailing, openings and materials to create visual interest on building facades. The apartment’s use of a single building material and inset balconies on the proposed design do not meet the visually appealing goals found in the Pattern Book. The book’s guidelines also promote prominent entry features. In the proposed design the entrances are articulated through the use of landscaping but not reflected at all in the building design. Additionally, corner lot buildings should incorporate design elements to reflect the prominence of its location. The proposed building does not address the unique location through these design elements as they are contrary to the characteristics of the selected design.

In an established area of predominately residential two-story structures, remaining true to the Post WWII Modern architectural style limits the petitioner’s ability to address issues relating to massing and character. Although the proposed building meets the bulk requirements, this architectural style may not be the most appropriate design for the neighborhood. However, the question is whether it violates the “general welfare” standard, which is a less structured standard than those related to specific setback and height requirements.

Nevertheless, the commissioner with the dissenting vote did not agree that the use was appropriate for the neighborhood. He found that Standard A of the Special Use standards for approval, *the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community* had not been met.



715-719 Rogers Street - Location Map



VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant DATE: May 6, 2014
(Name)

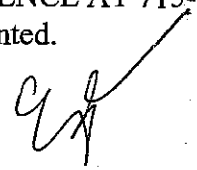
RECOMMENDATION FROM: _____ FILE REF: PC-50-13
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT A MULTIPLE FAMILY RESIDENCE AT 715-719 ROGERS STREET", as presented.



SUMMARY OF ITEM:

Adoption of the attached ordinance will authorize a special use for 715-719 Rogers Street to permit a multiple family residence.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT
A MULTIPLE FAMILY RESIDENCE
AT 715-719 ROGERS STREET**

WHEREAS, the following described property, to wit:

Parcel 1

THE WEST 80 FEET OF BLOCK 8 IN STANLEY'S ADDITION TO THE TOWN OF DOWNERS GROVE, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1883 AS DOCUMENT 31767, IN DUPAGE COUNTY ILLINOIS.

Parcel 2

THAT PART OF BLOCK 8 IN STANLEY'S ADDITION TO DOWNERS GROVE IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1883 AS DOCUMENT 31767, COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK AND RUNNING THENCE EAST 80 FEET FOR A PLACE OF BEGINNING; THENCE EAST 50 FEET; THENCE SOUTH 248 FEET MORE OR LESS TO WARREN AVENUE; THENCE WEST, ALONG NORTH LINE OF WARREN AVENUE 50 FEET; THENCE NORTH 248 FEET MORE OR LESS TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 715-719 Rogers Street (PINs: 09-08-206-001, -002)

(hereinafter referred to as the "Property") is presently zoned "*D-T, Downtown Transition District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the Village of Downers Grove approved Ordinance No. 4968 entitled "An Ordinance Amending The Comprehensive Zoning Ordinance of The Village of Downers Grove, Illinois to Designate Rogers Street Redevelopment as Final Planned Development Number 50 with a Variation"; Ordinance No. 4969 entitled "An Ordinance Authorizing a Special Use for Planned Development #50 to Permit Construction of Attached Single Family Dwellings to Exceed One (1) Unit Per 4,000 Square Feet of Land Area in the Downtown Transition District"; and Resolution No. 2008-45 entitled "A Resolution Approving the Final Plat of Subdivision for Rogers Street Redevelopment Subdivision" dated May 6, 2006; and Ordinance No. 5703 entitled "An Ordinance Authorizing the Extension of a Special Use, Final Plat of Subdivision and Final Planned Development for 715-719 Rogers Street to May 6, 2010", dated September 15, 2009; all of which, in relation to the aforementioned described property, are hereby repealed in their entirety; and,

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-611(d)(1) of the Zoning Ordinance be granted to permit a multiple family residence at 715-719 Rogers Street; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove on February 3, 2014, and said Plan Commission has given the required public notice, has conducted a public

hearing respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

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

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

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

SECTION 1. That a Special Use of the Property is hereby granted to permit a multiple family residence at 715-719 Rogers Street within the DT zoning district.

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

1. The Special Use shall substantially conform to the staff report, renderings, architecture and landscape plans prepared by Dean M. Pozarzycki, R.A. as revised and dated January 21, 2014, engineering plans and Stormwater Management Report prepared by RWG Engineering, LLC as revised and dated January 8, 2014, except as such plans may be modified to conform to the Village codes and ordinances.
2. The petitioner shall consolidate the two lots into a single lot of record pursuant to Section 20.507 of the Subdivision Ordinance.
3. Interior landscaped beds and stormwater containment structure shall be maintained.
4. The building shall be equipped with an automatic suppression and an automatic and manual fire alarm system.
5. Prior to the issuance of any building or development permits, the petitioner shall pay to the Village a \$500 fee-in-lieu per Village approved parkway tree subject to verification by the Village Forrester.
6. The existing small sidewalk that runs north/south shall be relocated to align with the proposed Prospect Avenue sidewalk.

7. Parking shall be prohibited in the drop-off zone on Prospect Avenue.
8. The owner is responsible for maintaining the drop-off zone on Prospect Avenue. Prior to issuance of a Certificate of Occupancy, the owner shall enter into a license agreement with the Village of Downers Grove for the maintenance thereof.
9. Hours of operation of the roof top deck shall be limited to 7AM to 10PM on Sunday through Thursday and to 7AM to 11PM on Friday and Saturday.
10. Storage of items on the balconies shall be limited to outdoor furniture maintained in good working order, containerized landscaping and electric grills only.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

Passed:

Published:

Attest: _____

Village Clerk



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

SUBJECT:	TYPE:	SUBMITTED BY:
PC 50-13 715-719 Rogers Street	Special Use for a Multiple Family Residence	Kelley Chrissie Planner

REQUEST

The petitioner is requesting approval of a Special Use to permit the construction of a multiple family residence at 715-719 Rogers Street.

NOTICE

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

GENERAL INFORMATION

OWNER: 1501 Ogden Associates, LLC
1501 Ogden Ave.
Downers Grove, IL 60515

APPLICANT: RMG Realty Group, LLC
17W728 Butterfield Rd, Suite 105
Oakbrook Terrace, IL 60181

PROPERTY INFORMATION

EXISTING ZONING: DT, Downtown Transition District
EXISTING LAND USE: Manufacturing/Industrial
PROPERTY SIZE: 0.74 acres (32,227 square feet)
PINS: 09-08-206-001, -002

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-6, Multiple Family Residential	Single Family Residential
SOUTH:	DT, Downtown Transition	Institutional/Public/Train
EAST:	M-1, Light Manufacturing	Low Intensity Office
WEST:	DT, Downtown Transition	Downtown/Mixed Use

ANALYSIS**SUBMITTALS**

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

1. Application/Petition for Public Hearing
2. Project Narrative
3. Boundary and Topographic Survey
4. Architectural Drawings dated January 21, 2014
5. Engineering Drawings dated January 8, 2014
6. Stormwater Management Report dated January 8, 2014
7. Renderings

PROJECT DESCRIPTION

The petitioner is requesting approval of a Special Use to construct a multiple family residence at 715-719 Rogers Street. The property at the southeast corner of Prospect Avenue and Rogers Street is zoned DT, Downtown Transition district. The proposed use is permitted as a Special Use in the DT district.

On May 6, 2008, the current owner received multiple approvals to construct 16 townhomes on the site. The Village Council approved the Rezoning of the property from Light Manufacturing (M-1) to Downtown Transition (DT), a Final Plat of Subdivision, a Special Use and a Final Planned Development (#50) with a variation. The Final Plat of Subdivision, Special Use and Planned Development approvals have lapsed due to inactivity. For clarity in record keeping, the ordinances granting the Special Use (4969), Planned Development #50 (4968) and extension (5073) will be rescinded by the Village Council in conjunction with this petition.

With the rezoning of the subject site in 2008, this property is on the easternmost edge of the DT district. The site backs up to the Burlington Northern Santa Fe railroad and, beyond that, the Downers Grove Village Hall. Residential properties are located to the west and north of the property with many multiple family residential properties in the vicinity. The properties to the east are manufacturing/industrial and the parcel immediately east contains an electrical transformer.

The petitioner is proposing to raze the existing structure and construct a four story, 48-unit apartment building with a roof garden all of which sit on a two story parking structure. Of the 48 total dwelling units proposed, 32 are one bedroom and 16 are two bedroom units. One bedroom apartments will have 700 square feet of floor area, whereas the two bedroom units will have 1,071 square feet of space. Each dwelling unit has a covered balcony ranging from 34 square feet for one bedrooms to 103 square feet in the two bedrooms. Each apartment will have individual mechanical systems. The mechanical equipment used for the common areas will be located in the middle of the flat roof to ensure that screening requirements are met.

Given the proximity to the train stations at Main Street and Fairview Avenue, the proposed development will be marketed to commuters. The product being proposed is upscale rental that will appeal to commuters and others looking to live near the downtown. As such, the units will have high end finishes like hardwood flooring, stainless steel appliances and granite counter tops. Washers and dryers will be provided in each unit and each unit has a balcony. Each residential floor will have a trash chute that will go to an enclosed trash room located in the lower parking level. The roof garden, surrounded by landscape planters, is an additional amenity being proposed.

With a significant grade differential on this site, the petitioner has proposed using the grade difference to create two levels of parking. The lower level of the parking structure will be accessible from Prospect Avenue and restricted to residents through a gated entrance, whereas the grade level parking will be available to visitors and accessible from Rogers Street. Both levels of the parking structure will be "open air" in which natural ventilation will be provided. There will be a total of 98 parking spaces provided, where 96 are required; 48 of which will be assigned parking spaces on the lower level and 50 will be

unassigned parking spaces on the grade level parking. Four of the 98 parking spaces will be accessible for persons with a disability; two on each parking level. To achieve the open air goal in the lower parking level, the petitioner has proposed using large openings that have security grills, similar to that seen on the first floor in the downtown parking garage. A four foot knee wall will extend along the entire perimeter on the upper parking level to screen the parking from pedestrians and adjacent properties. Landscaping along the parking structure is being proposed to provide additional buffering of the parking area.

The main pedestrian entrance will be on the upper parking level. Arriving to the site from Prospect Avenue, pedestrians will be greeted by a large entry stair and ramp flanked by extensive landscaping. Pedestrians arriving to the site on Rogers Street will enter through a landscaped area at grade into the parking level or directly into the north stairwell. Visitors that arrive by vehicle will enter the site through the upper parking level. Once inside the "open air" parking level, pedestrians from either entrance will cross the drive aisle to get to the elevator lobby. The applicant has proposed using brick pavers in the pedestrian areas as a walking surface and/or striping areas of the drive aisle to alert oncoming motorists of pedestrian traffic.

The design of the building is Post WWII Modern with its large volumes and clean detailing. The volumes are mainly delineated by the vertical expression of solids (wall) and voids (balconies and open air parking). The proposed construction of the parking structure is concrete, whereas the apartment building construction will be a combination of steel and concrete. Two options for the façade are being contemplated by the applicant: terra cotta cladding system or utility brick embedded in precast concrete panels. The terra cotta cladding system is the applicant's preferred building façade but both options are represented in the sample board provided. Both options propose a similar medium brown material with a contrasting charcoal color for the sun shade (baguette), balustrades, and metal fascia above the balconies.

The parking structure occupies the majority of the site, whereas the residential footprint is much smaller. The building is situated such that it becomes a prominent feature at the corner of Prospect Avenue and Rogers Street. The petitioner will be providing extensive landscaping at the pedestrian entrances and additional landscaping around the exterior of the building. Interior landscape beds being proposed are intended to minimize the traditional parking garage experience and provide a greater connection to the outside. In addition to the exterior landscaping and interior landscape beds, the roof garden will also have landscape planters around the perimeter. An irrigation system using recycled rain water is anticipated to be used for both the landscaping on the roof deck and in the interior beds.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

According to the Future Land Use Plan, the subject property is designated for low intensity office uses although the property is located in the DT district and its current land use is industrial. The Residential Policy Recommendations in the Comprehensive Plan encourage multi-family developments to be located in areas where it can function as a transitional land use. The proposed development meets this goal as it will serve as a transition from residential uses on the west to the industrial uses on the east. The proposed use will also serve as a good transition in the future when the properties to the east convert from industrial to low intensity office uses. The Residential Areas Plan also calls for a diversity of housing types, sizes and prices. This proposal provides high quality rental units near downtown where few options currently exist. Staff believes the proposed use is consistent with the intent of the Comprehensive Plan, will compliment the existing residential development to the north and west and provides a transition to the existing manufacturing uses to the east.

COMPLIANCE WITH THE ZONING ORDINANCE

The 715-719 Rogers Street property is zoned DT, Downtown Transition. Per Section 28.611(d)(1) of the Zoning Ordinance, multiple family dwellings are permitted as Special Uses. The proposed development

complies with all applicable bulk and parking requirements of the Zoning Ordinance, which are highlighted in the table below:

715-719 Rogers Street	Required	Proposed
Front Setback (Rogers St.)	10 ft.	10.08 ft.
Front Setback (Prospect Ave.)	10 ft.	10.08 ft.
Rear Setback (Parking Structure)	N/A	5.30 ft.
Rear Setback (Building)	20 ft.	49.77 ft.
Height	60 ft.	58.29 ft. (from Prospect Ave. average grade of 720.88 ft.)
FAR	2.5 max. (80,568 sq. ft.)	1.82 (58,546 sq. ft.)
Open Space - Total	N/A	15.8 % (5,096 sq. ft.)
Open Space – Front Yard	N/A	9.6 % (3,102 sq. ft.)
Parking	96 (2 per dwelling unit)	98

The design was reviewed against the Design Guidelines for the Downers Grove Downtown Business District and meets the applicable guidelines. Specifically, the building's design is true to a single architectural style that will provide a distinctive aesthetic, contributing to the character of the neighborhood. The parking area will be screened from pedestrian view with a knee wall and landscaping. Contrasting colors will be used to accentuate architectural details. Additional material detailing being proposed on the walls of the parking levels will add articulation along the pedestrian path. The projection of the sun shades (baguettes) break the plane of the residential floors and create visual interest that is of pedestrian scale.

The existing 32,227 square foot site consists of two parcels. Section 28.1000 (d) of the Zoning Ordinance requires the construction of a principal structure to occur on a single Lot of Record. Should the request for Special Use approval be granted, the petitioner will administratively consolidate the two lots pursuant to Section 20.507 of the Subdivision Ordinance prior to building permit issuance.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is proposing to improve Prospect Avenue by installing a curb and gutter and replacing the existing curb cuts with a new 25 foot wide curb cut into the lower parking level. The petitioner has also proposed a drop off lane on Prospect Avenue near the main entrance to the building. Parking will be prohibited in this drop off lane. An existing curb cut and sidewalk along Rogers will be removed and replaced with a new curb and gutter. A new sidewalk will be installed along Prospect Avenue and the sidewalk along Rogers Street will be replaced. The small north/south sidewalk that currently exists at the corner of Prospect and Rogers shall be relocated to align with the new Prospect Avenue sidewalk.

Both the Prospect Avenue and Rogers Street parkways will be restored. Although the intention is to protect the parkway trees on Rogers Street, if the trees are damaged the petitioner will be charged the assessed value of both trees at the time of building permit issuance. The petitioner will be charged a fee in-lieu of installing new parkway trees in the amount of \$500 per tree. The Village Forrester has reviewed the plans and has determined that two trees will be sufficient for the Prospect Avenue parkway but the removal of trees in the Rogers Street parkway may require additional fees in-lieu plus the appraised value of the trees.

No change is being proposed to the existing overhead electrical lines along Prospect Avenue, but new electrical service will be brought into the building underground. A new six inch water main will be installed and tap into the existing main on Prospect Avenue to provide water service to the development. The Downers Grove Sanitary District approved the request for sanitary sewer service to this development at their December 10, 2013 meeting.

Stormwater currently flows from north to south onto the vacated Warren Avenue corridor and then is drained into a culvert along Prospect Avenue. Stormwater management and detention does not currently exist on the site and with a net increase of 1,072 square feet of new impervious for the proposed development, detention or volume control best management practices (VCBMPs) are not required per the Village's Stormwater and Flood Plain Ordinance. The petitioner, however, is providing a containment structure to provide a water quality improvement for site discharge, allowing for the capture of oils and sediments prior to site runoff. Onsite runoff from the roof and upper parking level will be routed through the aforementioned containment structure to filter the discharge before entering the storm sewer system. Additionally, the proposed roof garden will reduce runoff and act as another stormwater best management practice.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the application. Access for the Fire Department will be along Rogers Street and Prospect Avenue. Per the Fire Prevention Division Chief, no entry into the site will be necessary. The parking levels will be equipped with a dry pipe fire suppression system, while the dwelling floors will have a traditional wet pipe system. All floors will be equipped with fire alarms, as required. The building's fire protection system will be reviewed during the building permit process to ensure a proper level of protection.

NEIGHBORHOOD COMMENT

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

FINDINGS OF FACT

The applicant is requesting a Special Use approval for a multiple family residence. The proposed use meets the standards for granting a Special Use as outlined below:

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a Special Use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

- (a) *That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*

Redevelopment of this site into a multiple family residence will enhance the character of the neighborhood and eliminate the outdated industrial building that exists on the site today. On the fringe of the DT district, this is an ideal location for this use as it provides a transition from the intended business uses in the Downtown Business district to lower density residential uses and also serves as a buffer for the existing residential uses from the existing light manufacturing uses. The close proximity of this site to the Main Street and Fairview Avenue train stations provides an upscale housing option for

commuters. The proposed development meets many of the goals for residential development as stated in the Comprehensive Plan. This standard is met.

- (b) *That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*

The proposed multiple family residence will not have a negative impact on the health, safety, moral or general welfare of the general vicinity. The proposed use, multiple family residential, is an allowable special use in the DT zoning district. The development will contribute to the general welfare of the community by providing higher density housing that is in close proximity to the downtown to support nearby businesses. With upscale rental as is being proposed, the product will provide a housing option that appeals to younger households and empty nesters, which is a goal of the Comprehensive Plan. As such, this standard is met.

- (c) *That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*

The petitioner is not requesting any zoning variations. The proposal will meet all requirements of the Village's Zoning Ordinance. This standard is met.

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

The proposed multiple family residential use is permitted as a Special Use in the DT district, according to Section 28.611(d)(1) of the Zoning Ordinance. This standard is met.

RECOMMENDATIONS

The proposal is consistent and compatible with the Comprehensive Plan, Zoning Ordinance 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 PC 50-13 subject to the following conditions:

1. The Special Use shall substantially conform to the staff report, renderings, architecture and landscape plans prepared by Dean M. Pozarzycki, R.A. as revised and dated January 21, 2014, engineering plans and Stormwater Management Report prepared by RWG Engineering, LLC as revised and dated January 8, 2014, except as such plans may be modified to conform to the Village codes and ordinances.
2. The petitioner shall consolidate the two lots into a single lot of record pursuant to Section 20.507 of the Subdivision Ordinance.
3. Interior landscaped beds shall be maintained.
4. The building shall be equipped with an automatic suppression and an automatic and manual fire alarm system.
5. Prior to the issuance of any building or development permits, the petitioner shall pay to the Village a \$500 fee-in-lieu per Village approved parkway tree subject to verification by the Village Forrester.
6. The existing small sidewalk that runs north/south shall be relocated to align with the proposed Prospect Avenue sidewalk.
7. The drop-off zone on Prospect Avenue shall only be used for temporary parking.

PC 50-13, 715-719 Rogers Street
February 3, 2014

Page 7

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:kc
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2013 PC Petition Files\PC-50-13 715-719 Rogers - Special Use for Multi-Family in DT\Staff
Report PC-50-13.doc

Narrative Description

Special Use Petition 719 Rogers Street.

RMG Realty Group, Petitioner

The petitioner is seeking approval of a Special Use in order to build a 48 dwelling unit multiple family residence on the DT zoned parcel of land located at the southeast corner of Rogers Street and Prospect Avenue. The site is currently improved with an early 20th century industrial/warehouse style of building that will be razed in conjunction with the construction and development of the proposed multiple-family apartment building.

The Village previously reviewed a redevelopment project on this site for a 16-unit townhouse planned development, which the Village approved in May 2008. Due to a variety of economic and market conditions the previous plans could not be implemented. The petitioner is requesting that they planned development approval be abrogated by the Village Council and be replaced with the special use which is now being requested.

The DT Downtown Transitional zoning district lists Multiple-family dwellings as an authorized Special Use under Section 28.611 (d)(1). This zoning district has established that the maximum floor area ratio for buildings (exclusive of the floor area devoted to parking structures), is to be 2.5. The minimum floor area for one-bedroom dwellings is to be 500 ft² and the minimum floor area for two-bedroom dwellings is to be 620 ft². Yards are to be as follows: front 10 feet; side 5 feet and rear 20 feet, however parking either open or enclosed is permitted within the rear yard area according to Section 28.1100 (e)(1). Additionally, this zoning district has a maximum building height of 60 feet as measured along the average grade of the frontage of the building. Parking is required at the rate of 2 parking spaces per dwelling unit.

The subject property is a 32,227 ft² parcel of land. The recorded dimensions of this property are 130.00 feet along the north, 248.00 feet along the east, 130.00 feet along the south and 248.00 feet along the west. It is slightly trapezoidal as the corners are slightly off of 90 degree angles, thus the slight area discrepancy.

The subject property has a noticeable amount of topographic change. Along the Rogers Street frontage of the property the elevations range from approximately 726.45 feet at the northwest corner to approximately 720.28 feet at the northeast corner. Along its Prospect Avenue frontage, the greatest change in grade occurs with a range from an elevation of approximately 726.45 feet to approximately 712.95 feet. To round this issue out, the site has an elevation of approximately 714.09 feet as measured near the southeast corner. No part of the subject property is located within flood plane.

The petitioners RMG Realty Group is petitioning as the contract purchaser of the subject property. RMG Realty is a family owned development company whose principals have a long-term relationship with Downers Grove. Several of the principles of the company have been residents of the Village until relatively recently. Although principles of RMG have been involved for decades in the "large building" commercial real estate business in the employment of other developers, the proposed development is RMG Realty's first new construction building. They have indicated that Downers Grove is an exceptionally attractive community to develop and invest in because of its history of excellent government management and the high quality of development the community has commanded. Investors clearly understand and appreciate that Downers Grove is a sound community for development and investment.

The proposed building is to be constructed as a masonry and steel building. The lower levels will primarily be poured concrete while the upper levels will be a combination of erected steel and concrete. The exterior of the building is proposed to be either a medium warm brown brick or a medium warm brown panelized terra cotta. In addition to the masonry exterior material the building will also include some metal fascia above the apartment deck area and the decks will have vertical metal balustrade guardrails.

The proposed building complies with applicable bulk regulations as follows. With respect to setback, the building is proposed to be sited on the property as follows: front yard along Rogers will range from 11.68 feet at the northwest corner to 10.08 feet at the northeast corner; front yard along Prospect Avenue will be setback 10.08 feet as measured at the northwest corner and will be setback 24.08 feet at the southwest corner; side yard along the east, the parking levels of the building will be setback a distance ranging from 5.36 feet as measured at the northeast corner to 5.38 feet as measured at the southeast corner, while the residential floors will be setback from the east side lot line a distance of approximately 55 feet from the east property line; and the rear yard along the south, the parking levels of the building will be setback a distance ranging from 6.71 feet as measured at the southeast corner to approximately 5.30 feet as measured at the southwest corner, while the residential floors will be setback approximately 55 feet from the south property line.

The height of the building as measured from the average grade along the Rogers Street frontage of the building is to be 54'2-1/4" and the height of the building as measured from the average grade along the Prospect Avenue frontage of the building is to be 58' 3-3/16".

The floor area ratio of the proposed building is to be 1.82. This is based upon the building having a total floor area of 58,402 ft², which includes all floor space exclusive of the floor area devoted to parking.

The plans for developing the subject property propose that the mostly subgrade lower level and the ground floor be devoted to structured parking facilities, with 49 parking spaces on the lowest level and 50 spaces on the ground floor level. The two lowest floors are proposed to measure 114' 6" from east to west by 231' 2 ½" from north to south. There will be two handicap parking spaces for each of the levels. Access to the upper level will be off of Rogers street towards the east side of the building and access to the lower level will be via gated garage access off of Prospect Avenue near the south side of the building. Resident access to the residential floors will be available at each parking level by means of an elevator as well as by means of two separate stairwells one near the north end of the building and the other near the southwest corner of the building.

Floors 2, 3, 4 and 5 will each have a total of 12 apartment units: four 2-bedroom units and eight 1-bedroom units. The upper residential floors have a footprint area, which is smaller than the two parking levels. The residential floors have a north to south dimension of 187' and an east to west dimension that ranges from 64'6" as measured along the north wall, 74'4" through the midsection of the building and 68'6" as measured along the south. The floor areas of the 1-bedroom units will be 700 ft² plus a 34 ft² protected deck area (each deck will have walls on three side and will be covered above). The floor areas of the 2-bedroom units are to be 1,071 ft² plus a 103 ft² protected deck area.

The building will be constructed with a fire suppression system with an alarm system on all floors. The fire suppression system for the two parking levels will be a dry pipe system while the residential levels will have the more typical wet pipe sprinkler system.

The dwelling units are being designed to appeal to higher end clients. In addition to the generally larger floor areas being offered, the amenities of the units are going to be of a high standard. Finishes are to include broadloom carpets in the bedrooms, hardwood and tile floors in the other living area, stainless steel finish appliances and granite counter tops in the kitchens and in-unit washer and driers.

The building will have trash chutes at each floor level with an enclosed trash room at the upper parking level.

The southerly end of the building's roof area will feature a roof deck for the building's residents. The proposed deck will measure approximately 43 feet x 61 feet with an area of 2,771 ft². The roof top deck is bounded by landscape planters along the west, south and easterly sides. The landscaping on the westerly side will have an area of 1,004 ft², and the landscaping on the southerly and easterly side of the deck will have an area of 1,618 ft². The landscaping for the deck has been chosen to several varieties of trees including Skyline Honey Locusts, Sango Karu Japanese Maples, and Sargent Junipers; a variety of different decorative grasses including Autumn Moor Grass and Karl Foerster, which is a feather grass. Plant materials,

the growing medium and ground cover have been chosen to function properly in a rooftop environment.

Grade level landscaping of the site will include a variety of plant materials including sod and Burr Oaks along the east side; sod, Maple Viburnums and English Yews on the south side; sod, Sango Karu Japanese Maples, Skyline Honey Locusts, Sargent Junipers, Common Junipers, Blue Oat Grass, Autumn Moor grass and Karl Foerester feather grass along the west side; and Sango Karu Japanese Maples, Skyline Honey Locust, and Sargent Junipers. There will also be a variety of perennials planted along the north and west sides of the building.

With respect to public improvements, the re-development of the subject property will require that the pavement along the east side of Prospect Avenue to be saw cut and milled in order for curbs and gutters to be installed. Additionally, the petitioner will be responsible to install sidewalks along the entire Prospect frontage of the subject property.

With respect to sanitary sewer service, the Downers Grove Sanitary District's Board of Local Improvements has met on this project and has determined that there is adequate sanitary sewer capacity available.

With respect to domestic water, there is adequate water supply available to this building. As part of the building permit process a determination will be made as to adequacy of the water pressure to serve the upper floors of the building. If necessary a booster pump will be provided to satisfy domestic water flow pressure.

Finally, in conjunction with the special use application, the petitioner has submitted a detailed storm water management plan to the Village, which includes a water quality feature using best management design practices. The petitioner is of the opinion that the storm water management plan is in full compliance with the applicable provisions of the Village's storm water regulations.

Conclusion:

The petitioner is requesting approval of a special use petition for a multiple-family residential building, which has been prepared in a manner to the best of the petitioner's ability to be consistent with the requirements of the underlying DT Downtown Transitional zoning district's standards. Care and consideration has been given to the objectives for developments in the general downtown area as such are expressed in the Village Comprehensive Plan. As this development is to be a long-term investment both for the petitioners and for the Village, every effort will be made to develop and construct the proposed building to a high standard and then to maintain it, at a high standards over the buildings lifetime as well.

Petitioner's Response to Special Use Standards
Special Use Petition 719 Rogers Street.
RMG Realty Group, Petitioner

Section 28.1902 Standards for Approval

The Village may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plan and the evidence presented is such as to establish the following:

With respect of the proposal being in compliance with the Village Comprehensive Plan, the site is at the east edge of the Downtown/Mixed Use area. The site's location takes advantage of the pedestrian-friendly environment of the Downtown and future residents of the proposed residences will add to the customer base. Residents of the proposed building will add to the population who are the shopping and dining patrons, they may add to the work force of downtown employment and obviously this development will add to the living opportunities for existing and future Village residents. The construction of the proposed 48 dwelling-unit residential building will bring a significant investment to the Downtown area especially as it will replace a manufacturing building which has now reached its economic obsolescence.

The design of the proposed building and site has attempted to meet the Comprehensive Plan's objective of reinforcing the walkable nature of the Downtown based upon its relative location to the Downtown and as the building is to be sited relatively close to the sidewalk line. Parking for the proposed residences is to be located within or on the parking structure that makes up the lowest two levels of the building. Such location of the parking screens the street view from the parking area that serves the subject building.

Finally, the proposed development concept meets the Comprehensive Plan's objective, which urges that development in and around the Downtown should focus on the Transit-Oriented opportunities that the Downtown location offers. Clearly, the proposed building has been conceived as a railroad-oriented facility, both with its location immediately north of the Burlington Northern tracks and with respect to its convenient location as it relates to the Village's easterly two commuter stations. The Main Street station is the more obvious commuter rail facility for this site being only 1,300 feet from the east end of the platform at Washington Street and the tracks and approximately 2,100 feet from the site to the Main Street Station building. Additionally, the subject site is also within walking distance of the Fairview Station, which is a walking distance of approximately 2,900 feet. Anyone who works in the City and desires to live within a desirable suburban downtown area that is also within walking distance of a train station will find the location of the proposed multiple family development to be most desirable.

(a) That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

A housing stock, which offers a variety of living opportunities with a variety of different amenities, is a key land use element for any successful community. Different types of dwellings serve the needs of different residents depending on their work destinations, their age or their stage of life. The proposed facility clearly is oriented to residents who have a need or a desire to live near the Village's Downtown. This living opportunity offers many commercial and service opportunities as well as convenient access excellent transportation opportunities.

The replacement of the current industrial building with a new modern residential building is a very desirable modification to the neighborhood as such an investment will add to the relative value of the neighborhood and may lead to additional redevelopment investment in the future. Investment and improvements tend to spawn similar actions by others.

(b) That the use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

The petitioner is of the opinion that the proposed special use when approved and constructed will have no negative effect on the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property value in the vicinity. This determination has been made based upon the following.

First, the proposed use is an authorized use in the underlying DT Downtown Transition District. The zoning on the property was first the result of careful legislative consideration in drafting the rules and regulation of the district. The codification of the DT zoning district clearly took into consideration the unique confluence of the presence of the Burlington Northern railroad tracks, the presence to the west of the Village's Downtown/CBD area and the presence generally to the north and to the immediate west of a mixture of different types of residential uses. The application of the DT zoning specific to the subject site resulted following a public hearing to determine if a rezoning to DT was appropriate. A similar public hearing consideration took place concerning properties to the immediate west of the subject property. The recommendations that resulted from the public hearing were subsequently considered by the Village Council, which implemented the rezoning with the adoption of appropriate ordinances.

Second, the use is consistent with the specific land uses that either abut the site or are present in the surrounding area. The basic variety of residential and industrial uses as well as the presence of a major freight and commuter passenger railroad

line has coexisted essentially since the late 19th Century with no apparent negative implications to the health, safety, morals, or to the general welfare of anyone living or working in the immediate area. A simple visual inspection of the area shows the area to be a desirable both to live in and in which to conduct commerce. It appears to be clear that the subject use will no more be injurious to property values than has any similar use that has been established either in the immediate area or in the greater downtown area of the Village.

Third, the redevelopment of the subject site will replace a tired, early 20th century industrial building which has come to the end of its economic usefulness, with a modern convenient high quality residential building.

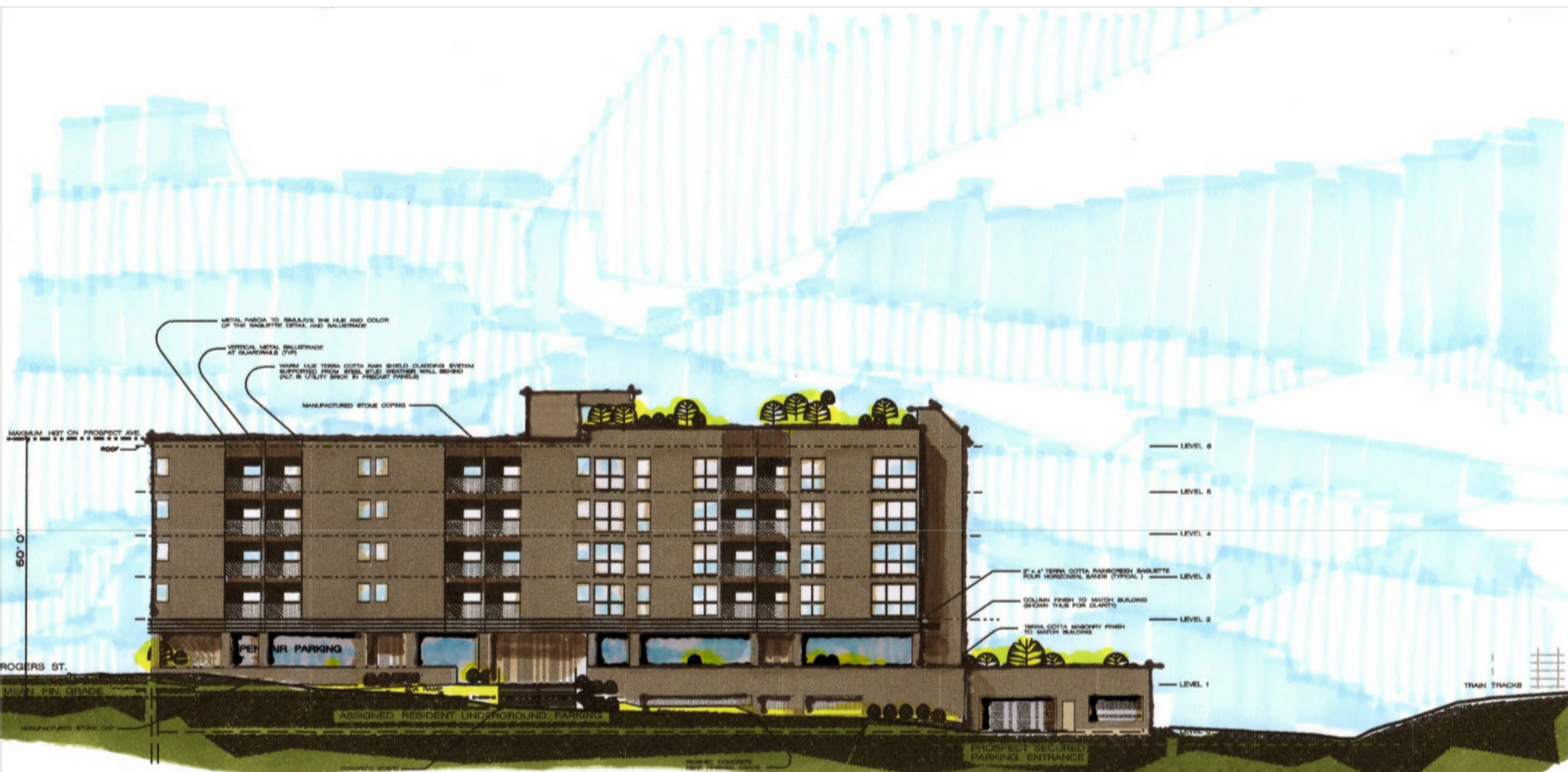
(c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.

The petitioner has caused to be prepared detailed and specific supportive material including a site plan, landscape plan, building elevation drawings, interior drawings depicting the proposed residential dwellings, plans for the structured parking as well as detailed site engineering plans and studies which have been submitted to the Village along with the application seeking approval for a special use.

The purpose of providing such detailed drawings and documentation is to provide an in-depth evaluation of the suitability of the various elements which make up a development in order to demonstrate to the municipal authority that the proposed development has been prepared in a manner which meets or exceeds all applicable Village of Downers Grove zoning and land use regulations. The petitioner is of the opinion that the plans being submitted in support of the proposed special use petition clearly prove that the requested special use complies with the regulations of the specific zoning district as well as to the applicable general requirements of the Zoning Ordinance.

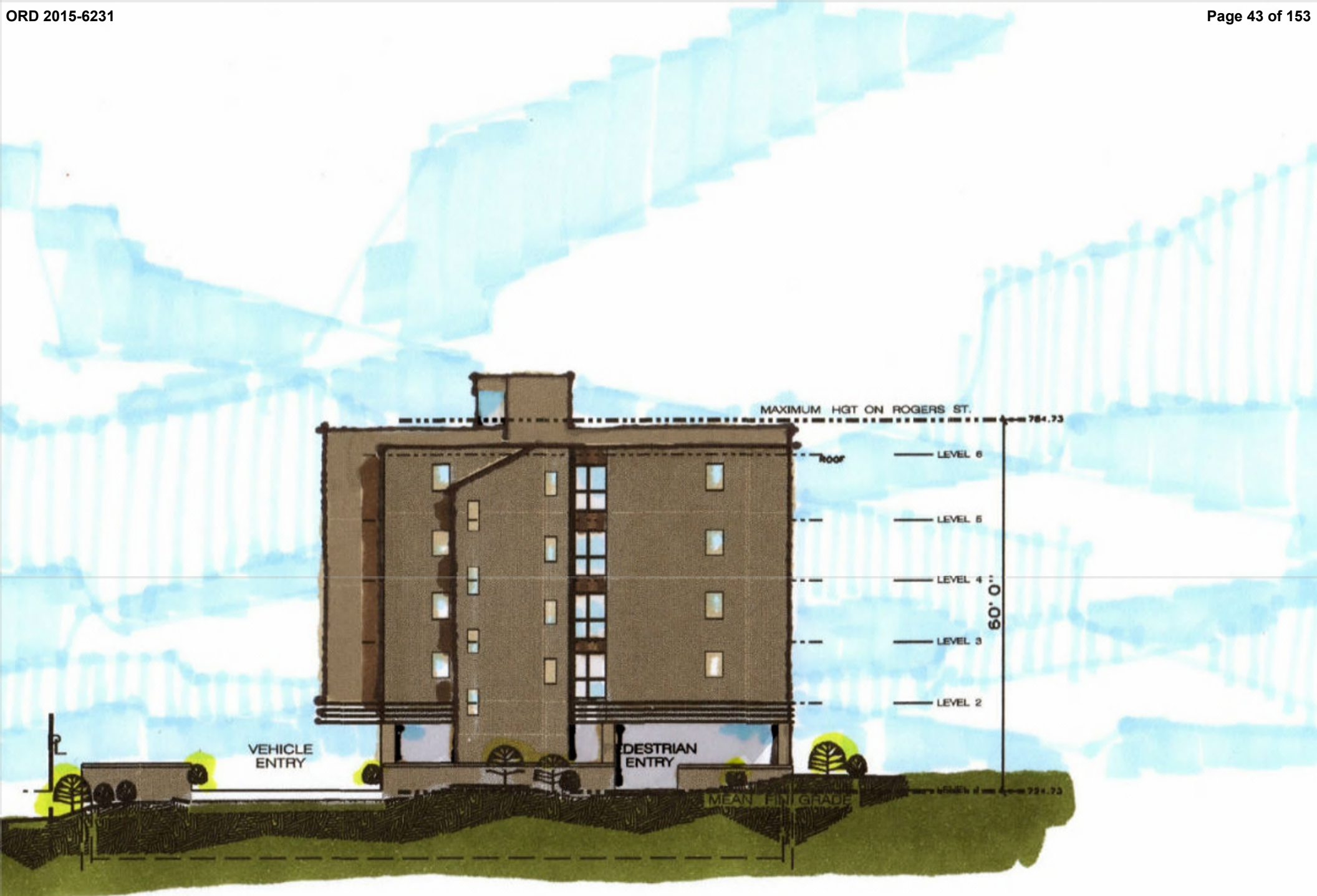
(d) That it is one of the special uses specifically listed for the district in which it is to be located.

According to the provisions of section 28.611(d)(1) Residential, Multiple family dwellings, is listed as an authorized special use in the underlying DT Downtown Transition District. The petitioner is specifically requesting approval of a special use that clearly represents this listed and authorized land use.



WEST (PROSPECT AVE.) ELEVATION





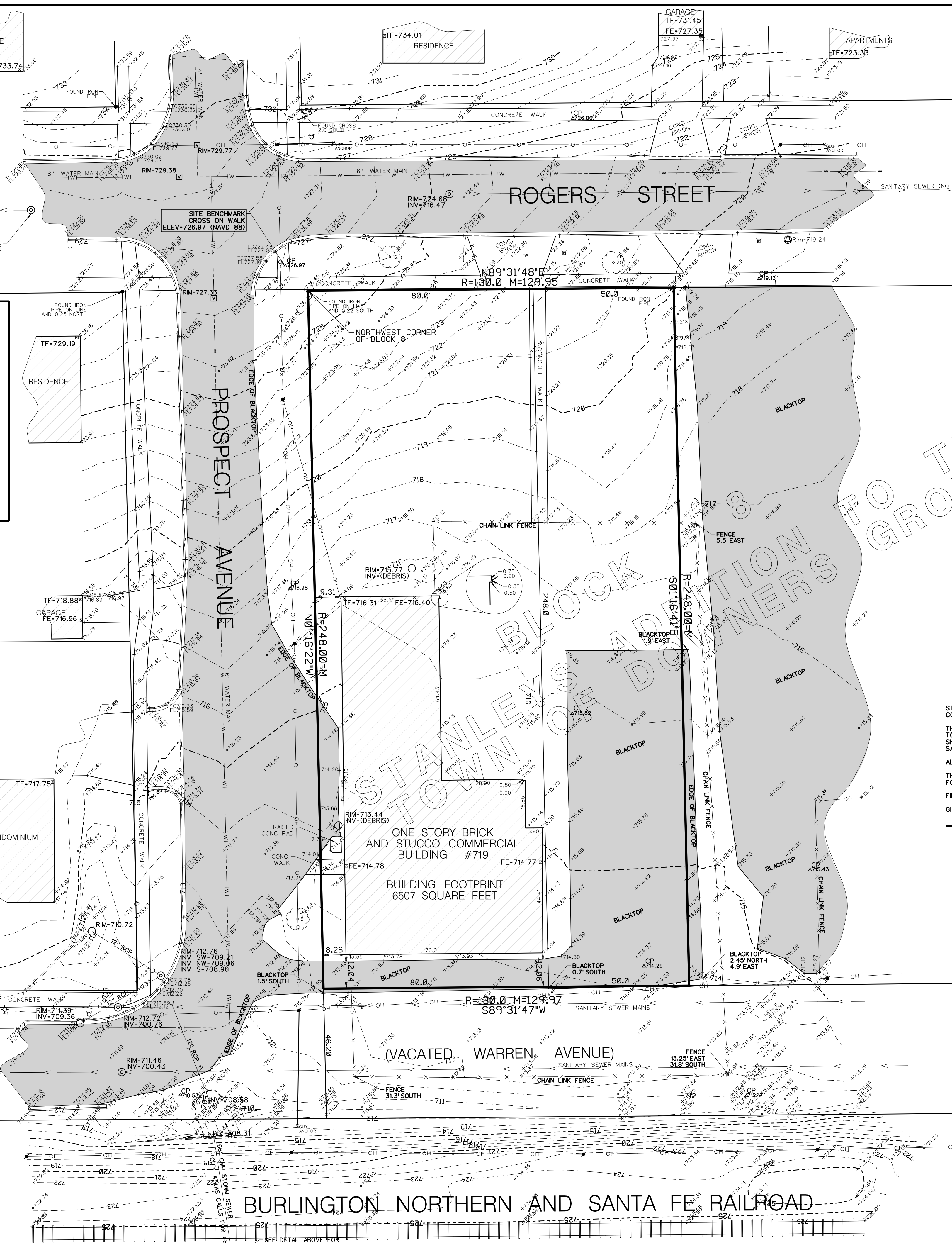
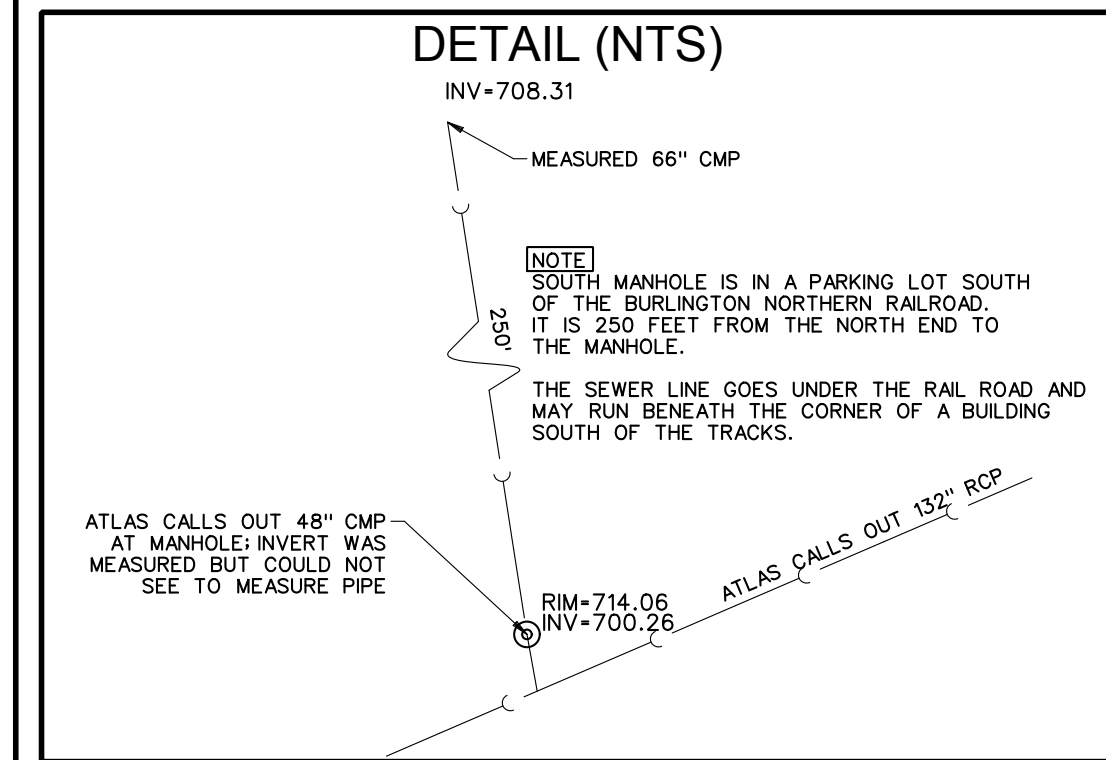
NORTH (ROGERS ST.) ELEVATION



BOUNDARY AND TOPOGRAPHIC SURVEY

(SEE BELOW FOR LEGAL DESCRIPTIONS)

SOURCE BENCHMARK
 DU PAGE COUNTY BENCHMARK 0006; PID DK3312
 A 305 INCH BRASS DSO SET IN CONCRETE +/- 0.2'
 ABOVE GRADE AT THE NORTHEAST CORNER OF
 WASHINGTON STREET AND WARREN AVENUE; STATION IS
 57.4' SE OF A POWER POLE, 49.5' E OF A LIGHT
 POLE AND 79.4' NE OF A FIRE HYDRANT.
 ELEVATION = 718.78 (NAVD 88)



LEGAL DESCRIPTIONS

PARCEL 1
 THE WEST 80 FEET OF BLOCK 8 IN STANLEY'S ADDITION TO THE TOWN OF DOWNERS GROVE, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1883 AS DOCUMENT 31767, COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK AND RUNNING THENCE EAST 80 FEET FOR A PLACE OF BEGINNING; THENCE EAST 50 FEET; THENCE SOUTH 248 FEET MORE OR LESS TO WARREN AVENUE; THENCE WEST, ALONG NORTH LINE OF WARREN AVENUE 50 FEET; THENCE NORTH 248 FEET MORE OR LESS TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2
 THAT PART OF BLOCK 8 IN STANLEY'S ADDITION TO DOWNERS GROVE IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1883 AS DOCUMENT 31767, COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK AND RUNNING THENCE EAST 80 FEET FOR A PLACE OF BEGINNING; THENCE EAST 50 FEET; THENCE SOUTH 248 FEET MORE OR LESS TO WARREN AVENUE; THENCE WEST, ALONG NORTH LINE OF WARREN AVENUE 50 FEET; THENCE NORTH 248 FEET MORE OR LESS TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

LAND AREA
 32,227 SQUARE FEET
 0.7398 ACRES

STATE OF ILLINOIS
 COUNTY OF DU PAGE SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD. HAVE MADE A TOPOGRAPHIC SURVEY OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID TOPOGRAPHIC SURVEY.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

FIELD WORK WAS COMPLETED SEPTEMBER 27, 2013.

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

WEBSTER, McGRATH AND AHLBERG, LTD.

BY: _____
 ILLINOIS LAND SURVEYOR NO. _____
 LICENSE EXPIRATION DATE: NOVEMBER 30, 2014
 207 S. NAPERVILLE STREET
 WHEATON, ILLINOIS 60187
 (630) 668-7603

LEGEND

○	SANITARY MANHOLE	□	MAILBOX
○	SANITARY CLEANOUT	○	DOWNSPOUT
○	STORM MANHOLE	○	LIGHT POLE
○	STORM CATCH BASIN	○	OVERHEAD LIGHT POLE
○	STORM INLET	○	ELECTRIC MANHOLE
○	STORM CLEANOUT	○	TRAFFIC SIGNAL POLE
○	FLARED END SECTION	○	TRAFFIC CONTROL BOX
○	TRANSFORMER	○	TRAFFIC SIGNAL VAULT
○	ELECTRICAL BOX	○	RAILROAD SIGNAL POLE
○	CABLE T.V. BOX	○	RAILROAD SIGNAL VAULT
○	TELEPHONE BOX	○	UTILITY POLE
○	TRAFFIC CONTROL BOX	○	OVERHEAD WIRES
○	ELECTRIC HANDHOLE	○	UNDERGROUND ELECTRIC
○	COMMUNICATION MANHOLE	○	UNDERGROUND GAS
○	TELEPHONE MANHOLE	○	UNDERGROUND TELEPHONE
○	ELECTRIC METER	○	UNDERGROUND FIBER OPTIC
○	GAS METER	○	UNDERGROUND CABLE T.V.
○	GAS VALVE	○	WATER MAIN
○	B BOX	○	SANITARY SEWER
○	WATER VALVE	○	STORM SEWER
○	WATER VALVE VAULT	○	FENCE LINE
○	FIRE HYDRANT	○	GUARD RAIL
○	POST INDICATOR VALVE	○	DECIDUOUS TREE
○	WATER METER	○	PINE TREE
○	PARKING METER	○	DROVE IRON PIPE
○	SIGN	○	FOUND IRON PIPE
○	FLAG POLE	○	CROSS CUT IN CONCRETE
○	PIPELINE MARKER	○	M = MEASURED DIMENSION
		○	R = RECORD DIMENSION



Rev	Date	Description	By

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATION: 719 ROGERS STREET DOWNERS GROVE, IL

PREPARED FOR: RMG REALTY GROUP
 ATTN: MICHAEL GATTO
 17W-728 BUTTERFIELD ROAD
 SUITE 400
 OAK BROOK, IL 60181

DATE: 10/07/13 SCALE: 1"=20'

JOB #: 43430 SURV: GA DRAWN: DS DESIGN: DS

FILE #: D-32152-TOPO SHEET #: 1 of 1

10/7/2013 2:52:57 PM

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

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

PROPOSED IMPROVEMENTS FOR 719 ROGERS STREET APARTMENTS DOWNERS GROVE, ILLINOIS

PLANS PREPARED FOR
RMG REALTY GROUP
 17W728 BUTTERFIELD ROAD, SUITE 105
 OAK BROOK TERRACE, IL 60181
 (847) 778-9626

DATE	01/08/2014
REVISION	PER VILLAGE REVIEW
DRAWN BY	JP

719 ROGERS STREET APARTMENTS
DOWNERS GROVE, ILLINOIS
TITLE SHEET

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

PROJECT NO.	06803613
DATE	11/15/2015
SCALE	NONE
PROJ. MGR.	RWG
PROJ. ASSOC.	MRM
DRAWN BY	JP

SHEET
1 of 10

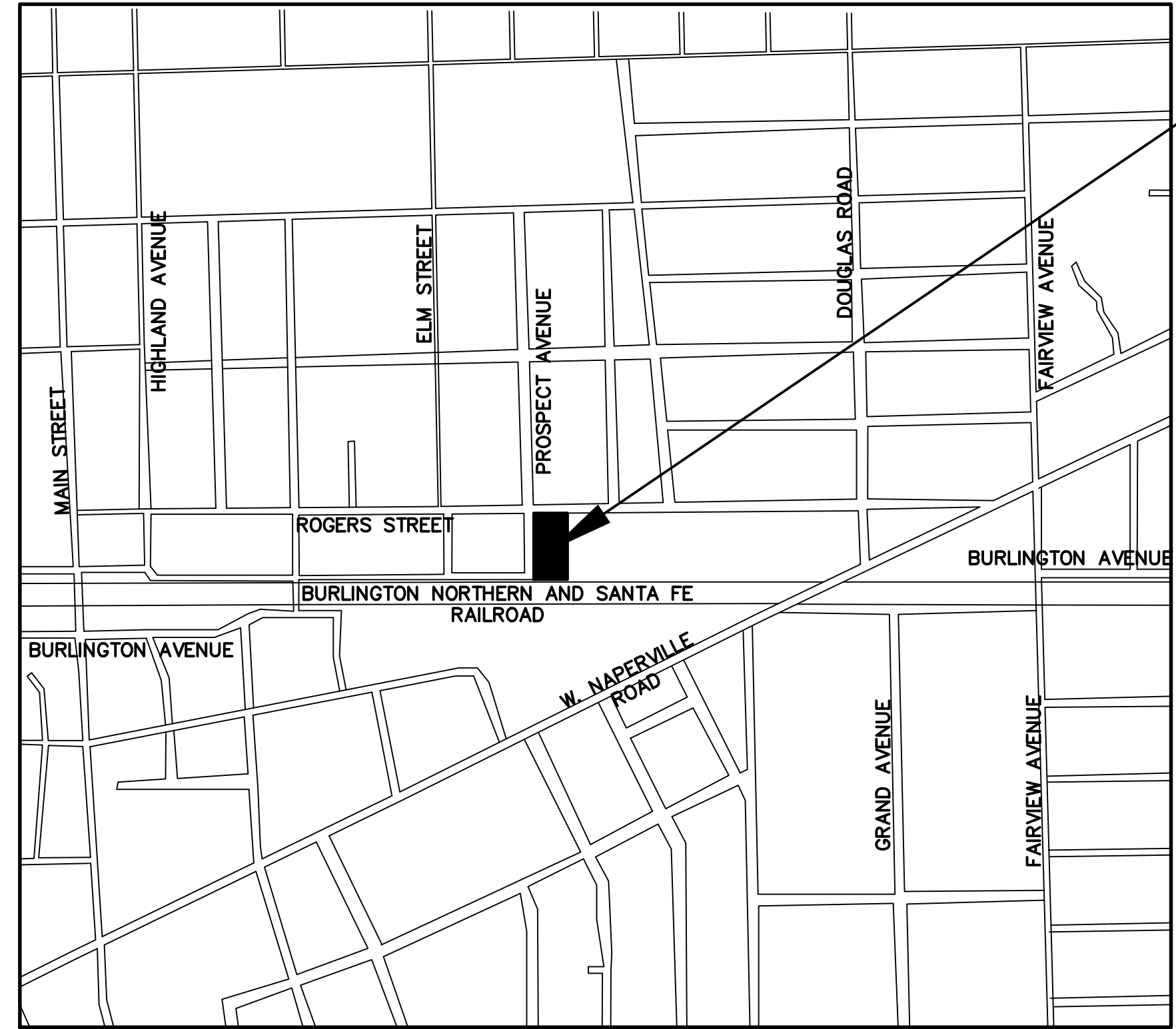
LEGEND

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

ABBREVIATIONS

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

LOCATION MAP



SITE LOCATION

INDEX OF SHEETS

- TITLE SHEET
- EXISTING CONDITIONS/ DEMOLITION PLAN
- SITE GEOMETRIC AND PAVING PLAN
- SOIL EROSION AND SEDIMENT CONTROL PLAN
- GRADING PLAN
- UTILITY PLAN
- PLAN AND PROFILE — PROSPECT AVENUE
- PROJECT NOTES AND SPECIFICATIONS
- CONSTRUCTION STANDARDS & DETAILS
- CONSTRUCTION STANDARDS & DETAILS

GENERAL NOTES

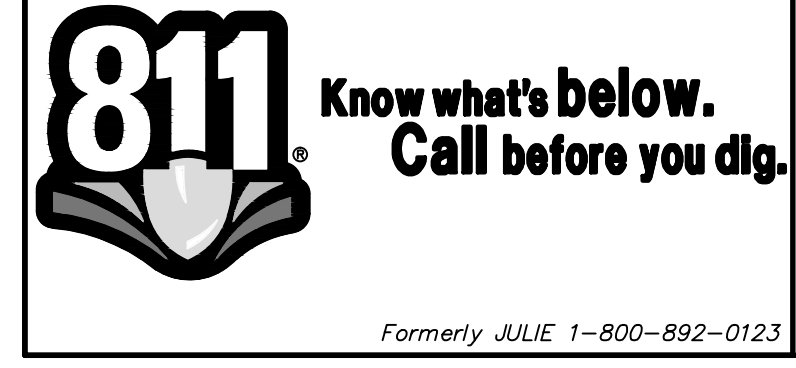
- The contractor shall notify the following governmental agencies at least two working days prior to commencement of construction:
 - Village of Downers Grove Engineering and Public Works Department (630)-434-5500
 - Downers Grove Sanitary District (630)-969-0664
- The contractor shall notify all utility companies and arrange for their facilities to be located prior to work in any easement, right-of-way, or suspected utility location. Repair of any damage to existing facilities shall be the responsibility of the contractor. Utility locations shown herein are for graphic illustration only and are not to be relied upon.
- Prior to commencement of any offsite construction, the contractor shall secure written authorization that all offsite easements have been secured, and that permission has been granted to enter onto private property.
- Elevations shown herein reflect NAVD 1988 datum.
- The boundary and topographic survey data for this project is based on a field survey prepared by Webster, McGrath & Ahlberg LTD, dated October 7, 2013. The contractor shall verify existing conditions prior to commencing construction and shall immediately notify the engineer in writing of any differing conditions.
- RWG Engineering, LLC, its employees and agents are not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor, and any other entity performing work at the site. Neither the owner nor the engineer assumes any responsibility for job site safety or for the means, methods or sequences of construction.

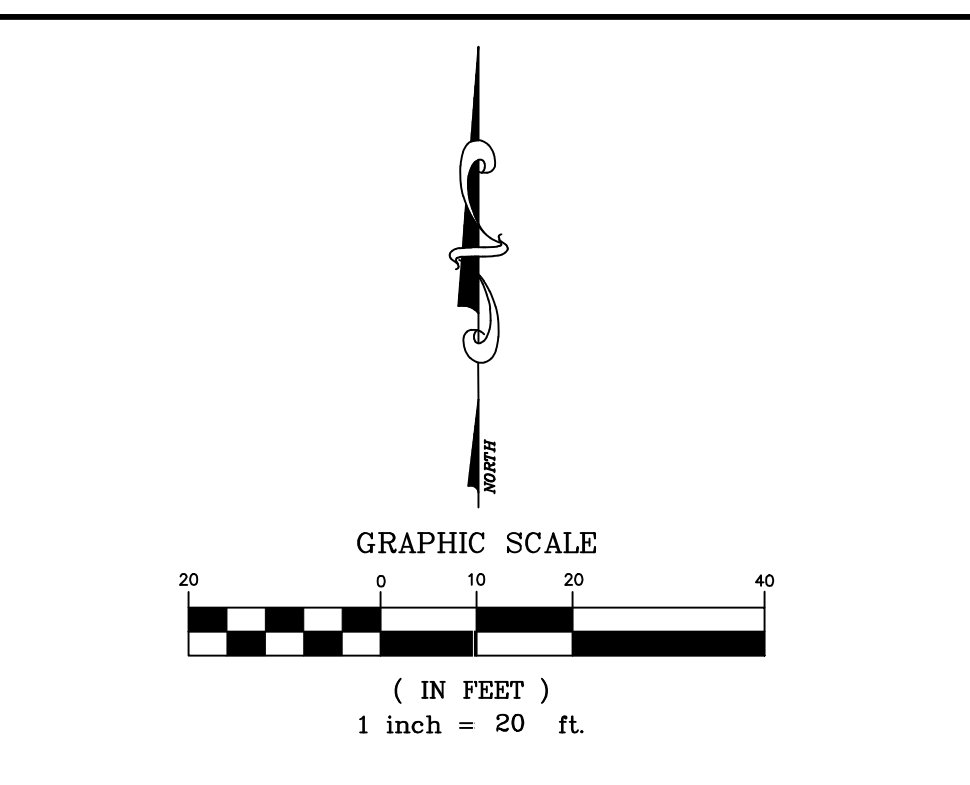
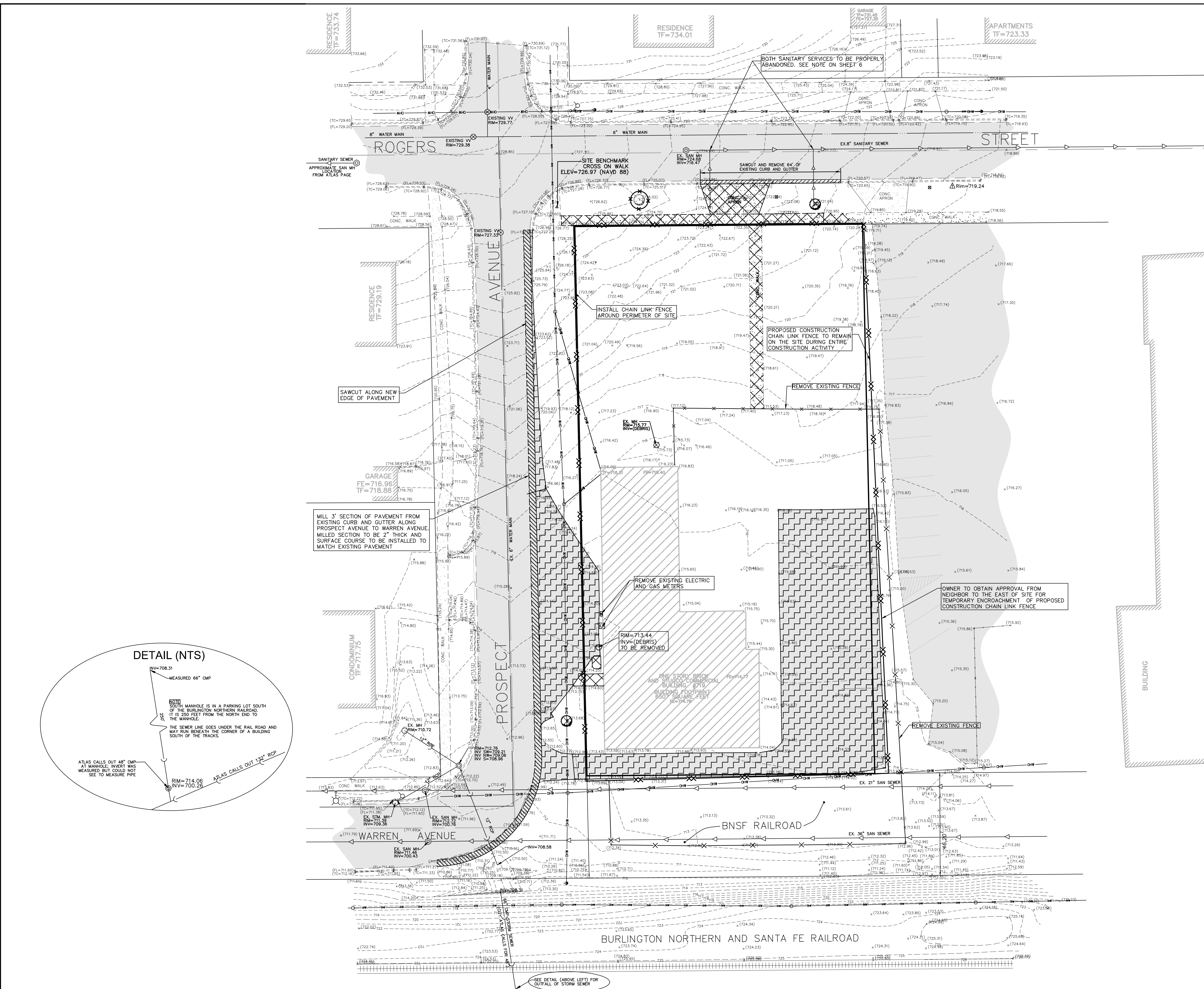
85% PROGRESS
01/08/2014

BENCHMARKS

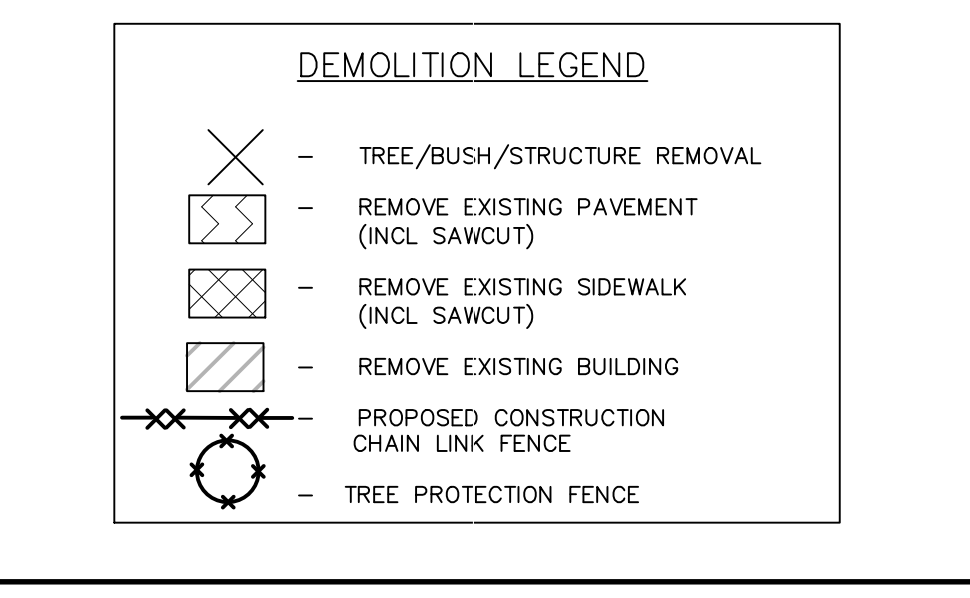
SOURCE BENCHMARK:
 DU PAGE COUNTY BENCHMARK 0006; PID DK3312A 305 INCH BRASS DSC SET IN CONCRETE +/- 0.2' ABOVE FRADE AT THE NORTHEAST CORNER OF WASHINGTON STREET AND WARREN AVENUE; STATION IS 57.4' SE OF A POWER POLE, 49.5' E OF A LIGHT POLE AND 79.4' NE OF A FIRE HYDRANT. ELEVATION = 718.78 (NAVD 88)

SITE BENCHMARK:
 CROSS CUT ON SIDEWALK EXTENSION TO ROGERS STREET AT THE SOUTHEAST CORNER OF ROGERS STREET AND PROSPECT AVENUE. ELEVATION = 726.97 (NAVD 1988)





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



Municipal Codes regarding trees, including tree protection requirements for public parkway trees, are located in Chapter 24 of the Downers Grove Municipal Code http://www.downersgrove.il.gov/Codes/Chapter_24. Parkway tree protection shall involve avoiding damage to both the above ground tree trunk, including the branches, and the below ground root system. Roots are the most vital part of a tree with the majority of nutrient and water absorbing roots in the upper 18 to 24 inches of soil. Tree roots must be protected from severing or changes in their soil environment (such as compaction or grade changes) to prevent irreversible tree decline or death in the coming years.

The Critical Root Zone, or CRZ, is the area immediately surrounding a tree that needs to be protected from damage. The size of this area, measured from the center of the tree, is likely a circle with a radius of one foot for each inch of trunk diameter. The depth of the CRZ extends to a foot below the natural ground surface level. In a municipal parkway setting with utilities and paved or concrete surfaces, the CRZ cannot always be the ideal size. Instead, the CRZ has been reduced to form a rectangular area along the parkway tree trunk with the minimum dimensions listed in the following table. As a minimum, the listed CRZ shall be fenced with a 6 foot high temporary chain link construction fence secured by metal posts spaced no further than 10 feet apart and shall be maintained daily in good condition. Any exceptions to the fence dimensions or parkway position shall be noted on the permit. Any exceptions shall be noted on the drawings submitted for a given permit.

PARKWAY TREE WIDTH FROM STREET TO PROPERTY LINE	MINIMUM CRZ TO SIDEWALK	MINIMUM CRZ TO STREET	DEPTH
10-12 FEET	10 FEET	20 FEET	4 FEET
13-14 FEET	10 FEET	20 FEET	4 FEET
15-19 FEET	10 FEET	20 FEET	4 FEET
20 FEET OR MORE	10 FEET	30 FEET	4 FEET

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

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

- issuance of an invoice for the monetary loss in tree value or partial value due to damage to either the above ground or below ground portions of the parkway tree, or unauthorized tree removal;
- forfeiture of bonds issued for the work should funds be sufficient to cover tree values and fines;
- costs of repairs, such as curbing or cobble, or costs for removal of the damaged parkway tree along with the stump if the tree cannot remain in the right-of-way;
- fines of \$500 for the 1st offense, \$1,000 for the 2nd offense, \$2,500 for 3rd and subsequent offenses;
- each day during which a violation continues shall be construed as a separate and distinct offense.

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

N.T.S.	DATE	REVISIONS	DRAWN BY	APPROVED BY	STANDARD DETAIL
	02/26/07		JML	MEM	PARKWAY TREE PROTECTION REQUIREMENTS

ISSUING NO. TRC-01
LIVE - CRZ - TREE PROTECTION DETAILS - FEB 07/02/03/04/05

DRAWN BY: JP

REVISIONS:

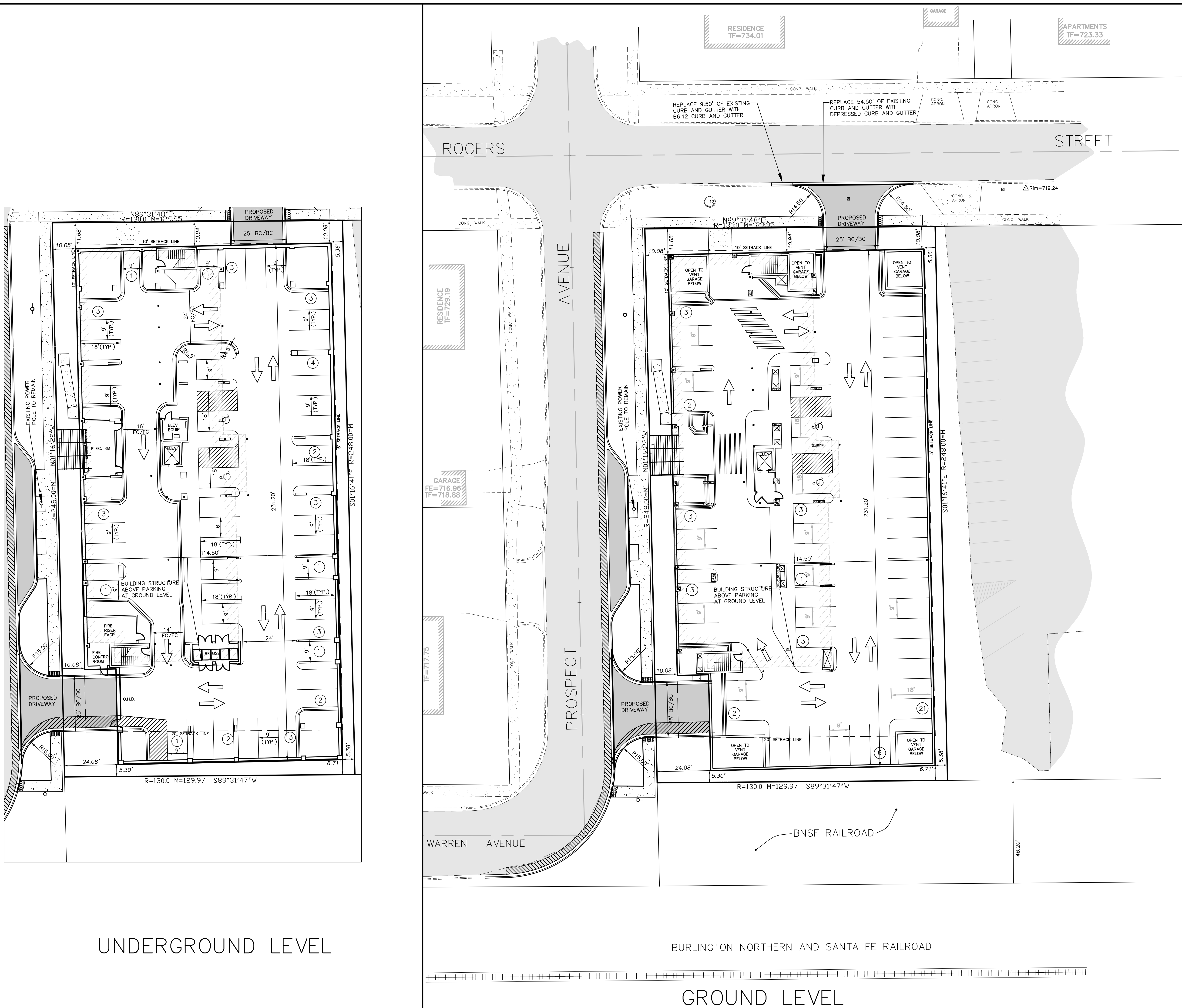
DATE	REVISIONS
11/09/2014	PER VILLAGE REVIEW

719 ROGERS STREET APARTMENTS
DOWNERS GROVE, ILLINOIS
EXISTING CONDITION AND DEMOLITION PLAN

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

PROJECT NO.: 06803613
DATE: 11/15/2013
SCALE: 1"=20'
PROJ. MGR.: RWG
PROJ. ASSOC.: MRM
DRAWN BY: JP

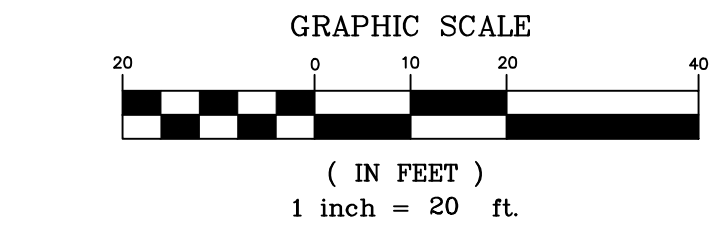
SHEET
2 OF 10



UNDERGROUND LEVEL

BURLINGTON NORTHERN AND SANTA FE RAILROAD

GROUND LEVEL



SITE DATA:

LOT SIZE:	0.7398 Ac
HARDSCAPE(SF): (ALL IMPERVIOUS)	0.5899 Ac
LANDSCAPE(SF): (ALL PERVIOUS)	0.1499 Ac
PARKING(REQ-HC=TOTAL):	94+4= 98

- SURFACE IMPROVEMENT LEGEND:**
- ASPHALT PAVEMENT
 - 2" HOT-MIX ASPHALT SURFACE COURSE, SUPERPAVE MIX 1C, NSD
 - 2 1/2" HOT-MIX ASPHALT BINDER COURSE, SUPERPAVE IL-19.0, NSD
 - 2" HOT-MIX BASE COURSE
 - 0.30 GAL/ SY BITUMINOUS PRIME COAT (MC-30)
 - 12" CRUSHED AGGREGATE BASE COURSE CA-6 (TYPE B)
 - CONCRETE SIDEWALKS
 - 5" (6" AT DRIVEWAY CROSSINGS) - PCC CONCRETE (SEE SPECS FOR MIXTURES)
 - 4" - AGGREGATE BASE COURSE, CA-6, TYPE B
 - 66.12 CURB AND GUTTER (OR 6" MONOLITHIC CURB)
 - REVERSE PITCH GUTTER FLAG (OR PITCH-OUT MONOLITHIC CURB)
 - DEPRESSED CURB
 - ADA CURB RAMP WITH DETECTABLE WARNING (REPLACEABLE RED POLYMER COMPOSITE PLATES)
 - EX. CURB AND GUTTER (OR 6" MONOLITHIC CURB)

- SITE GEOMETRIC AND PAVING NOTES:**
- SIDEWALK RAMPS WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
 - UNLESS NOTED OTHERWISE ON THE PLAN, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
 - UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE 66.12 CONCRETE CURB AND GUTTER (OR 6" MONOLITHIC CURB).
 - UNLESS OTHERWISE NOTED, ALL CURB RADI ARE 4' TO BACK OF CURB.
 - ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION (OR SITE) PLAT PREPARED BY WEBSTER, MCGRATH AND AHLBERG LTD. DATED 10/07/2013.
 - BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY- REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 - THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DRIVEWAYS, CONTRACTOR TO VERIFY ACTUAL DRIVEWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
 - UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HC) MARKING COLOR IS WHITE. ALL ONSITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH DOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
 - PRIOR TO OPENING TO THE PUBLIC, ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED AS INDICATED. SIGNS SHALL BE INSTALLED WITH 3" SQUARE ALUMINUM POSTS WITH A BAKED ON ENAMEL FINISH, SET 1" INTO CONCRETE PIER AND SHALL INCLUDE A POST CAP.

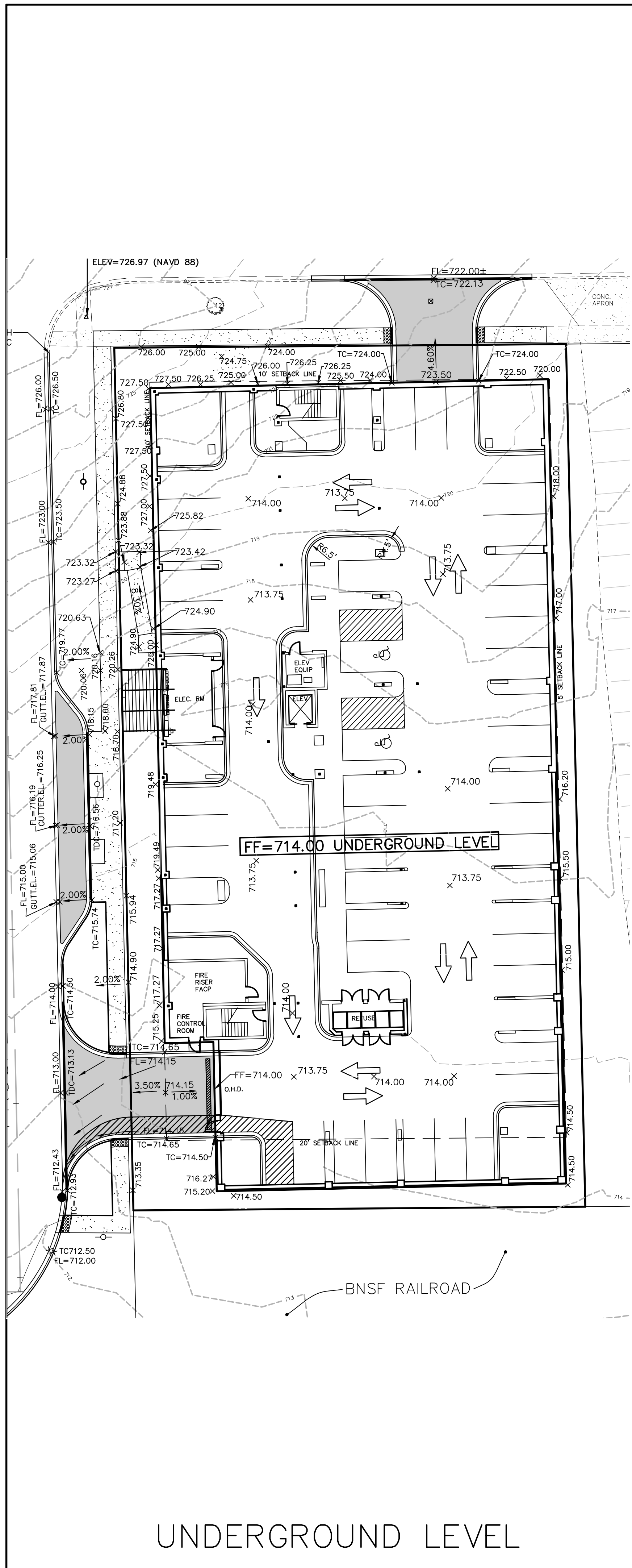
DATE: 01/29/2014
PER: VILLAGE REVIEW
DRAWN BY: JP

719 ROGERS STREET APARTMENTS
DOWNERS GROVE, ILLINOIS
SITE GEOMETRIC AND PAVING PLAN

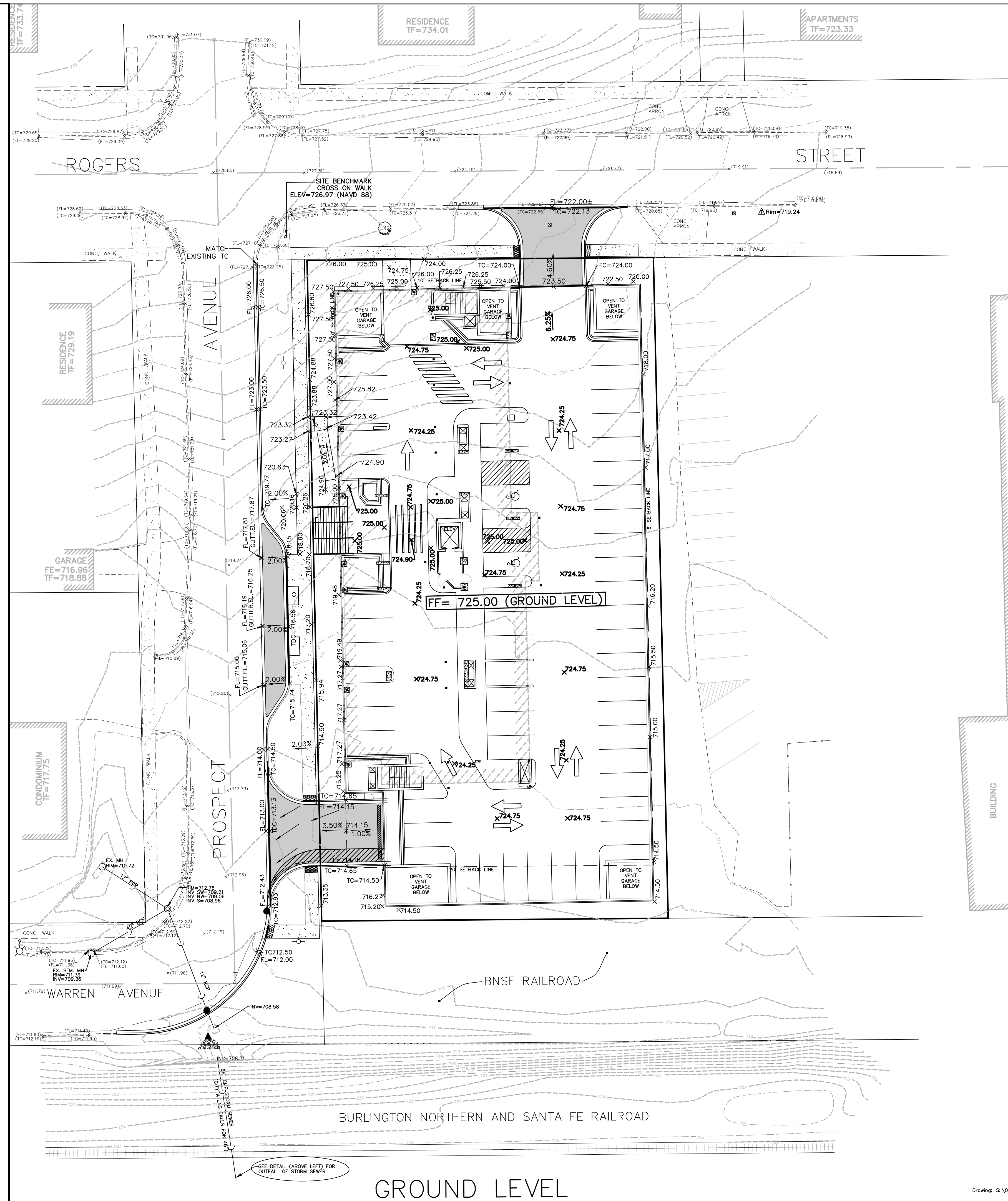
RWG Engineering, LLC
975 E. 22nd Street, Suite 400, Wheaton, IL 60189
Phone: (630) 774-9501 www.rwg-engineering.com
Civil Engineering - Real Estate Consulting - Project Management

PROJECT NO.: 06803613
DATE: 11/22/2013
SCALE: 1"=20'
PROJ. MGR.: RWG
PROJ. ASSOC.: MRB
DRAWN BY: JP

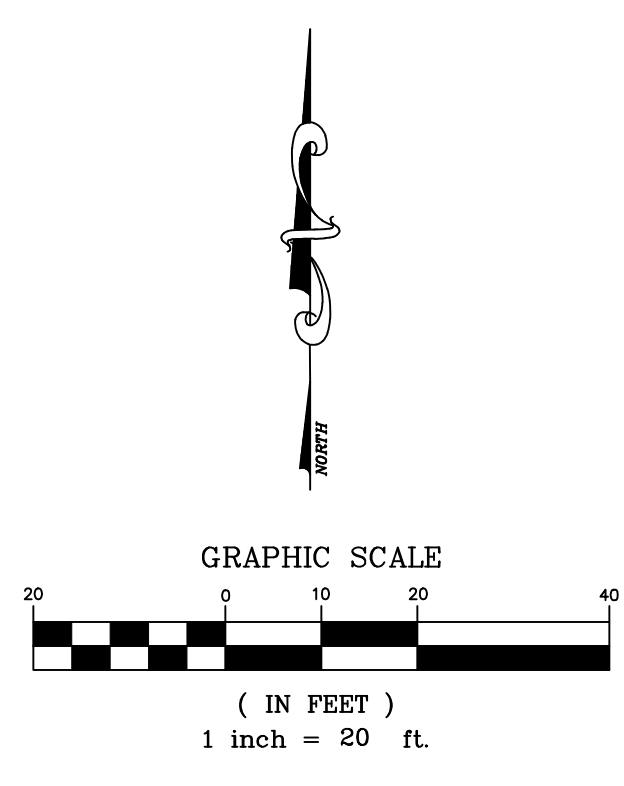
SHEET
3 OF **10**



UNDERGROUND LEVEL



GROUND LEVEL



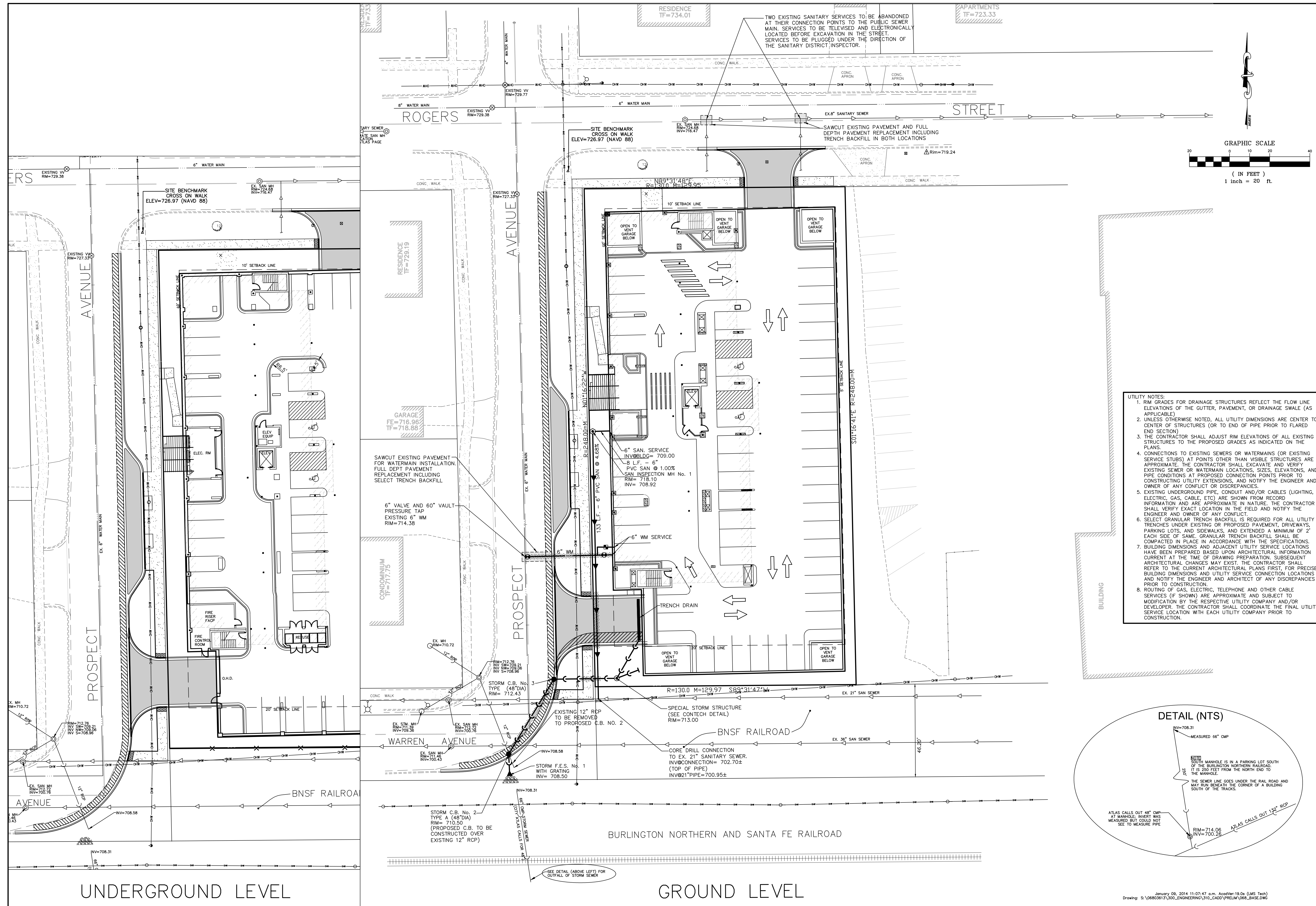
DATE	REVISIONS	DRAWN BY
11/09/2014	PER VILLAGE REVIEW	J.P.

719 ROGERS STREET APARTMENTS
 DOWNERS GROVE, ILLINOIS
 GRADING PLAN

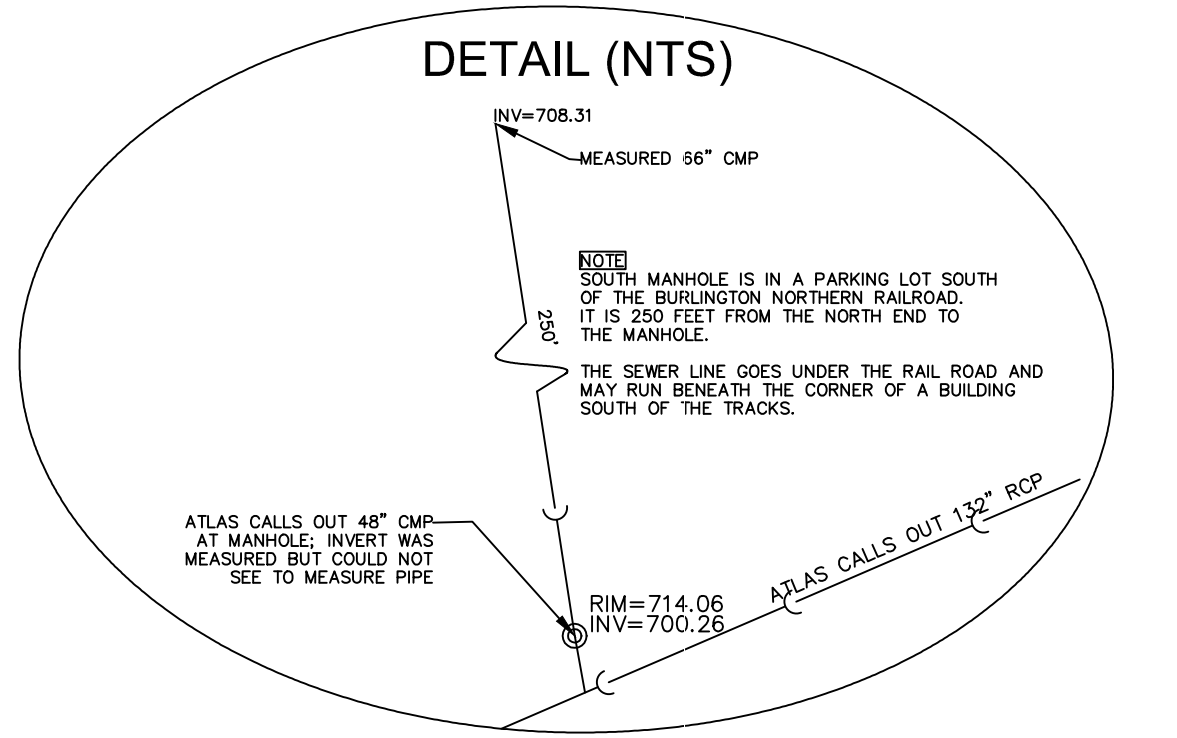
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PROJECT NO.	06803613
DATE	11/15/2013
SCALE	1"=20'
PROJ. MGR.	RWG
PROJ. ASSOC.	MRM
DRAWN BY	J.P.

SHEET
5 OF **10**



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



DRAWN BY: JP

REVISIONS:

DATE	DESCRIPTION
01/29/2014	PER VILLAGE REVIEW

719 ROGERS STREET APARTMENTS
 DOWNERS GROVE, ILLINOIS
 UTILITY PLAN

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

PROJECT NO.: 06803613
 DATE: 11/15/2013
 SCALE: 1"=20'
 PROJ. MGR.: RWG
 PROJ. ASSOC.: MRM
 DRAWN BY: JP

NEW APARTMENT COMPLEX

AT
715-719 ROGERS STREET
DOWNERS GROVE, ILLINOIS
 FOR
R.M.G. REALTY GROUP
 17w728 Butterfield Rd., Oakbrook Terrace, IL.

DRAWING INDEX

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A-3	ROGERS ST. FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	3rd FLOOR, 4th FLOOR, 5th FLOOR PLANS
A-6	ROOF PLAN, ENLARGED APARTMENT PLANS
A-7	WEST ELEVATION, NORTH ELEVATION, BUILDING SECTION
A-7b	EAST ELEVATION, SOUTH ELEVATION
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A-9	GREEN SPACE SUMMARY DATA
A-10	PHOTOMETRIC PLANS, ROGERS ST. REFLECTED CLG. PLAN

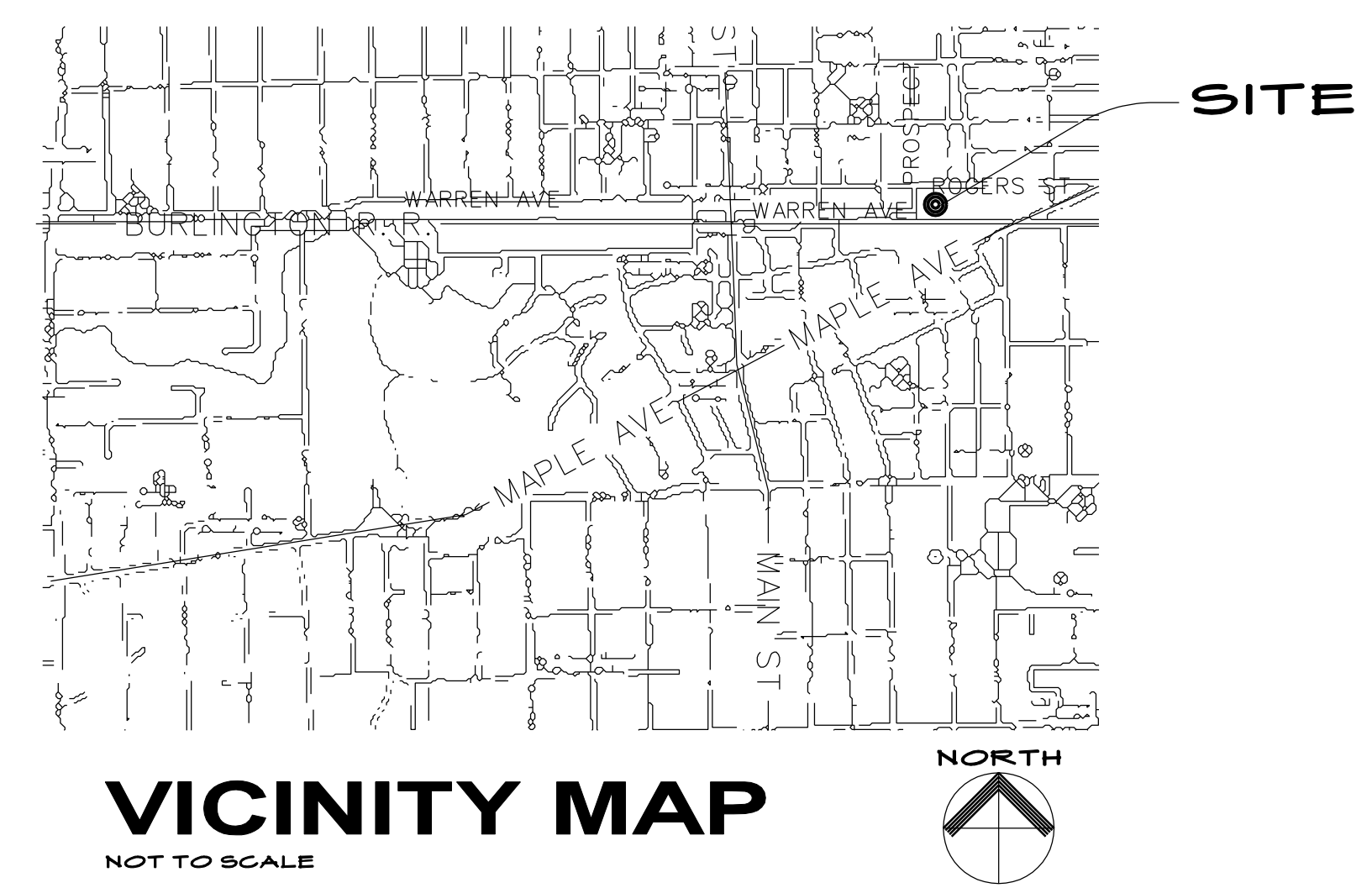
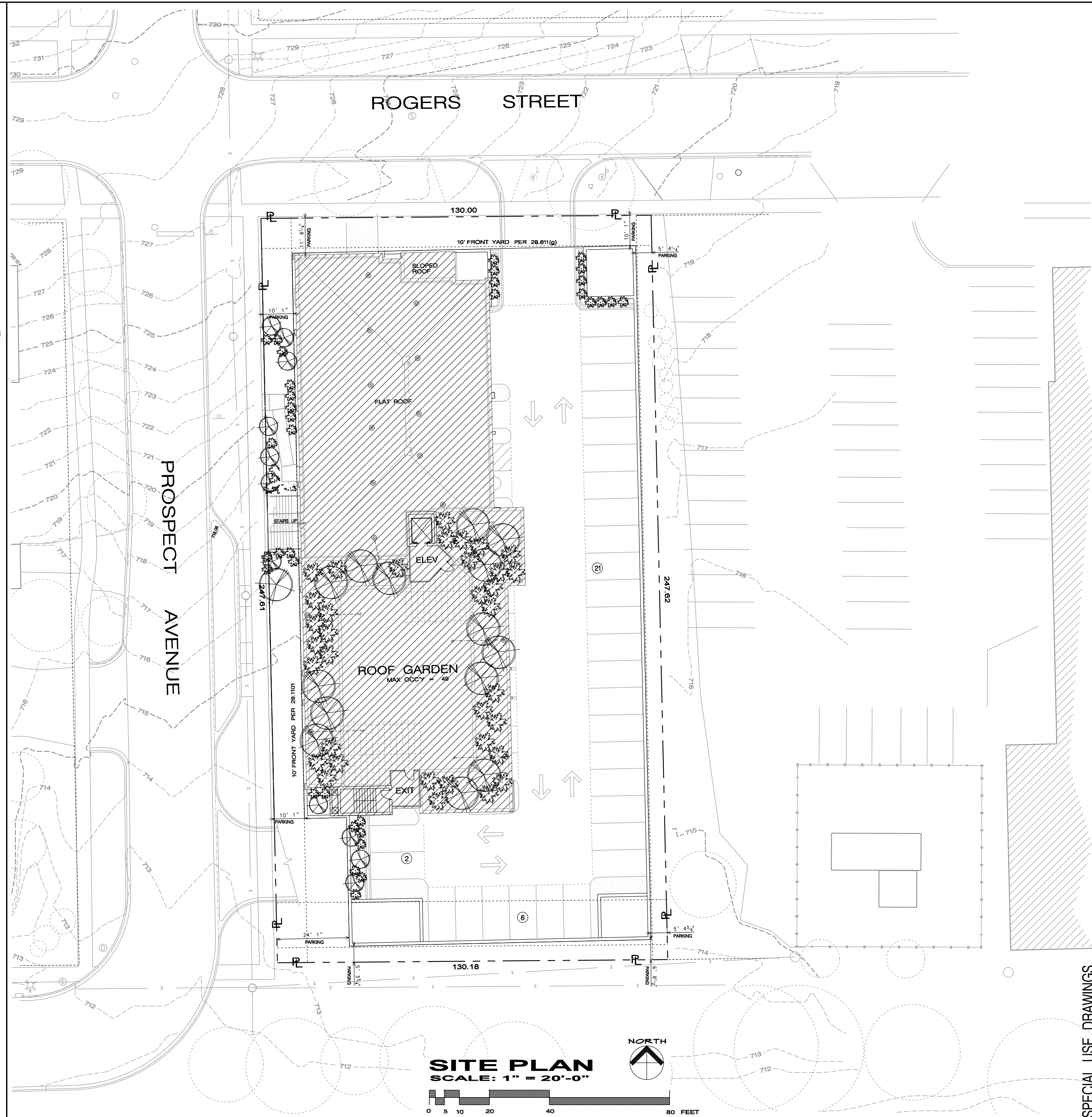
SCHEDULE OF SYMBOLS & MATERIALS

RE: ALL DRAWINGS (UNO) NOTE, THERE MAY BE MINOR DEVIATIONS

- SYMBOLS**
- DETAIL OR SECTION NUMBER
 - DETAIL**
TITLE
SCALE
SHEET WHERE IT IS REFERENCED FROM
 - DIRECTION OF CUT
SECTION NUMBER
 - BUILDING OR WALL OR DETAIL SECTION
SHEET NUMBER WHERE DRAWN
 - DIRECTION OF CUT
PARTIAL SECTION NUMBER
SHEET NUMBER WHERE DRAWN
 - DETAIL NUMBER
SHEET NUMBER WHERE DRAWN
AREA OF ENLARGEMENT
 - ROOM NAME
ROOM NUMBER
 - WINDOW NUMBER
 - DOOR NUMBER
 - FINISH PER SCHEDULE SHOWN ON THAT SHEET
 - NEW GRADE ELEVATION
 - EXIST GRADE ELEVATION
IF SHOWN BELOW (OUTSIDE OF BOX)
 - SPOT FINISH GRADE ELEVATION
 - KEYNOTE, EQUIPMENT ITEM, PER SCHEDULE SHOWN ON THAT SHEET
 - COLUMN, BUILDING GRID
 - FINISH ELEVATION
 - HIDDEN LINE
 - CENTERLINE, WITNESS LINE, LIMIT LINE, EXTENSION LINE
 - EXTENSION LINE
 - DEFINES VIEWING DIRECTION FOR INTERIOR ELEVATIONS
 - INTERIOR ELEVATION NUMBER
 - LOCATION IF NOT ON SAME SHEET
 - REVISION NUMBER AND AREA

MATERIALS

EXIST	NEW	REMOVED	
			BRICK OR CMU
			STUD PARTITION
			MASONRY WALL
			CONCRETE
			DRAINAGE FILL
			METAL
			BATT INSULATION
			RIGID INSULATION
			GYPSPUM BOARD
			PLYWOOD



PROJECT SUMMARY DATA:

SITE AREA TOTAL	32,227 SQ FT (0.74 Ac APPROX.)
SITE DIMENSIONS (NOM.)	130 X 248 (APPROX) SEE SURVEY
ZONING DISTRICT	D.T.
FRONT YARD SETBACK	10'
CORNER LOT SETBACK (WEST)	10'
SIDE YARD SETBACK (PRINCIPAL BUILDING)	5'
SIDE YARD SETBACK (PARKING)	5'
REAR YARD SETBACK (PRINCIPAL BUILDING)	20'
REAR YARD SETBACK (PARKING)	5'
MAXIMUM BUILDING HEIGHT ALLOWED	60' ABV. AVERAGE (MEAN) ESTABLISHED GRADE
MEAN ESTABLISHED GRADE ON ROGERS STREET	724.73' AVERAGE ELEVATION
MAXIMUM ALLOWED BUILDING HEIGHT ON ROGERS STREET (ELEVATION)	784.73'
MEAN ESTABLISHED GRADE ON PROSPECT AVE.	720.88' AVERAGE ELEVATION
MAXIMUM ALLOWED BUILDING HEIGHT ON PROSPECT AVE. (ELEVATION)	780.88'
PROPOSED BUILDING HEIGHT TO ROOF	779.17'
MULTI-UNIT RESIDENTIAL ALLOWED?	YES (VIA SPECIAL USE PERMIT)
M.L.A. (MINIMUM LOT AREA) PER UNIT	N / A
DWELLING UNIT MAXIMUM ALLOWED?	RELATED TO F.A.R. AND PARKING PROVIDED
TOTAL NUMBER OF DWELLING UNITS PROPOSED	48 TOTAL DWELLING UNITS
NUMBER OF 1 BEDROOM D.U.'s PROPOSED	32 700 S.F. ± 34 S.F. DECK
NUMBER OF 2 BEDROOM D.U.'s PROPOSED	16 1071 S.F. ± 109 S.F. DECK
F.A.R. ALLOWED	2.5
MAXIMUM APPLICABLE BLDG. AREA PER ZONING F.A.R.	80,535 SQ. FT. MAX.
PROPOSED APPLICABLE BLDG. AREA (APPLICABLE TO F.A.R.)	58,546 SQ. FT. PROPOSED
PARKING REQUIREMENTS PER ZONING	2 PER D.U.
TOTAL PARKING REQUIRED	96 CARS
A.D.A. REQUIRED WITHIN TOTAL	4 @ A.D.A.
TOTAL PARKING PROPOSED	98 CARS
A.D.A. PROPOSED WITHIN REQUIRED TOTAL	4 @ A.D.A.
OPEN SPACE REQUIRED	N / A

SITE GENERAL DATA:

SITE AREA = 32,227 SQ FT (0.7398 Ac)

FLOOR AREA RATIO ORDINANCE LIMITATIONS IN D.T. ZONING = 2.5
 AREAS ALLOCATED TO PARKING EXCLUDED

PRELIMINARY DATA	FLOOR AREA SHOWN
UNDERGROUND FLOOR (LEVEL P).....48 CARS PROVIDED	1702 GROSS EQUIP (ETC)
GRADE FLOOR (LEVEL 1).....50 CARS PROVIDED	902 GROSS ENTRY (ETC)
SECOND FLOOR.....12 DWELLING UNITS	12380 GROSS
THIRD FLOOR.....12 DWELLING UNITS	12380 GROSS
FOURTH FLOOR.....12 DWELLING UNITS	12380 GROSS
FIFTH FLOOR.....12 DWELLING UNITS	12380 GROSS
ROOF.....NO DWELLING UNITS	6422 ROOF GARDEN
TOTAL DWELLING UNITS.....48	S.T. BLDG. AREA = 58546 S.F.
PARKING REQUIRED @ 2 PER D.U. = 96 CARS	F.A.R. PROPOSED = 1.82
98 TOTAL CARS PROVIDED (4 ARE REQUIRED TO BE A.D.A.)	

DEAN M. POZARYCKI, R.A.
 ARCHITECT
 IL REG. NO. 001-08720
RATHJE PLANNING SERVICES, INC.
 ARCHITECTURE * LAND USE * PLANNING
 4728 MAIN STREET, DOWNERS GROVE, IL
 CHICAGO REG. NO. A-83-07837 630-960-1443

Rathje Planning Services, Inc.
 412 CHICAGO AVENUE
 DOWNERS GROVE, IL 60515
 phone 630-963-4891
 kprathje@comcast.net

DATE ISSUED
 15 AUG 2013 20 NOV 2013
 19 AUG 2013 8 DEC 2013
 14 OCT 2013

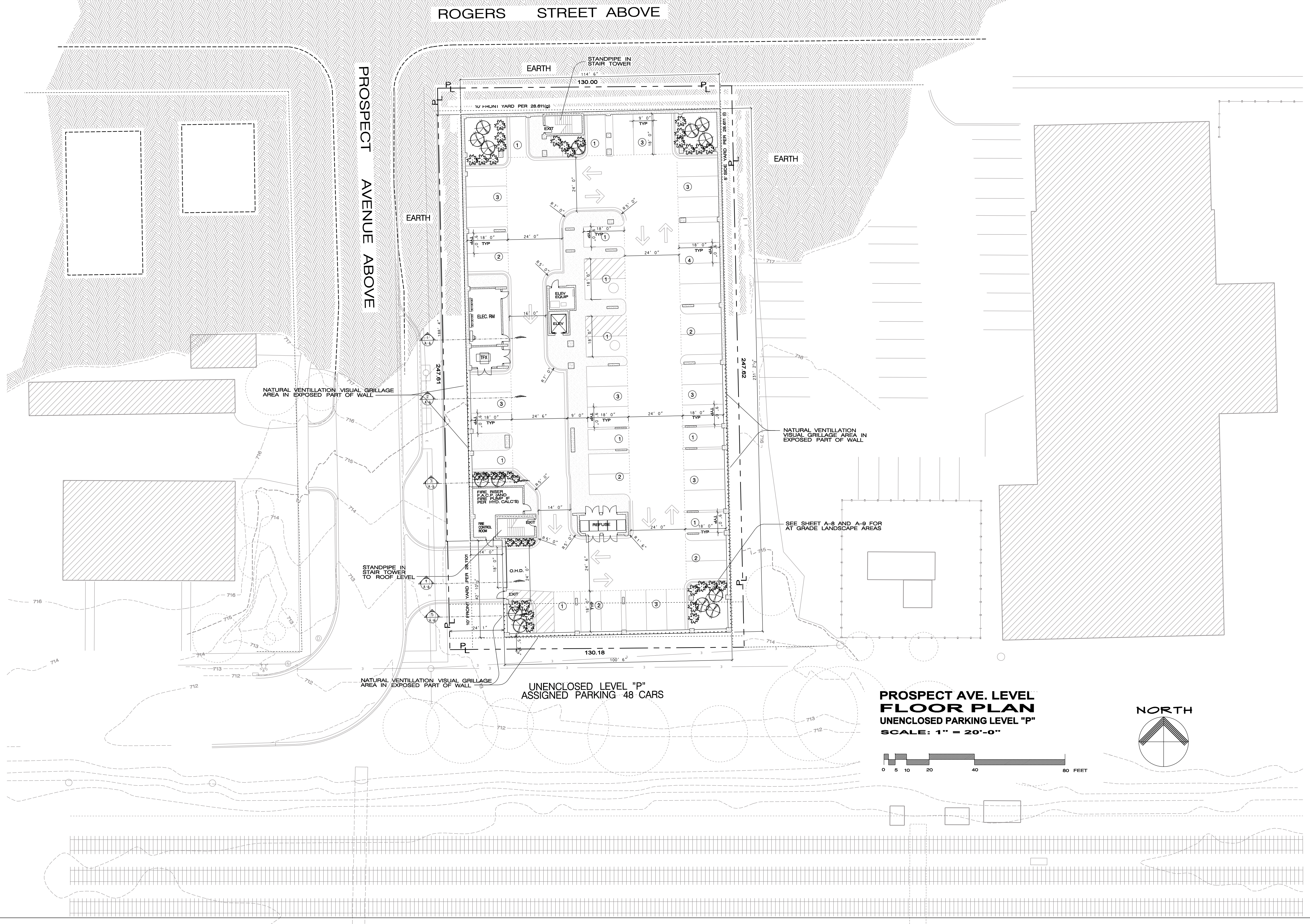
REVISION
 19 DEC 2013
 8 JAN 2014
 21 JAN 2014

NEW APARTMENT COMPLEX
 AT
715-719 ROGERS STREET
DOWNERS GROVE, ILLINOIS
 FOR
R.M.G. REALTY GROUP
 17w728 Butterfield Rd., Oakbrook Terrace, IL.

SHEET TITLE
INDEX SUMMARY DATA SITE PLAN

PROJECT NO. D-016-13
 SHEET
A1
 SH1 1 OF 11 TOTAL SHEETS

SPECIAL USE DRAWINGS

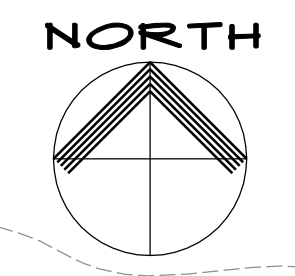
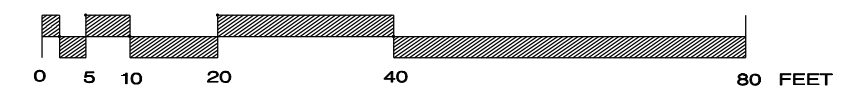


ROGERS STREET ABOVE

PROSPECT AVENUE ABOVE

UNENCLOSED LEVEL "P"
ASSIGNED PARKING 48 CARS

PROSPECT AVE. LEVEL
FLOOR PLAN
UNENCLOSED PARKING LEVEL "P"
SCALE: 1" = 20'-0"



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REVISION	DATE	ISSUED
1	15 AUG 2013	19 DEC 2013
2	15 AUG 2013	20 NOV 2013
3	15 AUG 2013	8 DEC 2013
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99	15 AUG 2013	8 DEC 2013
100	15 AUG 2013	8 DEC 2013

NEW APARTMENT COMPLEX
AT
715-719 ROGERS STREET
DOWNERS GROVE, ILLINOIS
FOR
R.M.G. REALTY GROUP
17W728 Butterfield Rd., Oakbrook Terrace, IL.

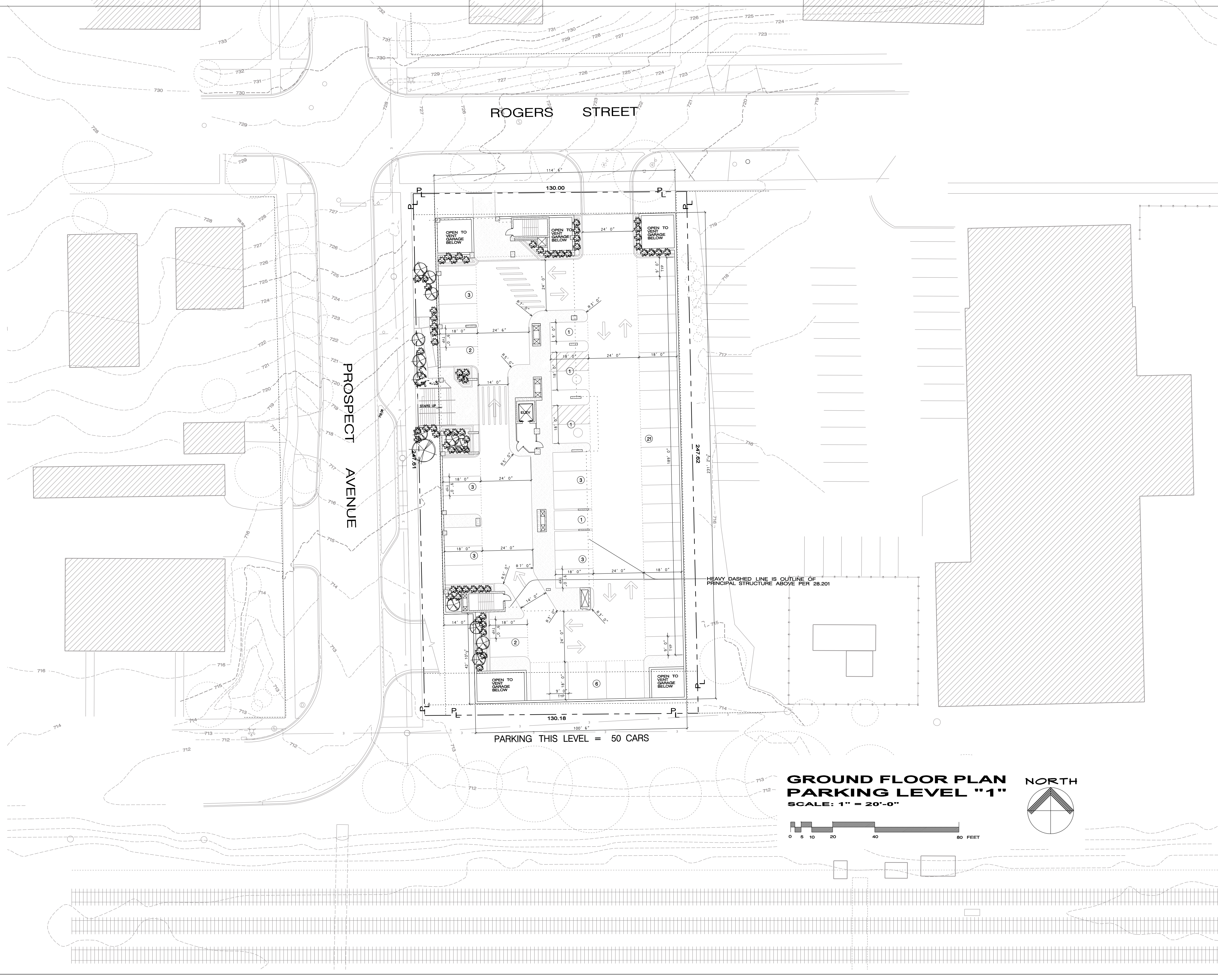
SHEET TITLE
PROSPECT AVENUE LEVEL FLOOR PLAN

PROJECT NO. D-016-13

SHEET
A-2

SHT 2 OF 11 TOTAL SHEETS

SPECIAL USE DRAWINGS

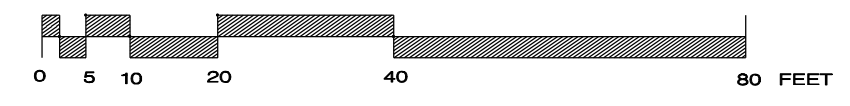
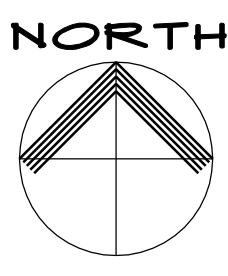


ROGERS STREET

PROSPECT AVENUE

PARKING THIS LEVEL = 50 CARS

**GROUND FLOOR PLAN
PARKING LEVEL "1"**
SCALE: 1" = 20'-0"



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REVISION	DATE	ISSUED
15	AUG 2013	19 DEC 2013
14	AUG 2013	8 NOV 2013
13	AUG 2013	8 DEC 2013
12	AUG 2013	8 DEC 2013
11	AUG 2013	8 DEC 2013
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3	AUG 2013	8 DEC 2013
2	AUG 2013	8 DEC 2013
1	AUG 2013	8 DEC 2013

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DOWNERS GROVE, ILLINOIS

FOR
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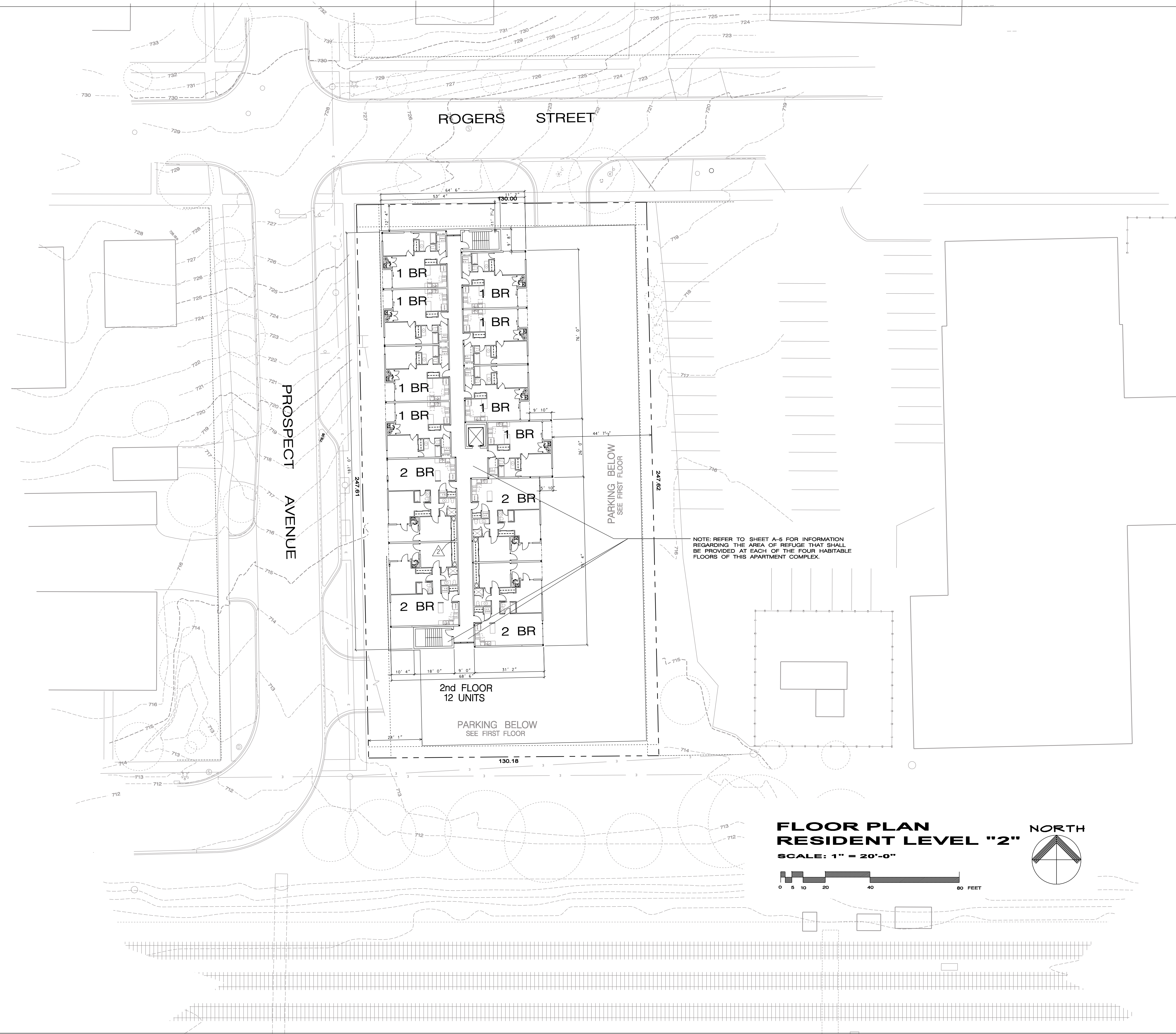
SHEET TITLE
**ROGERS ST
LEVEL
FIRST
FLOOR
PLAN**

PROJECT NO. **D-016-13**

SHEET
A-3

SHT 3 OF 11 TOTAL SHEETS

SPECIAL USE DRAWINGS



NOTE: REFER TO SHEET A-5 FOR INFORMATION REGARDING THE AREA OF REFUGE THAT SHALL BE PROVIDED AT EACH OF THE FOUR HABITABLE FLOORS OF THIS APARTMENT COMPLEX.

**FLOOR PLAN
RESIDENT LEVEL "2"**

SCALE: 1" = 20'-0"

NORTH

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DATE ISSUED	BY	REVISION
15 AUG 2013	DM	19 DEC 2013
19 AUG 2013	DM	20 NOV 2013
14 OCT 2013	DM	8 DEC 2013
		FOR STUDY COMMENTS
		FOR STUDY COMMENTS
		FOR STUDY COMMENTS
		FOR STUDY COMMENTS

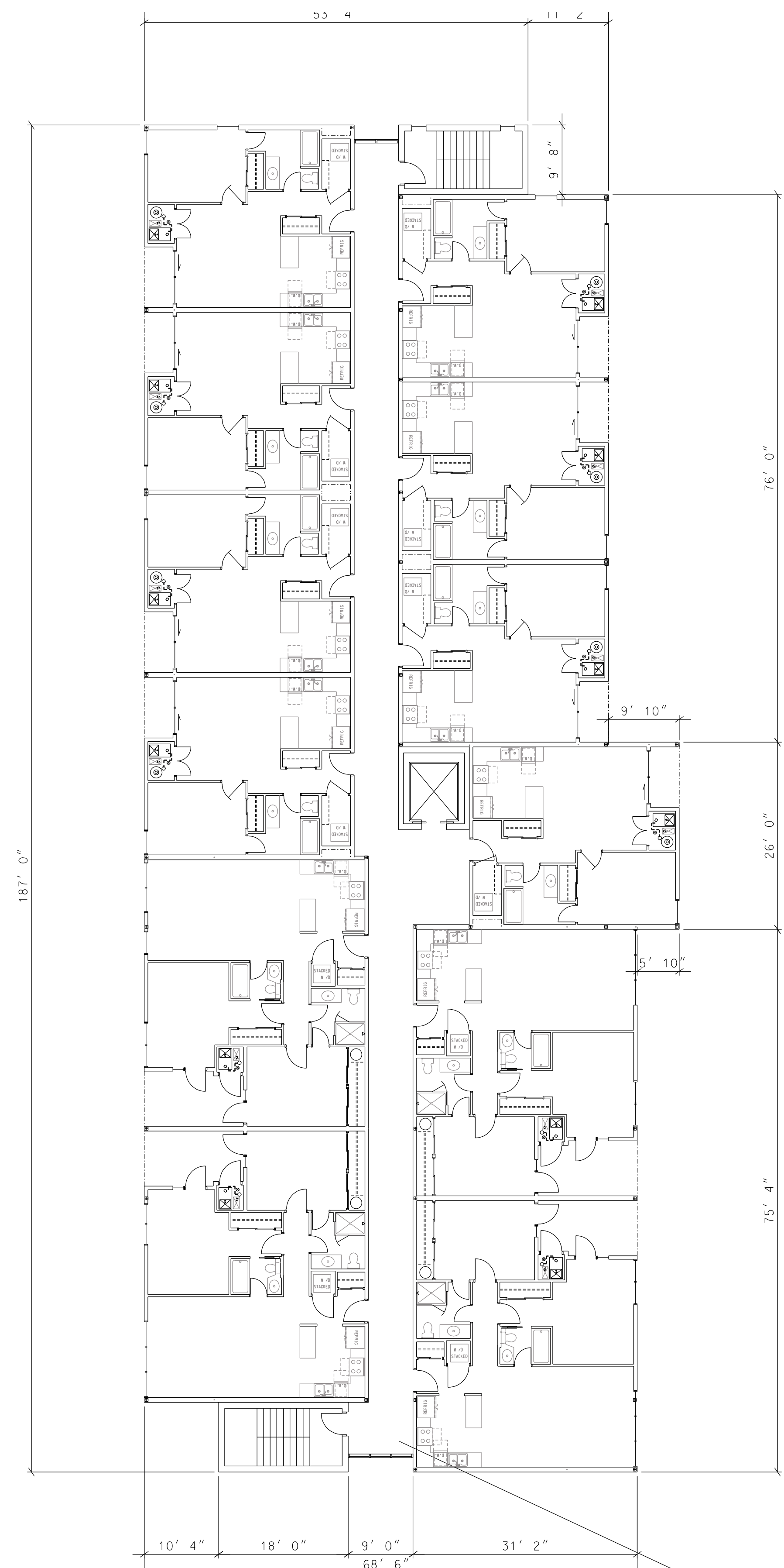
NEW APARTMENT COMPLEX
AT
715-719 ROGERS STREET
DOWNERS GROVE, ILLINOIS

FOR
R.M.G. REALTY GROUP
17W728 Butterfield Rd., Oakbrook Terrace, IL.

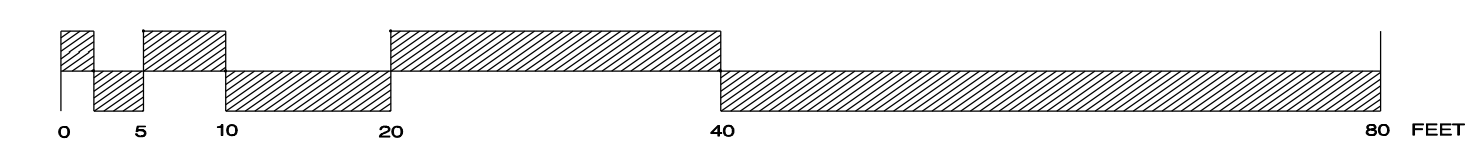
SHEET TITLE
2nd FLOOR PLAN

PROJECT NO. D-016-13
SHEET
A-4
SHT 4 OF 11 TOTAL SHEETS

SPECIAL USE DRAWINGS



12 UNITS PER FLOOR
FLOOR PLAN
RESIDENT LEVEL "3, 4, & 5"
 SCALE: 3/32" = 1'-0"



NOTE:
 EACH FLOOR SHALL HAVE AN AREA OF REFUGE COMPLYING WITH 1007 I.B.C. WHICH MAY BE EITHER THE COMMON COORIDOR (PER 1007.3 AND 1007.6 I.B.C. , AS LONG AS THE COORIDOR COMPLIES WITH SMOKE PROOF ENCLOSURE AND EMERGENCY COMMUNICATION REQUIREMENTS) OR MAY BE VIA SMOKE PROOF DOORS ON HOLD OPEN DEVICES NEAR THE FREE AREA AT DOOR TO STAIRS AS LONG AS THE AREA COMPLIES WITH 1007 I.B.C., OR MAY BE VIA INCREASING THE LANDING AREA WITHIN THE LANDING OF THE STAIR WELL AS LONG AS LANDING IS OF SIZE FOR THE REQUIRED NUMBER OF WHEEL CHAIRS PER 1007 I.B.C. AND WITH SMOKE ENCLOSURE AND COMMUNICATION AMMENITIES SO REQUIRED. FINAL DETERMINATION OF METHOD OF AREA OF REFUGE WILL BE SHOWN ON THE CONSTRUCTION DOCUMENTS SUBMITTED FOR PERMITS

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REVISION	DATE ISSUED
15	AUG 2013
14	AUG 2013
13	OCT 2013
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11	NOV 2013
10	DEC 2013
9	DEC 2013
8	JAN 2014
7	JAN 2014
6	JAN 2014
5	JAN 2014
4	JAN 2014
3	JAN 2014
2	JAN 2014
1	JAN 2014

NEW APARTMENT COMPLEX
 AT
715-719 ROGERS STREET
 DOWNERS GROVE, ILLINOIS
 FOR
R.M.G. REALTY GROUP
 17W728 Butterfield Rd., Oakbrook Terrace, IL.

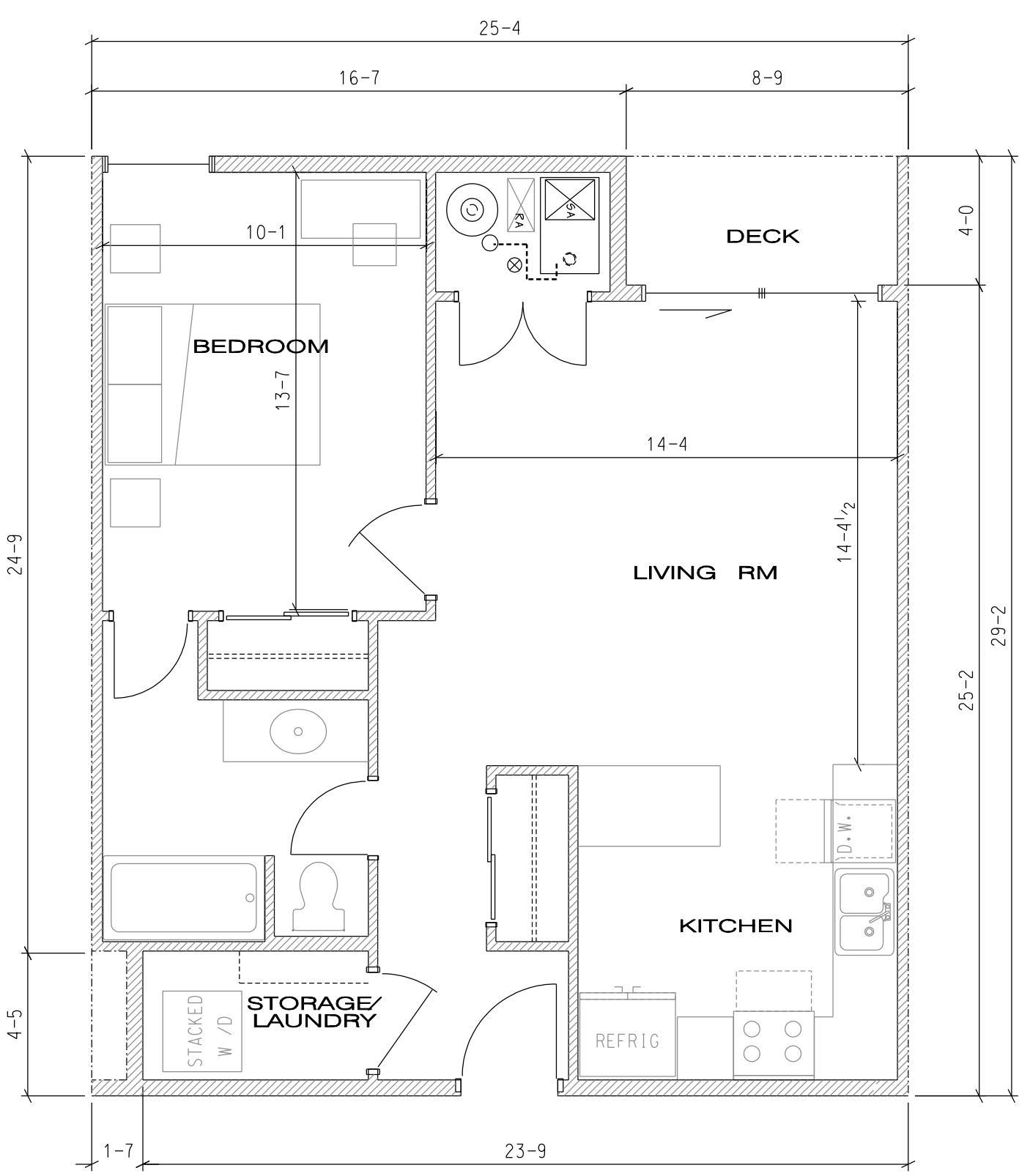
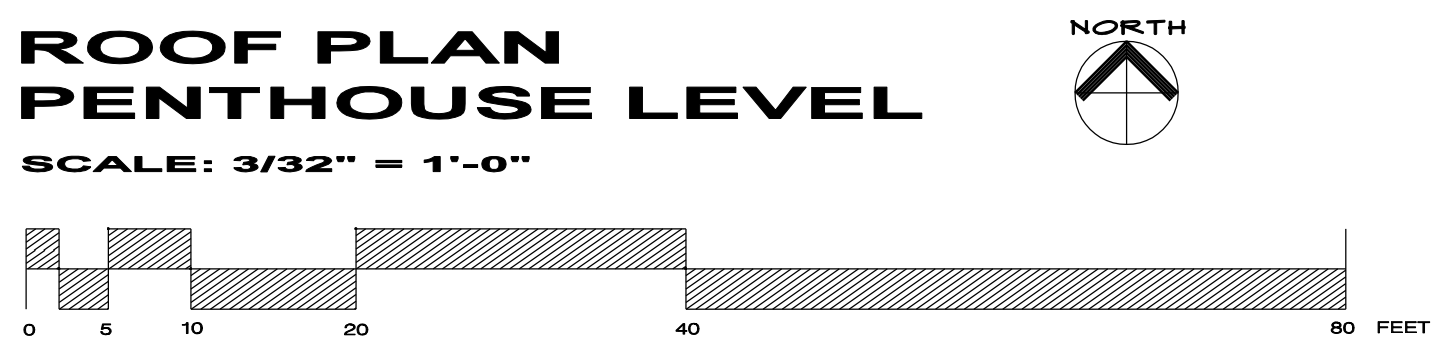
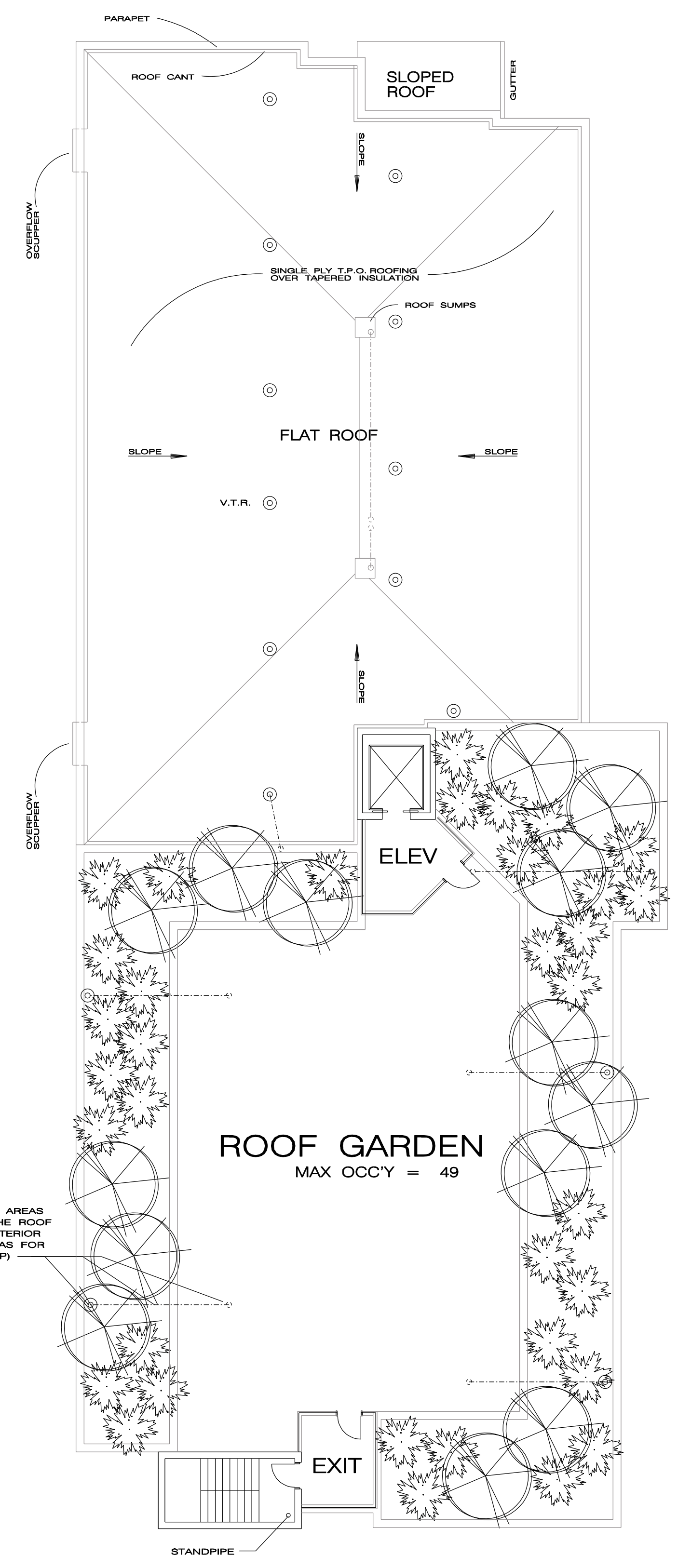
SHEET TITLE
 3rd FLOOR
 4th FLOOR
 5th FLOOR

PROJECT NO. D-016-13
 SHEET

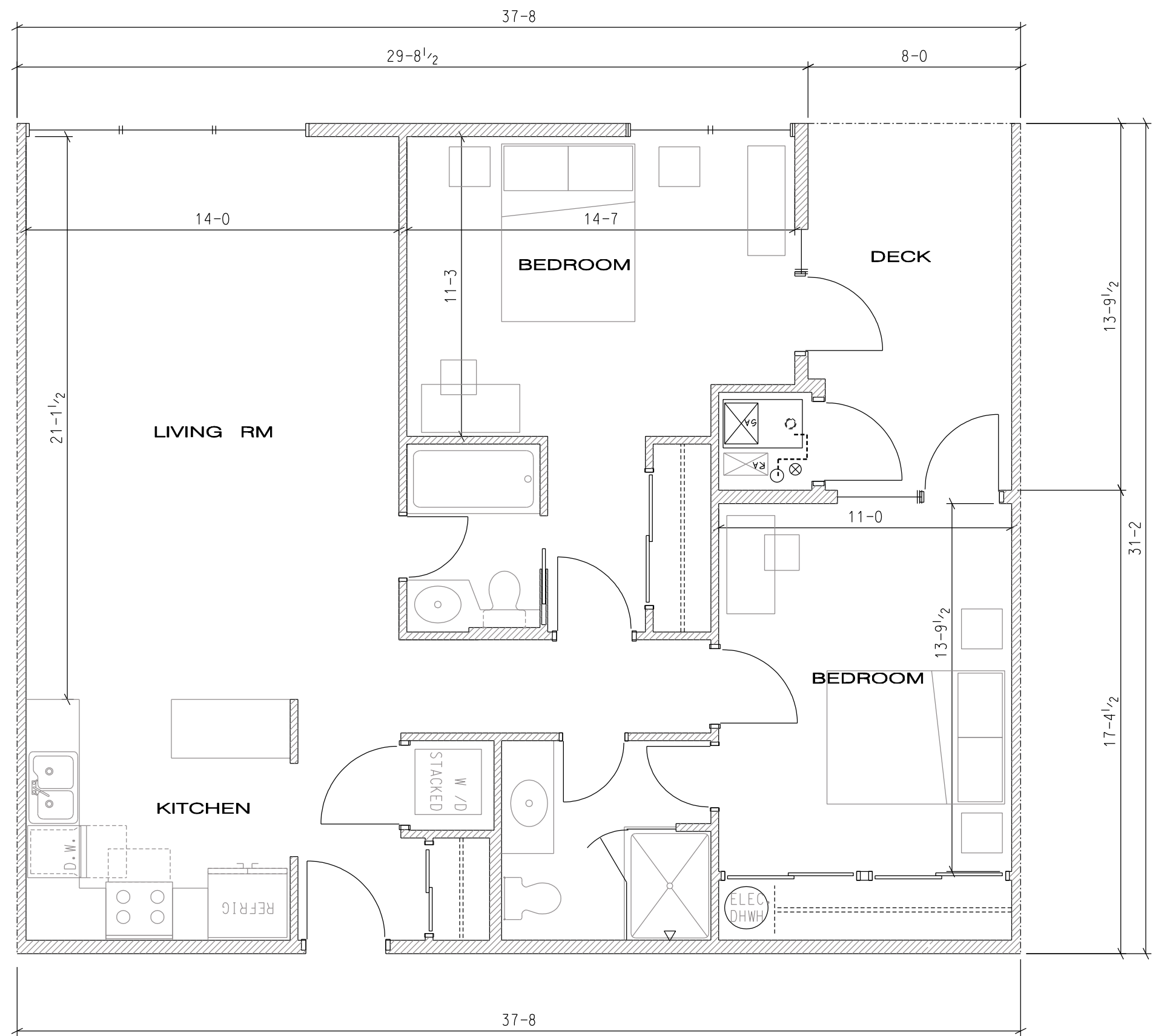
A-5

SHT 5 OF 11 TOTAL SHEETS

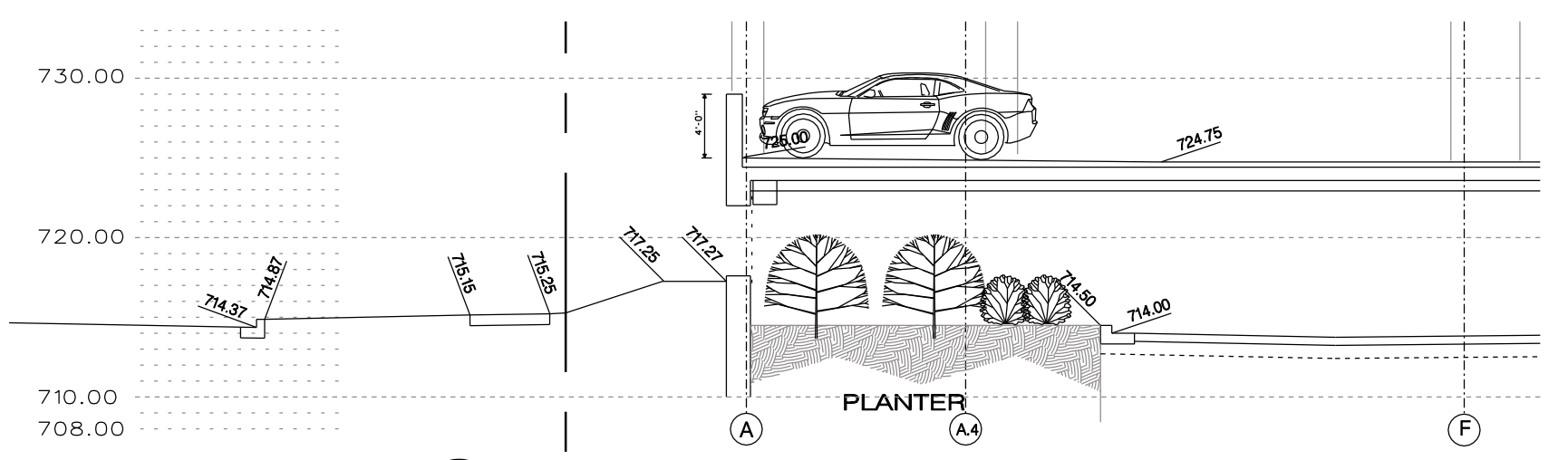
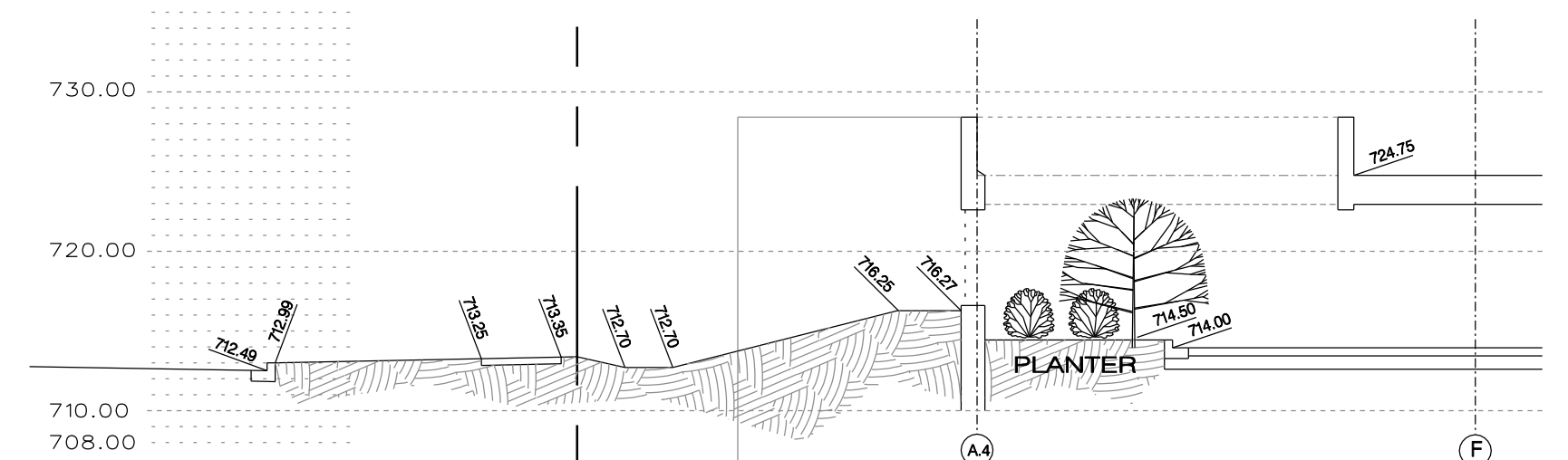
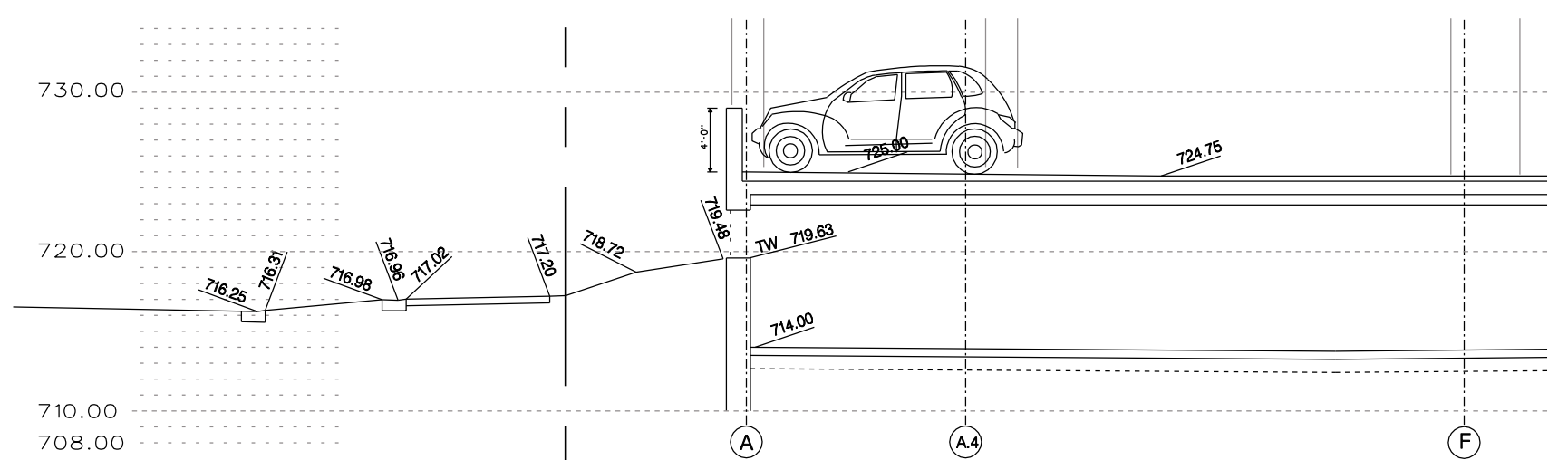
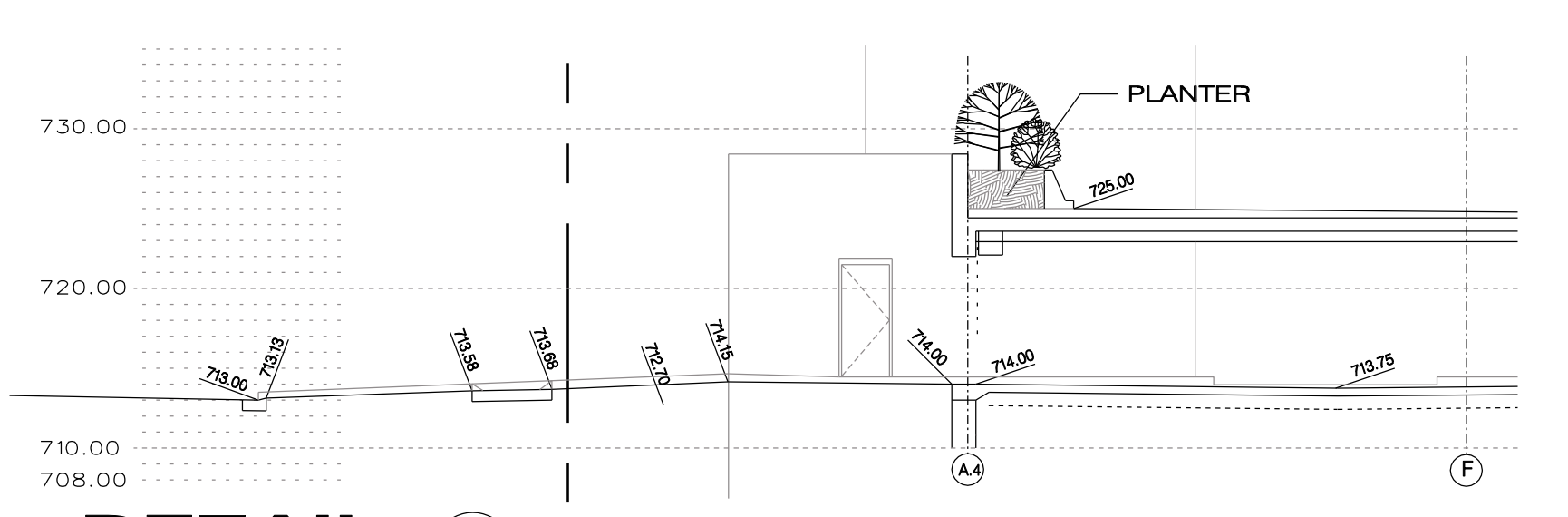
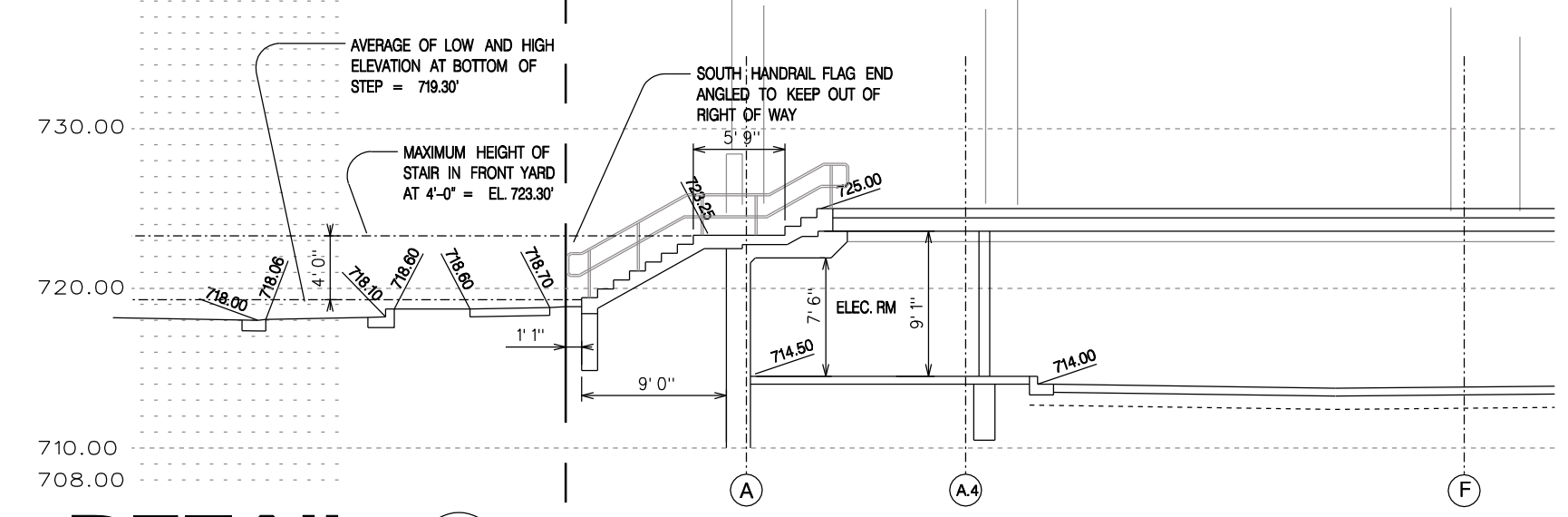
SPECIAL USE DRAWINGS



1 BEDROOM PLAN
SCALE: 1/4" = 1'-0"
700 SQ. FT. + 34 S.F. DECK



2 BEDROOM PLAN
SCALE: 1/4" = 1'-0"
1071 SQ. FT. + 103 S.F. DECK



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CHGO REG. NO. A-83-07237 630-960-1443

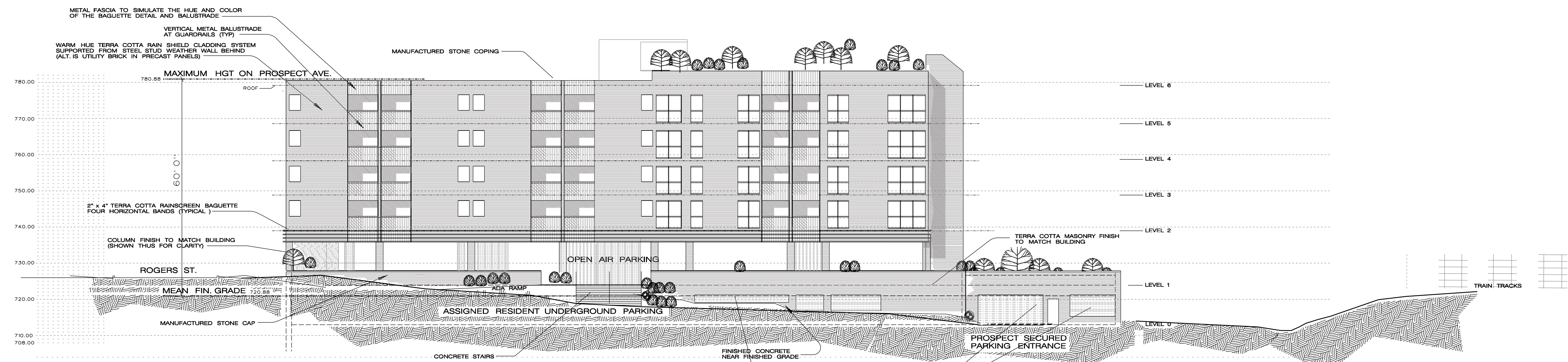
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krathje@comcast.net

DATE ISSUED	
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REVISION	8 JAN 2014
REVISION	21 JAN 2014
REVISION	

NEW APARTMENT COMPLEX
AT
715-719 ROGERS STREET
DOWNERS GROVE, ILLINOIS
FOR
R.M.G. REALTY GROUP
17N728 Butterfield Rd., Oakbrook Terrace, IL.

SHEET TITLE
ROOF PLAN ENLARGED APT. PLANS
PROJECT NO. **D-016-13**
SHEET
A-6
SHT 6 OF 11 TOTAL SHEETS

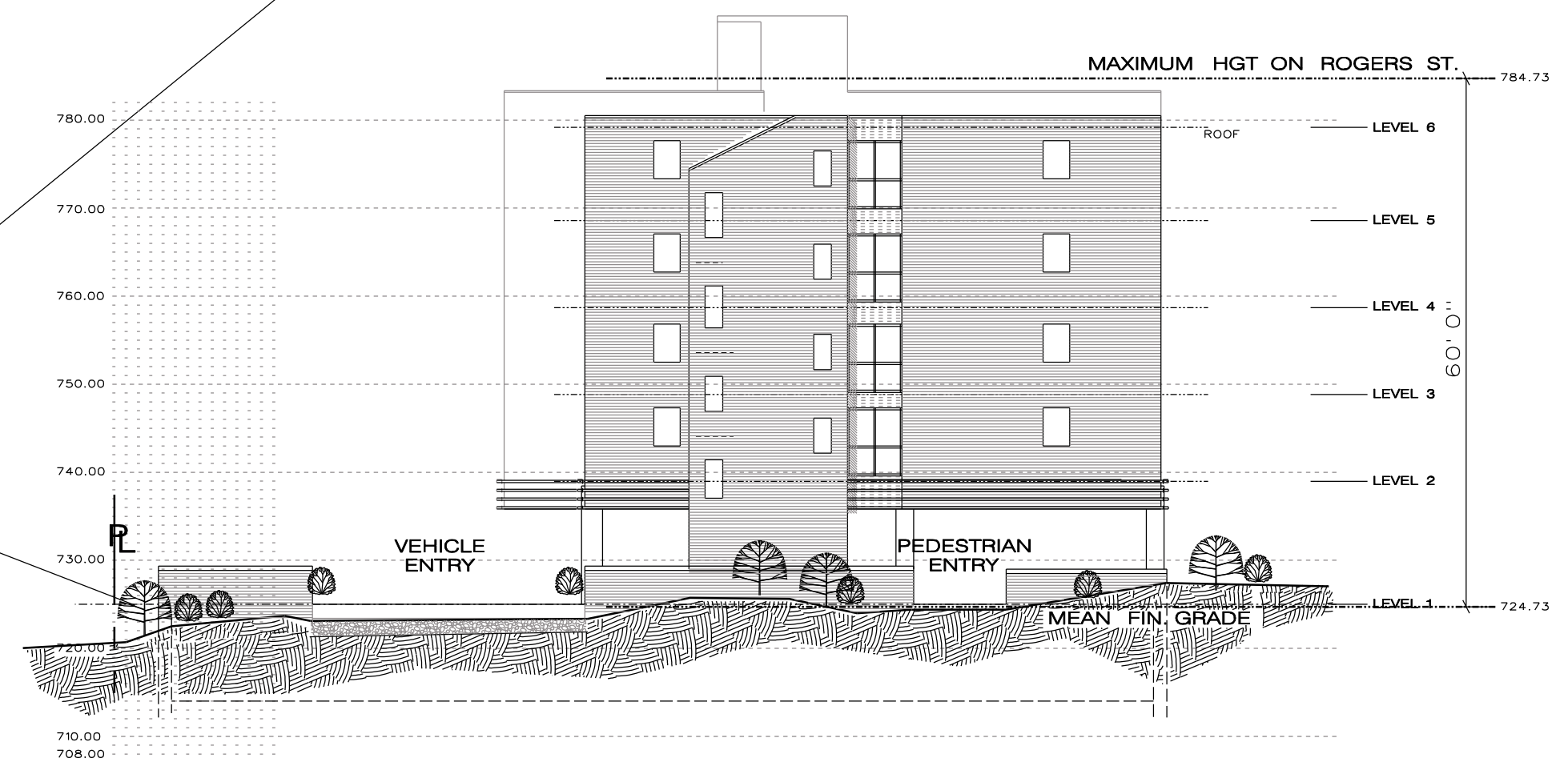
SPECIAL USE DRAWINGS



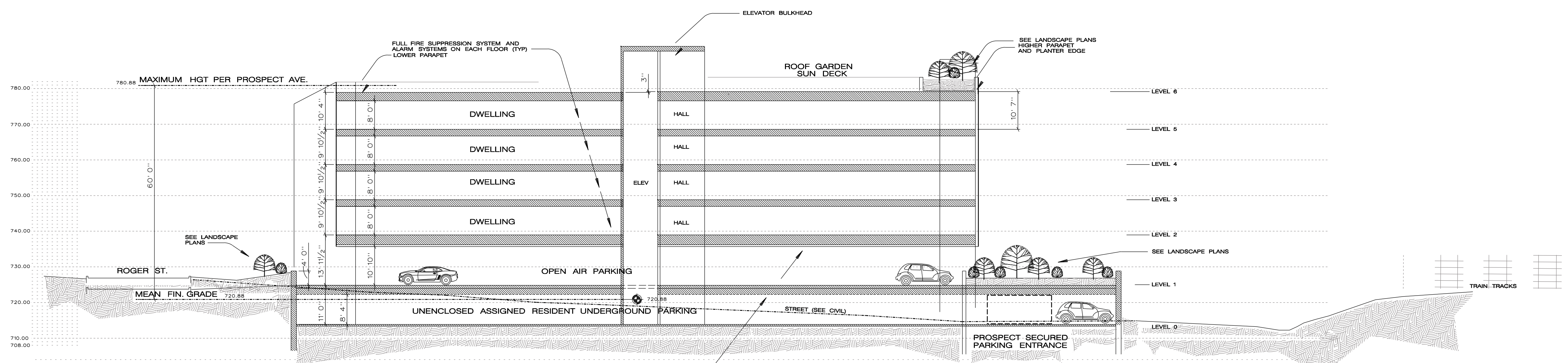
WEST (PROSPECT AVE.) ELEVATION
 SCALE: 1/16" = 1'-0"



THESE ARE A DESIGN DEVELOPMENT DRAWING ELEVATIONS INTENDED TO SHOW GENERALIZED DESIGN CONCEPTS. THEY ARE NOT INTENDED TO BE AN EXACTING DETAILED CONSTRUCTION DOCUMENT. REFER TO SHEET A-9 FOR DETAILED INFORMATION REGARDING THE PROSPECT LEVEL EXTERIOR WALLS (FOR INFORMATION REGARDING THE FINISHED GRADE ELEVATION AND OPENINGS IN THE EXTERIOR WALL THAT WILL HAVE SECURITY GRILLAGE CONSISTING OF VERTICAL STEEL BARS OF TYPE AND SPACING SIMILAR TO THE EXISTING DOWNERS GROVE PUBLIC PARKING STRUCTURE).



NORTH (ROGERS ST.) ELEVATION
 SCALE: 1/16" = 1'-0"



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



FULL DRY SYSTEM FIRE SUPPRESSION ON LOWER AND UPPER PARKING LEVELS WITH ALARM SYSTEMS

DEAN M. POZARZYCKI, R.A.
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REVISION	DATE	DESCRIPTION
19	DEC 2013	PERMITS PREP & TRUCK
18	NOV 2013	
17	AUG 2013	
16	OCT 2013	
15	JAN 2014	PER SITE COMMENTS
14	JAN 2014	PER SITE COMMENTS
13		
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NEW APARTMENT COMPLEX
 AT
 715-719 ROGERS STREET
 DOWNERS GROVE, ILLINOIS
 FOR
 R.M.G. REALTY GROUP
 17w728 Butterfield Rd., Oakbrook Terrace, IL.

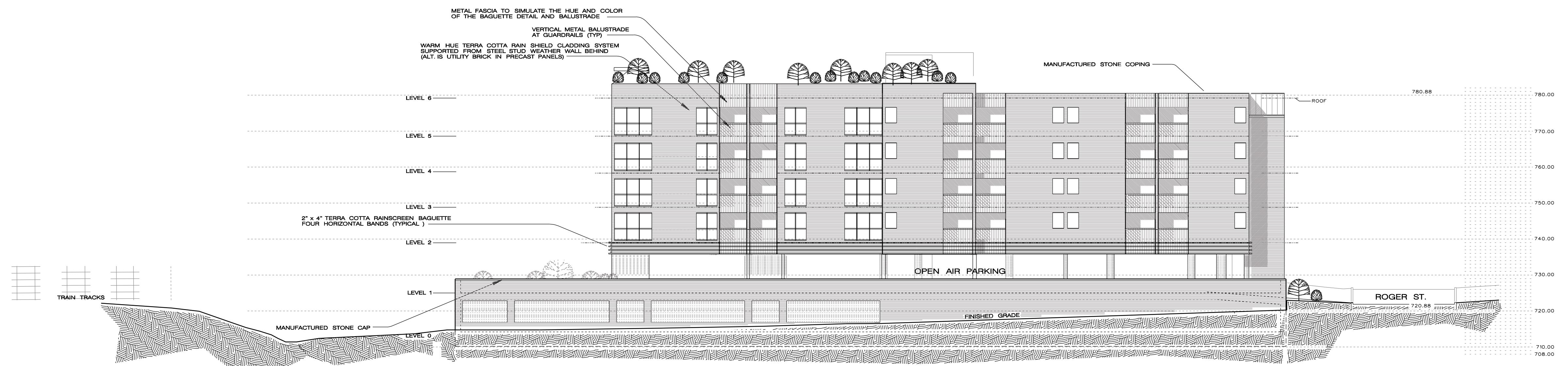
SHEET TITLE
ELEVATIONS BUILDING SECTION

PROJECT NO. D-016-13
 SHEET

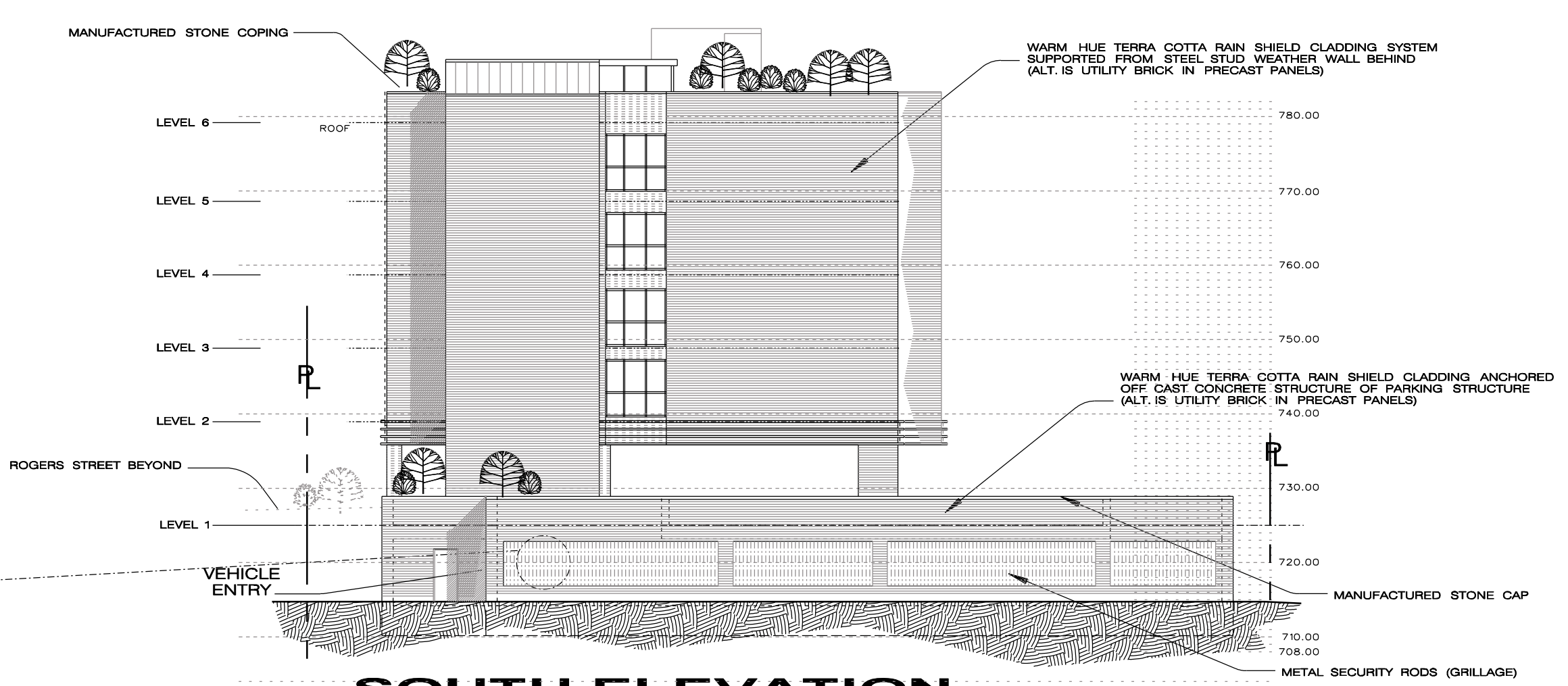
A-7

SHT 7 OF 11 TOTAL SHEETS

SPECIAL USE DRAWINGS



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



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



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DATE ISSUED	BY	FOR
15 AUG 2013	DM	PRELIMINARY
19 AUG 2013	DM	REVISED
4 OCT 2013	DM	REVISED
19 DEC 2013	DM	REVISED
8 JAN 2014	DM	REVISED
21 JAN 2014	DM	REVISED

NEW APARTMENT COMPLEX
AT
715-719 ROGERS STREET
DOWNERS GROVE, ILLINOIS

FOR
R.M.G. REALTY GROUP
17W728 Butterfield Rd., Oakbrook Terrace, IL.

SHEET TITLE
ELEVATIONS

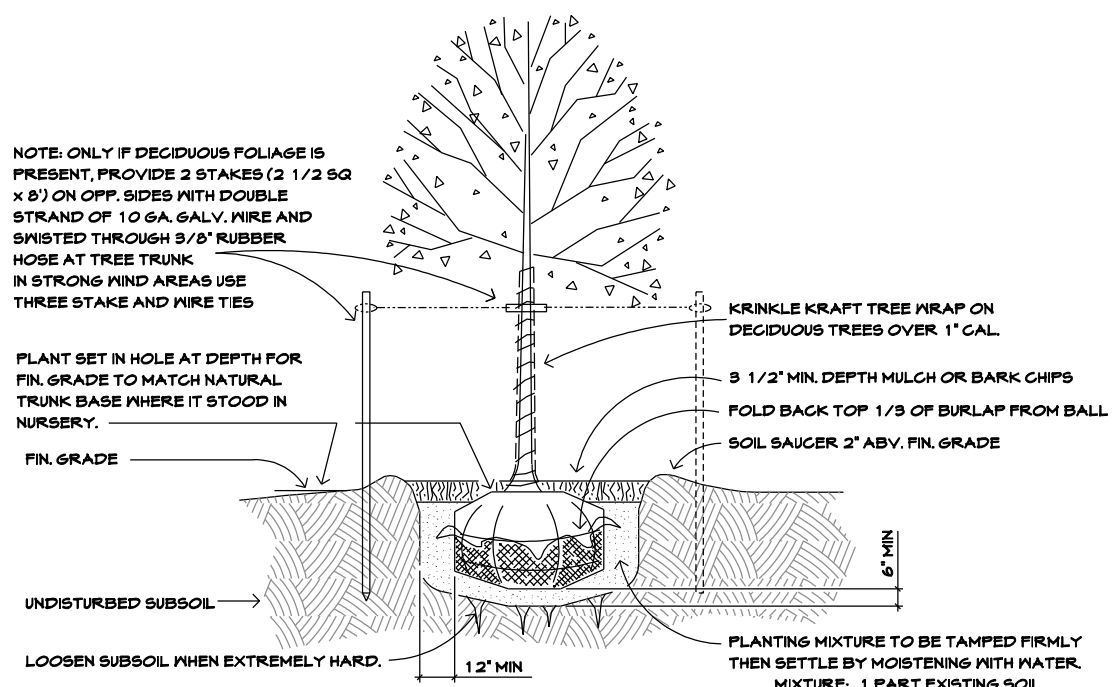
PROJECT NO. D-016-13

SHEET
A-7b

SHT 8 OF 11 TOTAL SHEETS

SPECIAL USE DRAWINGS

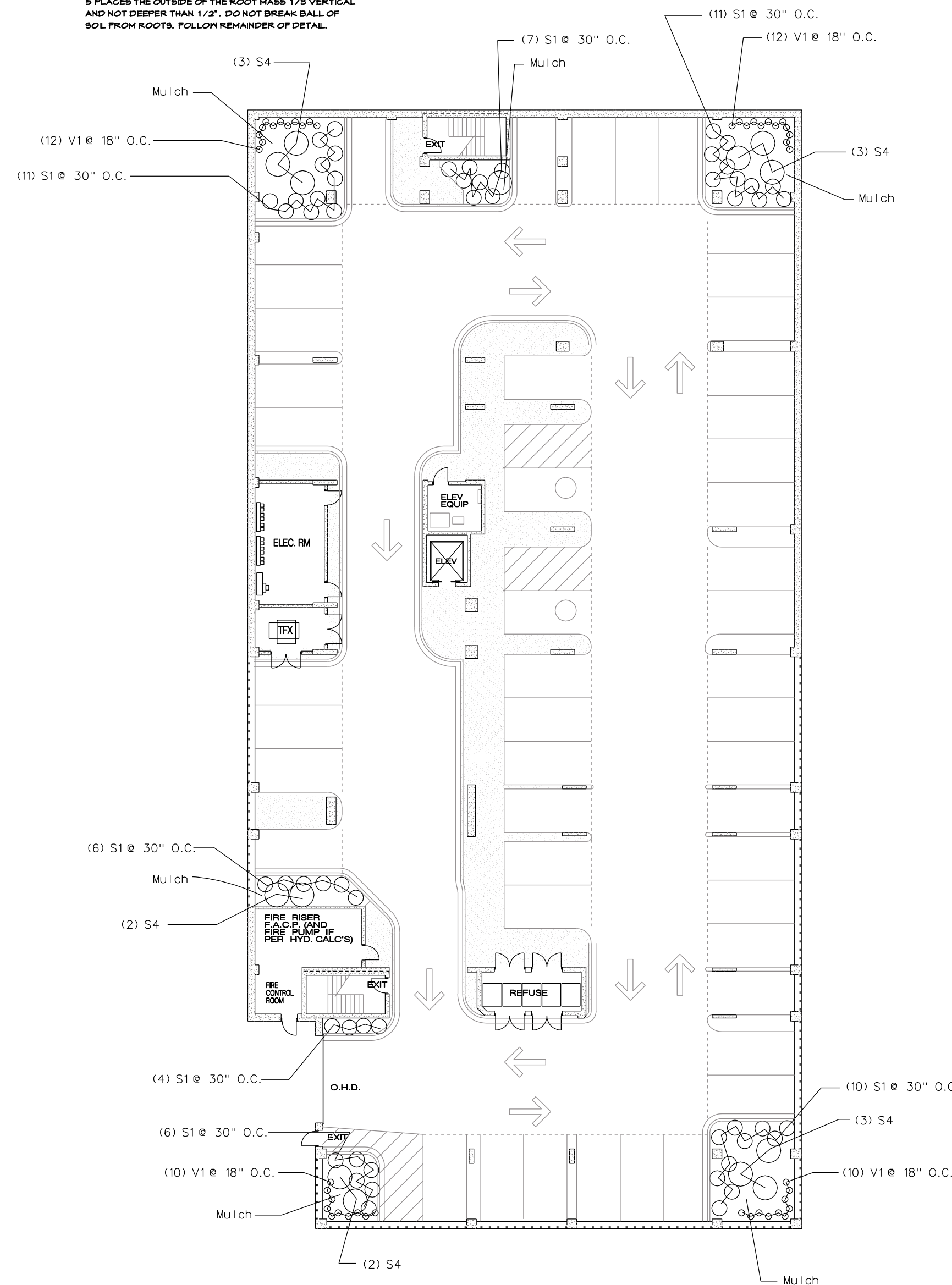
THESE ARE A DESIGN DEVELOPMENT DRAWING ELEVATIONS INTENDED TO SHOW GENERALIZED DESIGN CONCEPTS. THEY ARE NOT INTENDED TO BE AN EXACTING DETAILED CONSTRUCTION DOCUMENT. REFER TO SHEET A-9 FOR DETAILED INFORMATION REGARDING THE PROSPECT LEVEL EXTERIOR WALLS (FOR INFORMATION REGARDING THE FINISHED GRADE ELEVATION AND OPENINGS IN THE EXTERIOR WALL THAT WILL HAVE SECURITY GRILLAGE CONSISTING OF VERTICAL STEEL BARS OF TYPE AND SPACING SIMILAR TO THE EXISTING DOWNERS GROVE PUBLIC PARKING STRUCTURE.



BALL & BURLAB
Deciduous & Evergreen Tree Planting

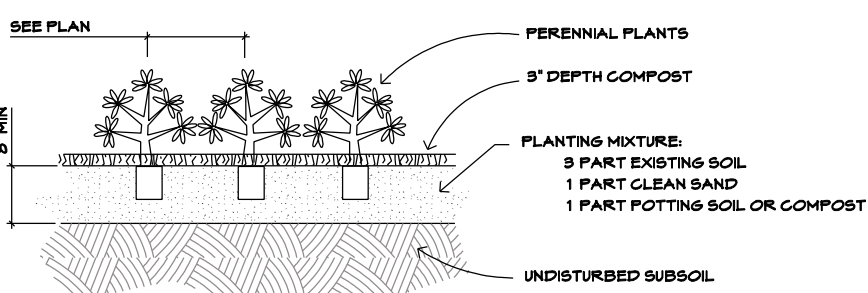
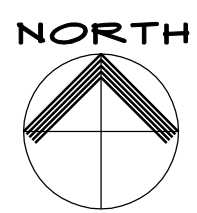
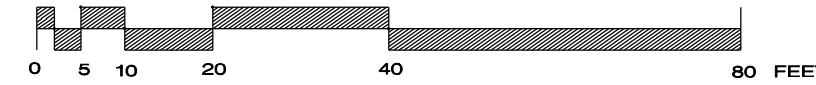
NOTE: ONLY IF DECIDUOUS FOLIAGE IS PRESENT, PROVIDE 2 STAKES (2 1/2 SQ x 8) ON OPPOSITE SIDES WITH DOUBLE STRAND OF 10 GA. GALV. WIRE AND TWISTED THROUGH 3/8" RUBBER HOSE AT TREE TRUNK. IN STRONG WIND AREAS USE THREE STAKE AND WIRE TIES

PLANTING MIXTURE TO BE TAMPED FIRMLY THEN SETTLE BY MOISTENING WITH WATER. MIXTURE: 1 PART EXISTING SOIL, 1 PART CLEAN SAND, 1 PART POTTING SOIL OR COMPOST

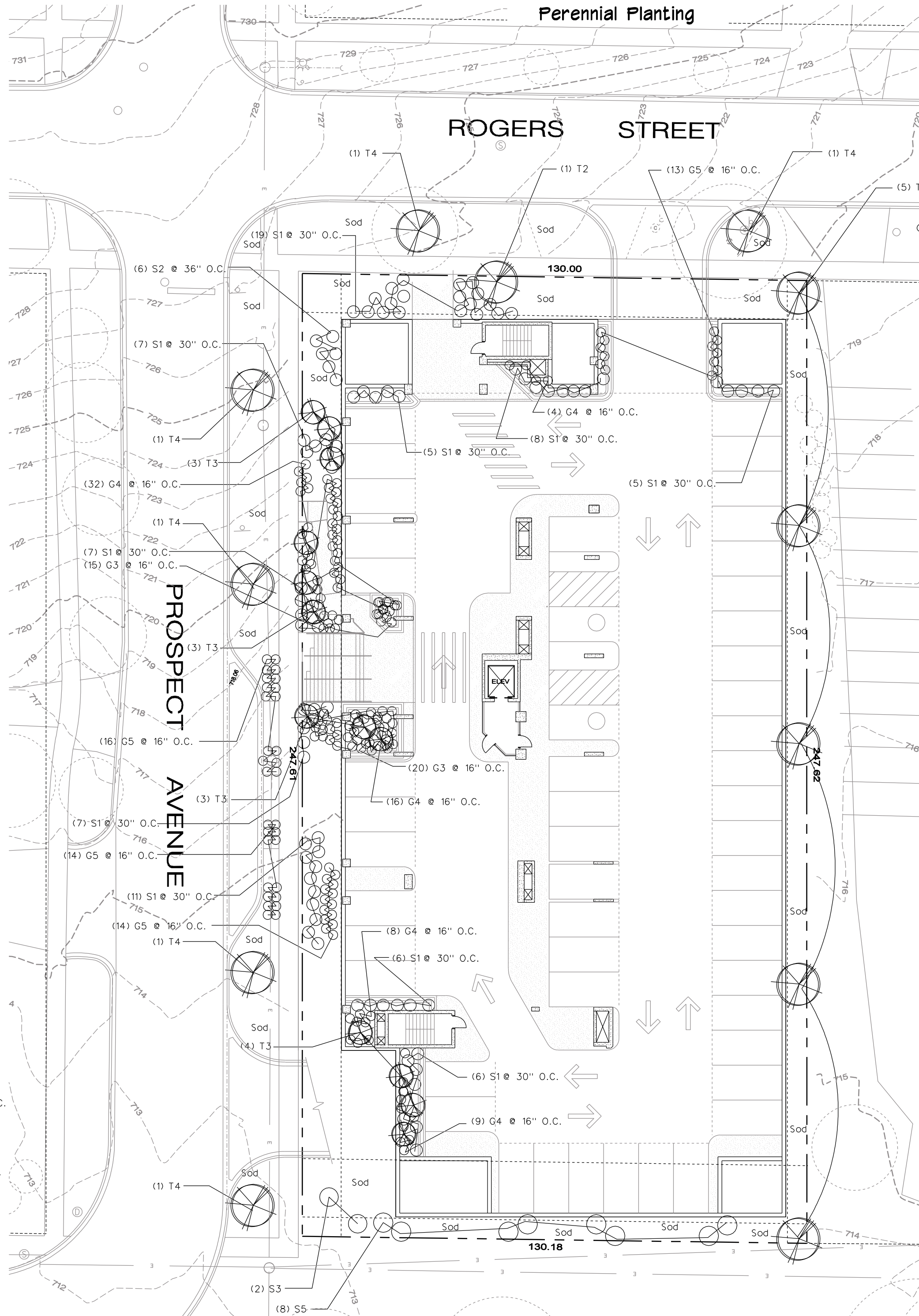


LANDSCAPE PLAN
PROSPECT AVE. PARKING LEVEL "P"

SCALE: 1" = 20'-0"

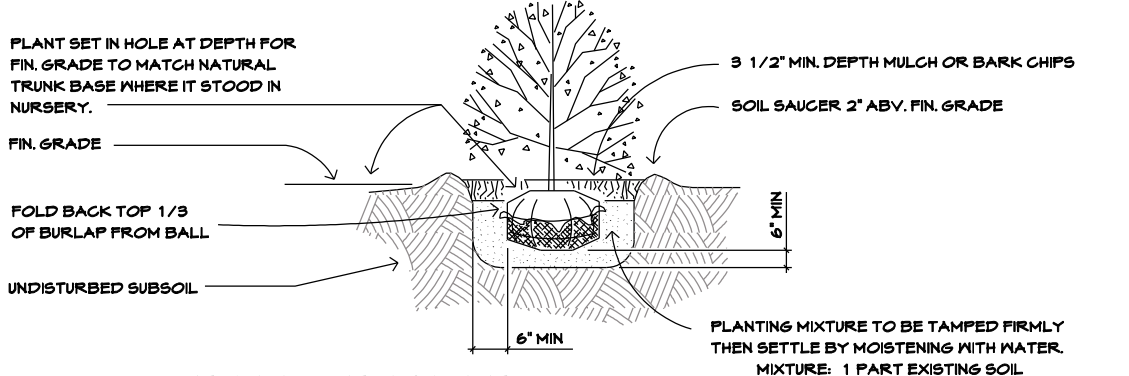
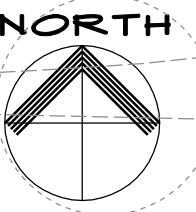
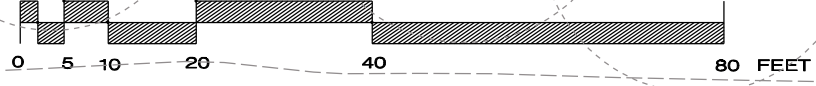


Perennial Planting

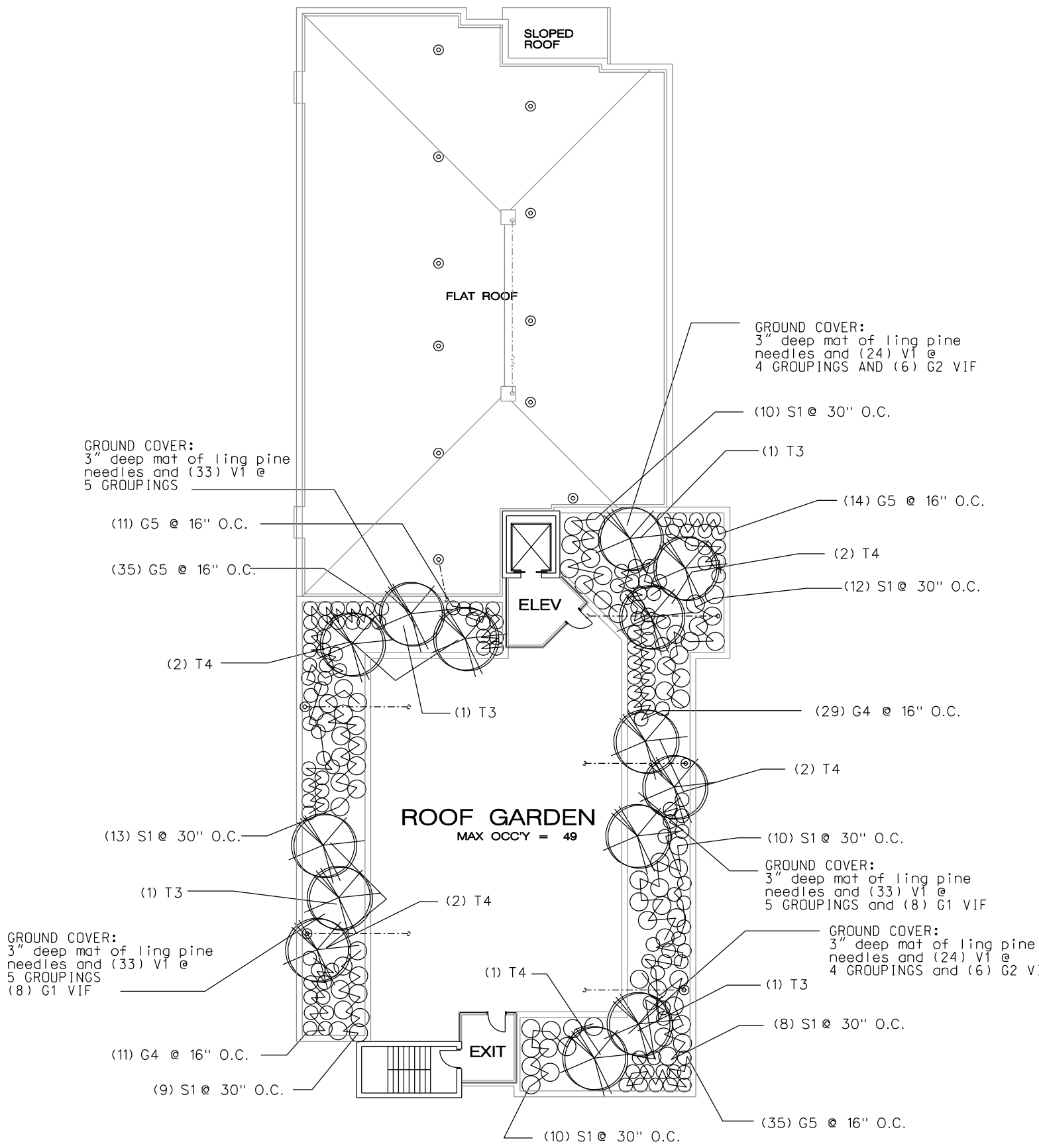


LANDSCAPE PLAN
GRADE AND FIRST FLOOR PARKING LEVEL

SCALE: 1" = 20'-0"

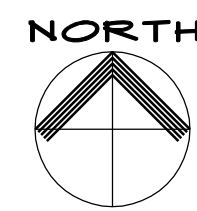
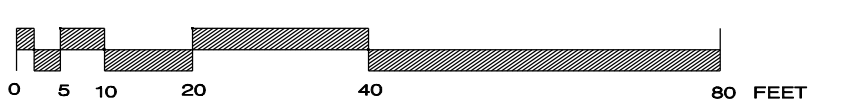


BALL & BURLAB
Shrubs Planting



LANDSCAPE PLAN
ROOF DECK LEVEL

SCALE: 1" = 20'-0"



PROPOSED NEW PLANTINGS LEGEND

The actual may be substituted for similar stock selected from readily available material having the same size, growth pattern, color, exposure, and tolerant to this Planting Zone.

KEY	U.S.D.A. SYMBOL	QTY.	SIZE	APPROX. CENTER TO CENTER SPACING	BOTANICAL NAME	COMMON NAME	
T-1	QUMA2	6	2 1/2"	PER PLAN	Quercus macrocarpa	Bur Oak	
T-2	ACGI	1	2 1/2"	PER PLAN	Acer Ginnala Maxima "Autumn Blaze"	Amur Maple	
T-3	ACPA2	17	2 1/2"	PER PLAN	Acer palmatum var. Matsumurae	Sango Kuru Japanese Maple	
T-4	GLTR	14	2 1/2"	PER PLAN	Gleditsia triacanthos var. inermis "Skyline"	Skyline Honeylocust	
S-1	JUCH4	208	24"	30" o.c.	Juniperus chinensis var. sargentii	Sargent Juniper	
S-2	JUCO6	6	24"	36" o.c.	Juniperus communis var. "Eflusa"	Common Juniper	
S-3	TABAB0	2	48" HT	PER PLAN	Toxus Baccata	English Yew	
S-4	ACPA2	13	2 gal.	PER PLAN	Acer palmatum var. Dissectum Inaba Shidare	Inaba Shidare Japanese Maple	
S-5	VIAC	8	18"	30" o.c.	Viburnum acerifolium	Mapleleaf Viburnum	
GRASS / ORNAMENTAL / SOD / SEED / GROUND COVER			35% mix		Poa Pratensis	Kentucky Bluegrass	
		9300 S.F.	45% mix		Lolium Perenne	Perennial Ryegrass	
			20% mix		Festuca Arundinacea	Tall Fescue	
G-1	PENH	16	1 gal.	18" o.c.	Pennisetum alopecuroides "Hemlin"	Dwarf Fountain Grass	
G-2	RUSPS	12	1 gal.	14" o.c.		Salmonberry	
G-3		35	1 gal.	16" o.c.	Helictotrichon sempervirens	Blue oat grass	
G-4	SEAU / SEEL4	77	1 gal.	16" o.c.	Sestertia autumnalis	Autumn moorgrass	
G-5	CAST36	185	1 gal.	18" o.c.	Colymbostis x oculiflora	Karl Foerster	
VINE	V-1	CLV14	191	1 gal.	18" o.c.	Clematis Viorna	Leatherflower

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FOR
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174728 Butterfield Rd., Oakbrook Terrace, IL.

SHEET TITLE
LANDSCAPE PLAN

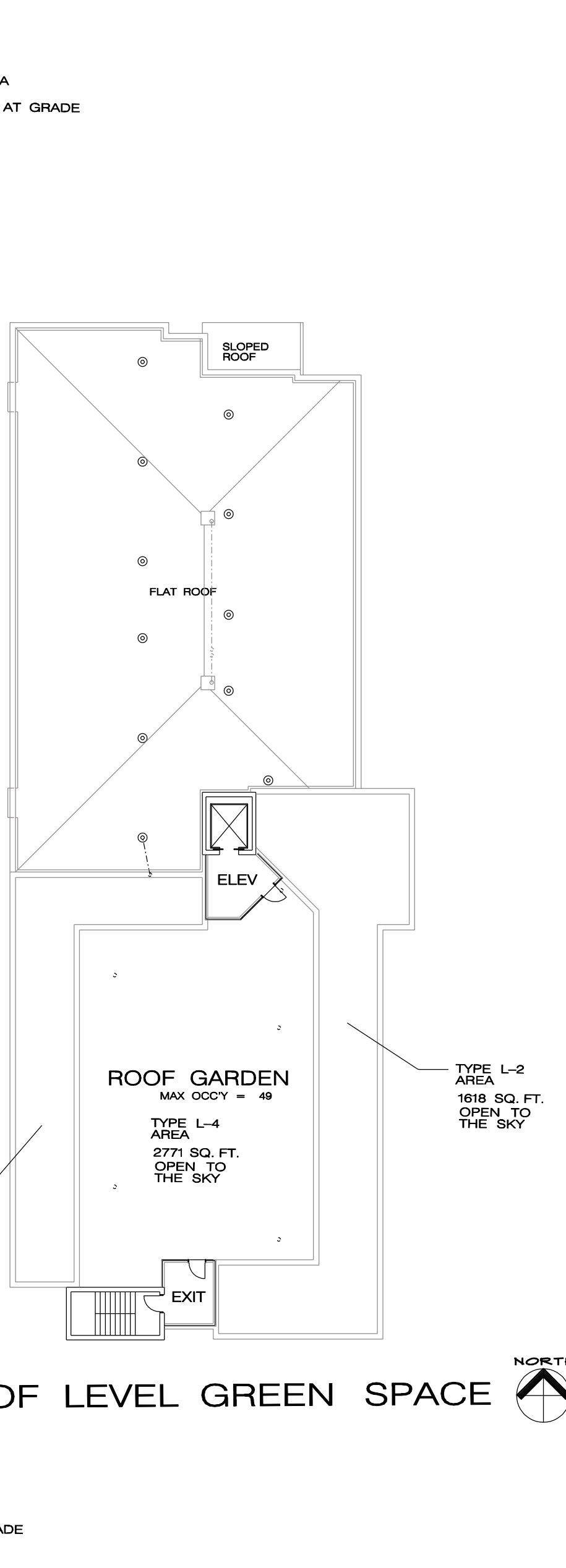
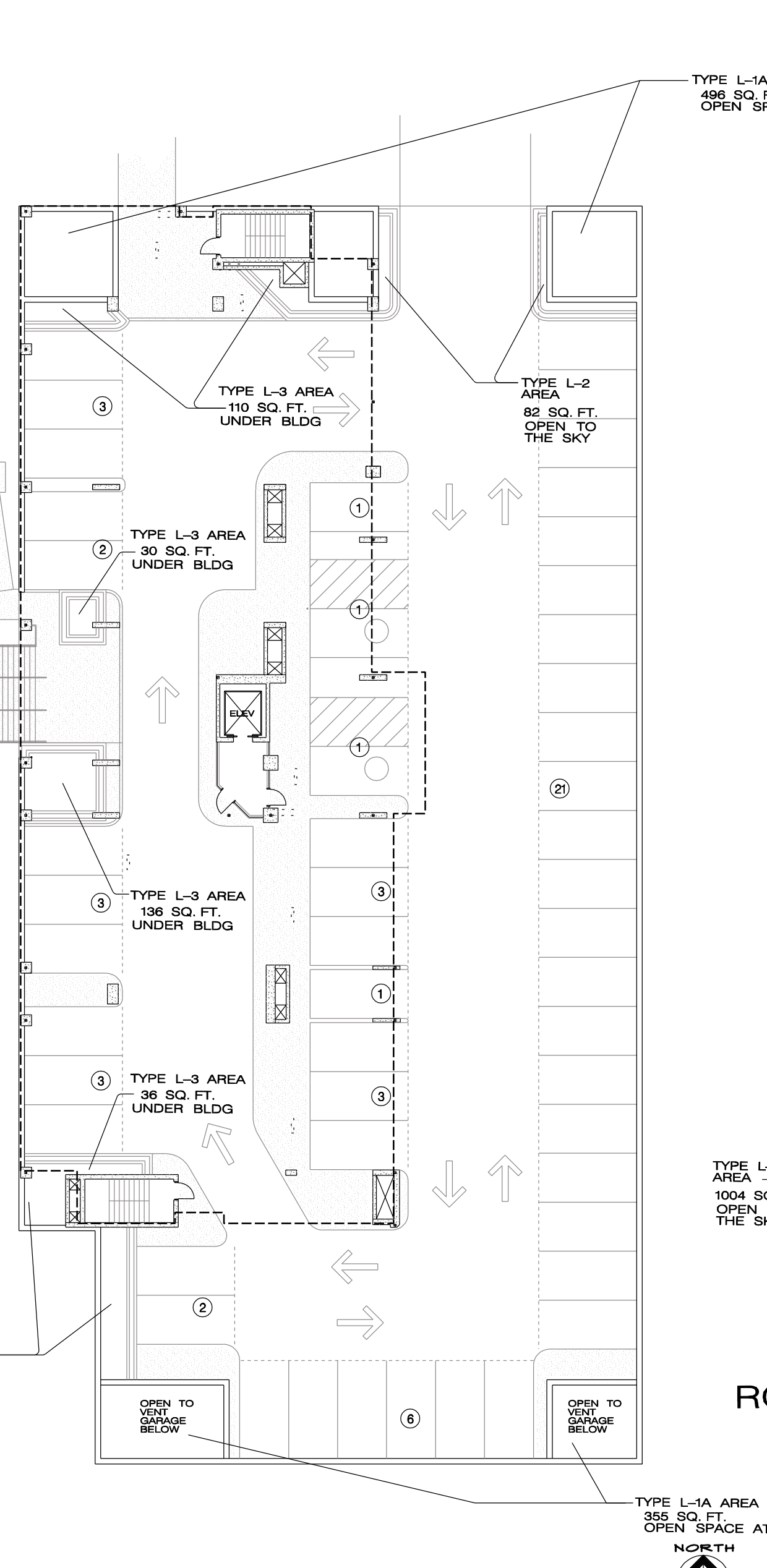
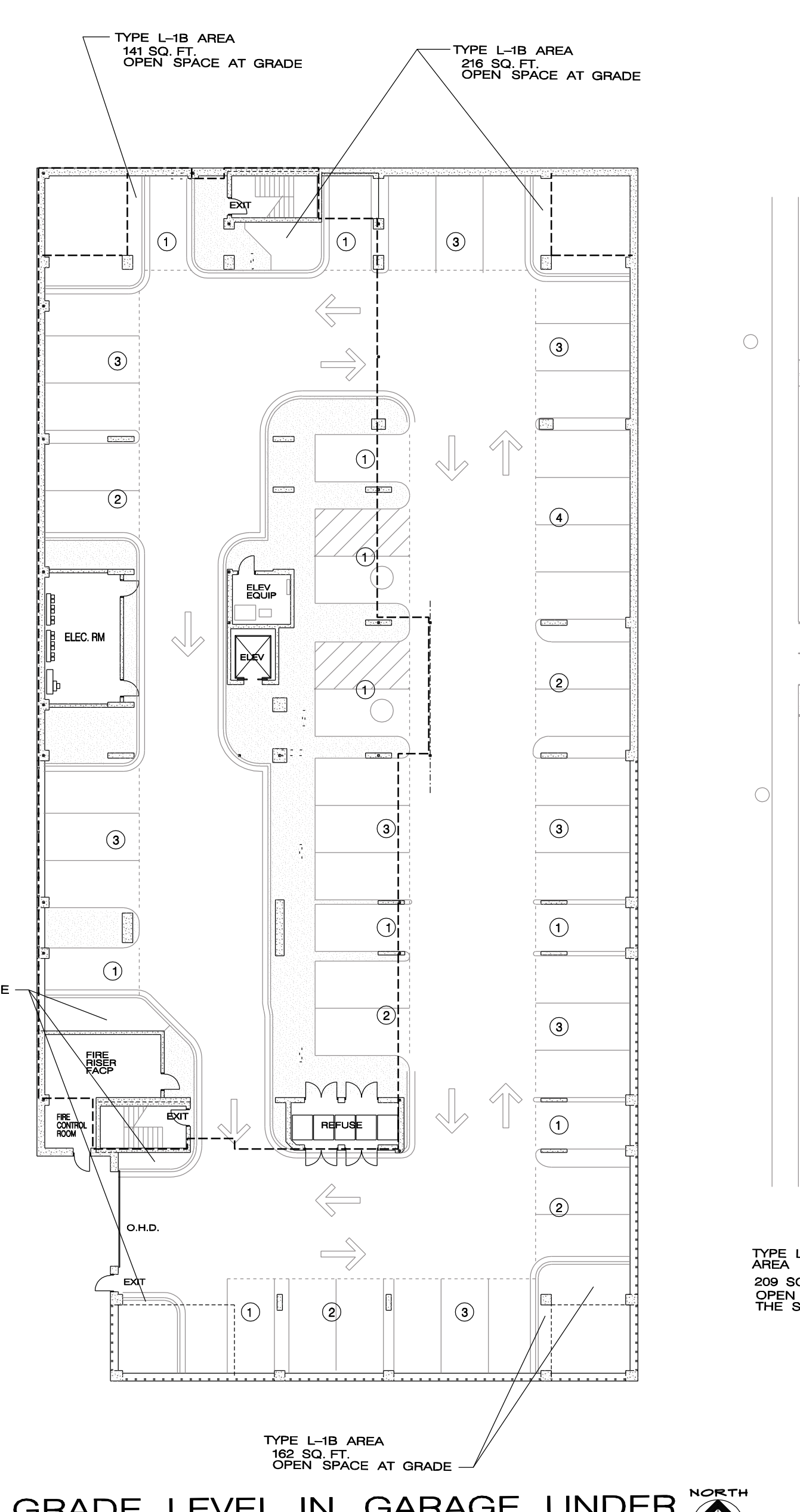
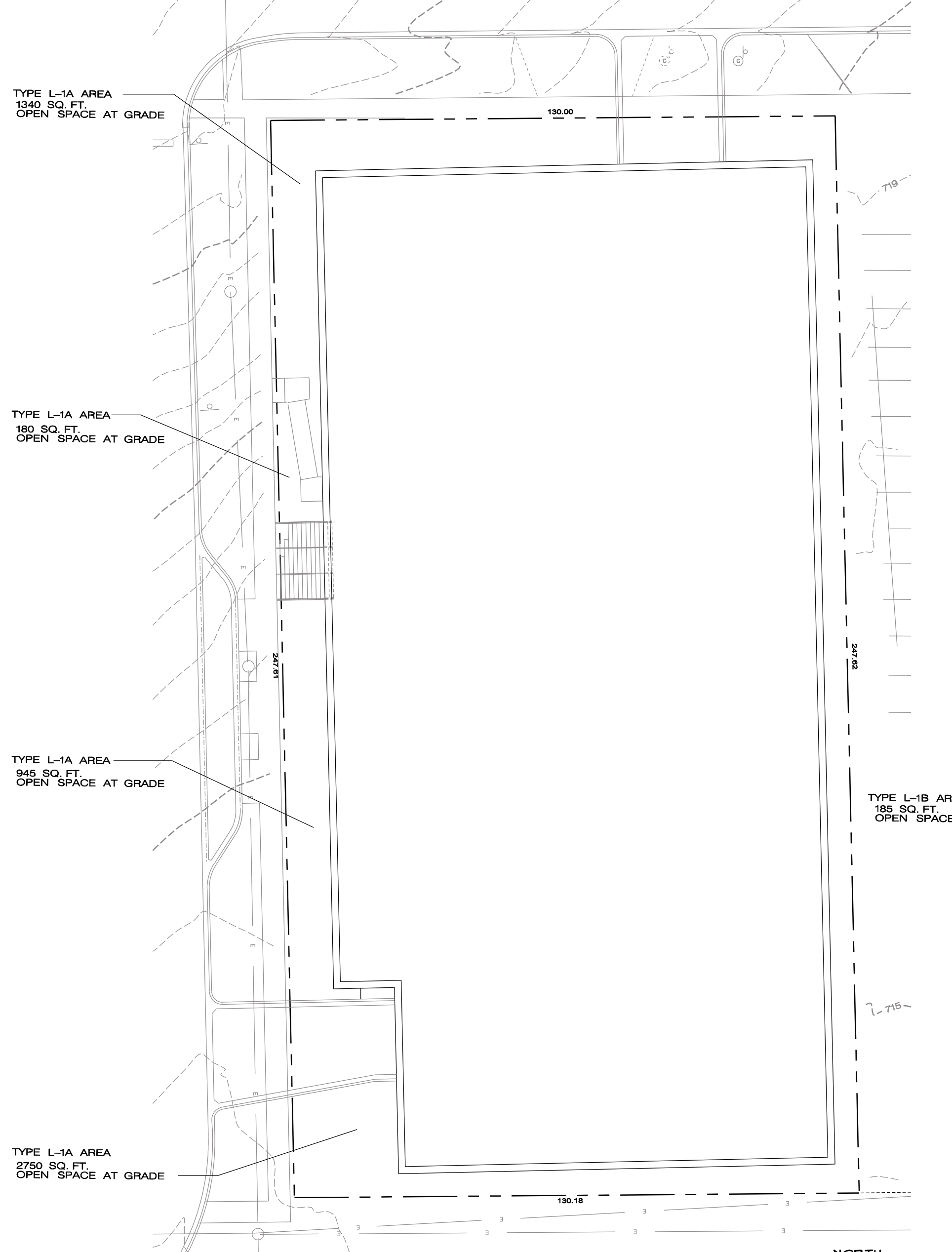
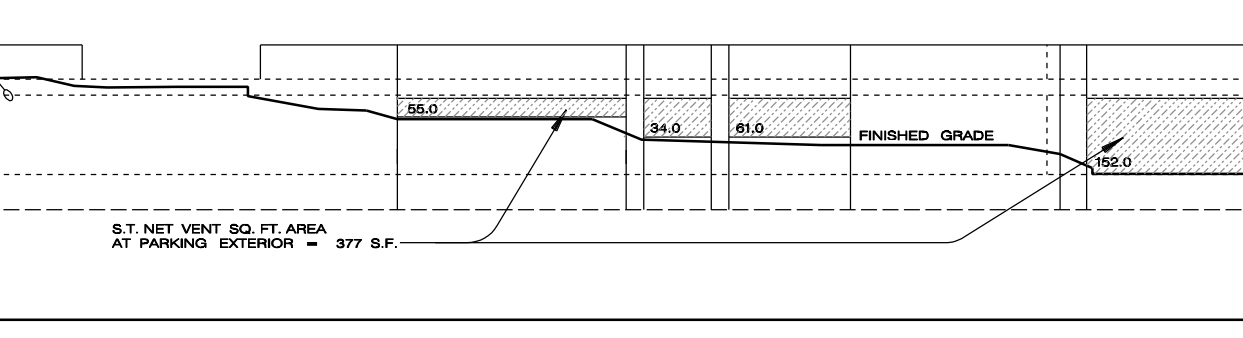
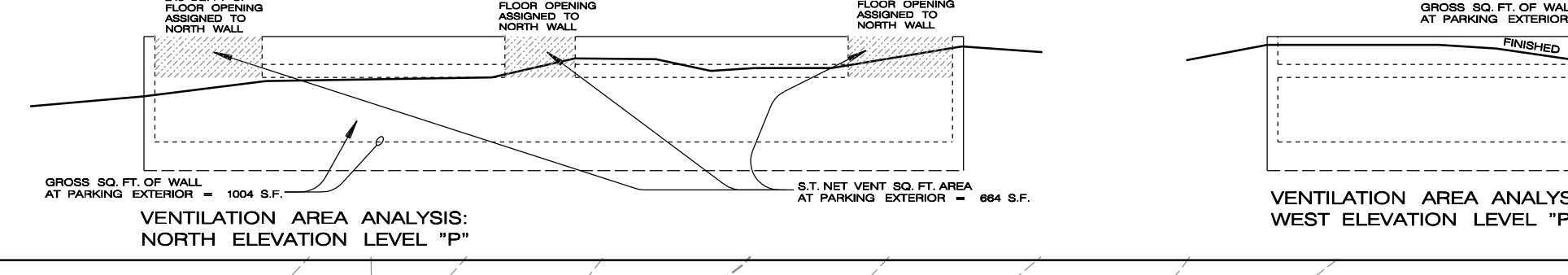
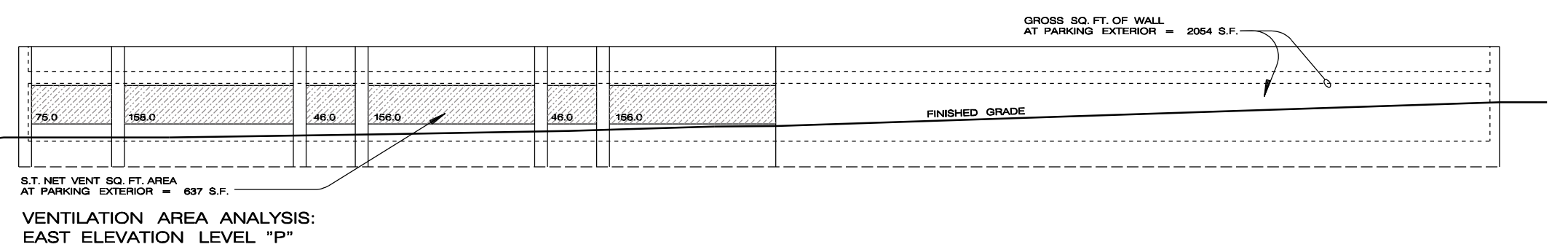
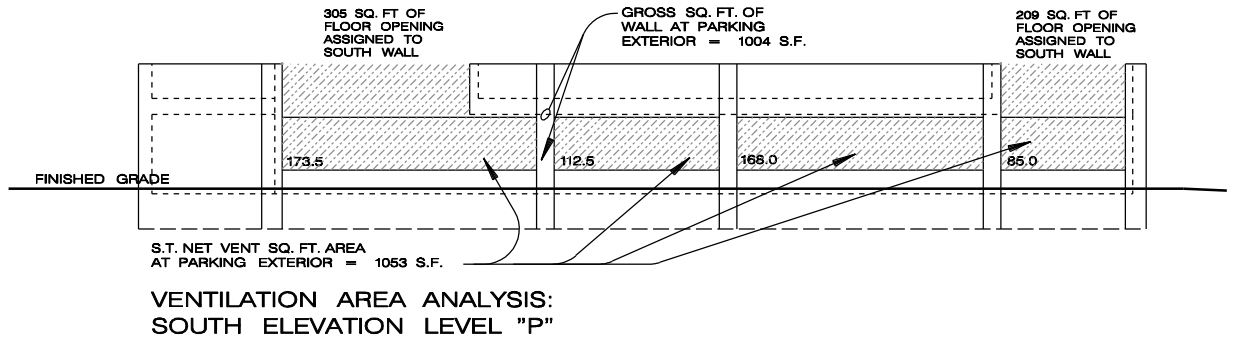
PROJECT NO. **D-016-13**
SHEET
A-8

SHR 9 OF 11 TOTAL SHEETS

SPECIAL USE DRAWINGS

UNENCLOSED PARKING LEVEL "P" VENTILATION SUMMARY

TOTAL PERIMETER WALL AREA AT PARKING LEVEL TIER "P" (PROSPECT AVE. LEVEL) = 6116 SQ. FT.	EXTERIOR WALL PERCENT OF TOTAL = 25.39 %
TOTAL WALL VENTILATION OPEN AREA (DISTRIBUTED ON NOT LESS THAN TWO SIDES) = 1563 SQ. FT.	EXTERIOR OPENINGS PERCENT OF TOTAL = 44.65 %
ADDITIONAL CROSS VENTILATION OPEN AREA (DISTRIBUTED THROUGH FLOOR ATRIUMS) = 1178 SQ. FT.	TOTAL OPEN AREA FOR NATURAL VENTILATION = 2731 SQ. FT.
TOTAL PERIMETER WALL LENGTH AT PARKING LEVEL TIER "P" (PROSPECT AVE. LEVEL) = 679 LIN. FT.	OPENING LENGTH PERCENT OF TOTAL = 40.06 %
AGGREGATE LENGTH OF OPENINGS CONSIDERED TO BE PROVIDING NATURAL VENTILATION AT PARKING LEVEL TIER "P" = 272 LIN. FT.	
• CUBIC FEET OF PARKING TIER "P" (LESS VOLUME OF ACCESSORY AREAS) = 288,675 CU. FT. (TOTAL) • AT 8 FT. PER MIN. NATURAL AIR MOVEMENT = 2731 x 8 x 90 = 1,910,880 CU. FT. AIR CHANGES PER HOUR → 4.54 AIR CHANGES PER HOUR (APPROX. AT MIN.)	



GRADE LEVEL GREEN SPACE

GRADE LEVEL IN GARAGE UNDER STRUCTURE LEVEL GREEN SPACE

BUILDING LEVEL GREEN SPACE

ROOF LEVEL GREEN SPACE

COMMON GREEN SPACE SUMMARY DATA:

NOTE: TYPE "L" AREAS ARE PERVIOUS LANDSCAPED AREAS NOTED OTHERWISE

SITE AREA TOTAL	32,227 SQ. FT. (0.7398 Ac)		
OPEN SPACE TYPE	SUBTOTAL SQ. FT. PER TYPE	SUBTOTAL SQ. FT. TYPE "L"	
L-1A AREAS = GREEN SPACE AT GRADE OPEN TO THE SKY	6066 SQ. FT.	12,766 SQ. FT.	
L-1B AREAS = GREEN SPACE AT GRADE WITH STRUCTURE ABOVE	704 SQ. FT.		
L-2 AREAS = INTENSIVE, AND EXTENSIVE GREEN PERVIOUS LANDSCAPE SPACE ON STRUCTURE OPEN TO THE SKY	2913 SQ. FT.		
L-3 AREAS = INTENSIVE, AND EXTENSIVE GREEN PERVIOUS LANDSCAPE SPACE ON STRUCTURE OPEN TO THE ENVIRONMENT SHELTERED UNDER BUILDING	312 SQ. FT.		
L-4 = MIXED EXTENSIVE, MODULAR, AND PARTIALLY PERVIOUS WITH DRAINAGE TO VEGETATIVE AREAS	2771 SQ. FT.		
CUMULATIVE SUBTOTALS	6770 SQ. FT. → 9683 → 9,995 → 12,776		
PERCENTAGE OF TOTAL SITE	21.02% → 30.06% → 31.03% → 39.66%		

INTENSIVE GREEN PERVIOUS: WITH AT LEAST 1 FOOT (OR MORE) OF SOIL DEPTH WITH TREES AND SHRUBS ETC., WITH DESIGN INTEGRATION TO WATER SHEAD SYSTEM.
 EXTENSIVE GREEN PERVIOUS: WITH 5 INCHES TO 8 INCHES OF SOIL WITH HARDY GRASSES AND SMALL PLANTS WITH DESIGN INTEGRATION TO WATER SHEAD SYSTEM.
 MODULAR GREEN SYSTEM: PORTABLE SOIL CONTAINERS WITH OR WITHOUT PARTIAL WATER SHEAD STORAGE DEPENDING UPON SYSTEM DESIGN.

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REVISION 19 DEC. 2013
 PLANNING INTERIM & TRACER

REVISION 8 JAN. 2014
 PER. STATE COMMENTS

REVISION 21 JAN. 2014
 PER. STATE COMMENTS

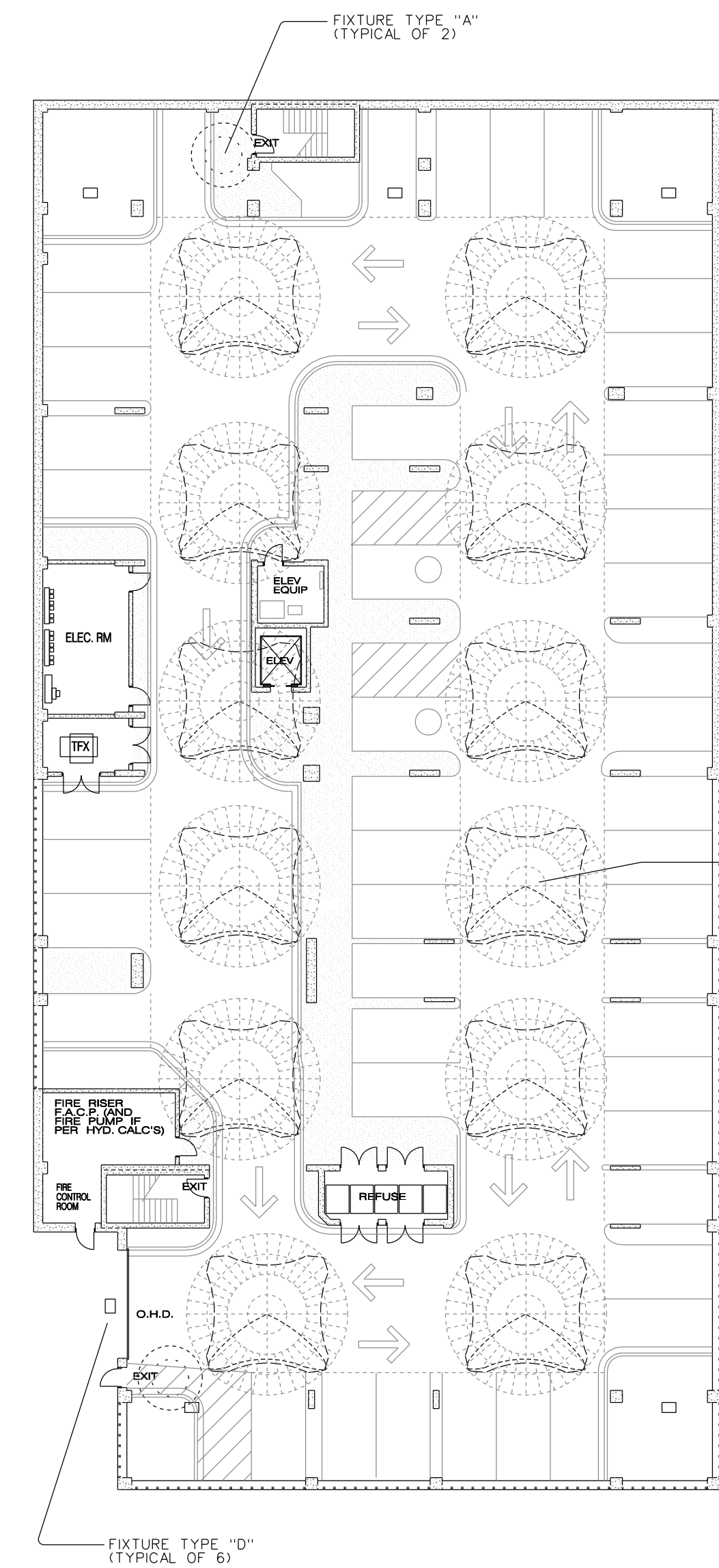
REVISION

NEW APARTMENT COMPLEX
 AT
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 DOWNERS GROVE, ILLINOIS
 FOR
 R.M.G. REALTY GROUP
 17W728 Butterfield Rd., Oakbrook Terrace, IL.

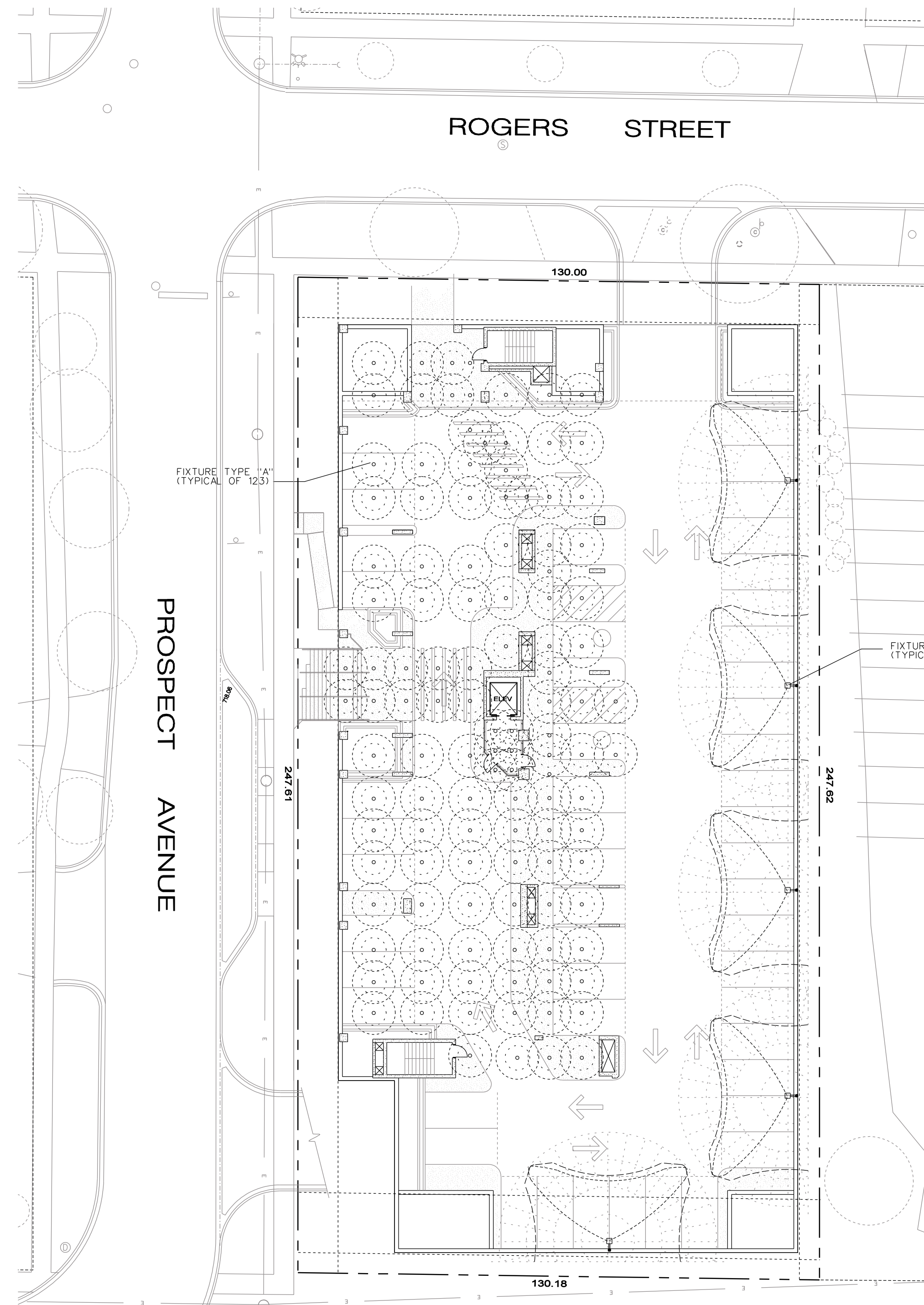
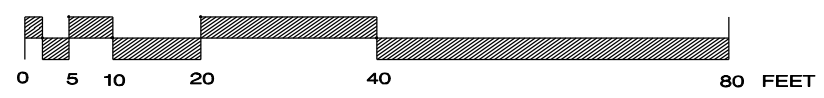
SHEET TITLE
 GREEN SPACE SUMMARY DATA

PROJECT NO. D-016-13
 SHEET
A-9
 SH1 10 OF 11 TOTAL SHEETS

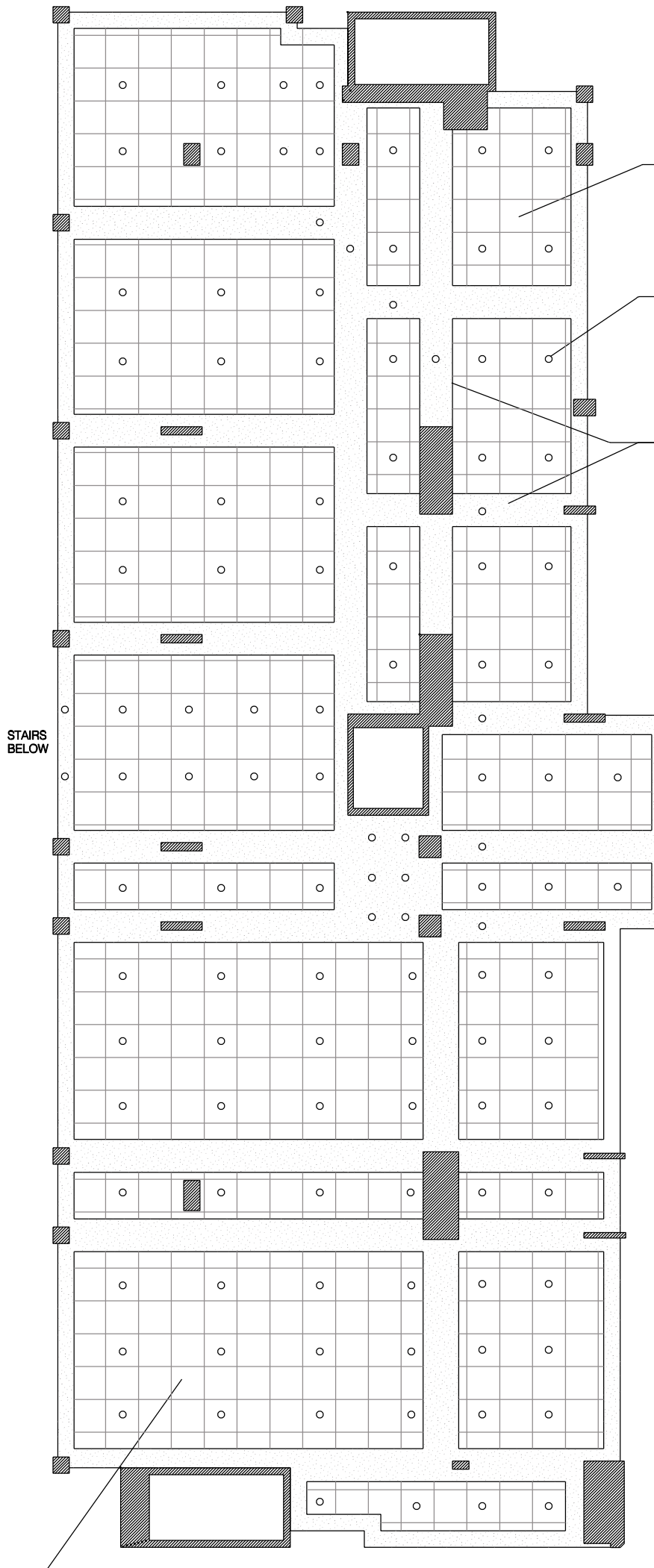
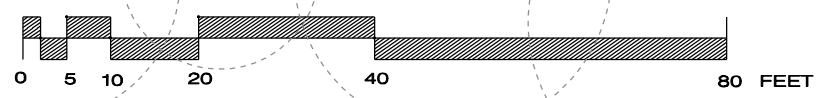
SPECIAL USE DRAWINGS



PHOTOMETRIC PLAN
PROSPECT AVE. PARKING LEVEL
 SCALE: 1" = 20'-0"



PHOTOMETRIC PLAN
ROGERS STREET PARKING LEVEL
 SCALE: 1" = 20'-0"



REFLECTED CEILING PLAN
ROGERS STREET LEVEL
 SCALE: 1/16" = 1'-0"

NOTE: THE FINISHED CEILING IS A 1 HOUR RATED DENS-GLAS FIRE SEPARATION WITH MECHANICAL ACCESS DOORS LOCATED WITHIN SELECTED 4 X 4 FINISH PANELS

THE ENTIRE CEILING AREA TO HAVE DRY PIPE FIRE SUPPRESSION

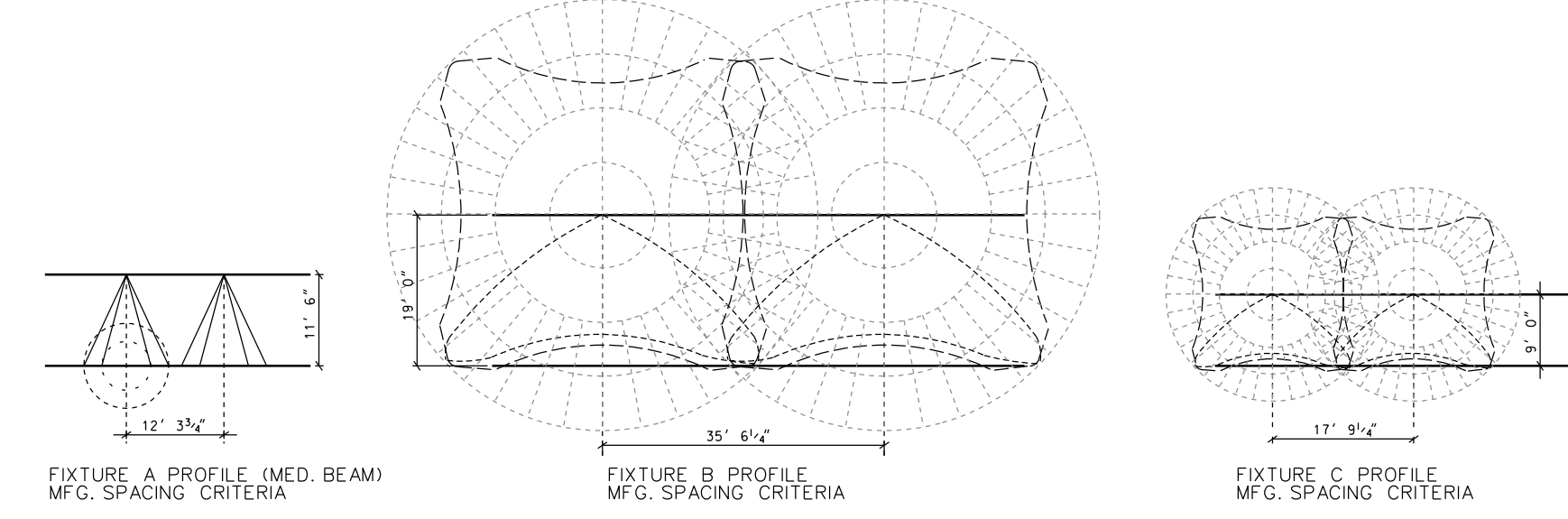


I.E.C.C. ELECTRICAL LIGHTING LOAD ALLOWANCE (PARTIAL TABLE)

USAGE AREA	GROSS RELATED LIGHTED FLOOR AREA	LPD (W/SQ FT)	MULTI (W) (MAX. ALLOWED)	USAGE AREA SUBTOTAL LIGHTING WATTS SHOWN
PROSPECT GARAGE LEVEL	25,870 sq. ft.	0.3	7,761 w	1,632 w
ROGERS ST. "GARAGE AREA"	12,380 sq. ft.	0.3	3,714 w	4,746 w
OPEN PARKING AREA (ZONE 3)	10,390 sq. ft.	0.10	1,039 w	1,000 w
BUILDING SUMMARY			12,514 w	7,378 w

LUMINAIRE TABLE

QUANTITY	MARK	LUMINAIRE DESCRIPTION	MOUNTING HEIGHT	WORK PLANE HEIGHT	FIXTURE LUMEN OUTPUT	LUMINAIRE SPACING CRITERIA	WATTS PER FIXTURE
123	A	L-1540-G2 (INDY LED B" HYPERBOLIC OPEN APERTURE)	11'-4"	GRADE SURFACE	1431	1.07	42 w
5	B	SS2-B16-6K-UN-FT (ACCULITE "AREOS" LOW PROFILE LED) FORWARD THROW	19'-0"	GRADE SURFACE	16,886	1.9 : 1	200 w
12	C	IS1-A12-4K-UN-5L (ACCULITE LOWBAY LED)	9'-0"	GRADE SURFACE	11,275	1.84	129 w
6	D	WP2-40W LED-4K-UN-TP (ACCUPAK LED SECURITY)	11'-4"	GRADE SURFACE	1463	N/A	37 w



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SHEET TITLE
PHOTOMETRIC PLANS
 ROGERS ST. REFLECTED CEILING PLAN
 PROJECT NO. D-016-13
 SHEET
A-10
 SHT 11 OF 11 TOTAL SHEETS

SPECIAL USE DRAWINGS

APPROVED – 2/24/14

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

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

Chairwoman Urban called the February 3, 2014 meeting of the 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: Chairwoman Urban, Mr. Beggs, Mr. Cozzo, Mrs. Lupescu (ex-officio), Mr. Matejczyk, Mr. Quirk, Ms. Rabatah, Mr. Rickard, Mr. Waechtler

ABSENT: Mr. Webster; ex-officios Mr. Menninga and Ms. Souter

STAFF PRESENT: Senior Planner Stan Popovich and Planner Kelley Chrisse

VISITORS: Ken Rathje, Rathje Planning Services; Dean Pozarzycki, Architect; Michael Gatto, RMG Realty Group; Bob Gundmunson, RWG Engineering, LLC - 975 E. 22nd Street, Wheaton, IL; Henry Schmidt, Moldtronics; Christina Benson - 841 Rogers Downers Grove; Bill Kay - 2100 Ogden Avenue, Downers Grove

Chairwoman Urban provided a brief review of the meeting's protocol. Mr. Beggs wanted to confirm that the petitions being reviewed tonight are subject to the current zoning ordinance even though recommended revisions to the zoning ordinance have been sent to the Village Council. Mr. Popovich confirmed that transitional provisions are included in the proposed zoning ordinance and it is anticipated that the revisions to the zoning ordinance would be adopted and possibly effective around mid-April. Any cases approved under the current zoning ordinance would receive permits for same, even if the new zoning ordinance is in effect at the time a building permit is issued.

Chairwoman Urban swore in those individuals who would be speaking on the following two petitions:

FILE PC 50-13: A petition seeking approval of a Special Use to construct a multiple-family residential structure at 715-719 Rogers Street. Property is zoned DT Downtown Transition District; Property located on the southeast corner of Rogers Street and Prospect Ave., commonly known as 715-719 Rogers Street, Downers Grove, IL; RMG Realty Group, LLC, petitioner; 1501 Ogden Associates, LLC, Owner.

Planner Kelley Chrisse summarized the request before the commissioners, noting the Village Council in May 2008 made various approvals to allow the construction of a 16 townhomes on the site. The site was rezoned from M-1 to Downtown Transition as part of the approval and it received special use, planned development and final plat of subdivision. Since that time, however, the approvals lapsed and staff was asking that those prior approvals be rescinded.

APPROVED – 2/24/14

The site location and surrounding area were pointed out, along with the current one-story industrial building which would be razed in order to construct a 48-unit upscale apartment building with roof garden. The property, containing two lots, would have to be administratively consolidated should approval be granted. Four floors of dwelling units (1 and 2-bedroom units) are planned to be constructed above a two-story, open-air parking structure. A list of amenities followed.

Due to the west-to-east grade differential of 6 feet and the north-to-south grade differential of 13 feet, it allowed for the construction of the parking structure where the lower level will be accessible from Prospect Avenue for residents only through a gated entry. Forty-eight (48) assigned spaces will exist with two spaces being handicap accessible. Grade level parking will be at Rogers Street, where guests can access the garage. On this level there will be 50 parking spaces -- two being handicap accessible. A four-foot knee wall will surround this level and will also be open. Pedestrian access to the building was explained.

Building elevations, architecture, and materials were reviewed, with Ms. Chrise mentioning that two facade options were being proposed by the petitioner: 1) a terracotta cladding system; and 2) a utility brick embedded in pre-cast concrete panels. Color will be medium brown with charcoal colored sunshades, balustrades and metal fascia. Perspectives of the two facades followed. A review of the building's landscaping briefly followed and, per Ms. Chrise, the village forester reviewed the landscape plans with a concern about the continued maintenance of the interior beds, which staff has incorporated into a condition. However, an irrigation system has been proposed where recycled rain will water the roof garden and the interior beds.

Public improvements were discussed with staff noting that the current sidewalk stub that exists does not align with the sidewalk on the other side of Rogers Street and staff is requesting that they align. Both parkways will be restored with parkway trees, as determined by the village forester. Ms. Chrise stated that because the stormwater currently flowed into a culvert on Prospect Avenue and because the net increase of new impervious was only 1,000 sq. feet, it did not require detention or volume control best management practices. However, the petitioner was proposing to install a containment structure to be located at the southwest corner of the site to improve water quality for site discharge and to receive run-off from the roof and grade level parking prior to entering the storm sewer system. The roof garden will also reduce run-off.

Per Ms. Chrise, the Fire Prevention division chief had indicated to staff that access will be from Rogers Street and Prospect Avenue, where entry into the site is not required. A dry pipe fire suppression system is being proposed for the parking levels along with a traditional wet pipe system for the residential floors. All floors will have a fire alarm system.

Setbacks and bulk regulations were reviewed by Ms. Chrise who indicated she inadvertently omitted the five-foot side yard setbacks in her report but confirmed the proposal does meet the requirements. While no open space was required for the Downtown Transition area, she stated the petitioner was increasing the amount of green space from what currently exists.

Lastly, the Standards for Approval for a special use have all been met and staff recommended that the Plan Commission make a positive recommendation to the Village Council subject to staff's conditions in its report.

APPROVED – 2/24/14

A number of questions arose regarding the length of the leases, the type of security for the building, the maintenance of the garbage chute (odor control); recycling; snow removal maintenance; whether an on-site manager will exist and what is meant by “temporary parking” for the drop-off zone on Prospect Avenue. After staff’s explanation of the temporary parking, it was suggested that it have clearer language to which staff was open to commissioner revisions. Asked why there was a special use, staff clarified that the special use request was due to the proposal being in the Downtown Transition area and a multiple family structure required a special use. Details followed as well as what was approved back in 2008, i.e., 16 townhomes. Mr. Quirk expressed concern about the density being proposed now.

Petitioner, Mr. Ken Rathje with Rathje Planning Services, Downers Grove briefly introduced his team and walked through the steps of how he and his client decided upon the site. Details followed how the building was determined to fit into the site, specifically, working with the site’s grade. Access and security were reviewed again briefly. Common mechanical equipment would be on the roof clustered near the middle north end of the building and be screened from the ground while at the south end of the roof would be the garden area that would use recycled water and for other landscaped areas. Further landscaping details followed with Mr. Rathje explaining that the village forester has indicated that the petitioner pay \$500 per tree and the forester would select the appropriate trees and plant them. The one existing tree on Rogers Street will be protected while another existing tree, located near the driveway, may be of concern due to construction damage, and, if damaged, per the staff report, the petitioner would have to work under the village’s assessment formula and compensate for the existing tree. Again, Mr. Rathje addressed stormwater issues, public improvements, and properly aligning the sidewalks.

A more thorough review of the upscale amenities followed, as well as building material (concrete/steel), and the fact that once the soil bearing capacity will be determined once the existing building was razed, then the appropriate building material would be decided. Security would consist of a key-FOB system and a 24-hour camera system; trash odor would be handled depending on the frequency of the garbage removal; there would be no recycling facility; a nearby manager would be available 24 hours for emergencies; leases would typically be for one year; the temporary drop off area was envisioned to be no more than a 15 minute limit; the special use would exist for the life of the property and the zoning ordinance did not distinguish between rental or for-sale properties. Any conversion to condominiums would be done through the state’s Condominium Act. The type of roof vegetation that was considered was explained and clarified further.

Lastly, Mr. Rathje addressed the standards for special use which he believed were consistent and in compliance with the village’s Comprehensive Land Use Plan. He emphasized that the proposal took advantage of the pedestrian-environment in the downtown area, it was a commuter-oriented and transit-oriented proposal, as the proposed building would be 1,300 feet walking distance to the downtown trains station. The standards for a special use were reviewed in detail by Mr. Rathje.

Per commissioner questions, Mr. Rathje explained that the building would be leased typically for one year which was the standard model; the 24 hour hot line would be managed by a local rep (probably one of the owners) who would be responsible to organize and hire the various trades necessary, such as snow plowing. Because the temporary parking was located on village right-of-way, it would be subject to village standards. Mr. Rathje explained the soil bearing process and the trash chute eliminating process. Mr. Waechtler suggested having a person on the premises, especially for late night security.

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Mr. Michael Gatto, with RMG Realty Group, discussed his own background with housing and security issues in the downtown Chicago area as compared to what would be needed for this development; the fact that he has a property management service which is family operated and in the vicinity. Because he believed the building was small enough, having an on-site 24-hour security person was not necessary. However, he did envision having a person on-site for the lease out process for the first two years.

Commissioner concern was raised regarding the six-story height of the building versus the surrounding two-story structures in the area and the fact that Stations Crossing, located at Main and Rogers Streets, was the same cross-section as what was being proposed, to which Mr. Rathje explained that proposed building was consistent with many of the other multi-family buildings in and around the downtown area and the height was established by right and any other use could come in and build without a special use. Additionally, the density of the downtown had increased over the years.

Asked what a containment tank was, Mr. Bob Gundmunson, with RWG Engineering, explained it was best described as an “oil/sediment separator” to improve the effluent leaving the site. A description of the tank facility followed.

Mr. Dean Pozarzycki, 4728 Main Street, Downers Grove, architect for the proposal, discussed the photometric lighting system will be all LED. Details followed. As to the lighting overspill on the upper parking level, the fixtures will be “dark sky” quality with lumens directed appropriately. During the construction drawing phase is when a foot candle analysis (based on the LEDs), will be done. Lighting compliance will meet the village’s ordinance regulations as it relates to lighting overspill. Details followed regarding the types of fixtures that will be used to control spillage.

Per Mr. Rathje, signage will comply with the village’s ordinance. There will be no separate tenant storage space in the garage or building. Visitors and residents will have access to the upper parking level and parking at the lobby level will be controlled with a key-FOB system. Lastly, Mr. Rathje indicated that a traffic impact study was not done due to the size of the project. The prior 16-unit townhouse project, however, he surmised would have had 8 to 10 trips in per day, per unit, for an estimated 128 trips in per day. Not knowing the characteristics of the occupants of the proposed building, but estimating that one-third to one-half would be rail commuters, he estimated it would drop the trips by half or more. His estimates followed. He agreed that the character of building would also change over time, along with its tenants, i.e., some people may take the train over time or change jobs, but the goal was to keep them there. To have a reasonable number of parking spaces was a luxury tenants would pay for and Mr. Rathje, citing parking numbers he reviewed from a traffic manual, estimated there would be an over-supply of parking spaces. As to how the amount of parking for this development compared with the project approved previously, Mr. Rathje explained that the townhome proposal would have had two spaces per unit or 32 parking spaces and few guest parking spaces as compared to five or six times that amount for this development.

Asked what would prevent commuters from parking in the open parking lot, Mr. Rathje indicated that such vehicles would be towed and impounded if it were to become an issue; no different than the surface level parking lots. The owner would have to hire a towing company. Lastly, Chairwoman Urban inquired how the petitioner decided upon the “post World War II Modern” architectural style and what other options were considered.

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Architect, Mr. Dean Pozarzycki returned to the podium and explained he looked overseas for styles of architecture, and while it was aesthetically artificial, he wanted to stay true to the current form and time period. He wanted to represent the neighborhood relative to the outside materials. Chairwoman Urban indicated she had difficulty understanding how the architecture was a transition and felt it was more institutional looking and she questioned if it fit into the neighborhood, i.e., the color was monotone through all four sides that are 60 feet tall and stretch a full block; the windows on Prospect, to the south, were attractive but moving to the north, those windows were lost and also along Rogers. She noted the building appears to be one that had been constructed for a previous use and converted, but here the developer is building from scratch. The cornice line includes a stone coping, but is very flat and plain, she doesn't see lintels or columns.

Mr. Pozarzycki noted that if he was looking for a different time period, those details would be seen, but he clarified it was a simple building and buildings are experienced in three-dimensional forms and other elements exist in the design that relate to the building. He reminded commissioners the architecture was a personal taste. He also reminded the commissioners that two approaches to the building were being considered: a very heavy massive concrete-type structure and another one was light relative to the soil characteristics. Mr. Pozarzycki proceeded to discuss the difference in the brick and terracotta cladding system and preferred not to see too many colors but instead rely on the sun and natural environment to do the "play around the building three-dimensionally."

Mr. Waechtler noted the building looks a little 'blah,' but he wasn't sure what the architect could do to make the building a little more colorful. Taking away the landscaping, he thought the building looked more commercial and institutional versus residential. He thinks maybe they could examine opportunities to modify the building and make it appear more residential.

Chairwoman Urban opened up the meeting to the public.

Mr. Henry Schmidt, President and owner of Moldtronics, an adjoining property, commented that the location for the development was not ideal, Rogers Street could not handle the number of people that would live there, and the proximity of the building to the train was less than ideal.

Ms. Christina Benson, 841 Rogers Street, believed the development was wonderful for the neighborhood, attracting younger people who spend money in the area who bring in business and revenue. She found the building attractive.

Mr. Rathje closed by stating he believed the project could bring value to the community and asked for the commissioners' support. Regarding the air conditioning system, Mr. Pozarzycki explained the air conditioning unit will have its own condenser that will be concealed within the deck area. Details followed. Regarding the heating and air conditioning systems, the venting will be through the wall system into the balconies and through the building's roof. A parapet will shield the mechanicals.

Hearing no further comments, Chairwoman Urban closed public comment and invited the commissioners to deliberate.

Mr. Waechtler again, thanked the petitioner and team members for the amount of time spent on the presentation and for bringing in samples. He reminded the commissioners the site sat vacant for

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many years and the proposal could be a good improvement, bringing in business, the commuters, etc. He recommended that the petitioner, prior to going to Village Council, consider having a late night security guard on site and to add some aesthetic details to the building. Also, per his question to staff, Mr. Popovich clarified the lot consolidation is a process that can be done administratively prior to building permit issuance.

Other positive comments followed. Mrs. Rabatah asked if the commissioners would be amenable to changing staff's condition No. 7 to state that "parking be prohibited in the drop-off zone on Prospect Avenue" and to add that the containment structure will be maintained also. Mr. Cozzo summarized that the proposal complied with the village's Comprehensive Plan, Zoning Ordinance, and with the Special Use Standards. He supported approval of the proposal.

However, Mr. Quirk confirmed his understanding that back in 2008 the site was rezoned to Downtown Transition and today's proposal was not to change that rezoning but that the commission was recommending approval/denial of a special use for multi-family. However, he challenged Standard A, stating there were vacancies in the village and he voiced concern about the construction materials and quality, as these have not been determined. He stated the size and scope of the project in the proposed location did not make sense and did not enhance the character. While he supported redevelopment, he did not support the project as presented. Chairwoman Urban voiced concern about the density but noted that the bulk requirements were met, which allows the density and she reiterated her previously-suggested aesthetic changes to soften the building in order to transition from what was being proposed to the single-family zoning. However, the overall bulk was met without asking for variances.

The actual landscape plan was referenced.

WITH RESPECT TO FILE PC 50-13, MR. WAECHTLER MADE A MOTION THAT THE PLAN COMMISSION FORWARD TO THE VILLAGE COUNCIL A POSITIVE RECOMMENDATION TO INCLUDE STAFF'S CONDITIONS 1 THRU 7 WITH CHANGES ON NO. 3 AND NO. 7, AS PROPOSED BY COMMISSIONER RABATAH:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT, RENDERINGS, ARCHITECTURE AND LANDSCAPE PLANS PREPARED BY DEAN M. POZARZYCKI, R.A. AS REVISED AND DATED JANUARY 21, 2014, ENGINEERING PLANS AND STORMWATER MANAGEMENT REPORT PREPARED BY RWG ENGINEERING, LLC AS REVISED AND DATED JANUARY 8, 2014, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. THE PETITIONER SHALL CONSOLIDATE THE TWO LOTS INTO A SINGLE LOT OF RECORD PURSUANT TO SECTION 20.507 OF THE SUBDIVISION ORDINANCE.**
- 3. INTERIOR LANDSCAPED BEDS AND THE STORMWATER CONTAINMENT STRUCTURE SHALL BE MAINTAINED.**
- 4. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.**
- 5. PRIOR TO THE ISSUANCE OF ANY BUILDING OR DEVELOPMENT PERMITS, THE PETITIONER SHALL PAY TO THE VILLAGE A \$500 FEE-IN-LIEU PER**

APPROVED – 2/24/14

VILLAGE APPROVED PARKWAY TREE SUBJECT TO VERIFICATION BY THE VILLAGE FORRESTER.

- 6. THE EXISTING SMALL SIDEWALK THAT RUNS NORTH/SOUTH SHALL BE RELOCATED TO ALIGN WITH THE PROPOSED PROSPECT AVENUE SIDEWALK.**
- 7. PARKING SHALL BE PROHIBITED IN THE DROP-OFF ZONE ON PROSPECT AVENUE.**

SECONDED BY MR. BEGGS. ROLL CALL:

**AYE: MR. WAECHTLER, MR. BEGGS, MR. COZZO, MR. MATEJCZYK,
MRS. RABATAH, MR. RICKARD, CHAIRWOMAN URBAN.
NAY: MR. QUIRK**

MOTION CARRIED. VOTE: 7-1

Mr. Quirk reiterated his earlier comments and did not believe the Standard A was met.

(The commission took a break at 9:17 p.m. and reconvened at 9:23 p.m.)



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

MEMORANDUM TO: Michael Gatto
RMG Realty Group

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: February 13, 2014

SUBJECT: Preliminary Traffic Review
719 Rodgers Street Development
Downers Grove, Illinois

This memorandum summarizes the results of a preliminary traffic review conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in Downers Grove, Illinois. The site is located in the southeast quadrant of the intersection of Rodgers Street with Prospect Avenue. As proposed, the development is to contain 48 apartments with access to the parking garage provided via one access drive on Rodgers Street and one access drive on Prospect Avenue.

The purpose of this review was to (1) estimate the trips to be generated by the development and (2) preliminarily review the roadway system serving the site.

Estimated Site Traffic Generation

The number of peak hour vehicle trips estimated to be generated by the proposed 48 apartments was based on Apartment (Land-Use Code 220) vehicle trip generation rates contained in the *Trip Generation Manual*, 9th Edition, published by the Institute of Transportation Engineers (ITE). **Table 1** shows the peak hour traffic to be generated by the proposed development. However, given the location of the development to the downtown area and the two Metra Stations, it is expected that the number of new trip generated by the development will be reduced. A review of the 2010 census data shows that approximately 70 percent of the residents in the area of the site drive to work. The other 30 percent of the residents use alternative modes of transportation, including public transportation, bicycling and walking to commute to work. As such, the number of new trips to be generated by the development will likely be less than that shown in Table 1.

Table 1
SITE-GENERATED TRAFFIC VOLUMES

Type/Size	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
Apartments (48 units)	5	22	27	20	10	30

Note: Estimated trips do not assume any reductions for the alternative modes of transportation serving the area.

Preliminary Review of Area Roadways

To determine the volume of traffic on the area roadway system, KLOA, Inc. obtained daily traffic counts from the Village of Downers Grove for both Rodgers Street and Prospect Avenue. **Table 2** shows the daily traffic volumes. From the table it can be seen that both roads carry a relatively low volume of traffic, particularly Prospect Avenue. A two-lane collector road such as Rodgers Street has a daily capacity of approximately 8,000 to 10,000 vehicles. With a daily volume of approximately 3,500 vehicles, it can be seen that Rodgers Street is operating at approximately 35 to 45 percent of its capacity. As such, the roadway system serving the development has sufficient reserve capacity to accommodate the limited additional traffic to be generated by the development.

Table 1
DAILY TRAFFIC VOLUMES

Road	Year	Daily Volume
Prospect Avenue north of Rodgers Street	2009	220
Prospect Avenue south of Rodgers Street	2009	300
Rodgers Street West of Prospect Avenue.	2009	2,750
Rodgers Street East of Douglas Road	2011	3,580



DEPARTMENT OF COMMUNITY DEVELOPMENT TRAFFIC MEMO

To: Tom Dabareiner, Director of Community Development
From: Stan Popovich, AICP, Senior Planner
Address: 715-719 Rogers Street
File # PC 50-13
Date: March 26, 2014

Village Council requested a traffic analysis based on updated traffic counts for the proposed apartment project at 715-719 Rogers. The results of the new counts and analysis submitted March 26, 2014, show little if any deterioration in service levels caused by traffic going to/from the apartments. Service levels refers to the capacity of a road to handle traffic flow. Projected service levels remain healthy during both weekday and weekend peak driving periods.

The petitioner submitted an Intersection Evaluation of Rogers Street and Prospect Avenue. The purpose was to determine how the intersection is currently operating, how it is projected to operate with the development of a 48 unit apartment building at 715-719 Rogers and the capacity of the adjacent roadway system. The intersection currently operates at an A and B Level of Service and will continue to operate at those levels if the apartment building is constructed. Level A is the highest grade with the best traffic flow and least delay.

Below is an explanation of the A to F classification of traffic levels of service from Hofstra University:

- **Free Flow Traffic.** Individual users are practically unaffected by the presence of other vehicles on a road section. The choice of speed and the maneuverability are free. The level of comfort is excellent, as the driver needs minimal attention.
- **(B) Steady Traffic.** The presence of other vehicles on the section begins to affect the behavior of individual drivers. The choice of the speed is free, but the maneuverability has somewhat decreased. The comfort is excellent, as the driver simply needs to keep an eye on nearby vehicles.
- **(C) Steady Traffic but Limited.** The presence of other vehicles affects drivers. The choice of the speed is affected and maneuvering requires vigilance. The level of comfort decreases quickly at this level, because the driver has a growing impression of being caught between other vehicles.
- **(D) Steady Traffic at High Density.** The speed and the maneuverability are severely reduced. Low level of comfort for the driver, as he must constantly avoid collisions with other vehicles. A slight increase of the traffic risks causing some operational problems and saturating the network.
- **(E) Traffic at Saturation.** Low but uniform speed. Maneuverability is possible only under constraint for another vehicle. The user is frustrated.
- **(F) Congestion.** Unstable speed with the formation of waiting lines at several points. Cycles of stop and departure with no apparent logic because created by the behavior of drivers. High level of vigilance is required for the user with practically no comfort.

Source: Dr. Jean-Paul Rodrigue, Hofstra University, New York, Retrieved from:
<http://people.hofstra.edu/geotrans/eng/methods/levelservice.html>

Furthermore, the data provided can be used to estimate the Average Daily Traffic (ADT) volumes along the particular section of road. Based on the data, the ADTs for both Prospect Avenue and Rogers Street are statistically within the same range of the 2009 and 2011 ADTs provided in the petitioner's original Traffic Review dated February 13, 2014.



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MEMORANDUM TO: Michael Gatto
RMG Realty Group

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: March 24, 2014

SUBJECT: Intersection Evaluation
Rogers Street with Prospect Avenue
Downers Grove, Illinois

This memorandum summarizes the results of an evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) regarding the operation of the intersection of Rogers Street and Prospect Avenue in Downers Grove, Illinois. The purpose of the evaluation was to determine how the intersection is currently operating and is projected to operate with the addition of the traffic to be generated by the proposed 719 Rogers Street development. As proposed, the 719 Rogers Street development is to be located in the southeast quadrant of the subject intersection and is to contain 48 apartments.

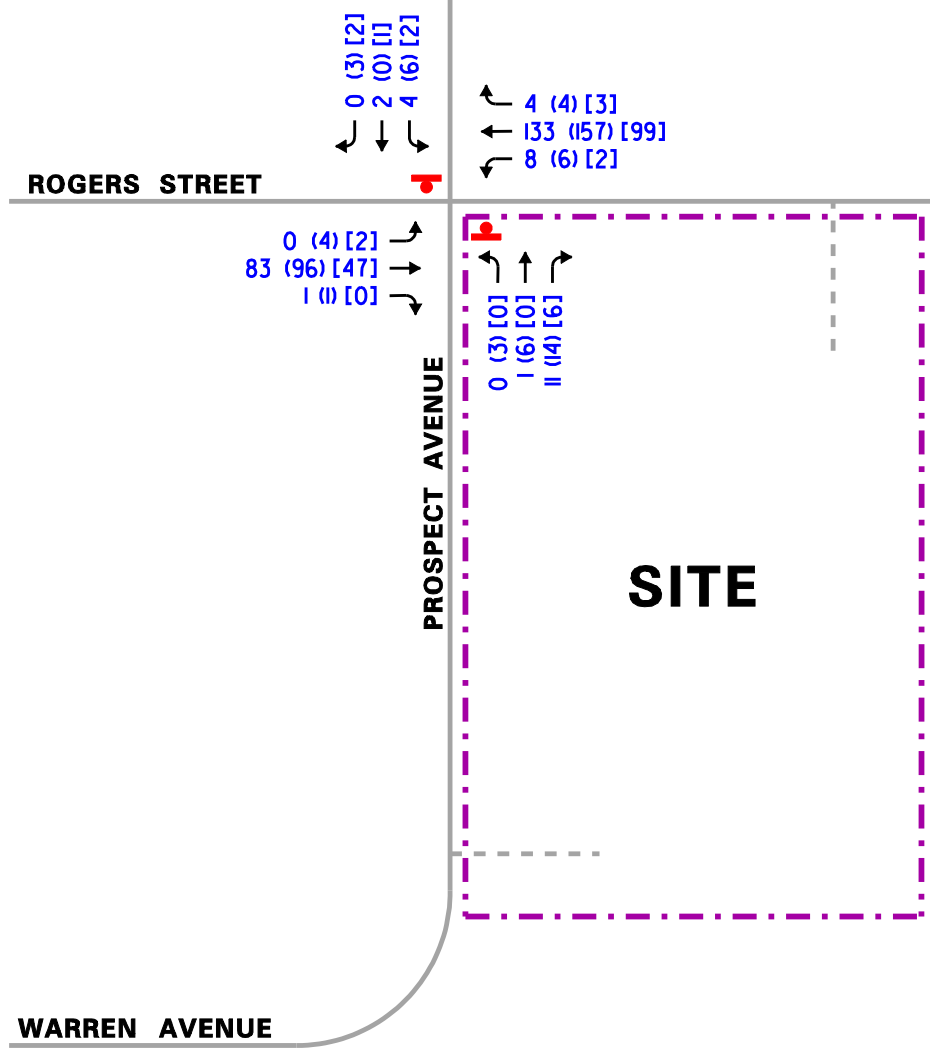
Existing Conditions

Rogers Street is an east-west collector street that has a two-lane cross section and a posted speed limit of 25. Prospect Avenue is a north-south local street that extends from Warren Avenue to Prairie Avenue and has a posted speed limit of 25 mph. At its intersection with Rogers Street, both approaches of Prospect Avenue are under stop sign control.



To determine the existing volumes at the intersection, peak period vehicle, pedestrian and bicycle counts were conducted on Saturday and Wednesday, March 15 and 19, 2014. The counts were conducted during the weekday morning (7:00 to 9:00 A.M.), weekday evening (4:00 to 6:00 P.M.) and Saturday midday (1:00 to 3:00 P.M.) peak periods. The results of the counts show that the weekday morning peak hour occurred from 7:00 to 8:00 A.M., weekday evening peak hour occurred from 5:00 to 6:00 P.M. and Saturday midday peak hour occurred from 1:15 to 2:15 P.M. **Figure 1** shows the existing peak hour volumes at the subject intersection.

Projected Traffic Volumes

The number of peak hour vehicle trips estimated to be generated by the proposed 48 apartments was based on Apartment (Land-Use Code 220) vehicle trip generation rates contained in the *Trip Generation Manual*, 9th Edition, published by the Institute of Transportation Engineers (ITE). **Table 1** shows the peak hour traffic to be generated by the proposed development. The additional traffic to be generated by the development was assigned to the subject intersection and added to the existing traffic volumes, which are shown in **Figure 2**.



LEGEND

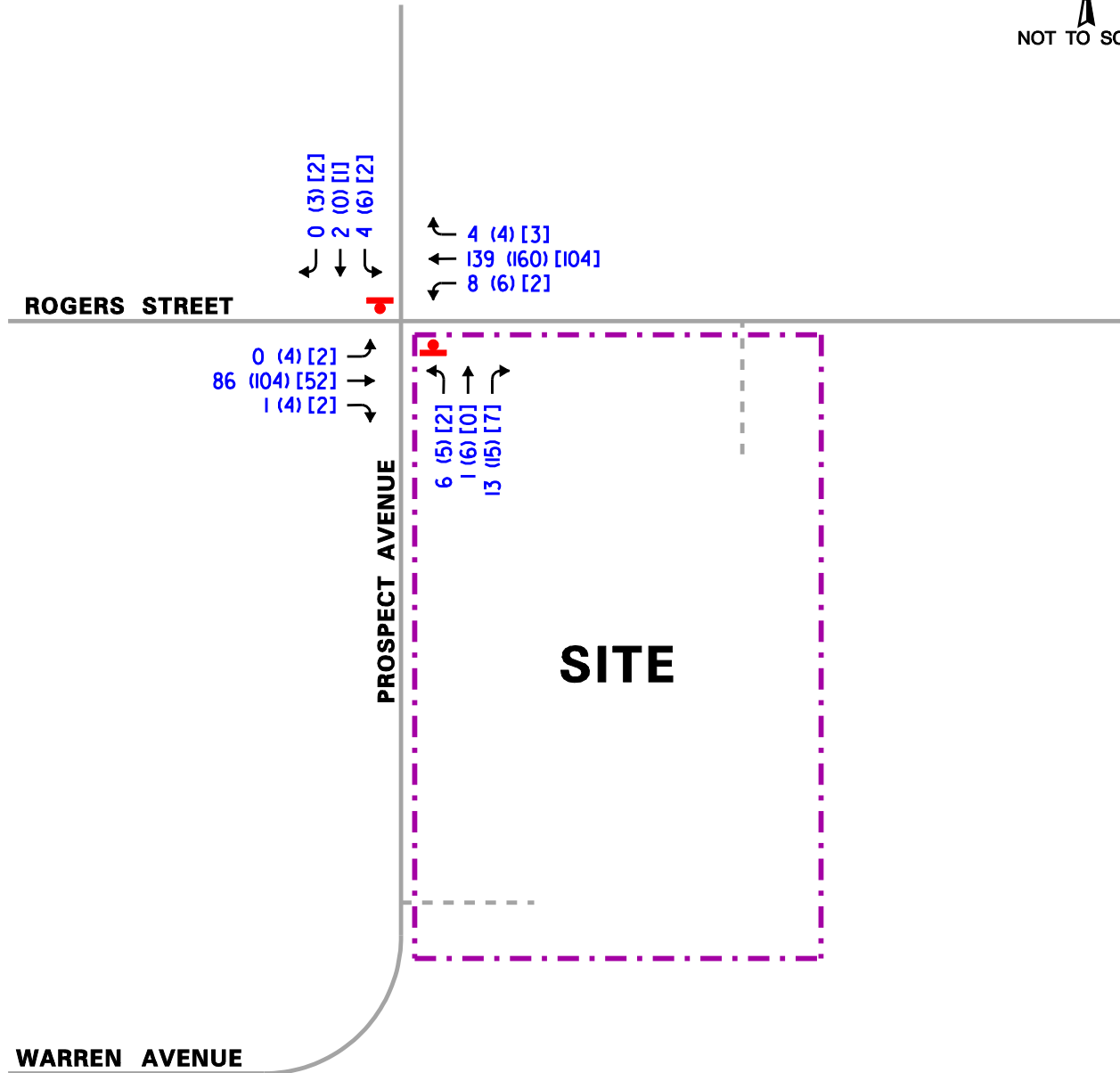
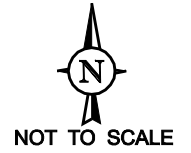
-  - STOP SIGN
-  - PROPOSED DRIVEWAY
- 00 - AM PEAK HOUR (7:00-8:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)
- [00] - SATURDAY MIDDAY PEAK HOUR (1:15-2:15 PM)

PROJECT:
**Proposed Apartment
 Development
 Downers Grove, Illinois**

TITLE:
Existing Traffic Volumes



Figure: 1



LEGEND

- STOP SIGN
- PROPOSED DRIVEWAY
- 00 - AM PEAK HOUR (7:00-8:00 AM)
- (00) - PM PEAK HOUR (5:00-6:00 PM)
- [00] - SATURDAY MIDDAY PEAK HOUR (1:15-2:15 PM)

PROJECT:
**Proposed Apartment
 Development
 Downers Grove, Illinois**

TITLE:
Total Traffic Volumes



Figure: 2

Table 1
SITE-GENERATED TRAFFIC VOLUMES

Type/Size	Weekday Morning		Weekday Evening		Saturday Midday	
	Peak Hour		Peak Hour		Peak Hour	
	In	Out	In	Out	In	Out
Apartments (48 units)	5	22	20	10	13	13

Intersection Analyses

Intersection capacity analyses were performed for the subject intersection to ascertain how it is currently operating and determine the ability of the intersection to accommodate projected traffic demands. Analyses were performed for the weekday morning, weekday evening and Saturday midday peak hour traffic conditions under the existing traffic volumes and the existing traffic volumes plus the development-generated traffic volumes.

The traffic analyses were performed using HCS 2010 computer software, which is based on the methodologies outlined in the Transportation Research Board's Highway Capacity Manual (HCM), 2010. The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter grade from A to F based on the average control delay experienced by vehicles passing through the intersection. Level of Service A is the highest grade (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions and Level of Service F is the lowest grade (oversaturated conditions, extensive delays). For two-way stop controlled intersections, levels of service are only calculated for the approaches controlled by a stop sign (not for the intersection as a whole). The Highway Capacity Manual definitions for levels of service and the corresponding control delay for unsignalized intersections are shown in the Appendix. The results of the capacity analyses are summarized in **Table 2**.

From Table 2 it can be seen that the Prospect Avenue approaches at its stop sign controlled intersection with Rogers Street is currently operating at a good Level of Service B or better with very limited delay. With the additional traffic to be generated by the development, the two Prospect Avenue approaches are projected to continue to operate at a good Level of Service B or better. As such, the Rogers Street/Prospect Avenue intersection has sufficient reserve capacity to accommodate the limited additional traffic to be generated by the proposed development.

Table 2
 INTERSECTION CAPACITY ANALYSES
 ROGERS STREET WITH PROSPECT AVENUE

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Existing Traffic Volumes						
• Northbound Approach	A	8.9	A	9.7	A	8.5
• Southbound Approach	B	10.3	B	10.2	A	9.3
Existing plus Development Traffic Volumes						
• Northbound Approach	A	9.3	A	9.8	A	8.8
• Southbound Approach	B	10.4	B	10.3	A	9.4
LOS = Level of Service						
Delay = Seconds						

Appendix

LEVEL OF SERVICE CRITERIA**Unsignalized Intersections**

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

Source: *Highway Capacity Manual*, 2010.

Date: April, 2014
To: Mayor Tully
From: Michael Cassa
Re: Competition for Younger Workforce

Last year when I attended the “State of Office Market” event in Chicago, virtually every speaker identified one of the most important site selection factors for corporate headquarters and other major business projects: the ability to attract younger employees, primarily recent graduates and those with high tech skills. **Where these prospective employees live and work is driven by many factors, but at the top of the list are: (1) availability of modern apartments and condos located within walking distance of a train station; (2) availability of transit systems that can get them from their home to work so they don’t have to use (or own) a car; and (3) the availability of restaurants, shopping and entertainment close to where they live.**

Ernst & Young recently issued a report called “Work: No Longer Business as Usual” which focused on the future workforce and the impact on the Chicago area. I have attached a copy of the report, which found that:

“Workers want flexibility in where and when they work. And companies are increasingly willing to accept contractors and employees who work wherever they choose. What does this suggest about the future of cities as places where businesses and talent converge? And what does it mean for the city of Chicago?”

The news is good, according to survey respondents and experts alike. All were optimistic about Chicago’s future as a workplace, a regional hub and a global center for business. The vast majority (78%) of respondents believe that companies will continue to move operations from suburban areas to downtown locations.

What’s driving the trend? Probably the war for talent. Almost universally, survey respondents believe that businesses will continue to locate here and executives acknowledge that they need talent that favors being downtown. So a virtuous cycle continues.

The majority of respondents believe companies will continue to move operations to downtown. Optimism about the movement of organizations to downtown urban locations broadly crosses all demographics but skews strongly toward respondents who also believe that technology will increase in importance. Corresponding with this expectation is the predominance of younger workers in the urban office environment, as compared to the suburbs. Younger workers want the amenities that cities afford.”

This issue has not escaped the attention of employers, and the media:

Frankly, those (tech) folks love living downtown. That's where the talent pool is," says Greg Wasson, CEO of Deerfield-based Walgreen Co., which has about 300 e-commerce workers in the Sullivan Center, where it set up shop in 2010. "As our business grows, we need to be where people want to live and work." He declines to offer any headcount goals for the company's Loop operation but says, "I think we will continue to grow."

In the highest demand are technology workers, especially web designers and mobile software developers, who tend to be younger and more likely to live in the city, recruiters say. Companies also have their sights on fresh college graduates and other young workers for jobs in sales, marketing and customer support.

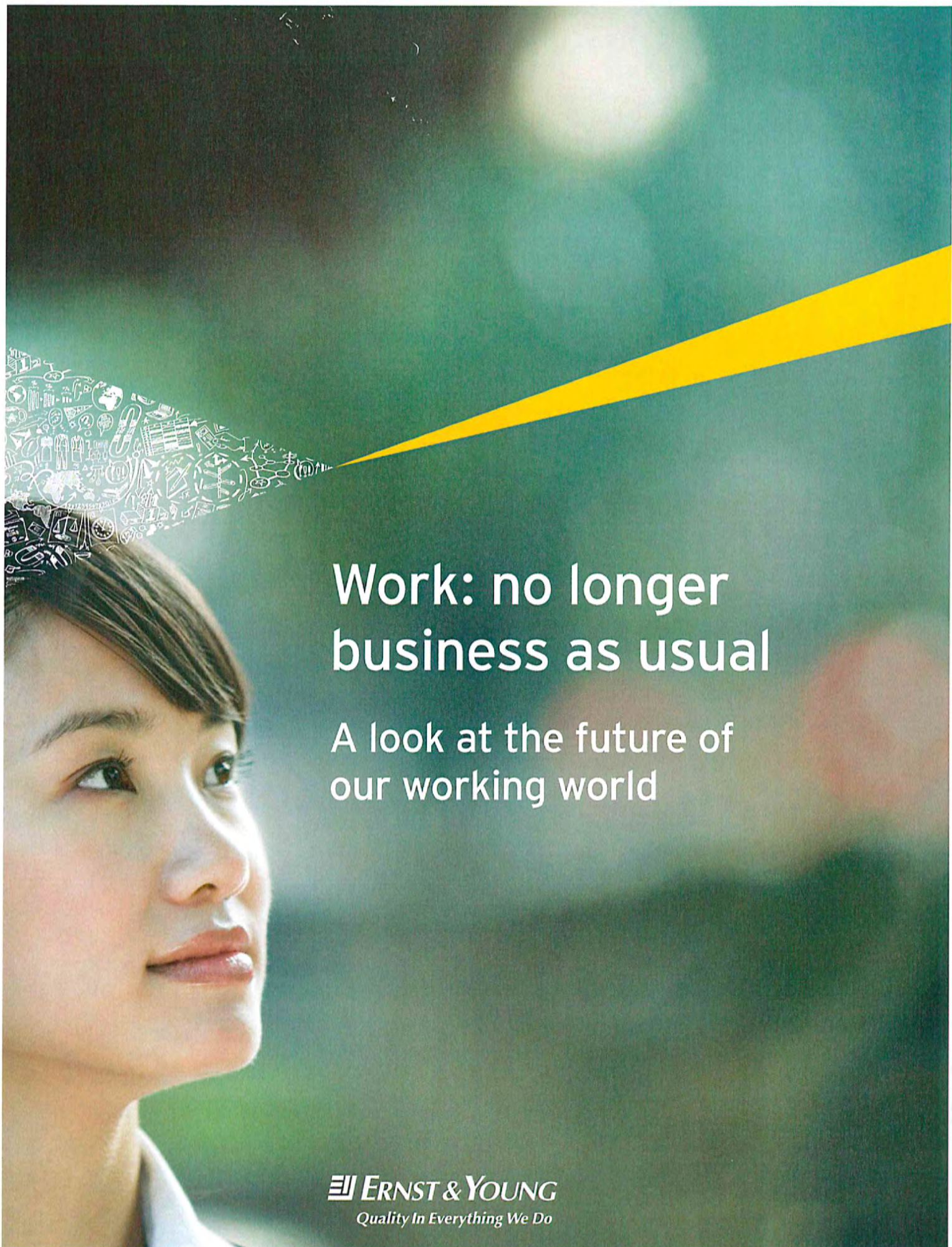
Corporate interest in the city has picked up in recent months, Deputy Mayor Mark Angelson says, though he declines to discuss specific projects. "It's basically about the workforce," he says. "In late May, the roar you hear is the sound of new graduates packing up from all the Big Ten states coming to Chicago to start their careers."

A downtown location, once a perk, is fast becoming a necessity in the competition for talent. "A lot of these workers, especially mobility (technology), are getting multiple offers," says Jim Goodmiller, Midwest director of technology consulting and staffing at McLean, Va.-based Digital Intelligence Systems Corp. "If they can live in the city and not commute to the 'burbs, they're doing it."

("The Siren Song of Downtown as Companies seek young tech workers", Crain's Chicago Business, June 9, 2012. See attached.)

World Business Chicago, the economic development public/private partnership for the city, is using this issue as part of their strategy for business attraction. (see worldbusinesschicago.com).

At the State of Office Market conference in 2013, the speakers urged suburban communities to pay attention to the emerging workforce and to make their communities an attractive place for them to live, work and recreate. The next State of the Office Market conference is on May 1, 2014. I am sure I will hear more of the same.



Work: no longer business as usual

A look at the future of
our working world

The world of work is changing



A note from Kelly Grier

What will workers most value in their future employers? How will employers expect employees to conduct themselves? Will work look different to us in 5 years? Or 10? Employees and employers agree: Changes and challenges lie ahead.

In the fall of 2012, Ernst & Young LLP's Chicago office conducted an online survey of 600 white-collar professionals in the city. We designed our survey to explore people's attitudes and expectations about the future of work. We sought to understand their preferences as well, including how technology affects their work style, how and where they want to work, and what benefits they think are important.

Some findings support commonly held beliefs. For example, respondents confirmed that businesses will continue to move to downtown Chicago. People also want and expect more flexibility in how and where they work.

Other findings challenge conventional wisdom. We learned that millennials are more loyal to employers and value security more than older workers. And a majority of respondents believe contract work will be more prevalent in the future, even though these same people don't show a desire to take on contract work.

These and other results raise important questions for the future of work. How will companies increase flexibility without compromising productivity? How will companies maintain employee loyalty when using contractors has strong appeal? How will companies provide attractive benefit packages in tough economic times?

To remain competitive, organizations must seek answers. And that's what we did. We're profoundly interested in the future of work and how it will take shape in this great city – and beyond.

We hope you find our report thought-provoking, and we look forward to continuing the conversation.

Kelly Grier

Chicago Managing Partner
Ernst & Young LLP

What will the future of work look like?

This survey explores what people expect to find in the workplace of the future. We wanted to learn whether different generations have different expectations of their employers, whether continuing economic uncertainty prompted new thinking about employment, and whether work schedules and workplaces would change due to technology and the need for greater work-life balance.

We also wanted to learn people's expectations about the future of Chicago as an employment hub. Would companies and jobs continue to move into the downtown area? Or would employees' desire for greater flexibility inhibit that movement?

Our participants explored these questions in depth, and Chicago-based business leaders, city officials and academics lent their perspective.

Key findings

- ▶ People want and expect the flexibility to work on their own schedule and where they choose. Respondents acknowledge that technology enables this trend.
- ▶ Respondents expect contractors to have an increasingly prominent role in the professional economy in the next 5 to 10 years. Sixty percent agree that employers will use more contractors in the future.
- ▶ Younger workers value security more than older workers. Millennials and generation Y put job security, health insurance and other benefits at the top of their list of desired characteristics in an employer.
- ▶ More than two-thirds of respondents expect employee and employer loyalty to decrease over time.
- ▶ Survey respondents almost unanimously agree that downtown Chicago will continue to attract more companies.

30% of office workers expect to be working from home in 5 to 10 years.

48% think contractors will become MORE important than full-time employees in 5 to 10 years.

60% of millennials expect to work for just 3 to 6 companies during their careers.

69% share the opinion that employees will be less loyal to organizations.

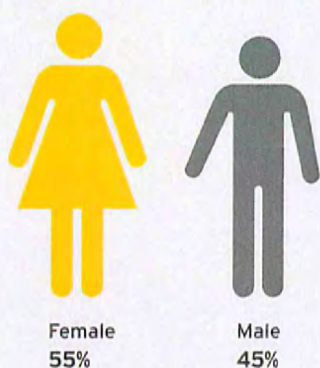
78% think corporations will continue to move operations to downtown Chicago.

Demographics

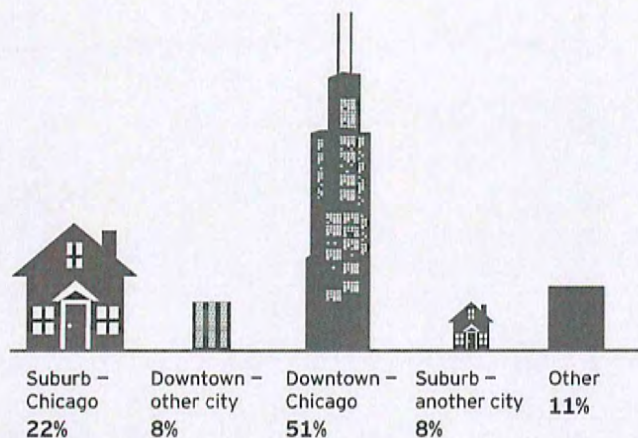
Our 600 respondents hailed primarily from Chicago and included members of the Chicago business community, attendees and followers of Chicago Ideas Week 2012, and former Ernst & Young employees. We also interviewed local business leaders, city officials and academics to help put the results in context. Respondents represented a myriad of industry sectors, including communications/media, professional services, real estate, health care, nonprofit, IT and manufacturing, among others.

Millennials: 26 and younger | Generation Y: 27-34 | Generation X: 35-47 | Baby boomer: 48+

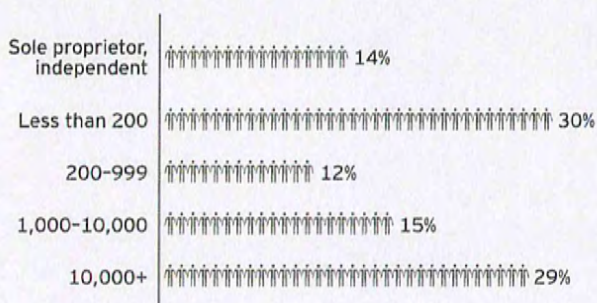
Gender



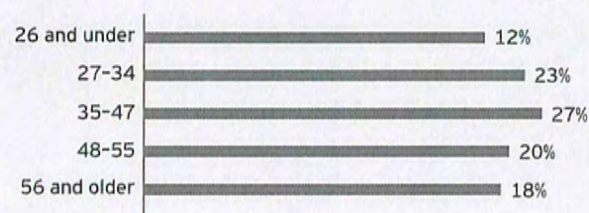
Workplace location



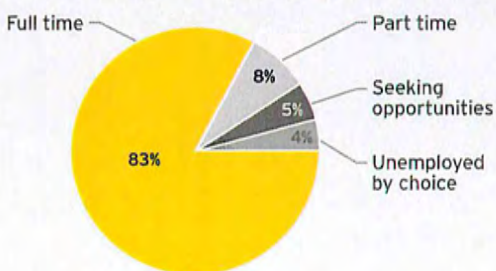
Number of employees



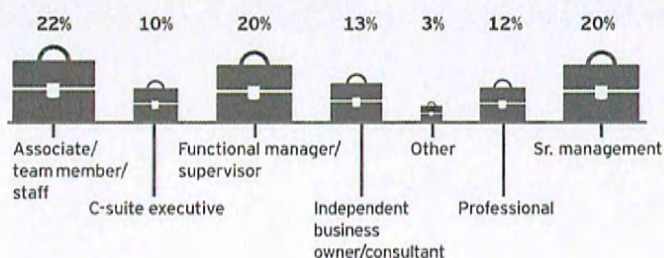
Age group



Current employment status



Job role



Flexibility wanted. Technology required.

Technology will allow for greater flexibility in hours and work location. It will also both help and hinder collaboration.

Workplace flexibility is becoming a given for employers and employees. To today's white-collar employees, it will come as little surprise that almost all respondents (96%) consider flexible hours either very important or somewhat so. However, flexible hours don't necessarily mean fewer hours. Two-fifths (41%) suggest that part-time employment opportunities are not important.

Our survey also told us that:

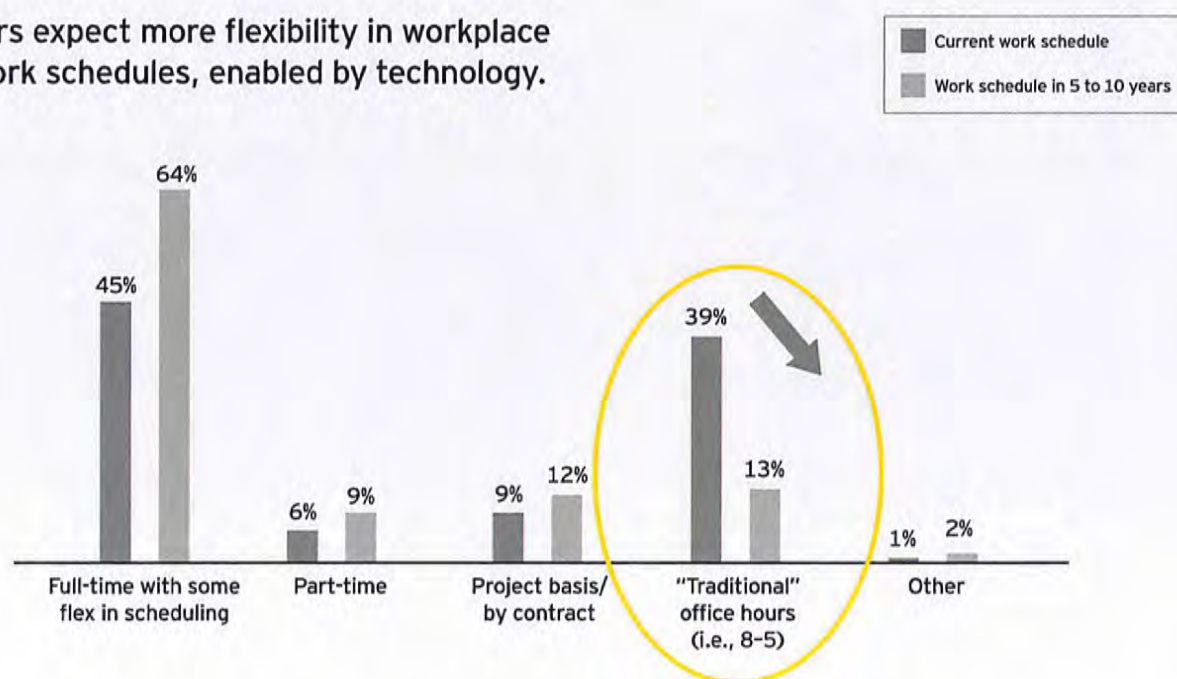
- More than 30% of office workers expect to be working primarily from home in the next 5 to 10 years.
- Of those who currently work traditional office hours, 67% believe they will work a more flexible schedule in the future.
- More than two-thirds (68%) do not believe organizations will favor having their workers in an office over having them work virtually. This suggests white-collar employers and employees need to be ready to embrace virtual working arrangements.

Several groups of respondents were more likely to prefer working in non-traditional places and performing work on a flexible schedule. These groups included respondents who work for smaller companies, as well as female workers. Those who believe technology will be increasingly important and those who view global work opportunities as important also strongly correlate to those preferring flexible work arrangements.

Survey respondents' idea of work-life balance does not mean they expect to work fewer hours. Two-fifths (41%) suggest that part-time employment opportunities are not important.

J. Keith Murnighan, Professor of Risk Management at the Kellogg School of Management, believes offering workers more flexibility will benefit employers as well. "If you start reducing constraints on where people work and when they work, it might actually help you focus on what they accomplish, which is much more important than how long it takes them to accomplish it," he says.

Workers expect more flexibility in workplace and work schedules, enabled by technology.



“People want flexibility and a less hierarchal approach to what needs to be done. When most people choose what they want to do and where they want to work, it’s usually in a collaborative place. They want to be able to work at home, but they don’t want to be at home five days a week.”

Michael Alter, The Alter Group

However, Ed Noha, Senior Vice President of Strategy at Jones Lang LaSalle, suggests that the implications of preparing for and managing workers’ flexible work arrangements need to be carefully considered. “If organizations push too hard and too fast without effective change management around mobility and flexibility, some employees may need additional face-to-face mentoring, training or coaching,” he observes.

Teaming in a virtual world

As the number of virtual workers increases, will teaming be lost? Business leaders and academics strongly agree that face time will still be important for some team-based activities, while technology will offer new opportunities for collaboration.

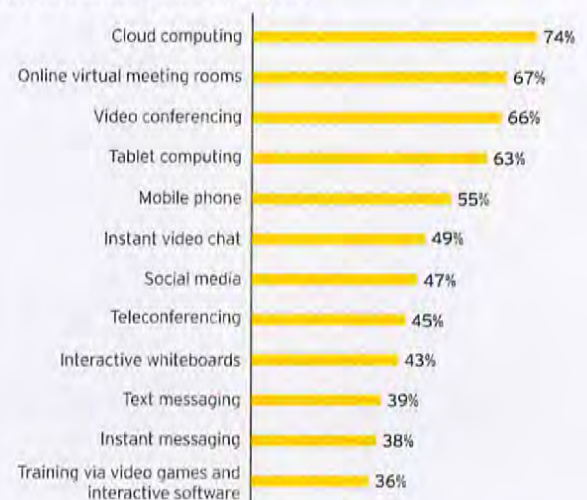
Brad Keywell, Managing Partner and Co-founder of venture fund Lightbank and a Co-founder and Director of Groupon, is unequivocal about the value of working closely with colleagues. “Small teams get a lot done and big teams generally don’t,” he says. “And for small teams, the closer the proximity, the better the work that gets done – the best case is when they’re in one room together.”

Mindy Mackenzie, Chief Human Resources Officer at Beam Inc., shares Keywell’s point of view and says there is a greater degree of productivity when teams are physically present. “Magic can happen when you get the right people in a room, solving a big problem. It is harder when you’ve got video screens going, and you’ve got a person sitting in Madrid, some sitting here and people calling from home, because you lose something in the translation,” she says.

Robert C. Wolcott, Founder & Executive Director of the Kellogg Innovation Network (KIN) at the Kellogg School of Management, sees the opportunity for more collaboration in a virtual world, not less. “Instead of saying how do we mimic what we do face-to-face, recognize that there are so many more things we can do,” he says. “New things that we couldn’t do before. New capabilities and ways of working that are accretive and complementary to what we can accomplish face-to-face.”

Respondents agree with Wolcott’s assessment. They think technology that helps bridge the gap between flexible work

% of respondents citing technology as becoming “more important” in the next 5 to 10 years



arrangements and the benefits of face-to-face interaction will become more important. Almost one quarter (24%) said video conferencing is very important now, and 66% agree it will be more important in 5 to 10 years. The trend is similar for virtual meeting rooms. While 31% think this technology is very important now, 67% say it will become even more important in the future.

Achieving the right balance between virtual and physical interaction will be one of several new leadership challenges that lie ahead. Greg Elliott, Senior Vice President of Human Resources and Administration at Navistar, Inc., suggests that managers and leaders will be challenged to find new ways to collaborate and assess talent. He says that trying to assess leadership in a virtual world is different from trying to assess it in a physical world. “When you’re in a meeting where everyone’s physically present, you can watch the leader in terms of whether he or she can connect with the team,” he says.

Working in their own space? Perhaps. On their own time? Possibly. But some things won’t change. Teaming, interaction and strong leadership will still be critical.

A workforce of free agents?

Half of our survey respondents anticipate contract work to increase at the expense of full-time employment. The leaders we spoke to disagree.

What types of job growth will we see in the future? Will full-time opportunities continue to grow? Do our current work arrangements suggest that contract work will begin to supersede full-time employment?

Survey respondents expect contractors to have an increasingly prominent role in our economy. Those holding this belief tend to be older, and they tend to work in smaller, less traditional types of companies.



Almost half of respondents (48%) believe contractors will become more important than full-time employees in the future. Respondents articulating this correlate highly with those in management consulting or independent business roles. At the same time, this correlates strongly with respondents who doubt that employers will continue to offer pension and health plans in the future. This could be a reflection of a persistently challenging economy.

Almost 40% of respondents do not believe employers will provide ample opportunities for traditional jobs with benefits in the future.

Almost two-fifths of those surveyed don't think employers will provide ample opportunities for traditional jobs with benefits in the next 5 to 10 years. The conviction of some Chicago-based leaders, however – particularly those who work at large employers – runs counter to the survey responses. There certainly is a role for contracting in the future, says Navistar's Elliott, but it's not exclusively heading that way. "When we make labor more variable and flex with demand," he says, "it helps our business."

Elliott believes certain roles at a company require core competency, continuity and institutional knowledge; other roles are better suited to a contractual relationship. He continues, "I wouldn't be surprised to see more people become free-agent contractors who will be part of the equation when demand peaks."

Elliott's perspective is leavened by his awareness that while people certainly work differently today and desire flexibility, they also need full-time jobs. And companies need top performers, says Mackenzie, who is also skeptical of the premise that contracting will surpass full-time work. She believes business strategy should dictate hiring decisions.

Mackenzie says the more flexible and open-minded a company can be with regard to workers' preferences and work habits, the more competitive it will be. "It's an employer's responsibility to create a smart balance and let the strategy of the company drive the culture that's required to satisfy the consumer and customer demand," she says.

Achieving that balance means having a people strategy predicated on the needs of the business, as well as what employees want, Mackenzie says. She also believes businesses must build a culture and vision that are attractive to the employees they want. Making decisions about talent might mean offering flexibility, but, she says, businesses still very much need full-time employees.

Michael Alter, President of The Alter Group, agrees that contract work has its place in today's economic climate, but not at the expense of traditional workers. He says that

contracting is a nice, temporary fix for some of the things going on in the world right now. But in his opinion, people are craving more stability, not less. "While they want flexibility, I think most people would like nothing more than having a full-time job with a company that they really love working for," Alter says.

Survey respondents agree. They express a strong desire for salaries, stability and traditional benefits – even those who are just starting their careers.



Show me the money (and the benefits)

Younger workers – specifically millennials – value job security more than their older counterparts.

One might expect younger workers to be more entrepreneurial and attuned to risk-taking. They are conversant with technologies that allow remote and flexible work styles; they are comfortable with non-traditional working environments.

As the Chicagoland Entrepreneurial Center and 1871's President and CEO Kevin Willer puts it, young people usually have the best risk profile to become an entrepreneur or to join a start-up company right after graduation. "Start-up companies tend to be high risk, but the younger you get into such an environment, you get to wear a lot of hats ... And you also have an upside if the company does well, the chance of making a great deal of money at a young age," he says.

Somewhat surprisingly, however, millennials are the group in our survey least likely to report that joining an independent consultancy or starting their own company is the most attractive employment option. Perhaps it's just one more sign of a job market that remains frustratingly slow.

Moreover, millennials expect to work for fewer companies during their careers than their older counterparts. Sixty percent expect to work for just three to six companies.



Younger workers indicate a preference for full-time work with benefits. They also expect to work for fewer companies in their careers.

How many companies do you expect to work for in your career?





79% of respondents 26 and younger believe that retirement benefits will be important in the future when assessing employment opportunities.

Only 19% of millennials expect to work for 7 to 10 companies in their career, in contrast to 27% of those older than 48. This invites two conclusions: first, that millennials desire stability and predictability in the face of a tough hiring market; and second, that older workers have more experience with job change and are more likely to anticipate it in the future.

That may explain another finding: Younger respondents aren't enthusiastic about contract work. Instead, they prefer full-time jobs with benefits and health plans, again a finding that suggests a recessionary economy has younger workers focused on finding good jobs.

- Four-fifths (79%) of respondents 26 and younger believe that retirement benefits will be important in the future when assessing employment opportunities.
- Fewer than 50% of those 35 and older feel the same way.

Nevertheless, Keywell says flexibility in working styles, that is, having the freedom to define what your day and week look like, is a huge perk, if you can get it. "Health insurance is probably the second most important perk," he says. "It's funny, I don't hear 401(k). Maybe it's because, at this point for people, the focus is on making enough money to 'do your thing,' rather than saving money."

Millennials are more optimistic than older respondents about the prospect of having employers provide these benefits. Four-fifths (79%) were confident that employers would continue offering robust compensation packages with benefits, compared to 68% of all other respondents. And millennials express a conviction that employers will give them opportunities to grow: 44% expect financial assistance in pursuing a post-graduate degree from their employer, compared with only 35% of those ages 27 to 34, 41% of those ages 35 to 47 and 35% of those ages 48 to 55.

Will employers be able to deliver the security and benefits millennials want? Will millennials stay if they don't? Is loyalty the biggest question of all?

Take it or leave it: the loyalty equation

Employers and employees expect loyalty to decline in the future.

Flextime. Contracting. A changing benefits environment. A more competitive world. What does this mean for the long-valued bond between employer and employee?

Loyalty between the two will diminish over time, suggest our survey respondents. Almost two-thirds (64%) believe employers will be less loyal to employees in the future.

70% believe that employees will be less loyal to employers.

Interestingly, respondents who believe that they will work for a greater number of companies during their careers and that loyalty will wane tend to be older.

Part of the diminishing sense of loyalty may be attributable to social media networks and the increased ability that all workers have to access information about other employment opportunities. Navistar's Elliott notes that social networks have made it a lot easier for the younger generation to be more fluid in their movements. "There are ways for prospective employers to get to people that they couldn't before," he says. "Young people are a lot savvier, too. And because they have access to all kinds of information, they know what's going on."

Elliott believes employees know they will work for several companies over their career. They will learn what they can from each and leave as soon as the fun disappears.

"If you're a young person, you don't have the loyalty your father's or mother's generation might have had," Elliott says. "You're not thinking about retirement – that's 40 years away. Even if you were, you don't have a pension anymore. Your retirement is portable; you take it with you."

Older generations of workers are more likely to suggest that loyalty will diminish. Seventy-nine percent of baby boomers suggest loyalty will dwindle.



"Employee loyalty may continue to decline. It's your rock stars that you care about, because they get 80% of your results. It's knowing the roles in your company that make the biggest difference in shareholder value creation and then taking care of those folks like crazy."

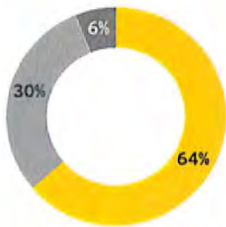
Mindy Mackenzie, Beam Inc.



Loyalty on the wane?

Of respondents who are confident or somewhat confident that full-time employment opportunities will still be available in the future, 70% agree that employees will be less loyal to organizations.

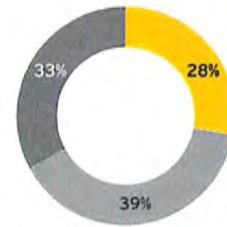
■ Agree
 ■ Don't agree
 ■ No opinion



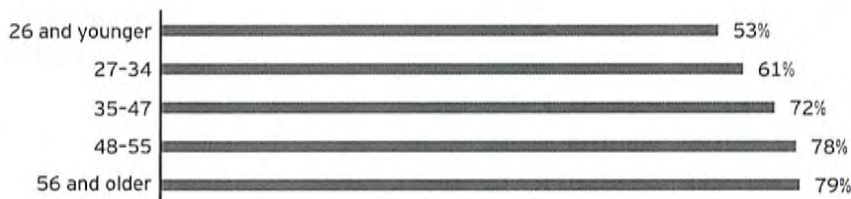
Employers will be less loyal to their employees.



Employees will be less loyal to their employers.



Employers will provide ample opportunities to take a traditional full-time job with benefits.



Percent agreeing that employees will be less loyal to their employers by age group

Chicago: where business and talent converge

Companies will continue to move operations to Chicago's downtown, creating a gravitational pull that will only gain in force.

Workers want flexibility in where and when they work. And companies are increasingly willing to accept contractors and employees who work wherever they choose. What does this suggest about the future of cities as places where businesses and talent converge? And what does it mean for the city of Chicago?

The news is good, according to survey respondents and experts alike. All were optimistic about Chicago's future as a workplace, a regional hub and a global center for business. The vast majority (78%) of respondents believe that companies will continue to move operations from suburban areas to downtown locations.

What's driving the trend? Probably the war for talent. Almost universally, survey respondents believe that businesses will continue to locate here and executives acknowledge that they need talent that favors being downtown. So a virtuous cycle continues.

The majority of respondents believe companies will continue to move operations to downtown.

Optimism about the movement of organizations to downtown urban locations broadly crosses all demographics but skews strongly toward respondents who also believe that technology will increase in importance. Corresponding with this expectation is the predominance of younger workers in the urban office environment, as compared to the suburbs.

Younger workers want the amenities that cities afford, Noha says. The trend is not going to kill the suburbs or suburban office parks, he added. But companies need a presence in downtown Chicago if they want to access this population.

For Lightbank's Keywell, the density of entrepreneurial activity in the city is attractive to growth businesses, too, as it offers a greater set of talented people. He sees a rich, thriving ecosystem developing in Chicago that can fuel the city's future growth. "Cities like New York and Chicago have a chance of creating effective ecosystems for early-

stage tech," he says. "The best thing that we have going for ourselves is density, density of talented people, density of new businesses, and density of businesses that can support new ventures. Density creates connectivity, and connectivity is the key to a healthy start-up as existing companies have a growing need for innovation and innovative people, they're going to realize that they're better off being downtown."

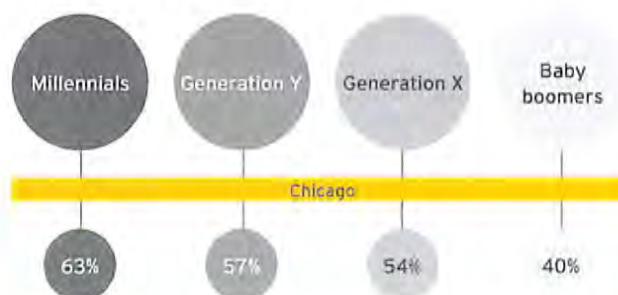
That ecosystem and the density to which Keywell refers heavily depend on Chicago's technology infrastructure. So notes Jon B. DeVries, a long-time economic development consultant to the City of Chicago who participated in its Central Area Plan. "Technology is an enabler for growth and jobs," notes DeVries, now Director of the Marshall Bennett Institute of Real Estate at Roosevelt University. "It fuels business. And uniquely to Chicago, all six North American railroads meet here, so the major broadband lines utilize their converging rights of way."

The City of Chicago's Chief Technology Officer John Tolva agrees. He sees tremendous potential in Chicago for the industries that will be important in the coming decades, such as cleantech, biosciences and technology.

Tolva explains that the talent base and skill set needed for these industries already reside in the city. "Chicago's legacy of manufacturing innovation fits perfectly with the cleantech movement, and we also have some of the most brilliant minds in computer sciences working in trading companies," he says.

When this talent is combined with the "ethos of start-ups" that already exists in the city, Tolva believes Chicago's industry sectors will begin to diversify and evolve, attracting more jobs, talent and industry.

Respondents from Chicago who work in a downtown urban location



“People in the 25-35 age group are increasingly focused on living in the center city. They’re interested in taking advantage of the attributes of urban life. It’s where the talent wants to live. You see it played out every day in the Chicago area, where there is a strong trend of employers who are following the lifestyle preferences of the people that they want to hire.”

Steven Koch, City of Chicago

“We want to recast the global perception of this city. We want our kids’ generation to think of Chicago as a focal point for a 21st century economy,” says Tolva.

Survey respondents believe a variety of factors will be important to maintaining Chicago’s stature as a great place to work and live and for the city to continue to attract jobs and talent. Most important will be to sustain a strong technology infrastructure – 97% consider it an important factor for attracting businesses downtown.

That’s no surprise to Tolva, who is leading Chicago’s “broadband challenge.” He says, “Offering free wireless in public spaces is as much about making people productive as it is a public statement that Chicago is a 21st century city.”

So, the infrastructure is here, the talent is flocking and the road to the future looks promising indeed.



Survey respondents cited other key drivers for Chicago’s continued attractiveness as a center for business:

- Ease of transportation (Metra, CTA) and proximity to work
- Greater concentration of talent
- Tax incentives and competitive commercial rental rates

“What transformed downtown was when we added residential to the North, West and South Loop. That brought more people. More retail activity followed. More culture followed. That activity in the core of the Loop lights up the place 24/7. And that makes for a more inviting business climate.”

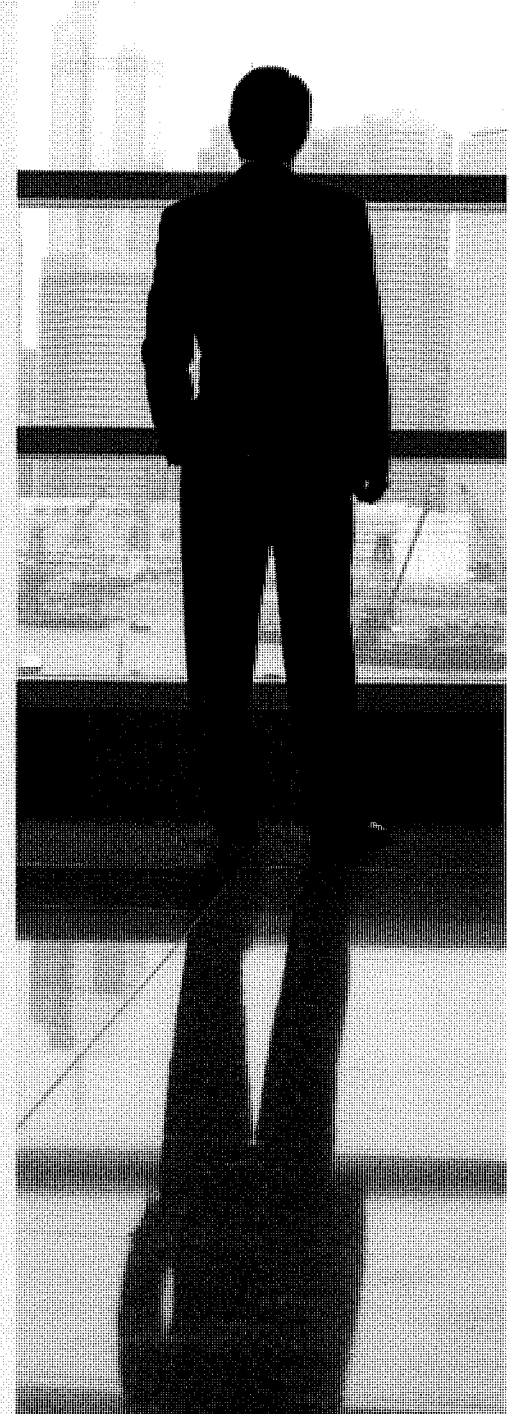
Terri Haymaker, Public Building Commission of Chicago

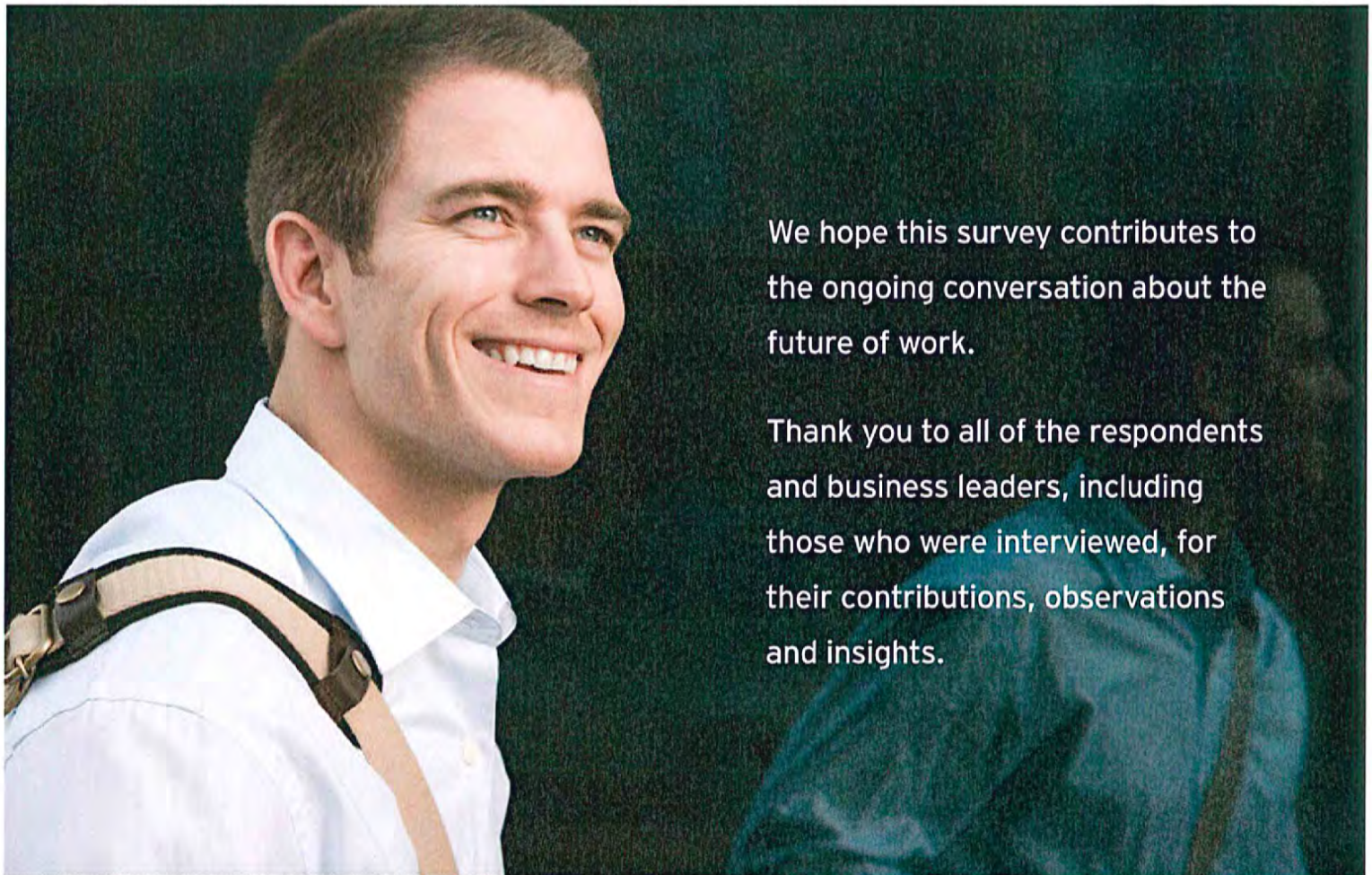
Glimpses of a foreseeable future

No longer business as usual

Where and how people want to work is changing, and employers must adapt in order to attract and retain top talent. But how? Some trends we can safely anticipate from our survey findings:

- **Workspaces will change.** With more people working virtually, organizations will need to adapt office workspaces to allow for a more flexible and dynamic environment. That may mean reducing office space, creating more open workspaces, along with private spaces, and/or enabling employees to be productive at shared work locations. The corporate workspace will increasingly become a place for teams to meet and interact, while being supported by technologies that foster collaboration.
- **Technology will continue to transform work.** Video chats and virtual meeting rooms will replace teleconferencing. Smartboards will enhance brainstorming sessions, and ideas will be communicated through collaborative digital platforms for further evaluation. Though technology undoubtedly drives many of the trends noted in this study, it will not replace what many people value: face time and teamwork. High-performing workplaces will find a way to leverage technology to improve business results without compromising employee relationships and culture.
- **Leaders will manage virtual workforces.** People want and expect more flexibility in the workplace of the future. To meet the demands, leaders will need to modify their management styles to build relationships with team members and achieve productivity in a virtual world. Employers and employees will need to become comfortable with the idea that flexibility won't mean working less, it will mean working differently.
- **Organizations will explore new benefit packages.** All generations signal an appetite for traditional benefits. Despite tough economic times, organizations may need to explore viable alternatives, such as voluntary benefit options or employee choices, to balance attractiveness and affordability.
- **Building employee loyalty will be at the forefront.** As contractors become more prevalent in the workplace, full-time employees may question their long-term future employment prospects. Organizations will need to find new, meaningful ways to mentor, develop, empower, reward and recognize employees to help them feel valued and sustain employee loyalty.





We hope this survey contributes to the ongoing conversation about the future of work.

Thank you to all of the respondents and business leaders, including those who were interviewed, for their contributions, observations and insights.

Our interviewees

Michael Alter

President, The Alter Group
 Founder and President, City Year Chicago

Jon B. DeVries

Director, Marshall Bennett Institute of Real Estate,
 Roosevelt University
 Director, Strategic Development Planning, URS Corporation

Greg Elliott

Senior Vice President, Human Resources
 and Administration, Navistar, Inc.

Terri Haymaker

Director of Planning, Public Building Commission of Chicago

Brad Keywell

Managing Partner and Co-founder, Lightbank
 Co-founder and Director, Groupon

Steven Koch

Deputy Mayor, City of Chicago

Mindy Mackenzie

Chief Human Resources Officer, Beam Inc.

J. Keith Murnighan

Harold H. Hines Jr. Distinguished Professor of Risk Mgmt.,
 Kellogg School of Management, Northwestern University

Ed Noha

Senior Vice President of Strategy, Jones Lang LaSalle

John Tolva

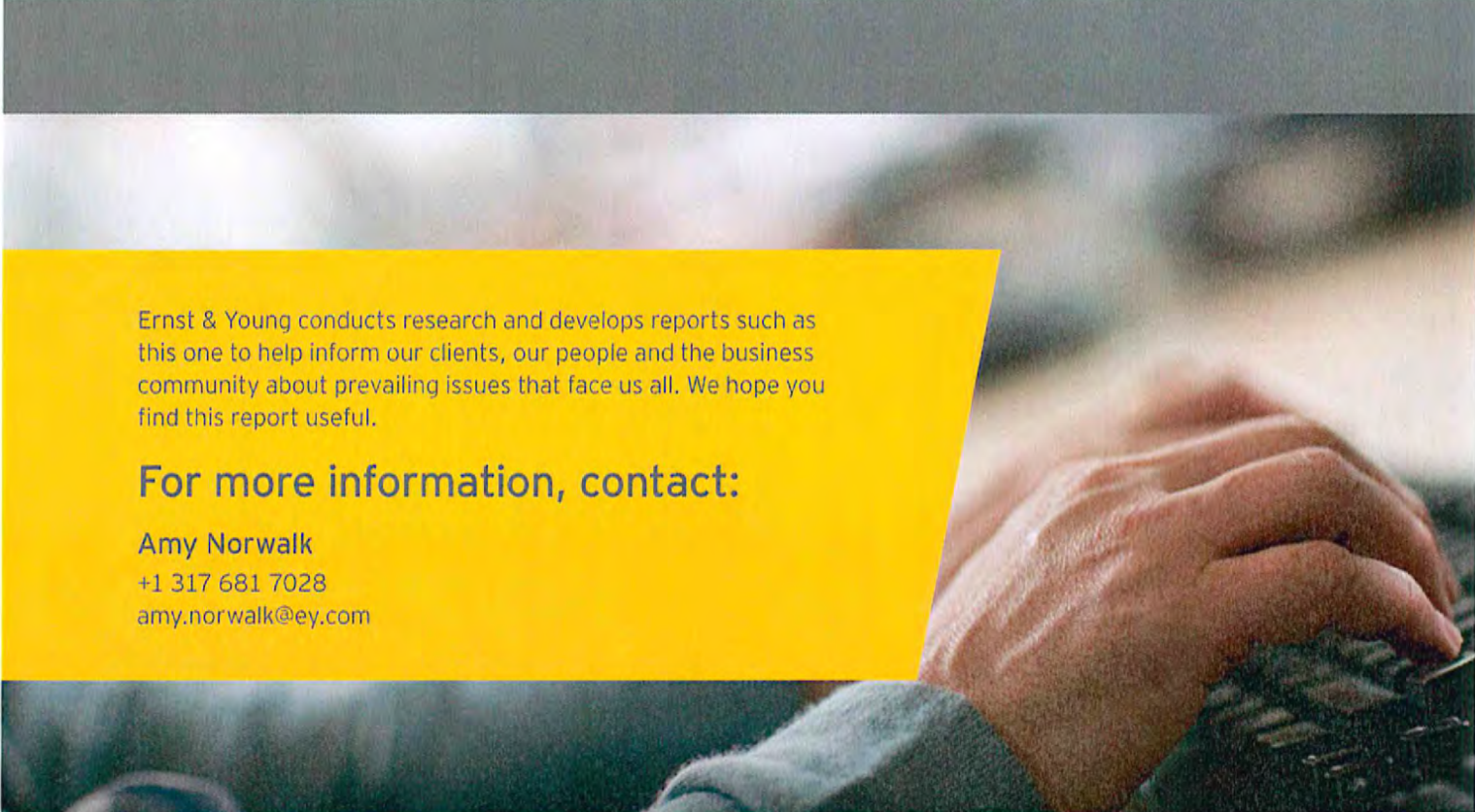
Chief Technology Officer, City of Chicago

Kevin Willer

President and CEO, Chicagoland Entrepreneurial Center (CEC)
 President and CEO, 1871

Robert C. Wolcott

Founder and Executive Director, Kellogg Innovation
 Network (KIN), Kellogg School of Management,
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The siren song of downtown as companies seek young tech workers

By John Pletz June 09, 2012

Motorola Mobility and Sara Lee Corp. are willing to trade the suburbs for the city because workers like Nina Bieliauskas, a 37-year-old manager in Sears Holdings Corp.'s e-commerce business, live downtown and want to work there, too.

She left a consulting gig in Barrington and ditched her commute four years ago to work for Hoffman Estates-based Sears when it opened an office in the Loop.

"To get back those three hours a day is huge," says Ms. Bieliauskas, a user-experience manager. "I got rid of my car."

"Frankly, those (tech) folks love living downtown. That's where the talent pool is," says Greg Wasson, CEO of Deerfield-based Walgreen Co., which has about 300 e-commerce workers in the Sullivan Center, where it set up shop in 2010. "As our business grows, we need to be where people want to live and work." He declines to offer any headcount goals for the company's Loop operation but says, "I think we will continue to grow."

Related story: *A good tech guy (or gal) is hard to find*

Google Inc. is shopping for a new home for Libertyville-based cellphone maker Motorola Mobility, which it acquired last month. And Sara Lee Corp.'s meat business, now named Hillshire Brands Co., is leaving Downers Grove for the West Loop next year.

In the highest demand are technology workers, especially web designers and mobile software developers, who tend to be younger and more likely to live in the city, recruiters say. Companies also have their sights on fresh college graduates and other young workers for jobs in sales, marketing and customer support.

Corporate interest in the city has picked up in recent months, Deputy Mayor Mark Angelson says, though he declines to discuss specific projects. "It's basically about the workforce," he says. "In late May, the roar you hear is the sound of new graduates packing up from all the Big Ten states coming to Chicago to start their careers."

Sears, whose headquarters moved to Hoffman Estates from Chicago two decades ago, opened offices downtown in 2008 for its e-commerce team. Today it employs more than 500 people at two locations on State Street.

"When you talk to people, it's so much easier to say, 'If you want to work here, we have downtown space,'" says Andrew Daniels, a division vice president at Sears.

MORE THAN A PERK

A downtown location, once a perk, is fast becoming a necessity in the competition for talent. "A lot of these workers, especially mobility (technology), are getting multiple offers," says Jim Goodmiller, Midwest director of technology consulting and staffing at McLean, Va.-based Digital Intelligence Systems Corp. "If they can live in the city and not commute to the 'burbs, they're doing it." Disys, which has offices in Oakbrook Terrace, is opening a downtown location by yearend.

"We're doing it for the same reason, talent and access," Mr. Goodmiller says. "We feel like, to really succeed, you've got to be there."

It's not limited to tech workers. Petroleum giant BP PLC moved about 850 traders and others to the Loop from

3/28/2014

Print Story

Naperville in 2010 to be closer to the city's trading firms, although about 2,200 workers remain in the western suburbs.

Irv Shapiro, CEO of Ibyphone, decided to move his telecom-software company to downtown from Skokie last year after finding it hard to recruit workers. One-third of the 30 new hires told him they wouldn't have joined if the company were still in Skokie, even though the building was across the street from a Metra stop.

"I don't know one young person who would think working in Skokie would be cool," says Helen Tunea, a 30-year-old human resources manager at Ibyphone who lives in the South Loop.

Although a key selling point of a downtown office for younger workers is being closer to friends after work, Mr. Shapiro found an unexpected upside: Productivity rose as commutes fell.

"In Skokie, at 5:15 the place was empty. We've added an hour to our effective work time. I wish I'd done it a year earlier," he says of the move.

What do you think?

NOTE: Crain's Chicago Business has changed commenting platforms. Readers may continue to post comments if logged in using their existing ChicagoBusiness.com credentials. But now, readers may also log in using their social media credentials and elect to share their ChicagoBusiness.com comments with friends on their designated social media pages.

The commenter section of Crain's Chicago Business is an opportunity for our readers to start a dialog on our content. While we don't require you to use your real name, we do ask that you participate as though you were – that is, keep the conversation civil, stay on topic, avoid profanity, vulgarity and personal attacks, and please don't post commercial or self-promotional material. We will remove comments that violate these standards.



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MICHAEL C. (Logout)

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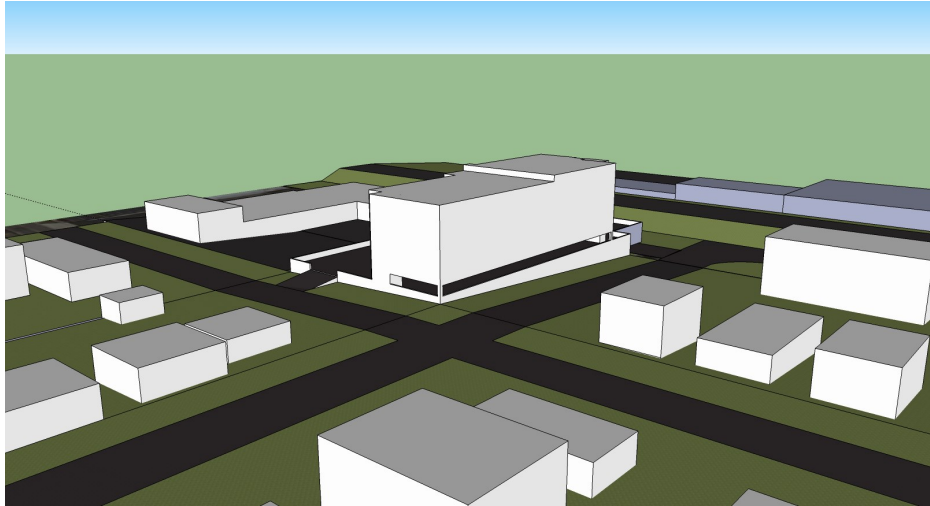
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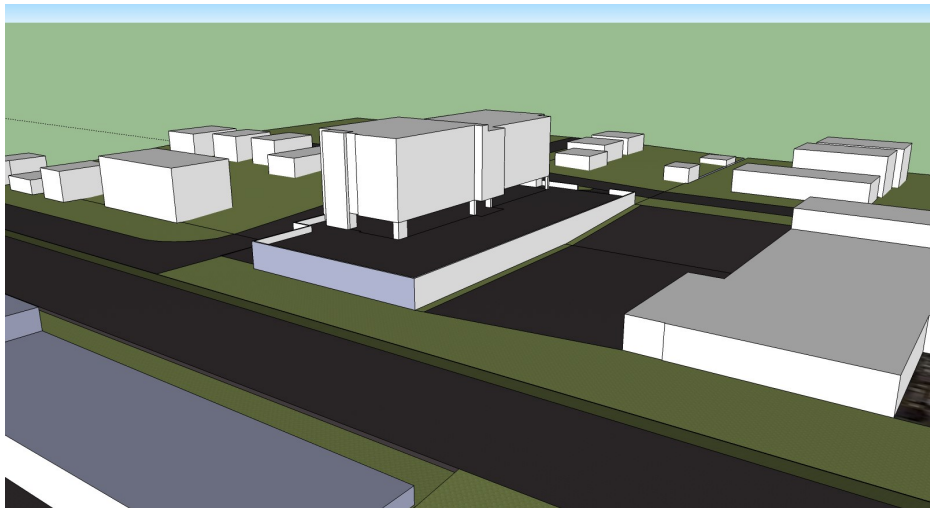
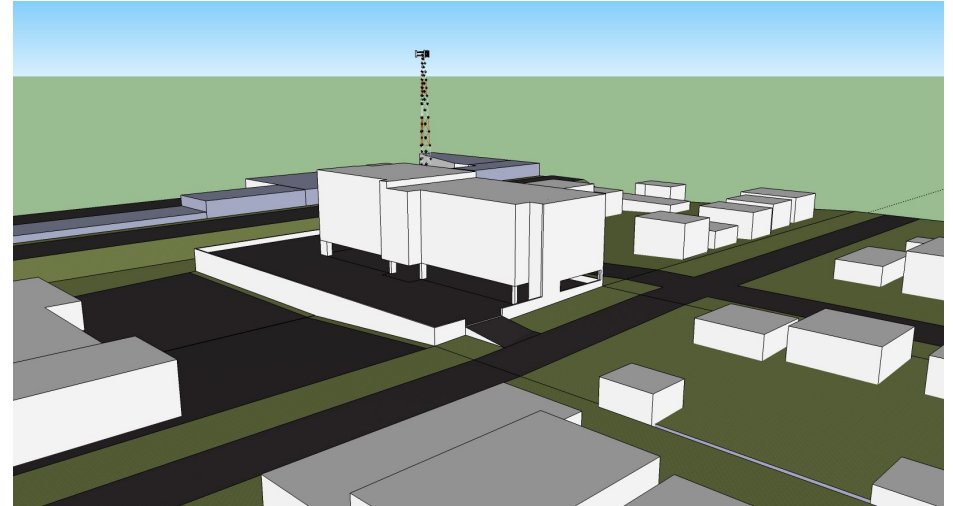
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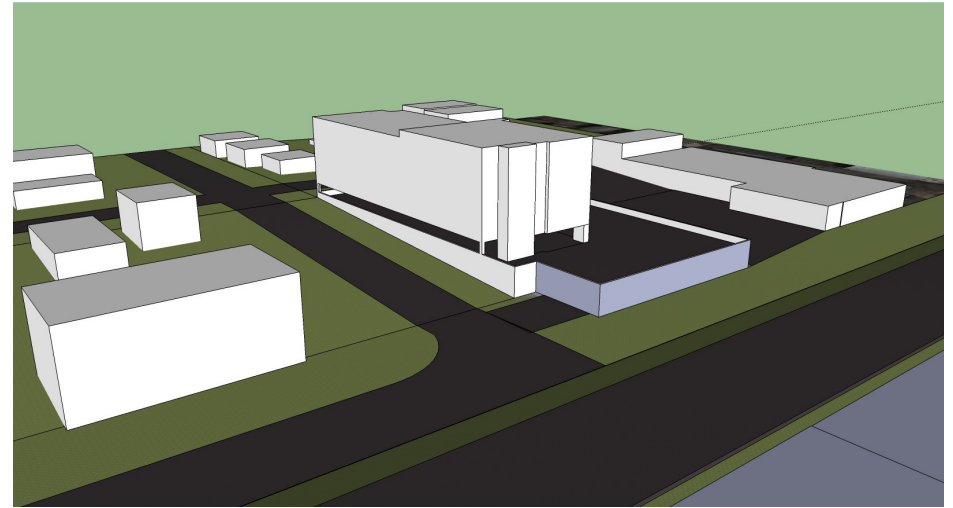
Looking Southeast



Looking Southwest



Looking Northwest



Looking Northeast

Rec'd 2/26/14

February 15, 2014

ATTN: Mayor Martin Tully
801 Burlington Ave
Downers Grove, IL 60515

Commissioner Sean Durkin
Commissioner Geoff Neustadt
Commissioner Bob Barnett

Commissioner Becky Rheintgen
Commissioner David Olsen
Commissioner Greg Hose

RE: Rogers & Prospect Apartments Proposal

Mayor Martin Tully & Commissioners:

Please accept this letter as notice of my disapproval of, and objection to, the proposed apartment complex contemplated at the South East intersection of Rogers St. & Prospect St. I believe that the standards for approving a special use permit have not been met or have yet to be satisfactorily proven.

Standard 1 requires:

(a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

This standard cannot be met without addressing the availability of housing supply in the village today. I question the need of this project as there remain un-finished multi-family projects in our downtown business district as of today. Additionally I feel that this building will not contribute to the welfare of the single family housing neighborhood, as it is a high density, institutional structure in what is currently a residential neighborhood. This proposed structure is 6 stories in height, with a proposed 48 units and 64 bedrooms. Currently, no structure in the neighborhood is greater than two stories.

Standard 2 requires:

(b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

This standard cannot be met without addressing traffic density and volumes on Rogers and on the local roads that will ultimately be used to go to and from highways, shopping, and entertainment areas. This project as proposed calls for 98 parking spaces. Vehicles to this neighborhood, and traffic will absolutely be increased on residential roads not intended to be thoroughfares. This project is also increasing the traffic density near Washington Park where children congregate, and are encouraged to congregate. Further, the lack of true, long term residential qualities in the proposed building, and its sheer height, will be ultimately detract from property values in the neighborhood as they currently exist. Rather than maintaining the true single family residential qualities, the proposal will promote a high density, high volume area detracting from property values, detracting from improvements in the single family residences, and causing injury to these properties and the park.


In addition, the current zoning for this neighborhood is Downtown Transition, intended to provide a transition from a future planned light commercial district to the East and the current Downtown zoning district, and was not intended for this scale project - effectively "book-ending" or "partitioning" the two districts.

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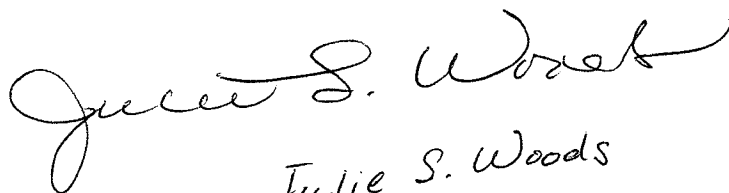
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I encourage a community meeting forum be required with the developer - as is a typical good practice for developments of this nature - so that the Village can further consider community suggestions & feedback for the project prior to any further vote on this proposal. I believe this site to be an excellent opportunity for redevelopment, but it must fit within the character of our neighborhood.

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Alan J. Woods



Julie S. Woods

Rec'd 2-26-14

February 15, 2014

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Robert Steiner Robert Steiner 4613 Stonewall Ave DG 60515

Rec'd 2-26-14

February 15, 2014

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801 Burlington Ave
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Sharon Haute
5337 Meadow Ln
D A 60515

Rec'd 2-26-14

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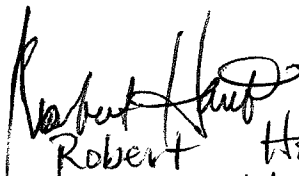
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5337 Meadow Ln
DM 60515

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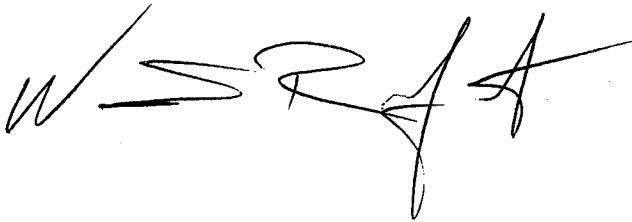
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Respectfully submitted for your consideration,



William R Grant
4800 Prospect Ave
Downing Grove, IL
60515



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

SUBJECT:	TYPE:	SUBMITTED BY:
PC 50-13 715-719 Rogers Street	Special Use for a Multiple Family Residence	Kelley Chrissie Planner

REQUEST

The petitioner is requesting approval of a Special Use to permit the construction of a multiple family residence at 715-719 Rogers Street.

NOTICE

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

GENERAL INFORMATION

OWNER: 1501 Ogden Associates, LLC
1501 Ogden Ave.
Downers Grove, IL 60515

APPLICANT: RMG Realty Group, LLC
17W728 Butterfield Rd, Suite 105
Oakbrook Terrace, IL 60181

PROPERTY INFORMATION

EXISTING ZONING: DT, Downtown Transition District
EXISTING LAND USE: Manufacturing/Industrial
PROPERTY SIZE: 0.74 acres (32,227 square feet)
PINS: 09-08-206-001, -002

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-6, Multiple Family Residential	Single Family Residential
SOUTH:	DT, Downtown Transition	Institutional/Public/Train
EAST:	M-1, Light Manufacturing	Low Intensity Office
WEST:	DT, Downtown Transition	Downtown/Mixed Use

ANALYSIS**SUBMITTALS**

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

PC 50-13, 715-719 Rogers Street
February 3, 2014

Page 2

1. Application/Petition for Public Hearing
2. Project Narrative
3. Boundary and Topographic Survey
4. Architectural Drawings dated January 21, 2014
5. Engineering Drawings dated January 8, 2014
6. Stormwater Management Report dated January 8, 2014
7. Renderings

PROJECT DESCRIPTION

The petitioner is requesting approval of a Special Use to construct a multiple family residence at 715-719 Rogers Street. The property at the southeast corner of Prospect Avenue and Rogers Street is zoned DT, Downtown Transition district. The proposed use is permitted as a Special Use in the DT district.

On May 6, 2008, the current owner received multiple approvals to construct 16 townhomes on the site. The Village Council approved the Rezoning of the property from Light Manufacturing (M-1) to Downtown Transition (DT), a Final Plat of Subdivision, a Special Use and a Final Planned Development (#50) with a variation. The Final Plat of Subdivision, Special Use and Planned Development approvals have lapsed due to inactivity. For clarity in record keeping, the ordinances granting the Special Use (4969), Planned Development #50 (4968) and extension (5073) will be rescinded by the Village Council in conjunction with this petition.

With the rezoning of the subject site in 2008, this property is on the easternmost edge of the DT district. The site backs up to the Burlington Northern Santa Fe railroad and, beyond that, the Downers Grove Village Hall. Residential properties are located to the west and north of the property with many multiple family residential properties in the vicinity. The properties to the east are manufacturing/industrial and the parcel immediately east contains an electrical transformer.

The petitioner is proposing to raze the existing structure and construct a four story, 48-unit apartment building with a roof garden all of which sit on a two story parking structure. Of the 48 total dwelling units proposed, 32 are one bedroom and 16 are two bedroom units. One bedroom apartments will have 700 square feet of floor area, whereas the two bedroom units will have 1,071 square feet of space. Each dwelling unit has a covered balcony ranging from 34 square feet for one bedrooms to 103 square feet in the two bedrooms. Each apartment will have individual mechanical systems. The mechanical equipment used for the common areas will be located in the middle of the flat roof to ensure that screening requirements are met.

Given the proximity to the train stations at Main Street and Fairview Avenue, the proposed development will be marketed to commuters. The product being proposed is upscale rental that will appeal to commuters and others looking to live near the downtown. As such, the units will have high end finishes like hardwood flooring, stainless steel appliances and granite counter tops. Washers and dryers will be provided in each unit and each unit has a balcony. Each residential floor will have a trash chute that will go to an enclosed trash room located in the lower parking level. The roof garden, surrounded by landscape planters, is an additional amenity being proposed.

With a significant grade differential on this site, the petitioner has proposed using the grade difference to create two levels of parking. The lower level of the parking structure will be accessible from Prospect Avenue and restricted to residents through a gated entrance, whereas the grade level parking will be available to visitors and accessible from Rogers Street. Both levels of the parking structure will be "open air" in which natural ventilation will be provided. There will be a total of 98 parking spaces provided, where 96 are required; 48 of which will be assigned parking spaces on the lower level and 50 will be

PC 50-13, 715-719 Rogers Street
February 3, 2014

Page 3

unassigned parking spaces on the grade level parking. Four of the 98 parking spaces will be accessible for persons with a disability; two on each parking level. To achieve the open air goal in the lower parking level, the petitioner has proposed using large openings that have security grills, similar to that seen on the first floor in the downtown parking garage. A four foot knee wall will extend along the entire perimeter on the upper parking level to screen the parking from pedestrians and adjacent properties. Landscaping along the parking structure is being proposed to provide additional buffering of the parking area.

The main pedestrian entrance will be on the upper parking level. Arriving to the site from Prospect Avenue, pedestrians will be greeted by a large entry stair and ramp flanked by extensive landscaping. Pedestrians arriving to the site on Rogers Street will enter through a landscaped area at grade into the parking level or directly into the north stairwell. Visitors that arrive by vehicle will enter the site through the upper parking level. Once inside the "open air" parking level, pedestrians from either entrance will cross the drive aisle to get to the elevator lobby. The applicant has proposed using brick pavers in the pedestrian areas as a walking surface and/or striping areas of the drive aisle to alert oncoming motorists of pedestrian traffic.

The design of the building is Post WWII Modern with its large volumes and clean detailing. The volumes are mainly delineated by the vertical expression of solids (wall) and voids (balconies and open air parking). The proposed construction of the parking structure is concrete, whereas the apartment building construction will be a combination of steel and concrete. Two options for the façade are being contemplated by the applicant: terra cotta cladding system or utility brick embedded in precast concrete panels. The terra cotta cladding system is the applicant's preferred building façade but both options are represented in the sample board provided. Both options propose a similar medium brown material with a contrasting charcoal color for the sun shade (bagueette), balustrades, and metal fascia above the balconies.

The parking structure occupies the majority of the site, whereas the residential footprint is much smaller. The building is situated such that it becomes a prominent feature at the corner of Prospect Avenue and Rogers Street. The petitioner will be providing extensive landscaping at the pedestrian entrances and additional landscaping around the exterior of the building. Interior landscape beds being proposed are intended to minimize the traditional parking garage experience and provide a greater connection to the outside. In addition to the exterior landscaping and interior landscape beds, the roof garden will also have landscape planters around the perimeter. An irrigation system using recycled rain water is anticipated to be used for both the landscaping on the roof deck and in the interior beds.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

According to the Future Land Use Plan, the subject property is designated for low intensity office uses although the property is located in the DT district and its current land use is industrial. The Residential Policy Recommendations in the Comprehensive Plan encourage multi-family developments to be located in areas where it can function as a transitional land use. The proposed development meets this goal as it will serve as a transition from residential uses on the west to the industrial uses on the east. The proposed use will also serve as a good transition in the future when the properties to the east convert from industrial to low intensity office uses. The Residential Areas Plan also calls for a diversity of housing types, sizes and prices. This proposal provides high quality rental units near downtown where few options currently exist. Staff believes the proposed use is consistent with the intent of the Comprehensive Plan, will compliment the existing residential development to the north and west and provides a transition to the existing manufacturing uses to the east.

COMPLIANCE WITH THE ZONING ORDINANCE

The 715-719 Rogers Street property is zoned DT, Downtown Transition. Per Section 28.611(d)(1) of the Zoning Ordinance, multiple family dwellings are permitted as Special Uses. The proposed development

complies with all applicable bulk and parking requirements of the Zoning Ordinance, which are highlighted in the table below:

715-719 Rogers Street	Required	Proposed
Front Setback (Rogers St.)	10 ft.	10.08 ft.
Front Setback (Prospect Ave.)	10 ft.	10.08 ft.
Rear Setback (Parking Structure)	N/A	5.30 ft.
Rear Setback (Building)	20 ft.	49.77 ft.
Height	60 ft.	58.29 ft. (from Prospect Ave. average grade of 720.88 ft.)
FAR	2.5 max. (80,568 sq. ft.)	1.82 (58,546 sq. ft.)
Open Space - Total	N/A	15.8 % (5,096 sq. ft.)
Open Space - Front Yard	N/A	9.6 % (3,102 sq. ft.)
Parking	96 (2 per dwelling unit)	98

The design was reviewed against the Design Guidelines for the Downers Grove Downtown Business District and meets the applicable guidelines. Specifically, the building's design is true to a single architectural style that will provide a distinctive aesthetic, contributing to the character of the neighborhood. The parking area will be screened from pedestrian view with a knee wall and landscaping. Contrasting colors will be used to accentuate architectural details. Additional material detailing being proposed on the walls of the parking levels will add articulation along the pedestrian path. The projection of the sun shades (baguettes) break the plane of the residential floors and create visual interest that is of pedestrian scale.

The existing 32,227 square foot site consists of two parcels. Section 28.1000 (d) of the Zoning Ordinance requires the construction of a principal structure to occur on a single Lot of Record. Should the request for Special Use approval be granted, the petitioner will administratively consolidate the two lots pursuant to Section 20.507 of the Subdivision Ordinance prior to building permit issuance.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is proposing to improve Prospect Avenue by installing a curb and gutter and replacing the existing curb cuts with a new 25 foot wide curb cut into the lower parking level. The petitioner has also proposed a drop off lane on Prospect Avenue near the main entrance to the building. Parking will be prohibited in this drop off lane. An existing curb cut and sidewalk along Rogers will be removed and replaced with a new curb and gutter. A new sidewalk will be installed along Prospect Avenue and the sidewalk along Rogers Street will be replaced. The small north/south sidewalk that currently exists at the corner of Prospect and Rogers shall be relocated to align with the new Prospect Avenue sidewalk.

Both the Prospect Avenue and Rogers Street parkways will be restored. Although the intention is to protect the parkway trees on Rogers Street, if the trees are damaged the petitioner will be charged the assessed value of both trees at the time of building permit issuance. The petitioner will be charged a fee in-lieu of installing new parkway trees in the amount of \$500 per tree. The Village Forrester has reviewed the plans and has determined that two trees will be sufficient for the Prospect Avenue parkway but the removal of trees in the Rogers Street parkway may require additional fees in-lieu plus the appraised value of the trees.

No change is being proposed to the existing overhead electrical lines along Prospect Avenue, but new electrical service will be brought into the building underground. A new six inch water main will be installed and tap into the existing main on Prospect Avenue to provide water service to the development. The Downers Grove Sanitary District approved the request for sanitary sewer service to this development at their December 10, 2013 meeting.

Stormwater currently flows from north to south onto the vacated Warren Avenue corridor and then is drained into a culvert along Prospect Avenue. Stormwater management and detention does not currently exist on the site and with a net increase of 1,072 square feet of new impervious for the proposed development, detention or volume control best management practices (VCBMPs) are not required per the Village's Stormwater and Flood Plain Ordinance. The petitioner, however, is providing a containment structure to provide a water quality improvement for site discharge, allowing for the capture of oils and sediments prior to site runoff. Onsite runoff from the roof and upper parking level will be routed through the aforementioned containment structure to filter the discharge before entering the storm sewer system. Additionally, the proposed roof garden will reduce runoff and act as another stormwater best management practice.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the application. Access for the Fire Department will be along Rogers Street and Prospect Avenue. Per the Fire Prevention Division Chief, no entry into the site will be necessary. The parking levels will be equipped with a dry pipe fire suppression system, while the dwelling floors will have a traditional wet pipe system. All floors will be equipped with fire alarms, as required. The building's fire protection system will be reviewed during the building permit process to ensure a proper level of protection.

NEIGHBORHOOD COMMENT

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

FINDINGS OF FACT

The applicant is requesting a Special Use approval for a multiple family residence. The proposed use meets the standards for granting a Special Use as outlined below:

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a Special Use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

- (a) *That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*

Redevelopment of this site into a multiple family residence will enhance the character of the neighborhood and eliminate the outdated industrial building that exists on the site today. On the fringe of the DT district, this is an ideal location for this use as it provides a transition from the intended business uses in the Downtown Business district to lower density residential uses and also serves as a buffer for the existing residential uses from the existing light manufacturing uses. The close proximity of this site to the Main Street and Fairview Avenue train stations provides an upscale housing option for

commuters. The proposed development meets many of the goals for residential development as stated in the Comprehensive Plan. This standard is met.

- (b) *That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*

The proposed multiple family residence will not have a negative impact on the health, safety, moral or general welfare of the general vicinity. The proposed use, multiple family residential, is an allowable special use in the DT zoning district. The development will contribute to the general welfare of the community by providing higher density housing that is in close proximity to the downtown to support nearby businesses. With upscale rental as is being proposed, the product will provide a housing option that appeals to younger households and empty nesters, which is a goal of the Comprehensive Plan. As such, this standard is met.

- (c) *That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*

The petitioner is not requesting any zoning variations. The proposal will meet all requirements of the Village's Zoning Ordinance. This standard is met.

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

The proposed multiple family residential use is permitted as a Special Use in the DT district, according to Section 28.611(d)(1) of the Zoning Ordinance. This standard is met.

RECOMMENDATIONS

The proposal is consistent and compatible with the Comprehensive Plan, Zoning Ordinance 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 PC 50-13 subject to the following conditions:

1. The Special Use shall substantially conform to the staff report, renderings, architecture and landscape plans prepared by Dean M. Pozarzycki, R.A. as revised and dated January 21, 2014, engineering plans and Stormwater Management Report prepared by RWG Engineering, LLC as revised and dated January 8, 2014, except as such plans may be modified to conform to the Village codes and ordinances.
2. The petitioner shall consolidate the two lots into a single lot of record pursuant to Section 20.507 of the Subdivision Ordinance.
3. Interior landscaped beds shall be maintained.
4. The building shall be equipped with an automatic suppression and an automatic and manual fire alarm system.
5. Prior to the issuance of any building or development permits, the petitioner shall pay to the Village a \$500 fee-in-lieu per Village approved parkway tree subject to verification by the Village Forrester.
6. The existing small sidewalk that runs north/south shall be relocated to align with the proposed Prospect Avenue sidewalk.
7. The drop-off zone on Prospect Avenue shall only be used for temporary parking.

PC 50-13, 715-719 Rogers Street
February 3, 2014

Page 7

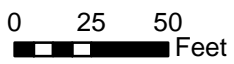
Staff Report Approved By:



Tom Dabareiner, AICP
Director of Community Development

TD:kc
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2013 PC Petition Files\PC-50-13 715-719 Rogers - Special Use for Multi-Family in DT\Staff Report PC-50-13.doc



715-719 Rogers Street - Location Map



Narrative Description

Special Use Petition 719 Rogers Street.
RMG Realty Group, Petitioner

The petitioner is seeking approval of a Special Use in order to build a 48 dwelling unit multiple family residence on the DT zoned parcel of land located at the southeast corner of Rogers Street and Prospect Avenue. The site is currently improved with an early 20th century industrial/warehouse style of building that will be razed in conjunction with the construction and development of the proposed multiple-family apartment building.

The Village previously reviewed a redevelopment project on this site for a 16-unit townhouse planned development, which the Village approved in May 2008. Due to a variety of economic and market conditions the previous plans could not be implemented. The petitioner is requesting that they planned development approval be abrogated by the Village Council and be replaced with the special use which is now being requested.

The DT Downtown Transitional zoning district lists Multiple-family dwellings as an authorized Special Use under Section 28.611 (d)(1). This zoning district has established that the maximum floor area ratio for buildings (exclusive of the floor area devoted to parking structures), is to be 2.5. The minimum floor area for one-bedroom dwellings is to be 500 ft² and the minimum floor area for two-bedroom dwellings is to be 620 ft². Yards are to be as follows: front 10 feet; side 5 feet and rear 20 feet, however parking either open or enclosed is permitted within the rear yard area according to Section 28.1100 (e)(1). Additionally, this zoning district has a maximum building height of 60 feet as measured along the average grade of the frontage of the building. Parking is required at the rate of 2 parking spaces per dwelling unit.

The subject property is a 32,227 ft² parcel of land. The recorded dimensions of this property are 130.00 feet along the north, 248.00 feet along the east, 130.00 feet along the south and 248.00 feet along the west. It is slightly trapezoidal as the corners are slightly off of 90 degree angles, thus the slight area discrepancy.

The subject property has a noticeable amount of topographic change. Along the Rogers Street frontage of the property the elevations range from approximately 726.45 feet at the northwest corner to approximately 720.28 feet at the northeast corner. Along its Prospect Avenue frontage, the greatest change in grade occurs with a range from an elevation of approximately 726.45 feet to approximately 712.95 feet. To round this issue out, the site has an elevation of approximately 714.09 feet as measured near the southeast corner. No part of the subject property is located within flood plane.

The petitioners RMG Realty Group is petitioning as the contract purchaser of the subject property. RMG Realty is a family owned development company whose principals have a long-term relationship with Downers Grove. Several of the principles of the company have been residents of the Village until relatively recently. Although principles of RMG have been involved for decades in the "large building" commercial real estate business in the employment of other developers, the proposed development is RMG Realty's first new construction building. They have indicated that Downers Grove is an exceptionally attractive community to develop and invest in because of its history of excellent government management and the high quality of development the community has commanded. Investors clearly understand and appreciate that Downers Grove is a sound community for development and investment.

The proposed building is to be constructed as a masonry and steel building. The lower levels will primarily be poured concrete while the upper levels will be a combination of erected steel and concrete. The exterior of the building is proposed to be either a medium warm brown brick or a medium warm brown panelized terra cotta. In addition to the masonry exterior material the building will also include some metal fascia above the apartment deck area and the decks will have vertical metal balustrade guardrails.

The proposed building complies with applicable bulk regulations as follows. With respect to setback, the building is proposed to be sited on the property as follows: front yard along Rogers will range from 11.68 feet at the northwest corner to 10.08 feet at the northeast corner; front yard along Prospect Avenue will be setback 10.08 feet as measured at the northwest corner and will be setback 24.08 feet at the southwest corner; side yard along the east, the parking levels of the building will be setback a distance ranging from 5.36 feet as measured at the northeast corner to 5.38 feet as measured at the southeast corner, while the residential floors will be setback from the east side lot line a distance of approximately 55 feet from the east property line; and the rear yard along the south, the parking levels of the building will be setback a distance ranging from 6.71 feet as measured at the southeast corner to approximately 5.30 feet as measured at the southwest corner, while the residential floors will be setback approximately 55 feet from the south property line.

The height of the building as measured from the average grade along the Rogers Street frontage of the building is to be 54'2-1/4" and the height of the building as measured from the average grade along the Prospect Avenue frontage of the building is to be 58' 3-3/16".

The floor area ratio of the proposed building is to be 1.82. This is based upon the building having a total floor area of 58,402 ft², which includes all floor space exclusive of the floor area devoted to parking.

The plans for developing the subject property propose that the mostly subgrade lower level and the ground floor be devoted to structured parking facilities, with 49 parking spaces on the lowest level and 50 spaces on the ground floor level. The two lowest floors are proposed to measure 114' 6" from east to west by 231' 2 ½" from north to south. There will be two handicap parking spaces for each of the levels. Access to the upper level will be off of Rogers street towards the east side of the building and access to the lower level will be via gated garage access off of Prospect Avenue near the south side of the building. Resident access to the residential floors will be available at each parking level by means of an elevator as well as by means of two separate stairwells one near the north end of the building and the other near the southwest corner of the building.

Floors 2, 3, 4 and 5 will each have a total of 12 apartment units: four 2-bedroom units and eight 1-bedroom units. The upper residential floors have a footprint area, which is smaller than the two parking levels. The residential floors have a north to south dimension of 187' and an east to west dimension that ranges from 64'6" as measured along the north wall, 74'4" through the midsection of the building and 68'6" as measured along the south. The floor areas of the 1-bedroom units will be 700 ft² plus a 34 ft² protected deck area (each deck will have walls on three side and will be covered above). The floor areas of the 2-bedroom units are to be 1,071 ft² plus a 103 ft² protected deck area.

The building will be constructed with a fire suppression system with an alarm system on all floors. The fire suppression system for the two parking levels will be a dry pipe system while the residential levels will have the more typical wet pipe sprinkler system.

The dwelling units are being designed to appeal to higher end clients. In addition to the generally larger floor areas being offered, the amenities of the units are going to be of a high standard. Finishes are to include broadloom carpets in the bedrooms, hardwood and tile floors in the other living area, stainless steel finish appliances and granite counter tops in the kitchens and in-unit washer and driers.

The building will have trash chutes at each floor level with an enclosed trash room at the upper parking level.

The southerly end of the building's roof area will feature a roof deck for the building's residents. The proposed deck will measure approximately 43 feet x 61 feet with an area of 2,771 ft². The roof top deck is bounded by landscape planters along the west, south and easterly sides. The landscaping on the westerly side will have an area of 1,004 ft², and the landscaping on the southerly and easterly side of the deck will have an area of 1,618 ft². The landscaping for the deck has been chosen to several varieties of trees including Skyline Honey Locusts, Sango Karu Japanese Maples, and Sargent Junipers; a variety of different decorative grasses including Autumn Moor Grass and Karl Foerster, which is a feather grass. Plant materials,

the growing medium and ground cover have been chosen to function properly in a rooftop environment.

Grade level landscaping of the site will include a variety of plant materials including sod and Burr Oaks along the east side; sod, Maple Viburnums and English Yews on the south side; sod, Sango Karu Japanese Maples, Skyline Honey Locusts, Sargent Junipers, Common Junipers, Blue Oat Grass, Autumn Moor grass and Karl Foerester feather grass along the west side; and Sango Karu Japanese Maples, Skyline Honey Locust, and Sargent Junipers. There will also be a variety of perennials planted along the north and west sides of the building.

With respect to public improvements, the re-development of the subject property will require that the pavement along the east side of Prospect Avenue to be saw cut and milled in order for curbs and gutters to be installed. Additionally, the petitioner will be responsible to install sidewalks along the entire Prospect frontage of the subject property.

With respect to sanitary sewer service, the Downers Grove Sanitary District's Board of Local Improvements has met on this project and has determined that there is adequate sanitary sewer capacity available.

With respect to domestic water, there is adequate water supply available to this building. As part of the building permit process a determination will be made as to adequacy of the water pressure to serve the upper floors of the building. If necessary a booster pump will be provided to satisfy domestic water flow pressure.

Finally, in conjunction with the special use application, the petitioner has submitted a detailed storm water management plan to the Village, which includes a water quality feature using best management design practices. The petitioner is of the opinion that the storm water management plan is in full compliance with the applicable provisions of the Village's storm water regulations.

Conclusion:

The petitioner is requesting approval of a special use petition for a multiple-family residential building, which has been prepared in a manner to the best of the petitioner's ability to be consistent with the requirements of the underlying DT Downtown Transitional zoning district's standards. Care and consideration has been given to the objectives for developments in the general downtown area as such are expressed in the Village Comprehensive Plan. As this development is to be a long-term investment both for the petitioners and for the Village, every effort will be made to develop and construct the proposed building to a high standard and then to maintain it, at a high standards over the buildings lifetime as well.

Petitioner's Response to Special Use Standards
Special Use Petition 719 Rogers Street.
RMG Realty Group, Petitioner

Section 28.1902 Standards for Approval

The Village may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plan and the evidence presented is such as to establish the following:

With respect of the proposal being in compliance with the Village Comprehensive Plan, the site is at the east edge of the Downtown/Mixed Use area. The site's location takes advantage of the pedestrian-friendly environment of the Downtown and future residents of the proposed residences will add to the customer base. Residents of the proposed building will add to the population who are the shopping and dining patrons, they may add to the work force of downtown employment and obviously this development will add to the living opportunities for existing and future Village residents. The construction of the proposed 48 dwelling-unit residential building will bring a significant investment to the Downtown area especially as it will replace a manufacturing building which has now reached its economic obsolescence.

The design of the proposed building and site has attempted to meet the Comprehensive Plan's objective of reinforcing the walkable nature of the Downtown based upon its relative location to the Downtown and as the building is to be sited relatively close to the sidewalk line. Parking for the proposed residences is to be located within or on the parking structure that makes up the lowest two levels of the building. Such location of the parking screens the street view from the parking area that serves the subject building.

Finally, the proposed development concept meets the Comprehensive Plan's objective, which urges that development in and around the Downtown should focus on the Transit-Oriented opportunities that the Downtown location offers. Clearly, the proposed building has been conceived as a railroad-oriented facility, both with its location immediately north of the Burlington Northern tracks and with respect to its convenient location as it relates to the Village's easterly two commuter stations. The Main Street station is the more obvious commuter rail facility for this site being only 1,300 feet from the east end of the platform at Washington Street and the tracks and approximately 2,100 feet from the site to the Main Street Station building. Additionally, the subject site is also within walking distance of the Fairview Station, which is a walking distance of approximately 2,900 feet. Anyone who works in the City and desires to live within a desirable suburban downtown area that is also within walking distance of a train station will find the location of the proposed multiple family development to be most desirable.

(a) That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

A housing stock, which offers a variety of living opportunities with a variety of different amenities, is a key land use element for any successful community. Different types of dwellings serve the needs of different residents depending on their work destinations, their age or their stage of life. The proposed facility clearly is oriented to residents who have a need or a desire to live near the Village's Downtown. This living opportunity offers many commercial and service opportunities as well as convenient access excellent transportation opportunities.

The replacement of the current industrial building with a new modern residential building is a very desirable modification to the neighborhood as such an investment will add to the relative value of the neighborhood and may lead to additional redevelopment investment in the future. Investment and improvements tend to spawn similar actions by others.

(b) That the use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

The petitioner is of the opinion that the proposed special use when approved and constructed will have no negative effect on the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property value in the vicinity. This determination has been made based upon the following.

First, the proposed use is an authorized use in the underlying DT Downtown Transition District. The zoning on the property was first the result of careful legislative consideration in drafting the rules and regulation of the district. The codification of the DT zoning district clearly took into consideration the unique confluence of the presence of the Burlington Northern railroad tracks, the presence to the west of the Village's Downtown/CBD area and the presence generally to the north and to the immediate west of a mixture of different types of residential uses. The application of the DT zoning specific to the subject site resulted following a public hearing to determine if a rezoning to DT was appropriate. A similar public hearing consideration took place concerning properties to the immediate west of the subject property. The recommendations that resulted from the public hearing were subsequently considered by the Village Council, which implemented the rezoning with the adoption of appropriate ordinances.

Second, the use is consistent with the specific land uses that either abut the site or are present in the surrounding area. The basic variety of residential and industrial uses as well as the presence of a major freight and commuter passenger railroad

line has coexisted essentially since the late 19th Century with no apparent negative implications to the health, safety, morals, or to the general welfare of anyone living or working in the immediate area. A simple visual inspection of the area shows the area to be a desirable both to live in and in which to conduct commerce. It appears to be clear that the subject use will no more be injurious to property values than has any similar use that has been established either in the immediate area or in the greater downtown area of the Village.

Third, the redevelopment of the subject site will replace a tired, early 20th century industrial building which has come to the end of its economic usefulness, with a modern convenient high quality residential building.

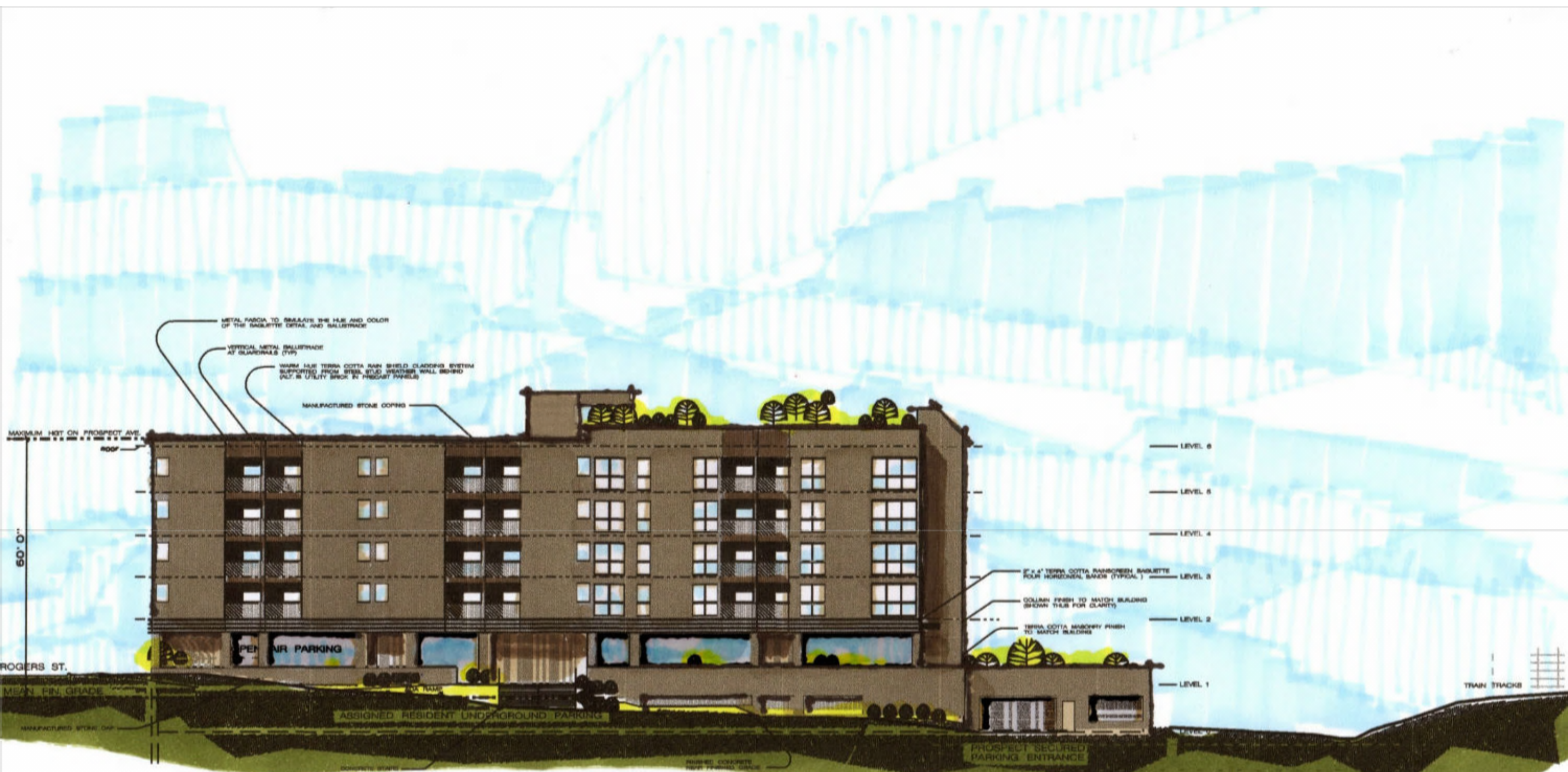
(c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.

The petitioner has caused to be prepared detailed and specific supportive material including a site plan, landscape plan, building elevation drawings, interior drawings depicting the proposed residential dwellings, plans for the structured parking as well as detailed site engineering plans and studies which have been submitted to the Village along with the application seeking approval for a special use.

The purpose of providing such detailed drawings and documentation is to provide an in-depth evaluation of the suitability of the various elements which make up a development in order to demonstrate to the municipal authority that the proposed development has been prepared in a manner which meets or exceeds all applicable Village of Downers Grove zoning and land use regulations. The petitioner is of the opinion that the plans being submitted in support of the proposed special use petition clearly prove that the requested special use complies with the regulations of the specific zoning district as well as to the applicable general requirements of the Zoning Ordinance.

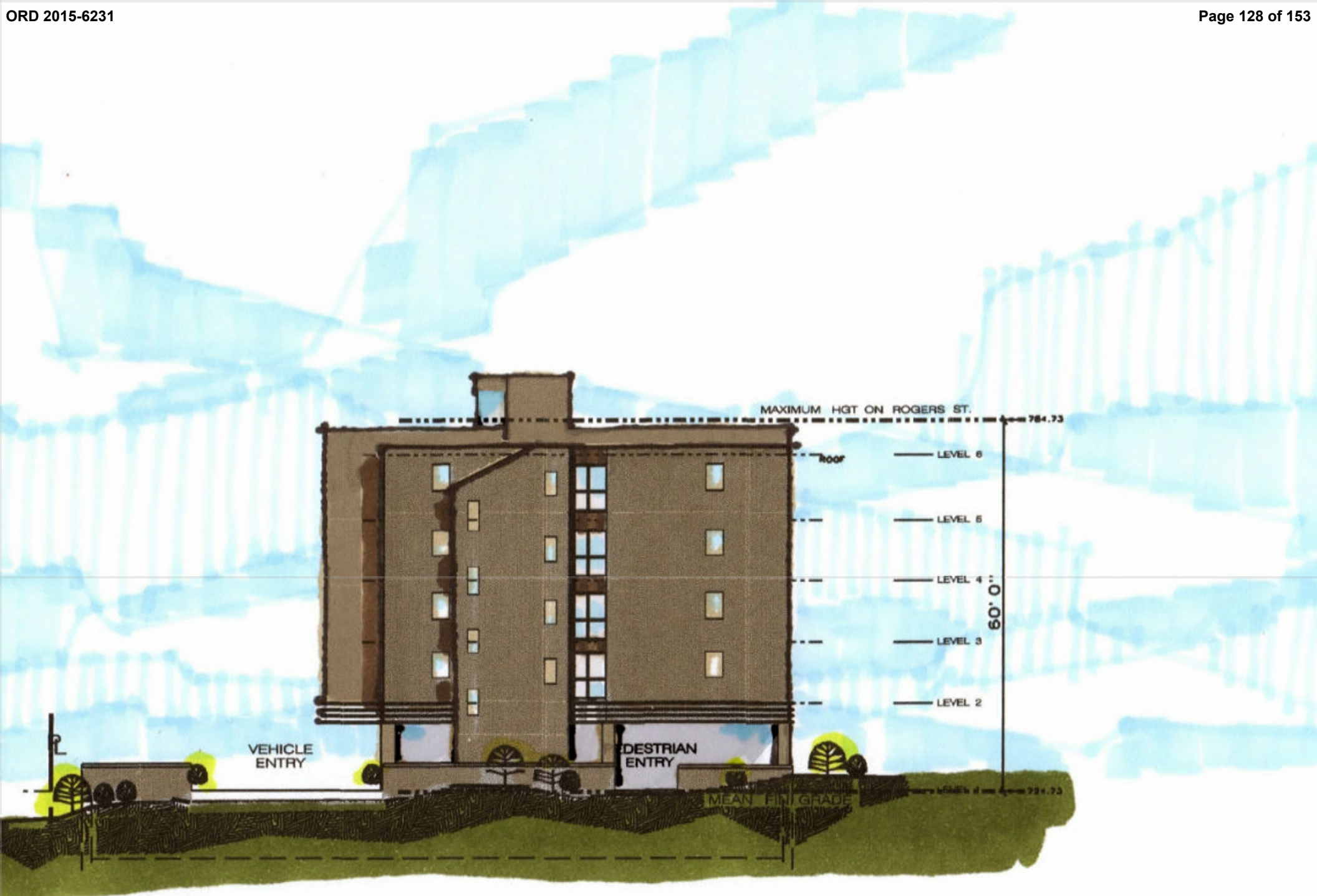
(d) That it is one of the special uses specifically listed for the district in which it is to be located.

According to the provisions of section 28.611(d)(1) Residential, Multiple family dwellings, is listed as an authorized special use in the underlying DT Downtown Transition District. The petitioner is specifically requesting approval of a special use that clearly represents this listed and authorized land use.



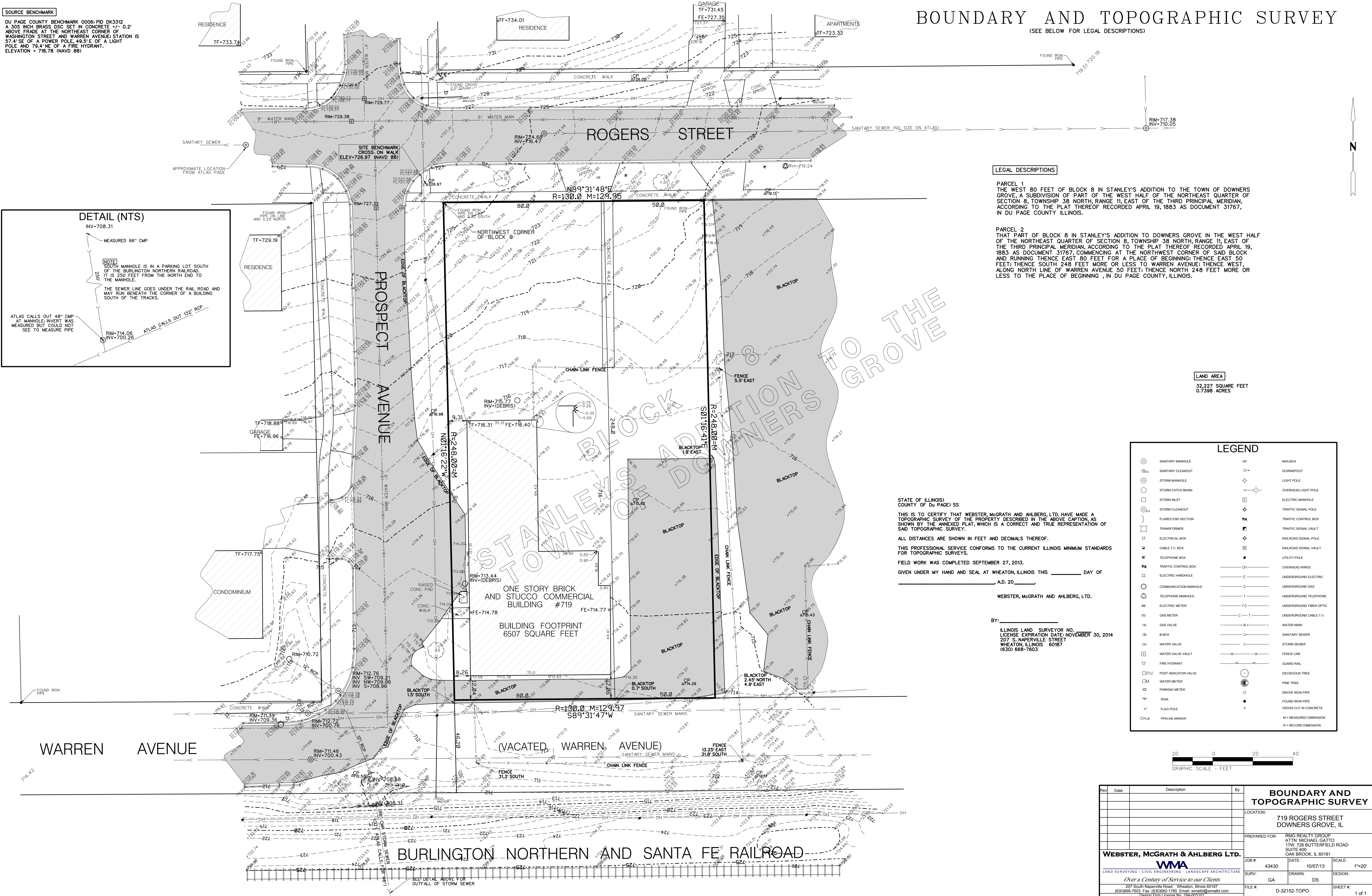
WEST (PROSPECT AVE.) ELEVATION





NORTH (ROGERS ST.) ELEVATION





BOUNDARY AND TOPOGRAPHIC SURVEY

(SEE BELOW FOR LEGAL DESCRIPTIONS)

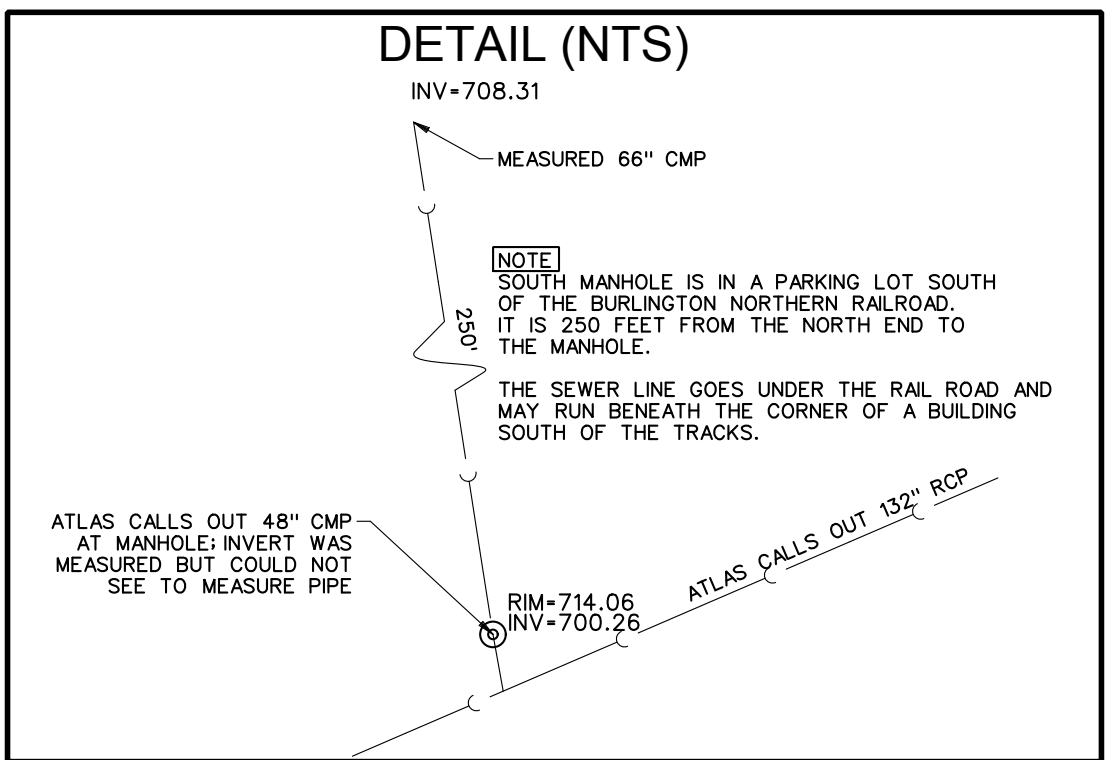
SOURCE BENCHMARK
 DU PAGE COUNTY BENCHMARK 0006; PID DK3312
 A 305 INCH BRASS DSO SET IN CONCRETE +/- 0.2'
 ABOVE GRADE AT THE NORTHEAST CORNER OF
 WASHINGTON STREET AND WARREN AVENUE; STATION IS
 57.4' SE OF A POWER POLE, 49.5' E OF A LIGHT
 POLE AND 79.4' NE OF A FIRE HYDRANT.
 ELEVATION = 718.78 (NAVD 88)

LEGAL DESCRIPTIONS

PARCEL 1
 THE WEST 80 FEET OF BLOCK 8 IN STANLEY'S ADDITION TO THE TOWN OF DOWNERS GROVE, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1883 AS DOCUMENT 31767, COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK AND RUNNING THENCE EAST 80 FEET FOR A PLACE OF BEGINNING; THENCE EAST 50 FEET; THENCE SOUTH 248 FEET MORE OR LESS TO WARREN AVENUE; THENCE WEST, ALONG NORTH LINE OF WARREN AVENUE 50 FEET; THENCE NORTH 248 FEET MORE OR LESS TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2
 THAT PART OF BLOCK 8 IN STANLEY'S ADDITION TO DOWNERS GROVE IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1883 AS DOCUMENT 31767, COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK AND RUNNING THENCE EAST 80 FEET FOR A PLACE OF BEGINNING; THENCE EAST 50 FEET; THENCE SOUTH 248 FEET MORE OR LESS TO WARREN AVENUE; THENCE WEST, ALONG NORTH LINE OF WARREN AVENUE 50 FEET; THENCE NORTH 248 FEET MORE OR LESS TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

LAND AREA
 32,227 SQUARE FEET
 0.7398 ACRES



STATE OF ILLINOIS
 COUNTY OF DU PAGE SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD. HAVE MADE A TOPOGRAPHIC SURVEY OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID TOPOGRAPHIC SURVEY.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

FIELD WORK WAS COMPLETED SEPTEMBER 27, 2013.

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

WEBSTER, McGRATH AND AHLBERG, LTD.

BY: _____
 ILLINOIS LAND SURVEYOR NO. _____
 LICENSE EXPIRATION DATE: NOVEMBER 30, 2014
 207 S. NAPERVILLE STREET
 WHEATON, ILLINOIS 60187
 (630) 668-7603

LEGEND

○	SANITARY MANHOLE	□	MAILBOX
○	SANITARY CLEANOUT	○	DOWNSPOUT
○	STORM MANHOLE	○	LIGHT POLE
○	STORM CATCH BASIN	○	OVERHEAD LIGHT POLE
○	STORM INLET	○	ELECTRIC MANHOLE
○	STORM CLEANOUT	○	TRAFFIC SIGNAL POLE
○	FLARED END SECTION	○	TRAFFIC CONTROL BOX
○	TRANSFORMER	○	TRAFFIC SIGNAL VAULT
○	ELECTRICAL BOX	○	RAILROAD SIGNAL POLE
○	CABLE T.V. BOX	○	RAILROAD SIGNAL VAULT
○	TELEPHONE BOX	○	UTILITY POLE
○	TRAFFIC CONTROL BOX	○	OVERHEAD WIRES
○	ELECTRIC HANDHOLE	○	UNDERGROUND ELECTRIC
○	COMMUNICATION MANHOLE	○	UNDERGROUND GAS
○	TELEPHONE MANHOLE	○	UNDERGROUND TELEPHONE
○	ELECTRIC METER	○	UNDERGROUND FIBER OPTIC
○	GAS METER	○	UNDERGROUND CABLE T.V.
○	GAS VALVE	○	WATER MAIN
○	B BOX	○	SANITARY SEWER
○	WATER VALVE	○	STORM SEWER
○	WATER VALVE VAULT	○	FENCE LINE
○	FIRE HYDRANT	○	GUARD RAIL
○	POST INDICATOR VALVE	○	DECIDUOUS TREE
○	WATER METER	○	PINE TREE
○	PARKING METER	○	DROVE IRON PIPE
○	SIGN	○	FOUND IRON PIPE
○	FLAG POLE	○	CROSS CUT IN CONCRETE
○	PIPELINE MARKER	○	M = MEASURED DIMENSION
		○	R = RECORD DIMENSION



Rev	Date	Description	By

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATION: 719 ROGERS STREET DOWNERS GROVE, IL

PREPARED FOR: RMG REALTY GROUP
 ATTN: MICHAEL GATTO
 17W-728 BUTTERFIELD ROAD
 SUITE 400
 OAK BROOK, IL 60181

WEBSTER, McGRATH & AHLBERG LTD.
VMA
 LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
 207 South Naperville Road, Wheaton, Illinois 60187
 (630) 668-7603 Fax: (630) 668-1700 Email: wma@wmaill.com
 Design Firm License No. 184-003101

JOB #: 43430 DATE: 10/07/13 SCALE: 1"=20'
 SURV: GA DRAWN: DS DESIGN: _____
 FILE #: D-32152-TOPO SHEET #: 1 of 1

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

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

PROPOSED IMPROVEMENTS

FOR

719 ROGERS STREET APARTMENTS

DOWNERS GROVE, ILLINOIS

PLANS PREPARED FOR
RMG REALTY GROUP
 17W728 BUTTERFIELD ROAD, SUITE 105
 OAK BROOK TERRACE, IL 60181
 (847) 778-9626

DATE	01/08/2014
REVISION	PER VILLAGE REVIEW
DRAWN BY	JP

719 ROGERS STREET APARTMENTS
 DOWNERS GROVE, ILLINOIS
 TITLE SHEET

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

PROJECT NO.	06803613
DATE	11/15/2015
SCALE	NONE
PROJ. MGR.	RWG
PROJ. ASSOC.	MRM
DRAWN BY	JP

SHEET
1 of 10

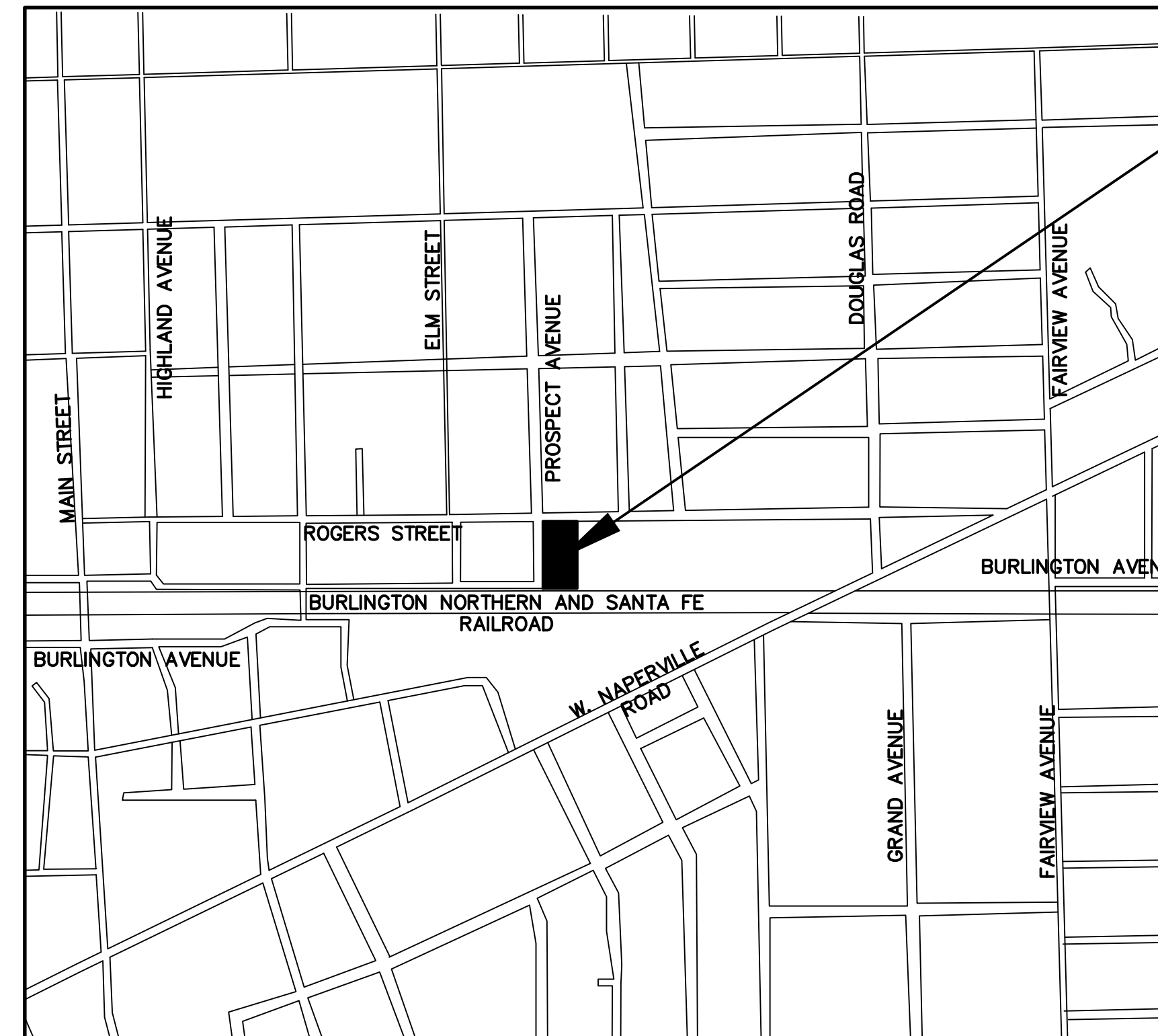
LEGEND

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

ABBREVIATIONS

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

LOCATION MAP



SITE LOCATION

INDEX OF SHEETS

- TITLE SHEET
- EXISTING CONDITIONS/ DEMOLITION PLAN
- SITE GEOMETRIC AND PAVING PLAN
- SOIL EROSION AND SEDIMENT CONTROL PLAN
- GRADING PLAN
- UTILITY PLAN
- PLAN AND PROFILE — PROSPECT AVENUE
- PROJECT NOTES AND SPECIFICATIONS
- CONSTRUCTION STANDARDS & DETAILS
- CONSTRUCTION STANDARDS & DETAILS

GENERAL NOTES

- The contractor shall notify the following governmental agencies at least two working days prior to commencement of construction:
 - Village of Downers Grove Engineering and Public Works Department (630)-434-5500
 - Downers Grove Sanitary District (630)-969-0664
- The contractor shall notify all utility companies and arrange for their facilities to be located prior to work in any easement, right-of-way, or suspected utility location. Repair of any damage to existing facilities shall be the responsibility of the contractor. Utility locations shown herein are for graphic illustration only and are not to be relied upon.
- Prior to commencement of any offsite construction, the contractor shall secure written authorization that all offsite easements have been secured, and that permission has been granted to enter onto private property.
- Elevations shown herein reflect NAVD 1988 datum.
- The boundary and topographic survey data for this project is based on a field survey prepared by Webster, McGrath & Ahlberg LTD, dated October 7, 2013. The contractor shall verify existing conditions prior to commencing construction and shall immediately notify the engineer in writing of any differing conditions.
- RWG Engineering, LLC, its employees and agents are not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor, and any other entity performing work at the site. Neither the owner nor the engineer assumes any responsibility for job site safety or for the means, methods or sequences of construction.

85% PROGRESS
 01/08/2014

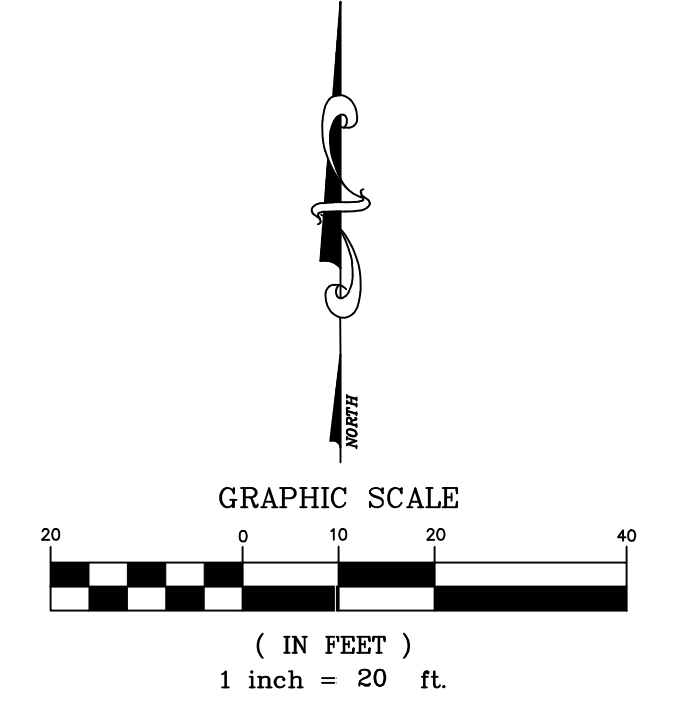
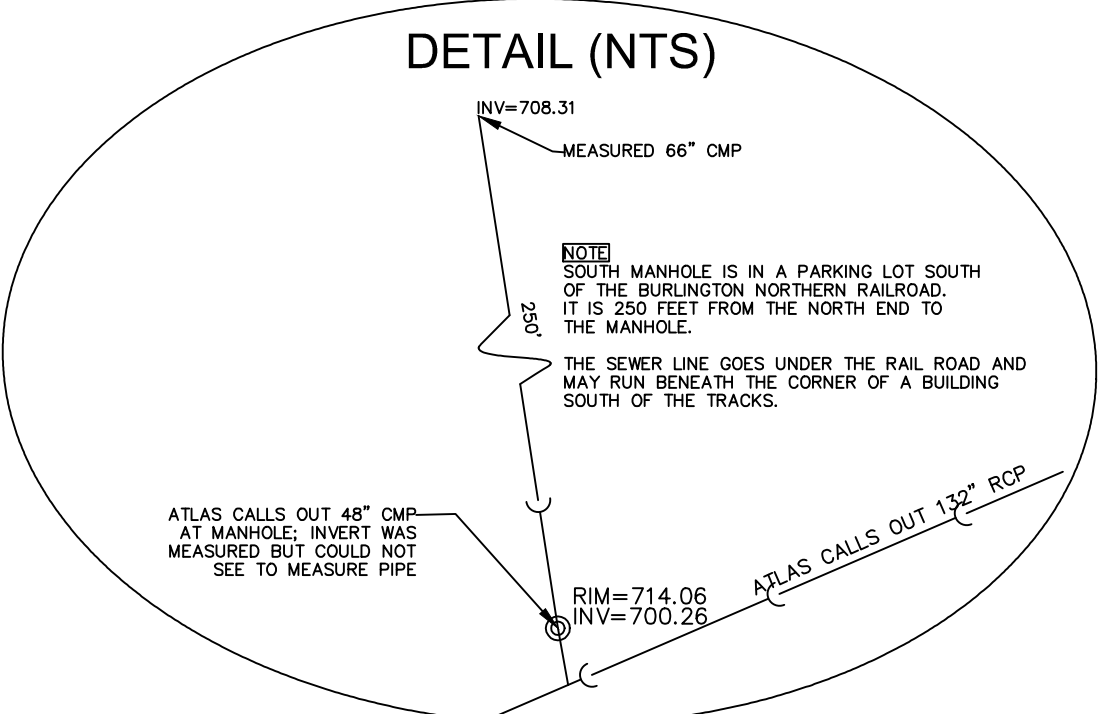
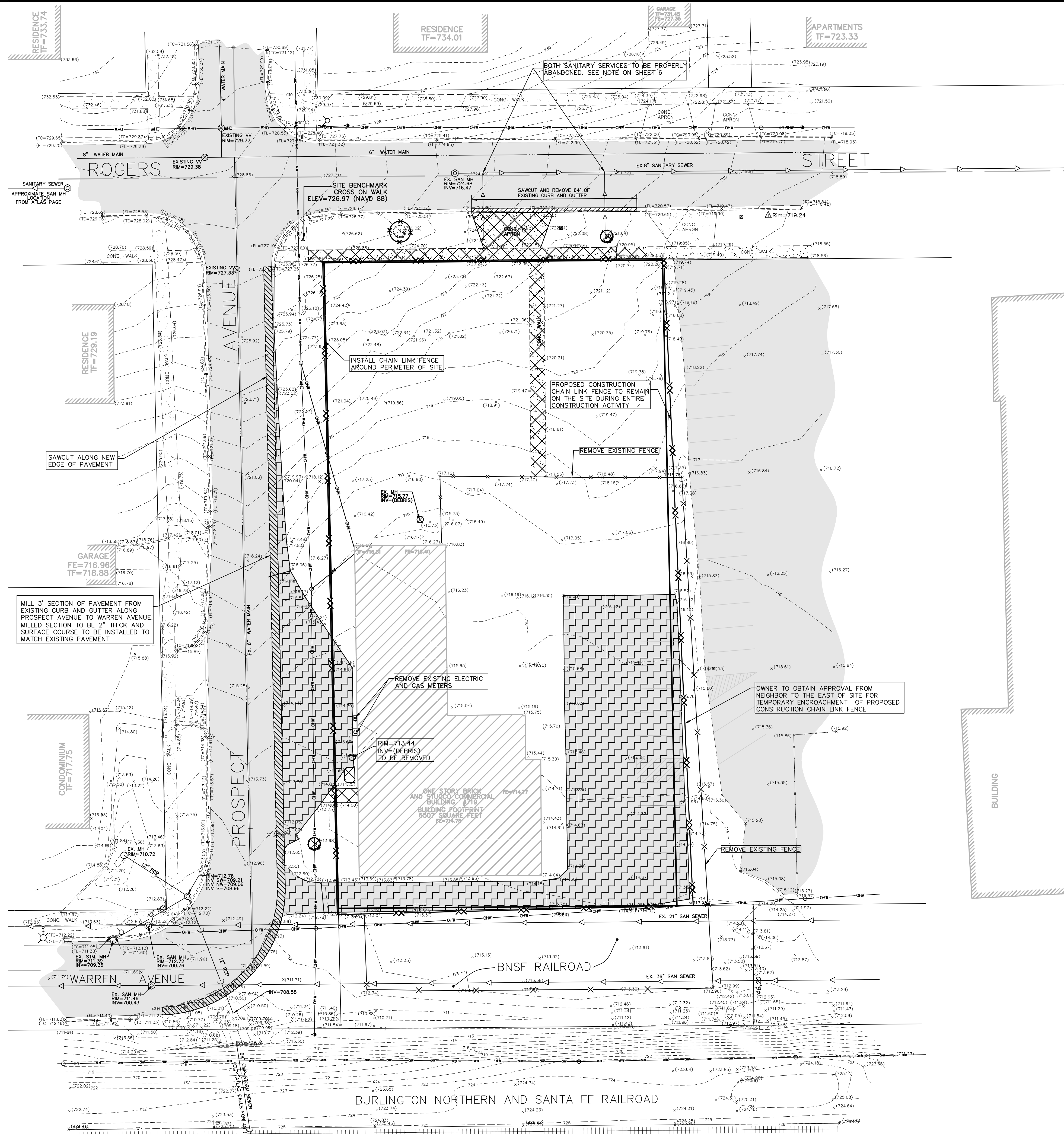
BENCHMARKS

SOURCE BENCHMARK:
 DU PAGE COUNTY BENCHMARK 0006; PID DK3312A 305 INCH BRASS DSC SET IN CONCRETE +/- 0.2' ABOVE FRADE AT THE NORTHEAST CORNER OF WASHINGTON STREET AND WARREN AVENUE; STATION IS 57.4' SE OF A POWER POLE, 49.5' E OF A LIGHT POLE AND 79.4' NE OF A FIRE HYDRANT. ELEVATION = 718.78 (NAVD 88)

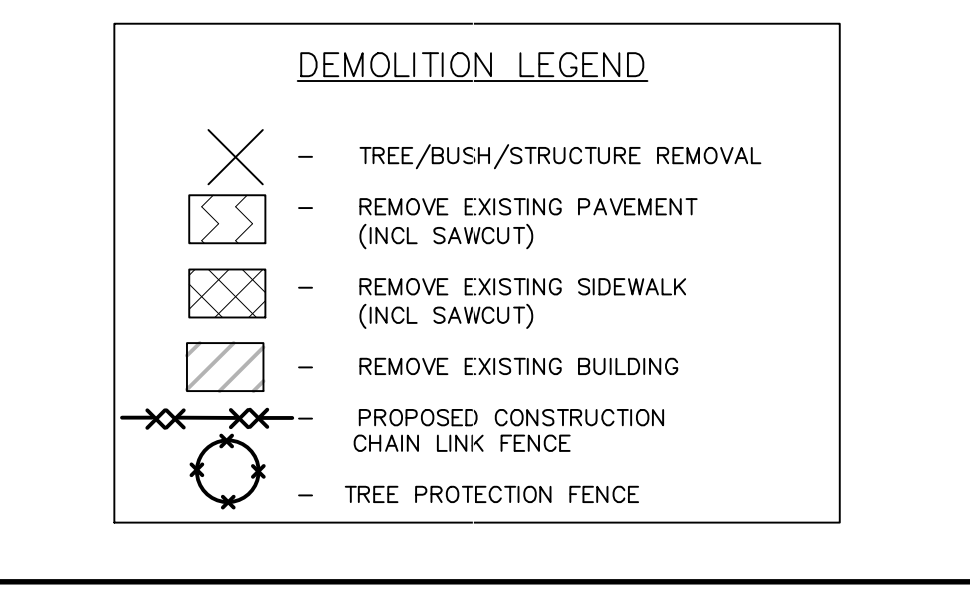
SITE BENCHMARK:
 CROSS CUT ON SIDEWALK EXTENSION TO ROGERS STREET AT THE SOUTHEAST CORNER OF ROGERS STREET AND PROSPECT AVENUE. ELEVATION = 726.97 (NAVD 1988)



Formerly JULIE 1-800-892-0123

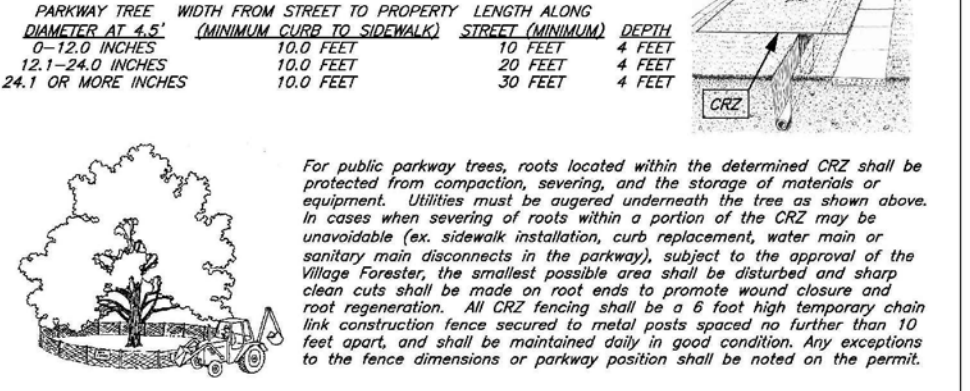


- DEMOLITION NOTES**
- EXISTING ELECTRICAL AND PHONE CABLES ARE LOCATED WITHIN THE PROPOSED IMPROVEMENT AREA. APPROXIMATE LOCATIONS ARE SHOWN HEREON. THE CONTRACTOR SHALL ARRANGE FOR PRECISE LOCATION OF EXISTING CABLE SERVICES AND EXERCISE EXTREME CARE WHEN WORKING AROUND SAME.
 - ALL STRUCTURAL PAVEMENT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



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

The Critical Root Zone, or CRZ, is the area immediately surrounding a tree that needs to be protected from damage. The size of this area, measured from the center of the tree, is likely a circle with a radius of one foot for each inch of trunk diameter. The depth of the CRZ extends to a foot below the natural ground surface level. In a municipal parkway setting with utilities and paved or concrete surfaces, the CRZ cannot change to the street side. Instead, the CRZ has been restricted to form a continuous around the parkway tree trunk with the minimum amount needed in the adjoining sidewalk. At a maximum, the CRZ shall be fenced with a 6 foot high temporary chain link construction fence secured by metal posts spaced no further than 10 feet apart and shall be maintained daily in good condition. Any exceptions to the fence dimensions or parkway position shall be noted on the permit. Any exceptions shall be noted on the drawings submitted for a given permit.



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

- Issuance of an invoice for the monetary loss in tree value or partial value due to damage to either the above ground or below ground portions of the parkway tree, or unauthorized tree removal;
- Forfeiture of bonds issued for the work should funds be sufficient to cover tree values and fines;
- Costs of repairs, such as curbing or cobble, or costs for removal of the damaged parkway tree along with the stump if the tree cannot remain in the right-of-way;
- Fines of \$500 for 1st offense, \$1,000 for 2nd offense, \$2,500 for 3rd and subsequent offenses;
- each day during which a violation continues shall be construed as a separate and distinct offense.

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

N.T.S.	DATE	REVISIONS	DRAWN BY	APPROVED BY	STANDARD DETAIL
	02/26/07		J.M.L.	M.E.M.	PARKWAY TREE PROTECTION REQUIREMENTS

ISSUING NO. TRC-01
 1/16" = 1" CRZ IN PROPORTION TO DETAIL - FEB 07, 02/26/07

REVISIONS

NO.	DATE	REVISIONS
1.	01/09/2014	PER VILLAGE REVIEW

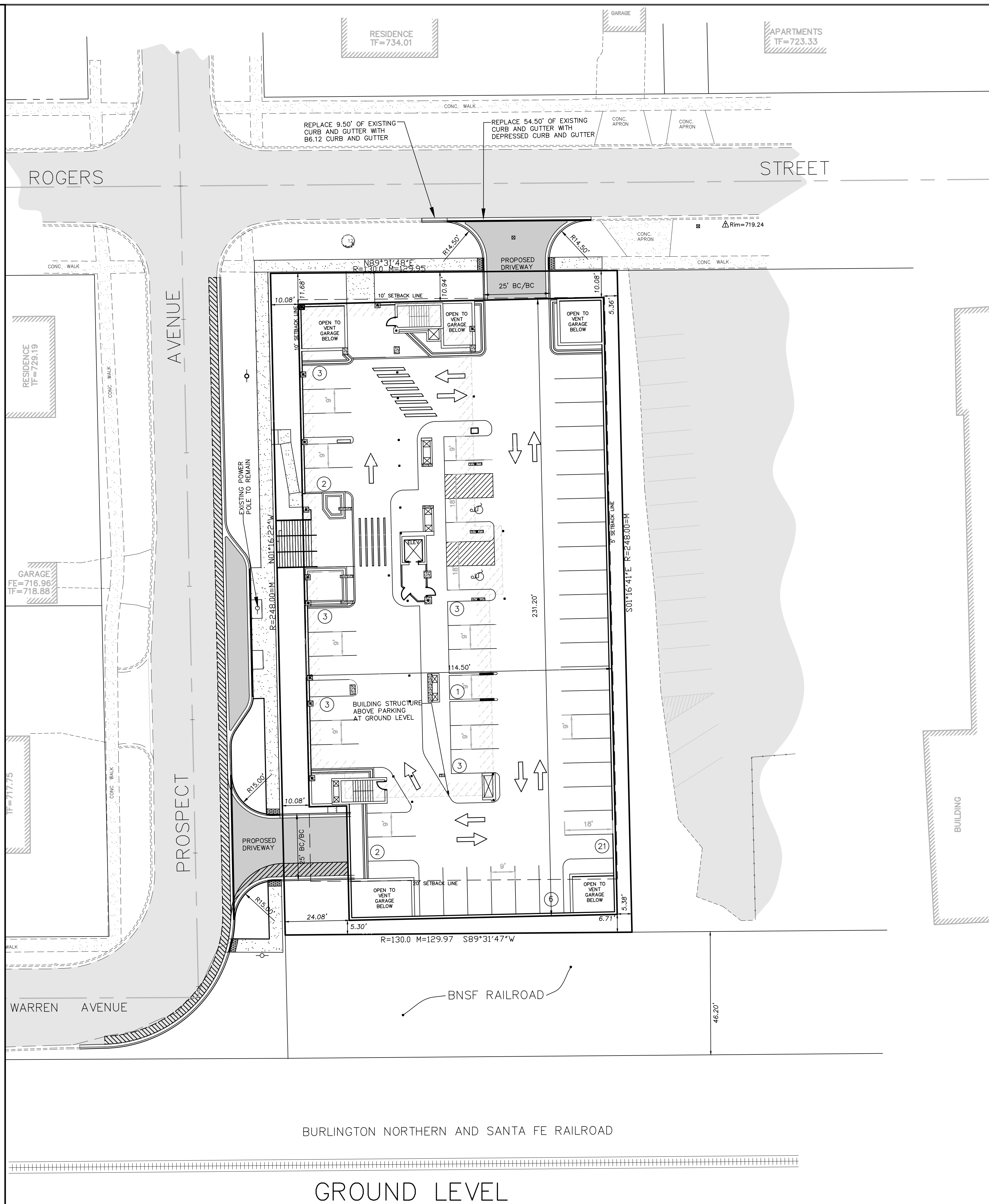
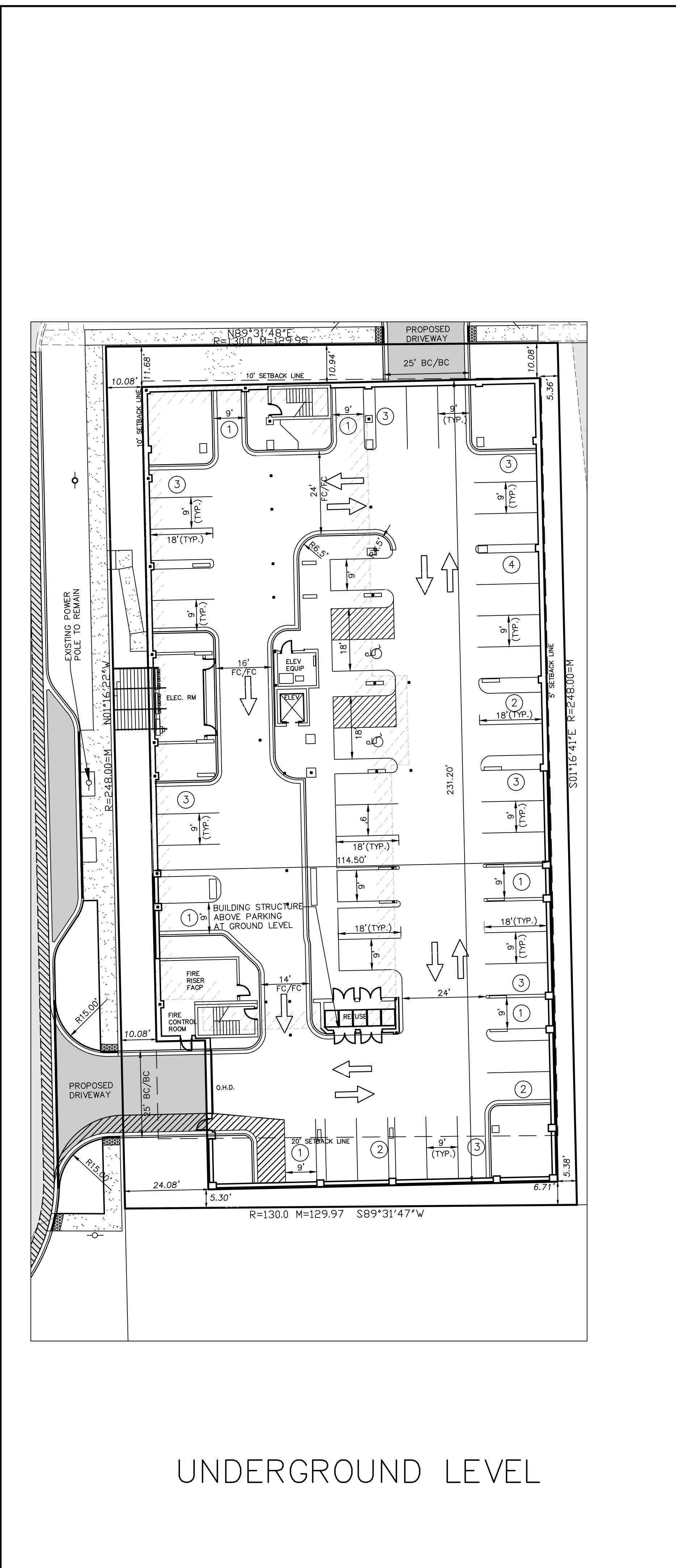
DRAWN BY: JP

719 ROGERS STREET APARTMENTS
 DOWNERS GROVE, ILLINOIS
 EXISTING CONDITION AND DEMOLITION PLAN

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

PROJECT NO. 06803613
 DATE 11/15/2013
 SCALE 1"=20'
 PROJ. MGR. RWG
 PROJ. ASSOC. MRM
 DRAWN BY: JP

SHEET
2 OF 10



GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.

DATE: 01/29/2014
 PER: VILLAGE REVIEW

REVISIONS
 DRAWN BY: JP

SITE DATA:

LOT SIZE:	0.7398 Ac
HARDSCAPE(SF): (ALL IMPERVIOUS)	0.5899 Ac
LANDSCAPE(SF): (ALL PERVIOUS)	0.1499 Ac
PARKING(REG-HC-TOTAL):	94+4= 98

- SURFACE IMPROVEMENT LEGEND:**
- ASPHALT PAVEMENT
 - 2" HOT-MIX ASPHALT SURFACE COURSE, SUPERPAVE MIX 1C, NSD
 - 2 1/2" HOT-MIX ASPHALT BINDER COURSE, SUPERPAVE IL-19.0, NSD
 - 2" HOT-MIX BASE COURSE
 - 0.30 GAL/ SY BITUMINOUS PRIME COAT (MC-30)
 - 12" CRUSHED AGGREGATE BASE COURSE CA-6 (TYPE B)
- CONCRETE SIDEWALKS**
- 6" (4" AT DRIVEWAY CROSSINGS) - PCC CONCRETE (SEE SPECS FOR MIXTURES)
 - 4" - AGGREGATE BASE COURSE, CA-6, TYPE B
 - 66.12 CURB AND GUTTER (OR 6" MONOLITHIC CURB)
 - REVERSE PITCH GUTTER FLAG (OR PITCH-OUT MONOLITHIC CURB)
 - DEPRESSED CURB
 - ADA CURB RAMP WITH DETECTABLE WARNING (REPLACEABLE RED POLYMER COMPOSITE PLATES)
 - EX. CURB AND GUTTER (OR 6" MONOLITHIC CURB)

- SITE GEOMETRIC AND PAVING NOTES:**
- SIDEWALK RAMPS WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
 - UNLESS NOTED OTHERWISE ON THE PLAN, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
 - UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE 66.12 CONCRETE CURB AND GUTTER (OR 6" MONOLITHIC CURB).
 - UNLESS OTHERWISE NOTED, ALL CURB RADI ARE 4' TO BACK OF CURB.
 - ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION (OR SITE) PLAT PREPARED BY WEBSTER, MCGRATH AND AMBERLO LTD. DATED 10/07/2013.
 - BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY- REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 - THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DRIVEWAYS, CONTRACTOR TO VERIFY ACTUAL DRIVEWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
 - UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HO) MARKING COLOR IS WHITE. ALL ON-SITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH DOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
 - PRIOR TO OPENING TO THE PUBLIC, ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED AS INDICATED. SIGNS SHALL BE INSTALLED WITH 3" SQUARE ALUMINUM POSTS WITH A BAKED ON ENAMEL FINISH, SET 1" INTO CONCRETE PIER AND SHALL INCLUDE A POST CAP.

UNDERGROUND LEVEL

BURLINGTON NORTHERN AND SANTA FE RAILROAD

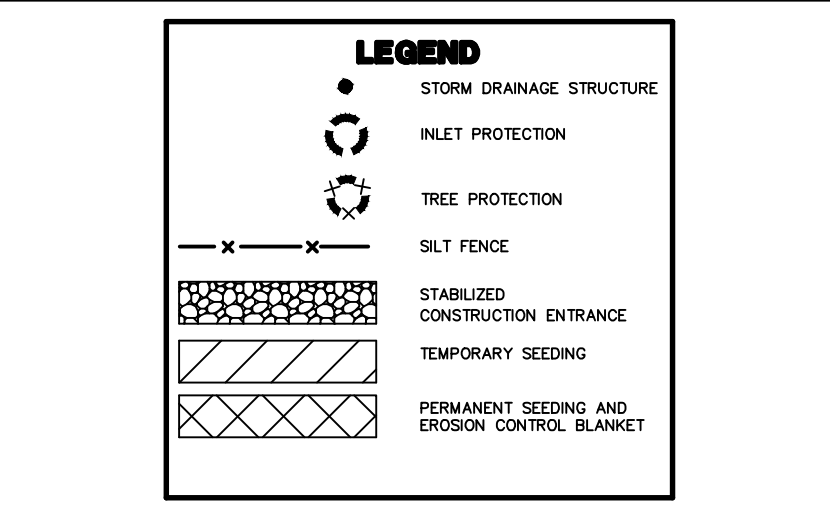
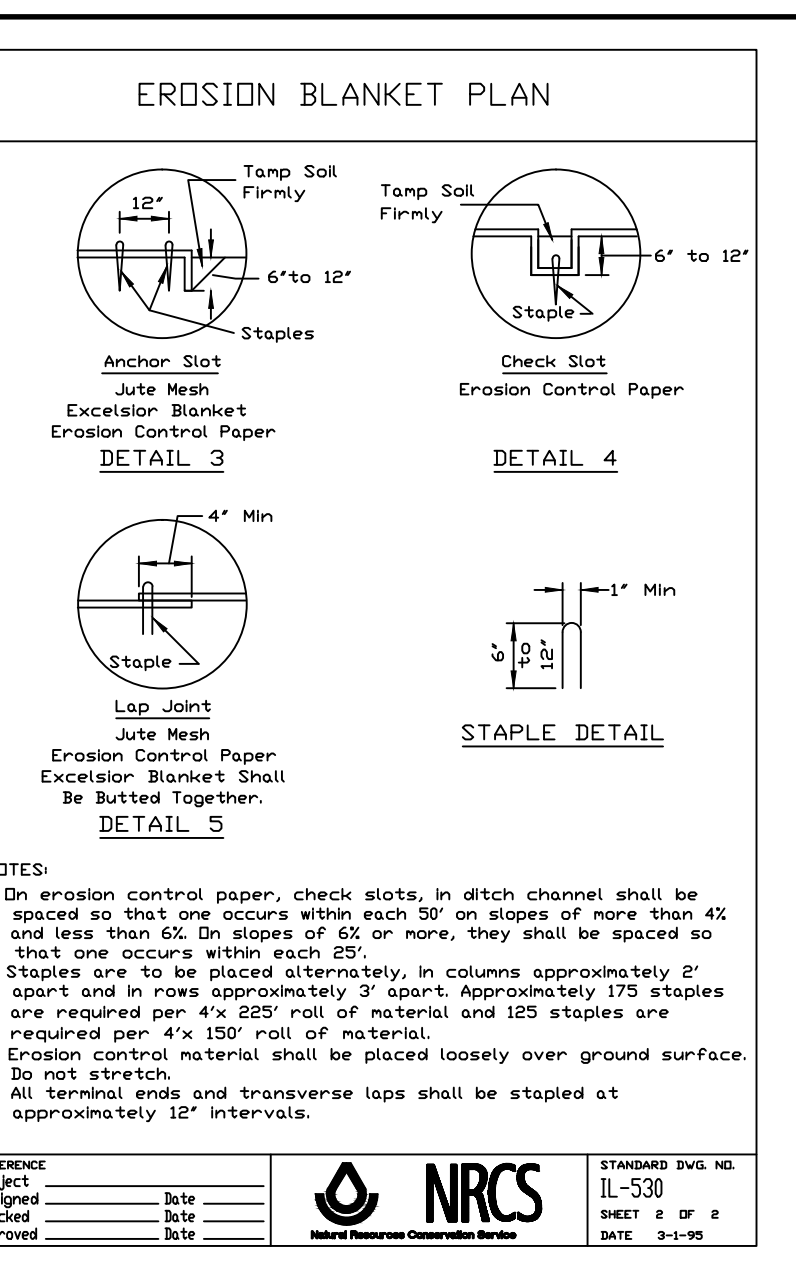
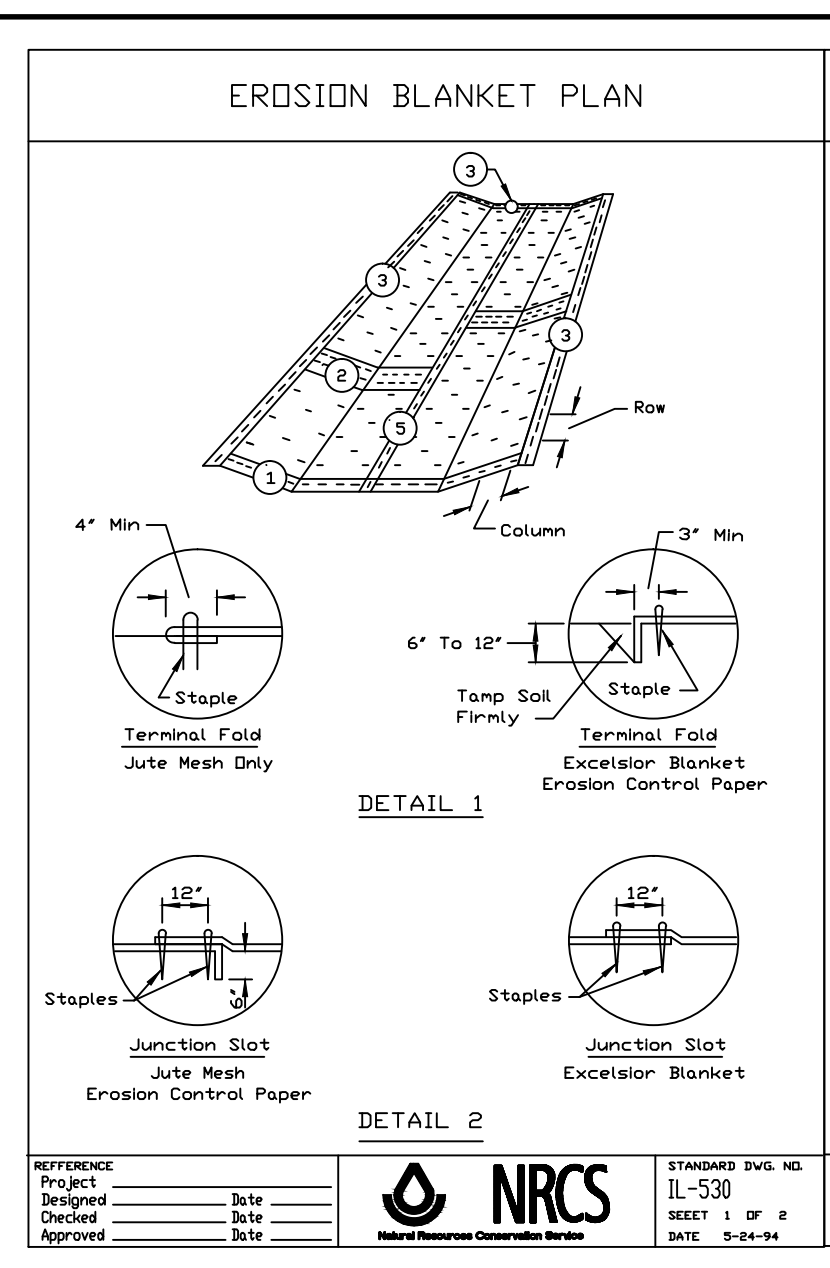
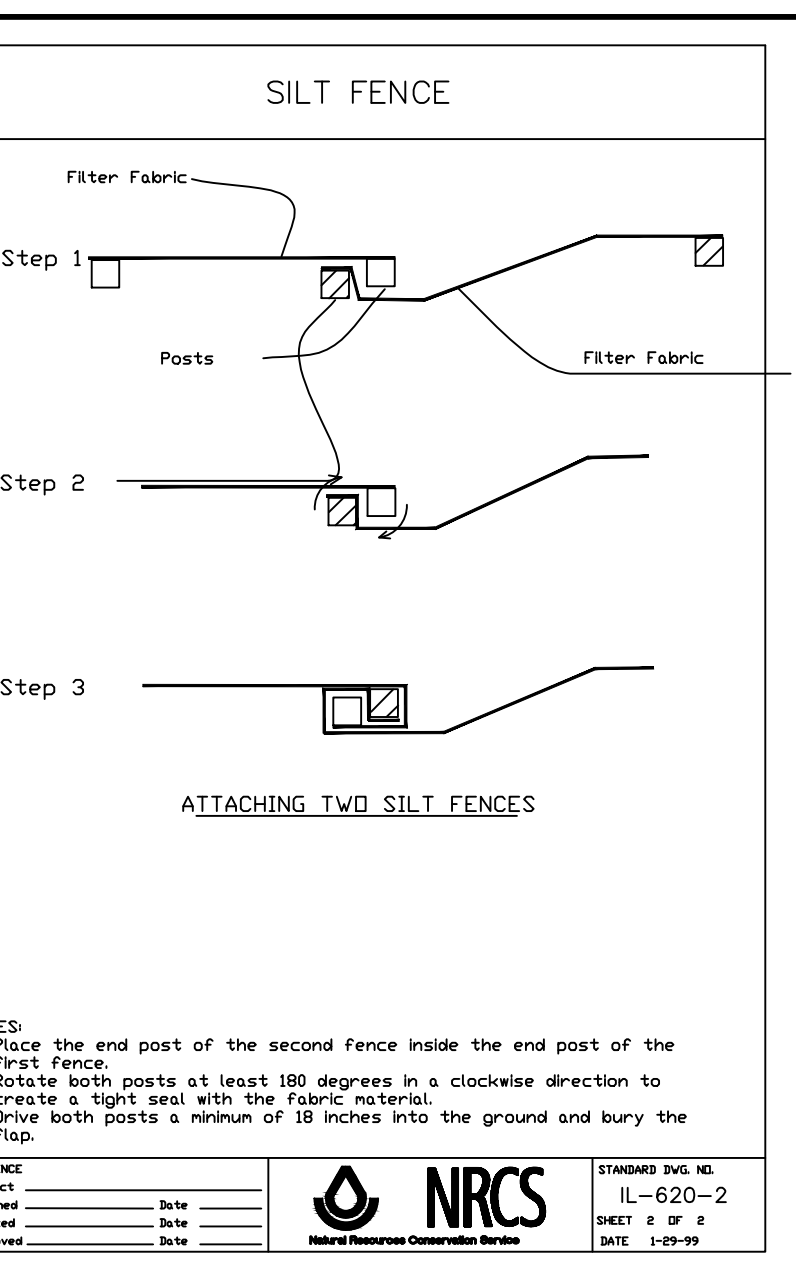
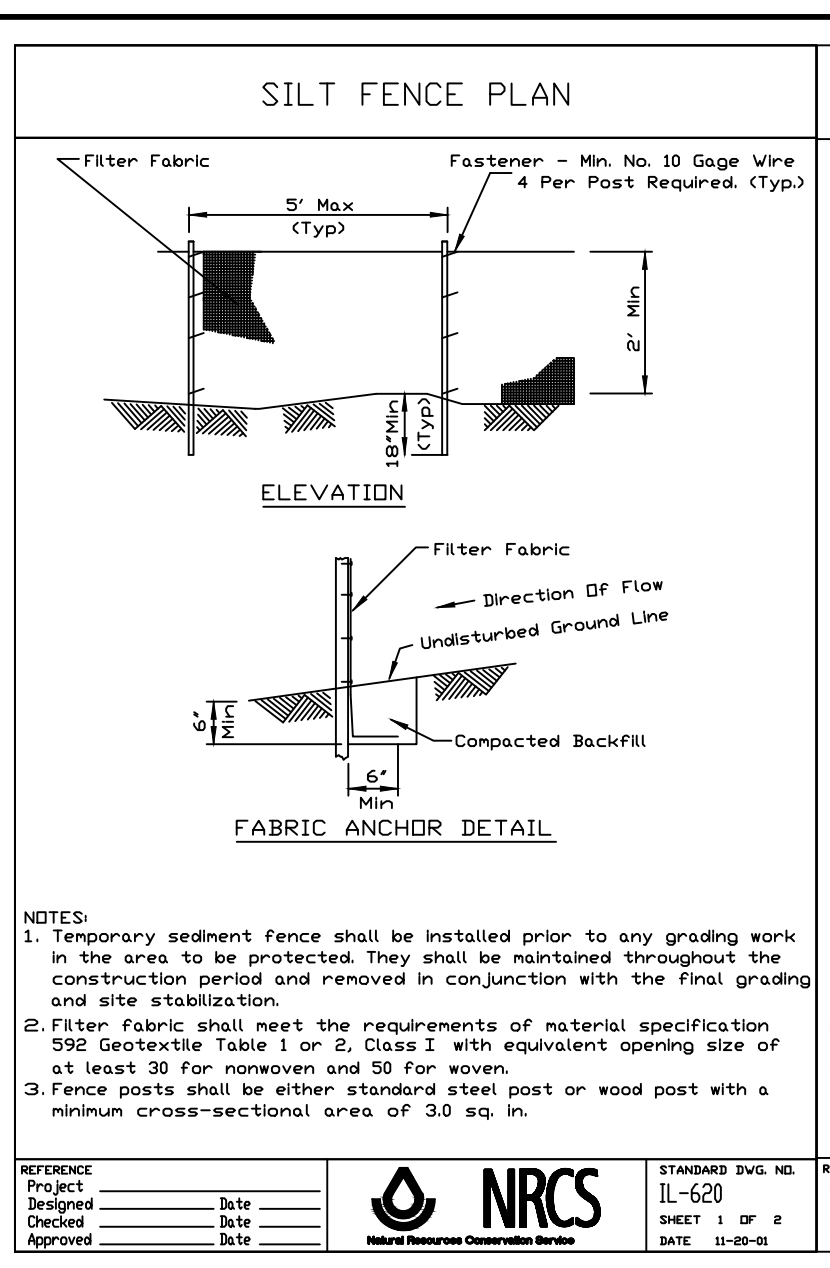
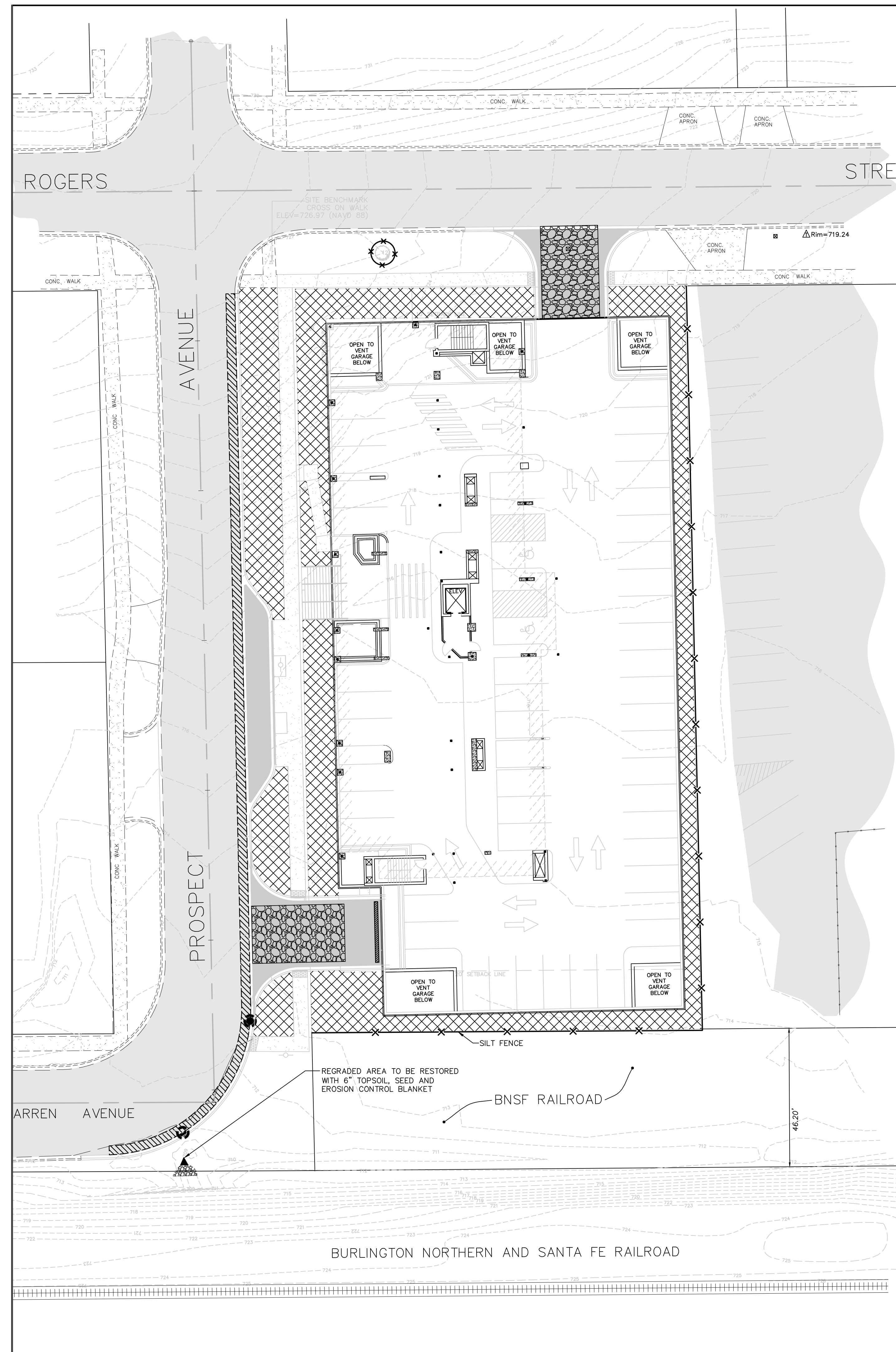
GROUND LEVEL

719 ROGERS STREET APARTMENTS
 DOWNERS GROVE, ILLINOIS
 SITE GEOMETRIC AND PAVING PLAN

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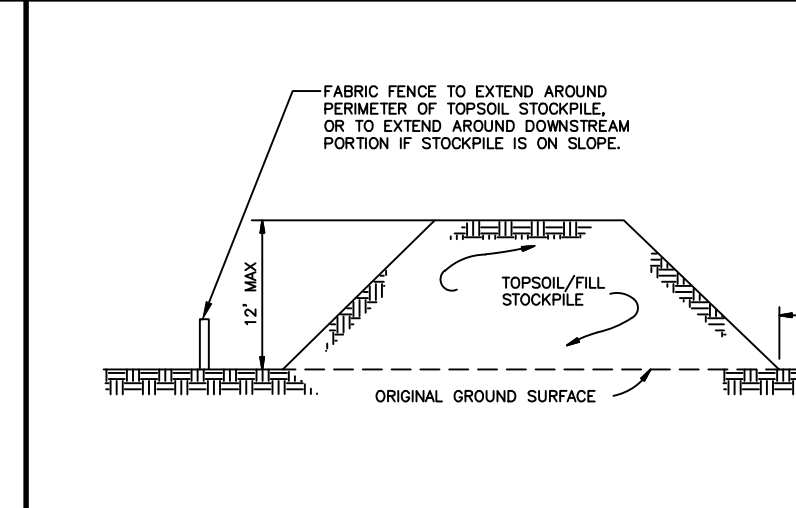
PROJECT NO. 06803613
 DATE 11/22/2013
 SCALE 1"=20'
 PROJ. MGR. RWG
 PROJ. ASSOC. MRB
 DRAWN BY: JP

SHEET
3 OF 10

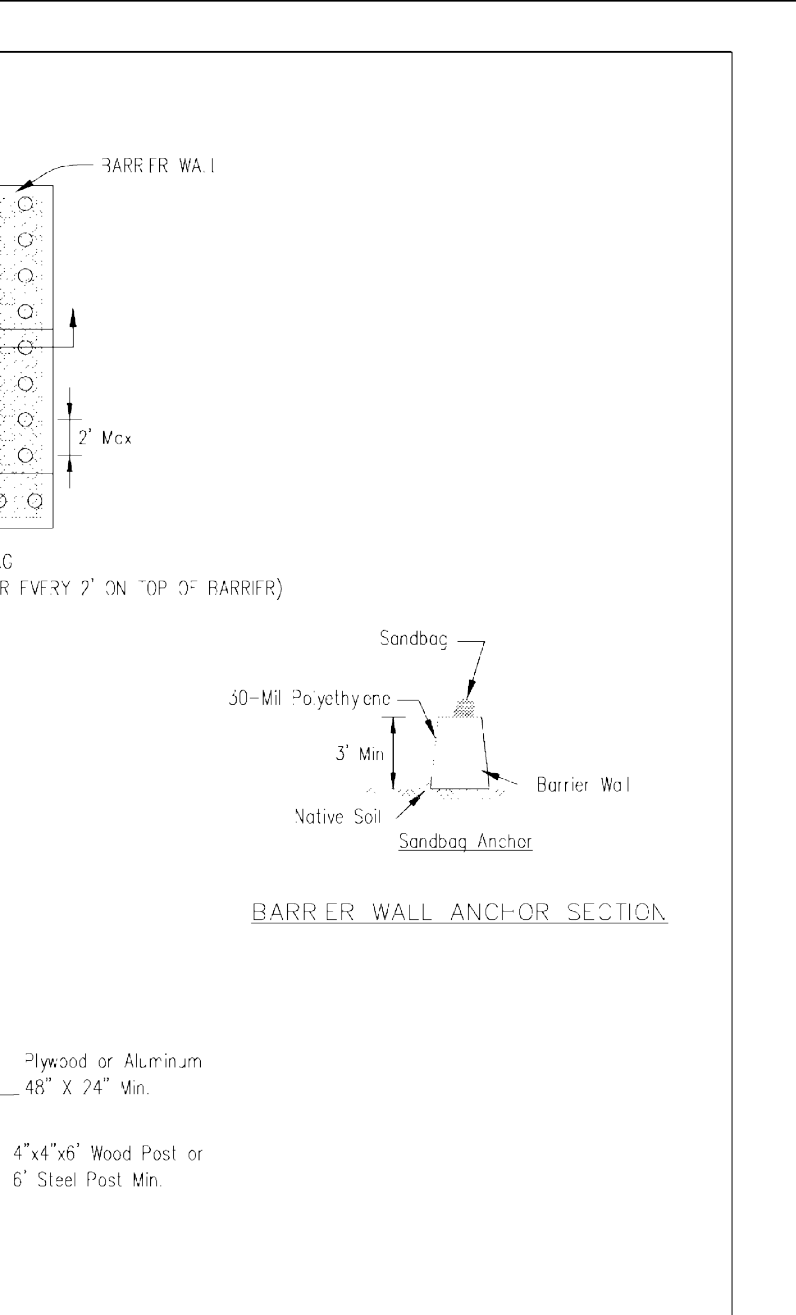
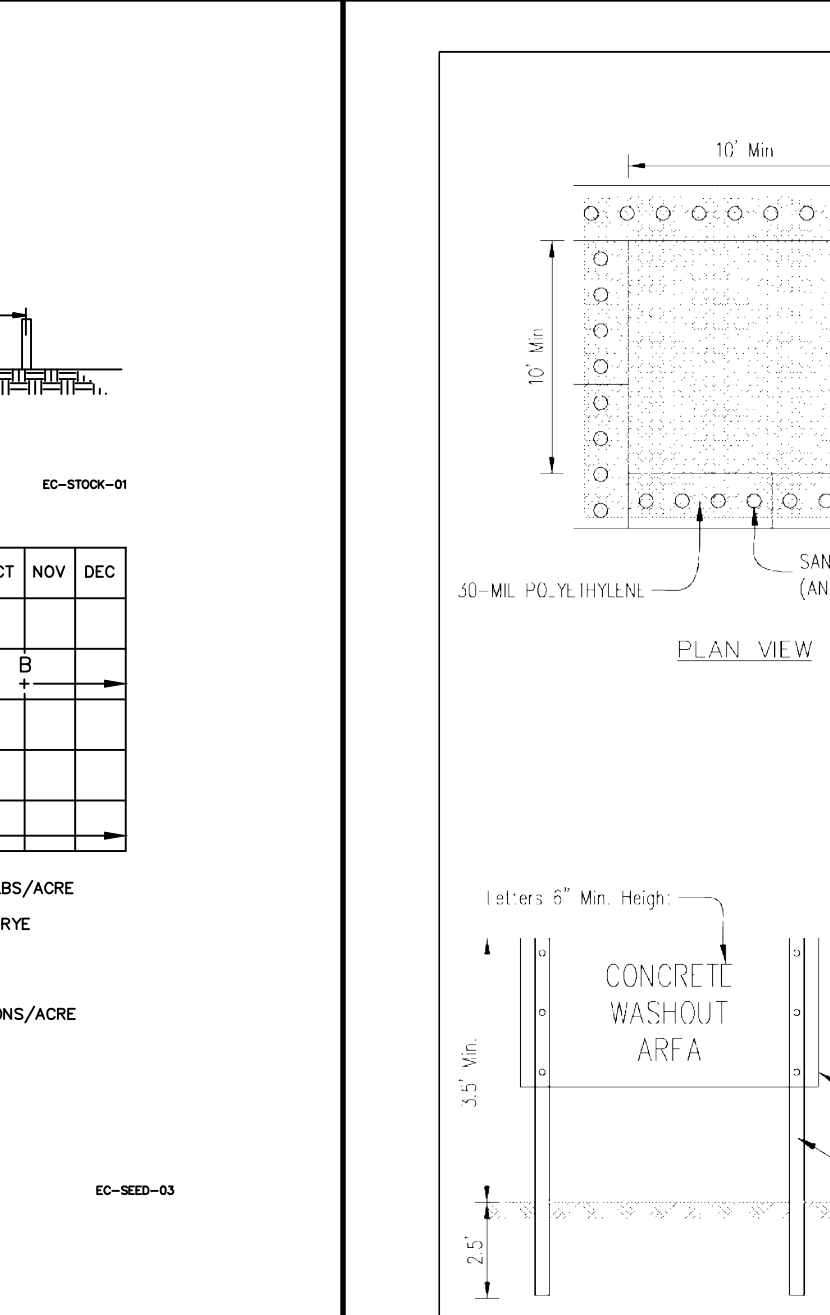


SOIL EROSION AND SEDIMENT CONTROL

- UPDATE EROSION CONTROL AS NECESSARY THROUGHOUT CONSTRUCTION UNTIL FINAL STABILIZATION.
- CONDUCT EROSION AND SEDIMENT CONTROL PRECONSTRUCTION MEETING WITH APPLICABLE AGENCIES AND CONTRACTORS.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL PERIMETER SEDIMENT CONTROL MEASURES.
- INSTALL PROTECTION FOR EXISTING INLET STRUCTURES.
- BEGIN SEDIMENT AND EROSION CONTROL OBSERVATIONS ON A WEEKLY BASIS, AS WELL AS AFTER EVERY 1/2\"/>



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



Practice	Responsibility (Installation and maintenance)	Inspection (Inspector designated by Permittee)	Timing	Maintenance
Stabilization				
Erosion Barrier	X	X	X	Remove filter and sediment, repair erosion, reseed if necessary.
Silt Trap	X	X	X	Remove sediment from channel and install (replace and reseed if needed).
Silt-Load Channel	X	X	X	Reinstall after washout and repair slope if necessary.
Silt Fence	X	X	X	Remove sediment when deposition is 1/2\"/>

DRAWN BY: JP

REVISIONS:

DATE: 07/09/2014

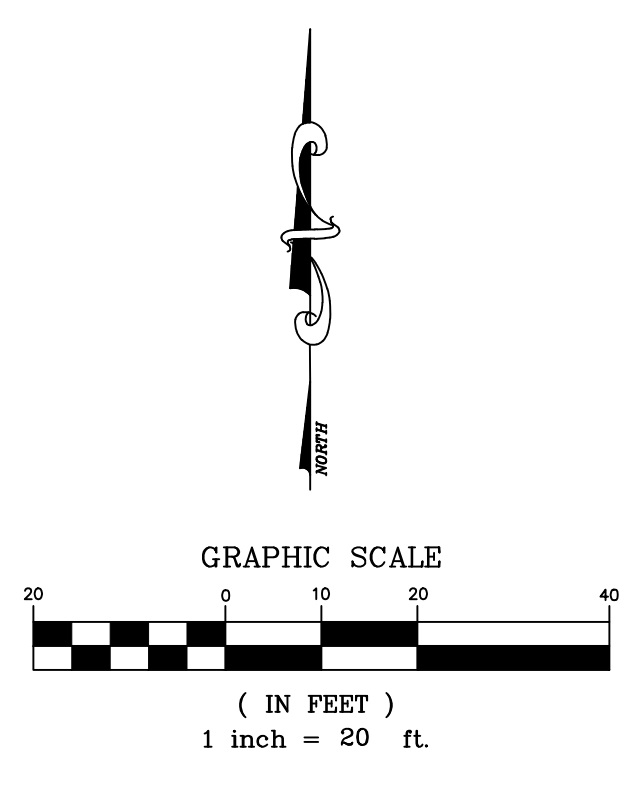
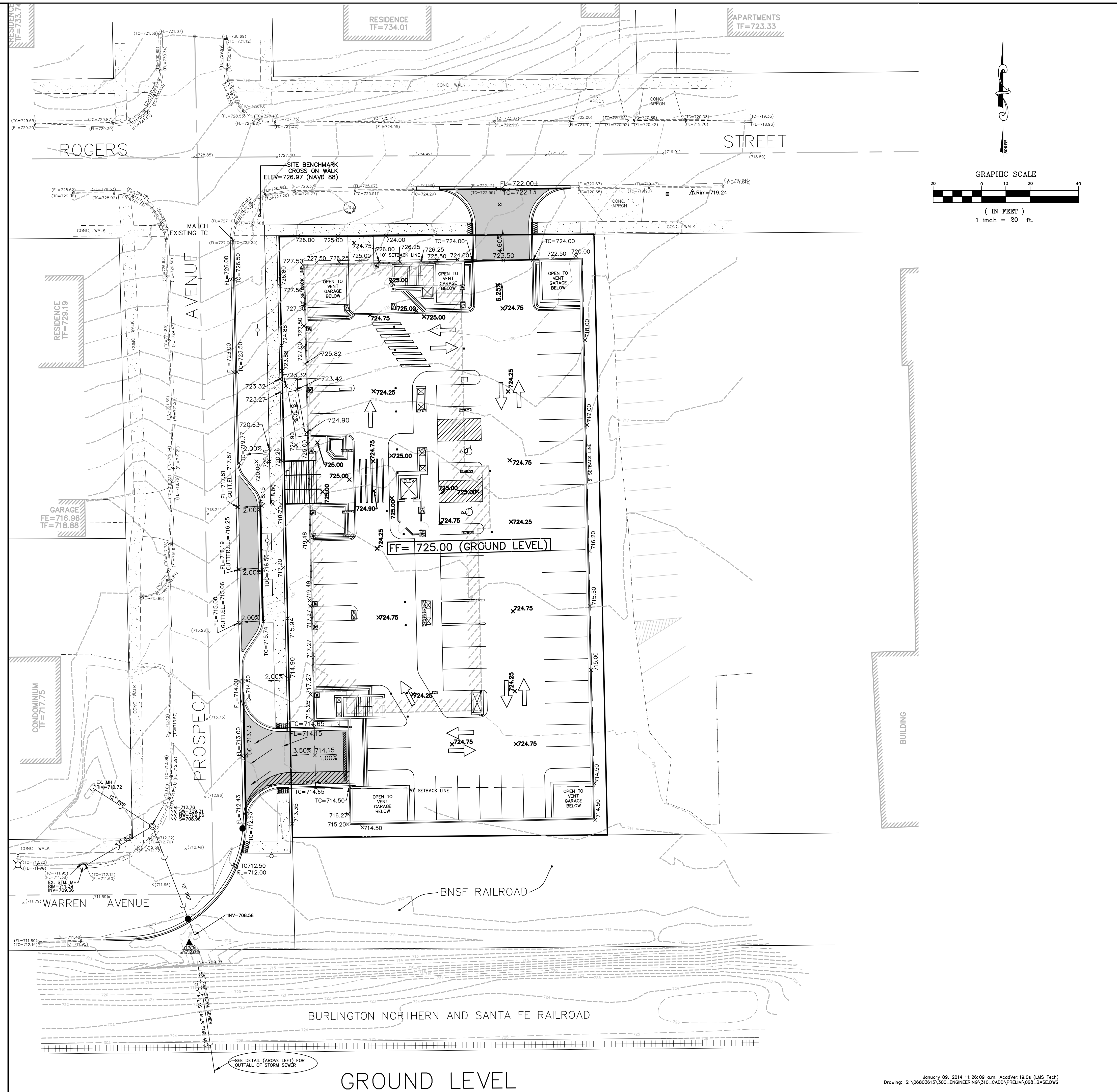
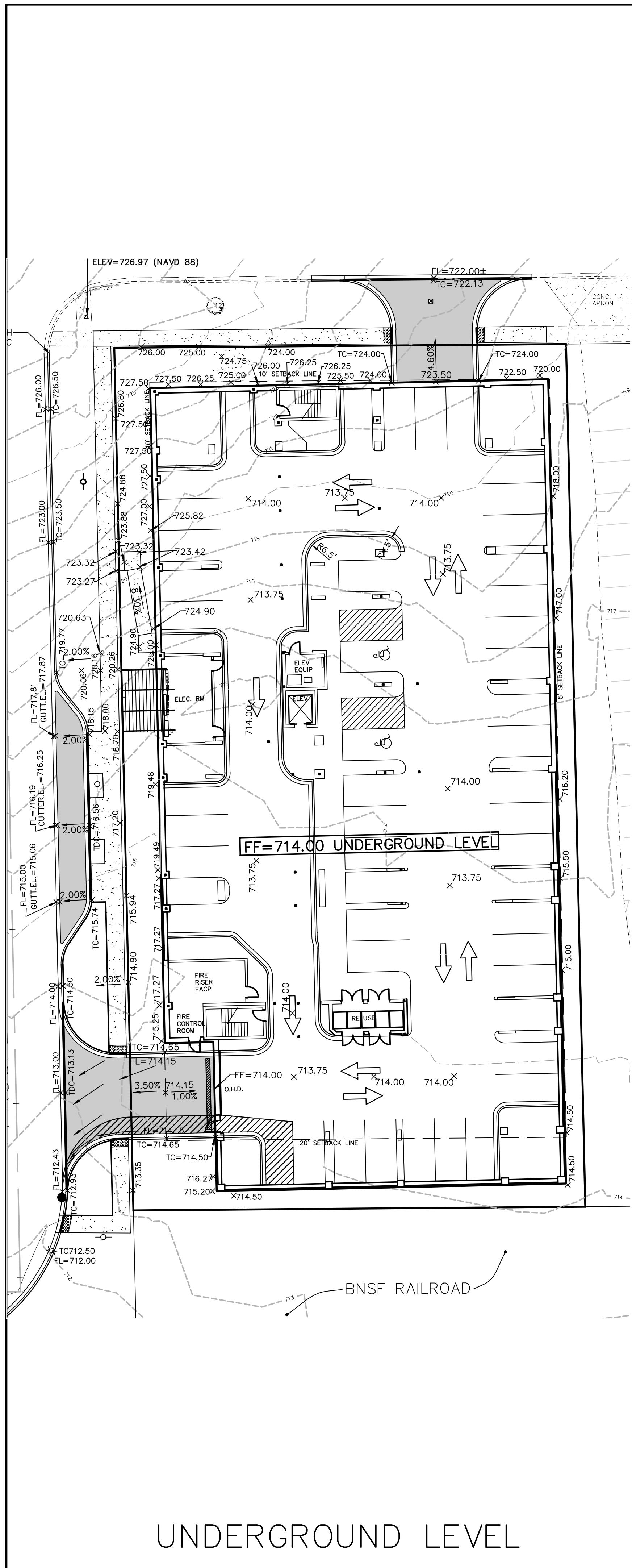
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4 OF 10



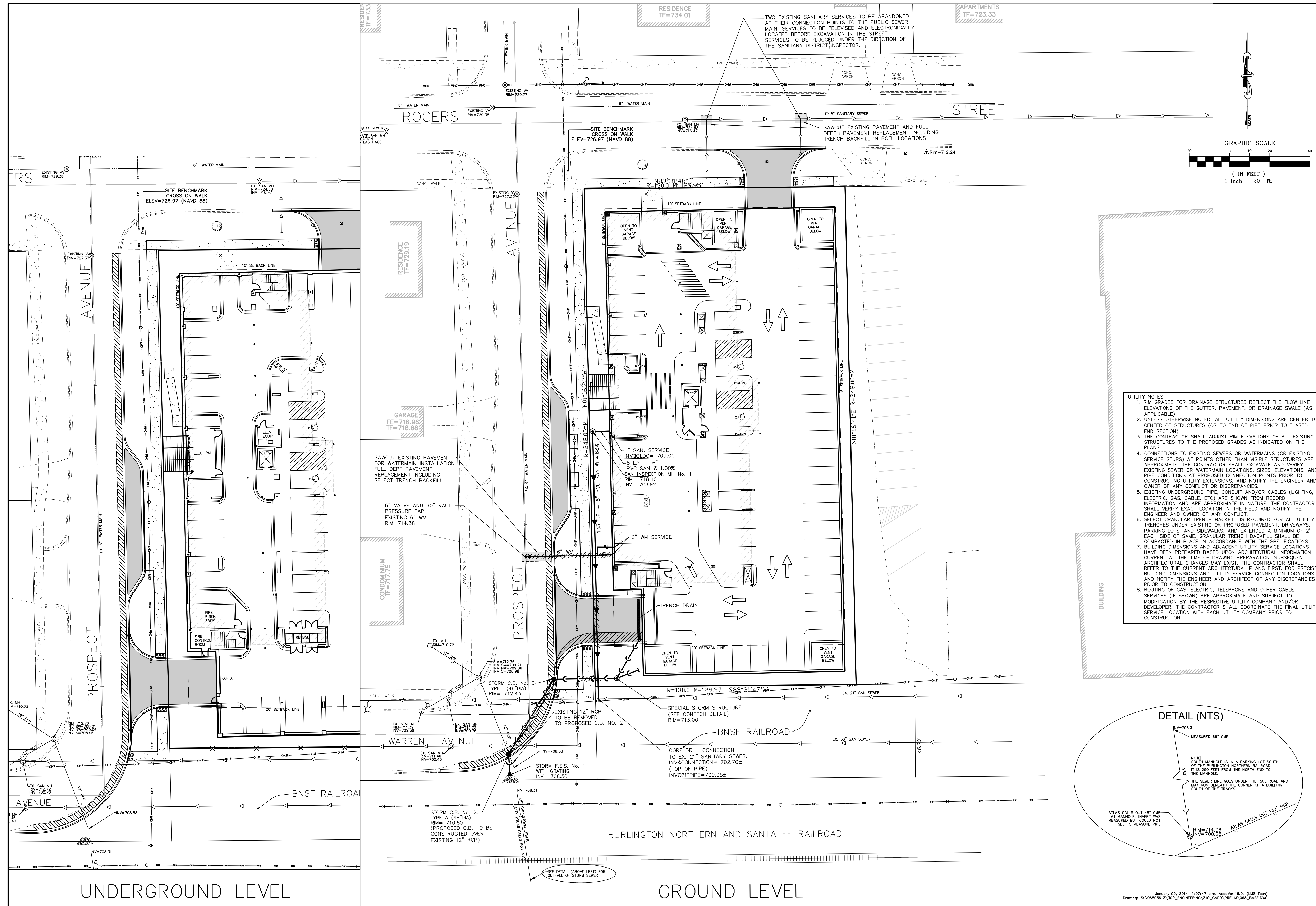
DATE	REVISIONS	DRAWN BY
11/09/2014	PER VILLAGE REVIEW	J.P.

719 ROGERS STREET APARTMENTS
DOWNERS GROVE, ILLINOIS
GRADING PLAN

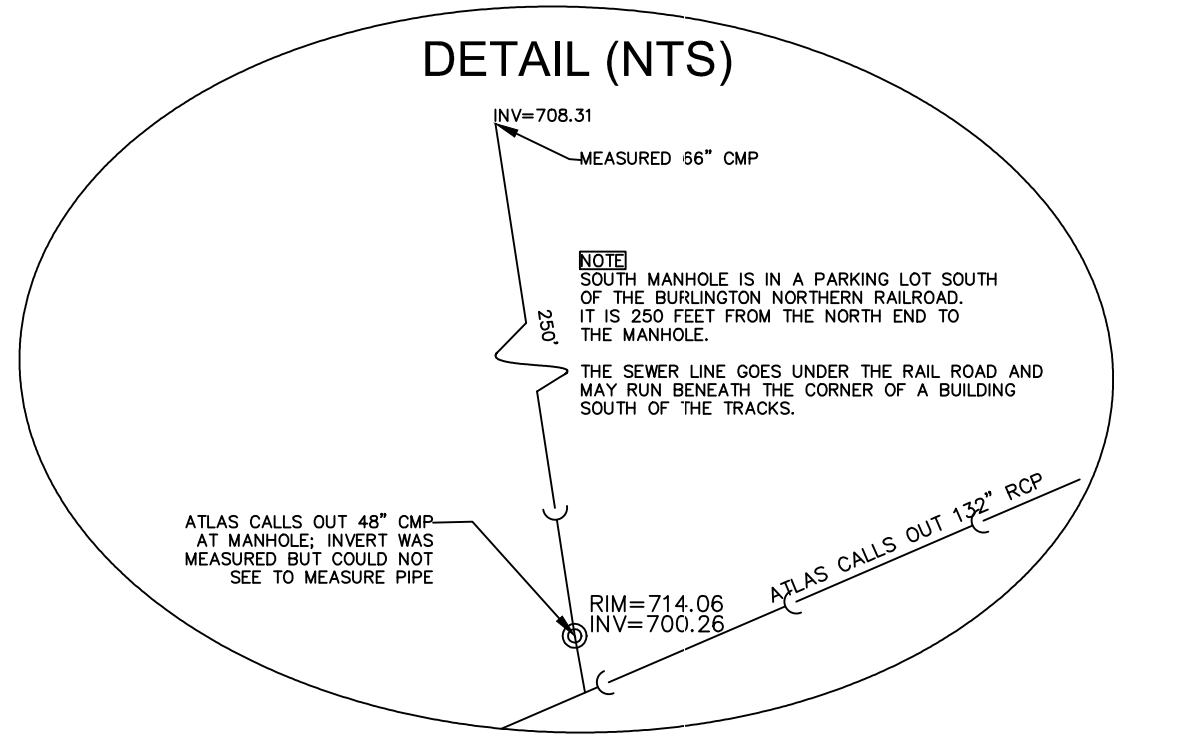
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DRAWN BY	J.P.

SHEET
5 OF **10**



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



DATE: 01/29/2014
 PER: VILLAGE REVIEW
 DRAWN BY: JP

719 ROGERS STREET APARTMENTS
 DOWNERS GROVE, ILLINOIS
 UTILITY PLAN

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

PROJECT NO.: 06803613
 DATE: 11/15/2013
 SCALE: 1"=20'
 PROJ. MGR.: RWG
 PROJ. ASSOC.: MRM
 DRAWN BY: JP

NEW APARTMENT COMPLEX

AT
715-719 ROGERS STREET
DOWNERS GROVE, ILLINOIS
 FOR
R.M.G. REALTY GROUP
 17w728 Butterfield Rd., Oakbrook Terrace, IL.

DRAWING INDEX

SHEET TITLE

A-1	TITLE SHEET / INDEX / PROJECT SUMMARY DATA / SITE PLAN
A-2	PROSPECT AVE. LEVEL BASEMENT FLOOR PLAN
A-3	ROGERS ST. FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	3rd FLOOR, 4th FLOOR, 5th FLOOR PLANS
A-6	ROOF PLAN, ENLARGED APARTMENT PLANS
A-7	WEST ELEVATION, NORTH ELEVATION, BUILDING SECTION
A-7b	EAST ELEVATION, SOUTH ELEVATION
A-8	LANDSCAPE PLAN AND GENERAL DETAILS
A-9	GREEN SPACE SUMMARY DATA
A-10	PHOTOMETRIC PLANS, ROGERS ST. REFLECTED CLG. PLAN

SCHEDULE OF SYMBOLS & MATERIALS

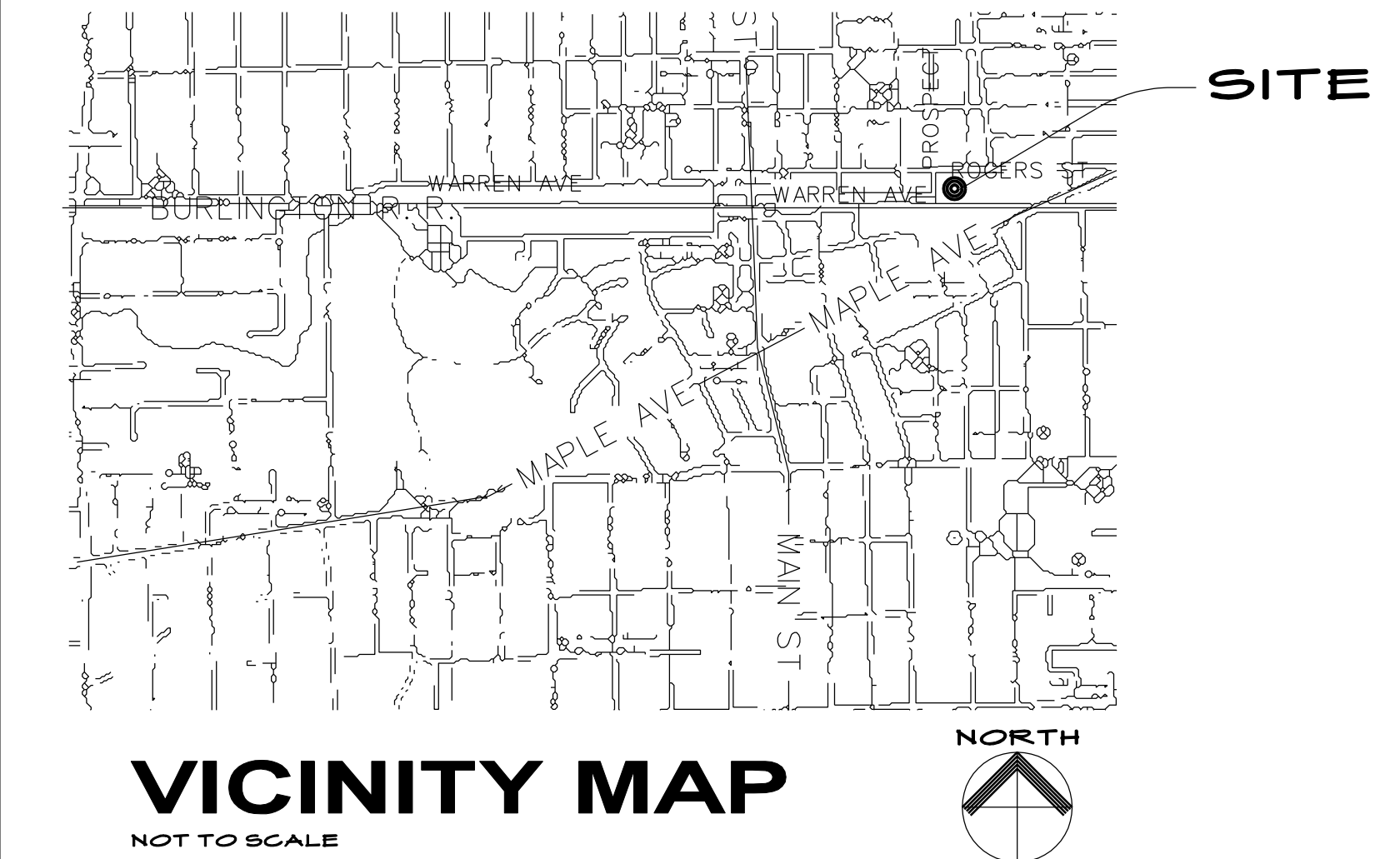
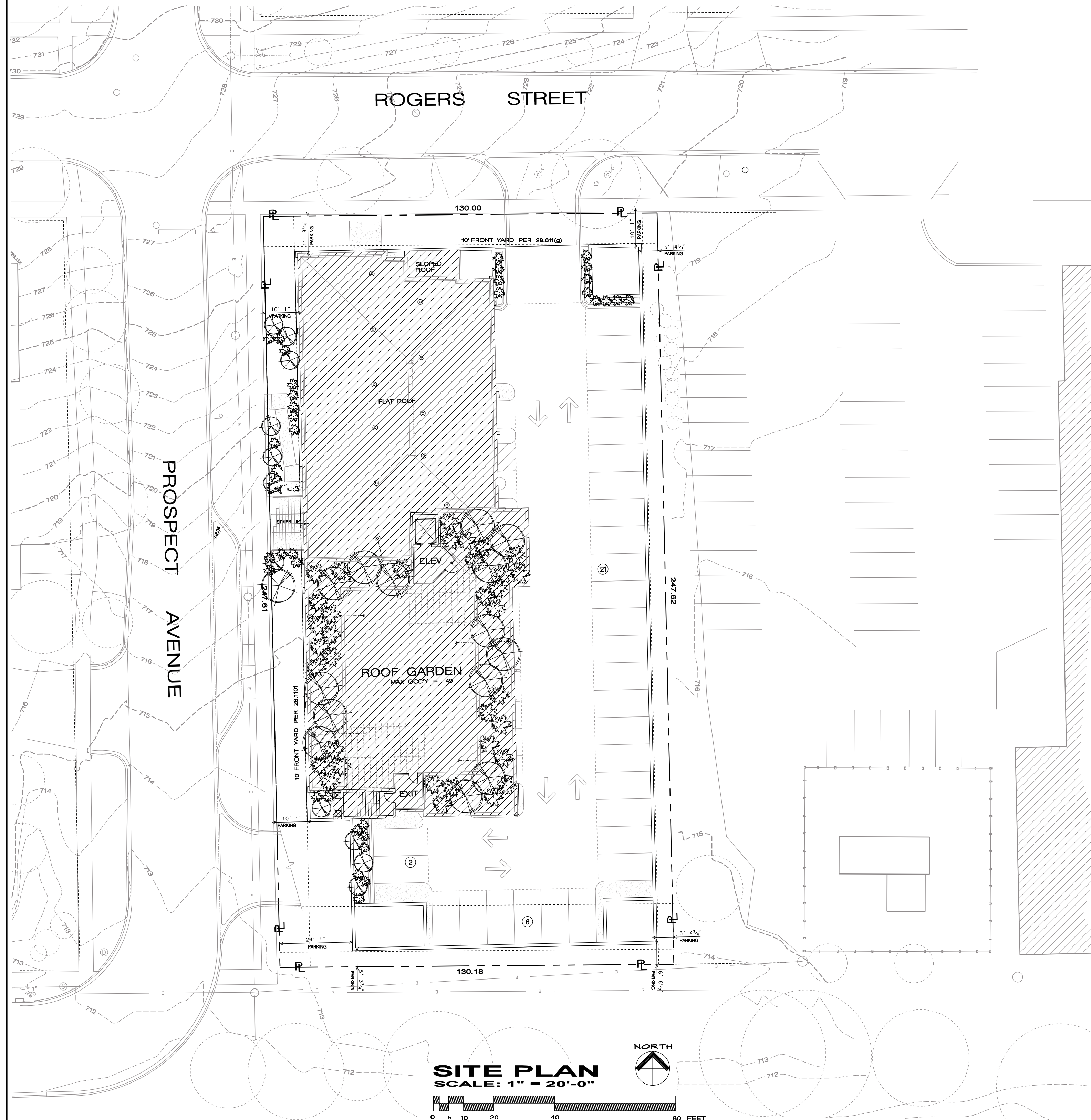
RE: ALL DRAWINGS (UNO) NOTE, THERE MAY BE MINOR DEVIATIONS

SYMBOLS

	DETAIL OR SECTION NUMBER
	TITLE
	SCALE
	SHEET WHERE IT IS REFERENCED FROM
	DIRECTION OF CUT
	SECTION NUMBER
	BUILDING OR WALL OR DETAIL SECTION SHEET NUMBER WHERE DRAWN
	DIRECTION OF CUT
	PARTIAL SECTION NUMBER
	SHEET NUMBER WHERE DRAWN
	DETAIL NUMBER
	SHEET NUMBER WHERE DRAWN
	AREA OF ENLARGEMENT
	ROOM NAME
	ROOM NUMBER
	WINDOW NUMBER
	DOOR NUMBER
	FINISH PER SCHEDULE SHOWN ON THAT SHEET
	NEW GRADE ELEVATION
	EXIST GRADE ELEVATION
	IF SHOWN BELOW (OUTSIDE OF BOX) SPOT FINISH GRADE ELEVATION
	KEYNOTE, EQUIPMENT ITEM, PER SCHEDULE SHOWN ON THAT SHEET
	COLUMN, BUILDING GRID
	FINISH ELEVATION
	HIDDEN LINE
	CENTERLINE, WITNESS LINE, LIMIT LINE, EXTENSION LINE
	DEFINES VIEWING DIRECTION FOR INTERIOR ELEVATIONS
	INTERIOR ELEVATION NUMBER
	LOCATION IF NOT ON SAME SHEET
	REVISION NUMBER AND AREA

MATERIALS

	EXIST		NEW		REMOVED
	BRICK OR CMU				
	STUD PARTITION				
	MASONRY WALL				
	CONCRETE				
	DRAINAGE FILL				
	METAL				
	BATT INSULATION				
	RIGID INSULATION				
	GYPNUM BOARD				
	PLYWOOD				



PROJECT SUMMARY DATA:

SITE AREA TOTAL	32,227 SQ FT (0.74 Ac APPROX.)
SITE DIMENSIONS (NOM.)	130 X 248 (APPROX) SEE SURVEY
ZONING DISTRICT	D.T.
FRONT YARD SETBACK	10'
CORNER LOT SETBACK (WEST)	10'
SIDE YARD SETBACK (PRINCIPAL BUILDING)	5'
SIDE YARD SETBACK (PARKING)	5'
REAR YARD SETBACK (PRINCIPAL BUILDING)	20'
REAR YARD SETBACK (PARKING)	5'
MAXIMUM BUILDING HEIGHT ALLOWED	60' ABV. AVERAGE (MEAN) ESTABLISHED GRADE
MEAN ESTABLISHED GRADE ON ROGERS STREET	724.73' AVERAGE ELEVATION
MAXIMUM ALLOWED BUILDING HEIGHT ON ROGERS STREET (ELEVATION)	784.73'
MEAN ESTABLISHED GRADE ON PROSPECT AVE.	720.88' AVERAGE ELEVATION
MAXIMUM ALLOWED BUILDING HEIGHT ON PROSPECT AVE. (ELEVATION)	780.88'
PROPOSED BUILDING HEIGHT TO ROOF	779.17'
MULTI-UNIT RESIDENTIAL ALLOWED?	YES (VIA SPECIAL USE PERMIT)
M.L.A. (MINIMUM LOT AREA) PER UNIT	N / A
DWELLING UNIT MAXIMUM ALLOWED?	RELATED TO F.A.R. AND PARKING PROVIDED
TOTAL NUMBER OF DWELLING UNITS PROPOSED	48 TOTAL DWELLING UNITS
NUMBER OF 1 BEDROOM D.U.'s PROPOSED	32 700 S.F. ± 34 S.F. DECK
NUMBER OF 2 BEDROOM D.U.'s PROPOSED	16 1071 S.F. ± 109 S.F. DECK
F.A.R. ALLOWED	2.5
MAXIMUM APPLICABLE BLDG. AREA PER ZONING F.A.R.	80,535 SQ. FT. MAX.
PROPOSED APPLICABLE BLDG. AREA (APPLICABLE TO F.A.R.)	58,546 SQ. FT. PROPOSED
PARKING REQUIREMENTS PER ZONING	2 PER D.U.
TOTAL PARKING REQUIRED	96 CARS
A.D.A. REQUIRED WITHIN TOTAL	4 @ A.D.A.
TOTAL PARKING PROPOSED	98 CARS
A.D.A. PROPOSED WITHIN REQUIRED TOTAL	4 @ A.D.A.
OPEN SPACE REQUIRED	N / A

SITE GENERAL DATA:

SITE AREA = 32,227 SQ FT (0.7398 Ac)

FLOOR AREA RATIO ORDINANCE LIMITATIONS IN D.T. ZONING = 2.5
 AREAS ALLOCATED TO PARKING EXCLUDED

PRELIMINARY DATA		FLOOR AREA SHOWN	
UNDERGROUND FLOOR (LEVEL P).....	48 CARS PROVIDED	1702 GROSS EQUIP (ETC)	
GRADE FLOOR (LEVEL 1).....	50 CARS PROVIDED	902 GROSS ENTRY (ETC)	
SECOND FLOOR.....	12 DWELLING UNITS	12380 GROSS	
THIRD FLOOR.....	12 DWELLING UNITS	12380 GROSS	
FOURTH FLOOR.....	12 DWELLING UNITS	12380 GROSS	
FIFTH FLOOR.....	12 DWELLING UNITS	12380 GROSS	
ROOF.....	NO DWELLING UNITS	6422 ROOF GARDEN	
TOTAL DWELLING UNITS.....	48		
		S.T. BLDG. AREA = 58546 S.F.	
PARKING REQUIRED @ 2 PER D.U. =	96 CARS		
	(4 ARE REQUIRED TO BE A.D.A.)		
		F.A.R. PROPOSED = 1.82	

DEAN M. POZARYCKI, R.A.
 ARCHITECT
 IL REG. NO. 001-018720
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 15 AUG 2013 30 NOV 2013
 19 AUG 2013 8 DEC 2013
 14 OCT 2013

REVISION
 19 DEC 2013
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 21 JAN 2014

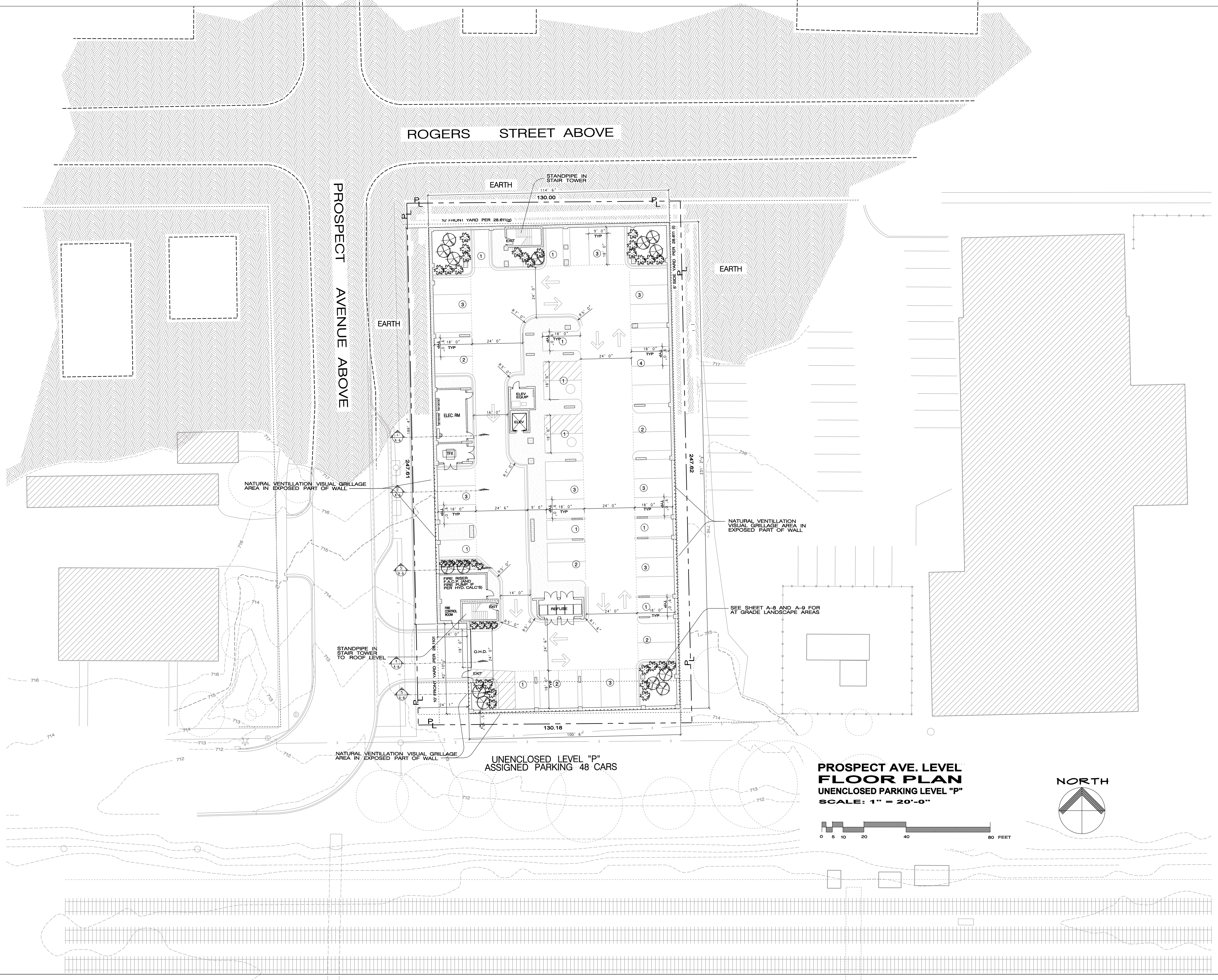
NEW APARTMENT COMPLEX
 AT
715-719 ROGERS STREET
DOWNERS GROVE, ILLINOIS
 FOR
R.M.G. REALTY GROUP
 17w728 Butterfield Rd., Oakbrook Terrace, IL.

SHEET TITLE
INDEX
SUMMARY DATA
SITE PLAN

PROJECT NO. D-016-13
 SHEET

A1

SHT 1 OF 11 TOTAL SHEETS



DEAN M. POZARYCKI, R.A.
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 4728 MAIN STREET, DOWNERS GROVE, IL
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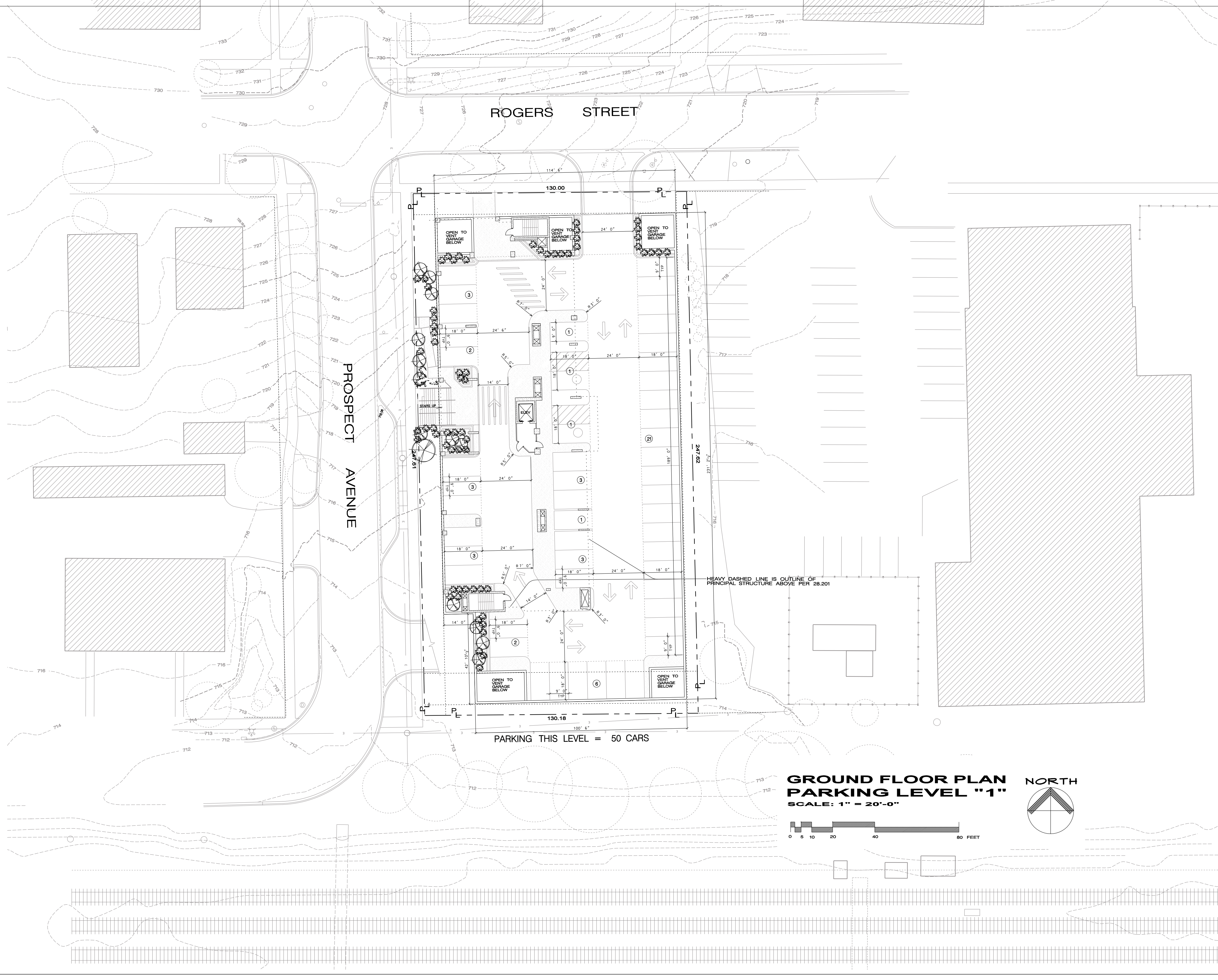
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SHEET TITLE
PROSPECT AVENUE LEVEL FLOOR PLAN
 PROJECT NO. D-016-13
 SHEET
A-2
 SH 2 OF 11 TOTAL SHEETS

SPECIAL USE DRAWINGS



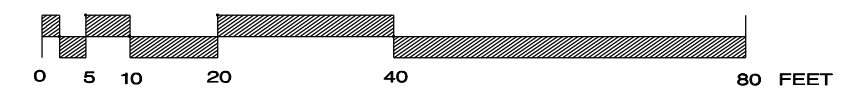
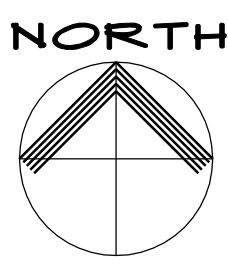
ROGERS STREET

PROSPECT AVENUE

PARKING THIS LEVEL = 50 CARS

HEAVY DASHED LINE IS OUTLINE OF PRINCIPAL STRUCTURE ABOVE PER 28.201

**GROUND FLOOR PLAN
PARKING LEVEL "1"**
SCALE: 1" = 20'-0"



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48	JAN 2014
49	JAN 2014
50	JAN 2014

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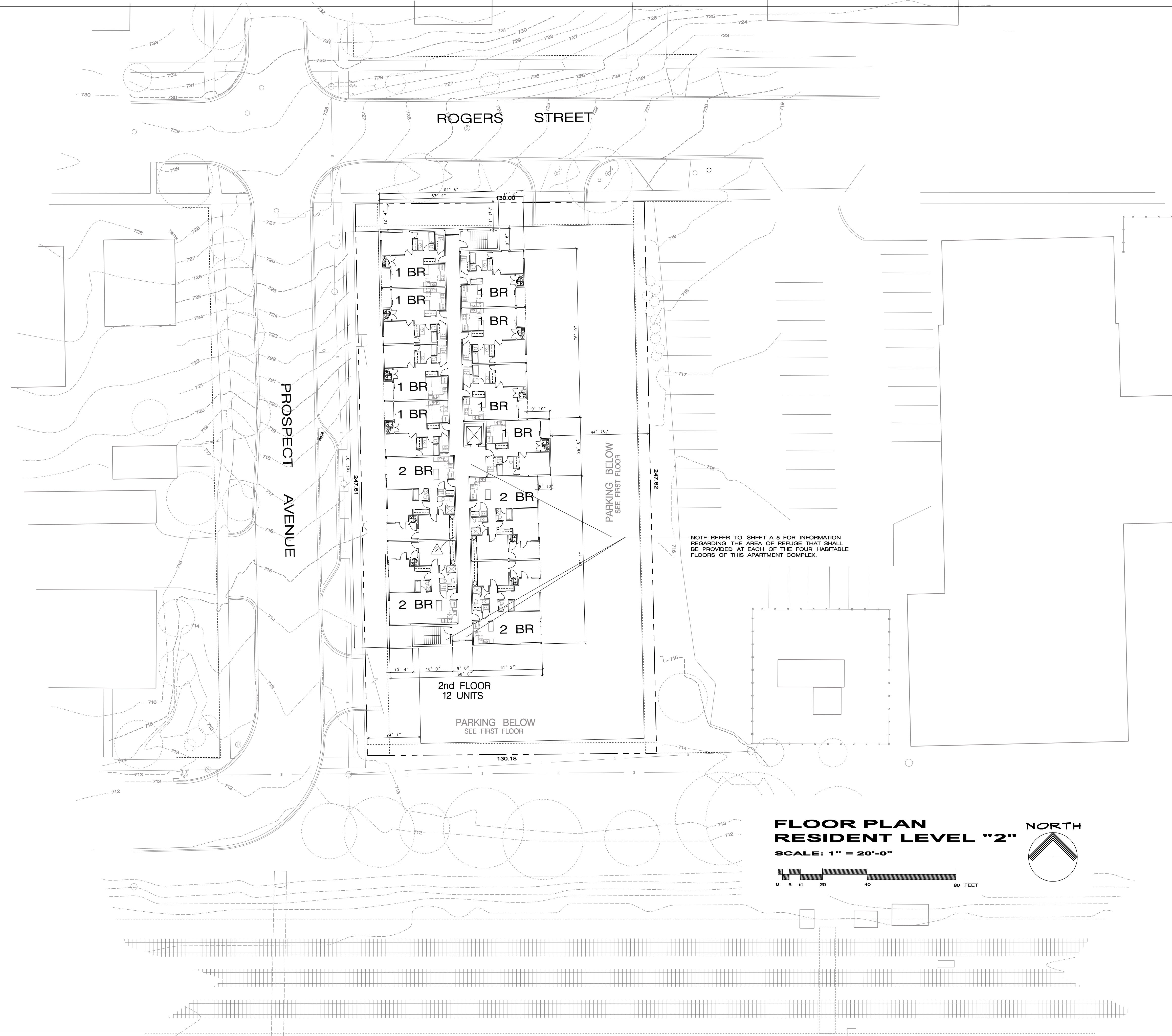
SHEET TITLE
**ROGERS ST
LEVEL
FIRST
FLOOR
PLAN**

PROJECT NO. **D-016-13**

SHEET
A-3

SHT 3 OF 11 TOTAL SHEETS

SPECIAL USE DRAWINGS



NOTE: REFER TO SHEET A-5 FOR INFORMATION REGARDING THE AREA OF REFUGE THAT SHALL BE PROVIDED AT EACH OF THE FOUR HABITABLE FLOORS OF THIS APARTMENT COMPLEX.

**FLOOR PLAN
RESIDENT LEVEL "2"**
SCALE: 1" = 20'-0"
NORTH

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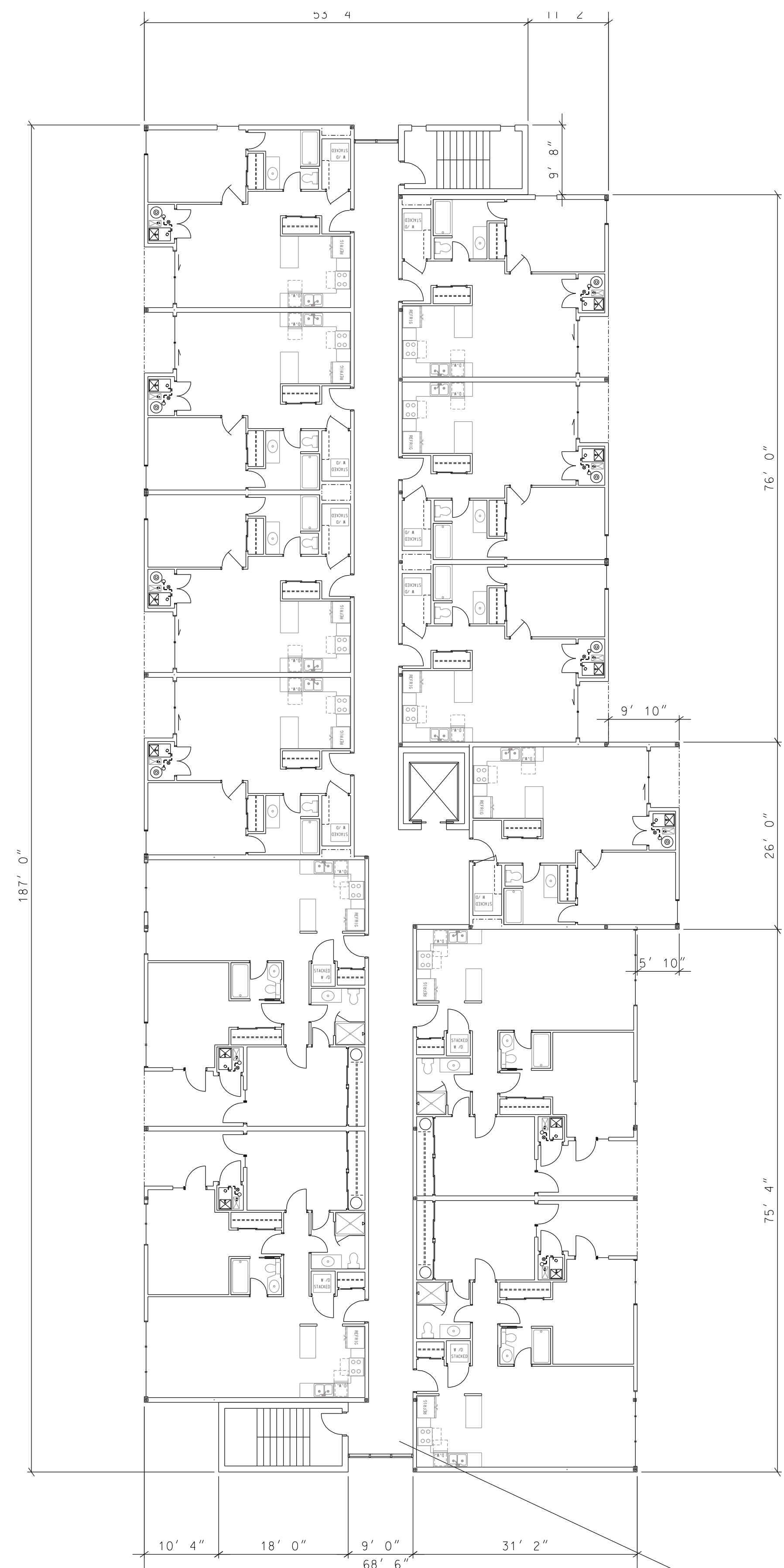
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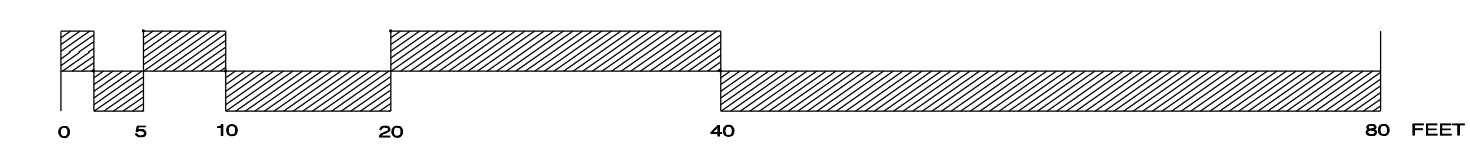
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SHEET TITLE	2nd FLOOR PLAN
PROJECT NO.	D-016-13
SHEET	A-4
SHT 4 OF 11 TOTAL SHEETS	

SPECIAL USE DRAWINGS



12 UNITS PER FLOOR
FLOOR PLAN
RESIDENT LEVEL "3, 4, & 5"
 SCALE: 3/32" = 1'-0"



NOTE:
 EACH FLOOR SHALL HAVE AN AREA OF REFUGE COMPLYING WITH 1007 I.B.C. WHICH MAY BE EITHER THE COMMON COORIDOR (PER 1007.3 AND 1007.6 I.B.C. , AS LONG AS THE COORIDOR COMPLIES WITH SMOKE PROOF ENCLOSURE AND EMERGENCY COMMUNICATION REQUIREMENTS) OR MAY BE VIA SMOKE PROOF DOORS ON HOLD OPEN DEVICES NEAR THE FREE AREA AT DOOR TO STAIRS AS LONG AS THE AREA COMPLIES WITH 1007 I.B.C., OR MAY BE VIA INCREASING THE LANDING AREA WITHIN THE LANDING OF THE STAIR WELL AS LONG AS LANDING IS OF SIZE FOR THE REQUIRED NUMBER OF WHEEL CHAIRS PER 1007 I.B.C. AND WITH SMOKE ENCLOSURE AND COMMUNICATION AMMENITIES SO REQUIRED. FINAL DETERMINATION OF METHOD OF AREA OF REFUGE WILL BE SHOWN ON THE CONSTRUCTION DOCUMENTS SUBMITTED FOR PERMITS

SPECIAL USE DRAWINGS

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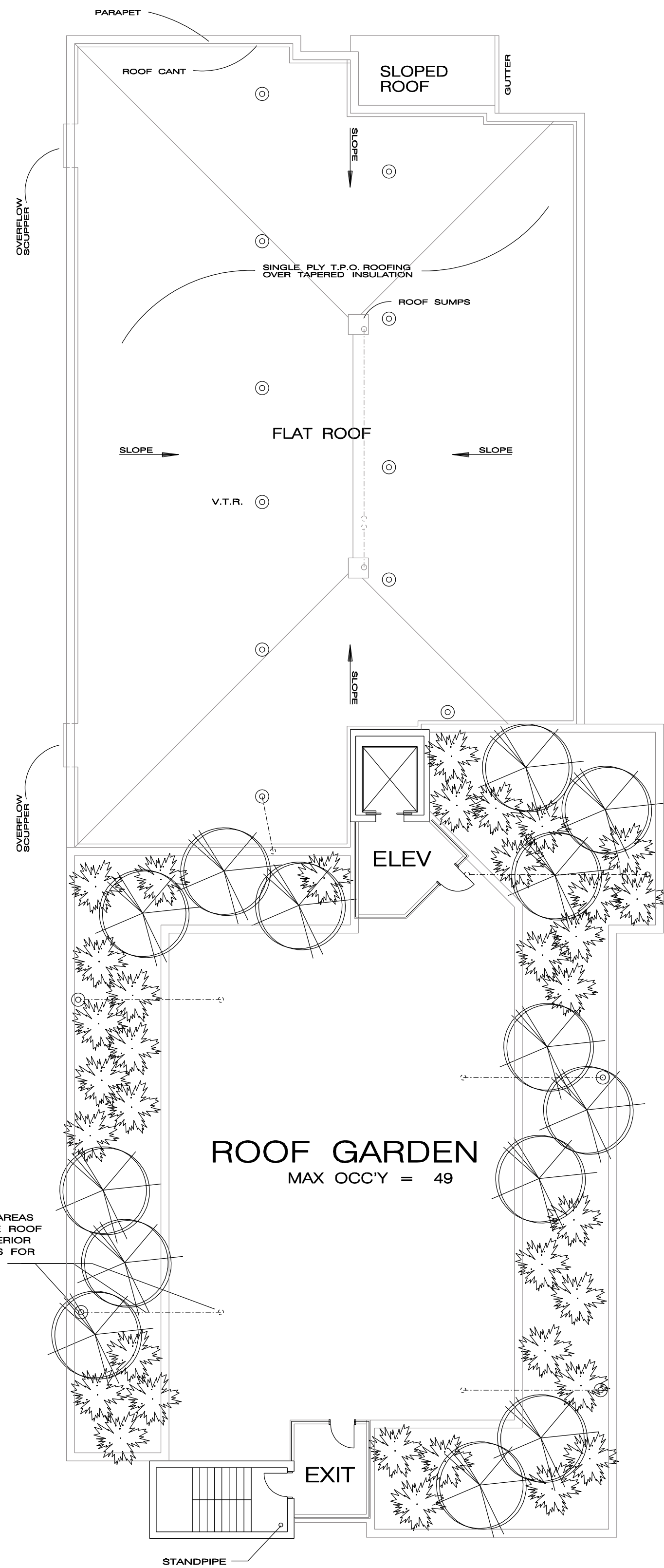
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SHEET TITLE
 3rd FLOOR
 4th FLOOR
 5th FLOOR

PROJECT NO. D-016-13
 SHEET

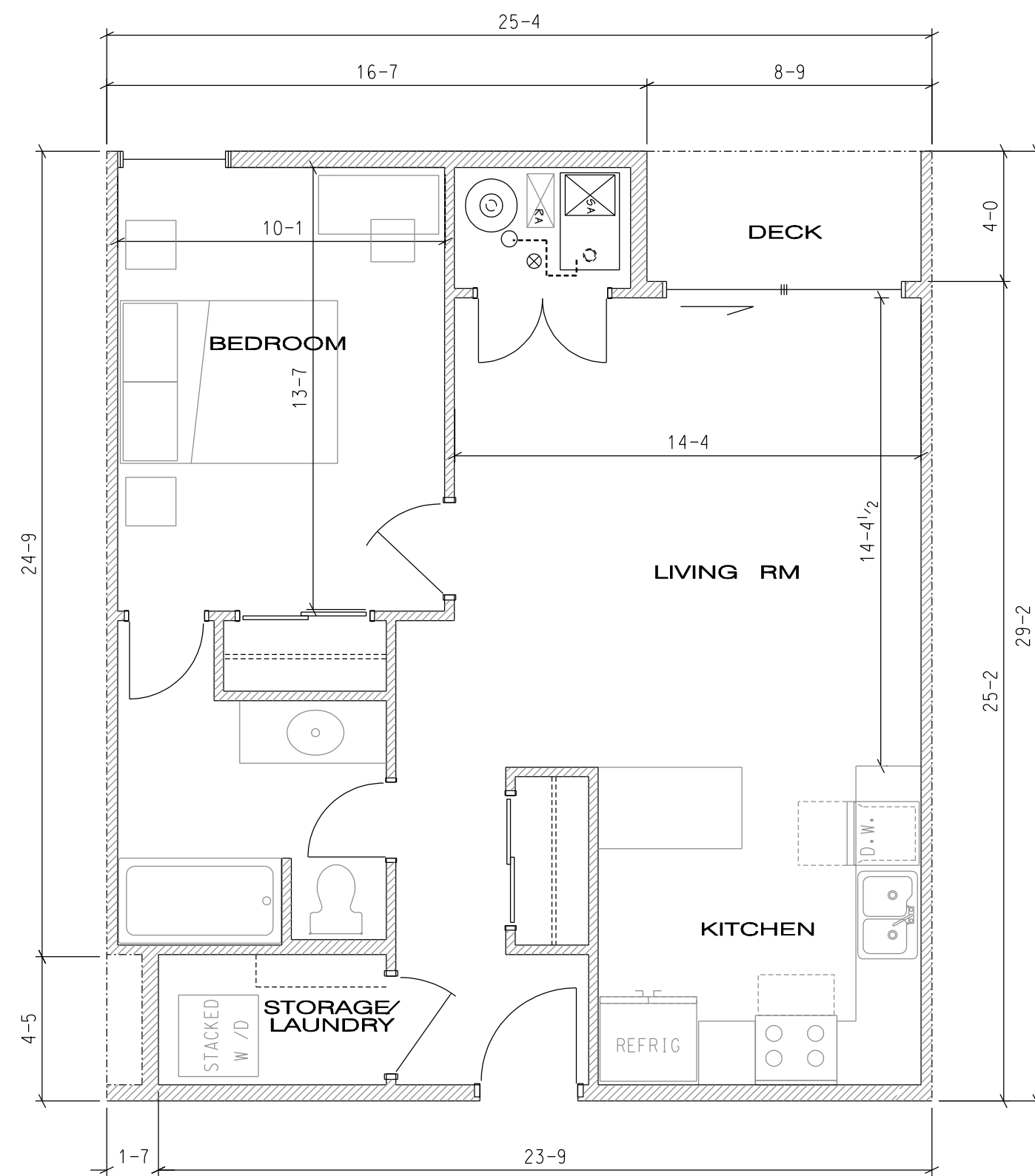
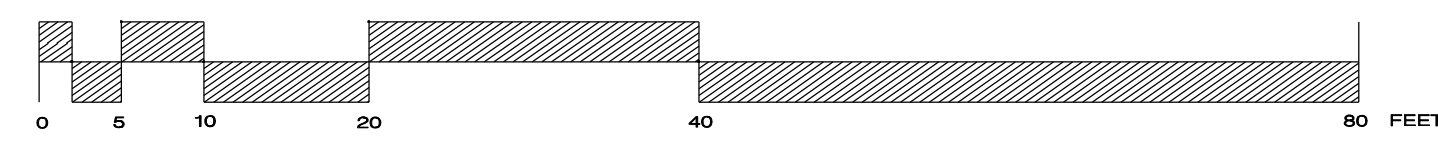
A-5

SHT 5 OF 11 TOTAL SHEETS



ROOF PLAN PENTHOUSE LEVEL

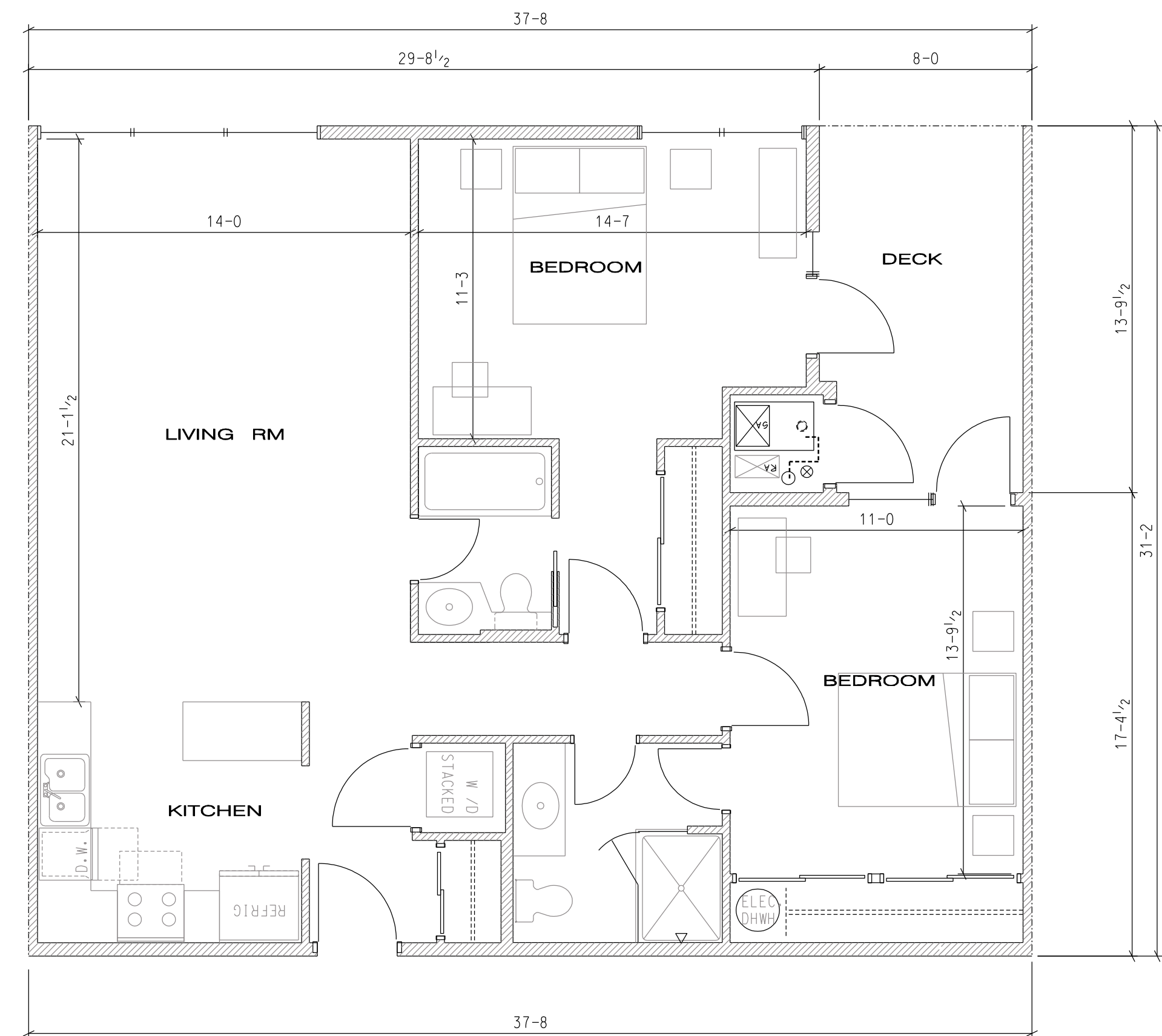
SCALE: 3/32" = 1'-0"



1 BEDROOM PLAN

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

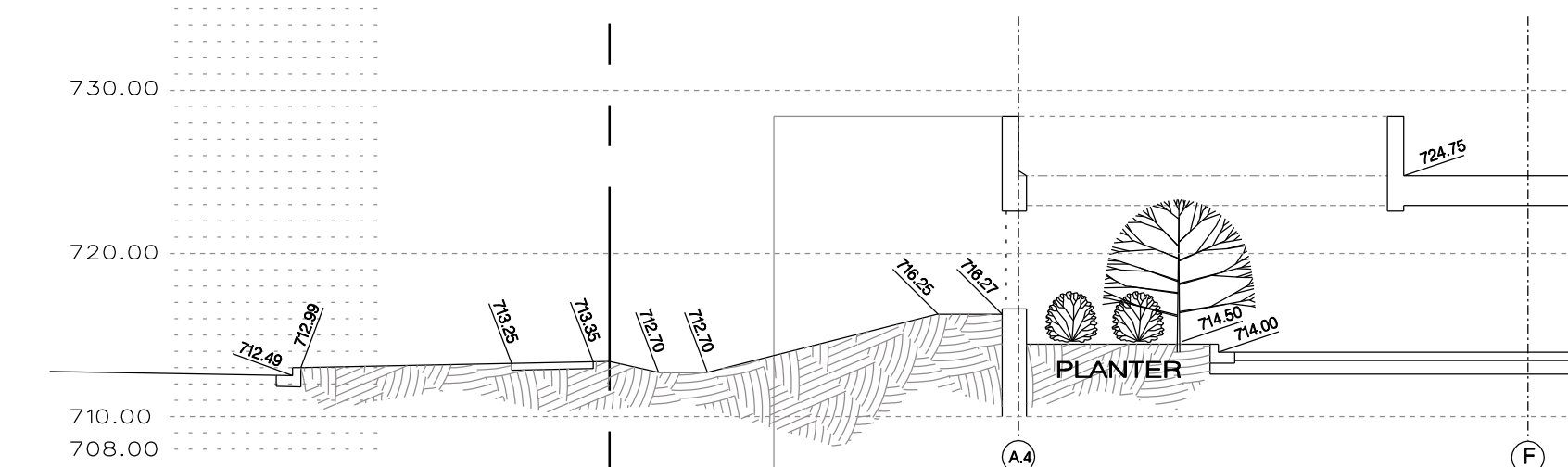
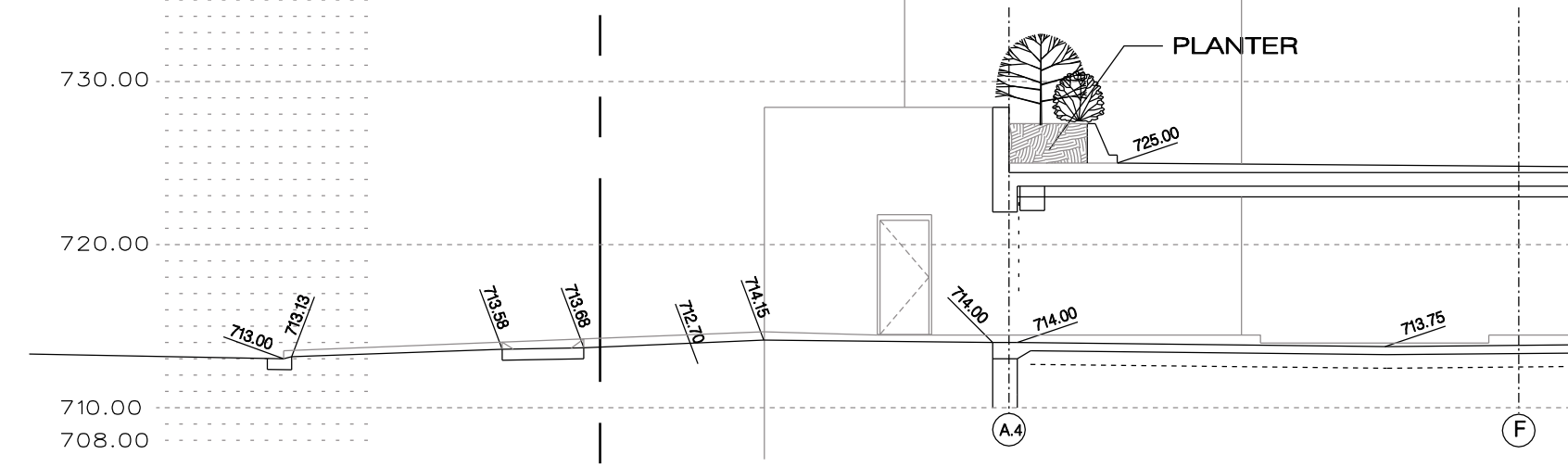
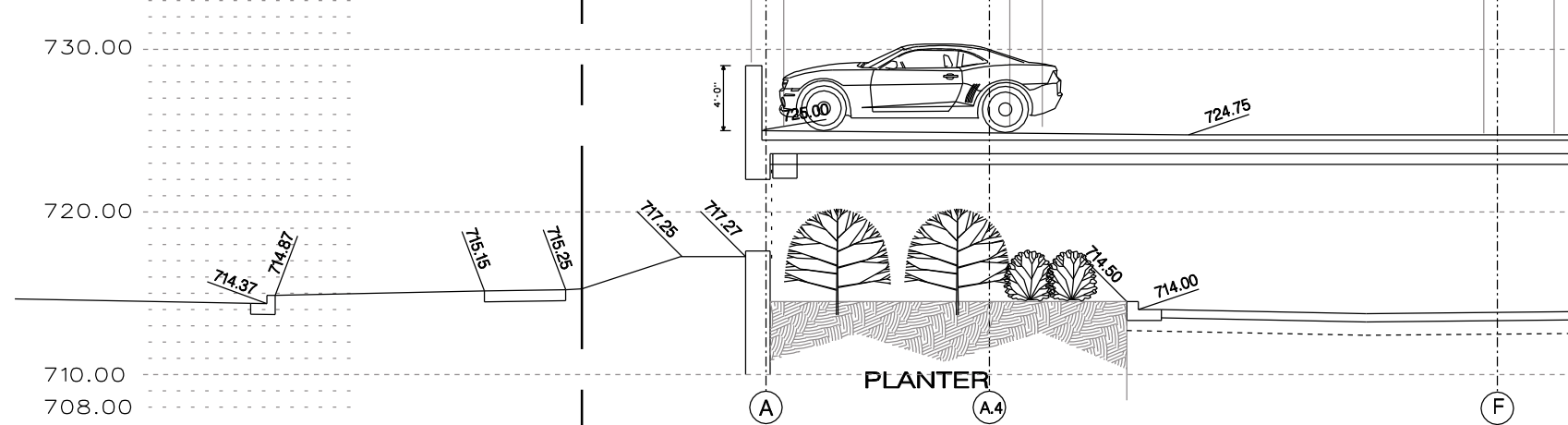
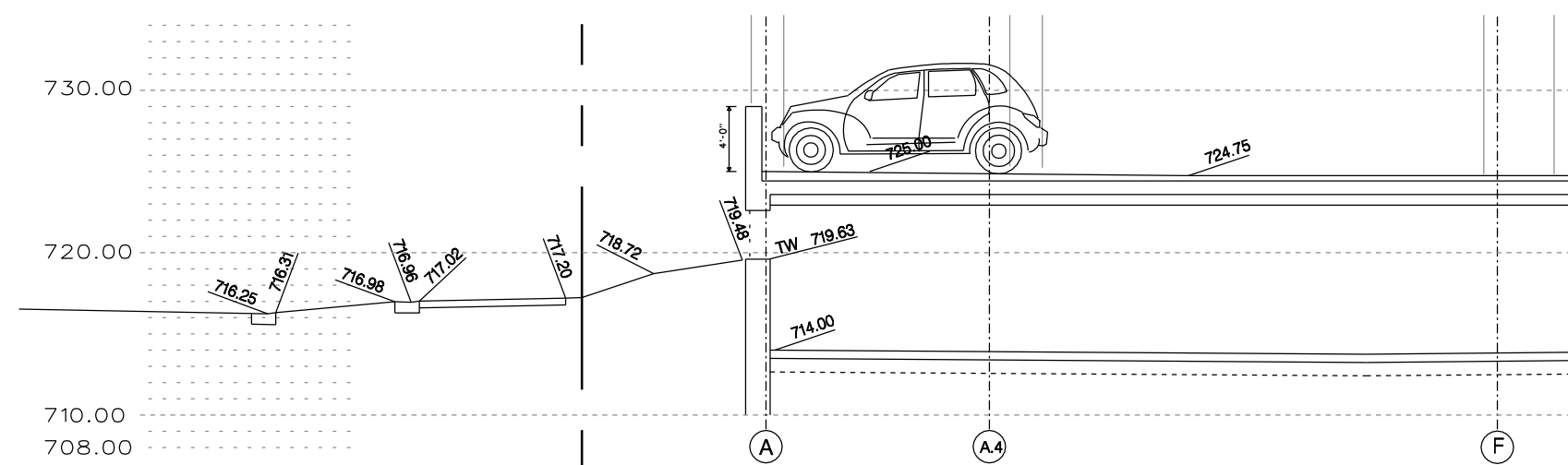
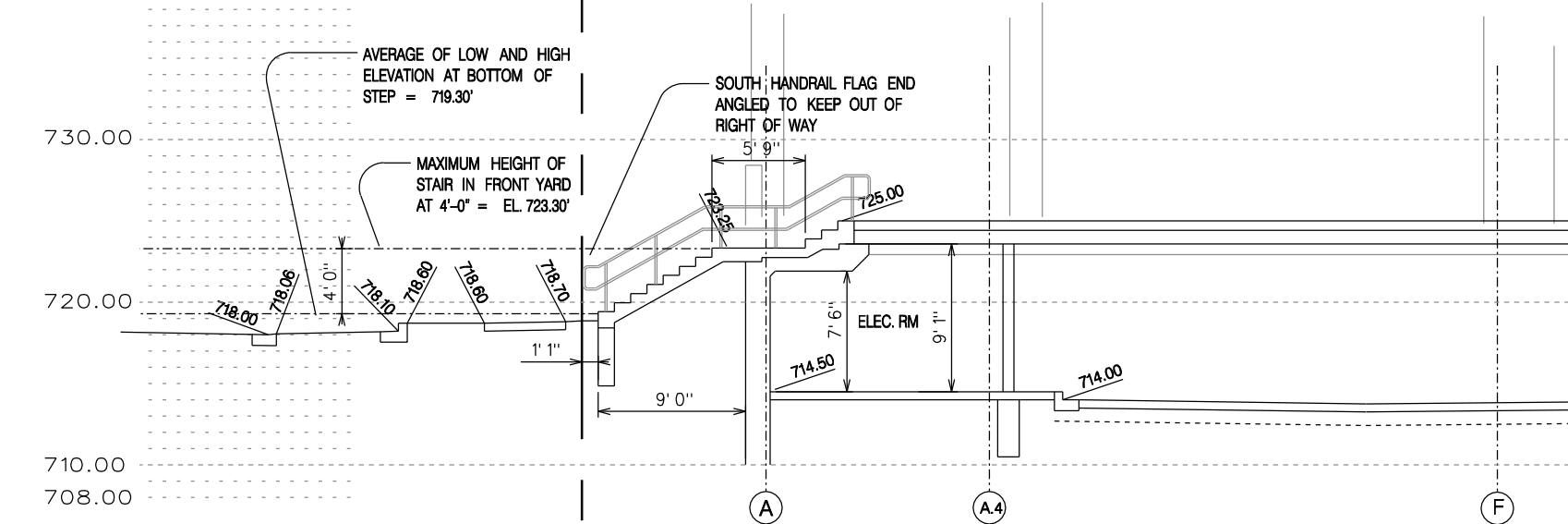
700 SQ. FT. + 34 S.F. DECK



2 BEDROOM PLAN

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

1071 SQ. FT. + 103 S.F. DECK



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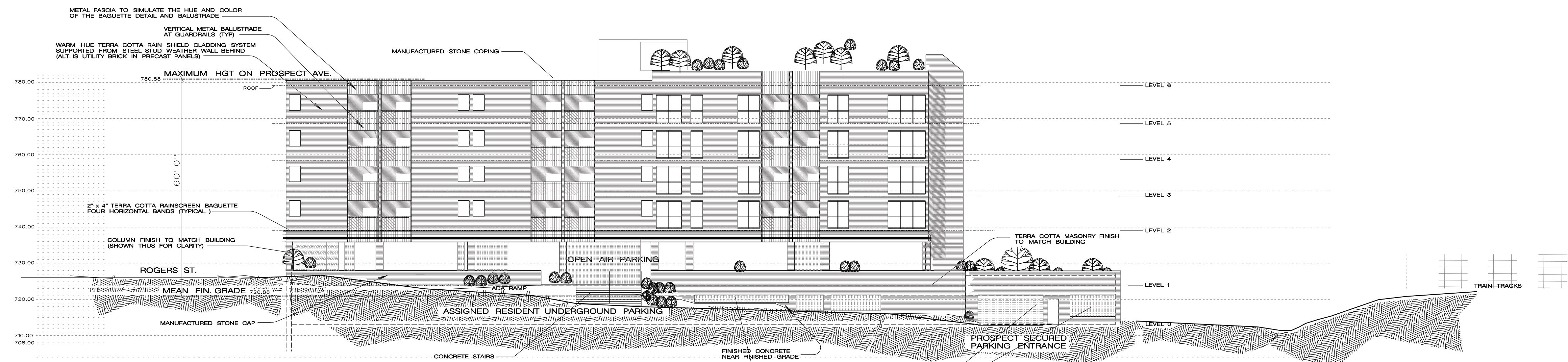
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REVISION	8 JAN 2014	PLANNING
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REVISION		

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SHEET TITLE
ROOF PLAN ENLARGED APT. PLANS

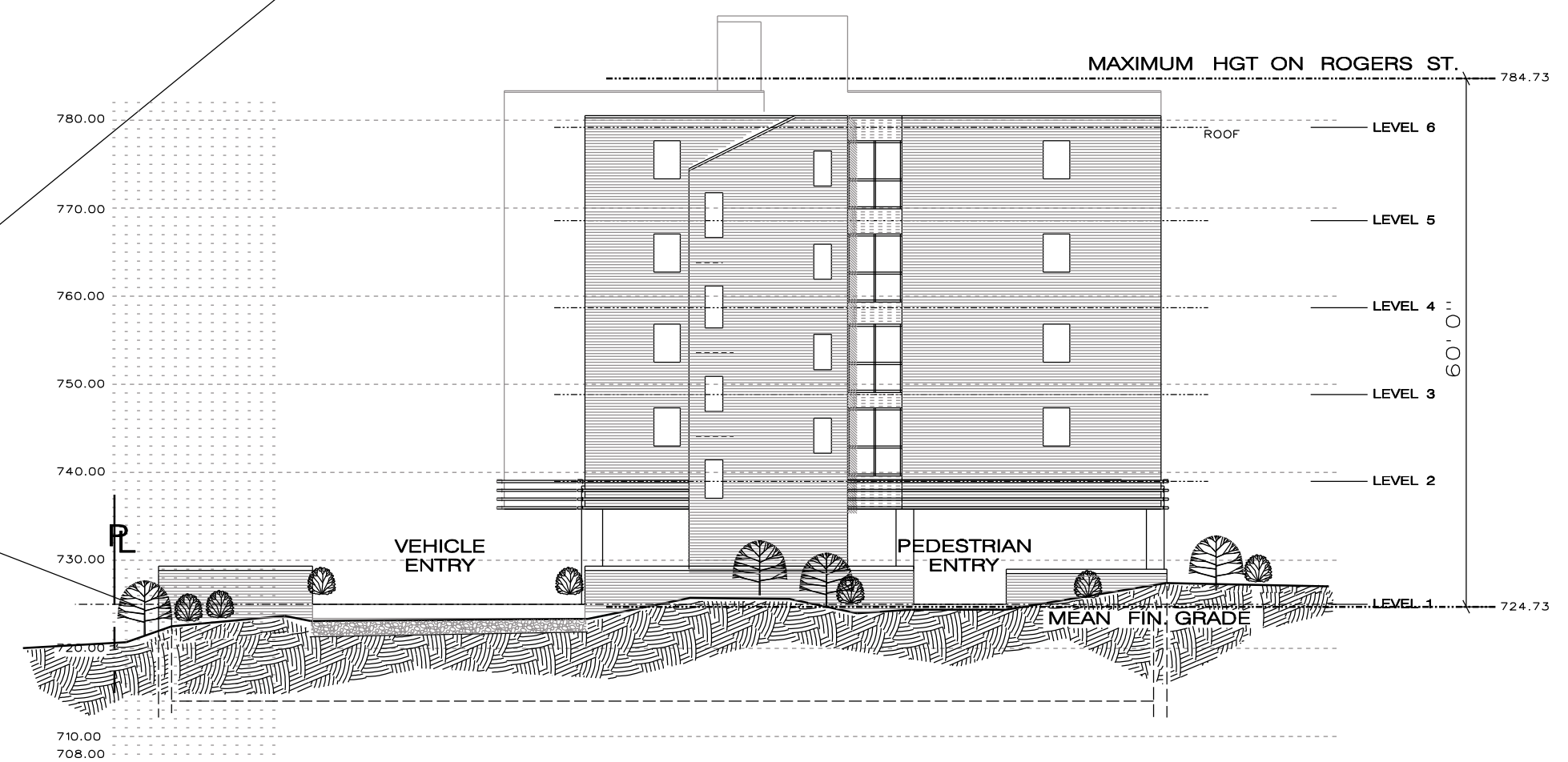
PROJECT NO. D-016-13
SHEET
A-6
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SPECIAL USE DRAWINGS

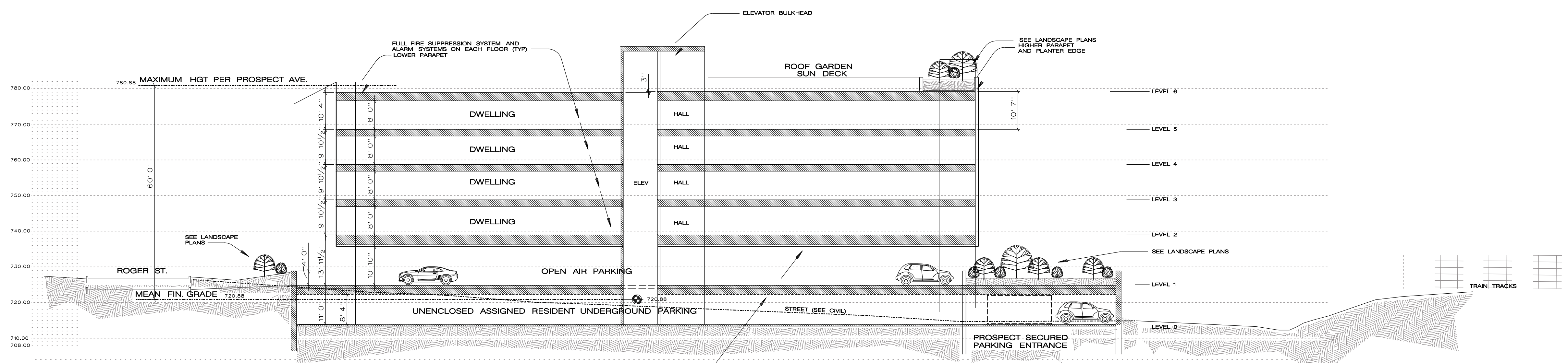


WEST (PROSPECT AVE.) ELEVATION
 SCALE: 1/16" = 1'-0"

THESE ARE A DESIGN DEVELOPMENT DRAWING ELEVATIONS INTENDED TO SHOW GENERALIZED DESIGN CONCEPTS. THEY ARE NOT INTENDED TO BE AN EXACTING DETAILED CONSTRUCTION DOCUMENT. REFER TO SHEET A-9 FOR DETAILED INFORMATION REGARDING THE PROSPECT LEVEL EXTERIOR WALLS (FOR INFORMATION REGARDING THE FINISHED GRADE ELEVATION AND OPENINGS IN THE EXTERIOR WALL THAT WILL HAVE SECURITY GRILLAGE CONSISTING OF VERTICAL STEEL BARS OF TYPE AND SPACING SIMILAR TO THE EXISTING DOWNERS GROVE PUBLIC PARKING STRUCTURE).



NORTH (ROGERS ST.) ELEVATION
 SCALE: 1/16" = 1'-0"



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

FULL DRY SYSTEM FIRE SUPPRESSION ON LOWER AND UPPER PARKING LEVELS WITH ALARM SYSTEMS

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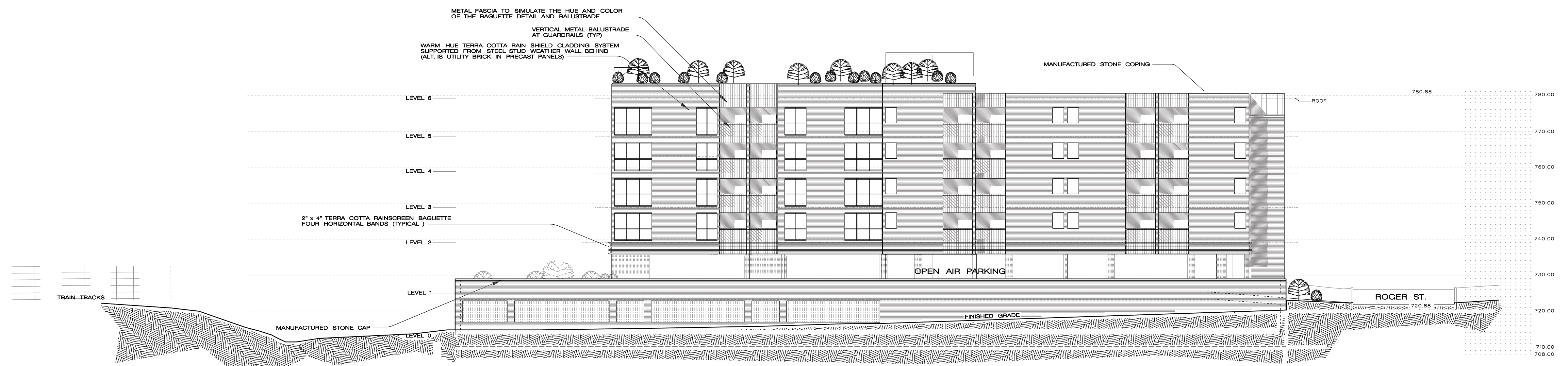
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ELEVATIONS BUILDING SECTION

PROJECT NO. D-016-13
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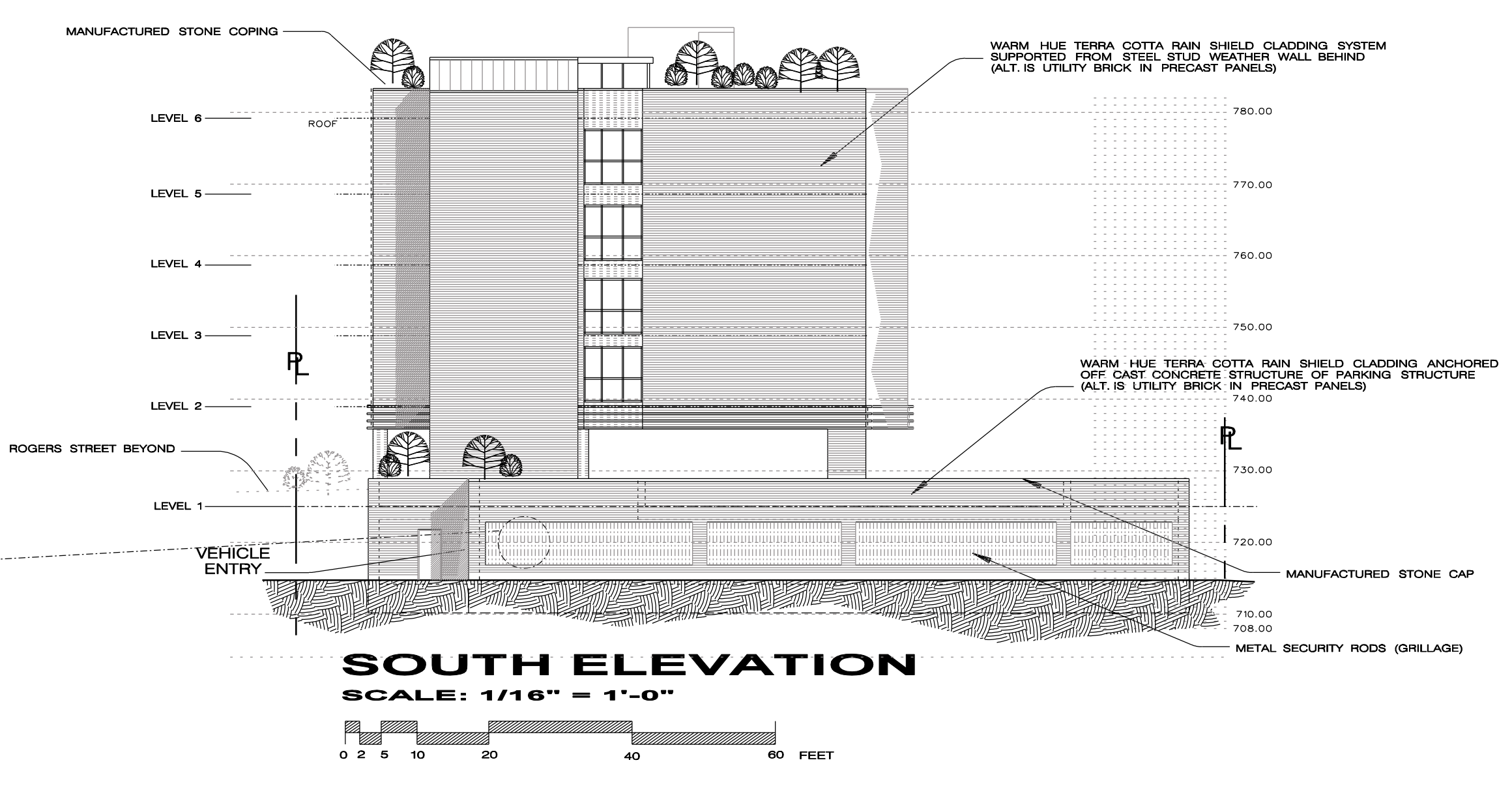
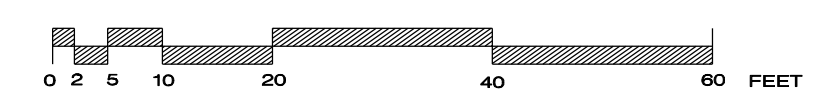
A-7

SHT 7 OF 11 TOTAL SHEETS

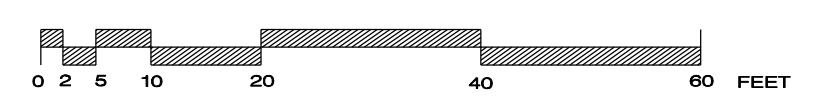
SPECIAL USE DRAWINGS



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



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



SECURITY GRILLAGE METAL BARS

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 ILL. REG. NO. 001-08720
 ARCHITECTURE * LAND USE * PLANNING
 4728 MAIN STREET, DOWNERS GROVE, IL
 CHICAGO REG. NO. A-83-07287 630-960-1443

Rathje Planning Services, Inc.
 412 CHICAGO AVENUE
 DOWNERS GROVE, IL 60515
 phone 630-963-4891
 ktrathje@comcast.net

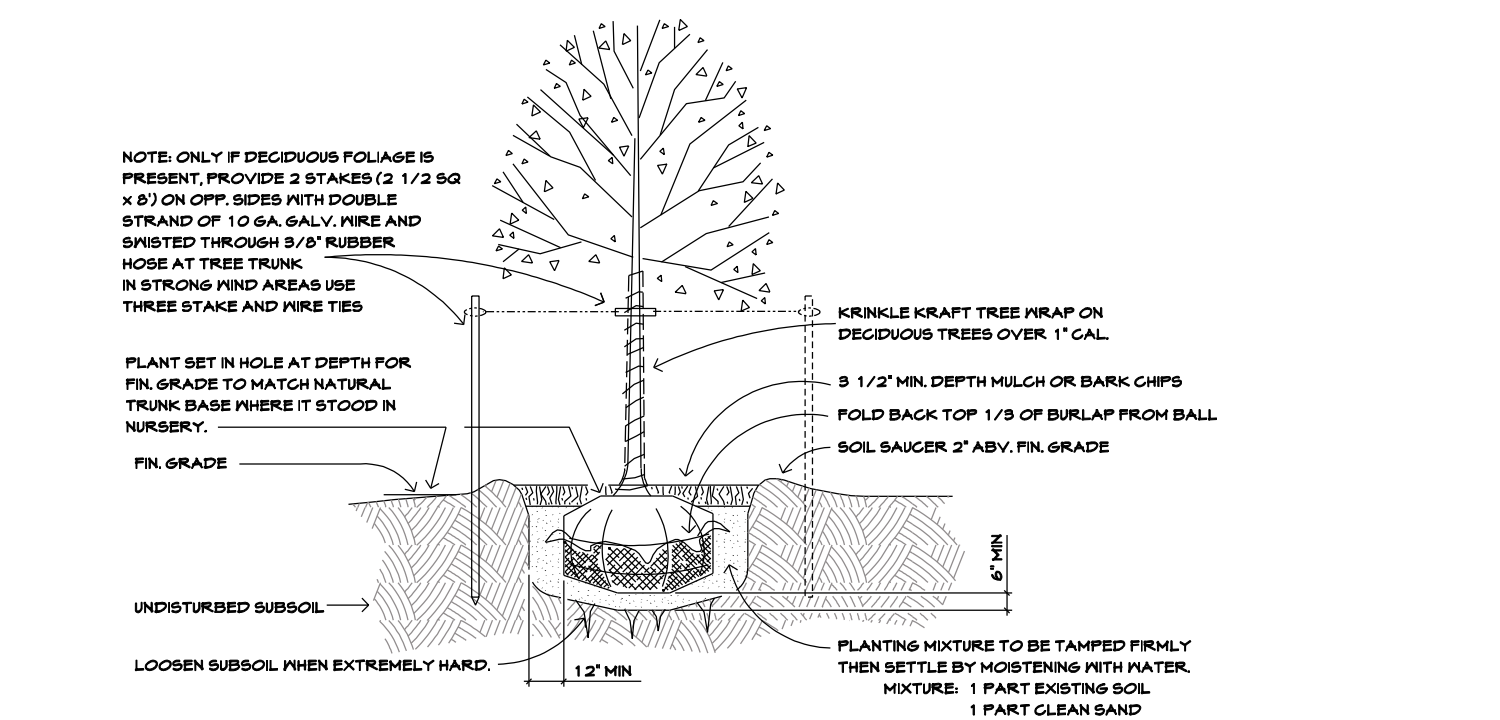
DATE ISSUED	BY	REVISION
15 AUG 2013	DM	19 DEC 2013
19 AUG 2013	DM	20 NOV 2013
4 OCT 2013	DM	8 DEC 2013
		FOR REVIEW COMMENTS
		8 JAN 2014
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NEW APARTMENT COMPLEX
 AT
 715-719 ROGERS STREET
 DOWNERS GROVE, ILLINOIS
 FOR
 R.M.G. REALTY GROUP
 17W728 Butterfield Rd., Oakbrook Terrace, IL.

SHEET TITLE
ELEVATIONS
 ELEVATIONS
 PROJECT NO. D-016-13
 SHEET
A-7b
 SHT 8 OF 11 TOTAL SHEETS

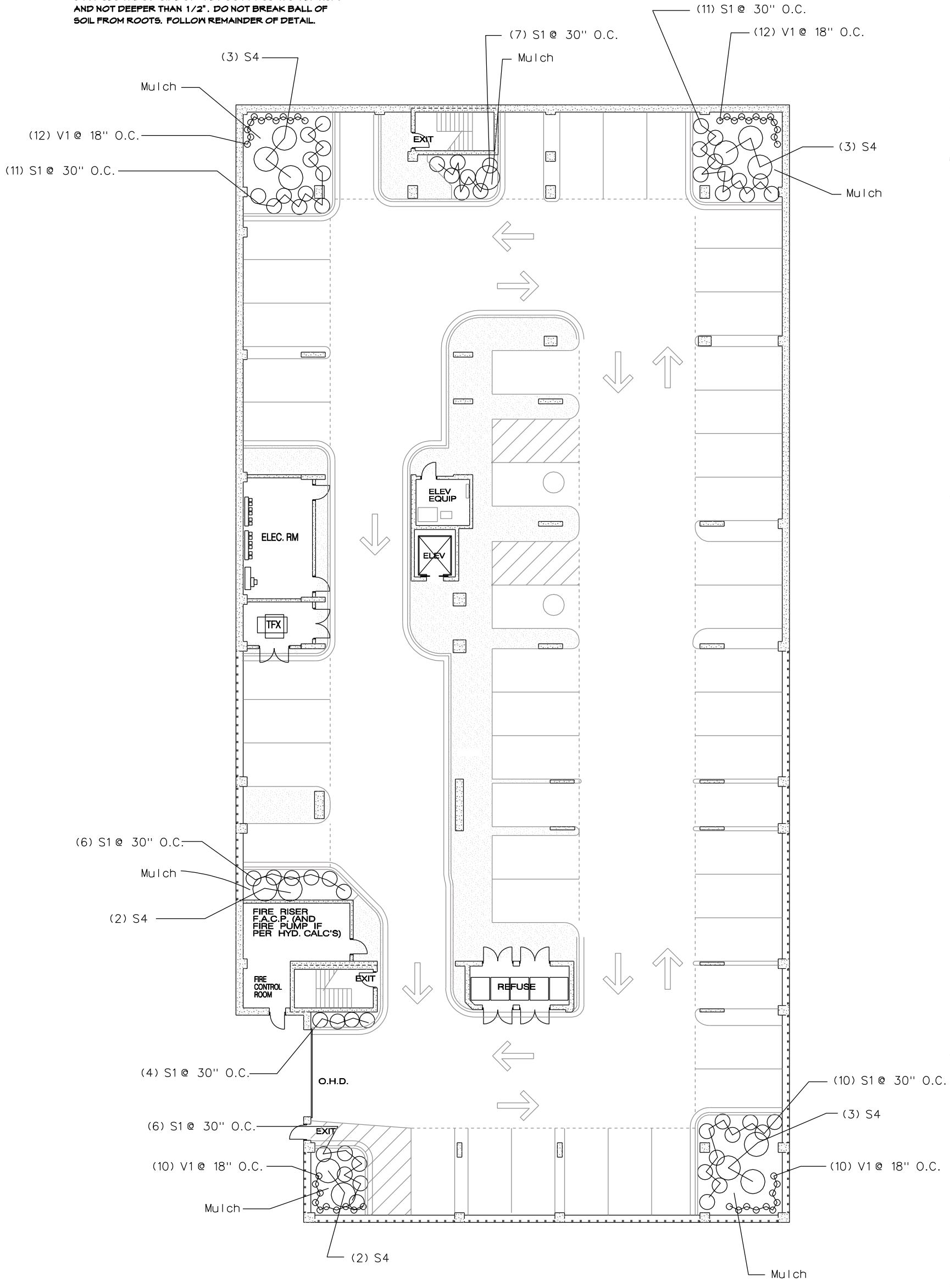
SPECIAL USE DRAWINGS

THESE ARE A DESIGN DEVELOPMENT DRAWING ELEVATIONS INTENDED TO SHOW GENERALIZED DESIGN CONCEPTS. THEY ARE NOT INTENDED TO BE AN EXACTING DETAILED CONSTRUCTION DOCUMENT. REFER TO SHEET A-9 FOR DETAILED INFORMATION REGARDING THE PROSPECT LEVEL EXTERIOR WALLS (FOR INFORMATION REGARDING THE FINISHED GRADE ELEVATION AND OPENINGS IN THE EXTERIOR WALL THAT WILL HAVE SECURITY GRILLAGE CONSISTING OF VERTICAL STEEL BARS OF TYPE AND SPACING SIMILAR TO THE EXISTING DOWNERS GROVE PUBLIC PARKING STRUCTURE.

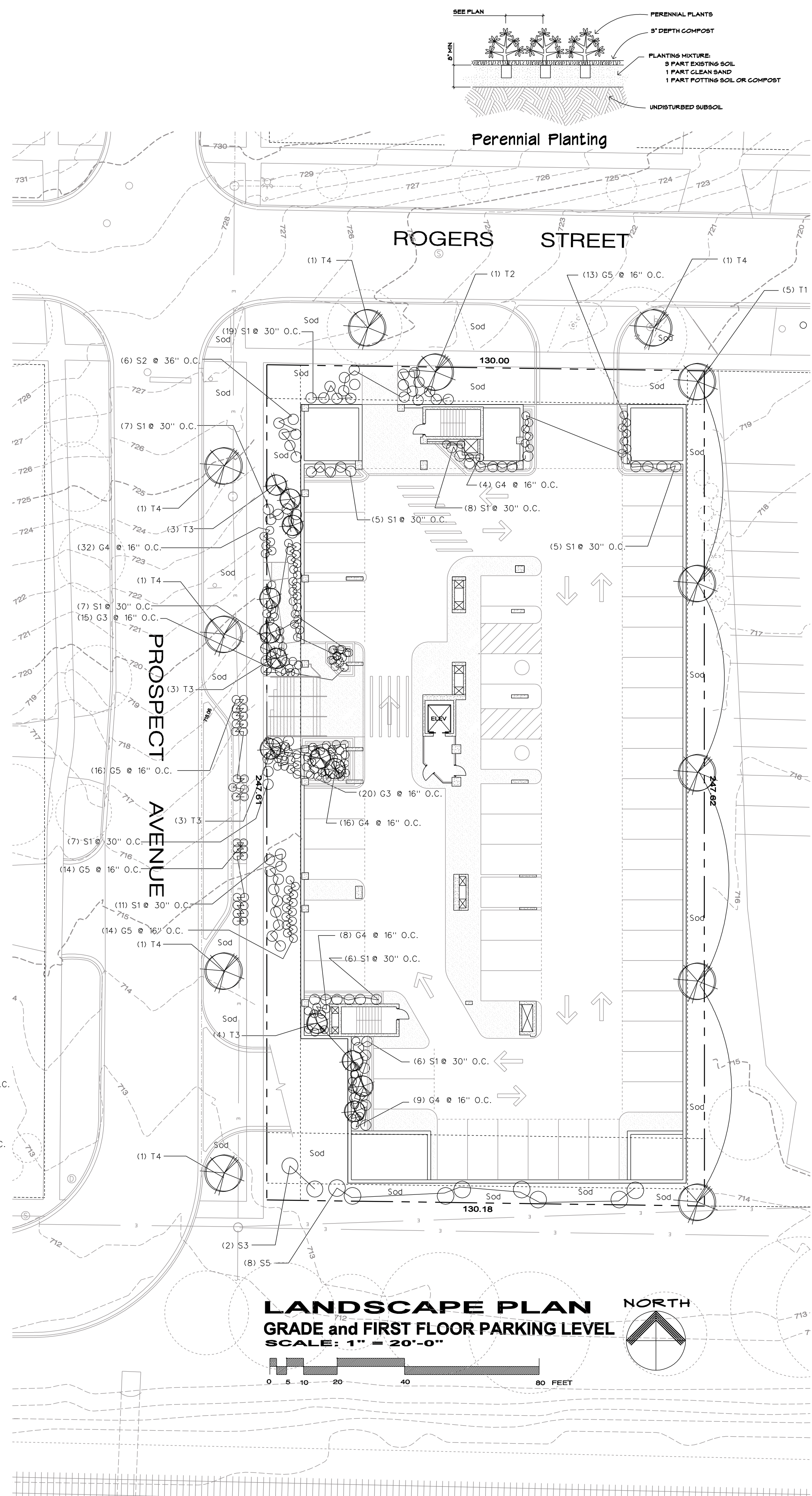
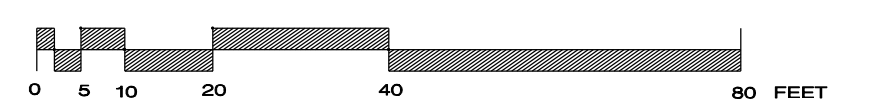


BALL & BURLAP Deciduous & Evergreen Tree Planting

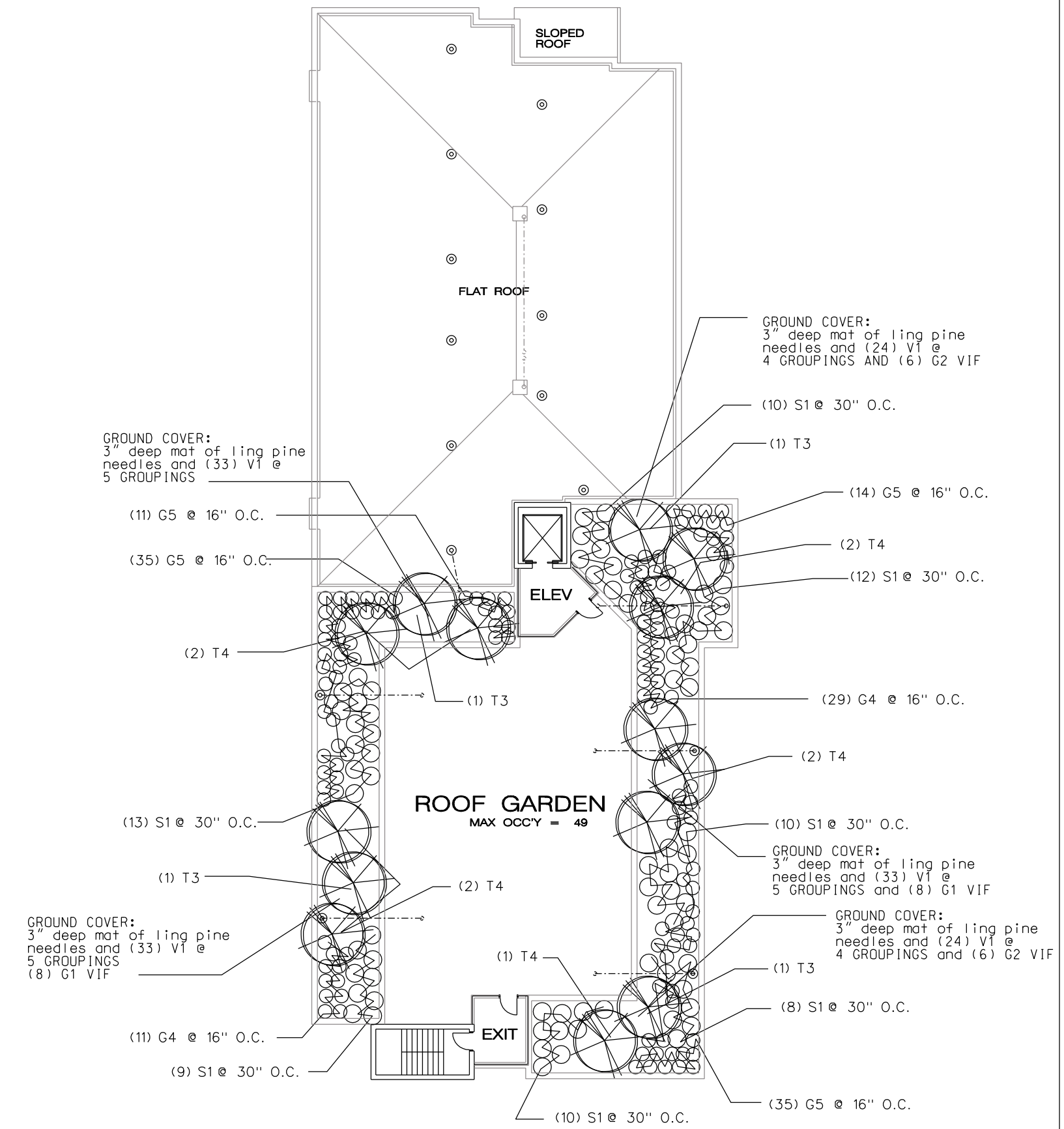
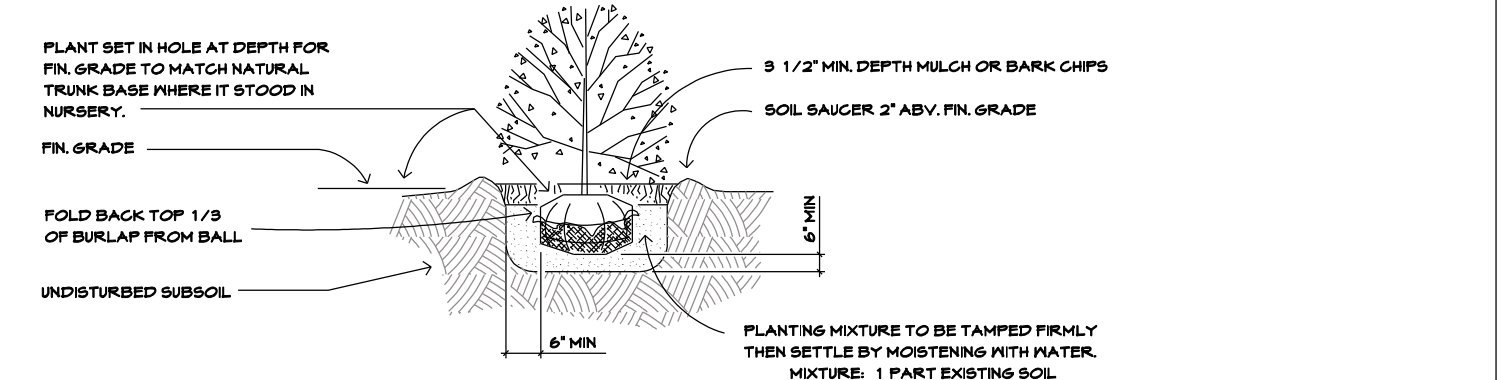
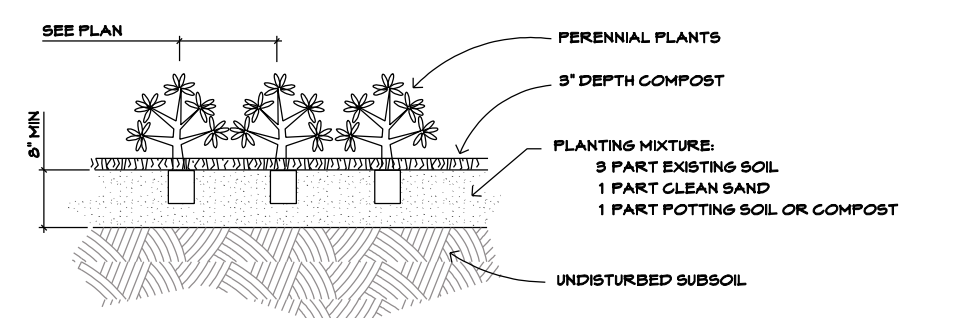
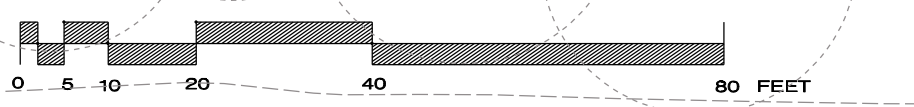
IF PLANTS ARE CONTAINER GROWN WITHOUT BURLAP, REMOVE CONTAINER AND SCARIFY (CUT VERTICALLY AT 5 PLACES THE OUTSIDE OF THE ROOT BALL 1/3" VERTICAL AND NOT DEEPER THAN 1/2"). DO NOT BREAK BALL OF SOIL FROM ROOTS. FOLLOW REVENHOFER OF DETAIL.



LANDSCAPE PLAN PROSPECT AVE. PARKING LEVEL "P" SCALE: 1" = 20'-0"



LANDSCAPE PLAN GRADE AND FIRST FLOOR PARKING LEVEL SCALE: 1" = 20'-0"



LANDSCAPE PLAN ROOF DECK LEVEL SCALE: 1" = 20'-0"



PROPOSED NEW PLANTINGS LEGEND

The actual may be substituted for similar stock selected from readily available material having the same size, growth pattern, color, exposure, and tolerant to this Planting Zone.

KEY	U.S.D.A. SYMBOL	QTY.	SIZE	APPROX. CENTER TO CENTER SPACING	BOTANICAL NAME	COMMON NAME	
TREES	T-1	QUMA2	6	2 1/2"	PER PLAN	Quercus macrocarpa	Bur Oak
	T-2	ACGI	1	2 1/2"	PER PLAN	Acer ginnala Maxima 'Autumn Blaze'	Amur Maple
	T-3	ACPA2	17	2 1/2"	PER PLAN	Acer palmatum var. Matsumurae	Sango Kuru Japanese Maple
	T-4	GLTR	14	2 1/2"	PER PLAN	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust
SHRUBS / BUSH	S-1	JUCH4	208	24"	30" o.c.	Juniperus chinensis var. 'sargentii'	Sargent Juniper
	S-2	JUCO6	6	24"	36" o.c.	Juniperus communis var. 'Ectypa'	Common Juniper
	S-3	TABAB0	2	48" HT	PER PLAN	Toxus baccata	English Yew
	S-4	ACPA2	13	2 gal.	PER PLAN	Acer palmatum var. Dissectum Inaba Shidare	Inaba Shidare Japanese Maple
	S-5	VIAC	8	18"	30" o.c.	Viburnum acerifolium	Mapleleaf Viburnum
GRASS / ORNAMENTAL SEDGES / GROUND COVER			35% mix		Poa Pratensis	Kentucky Bluegrass	
	SOD	9300 S.F.	45% mix		Lolium Perenne	Perennial Ryegrass	
			20% mix		Festuca Arundinacea	Tall Fescue	
	G-1	PENH	16	1 gal.	18" o.c.	Pennisetum alopecuroides 'Hemel'	Dwarf Fountain Grass
	G-2	RUSPS	12	1 gal.	14" o.c.		Salmonberry
G-3			35	1 gal.	16" o.c.	Helictotrichon sempervirens	Blue oat grass
G-4	SEAU3 / SEEL4	77	1 gal.	16" o.c.	Sesteria autumnalis	Autumn moorgrass	
G-5	CAST36	185	1 gal.	18" o.c.	Colmagrostis x oculiflora	Karl Foerster	
VINE	V-1	CLV14	191	1 gal.	18" o.c.	Clematis Viorna	Leatherflower

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DATE ISSUED

5 AUG 2013 20 NOV 2013
14 OCT 2013 8 DEC 2013

REVISION

19 DEC 2013 PLANNING REVIEW & COMMENTS

REVISION

8 JAN 2014 PER SITE COMMENTS

REVISION

21 JAN 2014 PER SITE COMMENTS

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FOR R.M.G. REALTY GROUP
174728 Butterfield Rd., Oakbrook Terrace, IL.

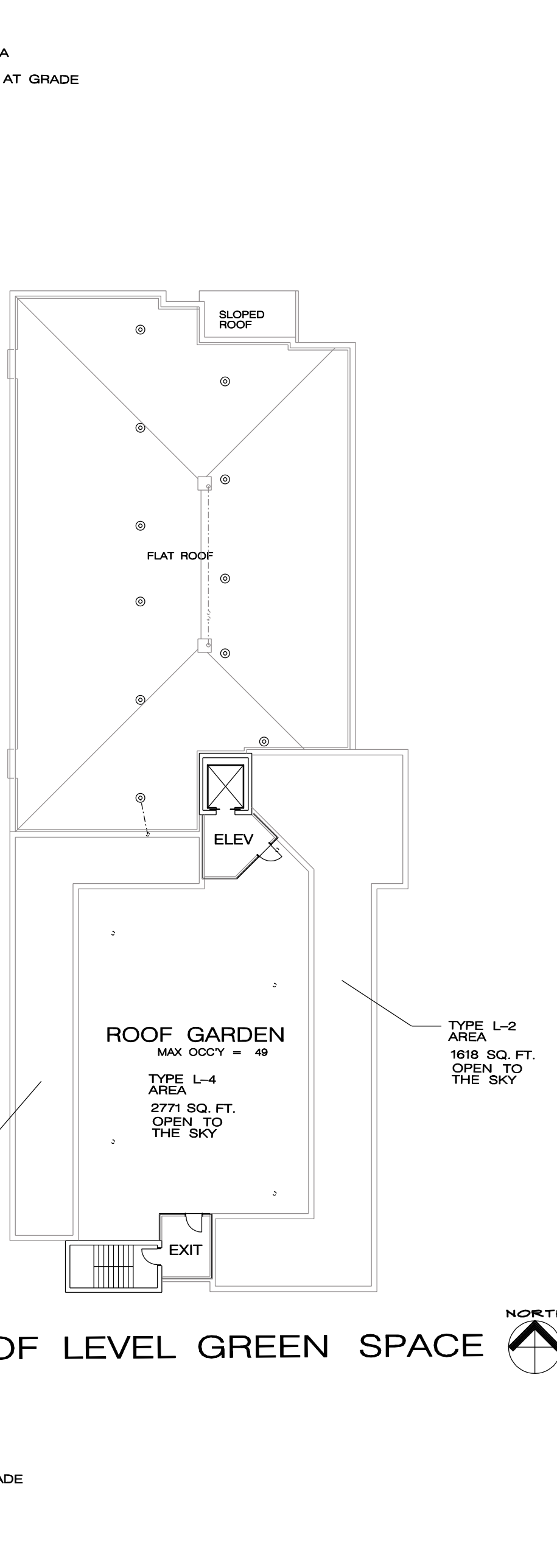
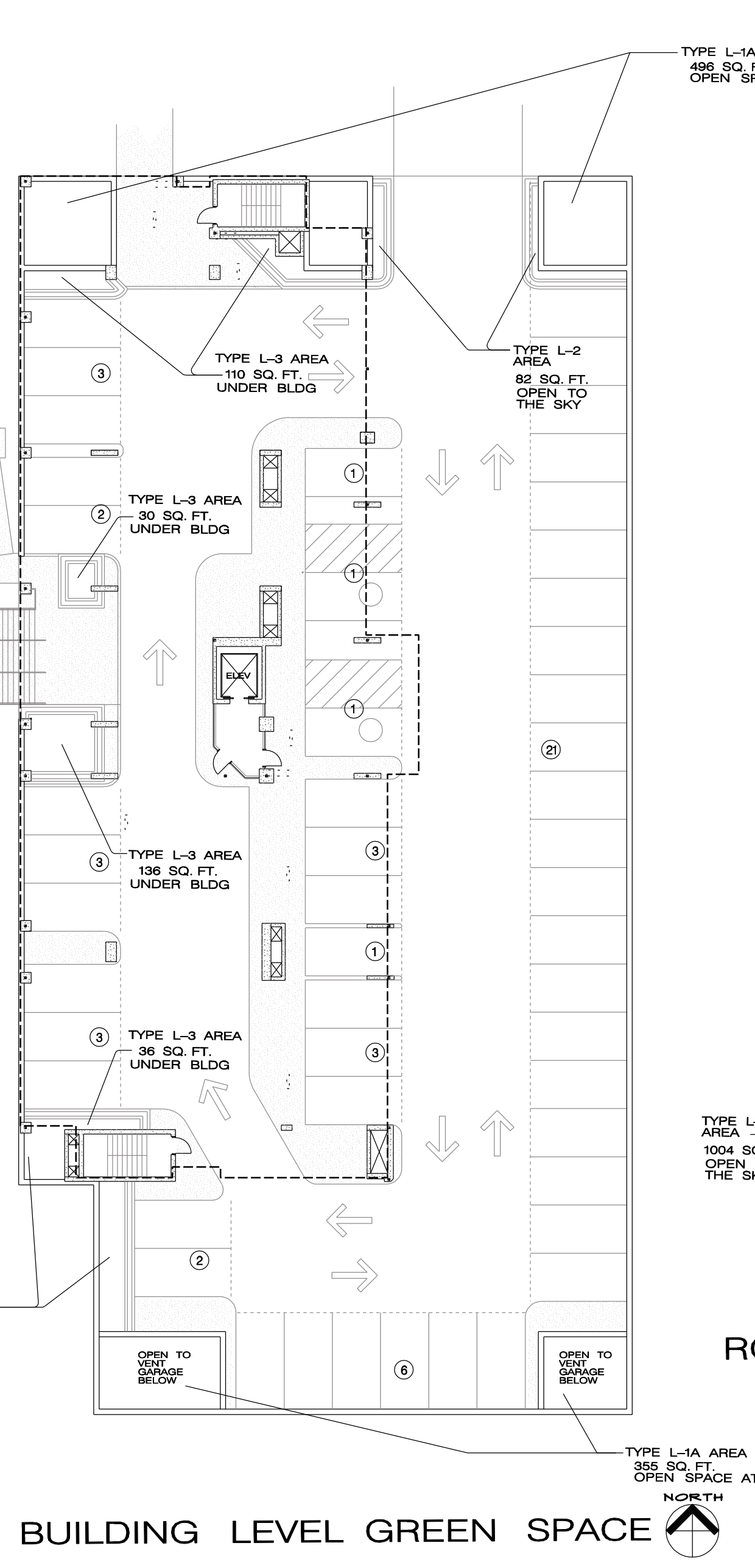
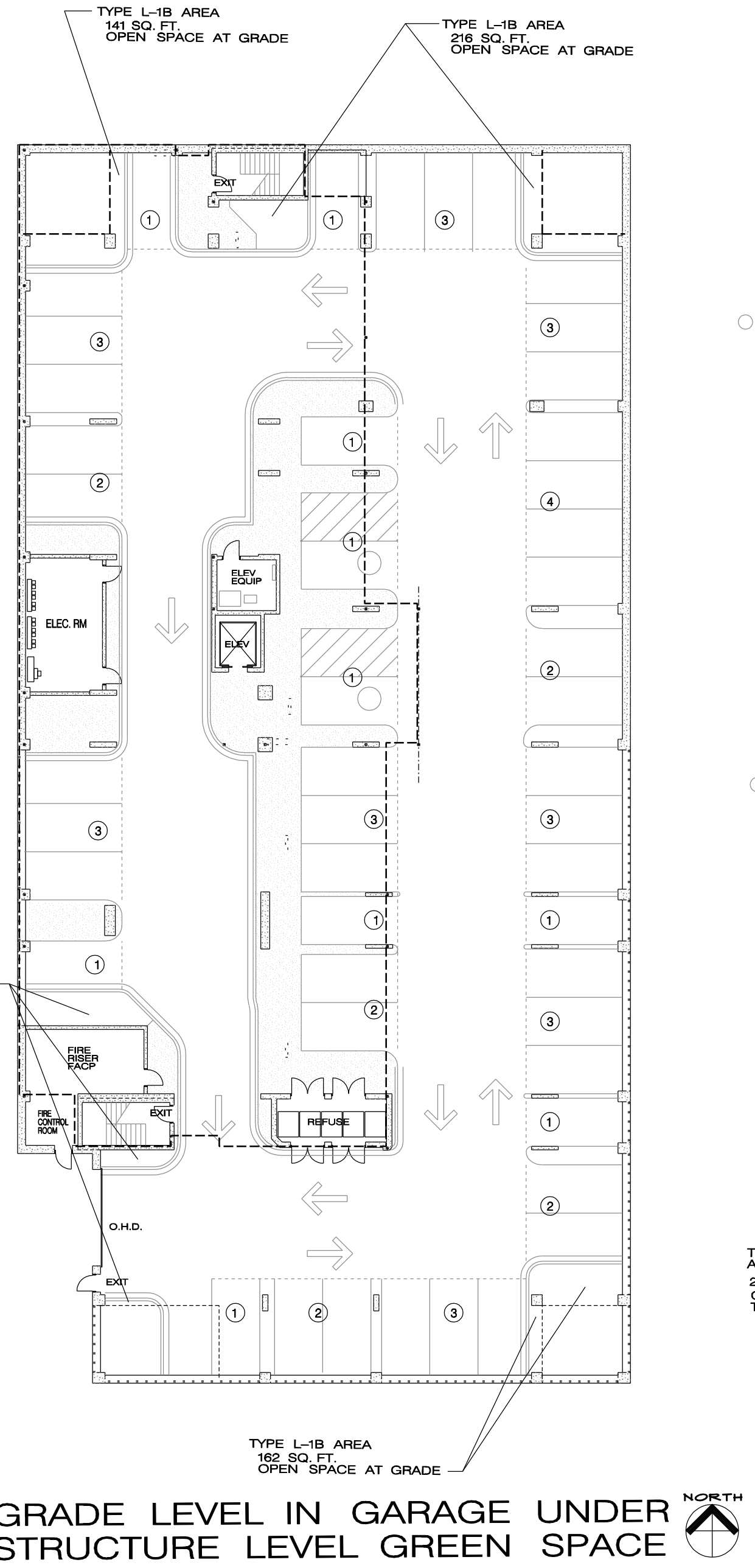
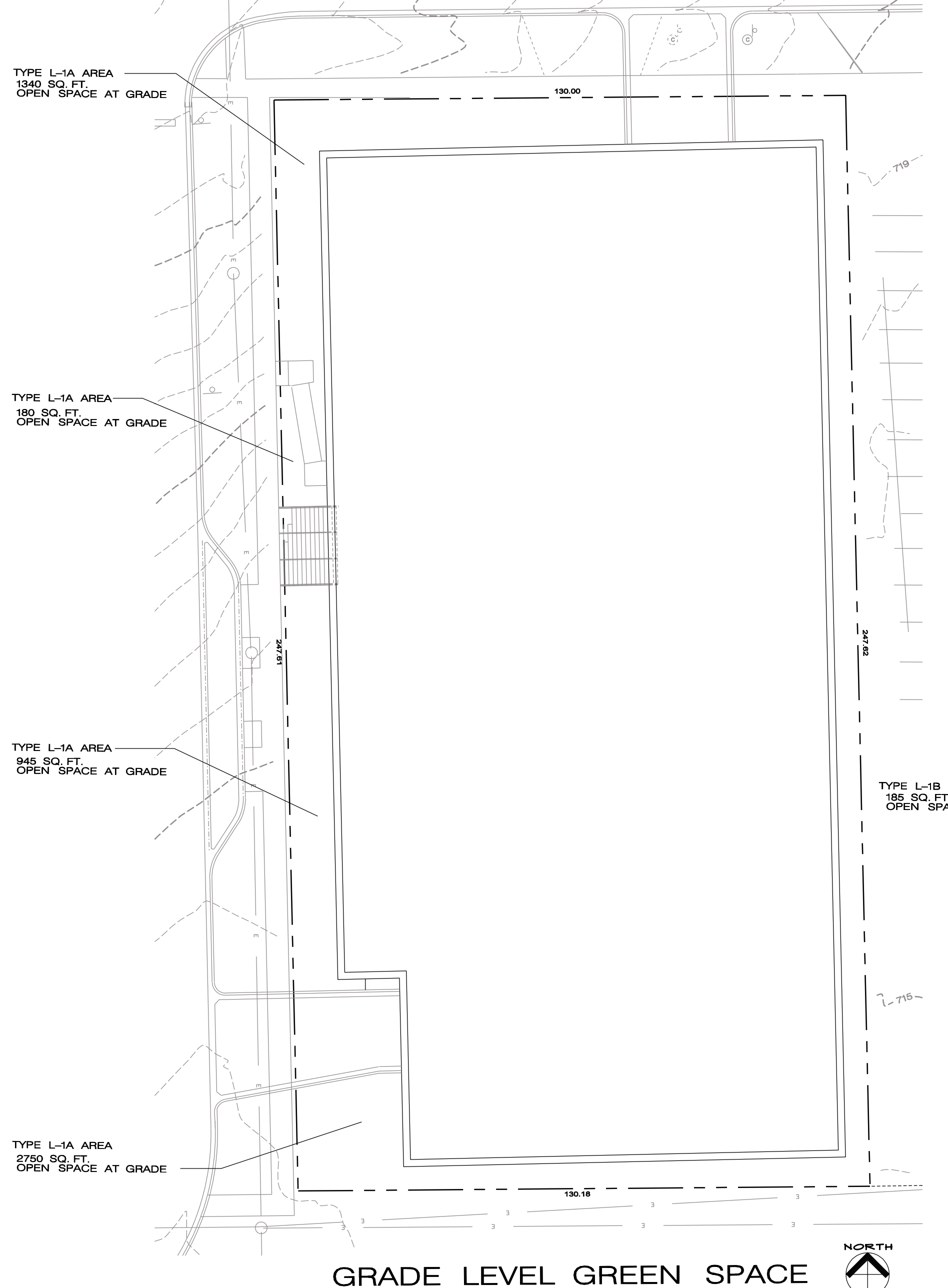
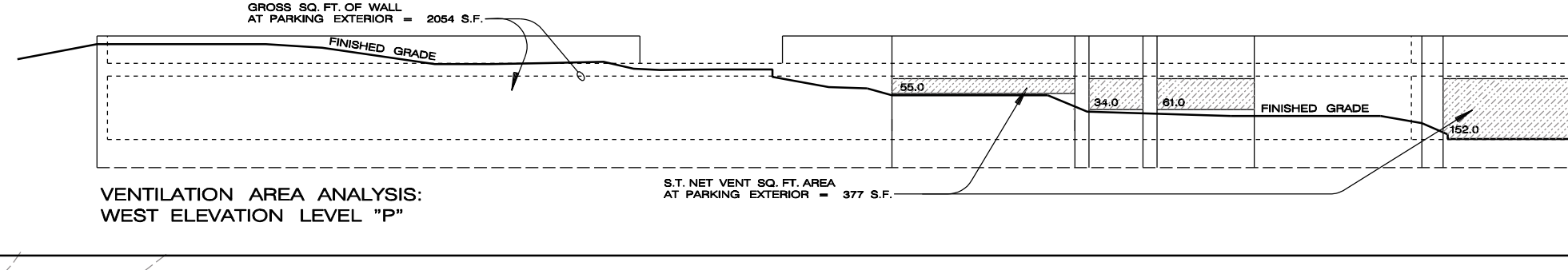
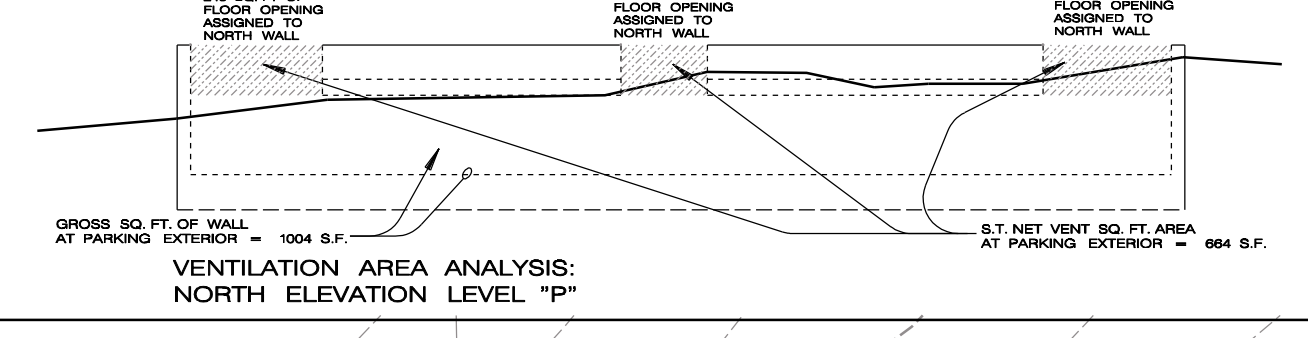
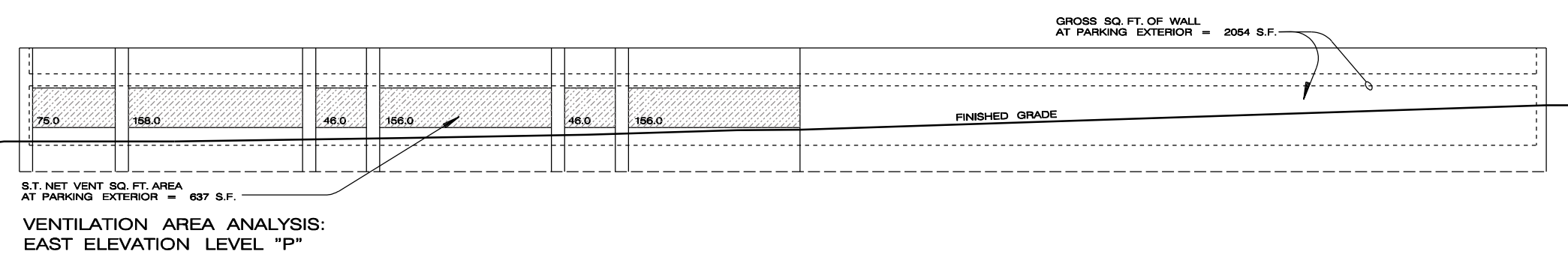
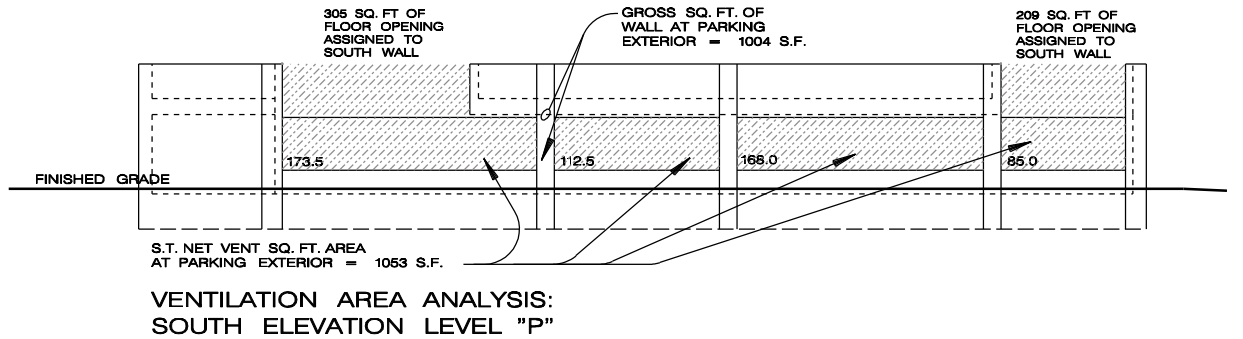
SPECIAL USE DRAWINGS

LANDSCAPE PLAN

PROJECT NO. D-016-13
SHEET **A-8**
SHT 9 OF 11 TOTAL SHEETS

UNENCLOSED PARKING LEVEL "P" VENTILATION SUMMARY

TOTAL PERIMETER WALL AREA AT PARKING LEVEL TIER "P" (PROSPECT AVE. LEVEL) = 6116 SQ. FT.	EXTERIOR WALL PERCENT OF TOTAL = 25.38 %
TOTAL WALL VENTILATION OPEN AREA (DISTRIBUTED ON NOT LESS THAN TWO SIDES) = 1563 SQ. FT.	EXTERIOR OPENINGS PERCENT OF TOTAL = 44.65 %
ADDITIONAL CROSS VENTILATION OPEN AREA (DISTRIBUTED THROUGH FLOOR ATRIUMS) = 1178 SQ. FT.	TOTAL OPEN AREA FOR NATURAL VENTILATION = 2731 SQ. FT.
TOTAL PERIMETER WALL LENGTH AT PARKING LEVEL TIER "P" (PROSPECT AVE. LEVEL) = 679 LIN. FT.	OPENING LENGTH PERCENT OF TOTAL = 40.06 %
AGGREGATE LENGTH OF OPENINGS CONSIDERED TO BE PROVIDING NATURAL VENTILATION AT PARKING LEVEL TIER "P" = 272 LIN. FT.	
• CUBIC FEET OF PARKING TIER "P" (LESS VOLUMIN OF ACCESSORY AREAS) = 288,675 CU. FT. (TOTAL) • AT 8 FT. PER MIN. NATURAL AIR MOVEMENT = 2731 x 8 x 90 = 1,910,880 CU. FT. AIR CHANGES PER HOUR → 4.54 AIR CHANGES PER HOUR (APPROX. AT MIN.)	



COMMON GREEN SPACE SUMMARY DATA:

NOTE: TYPE "L" AREAS ARE PERVIOUS LANDSCAPED AREAS NOTED OTHERWISE

SITE AREA TOTAL	32,227 SQ. FT. (0.7398 Ac)		
OPEN SPACE TYPE	SUBTOTAL SQ. FT. PER TYPE	SUBTOTAL SQ. FT. TYPE "L"	
L-1A AREAS = GREEN SPACE AT GRADE OPEN TO THE SKY	6066 SQ. FT.	12,766 SQ. FT.	
L-1B AREAS = GREEN SPACE AT GRADE WITH STRUCTURE ABOVE	704 SQ. FT.		
L-2 AREAS = INTENSIVE, AND EXTENSIVE GREEN PERVIOUS LANDSCAPE SPACE ON STRUCTURE OPEN TO THE SKY	2913 SQ. FT.		
L-3 AREAS = INTENSIVE, AND EXTENSIVE GREEN PERVIOUS LANDSCAPE SPACE ON STRUCTURE OPEN TO THE ENVIRONMENT SHELTERED UNDER BUILDING	312 SQ. FT.		
L-4 = MIXED EXTENSIVE, MODULAR, AND PARTIALLY PERVIOUS WITH DRAINAGE TO VEGETATIVE AREAS	2771 SQ. FT.		
CUMULATIVE SUBTOTALS	6770 SQ. FT. → 9683 → 9,995 → 12,776		
PERCENTAGE OF TOTAL SITE	21.02% → 30.06% → 31.03% → 39.66%		

INTENSIVE GREEN PERVIOUS: WITH AT LEAST 1 FOOT (OR MORE) OF SOIL DEPTH WITH TREES AND SHRUBS ETC., WITH DESIGN INTEGRATION TO WATER SHEAD SYSTEM.
EXTENSIVE GREEN PERVIOUS: WITH 5 INCHES TO 8 INCHES OF SOIL WITH HARDY GRASSES AND SMALL PLANTS WITH DESIGN INTEGRATION TO WATER SHEAD SYSTEM.
MODULAR GREEN SYSTEM: PORTABLE SOIL CONTAINERS WITH OR WITHOUT PARTIAL WATER SHEAD STORAGE DEPENDING UPON SYSTEM DESIGN.

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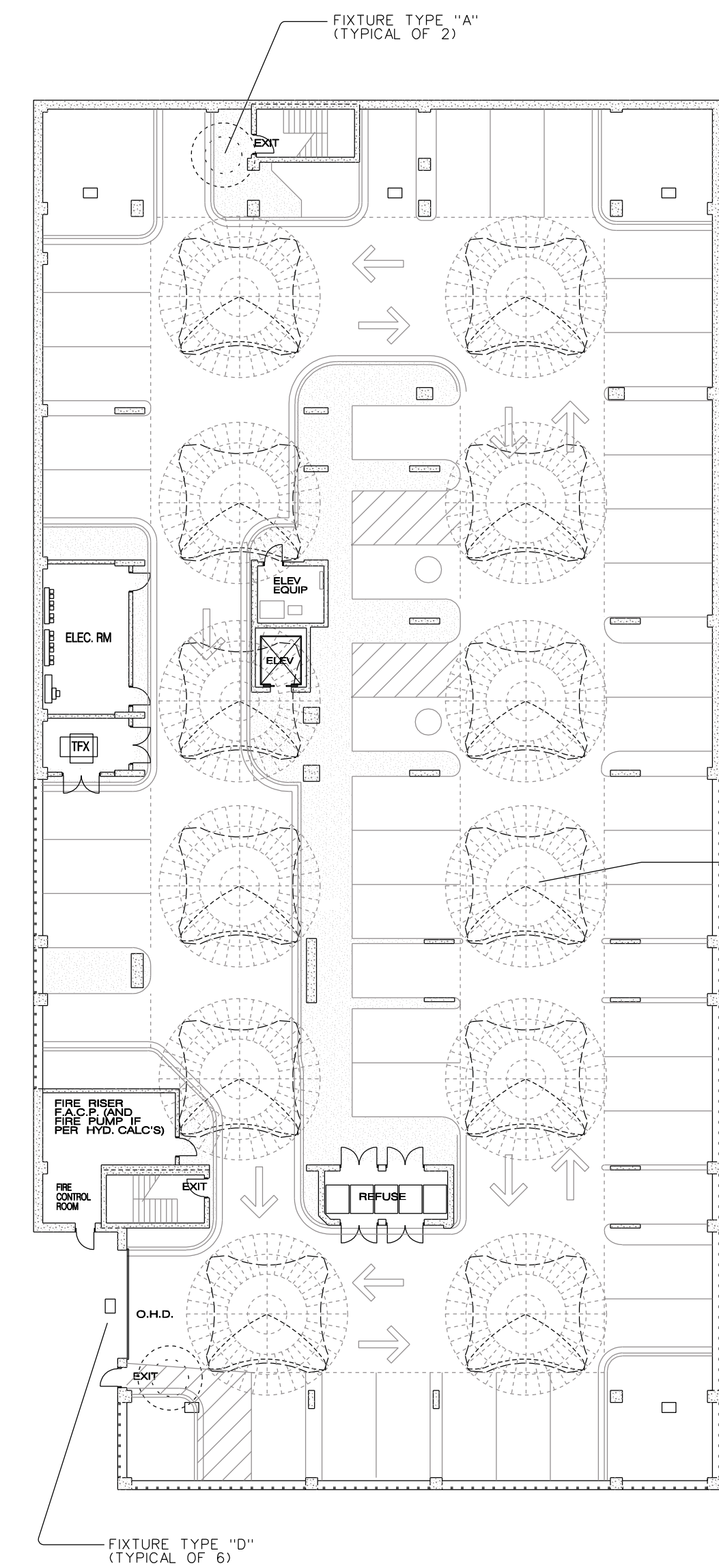
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REVISION 19 DEC 2013
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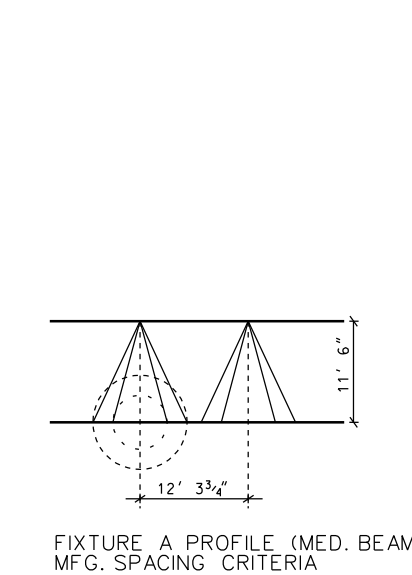
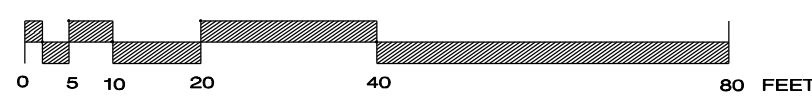
NEW APARTMENT COMPLEX
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DOWNERS GROVE, ILLINOIS
FOR
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17W728 Butterfield Rd., Oakbrook Terrace, IL.

SHEET TITLE
GREEN SPACE SUMMARY DATA
PROJECT NO. D-016-13
SHEET
A-9
SHT 10 OF 11 TOTAL SHEETS

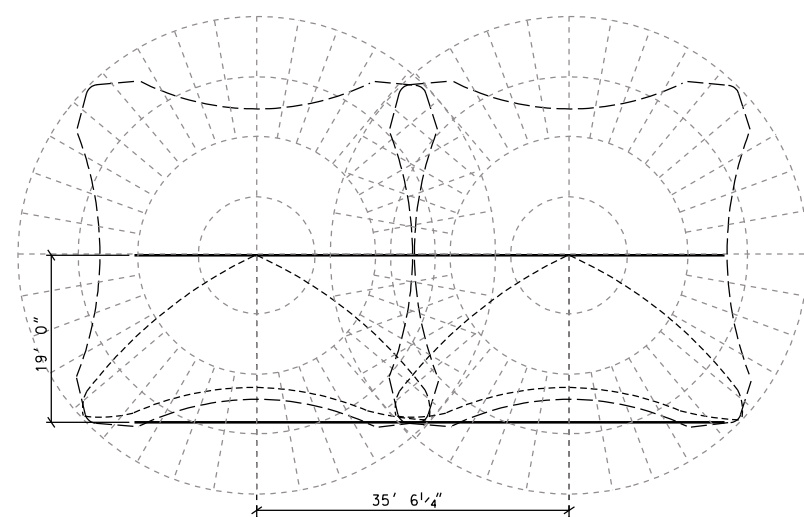
SPECIAL USE DRAWINGS



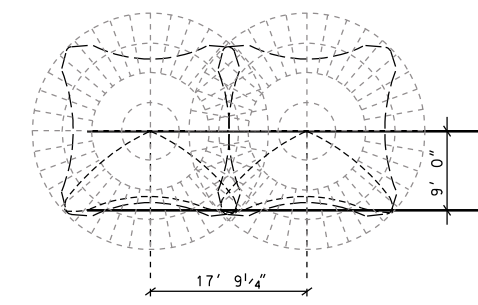
PHOTOMETRIC PLAN
PROSPECT AVE. PARKING LEVEL
SCALE: 1" = 20'-0"



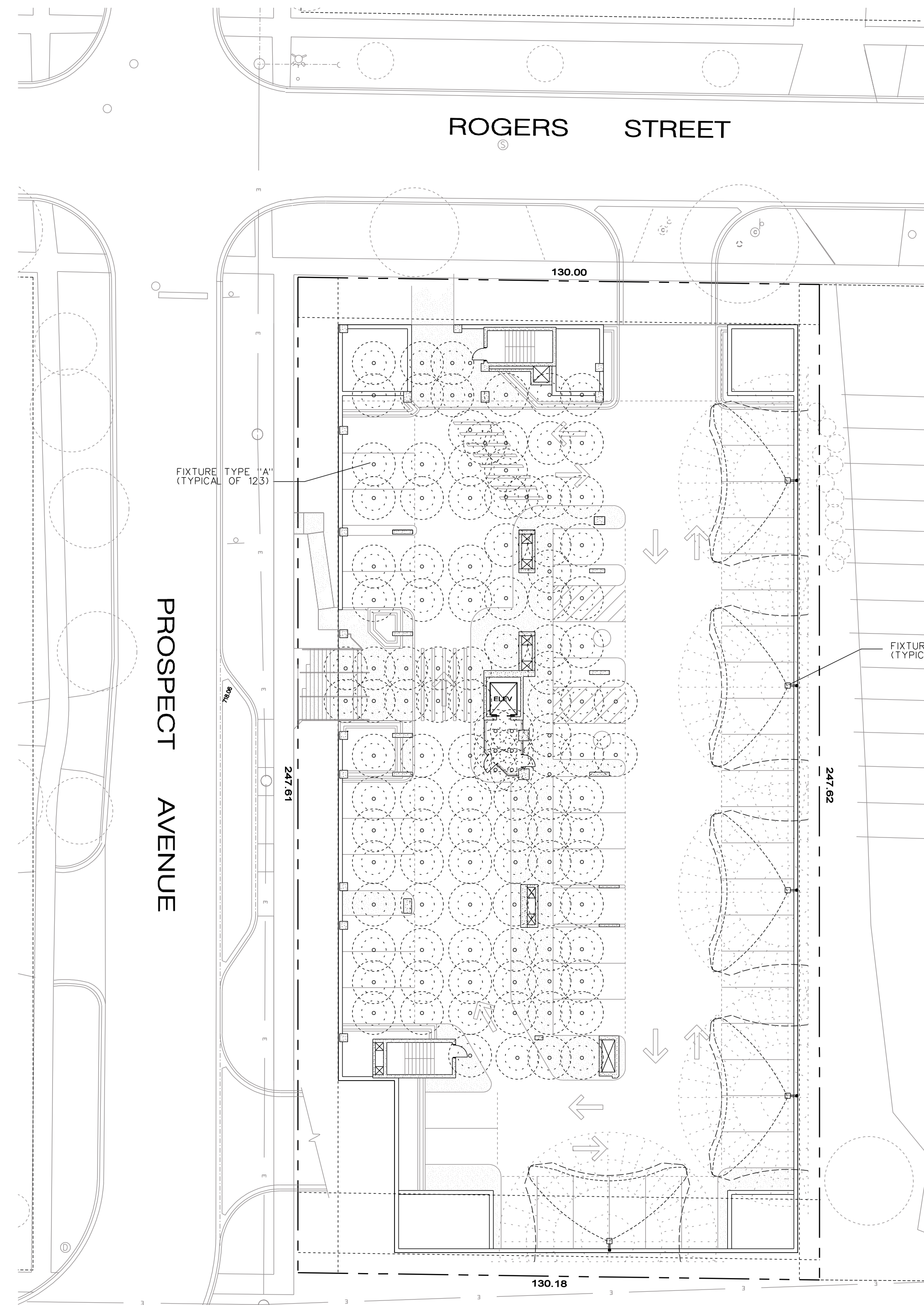
FIXTURE A PROFILE (MED. BEAM)
 MFG. SPACING CRITERIA



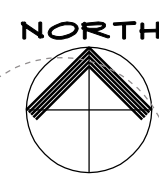
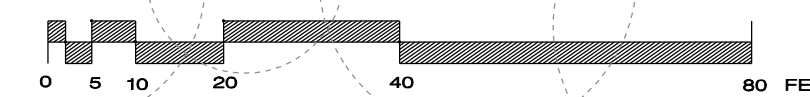
FIXTURE B PROFILE
 MFG. SPACING CRITERIA



FIXTURE C PROFILE
 MFG. SPACING CRITERIA

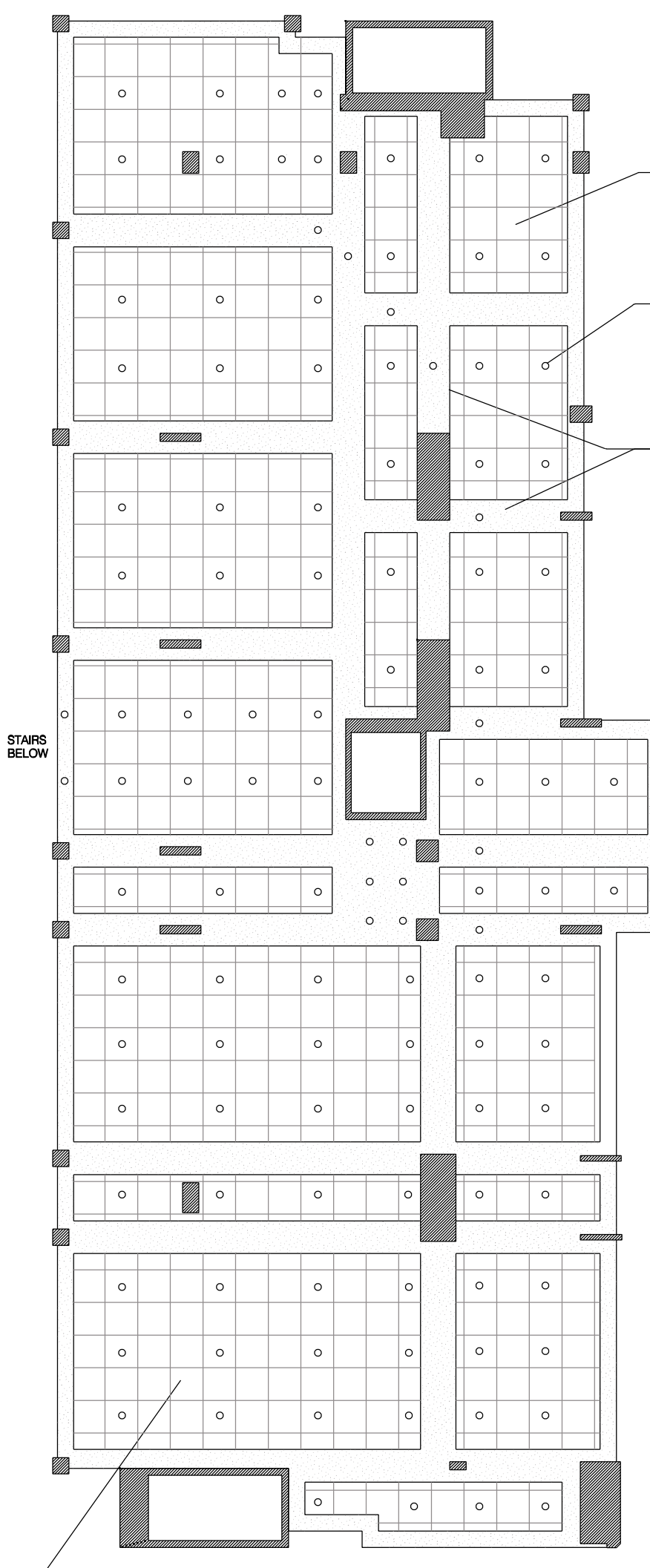


PHOTOMETRIC PLAN
ROGERS STREET PARKING LEVEL
SCALE: 1" = 20'-0"



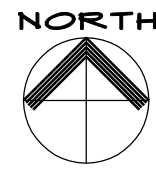
I.E.C.C. ELECTRICAL LIGHTING LOAD ALLOWANCE (PARTIAL TABLE)				
USAGE AREA	GROSS RELATED LIGHTED FLOOR AREA	LPD (W/SQ FT)	MULFA (W) (MAX. ALLOWED)	USAGE AREA SUBTOTAL LIGHTING WATTS SHOWN
PROSPECT GARAGE LEVEL	25,870 sq. ft.	0.3	7,761 w	1,632 w
ROGERS ST. "GARAGE AREA"	12,380 sq. ft.	0.3	3,714 w	4,746 w
OPEN PARKING AREA (ZONE 3)	10,390 sq. ft.	0.10	1,039 w	1,000 w
BUILDING SUMMARY			12,514 w	7,378 w

LUMINAIRE TABLE							
QUANTITY	MARK	LUMINAIRE DESCRIPTION	MOUNTING HEIGHT	WORK PLANE HEIGHT	FIXTURE LUMEN OUTPUT	LUMINAIRE SPACING CRITERIA	WATTS PER FIXTURE
123	A	L-1540-G2 (INDY LED B" HYPERBOLIC OPEN APERTURE)	11'-4"	GRADE SURFACE	1431	1.07	42 w
5	B	SS2-B16-6K-UN-FT (ACCULITE "AREOS" LOW PROFILE LED) FORWARD THROW	19'-0"	GRADE SURFACE	16,886	1.9 : 1	200 w
12	C	IS1-A12-4K-UN-5L (ACCULITE LOWBAY LED)	9'-0"	GRADE SURFACE	11,275	1.84	129 w
6	D	WP2-40W LED-4K-UN-TP (ACCUPAK LED SECURITY)	11'-4"	GRADE SURFACE	1463	N/A	37 w



REFLECTED CEILING PLAN
ROGERS STREET LEVEL
SCALE: 1/16" = 1'-0"

THE ENTIRE CEILING AREA TO HAVE DRY PIPE FIRE SUPPRESSION



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SHEET TITLE
 PHOTOMETRIC PLANS
 ROGERS ST. REFLECTED CEILING PLAN
 PROJECT NO. D-016-13
 SHEET
A-10
 SHT 11 OF 11 TOTAL SHEETS

SPECIAL USE DRAWINGS

APPROVED – 2/24/14

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

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

Chairwoman Urban called the February 3, 2014 meeting of the 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: Chairwoman Urban, Mr. Beggs, Mr. Cozzo, Mrs. Lupescu (ex-officio), Mr. Matejczyk, Mr. Quirk, Ms. Rabatah, Mr. Rickard, Mr. Waechter

ABSENT: Mr. Webster; ex-officios Mr. Menninga and Ms. Souter

STAFF PRESENT: Senior Planner Stan Popovich and Planner Kelley Chrisse

VISITORS: Ken Rathje, Rathje Planning Services; Dean Pozarzycki, Architect; Michael Gatto, RMG Realty Group; Bob Gundmunson, RWG Engineering, LLC - 975 E. 22nd Street, Wheaton, IL; Henry Schmidt, Moldtronics; Christina Benson - 841 Rogers Downers Grove; Bill Kay - 2100 Ogden Avenue, Downers Grove

Chairwoman Urban provided a brief review of the meeting's protocol. Mr. Beggs wanted to confirm that the petitions being reviewed tonight are subject to the current zoning ordinance even though recommended revisions to the zoning ordinance have been sent to the Village Council. Mr. Popovich confirmed that transitional provisions are included in the proposed zoning ordinance and it is anticipated that the revisions to the zoning ordinance would be adopted and possibly effective around mid-April. Any cases approved under the current zoning ordinance would receive permits for same, even if the new zoning ordinance is in effect at the time a building permit is issued.

Chairwoman Urban swore in those individuals who would be speaking on the following two petitions:

FILE PC 50-13: A petition seeking approval of a Special Use to construct a multiple-family residential structure at 715-719 Rogers Street. Property is zoned DT Downtown Transition District; Property located on the southeast corner of Rogers Street and Prospect Ave., commonly known as 715-719 Rogers Street, Downers Grove, IL; RMG Realty Group, LLC, petitioner; 1501 Ogden Associates, LLC, Owner.

Planner Kelley Chrisse summarized the request before the commissioners, noting the Village Council in May 2008 made various approvals to allow the construction of a 16 townhomes on the site. The site was rezoned from M-1 to Downtown Transition as part of the approval and it received special use, planned development and final plat of subdivision. Since that time, however, the approvals lapsed and staff was asking that those prior approvals be rescinded.

APPROVED – 2/24/14

The site location and surrounding area were pointed out, along with the current one-story industrial building which would be razed in order to construct a 48-unit upscale apartment building with roof garden. The property, containing two lots, would have to be administratively consolidated should approval be granted. Four floors of dwelling units (1 and 2-bedroom units) are planned to be constructed above a two-story, open-air parking structure. A list of amenities followed.

Due to the west-to-east grade differential of 6 feet and the north-to-south grade differential of 13 feet, it allowed for the construction of the parking structure where the lower level will be accessible from Prospect Avenue for residents only through a gated entry. Forty-eight (48) assigned spaces will exist with two spaces being handicap accessible. Grade level parking will be at Rogers Street, where guests can access the garage. On this level there will be 50 parking spaces -- two being handicap accessible. A four-foot knee wall will surround this level and will also be open. Pedestrian access to the building was explained.

Building elevations, architecture, and materials were reviewed, with Ms. Chrise mentioning that two facade options were being proposed by the petitioner: 1) a terracotta cladding system; and 2) a utility brick embedded in pre-cast concrete panels. Color will be medium brown with charcoal colored sunshades, balustrades and metal fascia. Perspectives of the two facades followed. A review of the building's landscaping briefly followed and, per Ms. Chrise, the village forester reviewed the landscape plans with a concern about the continued maintenance of the interior beds, which staff has incorporated into a condition. However, an irrigation system has been proposed where recycled rain will water the roof garden and the interior beds.

Public improvements were discussed with staff noting that the current sidewalk stub that exists does not align with the sidewalk on the other side of Rogers Street and staff is requesting that they align. Both parkways will be restored with parkway trees, as determined by the village forester. Ms. Chrise stated that because the stormwater currently flowed into a culvert on Prospect Avenue and because the net increase of new impervious was only 1,000 sq. feet, it did not require detention or volume control best management practices. However, the petitioner was proposing to install a containment structure to be located at the southwest corner of the site to improve water quality for site discharge and to receive run-off from the roof and grade level parking prior to entering the storm sewer system. The roof garden will also reduce run-off.

Per Ms. Chrise, the Fire Prevention division chief had indicated to staff that access will be from Rogers Street and Prospect Avenue, where entry into the site is not required. A dry pipe fire suppression system is being proposed for the parking levels along with a traditional wet pipe system for the residential floors. All floors will have a fire alarm system.

Setbacks and bulk regulations were reviewed by Ms. Chrise who indicated she inadvertently omitted the five-foot side yard setbacks in her report but confirmed the proposal does meet the requirements. While no open space was required for the Downtown Transition area, she stated the petitioner was increasing the amount of green space from what currently exists.

Lastly, the Standards for Approval for a special use have all been met and staff recommended that the Plan Commission make a positive recommendation to the Village Council subject to staff's conditions in its report.

APPROVED – 2/24/14

A number of questions arose regarding the length of the leases, the type of security for the building, the maintenance of the garbage chute (odor control); recycling; snow removal maintenance; whether an on-site manager will exist and what is meant by “temporary parking” for the drop-off zone on Prospect Avenue. After staff’s explanation of the temporary parking, it was suggested that it have clearer language to which staff was open to commissioner revisions. Asked why there was a special use, staff clarified that the special use request was due to the proposal being in the Downtown Transition area and a multiple family structure required a special use. Details followed as well as what was approved back in 2008, i.e., 16 townhomes. Mr. Quirk expressed concern about the density being proposed now.

Petitioner, Mr. Ken Rathje with Rathje Planning Services, Downers Grove briefly introduced his team and walked through the steps of how he and his client decided upon the site. Details followed how the building was determined to fit into the site, specifically, working with the site’s grade. Access and security were reviewed again briefly. Common mechanical equipment would be on the roof clustered near the middle north end of the building and be screened from the ground while at the south end of the roof would be the garden area that would use recycled water and for other landscaped areas. Further landscaping details followed with Mr. Rathje explaining that the village forester has indicated that the petitioner pay \$500 per tree and the forester would select the appropriate trees and plant them. The one existing tree on Rogers Street will be protected while another existing tree, located near the driveway, may be of concern due to construction damage, and, if damaged, per the staff report, the petitioner would have to work under the village’s assessment formula and compensate for the existing tree. Again, Mr. Rathje addressed stormwater issues, public improvements, and properly aligning the sidewalks.

A more thorough review of the upscale amenities followed, as well as building material (concrete/steel), and the fact that once the soil bearing capacity will be determined once the existing building was razed, then the appropriate building material would be decided. Security would consist of a key-FOB system and a 24-hour camera system; trash odor would be handled depending on the frequency of the garbage removal; there would be no recycling facility; a nearby manager would be available 24 hours for emergencies; leases would typically be for one year; the temporary drop off area was envisioned to be no more than a 15 minute limit; the special use would exist for the life of the property and the zoning ordinance did not distinguish between rental or for-sale properties. Any conversion to condominiums would be done through the state’s Condominium Act. The type of roof vegetation that was considered was explained and clarified further.

Lastly, Mr. Rathje addressed the standards for special use which he believed were consistent and in compliance with the village’s Comprehensive Land Use Plan. He emphasized that the proposal took advantage of the pedestrian-environment in the downtown area, it was a commuter-oriented and transit-oriented proposal, as the proposed building would be 1,300 feet walking distance to the downtown trains station. The standards for a special use were reviewed in detail by Mr. Rathje.

Per commissioner questions, Mr. Rathje explained that the building would be leased typically for one year which was the standard model; the 24 hour hot line would be managed by a local rep (probably one of the owners) who would be responsible to organize and hire the various trades necessary, such as snow plowing. Because the temporary parking was located on village right-of-way, it would be subject to village standards. Mr. Rathje explained the soil bearing process and the trash chute eliminating process. Mr. Waechtler suggested having a person on the premises, especially for late night security.

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Mr. Michael Gatto, with RMG Realty Group, discussed his own background with housing and security issues in the downtown Chicago area as compared to what would be needed for this development; the fact that he has a property management service which is family operated and in the vicinity. Because he believed the building was small enough, having an on-site 24-hour security person was not necessary. However, he did envision having a person on-site for the lease out process for the first two years.

Commissioner concern was raised regarding the six-story height of the building versus the surrounding two-story structures in the area and the fact that Stations Crossing, located at Main and Rogers Streets, was the same cross-section as what was being proposed, to which Mr. Rathje explained that proposed building was consistent with many of the other multi-family buildings in and around the downtown area and the height was established by right and any other use could come in and build without a special use. Additionally, the density of the downtown had increased over the years.

Asked what a containment tank was, Mr. Bob Gundmunson, with RWG Engineering, explained it was best described as an “oil/sediment separator” to improve the effluent leaving the site. A description of the tank facility followed.

Mr. Dean Pozarzycki, 4728 Main Street, Downers Grove, architect for the proposal, discussed the photometric lighting system will be all LED. Details followed. As to the lighting overspill on the upper parking level, the fixtures will be “dark sky” quality with lumens directed appropriately. During the construction drawing phase is when a foot candle analysis (based on the LEDs), will be done. Lighting compliance will meet the village’s ordinance regulations as it relates to lighting overspill. Details followed regarding the types of fixtures that will be used to control spillage.

Per Mr. Rathje, signage will comply with the village’s ordinance. There will be no separate tenant storage space in the garage or building. Visitors and residents will have access to the upper parking level and parking at the lobby level will be controlled with a key-FOB system. Lastly, Mr. Rathje indicated that a traffic impact study was not done due to the size of the project. The prior 16-unit townhouse project, however, he surmised would have had 8 to 10 trips in per day, per unit, for an estimated 128 trips in per day. Not knowing the characteristics of the occupants of the proposed building, but estimating that one-third to one-half would be rail commuters, he estimated it would drop the trips by half or more. His estimates followed. He agreed that the character of building would also change over time, along with its tenants, i.e., some people may take the train over time or change jobs, but the goal was to keep them there. To have a reasonable number of parking spaces was a luxury tenants would pay for and Mr. Rathje, citing parking numbers he reviewed from a traffic manual, estimated there would be an over-supply of parking spaces. As to how the amount of parking for this development compared with the project approved previously, Mr. Rathje explained that the townhome proposal would have had two spaces per unit or 32 parking spaces and few guest parking spaces as compared to five or six times that amount for this development.

Asked what would prevent commuters from parking in the open parking lot, Mr. Rathje indicated that such vehicles would be towed and impounded if it were to become an issue; no different than the surface level parking lots. The owner would have to hire a towing company. Lastly, Chairwoman Urban inquired how the petitioner decided upon the “post World War II Modern” architectural style and what other options were considered.

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Architect, Mr. Dean Pozarzycki returned to the podium and explained he looked overseas for styles of architecture, and while it was aesthetically artificial, he wanted to stay true to the current form and time period. He wanted to represent the neighborhood relative to the outside materials. Chairwoman Urban indicated she had difficulty understanding how the architecture was a transition and felt it was more institutional looking and she questioned if it fit into the neighborhood, i.e., the color was monotone through all four sides that are 60 feet tall and stretch a full block; the windows on Prospect, to the south, were attractive but moving to the north, those windows were lost and also along Rogers. She noted the building appears to be one that had been constructed for a previous use and converted, but here the developer is building from scratch. The cornice line includes a stone coping, but is very flat and plain, she doesn't see lintels or columns.

Mr. Pozarzycki noted that if he was looking for a different time period, those details would be seen, but he clarified it was a simple building and buildings are experienced in three-dimensional forms and other elements exist in the design that relate to the building. He reminded commissioners the architecture was a personal taste. He also reminded the commissioners that two approaches to the building were being considered: a very heavy massive concrete-type structure and another one was light relative to the soil characteristics. Mr. Pozarzycki proceeded to discuss the difference in the brick and terracotta cladding system and preferred not to see too many colors but instead rely on the sun and natural environment to do the "play around the building three-dimensionally."

Mr. Waechtler noted the building looks a little 'blah,' but he wasn't sure what the architect could do to make the building a little more colorful. Taking away the landscaping, he thought the building looked more commercial and institutional versus residential. He thinks maybe they could examine opportunities to modify the building and make it appear more residential.

Chairwoman Urban opened up the meeting to the public.

Mr. Henry Schmidt, President and owner of Moldtronics, an adjoining property, commented that the location for the development was not ideal, Rogers Street could not handle the number of people that would live there, and the proximity of the building to the train was less than ideal.

Ms. Christina Benson, 841 Rogers Street, believed the development was wonderful for the neighborhood, attracting younger people who spend money in the area who bring in business and revenue. She found the building attractive.

Mr. Rathje closed by stating he believed the project could bring value to the community and asked for the commissioners' support. Regarding the air conditioning system, Mr. Pozarzycki explained the air conditioning unit will have its own condenser that will be concealed within the deck area. Details followed. Regarding the heating and air conditioning systems, the venting will be through the wall system into the balconies and through the building's roof. A parapet will shield the mechanicals.

Hearing no further comments, Chairwoman Urban closed public comment and invited the commissioners to deliberate.

Mr. Waechtler again, thanked the petitioner and team members for the amount of time spent on the presentation and for bringing in samples. He reminded the commissioners the site sat vacant for

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many years and the proposal could be a good improvement, bringing in business, the commuters, etc. He recommended that the petitioner, prior to going to Village Council, consider having a late night security guard on site and to add some aesthetic details to the building. Also, per his question to staff, Mr. Popovich clarified the lot consolidation is a process that can be done administratively prior to building permit issuance.

Other positive comments followed. Mrs. Rabatah asked if the commissioners would be amenable to changing staff's condition No. 7 to state that "parking be prohibited in the drop-off zone on Prospect Avenue" and to add that the containment structure will be maintained also. Mr. Cozzo summarized that the proposal complied with the village's Comprehensive Plan, Zoning Ordinance, and with the Special Use Standards. He supported approval of the proposal.

However, Mr. Quirk confirmed his understanding that back in 2008 the site was rezoned to Downtown Transition and today's proposal was not to change that rezoning but that the commission was recommending approval/denial of a special use for multi-family. However, he challenged Standard A, stating there were vacancies in the village and he voiced concern about the construction materials and quality, as these have not been determined. He stated the size and scope of the project in the proposed location did not make sense and did not enhance the character. While he supported redevelopment, he did not support the project as presented. Chairwoman Urban voiced concern about the density but noted that the bulk requirements were met, which allows the density and she reiterated her previously-suggested aesthetic changes to soften the building in order to transition from what was being proposed to the single-family zoning. However, the overall bulk was met without asking for variances.

The actual landscape plan was referenced.

WITH RESPECT TO FILE PC 50-13, MR. WAECHTLER MADE A MOTION THAT THE PLAN COMMISSION FORWARD TO THE VILLAGE COUNCIL A POSITIVE RECOMMENDATION TO INCLUDE STAFF'S CONDITIONS 1 THRU 7 WITH CHANGES ON NO. 3 AND NO. 7, AS PROPOSED BY COMMISSIONER RABATAH:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT, RENDERINGS, ARCHITECTURE AND LANDSCAPE PLANS PREPARED BY DEAN M. POZARZYCKI, R.A. AS REVISED AND DATED JANUARY 21, 2014, ENGINEERING PLANS AND STORMWATER MANAGEMENT REPORT PREPARED BY RWG ENGINEERING, LLC AS REVISED AND DATED JANUARY 8, 2014, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. THE PETITIONER SHALL CONSOLIDATE THE TWO LOTS INTO A SINGLE LOT OF RECORD PURSUANT TO SECTION 20.507 OF THE SUBDIVISION ORDINANCE.**
- 3. INTERIOR LANDSCAPED BEDS AND THE STORMWATER CONTAINMENT STRUCTURE SHALL BE MAINTAINED.**
- 4. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.**
- 5. PRIOR TO THE ISSUANCE OF ANY BUILDING OR DEVELOPMENT PERMITS, THE PETITIONER SHALL PAY TO THE VILLAGE A \$500 FEE-IN-LIEU PER**

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VILLAGE APPROVED PARKWAY TREE SUBJECT TO VERIFICATION BY THE VILLAGE FORRESTER.

- 6. THE EXISTING SMALL SIDEWALK THAT RUNS NORTH/SOUTH SHALL BE RELOCATED TO ALIGN WITH THE PROPOSED PROSPECT AVENUE SIDEWALK.**
- 7. PARKING SHALL BE PROHIBITED IN THE DROP-OFF ZONE ON PROSPECT AVENUE.**

SECONDED BY MR. BEGGS. ROLL CALL:

**AYE: MR. WAECHTLER, MR. BEGGS, MR. COZZO, MR. MATEJCZYK,
MRS. RABATAH, MR. RICKARD, CHAIRWOMAN URBAN.**

NAY: MR. QUIRK

MOTION CARRIED. VOTE: 7-1

Mr. Quirk reiterated his earlier comments and did not believe the Standard A was met.

(The commission took a break at 9:17 p.m. and reconvened at 9:23 p.m.)