

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting

11/10/2015

SUBJECT:	SUBMITTED BY:
Special Use for an animal boarding facility at 941 63rd Street	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting a Special Use to permit an animal boarding facility in the B-2, General Retail Business zoning district at 941 63rd 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 November 3, 2015 Village Council meeting. Staff recommends approval on the November 10, 2015 Active Agenda.

BACKGROUND

Property Information & Zoning Request

The petitioner is proposing to redevelop the property located on the south side of 63rd Street, 150 feet east of Main Street. This 28,525 square foot property is located in the B-2, General Retail Business zoning district and is currently improved with a one-story veterinarian care clinic and a surface parking lot. The applicant is proposing to redevelop the property with a new two-story 10,300 square foot facility on the western half of the property. The new facility will contain the following services and features:

- Reception/Lobby/Waiting Area/Offices
- Full-service veterinary care
- Pet grooming stations
- Pet boarding suites
- Indoor and outdoor (courtyard) play areas
- Obedience training rooms
- Adoption service rooms

The applicant is applying for a Special Use in order to operate the animal boarding service portion of the business. All other services and activities are allowed by-right in the B-2 district. The animal boarding services will occupy approximately 1/3 of the gross floor area of the proposed building. The maximum

number of animals would be 60. Per Section 28.6.160.A of the Municipal Code, all boarding uses shall take place inside the principal building. As proposed, all boarding will take place within the building.

Compliance with the Comprehensive Plan

The subject property is located on 63rd Street which is identified as Neighborhood Commercial in the Comprehensive Plan. The Comprehensive Plan states that land uses under that category are service businesses that serve the needs of the nearby residents. The proposed use will provide needed pet services for the residents of Downers Grove. The Comprehensive Plan also states that aging properties, such as the subject property, should be redeveloped to ensure that the community's commercial buildings do not become functionally obsolete. The proposed use and redevelopment is consistent with the Comprehensive Plan.

Compliance with the Zoning Ordinance

The proposed project meets all the bulk and setback regulations for the B-2 zoning district. The petitioner will be improving the perimeter of the property with landscaping and a six-foot tall solid fence. Additionally, the proposed development will be increasing the landscaped open space area as compared to the existing property. The proposed development is consistent with the Zoning Ordinance.

Public Improvements

There are no public improvements required with this proposal. The only access to this property is from the curb cut off of 63rd Street. The applicant is proposing to move the curb cut and driveway farther east. The applicant will have to apply for a permit with the DuPage Department of Transportation for any modification to the property's curb cut.

Public Comment

During the Plan Commission meeting, the public expressed concerns. The petitioner addressed the concerns in their presentation at the Plan Commission meeting. The concerns and responses are presented below:

Concern	Response
The dogs barking will be a nuisance to the neighborhood.	<ul style="list-style-type: none"> • Petitioner will keep all dog boarding inside the building. • Petitioner has revised the south elevation to eliminate all windows on this façade to provide better noise abatement. • The outdoor play area is only open towards the commercial to the west and staff will be present to supervise the dogs. • There will be landscaping and fencing surrounding the property to minimize any potential noise. • The outdoor play area will contain sound-dampening panels to further minimize any potential noise.
The proposed use is not in keeping with the neighborhood.	<ul style="list-style-type: none"> • The current zoning for the entire property is B-2, General Retail Business. • The proposed development meets all the Zoning Ordinance bulk and setback regulations. • The current structure is already being used as a veterinary clinic with limited boarding activities.
The proposed development is too large for the property.	<ul style="list-style-type: none"> • The proposed development meets all Zoning Ordinance bulk and setback regulations.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated October 12, 2015

Draft Minutes of the Plan Commission Hearing dated October 12, 2015

Revised south elevation

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: _____ Applicant _____ DATE: _____ November 10, 2015 _____
(Name)

RECOMMENDATION FROM: _____ FILE REF: _____ 15-PLC-0032 _____
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 941 63rd STREET TO PERMIT AN ANIMAL BOARDING SHELTER", as presented.

gof

SUMMARY OF ITEM:

Adoption of the attached ordinance will authorize a special use for 941 63rd Street to permit an animal boarding shelter.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR 941 63rd STREET TO PERMIT AN ANIMAL BOARDING SHELTER**

WHEREAS, the following described property, to wit:

Parcel 1:

LOT 9 IN DOWNERS GROVE MEADOW LAWN, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1951, AS DOCUMENT 628245.

Parcel 2:

LOT 10 (EXCEPT THE WESTERLY 150 FEET THEREOF) IN DOWNERS GROVE MEADOW LAWN, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1951, AS DOCUMENT 628245.

Commonly known as 941 63rd Street, Downers Grove, IL 60515 (PINs 09-20-114-002 & 09-20-114-018)

(hereinafter referred to as the "Property") is presently zoned "*B-2, General Retail Business*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.5.010 of the Zoning Ordinance be granted to allow an animal boarding shelter; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition on October 12, 2015 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

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

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

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;
2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
3. That the proposed use will not, in this particular case, be detrimental to the health, safety or general welfare

of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

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

SECTION 1. That Special Use of the Property is hereby granted to allow an animal boarding shelter.

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

1. The special use shall substantially conform to the staff report dated October 12, 2015; architectural drawings prepared by Linden Group dated July 9, 2015, last revised on October 6, 2015, the landscape drawings prepared by Erickson Engineering dated August 7, 2015, last revised on October 6, 2015 and the engineering drawings prepared by Vantage Point Engineering dated August 7, 2015, last revised on October 6, 2015, except as such plans may be modified to conform to the Village codes and ordinances.
2. A Certificate of Occupancy shall not be issued for the new facility until the existing building on-site has been demolished.
3. All parking lot screening shall be at least three feet tall at time of planting.
4. The applicant shall apply for all signage under a separate permit and shall comply with the Sign Ordinance.
5. Prior to issuing a building permit, an administrative lot consolidation shall be completed.
6. The building shall be equipped with an automatic suppression system and an automatic and manual fire alarm system.
7. The petitioner shall install signage along the east property line landscaping stating the following: "No Dog Walking This Area, Drains to River".

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

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

Mayor

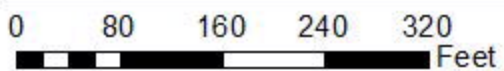
Passed:

Published:

Attest: _____

Village Clerk

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941 63rd Street Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
OCTOBER 12, 2015 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
15-PLC-0032 Animal Boarding Shelter at 941 63 rd Street	Special Use	Patrick Ainsworth, AICP Planner

REQUEST

The petitioner is requesting Special Use approval to operate an animal boarding business at 941 63rd Street which is located in the B-2, General Retail Business zoning district.

NOTICE

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

GENERAL INFORMATION

OWNER:	J.D. Jobe 1610 Heather Lane Darien, IL 60561
APPLICANT:	HRWE Management Company 16W361 S Frontage Road Suite 106 Burr Ridge, IL 60527

PROPERTY INFORMATION

EXISTING ZONING:	B-2, General Retail Business
EXISTING LAND USE:	Veterinarian Care Clinic
PROPERTY SIZE:	28,525 sq ft (0.65 acres)
PINS:	09-20-114-002 & 09-20-114-018

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	B-2, General Retail Business	Neighborhood Commercial
SOUTH:	R-3, Residential Detached House 3	Single Family Residential
EAST:	R-3, Residential Detached House 3	Single Family Residential
WEST:	B-2, General Retail Business	Neighborhood Commercial

ANALYSIS**SUBMITTALS**

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

1. Project Narrative
2. Plat of Survey
3. Architectural Plans
4. Engineering Plans
5. Landscape Plan
6. Plat of Consolidation

PROJECT DESCRIPTION

The applicant is proposing to construct a 10,350 square foot, two-story commercial building that will house a full-service veterinary care clinic, grooming services and animal boarding services. The veterinarian care clinic and grooming services are permitted uses; however, animal boarding service is a special use per Section 5.010 of the Zoning Ordinance. As such, the petitioner is required to apply for a special use to operate an animal boarding facility at the subject property. Currently, the subject property is improved with a one-story commercial building and a surface parking lot. The existing building currently contains a veterinary care clinic and the petitioner is proposing to continue operating the business out of the existing structure until the new facility is constructed. The petitioner has provided a staging plan to show how construction will take place while the current building remains open for veterinary care services.

Proposed Development

The petitioner is proposing to demolish the existing vacant building and construct a two-story, 10,350 square foot commercial building that will offer the following features:

- Reception/Lobby/Waiting Area
- Six animal examination rooms
- On-site surgical rooms
- An on-site pharmacy and laboratory
- Pet grooming stations
- Pet boarding suites
- Indoor play area
- Outdoor play area (courtyard)
- Obedience training rooms
- Adoption service rooms
- Employee offices
- Employee breakroom

The proposed building will be constructed on the west side of the property. The outdoor play area will also be situated along the west property line and surrounded by three walls of the subject building which only opens to the west. Any noise created from the outside play area will be minimized from the neighboring residential properties by the courtyard design. The petitioner is also proposing extensive landscaping around the perimeter of the building and the property boundaries which will exceed the landscaped open space requirements. Moreover, the property's east, west and south property lines will be improved with a solid fence to create an additional buffer between the subject property and the neighboring residential homes.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Village's Comprehensive Plan identifies this property as Neighborhood Commercial. Properties with this classification are land uses that serve the local residence with goods and services on a daily basis. The Comprehensive Plan's Commercial Areas Plan sets out several goals for the Village's commercial land

when considering new development which include:

- Enhance the quality and appearance of existing commercial areas
- Strengthening the local economy by adding more jobs
- Minimize conflicts between commercial areas and the surrounding residential neighborhoods
- Promote the redevelopment of underutilized properties

The proposed development achieves all of the aforementioned goals as the current property has not been updated for some time. The petitioner has proposed a new facility that will enhance the property and the range of services offered to the nearby residents. Moreover, the petitioner has incorporated design measures to minimize any potential impact on the surrounding properties. The proposed project is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned B-2, General Retail Business. The bulk requirements of the proposed development in the B-2 zoning district are summarized in the following table:

Zoning Requirements

941 63rd Street	Required	Proposed
North Setback (Street Yard)	40 ft	40 ft
East Setback (Side Yard)	16 ft	74 ft
South Setback (Rear Yard)	26 ft	75 ft
West Setback (Side Yard)	0 ft	0 ft
Landscaped Open Space	2,852.5 sf (10%)	7,000 sf (24.5%)
Street yard landscaped open space	1,426 sf	3,897 sf
Floor Area Ratio	0.75 (max)	0.36
Building Height	35 ft (max)	26 ft
Parking Spaces	34	35
Building Coverage	n/a	18.1%

The proposed development is compliant with all zoning regulations in the B-2 zoning district. The applicant is proposing to house a veterinary care clinic, pet grooming services and an animal boarding facility inside of the proposed building. A veterinary care clinic and grooming services are permitted uses in the B-2 zoning district where an animal boarding facility is an allowable special use per Section 5.010 of the Zoning Ordinance. The applicant's proposal is consistent with the Village's Zoning Ordinance.

PUBLIC IMPROVEMENTS

Based on the existing impervious area on the site and the proposed impervious area, stormwater detention is not required for the proposed development. The proposed Site Plan shows that the property will be slightly increasing landscaped open space. As such, Volume Control Best Management Practices (VCBMPs) and Post Construction Best Management Practices (PCBMPs) are not required.

The petitioner is proposing to replace the existing access point onto 63rd Street by relocating the entrance farther to the east from the existing driveway. The petitioner will have to obtain a permit from DuPage County Department of Transportation.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division has reviewed the proposed plans and will require the building include a fire

alarm and sprinkler system that meet the Village's code requirements.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting public hearing notice signs and publishing the legal notice in the *Downers Grove Suburban Life*. There have been no public comments received by staff.

FINDINGS OF FACT

The petitioner is requesting a Special Use to operate an animal boarding facility. Staff finds that the proposal meets the standards for granting a Special Use as outlined below:

Section 28.12.050.H Approval Criteria

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

- 1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*
The property is located in the B-2, General Retail Business zoning district. Under Section 5.010 of the Zoning Ordinance, an animal boarding facility is listed as an allowable Special Use in the B-2 zoning district. This standard has been met.
- 2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
The proposed redevelopment of this site with a new animal boarding facility with a veterinary care clinic is desirable on the 63rd Street Corridor and will contribute to the general welfare of the community. The proposed development will meet various Comprehensive Plan goals including the redevelopment of an underutilized property, enhancing the quality of the 63rd Street commercial corridor and adding extensive landscaping and buffering to further separate the commercial property from the neighboring residences. This standard has been met.
- 3. That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*
The proposed development will not be detrimental to the health, safety or general welfare of persons residing in or working in the vicinity and will not be injurious to property values or improvements in the vicinity. The proposed development will take an underutilized property and improve it with a full-service business including animal boarding. The proposed development will assist with enhancing the 63rd Street corridor with new construction and enhanced landscaping. Property values will not be negatively impacted as the petitioner has proposed several design elements into the project to minimize any potential impacts including the location of an outdoor courtyard play area located on the west side of the proposed building adjacent to a commercial use. This standard has been met.

RECOMMENDATIONS

The proposed Special Use for an animal boarding business at 941 63rd Street is consistent with the Comprehensive Plan and the Zoning Ordinance. Based on the findings listed above, staff recommends the Plan Commission forward a positive recommendation to the Village Council regarding 15-PLC-0032

15-PLC-0032; 941 63rd Street
October 12, 2015

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subject to the following conditions:

1. The special use shall substantially conform to the staff report; architectural drawings prepared by Linden Group dated July 9, 2015, last revised on October 6, 2015, the landscape drawings prepared by Erickson Engineering dated August 07, 2015, last revised on October 6, 2015 and the engineering drawings prepared by Vantage Point Engineering dated August 7, 2015, last revised on October 6, 2015, except as such plans may be modified to conform to the Village codes and ordinances.
2. A Certificate of Occupancy shall not be issued for the new facility until the existing building on-site has been demolished.
3. All parking lot screening shall be at least three-feet tall at time of planting.
4. The applicant shall apply for all signage under a separate permit and shall comply with the Sign Ordinance.
5. Prior to issuing a building permit, an administrative lot consolidation shall be completed.
6. The building shall be equipped with an automatic suppression system and an automatic and manual fire alarm system.
7. The petitioner shall install signage along the east property line landscaping stating the following: "No Dog Walking This Area, Drains to River".

Staff Report Approved By:



Stanley J. Popovich, AICP
Community Development Director

SP; pa
-att

15-PLC-0032; 941 63rd Street
October 12, 2015

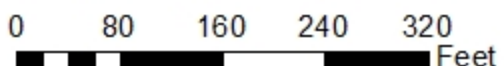
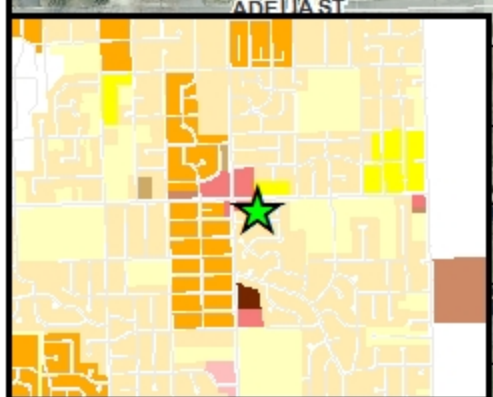
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1- Current veterinarian building with a surface parking lot.



2 Rear of the subject property abutting residential with limited landscaping.



941 63rd Street Location Map



August 7, 2015 (rev 09/02/2015) (rev 10/06/2015)

To: Village of Downers Grove
801 Burlington Avenue

Re: Request for a Special Use Permit
For Animal Hospital with Boarding
Location/Address: 941 63rd Street, Downers Grove IL

Required Narrative description of the request

The Applicant, Downers Grove Animal Clinic, is requesting a Special Use permit to allow Boarding.

The applicant is seeking to build a state of the art, full service animal care facility with six exam rooms; complete in house diagnostics including digital radiography, lab and pharmacy; a treatment area with Surgical & Dental suites; Grooming suite and Boarding suites to serve the boarding needs of our clients and rescue/adoption groups.

The proposed hours of operation will be 7am – 8pm Monday through Friday, 7am -3pm Saturday and 9am – 1pm Sunday. The projected staff levels at peak times are 3 doctors, 3 technicians, 2 reception, for a total of 8 employees. The projected customers anticipated at peak times would be 12-15.

After reviewing the Downers Grove Municipal Code Section 28.12.050.H approval criteria for special use requests we offer the following summary of evidence which we propose to offer in order to demonstrate compliance with the review and approval criteria in applicable sections of the Municipal Code:

1. The proposed use of Animal Boarding is expressly authorized as a special use in the B2 district. Our request is consistent with the spirit and intent of the zoning ordinance.
2. The proposed use at the proposed location is necessary and desirable to provide a service that is in the interest of public convenience and will contribute to the general welfare of the neighborhood and community. The subject site has operated as the Downers Grove Animal Clinic for over 40 years. The applicant is upgrading current service offerings with more comprehensive animal care. These services include basic veterinary services along with specialized surgeries, physical therapy, pet grooming, dog care, dog training classes, humane society pet adoptions, and dog and cat boarding. The full service animal hospital concept with animal boarding will complement the surrounding businesses and it will provide convenient full service pet care to the pet owners of Downers Grove and the surrounding area.
3. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or

improvements in the vicinity. We feel the proposed site plan and building will enhance the character of the locality. The current building is in need of many repairs as well as the overall site. We expect this business to become a destination for residents it Downers Grove as well as surrounding communities.

It is critical that the existing animal care facility on site continue to operate during construction to maintain service to their client base and keep a revenue stream to fund the construction of the new building. We have provided a Construction Staging Plan exhibit to demonstrate how we will maintain client parking in front of the existing building along with an access drive to the rear of the proposed building for construction staging and parking. The construction area will be surrounded by perimeter fencing to ensure safety and security throughout the construction process. We anticipate demolition of the existing facility once new construction is complete, approximately 10 months. The remainder of the site development will be completed in preparation for final occupancy following demolition of the existing building.

In addition to the above we offer the following comments to our application:

Our proposed site plan brings the following benefits that currently do not exist:

1. Moves the building location to the west and north, closer to the adjacent properties zoned commercial, creating more distance from the residential lots to the south and east.
2. Meeting current building setback requirements. Currently the building as situated doesn't meet current standards as it is setback 10' adjacent to the residential lot on the east side.
3. Enhanced landscaping meeting current ordinance. The current site has very little landscaping with a majority of the site covered in asphalt which is failing. Our proposed landscape plan adds fencing adjacent to the residential lots along with new trees and bushes creating a natural buffer adjacent to the residential lots.
4. Trash Enclosure will now be hidden behind the proposed building and shielded by an eight foot high solid vinyl fence along with new trees and bushes.
5. All boarding kennels are contained inside the building in defined areas built to contain and absorb sound. Typical Wall Construction in the boarding areas is made of heavy weight construction capable of reducing sound decibel levels by 90% or more. Sound absorbing panels are also used with-in the Boarding Kennel areas to minimize sound reflection off of the interior walls and ceilings.
6. Outdoor Area – Currently the existing clinic must take the animals around the building which has no barriers or protection. We are proposing an “outdoor courtyard” within the center of the building shielded by three sides of the building and a solid wall on the fourth side. This “outdoor courtyard” would be covered by the 2nd floor and would include sound panels to help absorb noise and reduce sound reflection. This area is only utilized during open hours of the facility and is supervised at all times.
7. Dog barking is managed in the outdoor play area through construction materials and trained staff supervision. This is demonstrated at a similar facility built by the developer RWE Management in Countryside, Illinois that has an adjacent bank use with-in 50', residential land

use with-in 150', and a fitness facility use with-in 150'. The Countryside Veterinary Center has been opened since April 2014 with-out a noise complaint from adjacent land uses.

The "full service" concept is based on the applicant's commitment to providing complete care of their client's pets under the supervision of a licensed veterinarian. Our pets have become an important and integral part of our family life. Consequently, the importance and demand for quality pet care within the community has risen. Thus, providing boarding facilities within the proposed animal hospital is an important benefit and service to the pet owners in the surrounding community and Village as a whole.

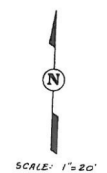
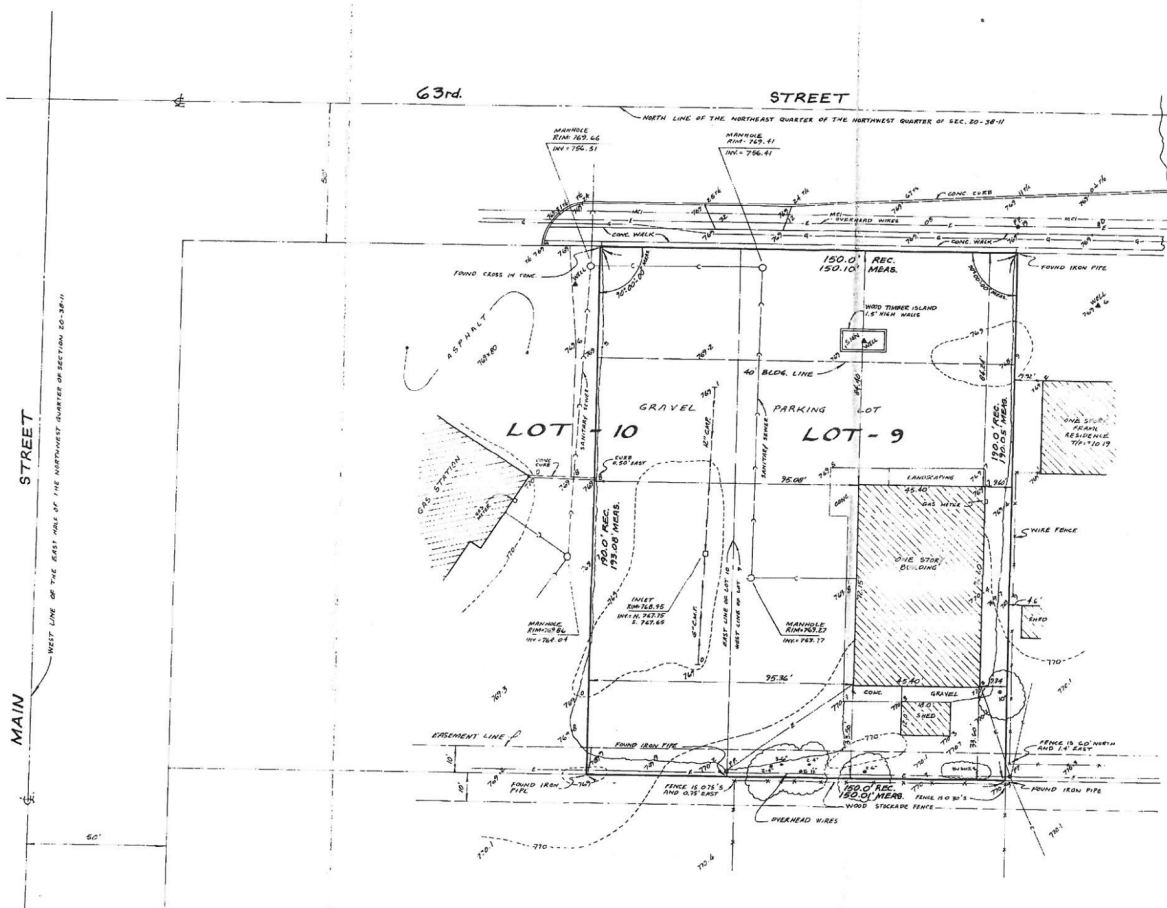
Kremer Veterinary Services,

Tony Kremer, DVM

PLAT OF SURVEY

PARCEL 1: LOT 9 IN DOWNERS GROVE HEADQUARTERS BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1951, AS DOCUMENT 628245.

PARCEL 2: LOT 10 (EXCEPT THE WESTERLY 150 FEET THEREOF) IN DOWNERS GROVE HEADQUARTERS BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1951 AS DOCUMENT 628245.



STATE OF ILLINOIS) SS
COUNTY OF DU PAGE) SS

WE, INTECH CONSULTANTS, INC.
HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE
PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SAME.

DOWNERS GROVE, October 26 A.D. 19 87.

By Thomas E. Sabutal
ILLINOIS REGISTERED LAND SURVEYOR NO. 55-2116

INTECH CONSULTANTS, INC.
ENGINEERS
DOWNERS GROVE, ILLINOIS 704-5656

BK 1548 P. 30-65 #7412
BY: CLC/TLS

Handwritten initials and number:
JG#
103-15

First Floor Plan



1. Luxury Boarding



2. Indoor Play



3. Pet Rescue



4. Surgical Suites



PROPOSED PLAN
 SCALE: 1/8" = 1'-0"
 0 2' 4' 8'



LINDENGROUP
 ARCHITECTURE
 LAND PLANNING
 INTERIOR ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 10100 ORLAND PARKWAY SUITE 110
 ORLAND PARK, ILLINOIS 60467
 P: 708.799.4400 F: 708.799.4434
 WWW.LINDENGROUP.PNC.COM



RWE
 MANAGEMENT COMPANY
 14 W 561 S, Frontage Rd.
 Burr Ridge, IL 60527
 Phone: (630) 734-0883
 Fax: (630) 734-0884
 E Fax: (270) 662-0883

DOWNERS GROVE ANIMAL HOSPITAL
 941 63rd St.
 Downers Grove, IL

DATE: 07-09-2015
 DRAWN: JHE FOR RHEW
 DESCRIPTION: SITE FOR REVIEW

2015-103
 PROJECT NUMBER

FILE NUMBER: 07-09-2015
 DATE

DRAWN BY:

FINAL REVIEW:

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SHEET NAME
A-1.0
 SHEET

SHEET OF

Second Floor Plan



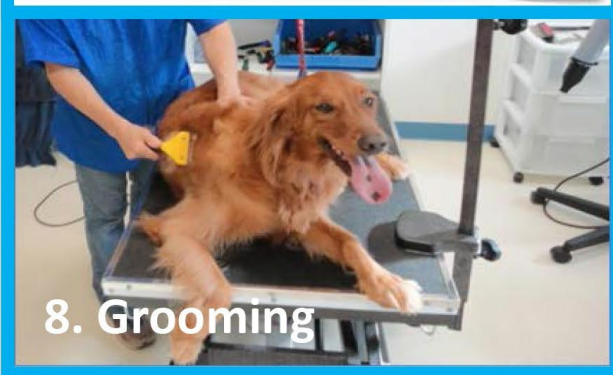
5. Cat Boarding



6. Obedience Training



7. Physical Therapy Suite



8. Grooming



PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

LG
LINDEN GROUP
 ARCHITECTURE
 LAND PLANNING
 INTERIOR ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 10100 ORLAND PARKWAY SUITE 110
 ORLAND PARK, ILLINOIS 60457
 P: 708.799.4400 F: 708.799.4434
 WWW.LINDENGROUPINC.COM

RWE
 MANAGEMENT COMPANY
 14 W 341 S Frontage Rd.
 Burr Ridge, IL 60527
 Phone: (630) 734-0883
 Fax: (630) 734-0884
 E Fax: (270) 662-0883

DOWNERS GROVE ANIMAL HOSPITAL
 941 63rd St.
 Downers Grove, IL

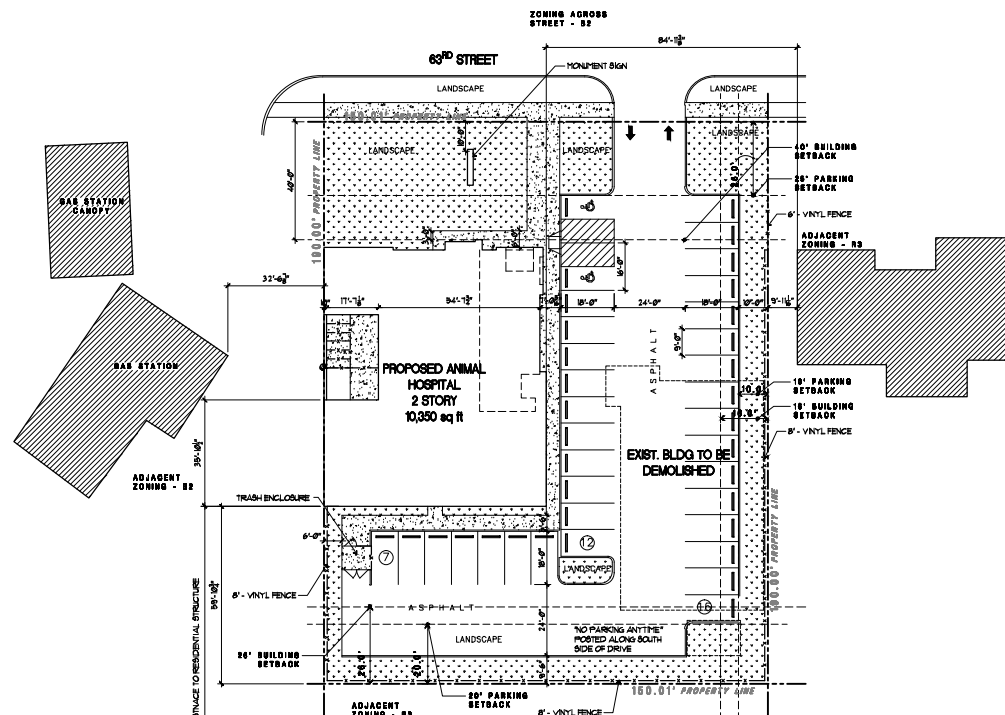
DATE: 07-09-2015
 DRAWN: JTB
 DESCRIPTION: SITE FOR REVIEW

PROJECT NUMBER: 2015-103
 FILE NUMBER: 07-09-2015
 DATE: 07-09-2015

DRAWN BY: [Blank]
 FINAL REVIEW: [Blank]

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SHEET NAME: **A-2.0**
 SHEET: [Blank] OF [Blank]



ARCHITECTURAL SITE PLAN
 0 15' 30'
 SCALE 1" = 30'

SIGNAGE NOTES	
MAX ALLOWED SIGNAGE	102 sq. ft.
WALL SIGN	60.7 sq. ft.
MONUMENT SIGN	34.6 sq. ft.
TOTAL PROPOSED SIGNAGE	95.3 sq. ft.

ZONING INFORMATION	
PER DOWNERS GROVE ZONING MAP	
B-2	BUSINESS - GENERAL RETAIL BUSINESS DISTRICT
	VETERINARY - PERMITTED
	BOARDING - SPECIAL USE
SETBACKS (PER ZONING CODE SECTION 3.828)	
B-2 STREET + 30'	(PER ZONING) 40' BUILDING SET BACK PER SUBDIVISION
B-2 SIDE (AND ADJACENT RESIDENTIAL) + 10'	OR 8' B-2
	*WHICHEVER IS GREATER OF EITHER 5% OF LOT WIDTH (FT) - OR - 1' SETBACK
B-2 REAR YARD (ADJACENT RESIDENTIAL) + 20'	
TOTAL SITE AREA +	28929 SF
BUILDING AREA +	10350 SF
BUILDING FOOT PRINT +	9470 SF
PROPOSED P/PERVIOUS +	2128 SF
LANDSCAPE AREA +	7000 SF
EXISTING P/PERVIOUS +	25,720 SF
NOTE: FOR SIDEYARD AND REAR YARD SET BACKS - T SHALL BE ADDED TO SETBACK FOR EACH FOOT OF BUILDING HEIGHT ABOVE 20'.	
PARKING REQUIREMENTS (PER ZONING CODE SECTION 3.856)	
ALL USES LISTED AS PERMITTED USES IN THE B-2 DISTRICT, 5% PER 1000 SQUARE FEET OF GROSS FLOOR AREA.	
PARKING LOT SETBACKS - AS NOTED	
REQUIRED PARKING AREA BASED ON GROSS BUILDING AREA	
BUILDING AREA OF 10350 SF X (0.5) 1000 = 5175	
REQUIRED PARKING SPACES = 34 SPACES	
ACTUAL SPACES PROVIDED = 35 SPACES	



ARCHITECTURE
 LAND PLANNING
 INTERIOR ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 101008 AND PARKWAY SUITE 110
 6700 S. D. PARK, BLDG. 0800
 FORT COLLINS, CO 80526
 WWW.L&G-ENGINEERS.COM



DOWNERS GROVE ANIMAL HOSPITAL
 941 63rd St.
 Downers Grove, IL

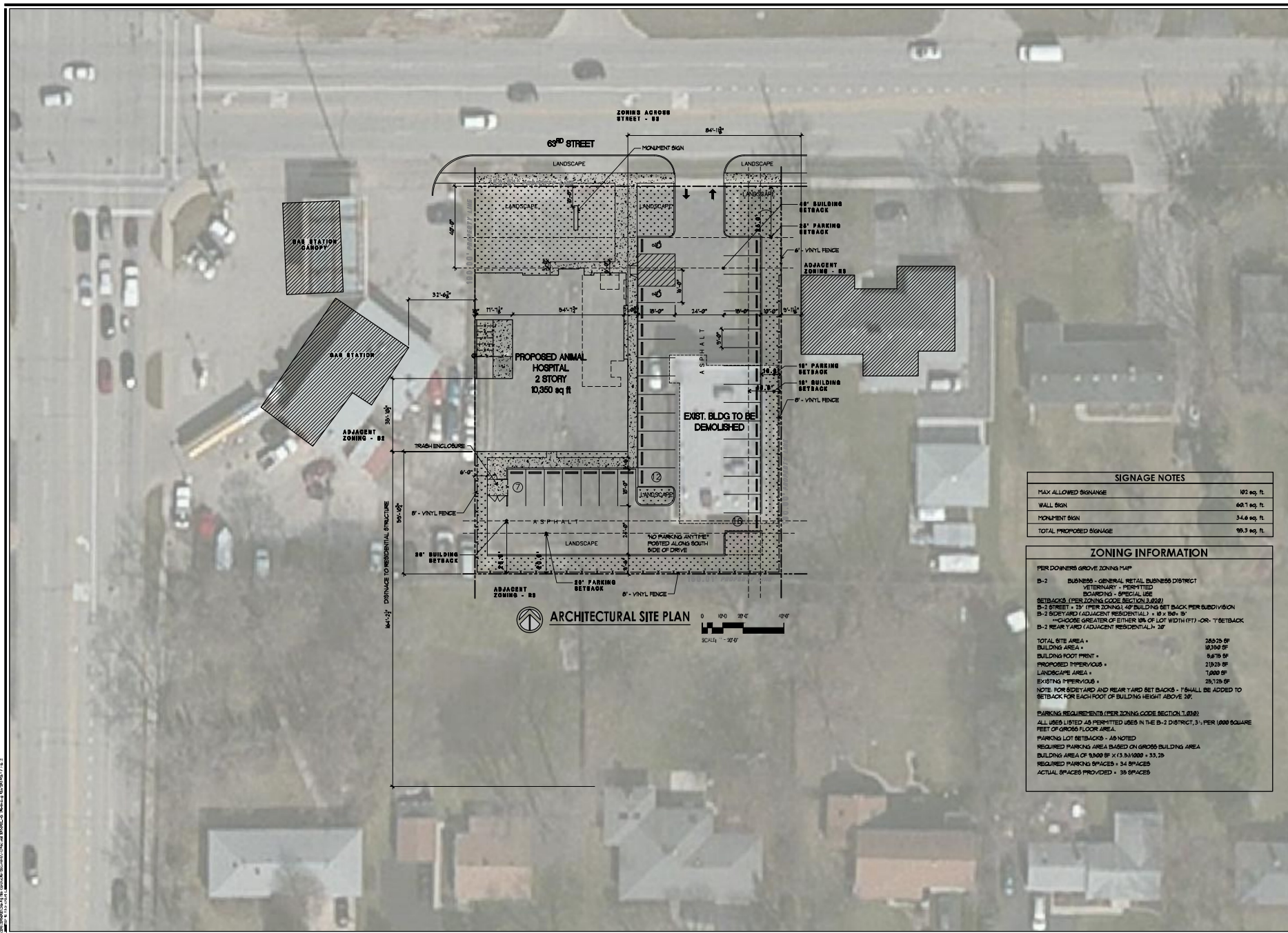
DATE: 09-02-2015
 PROJECT: 2015-0103

DATE: 09-02-2015

ARCHITECTURAL SITE PLAN

SHEET NAME
A-0.1

2015-09-02 10:41 AM: C:\Users\jgibson\Documents\2015-09-02\2015-0103\2015-0103-01.dwg: 2015-09-02 10:41 AM



SIGNAGE NOTES	
MAX ALLOWED SIGNAGE	162 sq. ft.
WALL SIGN	60.7 sq. ft.
MONUMENT SIGN	34.6 sq. ft.
TOTAL PROPOSED SIGNAGE	95.3 sq. ft.

ZONING INFORMATION	
PER DOWNERS GROVE ZONING MAP	
B-2	BUSINESS - GENERAL RETAIL BUSINESS DISTRICT
	VETERINARY - PERMITTED
	BOARDING - SPECIAL USE
SETBACKS (PER ZONING CODE SECTION 3.022)	
B-2 STREET	15' (PER ZONING) 40' BUILDING SET BACK PER SUBDIVISION
B-2 SIDE YARD (ADJACENT RESIDENTIAL)	10' X 100' 5'
	(WHICHEVER GREATER OF EITHER 10% OF LOT WIDTH (FT) -OR- 5' SETBACK
B-2 REAR YARD (ADJACENT RESIDENTIAL)	20'
TOTAL SITE AREA	280.75 SF
BUILDING AREA	10,350 SF
BUILDING FOOT PRINT	5,678 SF
PROPOSED PAVEMENT	219.25 SF
LANDSCAPE AREA	7,000 SF
EXISTING PAVEMENT	25,175 SF
NOTE: FOR SETBACK AND REAR YARD SET BACKS - 15' SHALL BE ADDED TO SETBACK FOR EACH FOOT OF BUILDING HEIGHT ABOVE 20'.	
PARKING REQUIREMENTS (PER ZONING CODE SECTION 3.030)	
ALL USES LISTED AS PERMITTED USES IN THE B-2 DISTRICT, 3% PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.	
PARKING LOT SETBACKS - AS NOTED	
REQUIRED PARKING AREA BASED ON GROSS BUILDING AREA	
BUILDING AREA OF 10,350 SF X 1.3 (MINIMUM)	= 33.75
REQUIRED PARKING SPACES	= 34 SPACES
ACTUAL SPACES PROVIDED	= 35 SPACES



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

RWE
MANAGEMENT COMPANY
10000 AND PARKWAY SUITE 110
OF OLD PARK BLDG. #200
P.O. BOX 199400 DALLAS, TX 75219
WWW.LG-CORP.COM

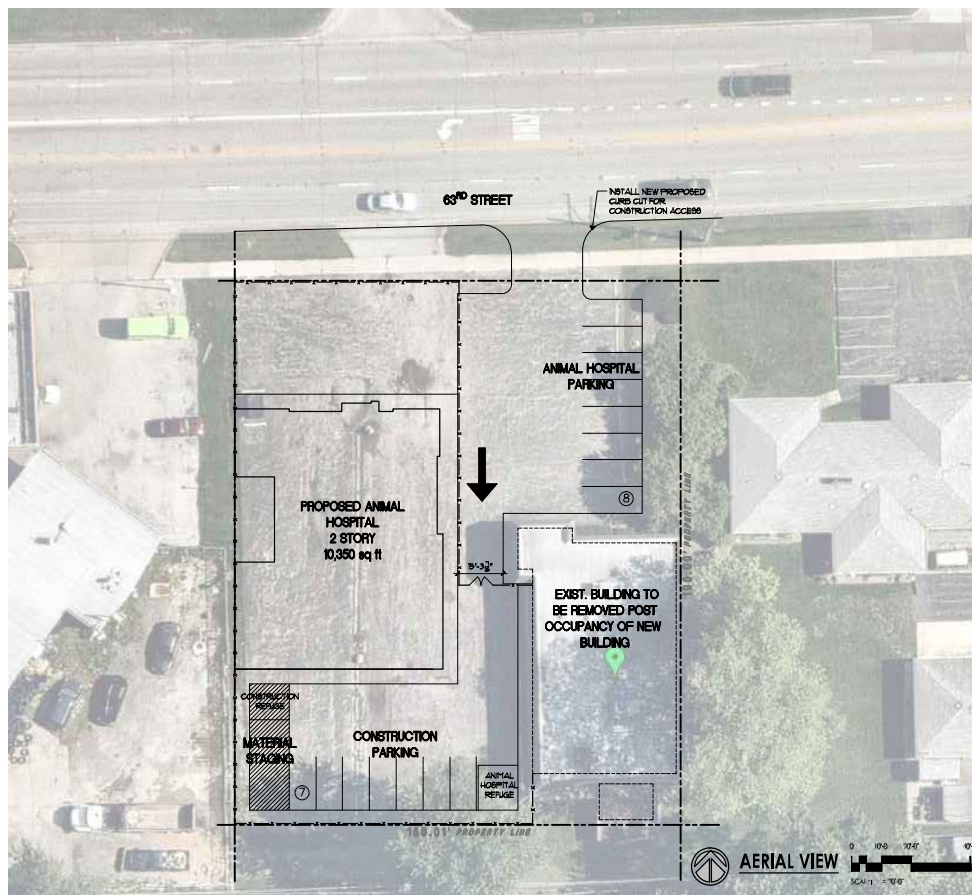
DOWNERS GROVE ANIMAL HOSPITAL
941 63rd St.
Downers Grove, IL

PROJECT NO. 2015-0103
DATE 09-02-2015

PROJECT NAME
DATE
DRAWN BY
SCALE

ARCHITECTURAL SITE PLAN

SHEET NAME
A-0.1.2
SHEET



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
800 ORLAND DRIVE, SUITE 100
ORLAND PARK, ILLINOIS 60161
PHONE: (708) 575-9444
WWW.RWEMANAGEMENT.COM

RWE
MANAGEMENT COMPANY
16 W. 341 S. Frontage Rd.
Burr Ridge, IL 60527
Phone: (630) 734-0863
Fax: (630) 734-0864
E Fax: (202) 463-0863

DOWNERS GROVE
ANIMAL HOSPITAL
941 63RD ST.
Downers Grove, IL

DATE: 09-02-2015
DRAWN BY: RWE/STG
CHECKED BY: RWE/STG
SCALE: AS SHOWN

PROJECT NO: 2015-0103

DATE: 09-02-2015

BY: RWE/STG

FILE NO: 2015-0103

CONSTRUCTION STAGING PLAN EXHIBIT

SHEET NO: A-0.2

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Symbol	Level	Qty	Code/Tag Number	Descriptor	Lamp	File	Letters	LLF	Watts
□	A	3	DSW-LED-DIC-180-48"X4"TM-VOLT	DSWY-LED-DIC-180-48"X4"TM-VOLT LED LIGHT ENGINE, TYPE 180-48"X4"TM-VOLT, 6"DSW-VINYL HOUSE SUL-S HELL	1-FD	DSW_LED_180_48x4_TM_VOLT_1-FD	AbsoLoc	0.95	57
□	B	1	DSW-LED-DIC-180-48"X4"TM-VOLT	DSWY-LED-DIC-180-48"X4"TM-VOLT LED LIGHT ENGINE, 10-LED, 6"DSW-VINYL HOUSE, LED, TYPE 4 MEDIUM OPTIC	LED	DSW_LED_180_48x4_TM_VOLT_10-LED_4-MEDIUM-OPTIC	AbsoLoc	0.95	20

Designation	Symbol	Avg	Max	Min	Min/Hr	Avg/Hr
Code Zone N & V Property Line	X	3.1 fc	4.6 fc	3.0 fc	N/A	N/A
Code Zone S & E Property Line	□	3.1 fc	4.2 fc	3.0 fc	N/A	N/A
Light Color Code	+	4.5 fc	5.2 fc	3.1 fc	2500K	5000K
Parking Area only	□	3.0 fc	4.1 fc	3.1 fc	470	520

No.	Level	X	Location	Y	Min	Op-View	Tip
1	A	33.7	223	35.0	0.0	0.0	
2	A	145.6	192	35.0	275.0	0.0	
3	A	145.6	1342	35.0	275.0	0.0	
4	B	150	136	15.0	150.0	0.0	

D-Series Size 1
LED Area Luminaire

Specifications

Length	48"
Width	4"
Height	10"
Weight	15 lbs

Ordering Information

Code	Length	Width	Height	Weight	Material	Finish	Notes
DSW-LED-DIC-180-48"X4"TM-VOLT	48"	4"	10"	15 lbs	Aluminum	White	DSWY-LED-DIC-180-48"X4"TM-VOLT

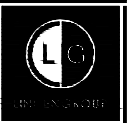
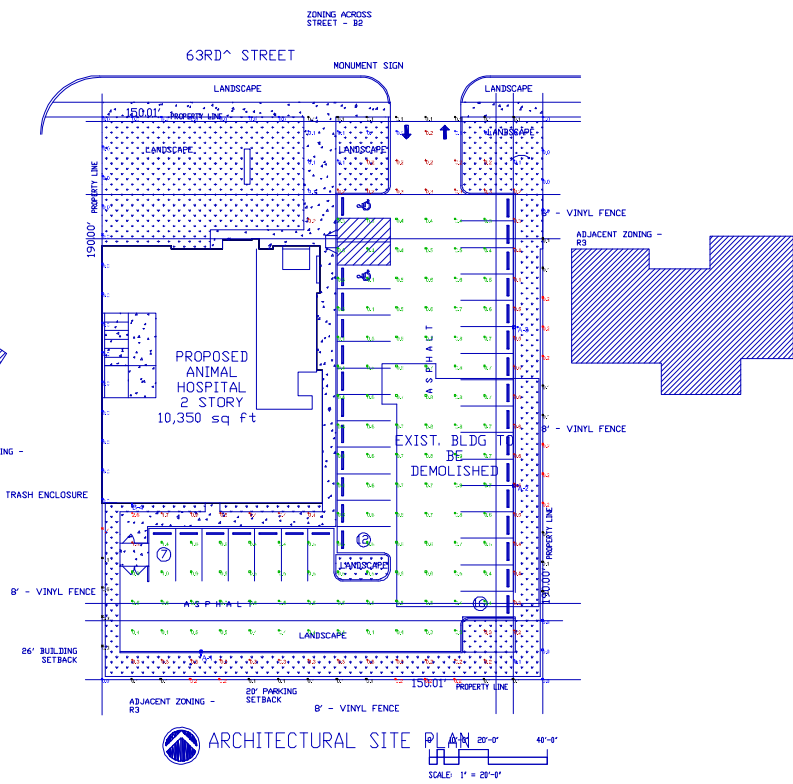
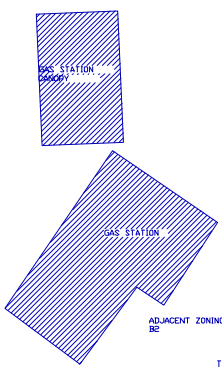
D-Series Size 1
LED Area Luminaire

Specifications

Length	48"
Width	4"
Height	10"
Weight	15 lbs

Ordering Information

Code	Length	Width	Height	Weight	Material	Finish	Notes
DSW-LED-DIC-180-48"X4"TM-VOLT	48"	4"	10"	15 lbs	Aluminum	White	DSWY-LED-DIC-180-48"X4"TM-VOLT



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

RWE
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14 W. 361 S., Frontage Rd.
Rolling Ridge, IL 60022
Phone: (630) 734-0883
Fax: (630) 734-0824
Cell: (201) 425-0883

DOWNERS GROVE
ANIMAL HOSPITAL
941 63rd St.
Downers Grove, IL

DWG. NO. 2015-0103
PROJECT: 143-0000

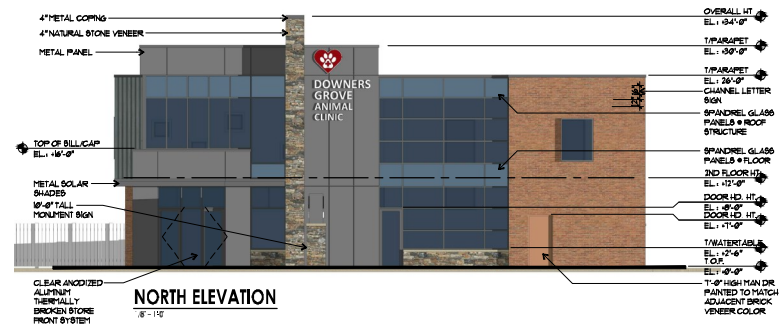
DATE: 09-02-2015
DATE: 09-02-2015

SHEET NO. A-0.3

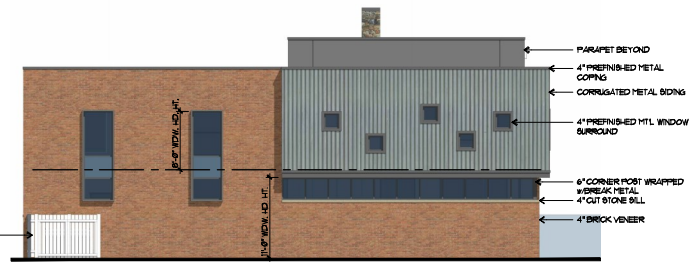
SHEET A-0.3
SHEET OF



WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
0100 O AND PARKWAY, SUITE 110
ORLAND PARK, ILLINOIS 60454
PHONE: 708.799.4400 FAX: 708.799.4434
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RWE
MANAGEMENT COMPANY
14 W. 361 S., Frontage Rd.
Oak Ridge, IL 60221
Phone: (630) 734-0883
Fax: (630) 734-0884
E Fax: (708) 625-0883

DOWNERS GROVE
ANIMAL HOSPITAL
941 63rd St.
Downers Grove, IL

DATE: 09-02-2015
DRAWN: MBS
CHECKED: MBS
DATE: 09-02-2015
DRAWN: MBS

2015-0103
PROJECT: 143-009

11.3.16 MBS
09-02-2015
DATE:

MBS
DRAWN BY:

REVIEW:

PROPOSED ELEVATIONS

5'-00" FROM
A-4.0 (2)
5'-00"
SHEET 1 OF 2



CONCEPT AERIAL VIEW
T.C.A.



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

0100 OJ AND PARKWAY, SUITE 110
GLENDALE, ILLINOIS 60140
PHONE: 708.799.4400 FAX: 708.799.4434
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Fax: (847) 734-0884
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DOWNERS GROVE
ANIMAL HOSPITAL
941 63rd St.
Downers Grove, IL

DATE: 09-02-2015
DRAWN: J.P. BURNETT
CHECKED: J.P. BURNETT
PROJECT: 2015-0103

DATE: 09-02-2015
DRAWN: J.P. BURNETT
CHECKED: J.P. BURNETT
PROJECT: 2015-0103

CONCEPTUAL
PERSPECTIVE
& AERIAL VIEWS

SHEET NAME:
A-4.1
SHEET

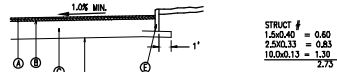
1 of 2

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBORDINATE ORDINANCES FOR THE VILLAGE OF DOWNERS GROVE.
- ALL SANITARY SEWERS SHALL BE PVC PIPE, TYPICALLY ASTM D-3034, SIZE 24" DIAMETER, UNLESS NOTED OTHERWISE.
- ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, SIZES TO BE DETERMINED AT TIME OF FINAL ENGINEERING.
- ALL WATER MAIN TO BE DUCTILE IRON PIPE (PRESSURE CLASS 350), SIZE TO BE 8" DIAMETER UNLESS NOTED OTHERWISE. DEPTH 5'-4" FROM FINISHED SURFACE ELEVATION.
- WATER MAIN VALVES ON 4" & 10" MAINS TO BE IN 4' VAULTS. WATER MAIN VALVES ON MAINS LARGER THAN 10" TO BE IN 5' VAULTS.
- A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND STORM/SANITARY SEWERS & STRUCTURES.
- STREET LIGHTS SHALL BE PROVIDED. LOCATION TO BE FINALIZED AT THE TIME OF FINAL ENGINEERING.
- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- PROPOSED ELEVATIONS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS SHOWN HEREIN ARE SCHEMATIC AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
- ALL SIDEWALKS ARE TO BE CONCRETE AND HAVE RAMPS AT INTERSECTIONS WITH CURBS TO MEET THE "ILLINOIS ACCESSIBILITY CODE" REQUIREMENTS.
- THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION.
- ALL EXISTING UTILITIES TO BE REMOVED UNDER BUILDING AND BACKFILL WITH CARE. ALL REMAINING UTILITIES TO BE ABANDONED SHALL BE PLUGGED AT EACH END.
- DUPAGE COUNTY DOT PERMIT WILL BE OBTAINED DURING FINAL ENGINEERING FOR ANY WORK IN EXISTING STREET CROWN.
- THE DEMOLITION PLAN FOR UTILITIES AND RELOCATION OF SOME UTILITIES WILL BE PROVIDED DURING FINAL ENGINEERING.
- ALL DISTURBED AREA WITHIN ROW SHALL BE RESTORED WITH 6" TOPSOIL AND SOG.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

- THE SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS DISTURBED ON THE SITE.
- STROPPLES OF SOIL SHALL NOT BE LOCATED WITHIN ANY DRAINAGE-WAYS, FLOODPLAINS, WETLANDS, BUFFERS OR LPOAS.
- SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR ANY SOIL STOCKPILE IF IT IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS INCLUDING A DOUBLE ROW OF SALT FENCE OR CURB WALL.
- PROPERTIES DOWNSTREAM FROM THE SITE SHALL BE PROTECTED FROM EROSION IF THE HOLDING, RECEIVING, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORMWATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION.
- STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
- THE SURFACE OF STROPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN FIFTEEN DAYS AFTER FINAL GRADE IS REACHED. STROPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN FIFTEEN DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
- WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION OPERATIONS SHALL BE FILTERED.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKING.
- ALL TEMPORARY EROSION CONTROL MEASURES NECESSARY TO MEET THE REQUIREMENTS OF THE VILLAGE OF DOWNERS GROVE STORMWATER AND FLOOD PLAN ORDINANCE SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TOWNSHIP SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.



IT IS VPE'S OPINION THAT THE SITE DOES NOT CONTAIN ANY LPOA, FLOOD PLAN, WETLANDS AND/OR BUFFERS.

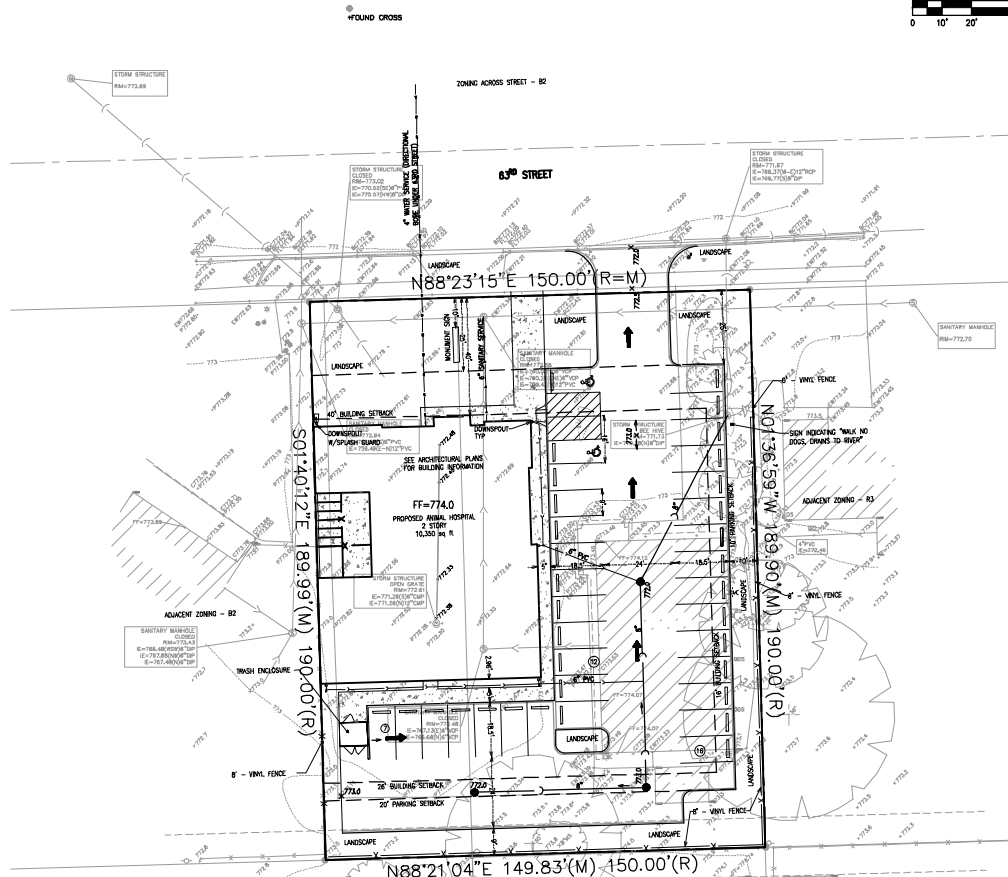
- ① 1.5" HOT MIX ASPHALT SURFACE COURSE, MIX C, NSO
- ② 2.5" HOT MIX ASPHALT BINDER COURSE, MIX C, NSO
- ③ 10" MIN. CRUSHED AGGREGATE SUB-BASE, T.Y.B. (SEE SPECIAL PROVISIONS)
- ④ COMPACTED SUBGRADE OR EXISTING GRAVEL/PAVING
- ⑤ CONCRETE CURB, TYPE B-6

PARKING LOT PAVEMENT SECTION

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	RIGHT-OF-WAY	
	CONTOUR	
	SPOT GRADE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	BURIED BOX	
	GATE VALVE W/WALK	
	STREET LIGHT	
	STREET LIGHT W/MAST	
	OVER/UNDER DIRECTION	
	CURB	
	SILT FENCE	
	ROAD SIGN	
	ELECTRIC	
	GAS	
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRAINWAY	
	TOP OF FOUNDATION	
	TOP OF CURB, DEPRESSED	
	TOP WALL, BOTTOM OF WALL	
	RM FOR STRUCTURES	
	RISER FOR SANITARY SERVICE	
	HIGH/NORMAL WATER LEVEL	

PARKING SUMMARY		IMPERVIOUS AREA SUMMARY	
REGULAR STALLS	33	EXISTING CONDITION	21,221 S.F.
H.C. STALLS	2	PROPOSED CONDITION	20,810 S.F.
TOTAL STALLS	35		



SITE LOCATION MAP

NO.	DATE	BY	REVISION
1	10/04/15	MM	REVISED PER LAUSE
2	10/04/15	MM	REVISED PER LAUSE

VANTAGEPOINT ENGINEERING
 PRELIMINARY ENGINEERING PLAN
 DOWNERS GROVE ANIMAL HOSPITAL
 941 63RD STREET
 DOWNERS GROVE, IL
 630-734-0883

RWE MANAGEMENT CO.
 16 W 361 S FRONTAGE ROAD
 BURR RIDGE, IL 60527
 PH: 630-734-0883

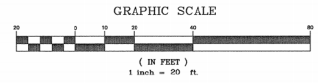
August 7, 2015
 JOB: 15-085
 SHEET:
 C1
 1 of 1

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

PARCEL 1: LOT 9 IN DOWNERS GROVE MEADOW LAWN, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1951, AS DOCUMENT 628245.

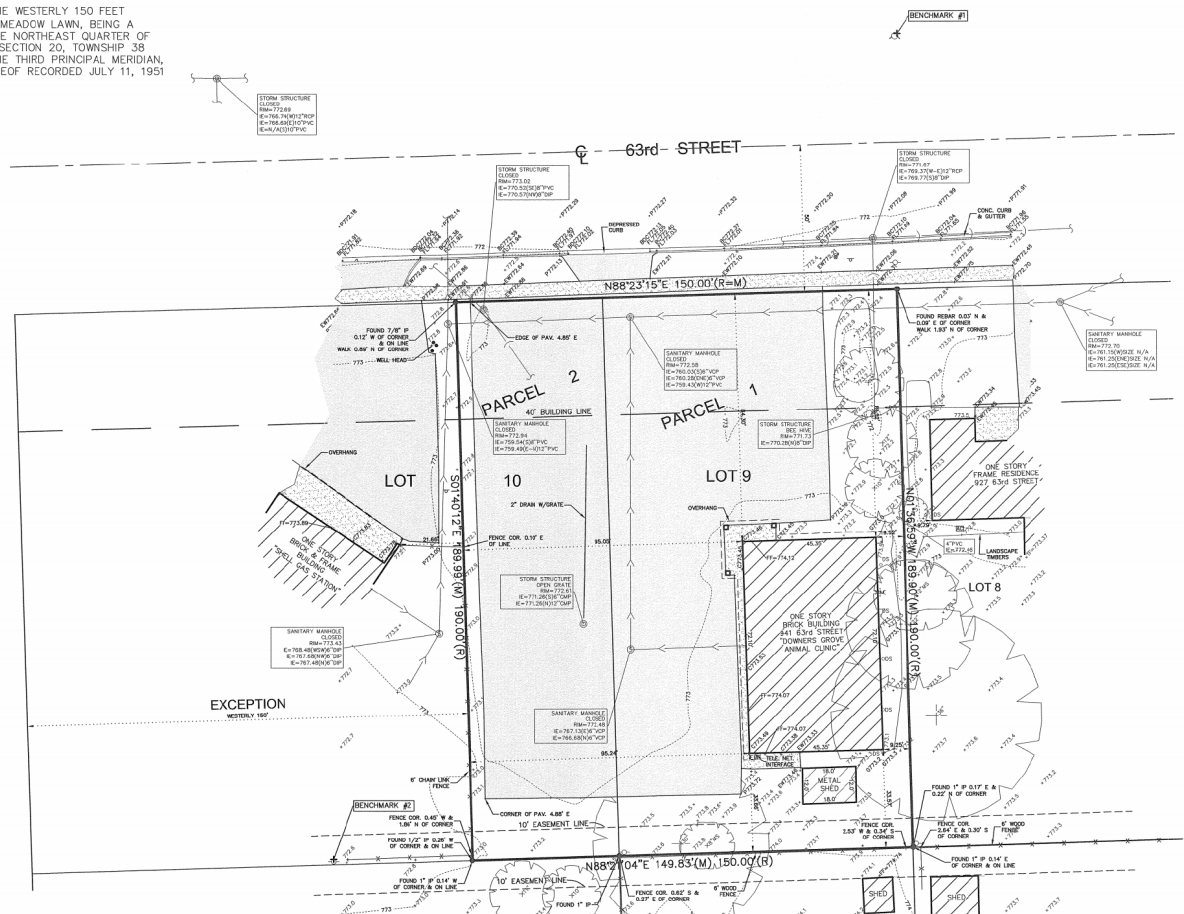
PARCEL 2: LOT 10 (EXCEPT THE WESTERLY 150 FEET THEREOF) IN DOWNERS GROVE MEADOW LAWN, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1951, AS DOCUMENT 628245.



ASSURED WARRANTY

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM NOBLE FIELD EXERCISE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. THERE IS NO SERVICE OR INDICATION ALTHOUGH THEY ARE LOCATED BY SURVEYOR AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED THESE UTILITIES HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.



- LEGEND**
- MANHOLE
 - ⊙ STORM STRUCTURE
 - ⊙ SANITARY MANHOLE
 - ⊙ VENT VEAULT
 - ⊙ FIRE HYDRANT
 - ⊙ FLARED END SECTION
 - ⊙ UTILITY POLE
 - ⊙ GUY POLE
 - ⊙ OVERHEAD TRAFFIC SIGNAL
 - ⊙ TRAFFIC SIGNAL MANHOLE
 - ⊙ OVERHEAD BRIBES
 - ⊙ GAS METER
 - ⊙ ELECTRIC METER
 - ⊙ TRANSFORMER PAD
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ ELECTRIC PEDESTAL
 - ⊙ TELEPHONE MANHOLE
 - ⊙ CABLE TELEVISION PEDESTAL
 - ⊙ COMMUNICATION EDISON MANHOLE
 - ⊙ WATER VALVE
 - ⊙ B/S&K
 - ⊙ SIGN
 - ⊙ BOLLARD POLE
 - ⊙ LIGHT
 - ⊙ LIGHT POLE
 - ⊙ WALLBOX
 - ⊙ GAS MARKER
 - ⊙ TELEPHONE MARKER

- ABBREVIATIONS**
- TF = TOP OF FOUNDATION
 - FF = FINISHED FLOOR
 - FES = FLARED END SECTION
 - WCP = WIRELESS CLAY PIPE
 - DIP = DUCTILE IRON PIPE
 - G.M. = GAS METER
 - E = ELECTRIC LINE
 - T = TELEPHONE LINE
 - CONDENSING TREE
 - CONDENSING TREE
 - OD = ODDIUS TREE
 - W/APPROX. DIAMETER
 - B.S.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - BC = BACK OF CURB
 - FL = FLOOR LINE
 - P = PAVEMENT
 - TP = TOP OF PIPE
 - E = INVERT ELEVATION
 - SL = SHORE LINE
 - P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

- LINE LEGEND**
- REFERENCE LINE
 - ADJACENT REFERENCE LINE
 - EASEMENT LINE
 - CENTERLINE
 - BUILDING SETBACK LINE
 - SECTION LINE
 - EXISTING CONTOUR

BENCHMARKS

REFERENCE BENCHMARK
 DUPAGE COUNTY ZOOLOGIC MONUMENT
 BENCHMARK: DOWNERS GROVE SOUTH
 PFC: MP120
 (NAVD 88 DATUM)
 STEEL ROD WITH A BERNSTEIN LID AND PVC SLEEVE AT STREET GRADE, LOCATED NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF 63RD STREET AND DUNHAM ROAD, 140 FEET SOUTH OF THE CENTERLINE OF 63RD STREET AND 42 FEET WEST OF THE CENTERLINE OF DUNHAM ROAD.
 ELEVATION=745.59
 DUPAGE COUNTY GEODETIC MONUMENT
 BENCHMARK: DGN07001
 PID: DK3124
 (NAVD 88 DATUM)
 BRONZE SIGN IN THE SOUTHEAST SIDE OF CONCRETE TRAFFIC SIGNAL BASE, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MAIN STREET AND 50TH STREET, 26.6 FEET SOUTH OF THE CENTERLINE OF 50TH STREET, 51.0 FEET WEST OF THE CENTERLINE OF MAIN STREET AND 15.0 FEET EAST OF A POWER POLE TAGGED AS "V0-75 SP 6 4 40".
 ELEVATION=756.72

SITE BENCHMARKS

SITE BENCHMARK #1
 NORTHEAST BOLT ON FIRE HYDRANT NORTH SIDE OF 63rd STREET 1/2 EAST LINE EXTENSION
 ELEVATION=774.09
SITE BENCHMARK #2
 RAILROAD SPIKE IN NORTH FACE OF UTILITY POLE APPROXIMATELY 50' WEST OF SOUTHWEST CORNER OF SITE
 ELEVATION=774.59

CERTIFICATION

STATE OF ILLINOIS)
 COUNTY OF KANE) SS
 I, SCOTT C. KREBS, a duly licensed Professional Land Surveyor in the State of Illinois, do hereby certify that the above described property was surveyed under the direction of an Illinois Professional Land Surveyor on 7/20/16. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.
 COMPASS SURVEYING LTD.
 LAND SURVEYOR CORPORATION NO. 164.002776
 LICENSE EXPIRES 1/30/17



BY: _____ DATE: 8/2/2016
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3028
 LICENSE EXPIRES 11/30/16

NO.	DATE	BY	REVISIONS
1	8-2-16	BT	BOOK 457 PG 52-54 CHECKED BY SK
			REVISED PER CLIENT COMMENTS

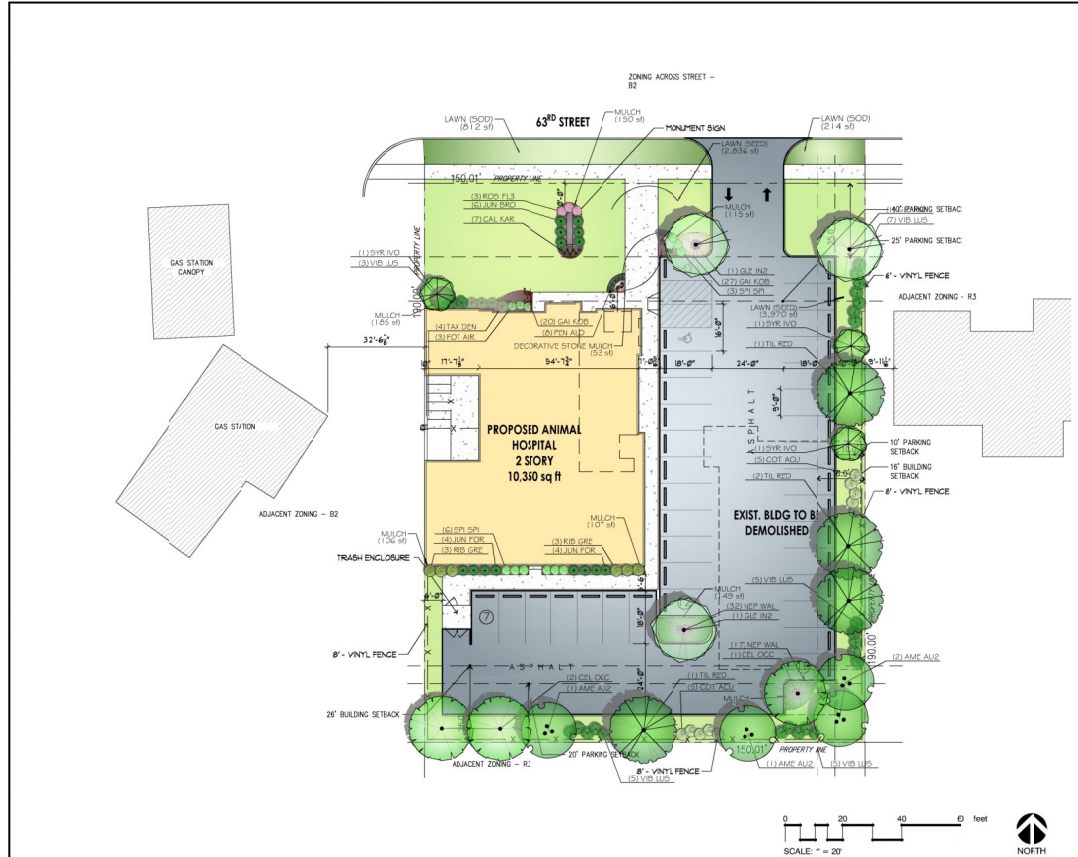
PROJECT: DOWNERS GROVE ANIMAL CLINIC
 CLIENT: COMPASS SURVEYING LTD.
 SURVEYOR: SCOTT C. KREBS
 DATE: 7/20/16





145 COMMERCIAL DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 523-4804
FAX: (847) 523-4804
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE# 031-B-003220
EXPIRES: 04/30/2011

DOWNERS GROVE ANIMAL HOSPITAL
63rd Street, Illinois



PLANT SCHEDULE

CANOPY TREES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
CEL. OAC	CELASTRUS OCCIDENTALIS / COMMON BLACKBERRY	B # B	2 1/2" CAL	3
GLE INE	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' COMMON HONEYLOCUST	B # D	2 1/2" CAL	3
TIL. RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B # D	2 1/2" CAL	4

UNDERSTORY TREES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
AME. ALB	AMELASANCHES GRANDEBRII 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B # B	8" CULM	4
SVR. IV0	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK, JAPANESE TREE LILAC	B # D	2" CAL	3

DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
COF. AQJ	COTONEASTER ACUTIFOLIUS 'TRIKING' / COTONEASTER	B # B	36" HT.	10
FOK. AIR	FOTYRGELOSLIA 'MIST' / MIST / SWARTZ MITSCHLEIDER	B # D	24" HT.	3
RIB. GRZ	RIBES ALPIMUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B # D	30" HT.	6
ROS. FL3	ROSA 'FLOWER ARTIST' CORAL / ROSE	1 GAL.	24" SPREAD	3
SPR. SP1	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIRAEA	B # D	24" HT.	9
VIB. LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B # D	36" HT.	25

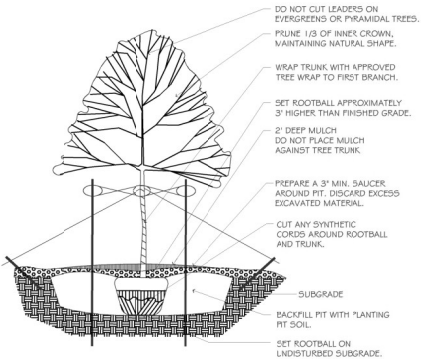
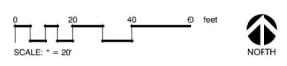
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
JUN. FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B # B	24" SPREAD	5
JUN. SH2	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	B # D	24" SPREAD	6
TAX. DE1	TAXUS X MEDIA 'DNSIFORMIS' / DENISE YEW	B # D	24" HT.	4

GRASSES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
CAL. KAR	CALAMAGROSTIS XACUTIFLORA 'KAL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	7
PEN. AL2	PENNISETUM ALOPECUROIDES 'HAMILIN' / HAMILIN DWARF FOUNTAIN GRASS	CONT.	1 GAL.	5

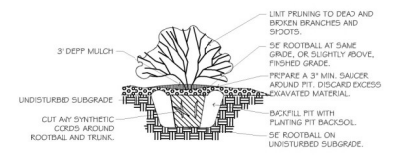
GROUND COVERS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
GAL. K23	GALLIENARIA X GRANDIFLORA 'TODOLY' / BLANKETFLOWER	CONT.	#1	47
NEP. WA	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	#1	49

LANDSCAPE NOTES

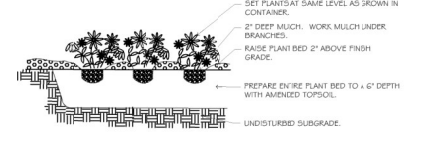
- PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR BROKED/CROOKED/SPURRED LEADERS, BARK, BRASION, SUNSCALD, INSECT DAMAGE ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE SELECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING, PRUNING, STAKING AND GUYING, WRAPPING, SPRINKLING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8' 5" FROM THE TRUNK.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES ETC. SHALL BE RAISED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR, REPLACE AND UTILITY, PAVING, GRUBBING, ETC. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DUE TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EDGED, HAVE WEED/PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN ESTABLISHED WITH SEED AS A GROUND COVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED AND BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE 575 OR APPROVED EQUAL.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKSMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNDESIRABLE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, ROUNDED, AND HAVE ALL TAGS AND KOPS REMOVED.
- TREES SHALL BE STAKED AND GUYED, AND HAVE A WATERING SAUCER AT BASE.
- ALL BEDS TO BE BERMED 1 1/2" TO 2" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- ALL RESTORATION WITHIN THE LIMITS OF THE RIGHT-OF-WAY SHALL BE COMPLETED WITH TOPSOIL AND SOIL.



1 TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE



3 ANNUAL, PERENNIAL, & GROUND COVER DETAIL
NOT TO SCALE

SEED & MULCH SCHEDULE

LAWN (SD)	6,800 SF	100%
DECORATIVE STONE MULCH	53 SF	100%
MULCH	888 SF	100%
LAWN (SD)	1,027 SF	100%



Reserved for Seal:

No.	Date	Description
▲	08/02/15	Revised Per Village Staff Review
▲	10/06/15	Revised Per Village Staff Review

Expriator Date: _____

Design By: SSG Date: 08/07/15
Approved by: SSG Project No: 000000

LANDSCAPE PLAN & DETAILS

Sheet No: _____

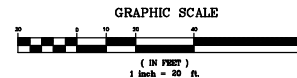
L-1

E:\A - C:\PROJECTS\LEA\FIRM\Downers Grove Animal Hospital\Plan_EEA_L2\2015_REV_10-05-2015.dwg
Plotted: 10/06/15 @ 8:46am By: gregory

FINAL PLAT OF SUBDIVISION LOT CONSOLIDATION OF 941 63RD STREET

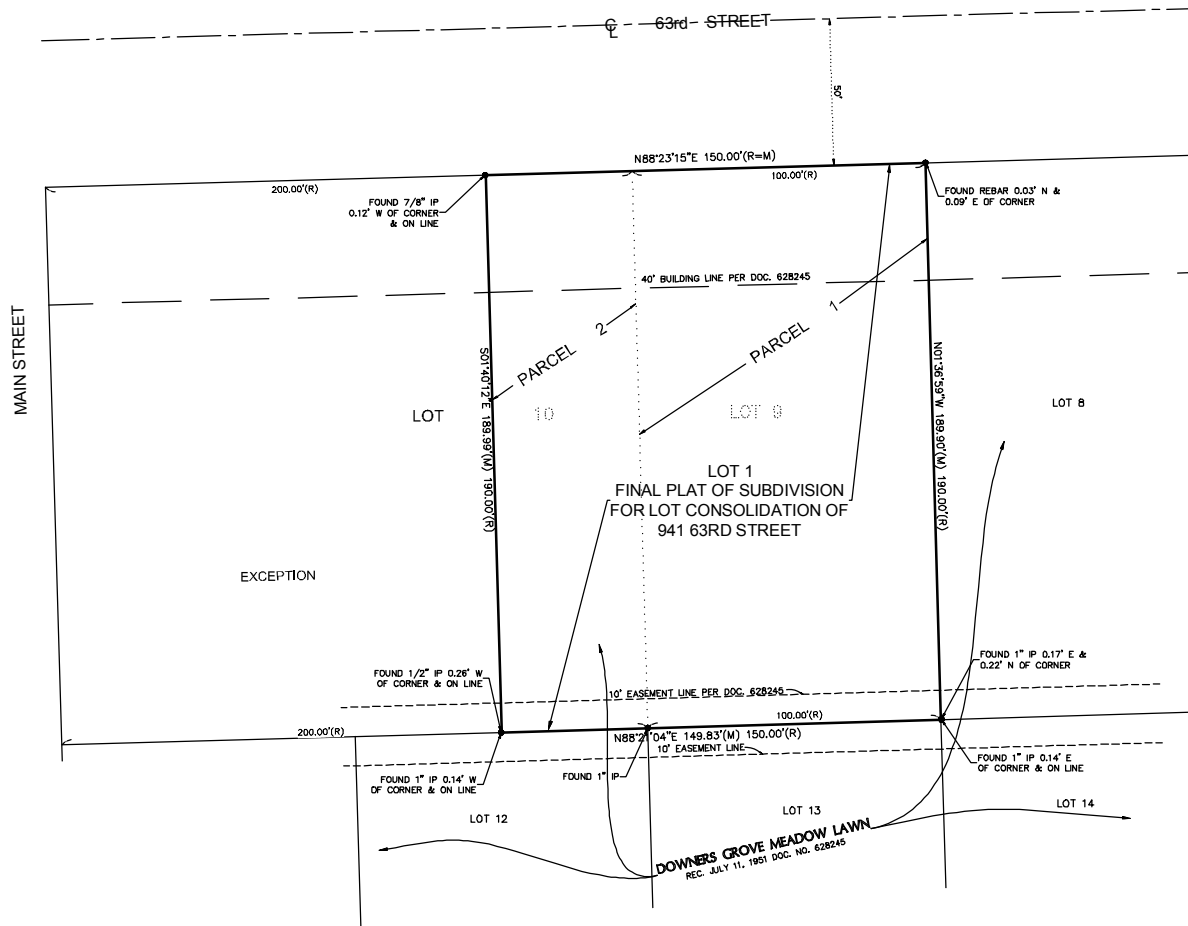
PARCEL 1: LOT 9 IN DOWNERS GROVE MEADOW LAWN, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1951, AS DOCUMENT 628245.

PARCEL 2: LOT 10 (EXCEPT THE WESTERLY 150 FEET THEREOF) IN DOWNERS GROVE MEADOW LAWN, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1951 AS DOCUMENT 628245.



P.I.N. 09-20-114-018
P.I.N. 09-20-114-002

AREA SUMMARY			
GROSS	28,476 SQUARE FEET	OR	0.654 ACRES
R.O.W. DEDICATION	0 SQUARE FEET	OR	0 ACRES
NET AREA	28,476 SQUARE FEET	OR	0.654 ACRES
(TO HEAVY LINES) (BASED ON MEASURED VALUES)			



- ABBREVIATIONS**
- Ø = OUTSIDE DIAMETER IRON PIPE
 - (R) = RECORD BEARING OR DISTANCE
 - (M) = MEASURED BEARING OR DISTANCE
 - (C) = CALCULATED BEARING OR DISTANCE
 - (C) = CURVE BEARING OR DISTANCE
 - A = ARC LENGTH
 - R = RADIUS
 - Ch = CHORD
 - CB = CHORD BEARING
 - B.S.L. = BUILDING SETBACK LINE
 - U.C. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
 - PARCEL LINE
 - EASEMENT LINE
 - CENTERLINE
 - BUILDING SETBACK LINE
 - SECTION LINE
 - EXISTING CONTOUR
- LEGEND**
- S1 1/2" Ø S.P. UNLESS OTHERWISE NOTED (FIELD LOCATION)
 - CONCRETE MONUMENT
 - ✚ CROSS IN CONCRETE

IN ACCORDANCE WITH 785 ILCS 205 /2 THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME) _____
 (ADDRESS) _____
 (CITY) (STATE) (ZIP CODE)

ISSUED 9-2-2015



DATE	BY	BOOK	PG.	NO.	BY	REVISIONS
09-20-15	PC				SK	
	DR				SK	
	CK				SK	

PROJECT: LOT CONSOLIDATION OF 941 63RD STREET
 DRAWN BY: J. WILSON
 CHECKED BY: SK
 DATE: 09-20-15
 TITLE: FINAL PLAT

COMPASS SURVEYING LTD.
 ALTA SURVEY & TOPOGRAPHIC & CONSTRUCTION STAKING
 AUBURN, IL 62402
 261 GENDER WOODS PARKWAY, SUITE 100
 PHONE: (618) 939-7399 FAX: (618) 939-7395 EMAIL: ADMIN@COMPASSURV.COM

SCALE: 1" = 20'
 1 OF 2

OWNERS CERTIFICATE

STATE OF _____)
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ A _____ IS THE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN BY THE ANNEXED PLAT, FOR THE USES AND PURPOSES THEREON SET FORTH, AS ALLOWED AND PROVIDED BY STATUTE.

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

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

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

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

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

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

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

- 1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION, EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS.
2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
3. IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS.
4. IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
5. THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREIN DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS, IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

DATED AT _____ THIS _____ DAY OF _____ A.D., 20____ BY: _____ ATTEST: _____ TITLE: _____

NOTARY'S CERTIFICATE STATE OF _____) COUNTY OF _____)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D., 20____ BY: _____ NOTARY PUBLIC

FINAL PLAT OF SUBDIVISION LOT CONSOLIDATION OF 941 63RD STREET

PARCEL 1: LOT 9 IN DOWNERS GROVE MEADOW LAWN, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1951, AS DOCUMENT 628245.

PARCEL 2: LOT 10 (EXCEPT THE WESTERLY 150 FEET THEREOF) IN DOWNERS GROVE MEADOW LAWN, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1951 AS DOCUMENT 628245.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON AND AT&T, A.K.A., AN ILLINOIS BELL TELEPHONE COMPANY, AND ITS GRANTEEES,

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

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

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

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

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

APPROVED BY THE VILLAGE OF DOWNERS GROVE DIRECTOR OF COMMUNITY DEVELOPMENT THIS _____ DAY OF _____ A.D. 20____

BY: _____ DIRECTOR OF COMMUNITY DEVELOPMENT ATTEST: _____ VILLAGE CLERK

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

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

DATED THIS _____ DAY OF _____ 20____

COLLECTOR

P.I.N. 09-20-114-018 P.I.N. 09-20-114-002

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

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

DATED THIS _____ DAY OF _____ 20____

COLLECTOR

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT, GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ 20____

COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DUPAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____ 20____ AT _____ O'CLOCK _____ M. AS DOCUMENT NUMBER _____

DUPAGE COUNTY RECORDER

DRAINAGE CERTIFICATE

STATE OF _____) COUNTY OF _____)

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

DATED THIS _____ DAY OF _____ A.D., 20____

ILLINOIS PROFESSIONAL ENGINEER OWNER OR DULY AUTHORIZED ATTORNEY

LICENSE NUMBER _____

EXPIRATION / RENEWAL DATE _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF KANE)

I, SCOTT C. KREBS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509, HAVE SURVEYED AND SUBDIVIDED THE ABOVE DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS _____ DAY OF _____ 20____

COMPASS SURVEYING LTD PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184-002778 LICENSE EXPIRES 4/30/2017

BY: SCOTT C. KREBS ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509 LICENSE EXPIRES 11/30/2016



Table with columns: DATE, TIME, BY, CHECKED BY, BOOK, PAGE, REVISIONS

Table with columns: PROJECT, LOT CONSOLIDATION OF 941 63RD STREET, DRAWN BY, CHECKED BY, DATE

COMPASS SURVEYING LTD logo and contact information: 2601 GARDNER WOODS PARKWAY, STE. 100, AURORA, IL 60402

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FILE 15-PLC-0032: (continued from October 5, 2015) A petition seeking approval of a Special Use to permit an animal boarding/shelter facility. The subject property is zoned B-2 General Retail Business. The property is on the south side of 63rd Street approximately 140 feet east of Main Street, commonly known as 941 63rd Street, Downers Grove, IL (09-20-114-002 & -018). RWE Management Company, Petitioner; J.D. Jobe, Owner.

Village Planner Ainsworth located the subject property on the overhead, pointed out the current zoning (B-2) and zoning for the nearby properties. The property currently had a one-story veterinary care clinic with parking lot, landscaping, fencing, shed and a trash container. Proposed was a two-story, 10,000-plus square foot, full service animal care clinic. Renderings of the building and landscaping followed, along with a description of what a “full service animal care clinic” meant. Section 6.160 of the zoning code was read aloud, with Mr. Ainsworth explaining that “all medical care and boarding must be conducted within the completely enclosed principal building.” A list of the special uses was referenced, with Mr. Ainsworth confirming that “boarding” was an allowable special use, while grooming and veterinary care clinic were permitted uses in the B-2 zoning. Tonight’s discussion, would focus on the boarding/shelter/training service as the special use being requested.

The building’s floor plans and site plan were reviewed, with Mr. Ainsworth noting the proposed building was a 5,000 square foot footprint. The existing building would be demolished. No variances were being requested and the petitioner’s proposal either met or exceeded the village’s requirements. Mr. Ainsworth reported that the outdoor playground was an ancillary use of the business and, as such, the petitioner was designing and orientating the playground to be open to and facing the gas station (B-2 zoning) to the west. Also, a 6- to 8-foot tall privacy fence would be installed around the side and rear property lines. Further landscaping details followed.

Per staff, the proposal met the requirements for the village’s comprehensive plan, village zoning requirements, special use standards and landscaping requirements. Staff supported the proposal.

Commissioner questions followed regarding the topography of the site; whether the village ever received neighbor complaints from the animal boarding facility located on Ogden Avenue; and the plan to dispose animal waste. Per staff, further questions about operations would be addressed by the petitioner.

Other questions followed regarding the definition of term “boarding”; the building’s animal capacity; and whether the business required 24-hour staffing since animals were being boarded overnight. Dir. Popovich confirmed there were no stated requirements for animal capacity within the village’s zoning ordinance. Stormwater signage on the east property line was also mentioned and the reason behind it.

For the petitioner, Attorney Bob Aument, 4721 Wallbank Avenue, Downers Grove, introduced members of the team: Dr. Toni Kramer (purchaser/developer of property); Jason Sanderson with RWE Management (builder); and Mike Matthys, architect.

Mr. Sanderson summarized that RWE Management constructed over 90 animal hospitals and was experienced in this area. He summarized that the current clinic had been in the village for over 40 years and it would continue to run as a veterinary clinic once the new building was constructed.

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The only request was for the additional boarding use. Photos of the current site and surrounding area were presented as well as what the proposed building and its surroundings. Per Mr. Matthys, the proposed building would allow the current business to operate better, look better, and provide more services to the community.

Mr. Matthys confirmed the new building had a 5,000 sq. foot building footprint and will be two stories as compared to the current 3,200 sq. foot building footprint which is one story. All boarding would be contained within the building and without operable windows to hinder any noise from barking dogs. A fresh air intake unit would bring in fresh air to the building. A covered outdoor animal run area will be located in the northwest corner of the site and will include noise buffers. The landscape area will be increased by 2,000 sq. feet with new plantings and a vinyl fence.

Mr. Matthys reminded the commissioners the outdoor play area was not under review tonight and said the original dog runs that were proposed were pulled from the plans. The distance from the outdoor area to the closest house to the south was 190 feet and 150 feet to the nearest house to the east. The outdoor play area would only be used during business hours of 7:00 AM to 8:00 PM and would be supervised at all times. Proposed building height would be 26 feet, with one section at 30 feet to hide mechanicals, as compared to the maximum height allowed of 35 feet. A review of the site's drainage followed, noting the run-off will be directed to 63rd Street and not to the residential areas.

Three interior boarding rooms were pointed out, along with an area that would start as a play area. Mr. Matthys expected 15 dogs per room for a total of 60 dogs. The dogs would have "luxury" boarding. Surgical areas were pointed out. Pet adoption would be provided by local pet adoption agencies. Sound engineering would be considered when constructing the envelope walls, using heavy-duty construction, masonry materials and sound baffling. The building's materials would consist of masonry, stone, with accents of metal and glass.

Similar case studies were cited: Countryside Veterinary Hospital, The Animal Care Clinic of Geneva, and Downers Grove Animal Hospital on Ogden Avenue. Dr. Kramer's recent recognitions were also noted.

Mr. Jason Sanderson with RWE Management, discussed that the medical waste will be picked up by a separate service. Dog waste, however, will be picked up with the regular trash pickup. Mr. Sanderson stated that Countryside's boarding allowed more dogs and was just as close in proximity to residential zoning and they received no complaints.

Owner, Dr. Kremer, believed his team put together a terrific project and offered to take questions, if necessary. While he said he would prefer this building to have 24-hour service, typically, such proposals did not start out that way. Currently there was boarding in the existing facility; however, Dr. Kremer indicated that the number of dogs used for boarding was not necessarily a true number because he preferred to see what the demand was first.

Regarding the outdoor area, Dr. Kremer estimates that approximately four to eight dogs will be out in the play area with a staff member.

Chairman Rickard opened up the meeting to public comment.

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Mr. Peter Gabor, owner of Cedar Lane Kennels, 6901 Dunham Road, stated that DuPage County required 5 acres to construct a new kennel and the petitioner has a half acre. He voiced his concerns about dogs being in a confined area and some of the sanitary issues that arise. He questioned the viability of the business as there were other boarding kennels in the area and questioned the “sound-proofing” that was mentioned. Mr. Gabor pointed out that Dr. Kramer is not a practicing veterinarian but only purchases animal clinics and redevelops them. He also voiced concern about the hours of operation.

Ms. Susan Callahan, 20W481 Westminster Drive, Downers Grove, is a client of Downers Grove Animal Clinic for 24 years. She shared the wonderful quality of care her animals receive and the friendly staff. She voiced concerns about the quality of care with such a small footprint of boarding, but yet supported the new facility due to the proximity to the downtown area.

Ms. Cindy Lester, 644 67th Street, Downers Grove, is an urban planner and architect who uses this facility and trusts the “science.” She supported the proposal and it would be an improvement to the corner. As a client, she appreciated the high-end boarding. Her dogs are treated as family.

Mr. Wayne Hall, 942 Meadowlawn Ave., resides behind the proposed site and asked to not approve the special use. He has lived there for 15 years and did hear a dog barking through the brick wall at one time which he said was not too bad as compared to 45 dogs. He voiced concerns about the new building being closer to his house and asked staff to confirm the setbacks. He voiced concerns about the height of the building, having no privacy, the indoor boarding rooms facing south towards the residential homes and the south elevation has glass windows which sound will permeate towards the residents.

Mr. Gary Pullar, 1041 Hobart Ave., Downers Grove, has been a client of the Downers Grove Clinic and supported the new facility because the staff knows his dogs’ needs.

Mr. Robert Nolan, 922 Meadowlawn Ave., Downers Grove, did not support the project because the property was too small for the building. He was informed by one of the team members that there would be one dog per boarding room/no cages and now the architect was stating there would be 15 dogs. He noted that the building was being located on the site to hide the “junk” from the gas station, when the city should be asking the station to remove it. He also researched the sites that Dr. Kramer previously developed which were larger sites. He asked if the doctor practiced currently, whether the city would repair the closed sewer line on 63rd Street, and pointed out that he did not appreciate Dr. Kremer and others visiting the neighbors and telling them to support the proposal, otherwise they could “end up with something worse.”

Ms. Cheryl Alice, 927 63rd Street, resides immediately to the east and supported the proposal because the existing building shares her lot line and because what currently exists is an eye sore. She has not heard any barking. She also pointed out that other two-story houses exist which have windows and doors that look into her yard.

Ms. Sheila Robins-Campbell, 430 Rogers St., Downers Grove, an employee of the University of Illinois Veterinary Teaching Hospital, expressed concern about Lepto disease because it is a

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human/animal contagious disease passed through water, not to mention a large population of dogs that will be boarded. (Mr. Popovich clarified that the sign is for water quality purposes.)

Mr. Justin Grimm, 930 Meadowlawn Ave. Downers Grove, lives behind the proposal. He asked the commissioners to not support the proposal. He voiced concern about increased traffic at the intersection since many accidents occurred at this intersection, and dogs would be moving in/out of the facility. He believed the small outdoor play area was confining for the dogs.

Mr. Charlie Ecker, 901 Meadowlawn, Downers Grove, voiced concern about approving the project now only to have 24/7 hour service in the future and the village approving such requests. Traffic congestion was another concern.

Mr. Dan Blaney, 5406 Maplewood Pl., Downers Grove, has been a client of Downers Grove Animal Clinic for just over 10 years and believed if Dr. Gus was in financial trouble it was due to compassion and not over-charging his customers. He agreed the facility needed repair but kept going there because of the staff that work there. He voiced concern about the business hours but supported the proposal because he could have his dog groomed and boarded at the same facility.

Ms. Lorne Schlie, 944 Weatherby, Downers Grove, also expressed concern about the increased traffic in the intersection and safety in general; the building was too large; and the privacy issue. She voiced concern about the facility's impact to the neighborhood.

Ms. Kim Eckert, 901 Meadowlawn Ave., Downers Grove, reiterated the concern about the beautiful facility's impact on the residential area and believed a different location was in order. She voiced concern about the building setting a precedent for future developments. Dog noise was a concern.

Ms. Nancy Rich Janis, 948 Weatherby Pl., Downers Grove, stated her house backs up to Main Street and she already hears much noise. Her concern was the character of the neighborhood and the location of the parking lot to the east, and increased traffic. She believed it would be a great facility in a different neighborhood. She recommended the village contacting the gas station about its trash problem.

Mr. Joe Domijan, 907 & 911 63rd Street, Downers Grove, did not support the proposed facility, explaining that it was a quiet facility and adding 60 dogs would only increase the noise. Given the business hours, he stated the lighting was not even addressed. Traffic accidents were a concern especially with the on-site ingress and egress. He also stated having no retention was a concern. He also had a concern about the current zoning and the future land use map.

Mr. Bob Merkin, 4518 Cornell, Downers Grove, stated he is one of the owners of Downers Grove Animal Hospital and commended those speakers who spoke about the vet owner of the facility. He also stated that the amount of sound generated by 60 to 100 dogs exceeds the sound created by a jet engine. Even though he reduced his boarding to 10 dogs from 50 dogs, he twice received a noise complaint from the police department -- he had masonry walls also. The real issue he stated was whether the facility would reduce property values or will it create quality of life issues for residents because they cannot leave their windows open due to barking dogs. Mr. Merkin also pointed out that this was the reason why the same building was denied in Westmont and Hinsdale – due to the close proximity to residential properties.

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Mr. Brian McLachlan, 4723 Elm St., Downers Grove, currently operates the only luxury pet boarding facility in Downers Grove. He believed it was a beautiful building but it appeared that there was little to no intention to being an ultra luxury boarding facility given the small size of the rooms. He foresaw that there will be increased animal crates since the village has no mechanism to control the number of dogs nor is there a level at the state level. His business has 10 ultra luxury suites in a 600 sq. feet space and not even that is devoted to the proposed kennels. Lastly, he voiced concern that no dogs would be outside on the weekends which translated to the animals soiling themselves. He did not object to the competition.

Ms. Jessica Maciaszek, 7326 Baybury Road, began working for the animal clinic in the boarding facility back in 1999 and recently moved back to the area because of the community. She believed the building would be an improvement, given the current condition of the area.

Mr. Jason Sanderson, builder for the project, clarified that at the neighborhood meeting he stated there would be no outdoor runs or kennels and it would only be a play area. Running down the list of resident concerns, Mr. Sanderson stated that staff will be at the facility to attend the animals like any other boarding facility and the facility provides other services which he believes the community is looking for. Regarding the letter and the connection between the Countryside facility and the police, the police pick up strays and Countryside works to get the animals back to health.

He reminded the commissioners and the public that the team knows that noise would be issue, which is why the letter speaks to the improvements made over the past 25 years. As a builder specializing in the industry, he had been successful in building such facilities in areas that abut residential neighborhoods because people do not want to travel long distances to board/groom their pet.

Mr. Sanderson stated the proposal met or exceeded the setbacks. The windows on the south elevation is being created to bring light into the area where the animals are being boarded but if it was an issue due to sound, he was willing to remove them or install skylights. As to traffic control, the DuPage Department of Transportation was forwarded the plans and initially everything was fine with them. However, there was a neighbor recommendation to install a right-in/right-out which changed the plans and Mr. Sanderson stated the owner was trying to be a good neighbor.

Regarding the hours of operation, Mr. Sanderson explained that the owner will be working within the village's noise ordinance; however, if a dog is barking, it will be taken inside. The outdoor area is small and basically for the animal to relieve itself. There is an indoor play area/training area and in lieu of crate boarding, dogs are now boarded in "runs," some of which have TVs while some do not. Village photometric requirements will be met. The number of dogs outside will be manageable for one person – six to eight dogs – and behavior will be monitored to avoid aggression.

As to the current status of the clinic, he believed the site and the building needed improvement. In addition, the clients wanted something more out of the facility which is why Dr. Kramer was assisting the current business by infusing some capital.

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In response to the setbacks, Mr. Matthys estimated that the setback from proposed building to the rear property line was 60 feet; he did not have the current location of the house surveyed so he could not confirm how far back the house was set back on the lot. Based on the aerial, he estimated it about 80 feet which provided the 150 feet separation from the building to the house. The 180 feet he mentioned earlier was from the outdoor play area to the residential home. Regarding increased traffic, Mr. Matthys believed the traffic accidents mentioned were due to vehicles coming from the Jewel parking lot and driving through the stacking traffic into a no sight line area; whereas with the proposed site, vehicles may pull out into stacking traffic but there are visible sight lines of oncoming traffic. As to the character of the neighborhood, Mr. Matthys stated the proposal was based off of the village's comprehensive plan, citing the plan has neighborhood commercial zones within neighborhoods that are service-related businesses and the parcel is zoned B-2 on the zoning map.

The proposal will decrease the amount of impervious area on the site. The petitioner will address any stormwater issues that were mentioned. He acknowledged that on the west side of the parcel the stormwater drain was cut off when construction occurred on 63rd Street, and was never repaired. He believed the petitioner would be fixing the problem by having a new engineered parking lot with less impervious area. As to the testimony regarding the Downers Grove Animal Hospital and the owner having noise complaints, Mr. Matthys pointed out that facility was only 70 feet away from residential zoning while the proposed facility was more than double that amount to the outdoor area which faced a traffic interchange. The Downers Grove Animal Hospital outdoor area also faced the residential use. Mr. Matthys continued to explain that barking noise is dealt with in two ways – the masonry building and having staff to bring a barking dog into an indoor area.

As to the glass on the south façade, he is working to have natural light come into the building but is also working Soundscapes Engineering to address noise infiltration into the building. As to those who commented that the building “does not work”, MR. Matthys stated that other buildings have been constructed and work successfully.

Dr. Kramer reiterated that he wanted to bring in a world-class business and thanked everyone for their comments. He noted he has seven other facilities and wants to meet the needs of the community in veterinary care.

Public comment was closed by the chairman.

Bringing the discussion around, the chairman reminded the commissioners that the focus was the special use specifically. However, he asked staff to clarify the comments made regarding the three lots and one of the lots not being on a future land use plan, Mr. Ainsworth explained that Lot 9 is depicted as Residential in a future land use map and the land use map is used as a “guidance tool” and not as a requirement. Details followed. Additionally, Chairman Rickard confirmed with staff that the special use permit could be pulled if the petitioner is found to be out of compliance to which staff concurred. Dialog followed regarding the difference between kennels and boarding and the number of dogs at the Countryside facility (115 dogs but also a 20,000 sq. feet facility).

Mr. Thoman thanked the residents for voicing their comments and also thanked the petitioner for replacing a community resource with a broader, better thought-out community resource and believed any community service should work with the neighbors on a continuing basis. He did not

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have any reason why not to be in favor of the petition given staff's report; Mr. Cronin agreed and stated the area was getting a better, upgraded facility, it met all of the village's requirements, and decibel levels can be monitored. Standards of approval were also met.

WITH RESPECT TO FILE 15-PLC-0032, MR. THOMAN MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO STAFF'S FOLLOWING CONDITIONS OUTLINED IN ITS OCTOBER 12, 2015 STAFF REPORT:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ARCHITECTURAL DRAWINGS PREPARED BY LINDEN GROUP DATED JULY 9, 2015, LAST REVISED ON OCTOBER 6, 2015, THE LANDSCAPE DRAWINGS PREPARED BY ERICKSON ENGINEERING DATED AUGUST 07, 2015, LAST REVISED ON OCTOBER 6, 2015 AND THE ENGINEERING DRAWINGS PREPARED BY VANTAGE POINT ENGINEERING DATED AUGUST 7, 2015, LAST REVISED ON OCTOBER 6, 2015, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES;**
- 2. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED FOR THE NEW FACILITY UNTIL THE EXISTING BUILDING ON-SITE HAS BEEN DEMOLISHED;**
- 3. ALL PARKING LOT SCREENING SHALL BE AT LEAST THREE-FEET TALL AT TIME OF PLANTING;**
- 4. THE APPLICANT SHALL APPLY FOR ALL SIGNAGE UNDER A SEPARATE PERMIT AND SHALL COMPLY WITH THE SIGN ORDINANCE;**
- 5. PRIOR TO ISSUING A BUILDING PERMIT, AN ADMINISTRATIVE LOT CONSOLIDATION SHALL BE COMPLETED;**
- 6. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION SYSTEM AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM; AND**
- 7. THE PETITIONER SHALL INSTALL SIGNAGE ALONG THE EAST PROPERTY LINE LANDSCAPING STATING THE FOLLOWING: "NO DOG WALKING THIS AREA, DRAINS TO RIVER".**

SECONDED BY MS. HOGSTROM

**AYE: MR. THOMAN, MS. HOGSTROM, MR. CRONIN. MR. QUIRK,
CHAIRMAN RICKARD.**

NAY: NONE

MOTION CARRIED. VOTE: 5-0



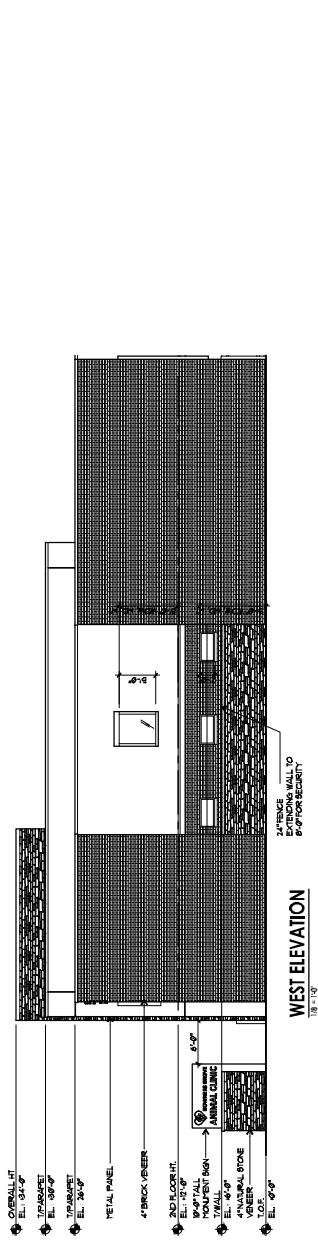
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Fax: (303) 754-8888

DOWNERS GROVE
ANIMAL HOSPITAL
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Downers Grove, IL

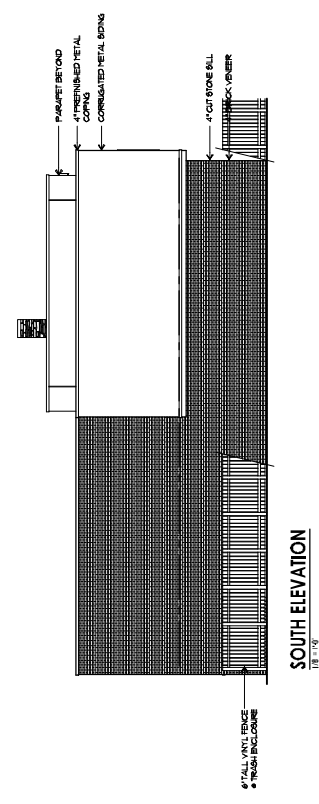
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PROJECT NO: 2015-0103

2015-0103
09-02-2015
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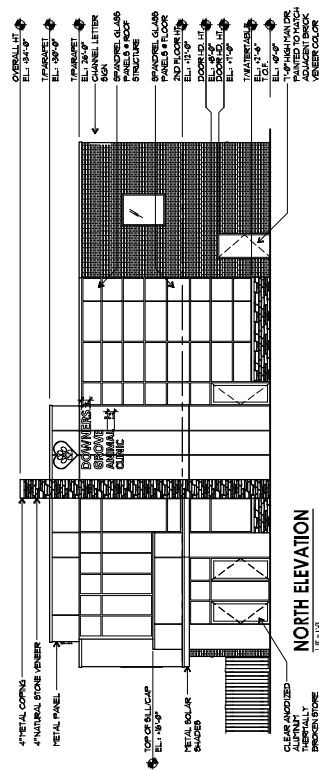
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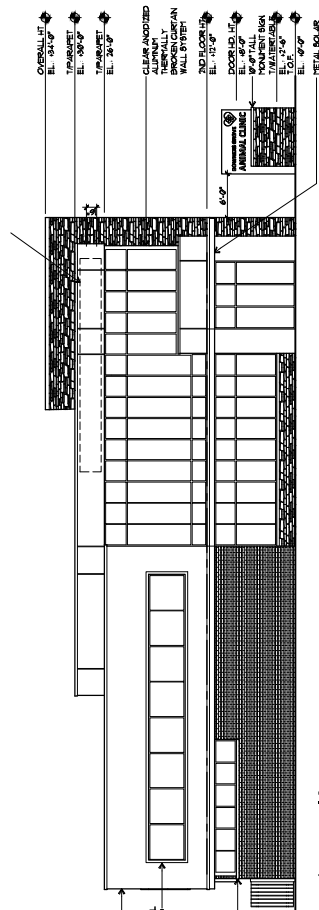
WEST ELEVATION
18-T-17



SOUTH ELEVATION
18-T-18



NORTH ELEVATION
18-T-19



EAST ELEVATION
18-T-20



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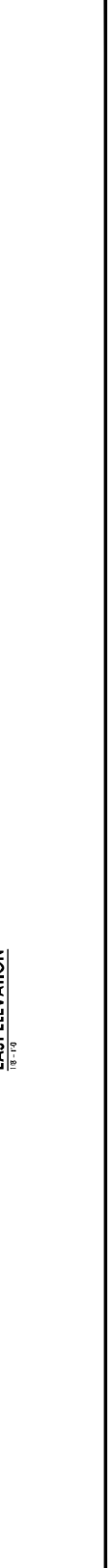
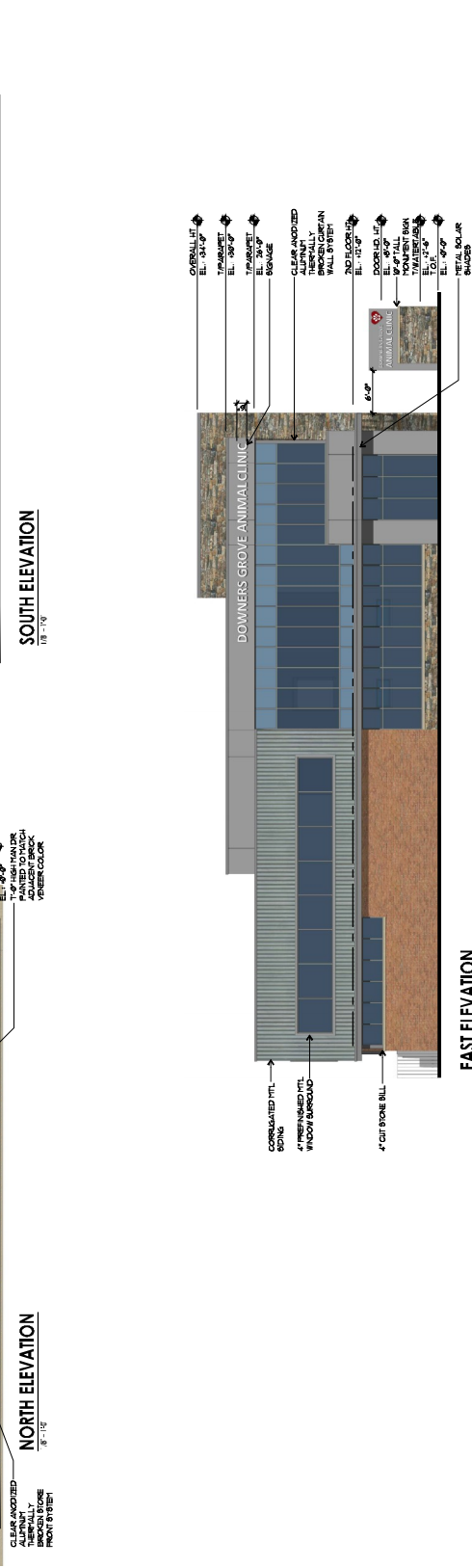
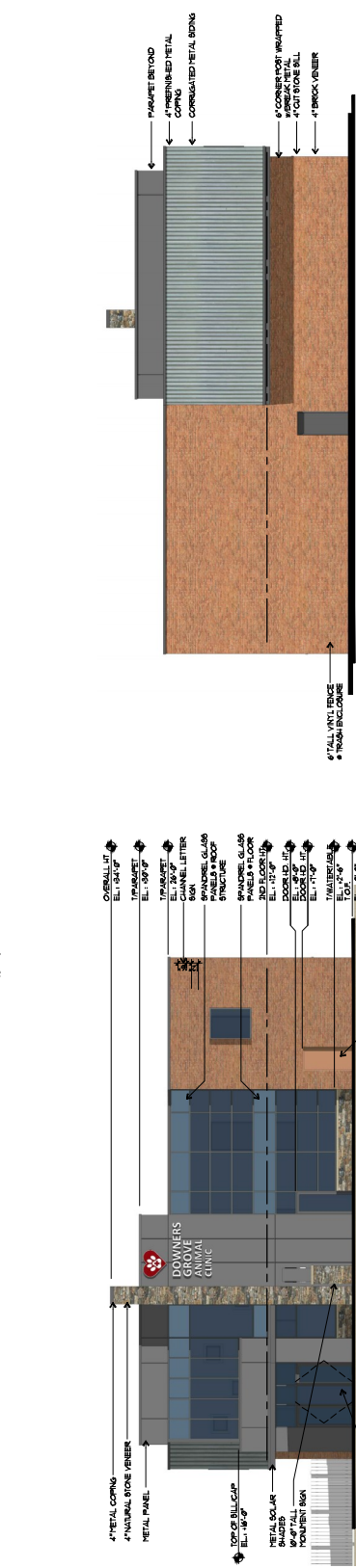
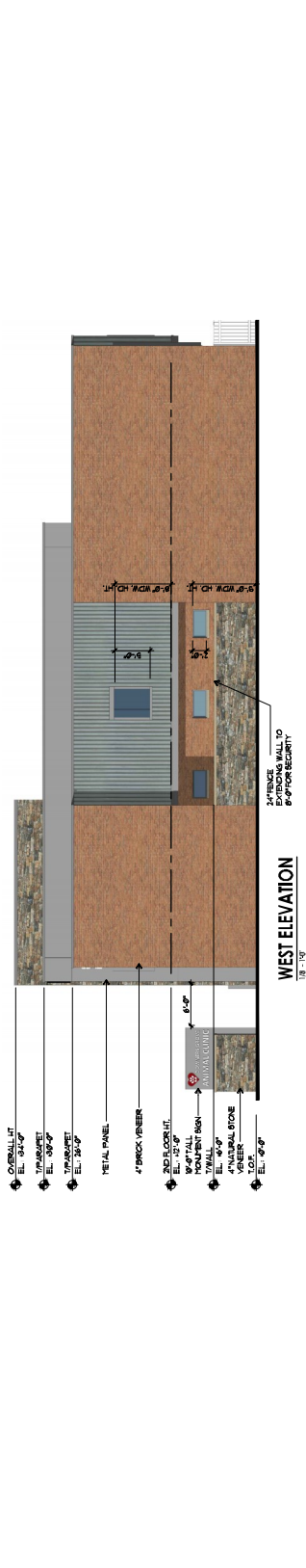
DOWNERS GROVE
ANIMAL HOSPITAL
941 63rd ST.
DOWNERS GROVE, IL

DATE: 09-02-2015
DRAWN: J. B. BROWN
CHECKED: J. B. BROWN
PROJECT NO.: 2015-0103

DATE: 09-02-2015
DRAWN: J. B. BROWN
CHECKED: J. B. BROWN
PROJECT NO.: 2015-0103

PROPOSED
ELEVATIONS

SHEET NAME
A-4.0 (2)
SHEET NO. | OF 2



LEGEND

- OVERALL LT. EL. 184'-0"
- PARAPET EL. 180'-0"
- METAL PANEL EL. 178'-0"
- BRICK VENEER EL. 176'-0"
- 2ND FLOOR LT. EL. 152'-0"
- 1ST FLOOR LT. EL. 148'-0"
- 4" NATURAL STONE VENEER EL. 146'-0"
- 4" METAL CORNICE EL. 184'-0"
- 4" NATURAL STONE VENEER EL. 180'-0"
- METAL PANEL EL. 178'-0"
- TOP OF BILLBOARD EL. 168'-0"
- 12" SOLAR BRIDGE EL. 166'-0"
- 9'-0" TALL HOUSE SIGN EL. 164'-0"
- CLEAR ANODIZED THERMALLY TREATED BRACK PAINT BRIDGE
- 4" METAL CORNICE EL. 184'-0"
- 4" NATURAL STONE VENEER EL. 180'-0"
- METAL PANEL EL. 178'-0"
- CHANNEL LETTER EL. 176'-0"
- SPANSEL GLASS PANELS & ROOF STRUCTURE EL. 174'-0"
- 2ND FLOOR LT. EL. 152'-0"
- 1ST FLOOR LT. EL. 148'-0"
- 4" NATURAL STONE VENEER EL. 146'-0"
- TOWERABLE EL. 144'-0"
- 1"-0" HIGH HANDRAIL THERMALLY TREATED BRACK PAINT BRIDGE VENEER COLOR EL. 142'-0"
- OVERALL LT. EL. 184'-0"
- PARAPET EL. 180'-0"
- BRIDGE EL. 178'-0"
- CLEAR ANODIZED THERMALLY TREATED BRACK PAINT BRIDGE EL. 176'-0"
- BRACK PAINT BRIDGE EL. 174'-0"
- DOOR LT. EL. 168'-0"
- 9'-0" TALL HOUSE SIGN EL. 166'-0"
- 9'-0" TALL HOUSE SIGN EL. 164'-0"
- TRAILER EL. 162'-0"
- METAL SOLAR BRIDGE EL. 160'-0"



ARCHITECTURE
AND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

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DOWNERS GROVE
ANIMAL HOSPITAL
941 63rd St.
Downers Grove, IL

DATE: 09-02-2015
DRAWN: J. B. BROWN
REVISION: 01
PROJECT: DOWNERS GROVE ANIMAL HOSPITAL

DATE: 2015-01-03
PROJECT: 15-003

PROJECT NUMBER: 15-003
DATE: 09-02-2015
DRAWN: J. B. BROWN
CHECKED: J. B. BROWN

PROJECT: DOWNERS GROVE ANIMAL HOSPITAL
PROJECT NUMBER: 15-003
DATE: 09-02-2015
DRAWN: J. B. BROWN
CHECKED: J. B. BROWN

SHEET NAME
A-4.1
CONCEPTUAL
PERSPECTIVE
& AERIAL VIEWS

SHEET NUMBER
1 of 2



CONCEPT AERIAL VIEW
1/2" = 1'