

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
12/1/2015

SUBJECT:	SUBMITTED BY:
Rezoning from R-1, Residential Detached House 1 to INP-1, Neighborhood-scale Institutional and Public District and a Special Use for a cemetery at 2501 Hobson Road	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting a rezoning of the property at 2501 Hobson Road from R-1, Residential Detached House 1 to INP-1, Neighborhood-Scale Institutional and Public District. The petitioner is also requesting Special Use approval for a cemetery.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

n/a

UPDATE & RECOMMENDATION

This item was discussed at the November 17, 2015 Village Council meeting. Staff recommends approval on the December 1, 2015 Active Agenda.

BACKGROUNDProperty Information & Zoning Request

The subject property is located on the southeast side of Hobson Road approximately 50 feet south of Wolfe Drive. This 3.02 acre property consists of two parcels and contains a single family detached house and a cemetery. The applicant is proposing to rezone the entire property from R-1, Residential Detached House 1 to INP-1, Neighborhood-Scale Institutional and Public District and seeks a Special Use for a cemetery to demolish the existing house and construct a new crypt building with a ring road.

The INP-1 zoning district allows for institutional uses under four acres in size. A cemetery is an allowable special use in the INP-1. The INP-1 district requires any new building or structure to be built with the setbacks and bulk regulations of the most restrictive abutting zoning district in order to respect the residential neighborhood. The most restrictive abutting district is R-1, Residential Detached House 1.

Compliance with the Comprehensive Plan

The Comprehensive Plan's Community Facilities Plan identifies this property as Institutional because of the existing cemetery. The Comprehensive Plan states that the Village should consistently communicate with institutional uses to identify needs and assist with potential expansions. The proposed improvements will provide additional burial places and will provide a service to the community. The proposed rezoning and use is consistent with the Comprehensive Plan.

Compliance with the Zoning Ordinance

The proposed crypt building meets all the bulk and setback regulations. The petitioner will be improving the east property line with landscaping to screen many of the abutting residential properties. The proposed improvements are consistent with the Zoning Ordinance.

As part of the rezoning request, the applicant was required to hold a neighborhood meeting in order to address any neighbor concerns and questions per section 12.010.F.3 of the Zoning Ordinance. The applicant held the meeting at Hobson Road Church on October 21, 2015.

Public Improvements

There are no public improvements required with this proposal. The only access to this property is from the two proposed curb cuts off of Hobson Road which is a local road. The petitioner will install two bio-swales along the west property line to catch the run-off from the new ring road and crypt building.

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 crypt building is too close to the residential properties to the east.	<ul style="list-style-type: none"> The east elevation of the crypt building will be setback 90 feet from the east property line where 20 feet is required. Landscaping will be installed along the east property line that separates the crypt building from the residential properties to the east.
The proposed building is too big for the neighborhood.	<ul style="list-style-type: none"> The maximum allowable building height is 35 feet and the proposed building will measure 28.4 feet tall. The proposed development meets all Zoning Ordinance bulk and setback regulations.
The proposed landscaping along the east property line is not tall enough to effectively screen the cemetery from the properties to the east.	<ul style="list-style-type: none"> The petitioner has provided an updated Landscape Plan that increases the height of the plants along the east property line from six feet to nine feet. These plants will be nine feet in height at time of planting. The landscaping along the east property line has been strategically placed to minimize impacts onto the residential properties to the east.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated November 2, 2015

Draft Minutes of the Plan Commission Hearing dated November 2, 2015

Addendum to the Landscape Plan

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Petitioner **DATE:** December 1, 2015
(Name)

RECOMMENDATION FROM: _____ **FILE REF:** 15-PLC-0041
(Board or Department)

NATURE OF ACTION:**STEPS NEEDED TO IMPLEMENT ACTION:**

- Ordinance
 Resolution
 Motion
 Other

Motion to Adopt "AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 2501 HOBSON ROAD", as presented.

ef

SUMMARY OF ITEM:

Adoption of the attached ordinance shall rezone 2501 Hobson Road from R-1, Residential Detached House 1 to INP-1, Neighborhood-scale Institutional and Public District.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____**AN ORDINANCE REZONING CERTAIN PROPERTY
LOCATED AT 2501 HOBSON ROAD**

WHEREAS, the real estate located at 2501 Hobson Road, on the southeast side of Hobson Road approximately 50 feet south of Wolfe Drive, hereinafter described has been classified as "R-1, Residential Detached House 1" under the Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner or owners of said real estate have requested that such property be rezoned as hereinafter provided; 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 November 2, 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, making due allowance for existing conditions, the conservation of property values, the development of the property in conformance to the official Comprehensive Plan of the Village of Downers Grove, and the current uses of the property affected, the Council has determined that the proposed rezoning is for the public good.

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

SECTION 1. The Zoning Map of the Village, pursuant to Section 28.12.030 of the Downers Grove Municipal Code, is hereby further amended by rezoning to "INP-1, Neighborhood-scale Institutional and Public District" the zoning classification of the following described real estate, to wit:

PARCEL 1

THE NORTH 77.41 FEET OF THE FOLLOWING DESCRIBED PROPERTY: PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: TO WIT: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, WHICH IS ALSO ON THE CENTER LINE OF 63RD STREET THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 213.84 FEET THENCE NORTH 1 DEGREES 0 MINUTES EAST ALONG THE WEST LINE OF A SUBDIVISION KNOWN AS DOWNERS GROVE PARK SUBDIVISION, 1526 FEET TO THE CENTER LINE OF HOBSON MILL ROAD; THENCE SOUTH 47 DEGREES 43 MINUTES WEST ALONG THE CENTER LINE OF HOBSON MILL ROAD 723.7 FEET FROM A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 0 MINUTES EAST, A DISTANCE OF 526.5 FEET TO THE WEST LINE OF SAID DOWNERS GROVE PARK SUBDIVISION; THENCE SOUTH 1 DEGREE 0 MINUTES WEST OF A DISTANCE OF 315 FEET ALONG THE WEST LINE OF DOWNERS GROVE PARK SUBDIVISION; THENCE NORTH 89 DEGREES 0 MINUTES WEST A DISTANCE OF 821.5 FEET TO THE CENTER LINE OF HOBSON MILL ROAD, A DISTANCE OF 434.7 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF THE EAST HALF (E½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION THIRTEEN (13), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING ON THE SECTION LINE TWO HUNDRED THIRTEEN AND 84/100 (213.84) FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW¼), THENCE NORTH 1°0' EAST ONE THOUSAND FIVE HUNDRED TWENTY-SIX (1526) FEET TO THE CENTER OF THE ROAD FOR A PLACE OF BEGINNING; THENCE SOUTH 47°43' WEST ALONG THE CENTER OF SAID ROAD SEVEN HUNDRED TWENTY-THREE AND 7/100 (723.07) FEET; THENCE SOUTH 89°0' EAST FIVE HUNDRED TWENTY-SIX AND 5/10 (526.5) FEET; THENCE NORTH 1°0' EAST FOUR HUNDRED NINETY-SIX AND 5/10 (496.5) FEET TO THE PLACE OF BEGINNING, CONTAINING THREE (3) ACRES, SITUATED IN THE COUNTY OF DUPAGE, IN THE STATE OF ILLINOIS.

Commonly known as: 2501 Hobson Road, Downers Grove, IL 60516
PINs 08-13-314-001 & -002

SECTION 2. The official zoning map shall be amended to reflect the change in zoning classification effected by Section 1 of this ordinance, subject to the following conditions:

1. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information; and
2. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 3. That the rezoning meets the requirements of the Zoning Ordinance as follows:

1. The existing use and zoning of nearby property;
2. The extent to which the particular zoning restrictions affect property values;
3. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;
4. The suitability of the subject property for the zoned purposes;
5. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;
6. The value to the community of the proposed use; and
7. The comprehensive plan.

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

SECTION 5. This ordinance shall be in full force and effect from and after its passage and

publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk



0 80 160 240 320 Feet

2501 Hobson Road Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
NOVEMBER 2, 2015 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
15-PLC-0041 2501 Hobson Road	Zoning Map Amendment and Special Use for a Cemetery	Patrick Ainsworth, AICP Planner

REQUEST

The petitioner is requesting approval of a Zoning Map Amendment to rezoning the property from R-1, Residential Detached House 1 to INP-1, Neighborhood-scale Institutional and Public District and a Special Use for a cemetery at 2501 Hobson Road.

NOTICE

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

GENERAL INFORMATION

**OWNER/
APPLICANT:** Mr. Michael Hackiewicz
Roman Catholic Diocese of Joliet
16555 Weber Road
Crest Hill, IL 60403

PROPERTY INFORMATION

EXISTING ZONING: R-1, Residential Detached House 1
EXISTING LAND USE: Cemetery & Single Family House
PROPERTY SIZE: 131,348.6 square feet (3.02 acres)
PINS: 08-13-314-001 & -002

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-3, Residential (Woodridge)	Single Family Residential (Woodridge)
SOUTH:	R-1, Residential Detached House 1	Institutional
EAST:	R-3, Residential Detached House 3	Single Family Residential
WEST:	R-3, Residential (Woodridge)	Single Family Residential (Woodridge)

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Plat of Survey
3. Project Summary
4. Existing Site Plan
5. Engineering Drawings
6. Proposed Site Plan
7. Proposed Floor Plan
8. Proposed Elevations

PROJECT DESCRIPTION

The subject property, 2501 Hobson Road, is located on the southeast side of Hobson Road approximately 50 feet south of Wolfe Drive. The petitioner is requesting a rezoning from R-1, Residential Detached House 1 to INP-1, Neighborhood-scale Institutional and Public District and a special use for a cemetery at 2501 Hobson Road. The INP-1 designation is for small, institutional scale developments that abut residentially zoned properties. A cemetery is an allowable special use in the INP-1 district.

The property currently contains an existing cemetery and a single family detached house on the 3.02 acre property. The petitioner is proposing to demolish the vacant house, install a horseshoe-shaped road and a crypt building in order to retrofit the existing cemetery to allow for more users. The crypt building will be located near the southeast corner of the subject property. This structure will house human remains and also serve as a congregation area for small burial ceremonies.

COMPLIANCE WITH COMPREHENSIVE PLAN

The Comprehensive Plan's Future Land Use Map designates this property as Public/Institutional. A cemetery is considered an institutional use. Institutional uses are generally defined as public and semi-private facilities that service the community. The proposed improvements will maintain the use as a cemetery and will enhance the property for new users. Staff finds that the rezoning and continued use of this property as a cemetery is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is currently zoned R-1, Residential Detached House 1. The petitioner is proposing to rezone the property to INP-1 in order to apply for a special use to expand cemetery services. Per Section 4.020.B.3 of the Zoning Ordinance, all future buildings and structures in an INP-1 district shall follow the setbacks of the most restrictive abutting zoning district. The R-1, Residential Detached House 1 zoning designation is the most restrictive abutting zoning district. As such the crypt building is proposed near the southeast corner of the property to comply with the R-1 bulk regulations. The bulk regulations for the proposed crypt building compared to the R-1, Residential Detached House 1 regulations are found below:

2501 Hobson Road	R-1 Setbacks	Proposed
West (Street Yard)	40 ft	239 ft
East Setback (Rear Yard)	20 ft	90 ft
South Setback (Side Yard)	10 ft	14 ft
Building Height	35 ft (max)	28.5 ft
Building Coverage	32%	4.4%

The proposed use and improvements are consistent with the Zoning Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

The proposed new impervious surfaces will be under 25,000 square feet. As such, there will be no storm

water detention required. However, the new impervious will exceed 700 square feet which will require Post Construction Best Management Practices per Chapter 26 of the Downers Grove Municipal Code. No other utilities are required for the proposed improvements. All improvements will comply with applicable Village codes and ordinances.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans. Based upon the submittal, Fire Prevention has sufficient access to the site and building.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing the legal notice. Staff has not received any written neighborhood comment regarding the proposal at this time. The applicant hosted a neighborhood meeting on October 21, 2015 per Section 12.010.F.3 of the Zoning Ordinance. The discussion included the following topics: number of burial plots and crypt spaces, height of the building, proposed landscaping and number of burial ceremonies per month. The summary of the applicant's meeting is attached to this report.

FINDINGS OF FACT

The applicant is requesting a Zoning Map Amendment and Special Use approval for a cemetery. The proposed use meets the standards for granting a Zoning Map Amendment and a Special Use as outlined below:

Section 28.12.030.I. Review and Approval Criteria for Zoning Map Amendments

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors:

(1) *The existing uses and zoning of nearby property.*

The subject property is currently improved with a single family detached house and an existing cemetery. The property is surrounded by single family residential lots. The petitioner is proposing to rezone the property from R-1, Residential Detached House 1 to INP-1, Neighborhood-scale Institutional and Public District. The INP-1 zoning designation respects the surrounding single family lots by requiring all buildings and structures to comply with the bulk regulations from the most restrictive abutting zoning district. As such, the crypt building will follow the bulk regulations of the R-1 zoning designation to ensure that the proposed development remains in context with the nearby land uses. The proposed use and zoning is consistent with the zoning of the nearby properties. This standard has been met.

(2) *The extent to which the particular zoning restrictions affect property values.*

The proposed rezoning will not negatively affect property values. By rezoning from R-1 to INP-1, the petitioner will be able to continue using the property as a cemetery and will enhance the land with a new crypt building which will serve the community and new users for years. This standard has been met.

(3) *The extent to which any determination in property value is offset by an increase in the public health, safety and welfare.*

The proposed rezoning will not impact property values or the public health, safety and welfare of the community. The existing use is a cemetery and the proposed use will remain as a cemetery. This standard has been met.

(4) *The suitability of the subject property for the zoned purposes.*

The subject property is currently zoned single family residential and the property owner is proposing to rezone the property to INP-1, Neighborhood-scale Institutional and Public District. This zoning district allows for a cemetery through Special Use approval. The INP-1 zoning district is a neighborhood-scale zoning district where all future buildings and structures have to follow the most restrictive abutting zoning district. The new building will meet and exceed the bulk regulations of the R-1, Residential Detached House 1 zoning district. This standard has been met.

(5) *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.*

The property is not currently vacant, but the petitioner is proposing to tear down the subject house and enhance the property with a new crypt building to better serve the community and future users. The rezoning to INP-1 considers the context of the neighborhood by requiring all future buildings and structures to comply with the R-1 bulk regulations. As such, all improvements will fit contextually with the context of the land development in the vicinity. This standard has been met.

(6) *The value to the community of the proposed use.*

The Comprehensive Plan identifies this specific parcel as an institutional use as the existing use is a cemetery. The petitioner is proposing to maintain the use as a cemetery while improving the land to offer more burial spaces. The proposed improvements contribute value to the community by providing a service that is not readily available. This standard has been met.

(7) *The Comprehensive Plan.*

The Village has carefully planned its land use development as evidenced by the adoption of the Comprehensive Plan in 2011. The subject property is designated for institutional use in the Comprehensive Plan. The petitioner is proposing to maintain the existing cemetery and add improvements to the property to offer additional burial spaces to the community. This standard has been met.

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 petitioner is proposing to rezone the subject property to INP-1, Neighborhood-scale Institutional and Public District. Under Section 5.010 of the Zoning Ordinance, a cemetery is listed as an allowable Special Use in the INP-1 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 current use of the property is a cemetery with a single family detached house. The petitioner is proposing to demolish the existing house, install a new circle drive, construct a new crypt building and provide new plots. The proposed use is in the interest of the public convenience and will contribute to the general welfare of the area as the petitioner will be enhancing the existing cemetery to provide an additional service to the community. The petitioner's proposed use will meet various Comprehensive Plan goals. This standard has been met.

15-PLC-0041, 2501 Hobson Road
November 2, 2015

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- (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 use 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 petitioner will be maintaining the same cemetery use, but with one additional structure and a new private road. Landscaping will be added to the site to assist with screening and buffering. This standard has been met.

RECOMMENDATIONS

The proposal is consistent and compatible with the Comprehensive Plan and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding 15-PLC-0041 subject to the following conditions:

1. The Special Use shall substantially conform to the staff report dated November 2, 2015, the engineering drawings prepared by V3 dated October 2, 2015 and last revised October 20, 2015, the architectural and landscape drawings prepared by Kenneth E. Giere Architect dated July 27, 2015 and last revised October 20, 2015 except as such plans may be modified to conform to Village Codes and Ordinances.
2. The applicant shall administratively consolidate the multiple lots prior to constructing the crypt building.

Staff Report Approved By:

Stanley J. Popovich, AICP
Director of Community Development

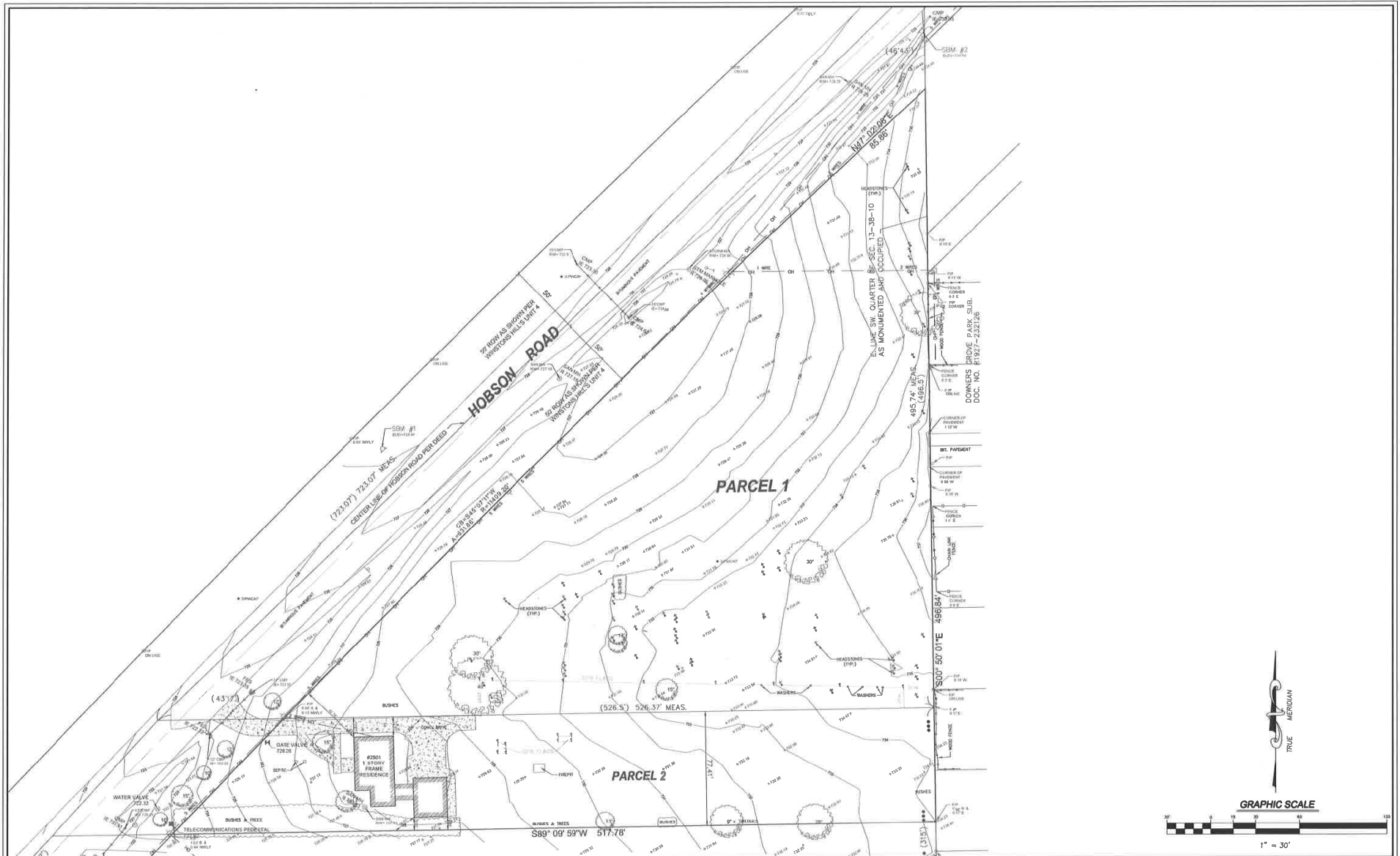
SP:pa
-att



1- Single family house that will be demolished as part of the cemetery retrofit.



2 Background of this photo shows the general location of the proposed crypt building.



V3 Companies
 7325 Jane Avenue
 Woodridge, IL 60517
 830.724.9200 phone
 830.724.9202 fax
 www.v3co.com

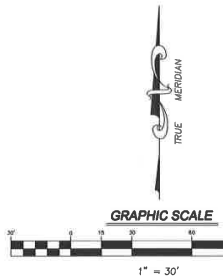
REVISIONS			
NO.	DATE	DESCRIPTION	

PROJECT NO: 14219
 FILE NAME: C:\P\COL\14219.DWG
 ORIGINAL ISSUE DATE: 10-02-2018
 SCALE: 1" = 30'

DESIGNED BY: MDN
 DRAWN BY: REI
 CHECKED BY: MDN
 PROJECT MANAGER: DLG
 DOWNERS GROVE ILLINOIS

HOLY FAMILY CEMETERY
 EXISTING CONDITIONS PLAN

DRAWING NO.
2.0



14219 - EXISTING CONDITIONS PLAN

DEMOLITION NOTES

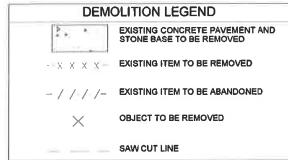
1. SOIL BORINGS
 DATA ON SUBSURFACE CONDITIONS IS CONTAINED WITHIN THE GEOTECHNICAL REPORT PREPARED BY SEECO CONSULTANTS, INC. AND DATED 02/01/15. THIS REPORT AND THE RECOMMENDATIONS CONTAINED THEREIN ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN SOIL BORINGS. IT IS EXPRESSLY UNDERSTOOD THAT NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS DRAWN BY THE CONTRACTOR. THE DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR AND IS NOT GUARANTEED TO REPRESENT ALL CONDITIONS THAT MAY BE ENCOUNTERED. THE DATA ON INDICATED SUBSURFACE CONDITIONS IS NOT PART OF THE CONTRACT DOCUMENTS AND NEITHER THE OWNER NOR THE ENGINEER MAKES ANY PROMISE, REPRESENTATION, GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, BY SUCH DATA IN REFERENCE TO THE SOIL BORINGS. ADDITIONAL TEST BORINGS AND OTHER EXPLORATORY OPERATIONS MAY BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MUST CONTACT THE ENGINEER BEFORE DIGGING ANY TEST PIT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ANY UNDERGROUND UTILITIES AND IS RESPONSIBLE FOR CONTACTING "JULIE" (1-800-892-2122) AND/OR "DIGGER" (312-744-7000) FOR DETERMINATION OF THE LOCATION OF UNDERGROUND UTILITIES BEFORE ANY TEST PITS OR BORINGS ARE PERFORMED.

2. DEMOLITION
 THE EXTENT OF BUILDING AND SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN. FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICE NECESSARY TO COMPLETE THE WORK. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OF THE FOLLOWING ITEMS:

- SIDEWALK AND ON-SITE PAVEMENT
- BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
- UTILITY SERVICES TO EXISTING ON-SITE BUILDINGS
- DEBRIS AND FOUNDATIONS FROM ALL DEMOLISHED STRUCTURES
- ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.

CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.

3. JOB CONDITIONS
 STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT THE TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM STRUCTURES AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. THE CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC TO PROVIDE SAFE PASSAGE FOR VEHICULAR AND PEDESTRIAN TRAFFIC. THIS INCLUDES APPROPRIATE SIGNAGE FOR CLOSING THE PUBLIC SIDEWALK, ROADWAY AND NECESSARY PARKING SPACES. ALL MAINTENANCE OF TRAFFIC SHALL BE APPROVED BY THE MUNICIPALITY, COUNTY, AND IDOT. WHERE CONFLICTING REQUIREMENTS EXIST, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THE ADJACENT BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.



DEMOLITION NOTES (CONT.)

4. UTILITY SERVICES
 EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH F-A-I OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER. TO 90% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.

5. UTILITY PROTECTION
 UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLAS AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "JULIE" (1-800-892-2122) AND/OR "DIGGER" (312-744-7000) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.

6. POLLUTION CONTROLS
 USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR FURTHER EROSION CONTROL REQUIREMENTS.

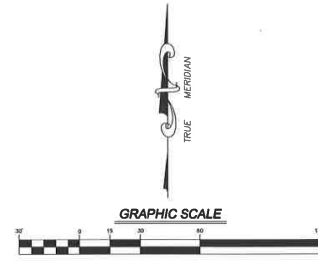
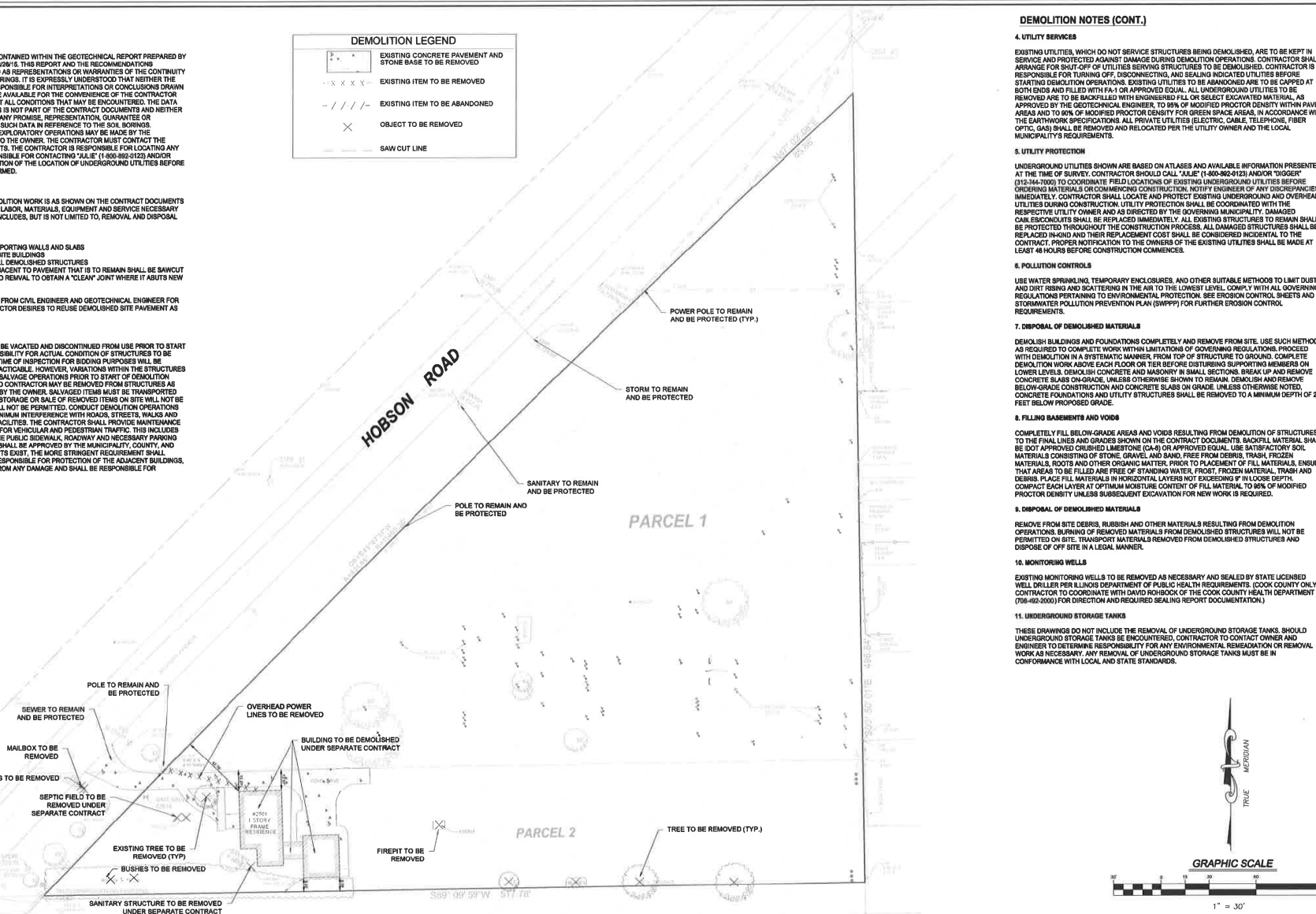
7. DISPOSAL OF DEMOLISHED MATERIALS
 DEMOLISH BUILDINGS AND FOUNDATIONS COMPLETELY AND REMOVE FROM SITE. USE SUCH METHODS AS REQUIRED TO COMPLETE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM TOP OF STRUCTURE TO GROUND. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON LOWER LEVELS. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP AND REMOVE CONCRETE SLABS ON-GRADE, UNLESS OTHERWISE SHOWN TO REMAIN. DEMOLISH AND REMOVE BELOW-GRADE CONSTRUCTION AND CONCRETE SLABS ON GRADE. UNLESS OTHERWISE NOTED, CONCRETE FOUNDATIONS AND UTILITY STRUCTURES SHALL BE REMOVED TO A MINIMUM DEPTH OF 2 FEET BELOW PROPOSED GRADE.

8. FILLING BASEMENTS AND VOIDS
 COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE DOT APPROVED CRUSHED LIMESTONE (CA-4) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 18" MAXIMUM DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 90% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

9. DISPOSAL OF DEMOLISHED MATERIALS
 REMOVE FROM SITE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF REMOVED MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED ON SITE. TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES AND DISPOSE OF OFF SITE IN A LEGAL MANNER.

10. MONITORING WELLS
 EXISTING MONITORING WELLS TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS. (COOK COUNTY ONLY: CONTRACTOR TO COORDINATE WITH DAVID ROEBUCK OF THE COOK COUNTY HEALTH DEPARTMENT (708-492-2000) FOR DISINFECTION AND REQUIRED SEALING REPORT DOCUMENTATION.)

11. UNDERGROUND STORAGE TANKS
 THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL, REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.



V3 Companies
 7325 Jones Avenue
 Wood Dale, IL 60517
 630.724.9200 phone
 630.724.9202 fax
 www.v3co.com

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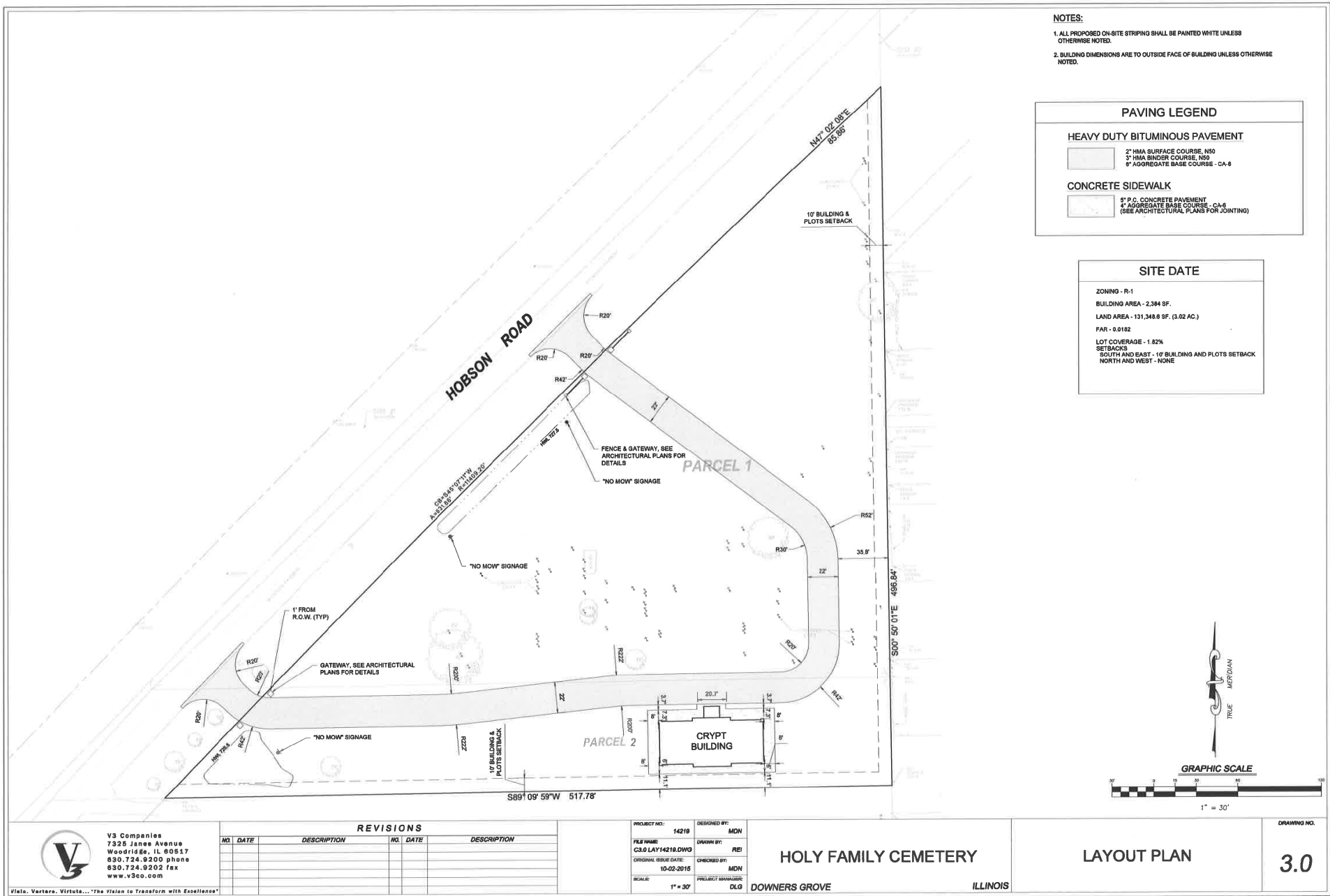
REVISIONS			
NO.	DATE	DESCRIPTION	DESCRIPTION

PROJECT NO.:	14219	DESIGNED BY:	MDN
FILE NAME:	C2.0 ECL 14219.DWG	DRAWN BY:	REI
ORIGINAL ISSUE DATE:	10-02-2015	CHECKED BY:	MDN
SCALE:	1" = 30'	PROJECT MANAGER:	DLG

HOLY FAMILY CEMETERY
 DOWNERS GROVE ILLINOIS

DEMOLITION PLAN
 DRAWING NO. **2.1**

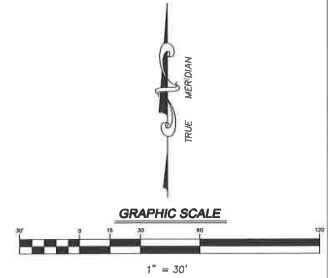
14219 - DEMOLITION PLAN



NOTES:
 1. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.

PAVING LEGEND	
HEAVY DUTY BITUMINOUS PAVEMENT	
	2" HMA SURFACE COURSE - N50 3" HMA BINDER COURSE - N50 8" AGGREGATE BASE COURSE - CA-8
CONCRETE SIDEWALK	
	5" P.C. CONCRETE PAVEMENT 4" AGGREGATE BASE COURSE - CA-8 (SEE ARCHITECTURAL PLANS FOR JOINTING)

SITE DATE	
ZONING - R-1	
BUILDING AREA - 2,284 SF.	
LAND AREA - 131,348.8 SF. (3.02 AC.)	
FAR - 0.0162	
LOT COVERAGE - 1.82%	
SETBACKS	
SOUTH AND EAST - 10' BUILDING AND PLOTS SETBACK	
NORTH AND WEST - NONE	



REVISIONS			
NO.	DATE	DESCRIPTION	

PROJECT NO:	14219	DESIGNED BY:	MDN
FILE NAME:	C30 LAY14219.DWG	DRAWN BY:	REI
ORIGINAL ISSUE DATE:	10-02-2015	CHECKED BY:	MDN
SCALE:	1" = 30'	PROJECT MANAGER:	DLG

HOLY FAMILY CEMETERY
 DOWNERS GROVE ILLINOIS

LAYOUT PLAN
 DRAWING NO. **3.0**

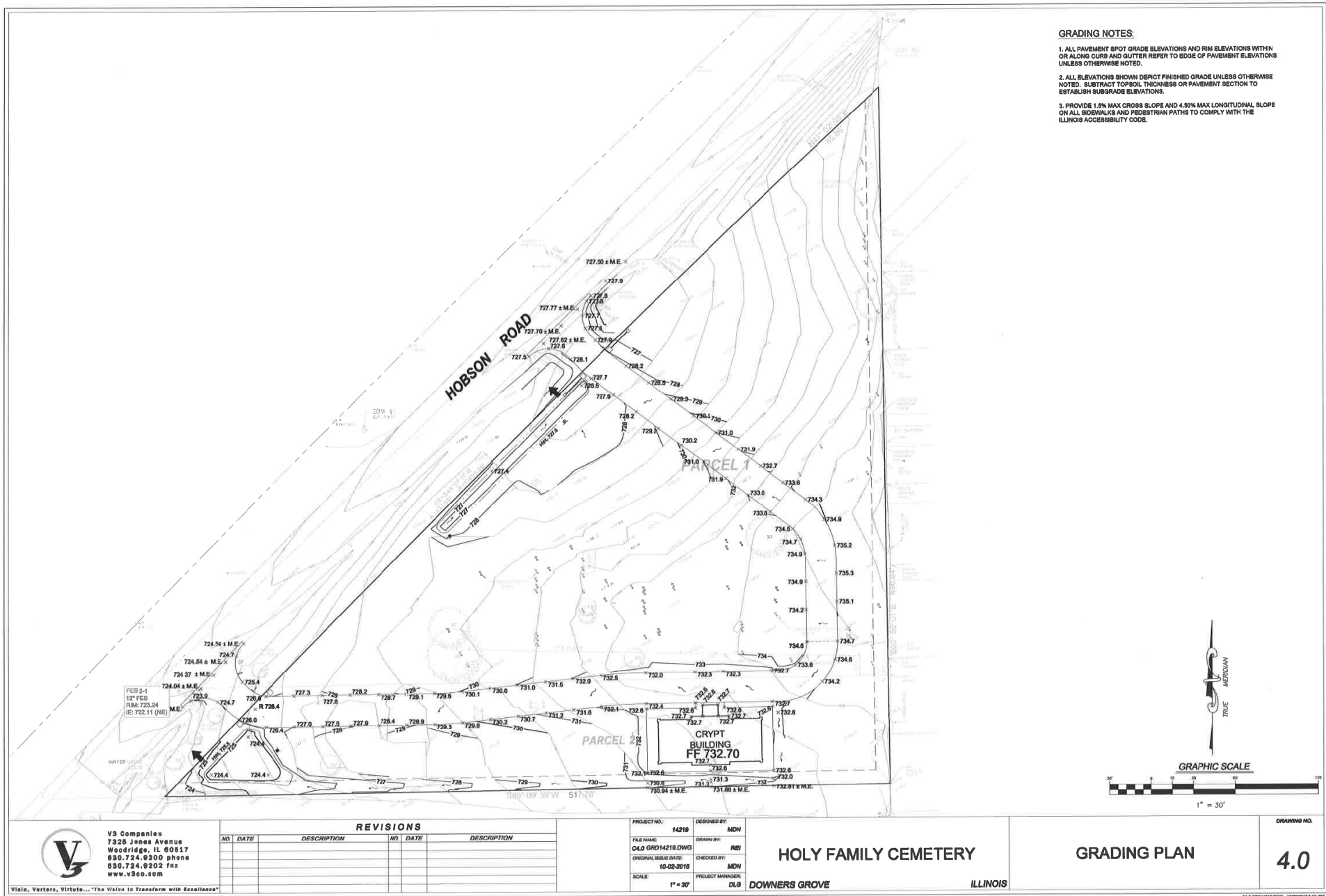


V3 Companies
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 830.724.9202 fax
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14219 - LAYOUT PLAN

CEL:LAY14219.DWG - 10/02/2015 2:18 PM

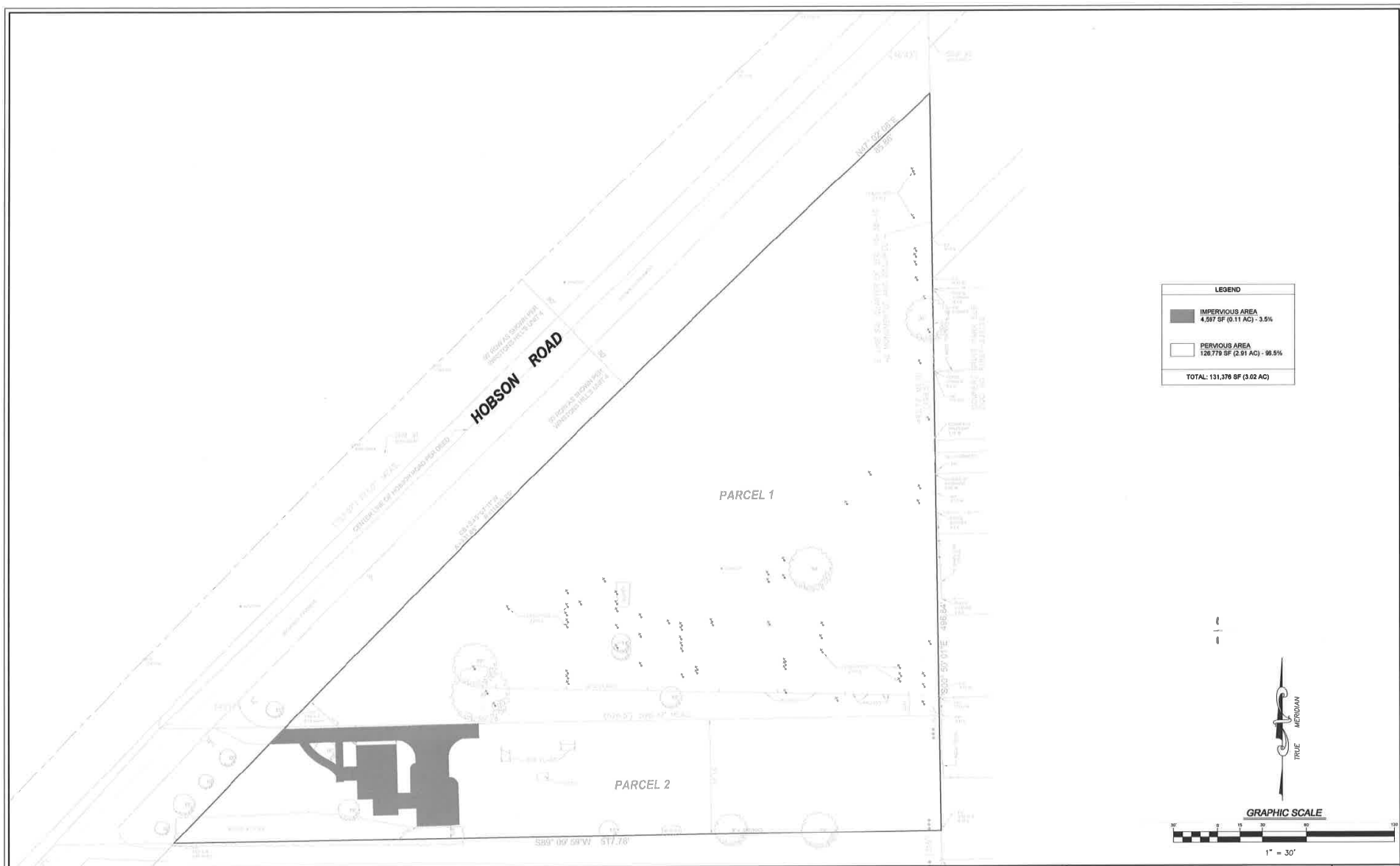


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Woodridge, IL 60517
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14219 - GRADING PLAN

CA-0-GRD14219.DWG - 10/02/2015 10:16 PM

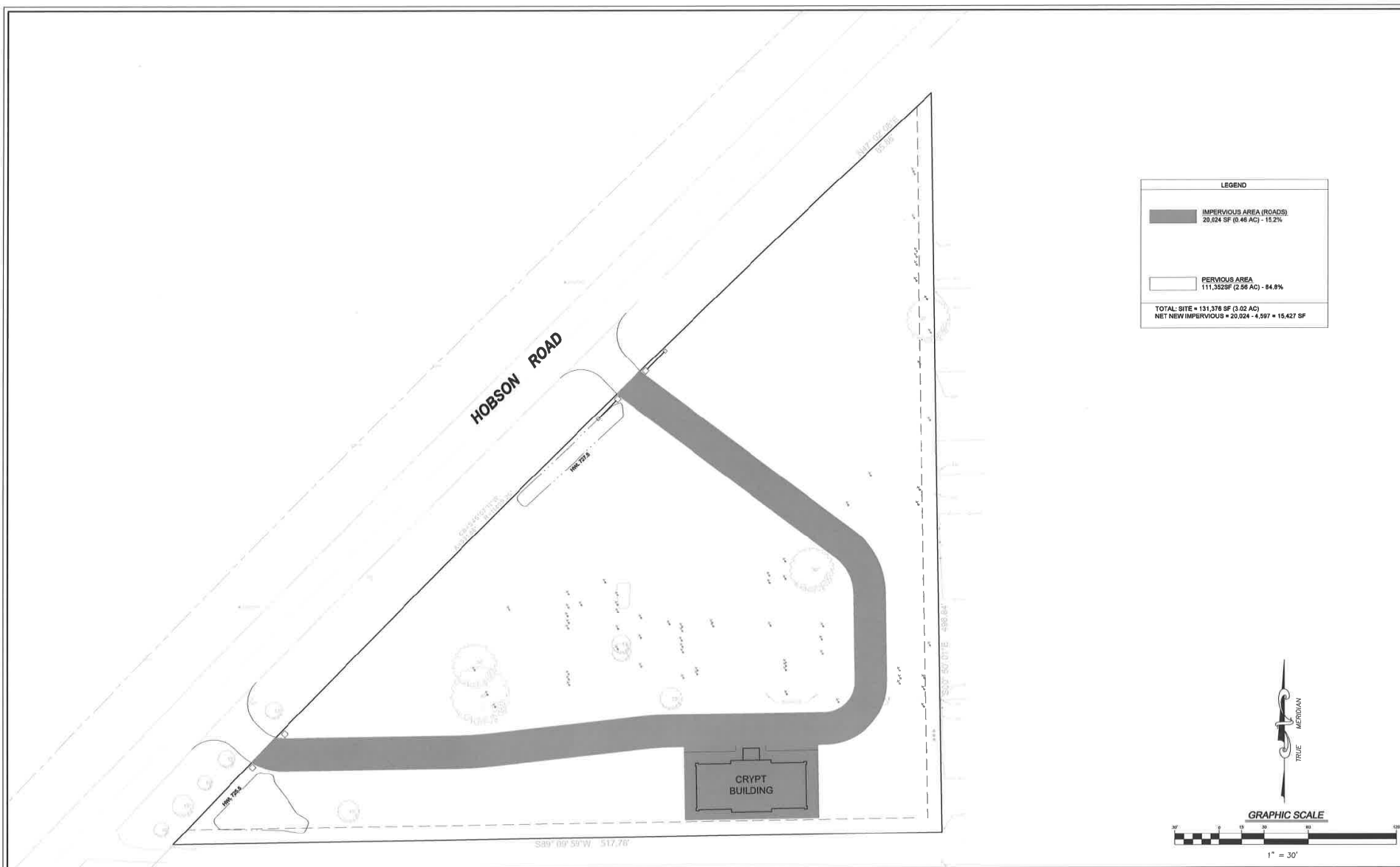


<p>V3 Companies 7325 Jones Avenue Woodridge, IL 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com</p>	REVISIONS				SEAL:	PROJECT NO: 14219	DESIGNED BY: MJN	DRAWN BY: REI	CHECKED BY: MJN	PROJECT MANAGER: DLO	HOLY FAMILY CEMETERY DOWNERS GROVE ILLINOIS	EXISTING PERVIOUS/IMPERVIOUS EXHIBIT	DRAWING NO. Ex. A																		
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:5%;">NO.</th> <th style="width:15%;">DATE</th> <th style="width:40%;">DESCRIPTION</th> <th style="width:5%;">NO.</th> <th style="width:15%;">DATE</th> <th style="width:20%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION										NO.	DATE	DESCRIPTION															
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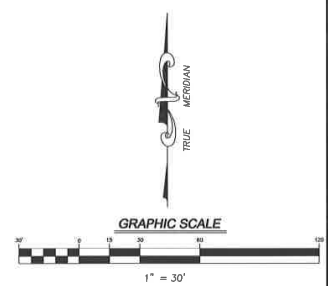
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EXISTING_PERVIOUS/IMPERVIOUS/14219.DWG - 10/30/15 2:31 PM

14219 - LAYOUT PLAN



LEGEND	
	IMPERVIOUS AREA (ROADS) 20,024 SF (0.46 AC) - 15.2%
	PERVIOUS AREA 111,352 SF (2.56 AC) - 84.8%
TOTAL SITE = 131,376 SF (3.02 AC) NET NEW IMPERVIOUS = 20,024 - 4,597 = 15,427 SF	



<p>V3 Companies 7325 James Avenue Woodridge, IL 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com</p>	REVISIONS	SEAL:	PROJECT NO.: 14219	DESIGNED BY: MJN	HOLY FAMILY CEMETERY DOWNERS GROVE ILLINOIS	PROPOSED PERVIOUS/IMPERVIOUS EXHIBIT	DRAWING NO. Ex. B																													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 50%;">DESCRIPTION</th> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 5%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION				NO.	DATE	DESCRIPTION																									PROJECT MANAGER: DLG	SCALE: 1" = 30'
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION																															

PROPOSED_PERVIOUS/IMPERVIOUS/ROADS/14219.DWG - 10/02/15 2:28 PM

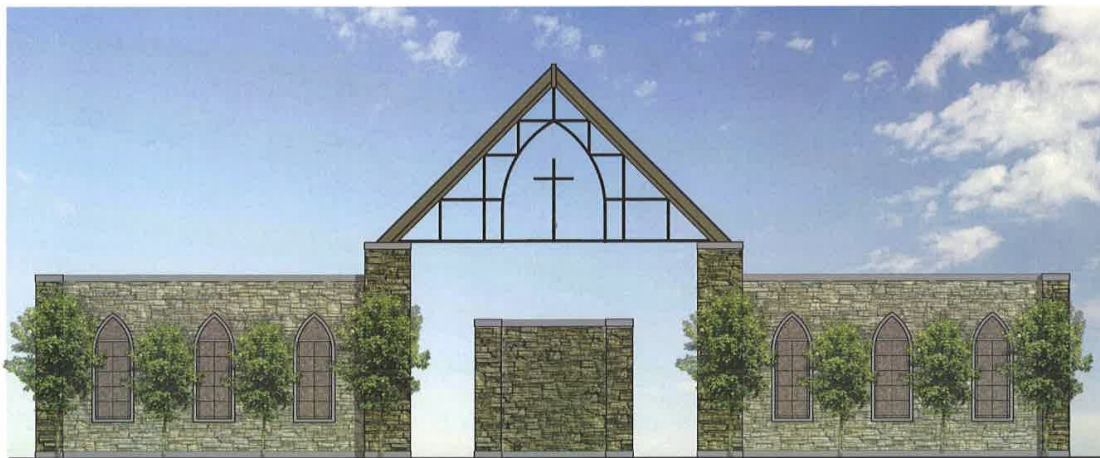
14219 - LAYOUT PLAN



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

NO. DATE		REVISIONS	
1	8/22/15	1	REVISED FOR PERMITS
2	8/27/15	2	REVISED FOR PERMITS
3	9/2/15	3	REVISED FOR PERMITS
4	9/2/15	4	REVISED FOR PERMITS
5	9/2/15	5	REVISED FOR PERMITS
6	9/2/15	6	REVISED FOR PERMITS
7	9/2/15	7	REVISED FOR PERMITS
8	9/2/15	8	REVISED FOR PERMITS
9	9/2/15	9	REVISED FOR PERMITS
10	9/2/15	10	REVISED FOR PERMITS

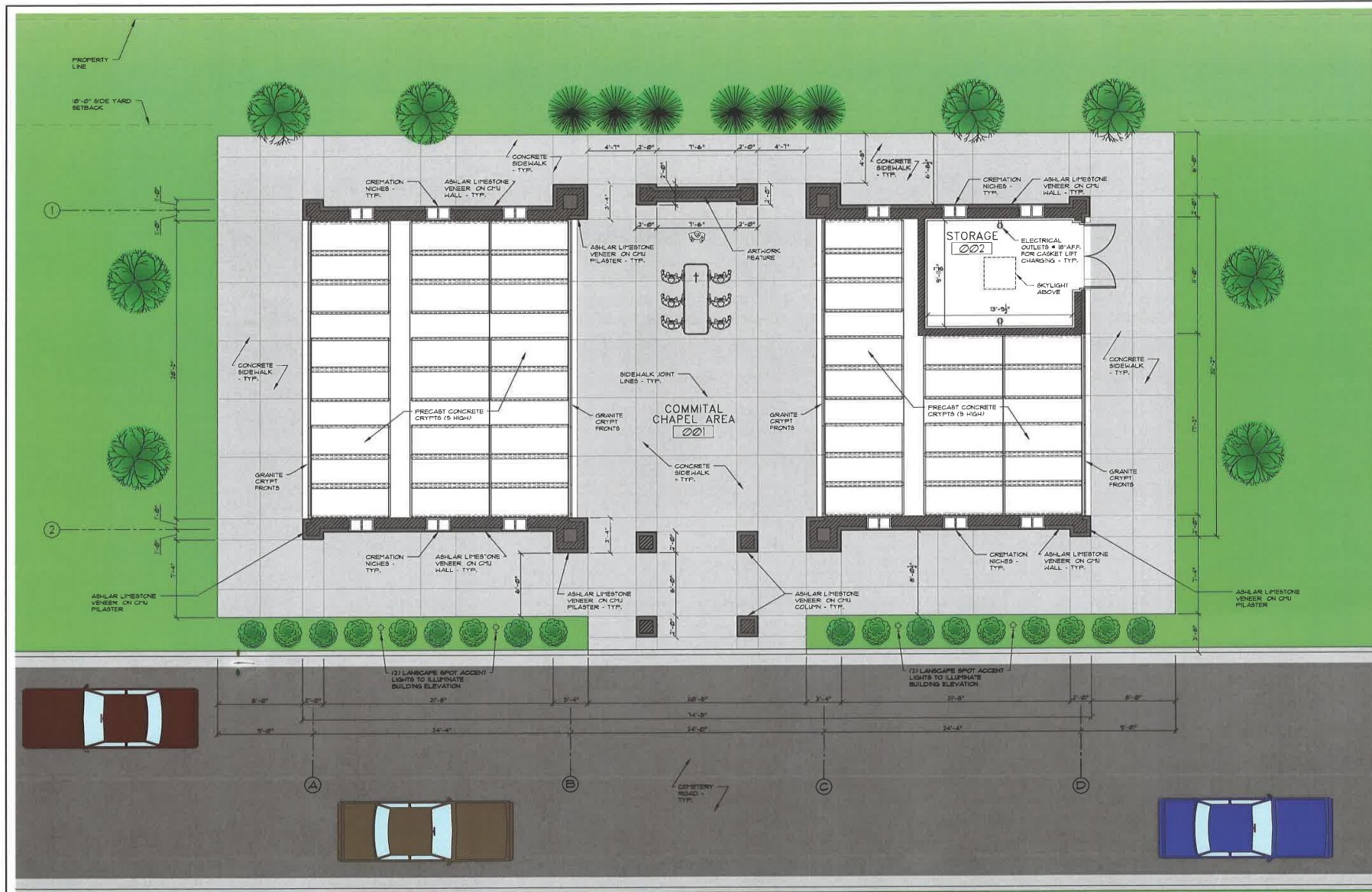
Kenneth E. Ciere Architect
 75 West Waltham Avenue, Chicago, Illinois 60614
 (773) 368-4904 kciere@kciere.com

New Garden Crypt Building
 Holy Family Cemetery, 3000 Hobson Road, Downers Grove, IL 60516

Catholic Cemeteries
 Diocese of Joliet
 200 West Kembo Road / 135th Street, Romeoville, Illinois 60146

PROJECT NO.
15-003

SHEET
A4
SHEET 4 OF 7



Crypt Count		Niche Count	
Types	Total	Types	Total
Single Crypts	100	Single Niches	40
Tandem Crypts	160	Companion Niches	80
Total Crypt Inventory	260	Total Niche Inventory	120

Total Interments	
Total Number of Interments:	380

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

NO.	DATE	REVISIONS
1	07/15/15	ISSUED FOR BIDDING (S/E/J)
2	09/25/15	

Kenneth E. Ciere Architect
725 West Washington Avenue, Chicago, Illinois 60614
(773) 358-4984 kciere@kciere.com

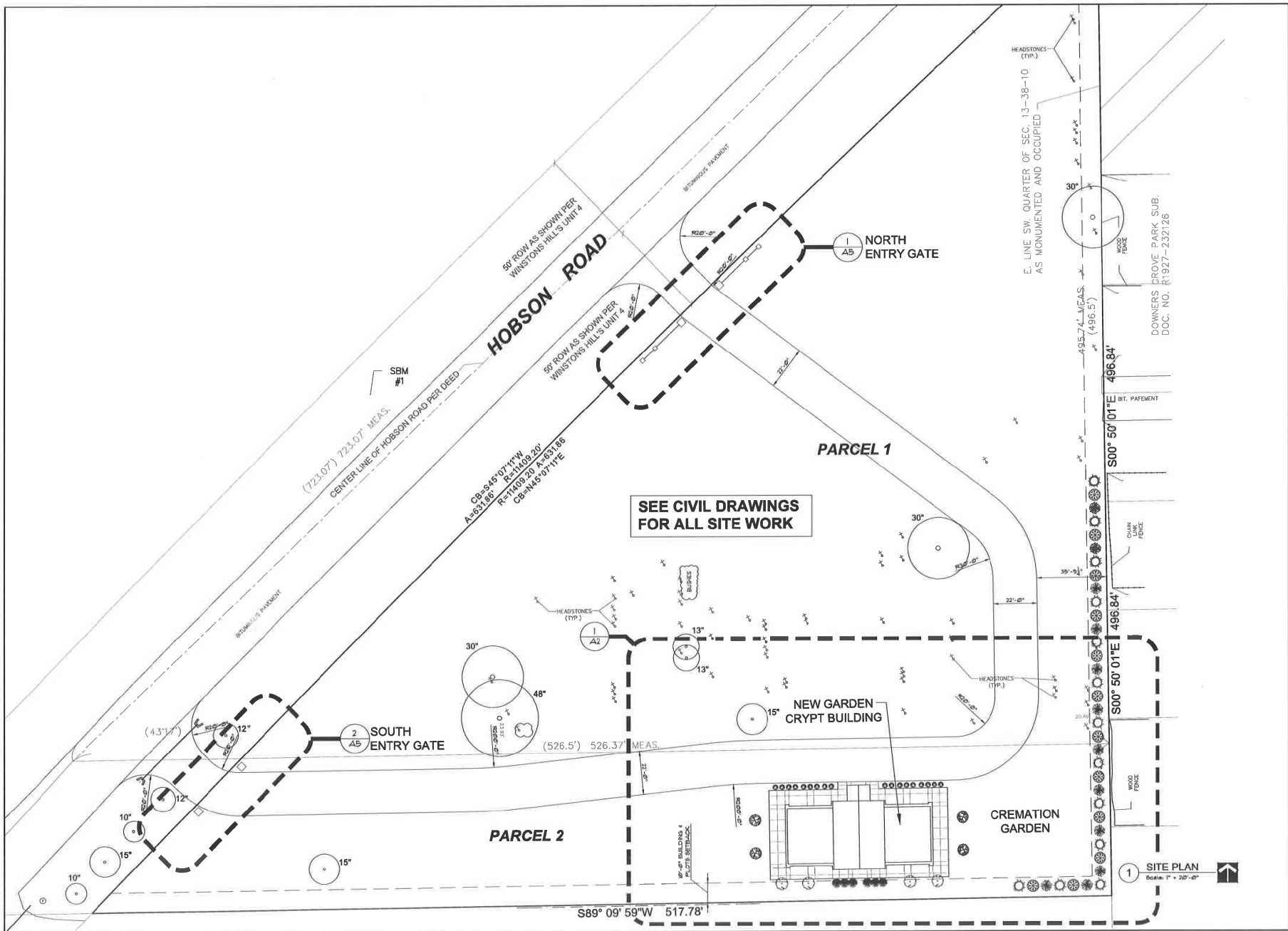
New Garden Crypt Building
Holy Family Cemetery, 3000 Hobson Road, Downers Grove, IL 60516

Catholic Cemeteries
Diocese of Joliet
200 West Romeo Road / 135th Street, Downers Grove, Illinois 60446

PROJECT NO. 15-003

SHFIT
A3

SHEET 3 OF 7



NO.	DATE	REVISIONS
01	08/04/15	REVISED
02	07/27/15	ISSUED FOR ZONING REVIEW
03	07/27/15	REVISED PER PLANNING DEPT

Kenneth E. Giere Architect
 725 West Wightwood Avenue, Chicago, Illinois 60614
 (773) 368-9981 kgiere@gmail.com

New Garden Crypt Building
 Holy Family Cemetery, 3000 Hobson Road, Downers Grove, IL 60516

Catholic Cemeteries
 Diocese of Joliet
 200 West Roman Road / 235th Street, Romeoville, Illinois 60446

PROJECT NO. 15-0023
 SHEET **A1**
 SHEET 1 OF 7

OVERALL SITE PLAN

DATE 08/26/15

E. LINE SW. QUARTER OF SEC. 13-38-10 AS MONUMENTED AND OCCUPIED

DOWNERS GROVE PARK SUB. DOC. NO. R1927-232126

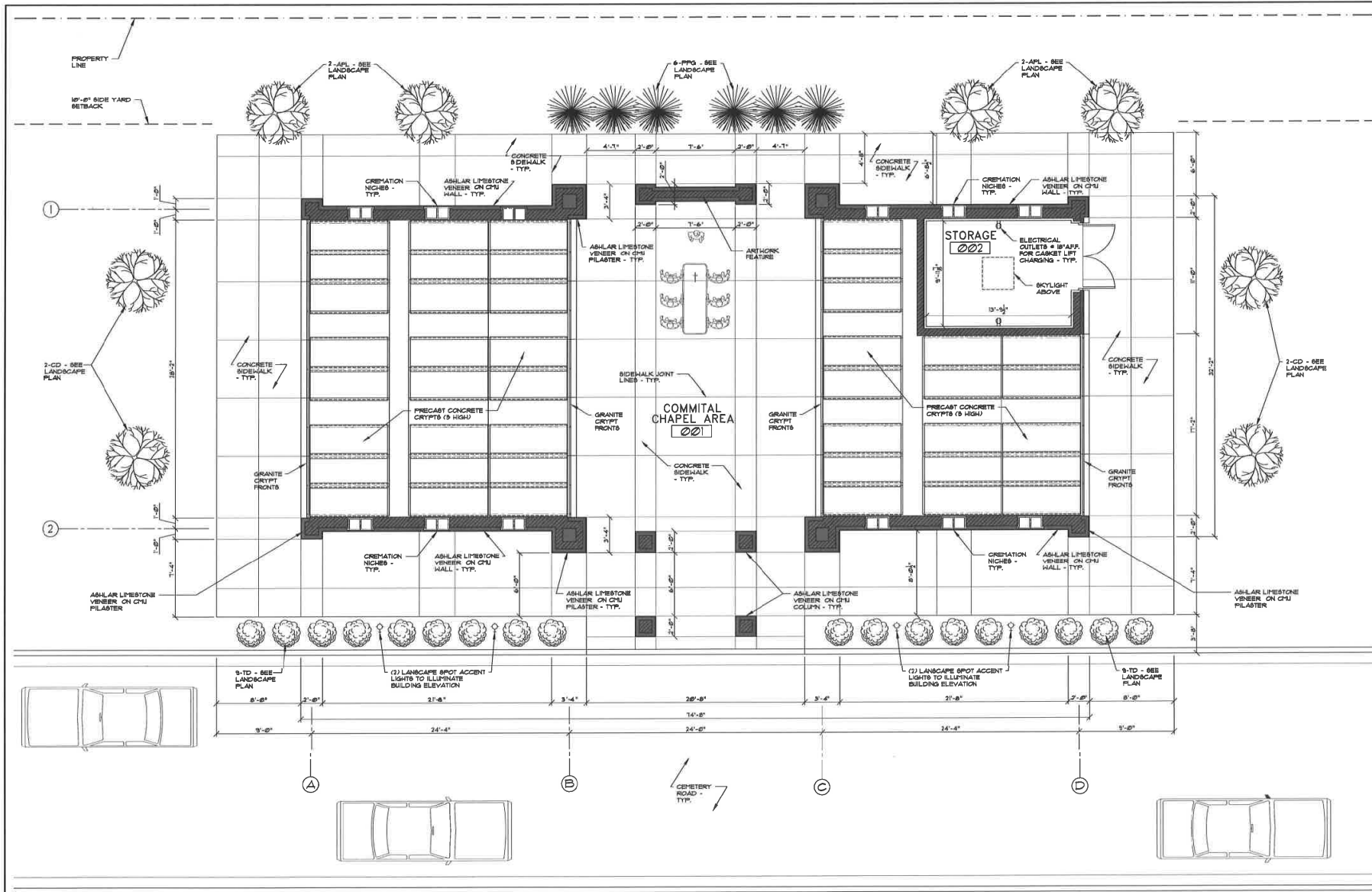
BIT. PAVEMENT

WOOD FENCE

WOOD FENCE

WOOD FENCE

WOOD FENCE



Crypt Count		Niche Count	
Types	Total	Types	Total
Single Crypts	100	Single Niches	40
Tandem Crypts	160	Companion Niches	80
Total Crypt Inventory	260	Total Niche Inventory	120

Total Interments	
Total Number of Interments:	380

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

NO.	DATE	REVISIONS
1	07/15	ISSUED FOR ZONING REVIEW
2	08/05	

Kenneth E. Ciere Architect
725 West Wabashwood Avenue, Chicago, Illinois 60614
(773) 364-1884 kciarchitect@gmail.com

New Garden Crypt Building
Holy Family Cemetery, 3000 Hobson Road, Downers Grove, IL 60516

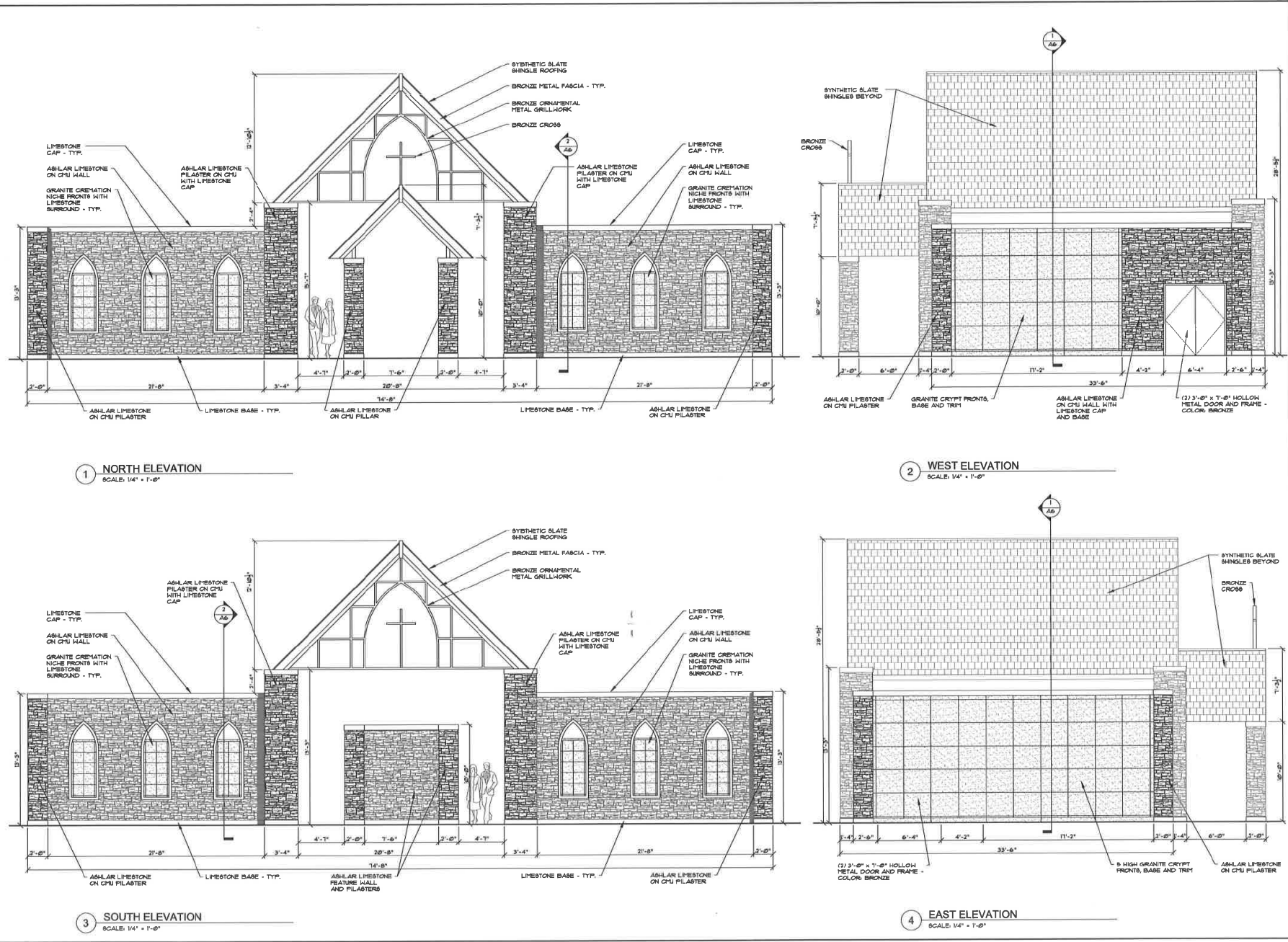
Catholic Cemeteries
Diocese of Joliet
200 West Romano Road / 115th Street, St. Charles, Illinois 60446

PROJECT NO. 15-023

SHEET
A3
SHEET 3 OF 7

FLOOR PLAN

DATE 02/26/15



NO.	DATE	REVISIONS
1	07/15/15	ISSUED FOR ZONING REVIEW
2	07/27/15	ISSUED FOR ZONING REVIEW

Kenneth E. Giere Architect
725 West Wingo Road, Chicago, Illinois 60614
(773) 300-4964 kgiere@giere.com

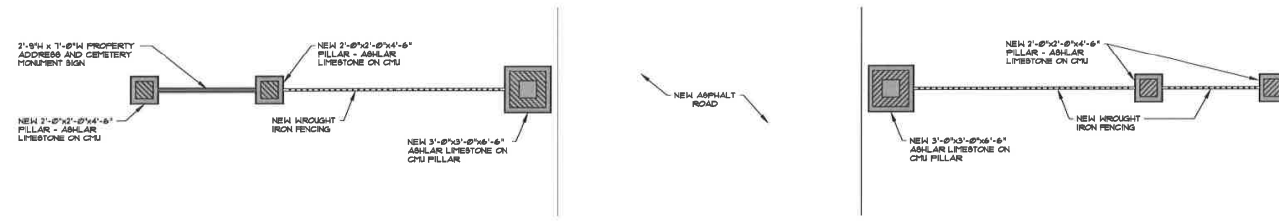
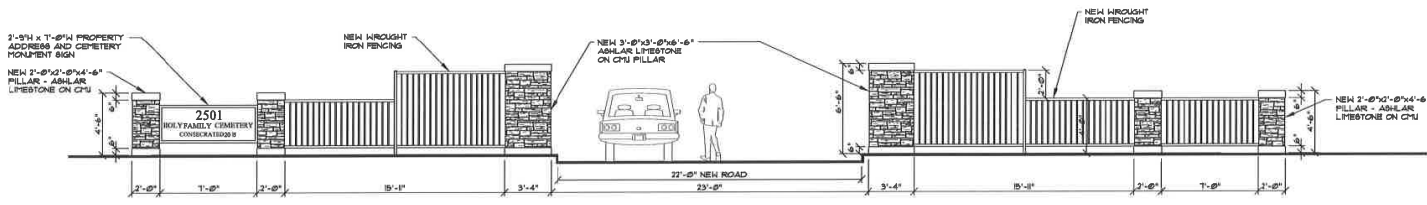
New Garden Crypt Building
Holy Family Cemetery, 3000 Hobson Road, Downers Grove, IL 60516

Catholic Cemeteries
Diocese of Joliet
200 West Karlov Road / 133th Street, Lombard, Illinois 60446

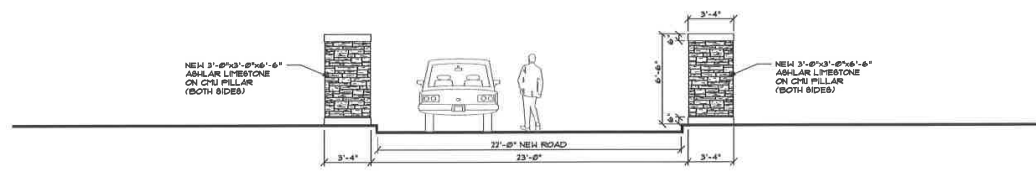
PROJECT NO.
15-023

SHEET
A4
SHEET 4 OF 7

BUILDING ELEVATIONS



1 PLAN / ELEVATION - NORTH ENTRY GATE
SCALE: 1/4" = 1'-0"



2 PLAN / ELEVATION - SOUTH ENTRY GATE
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISIONS
1	10/07/15	ISSUED FOR PERMITS REVIEW
2	10/20/15	REVISIONS FOR PERMITS

Kenneth E. Gierle Architect
725 West Weybushwood Avenue, Chicago, Illinois 60614
(773) 364-9884 - kgaarchitect.com

New Garden Crypte Building
Holy Family Cemetery, 3000 Hobson Road, Downers Grove, IL 60515
ENTRY GATE PLAN / ELEVATIONS

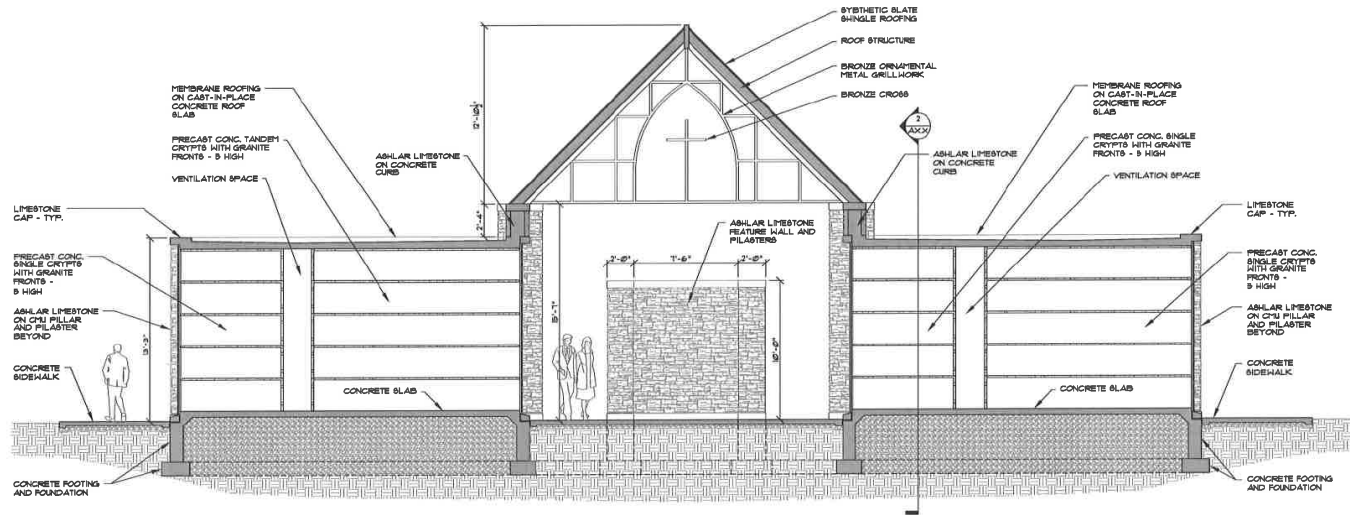
Catholic Cemeteries
Diocese of Joliet
200 West Normo Road / 115th Street, Normalville, Illinois 60446

PROJECT NO.
15-0023

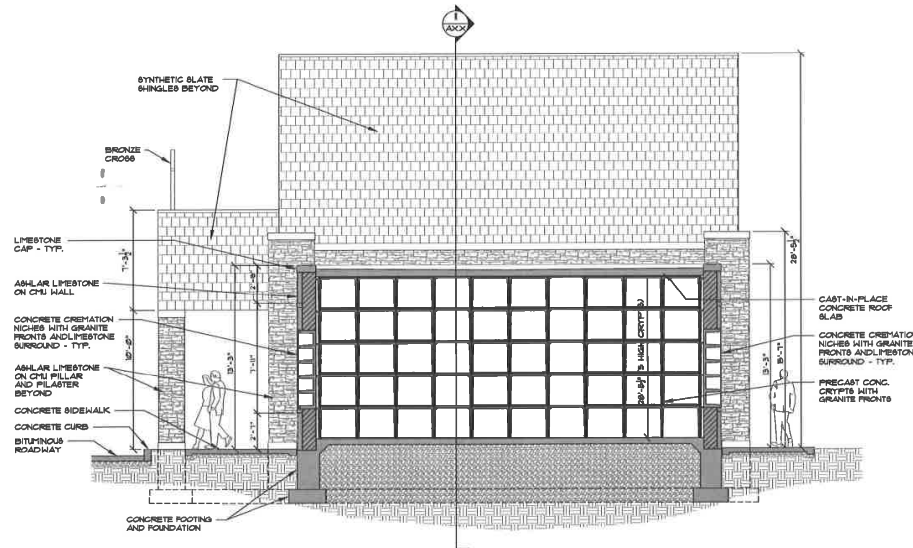
SHEET

A5

SHEET 5 OF 7



1 EAST / WEST BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 NORTH / SOUTH BUILDING SECTION
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISIONS
1	09/14/15	ISSUED FOR ZONING REVIEW

Kenneth E. Ciere Architect
725 West Wightwood Avenue, Chicago, Illinois 60654
(773) 360-4964 - kciere@kciere.com

New Garden Crypt Building
Holy Family Cemetery, 3000 Hobson Road, Downers Grove, IL 60516

Catholic Cemeteries
Diocese of Joliet
200 West Romeo Road / 123rd Street, Normalville, Illinois 60446

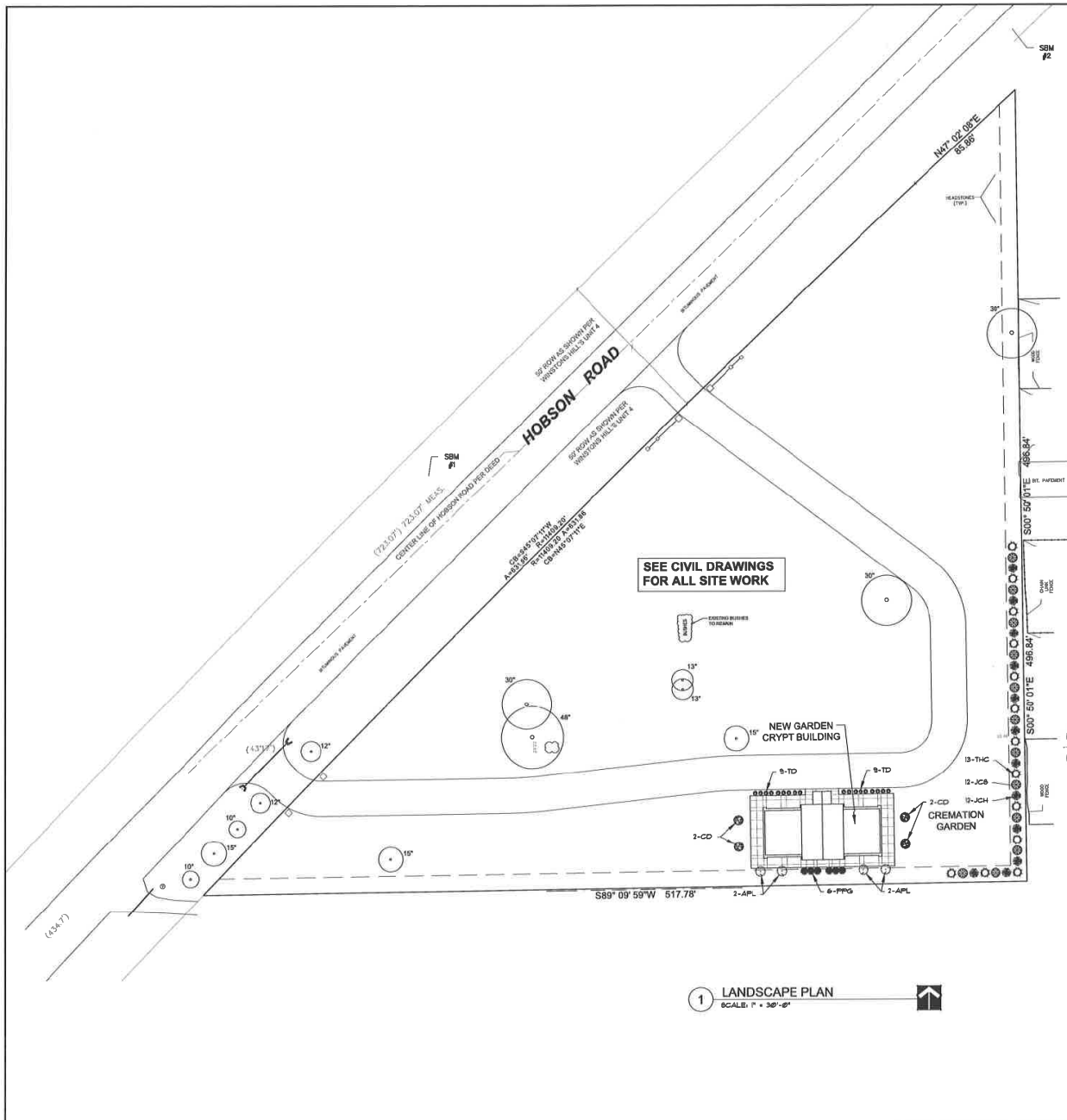
PROJECT NO.
15-023

SHEET

A6

SHEET 6 OF 7

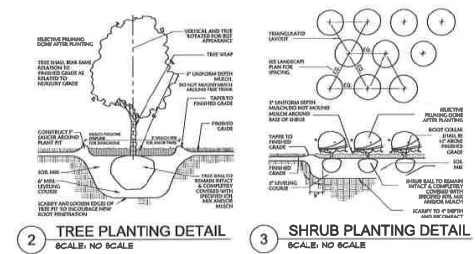
BUILDING SECTIONS



- ### GENERAL LANDSCAPE NOTES
1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
 2. TREES MUST BE PLANTED NO CLOSER THAN SIX (6) FEET TO PUBLIC UTILITIES.
 3. BEFORE ANY EXCAVATION ON THE SITE CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL REPAIR/REPLACE IMMEDIATELY WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREA OF WORK. BEFORE STARTING OPERATIONS THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONCRETE, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
 4. FOUR FOOT HIGH RIGID FENCING OR OTHER RIGID MATERIAL IS TO BE ERRECTED AROUND THE OUTLINE OF ALL TREES TO BE SAVED.
 5. ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON THE APPROVED PLANS WILL BE REQUIRED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE.
 6. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, JAMBOOTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
 7. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST ENCROACHMENT. PROTECT EXISTING TREES TO REMAIN FROM DAMAGE CAUSED BY TRUCKS, TRAILERS, LOGS, BRANCHES, LIMBS, OR OTHER DEBRIS. PROTECT EXISTING TREES TO REMAIN FROM DAMAGE CAUSED BY TRUCKS, TRAILERS, LOGS, BRANCHES, LIMBS, OR OTHER DEBRIS. PROTECT EXISTING TREES TO REMAIN FROM DAMAGE CAUSED BY TRUCKS, TRAILERS, LOGS, BRANCHES, LIMBS, OR OTHER DEBRIS.
 8. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
 9. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

MASTER PLANT LIST

SYMBOL	QTY.	TAG	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES					
	4	APL	ACER PLATANOIDES (CRIMSON SWIRL)	CRIMSON KING MAPLE	1 1/2" DB
EVERGREEN TREES					
	8	PPG	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6 FT. DB
	13	THC	THUJA OCCIDENTALIS 'TROPHY'	TROPHY ARBORVITAE	6 FT. DB
	12	JCH	JUNIPERUS COMMUNIS 'SPARTAN'	RUSH JUNIPER	6 FT. DB
	12	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	BLUE SPARTAN JUNIPER	6 FT. DB
ORNAMENTAL TREES					
	4	CD	CEDRUS CANADENSIS	EASTERN REDWOOD	1 1/2" DB
EVERGREEN SHRUBS					
	18	TD	TAXUS X MEDIA DENSA	DENSE YEW	3" DB
EXISTING LANDSCAPING					
				EXISTING SHADE TREES TO REMAIN	
SHRUBS					
				EXISTING SHRUBS	



1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

2 TREE PLANTING DETAIL
SCALE: NO SCALE

3 SHRUB PLANTING DETAIL
SCALE: NO SCALE

NO.	DATE	REVISIONS
1	10/27/15	ISSUED FOR PERMITS
2	10/27/15	ISSUED FOR PERMITS

Kenneth E. Giere Architect
725 West Wacker Drive, Chicago, Illinois 60641
(773) 368-0984 kgiere@giere.com

New Garden Crypt Building
Holy Family Cemetery, 3000 Hobson Road, Downers Grove, IL 60516

Catholic Cemeteries
Diocese of Joliet
200 West Remond Road / 135th Street, Homewood, Illinois 60446

PROJECT NO. 15-0203

SHEET

A7

SHEET 7 OF 7

**FINAL PLAT OF SUBDIVISION
TO CONSOLIDATE LOTS
OF
HOLY FAMILY CEMETERY
COMMONLY KNOWN AS 2501 HOBSON ROAD, DOWNERS GROVE, ILLINOIS.**

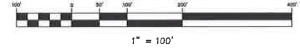
PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CURRENT PIN(S):
08-13-314-001
08-13-314-002

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 41°46'31.53229 N LONGITUDE 88°02'54.70225 W GROUND SCALE FACTOR 1.0000481231 ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE

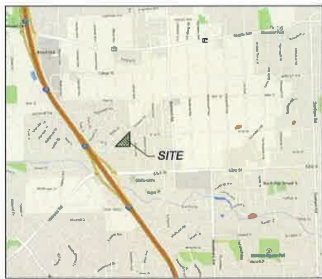


AREA

GROSS (PARCELS 1 & 2)	174,027 SQ.FT.	3.9951 ACRES
HOBSON ROAD	42,859 SQ.FT.	0.9791 ACRES
PARCEL 1 (NET)	94,244 SQ.FT.	2.1636 ACRES
PARCEL 2 (NET)	37,132 SQ.FT.	0.8524 ACRES
LOT 1	131,376 SQ.FT.	3.0160 ACRES

LEGEND

- SECTION CORNER
- SUBDIVISION BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U/E UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.A.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- (0.00') RECORD DATUM
- 0.00' CALCULATED DATUM
- CONCRETE MONUMENT



VICINITY MAP
NOT TO SCALE

OWNER & SUBDIVIDER:

ROMAN CATHOLIC DIOCESE OF JOLIET
16555 WEBER ROAD
CREST HILL, IL. 60403

ENGINEER:

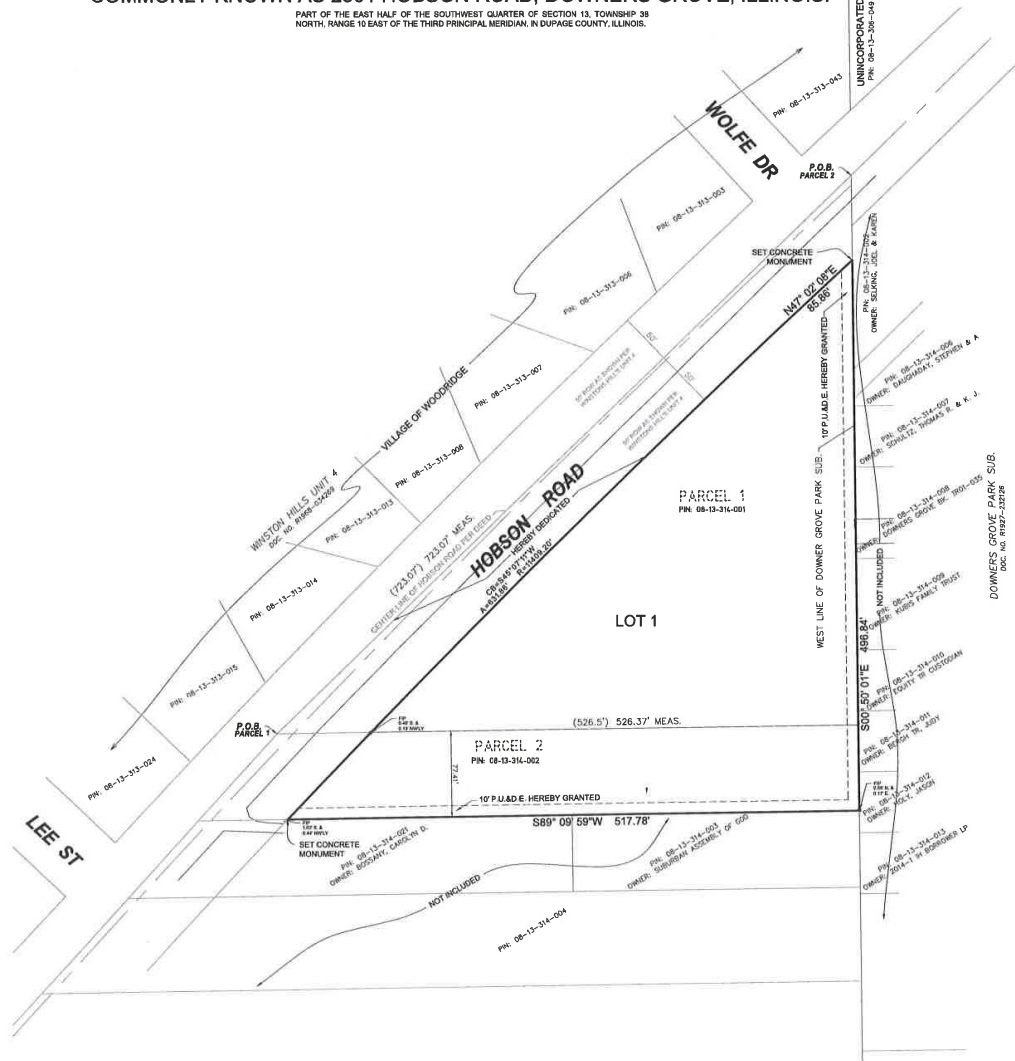
V3 COMPANIES
7325 JANES AVE, SUITE 100
WOODRIDGE, IL. 60517

SURVEYOR:

V3 COMPANIES
7325 JANES AVE, SUITE 100
WOODRIDGE, IL. 60517

SURVEYOR'S NOTES:

1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
2. ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 3/4" IRON PIPES WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
ROMAN CATHOLIC DIOCESE OF JOLIET
16555 WEBER ROAD,
CREST HILL, IL. 60403
815-221-6100

NO.		DATE	DESCRIPTION	REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10-19-15	PER 10-15-15 VILLAGE REVIEW LETTER			

FINAL PLAT OF SUBDIVISION				Project No:	14219
HOLY FAMILY CEMETERY, DOWNERS GROVE, IL.				Group No:	VP04.1
DRAFTING COMPLETED:	09/29/2015	DRAWN BY:	EJM	PROJECT MANAGER:	CDR
FIELD WORK COMPLETED:	10/10/14	CHECKED BY:	CDR	SCALE:	1" = 80'
					SHEET NO.
					1 of 2

**FINAL PLAT OF SUBDIVISION
TO CONSOLIDATE LOTS
OF
HOLY FAMILY CEMETERY
COMMONLY KNOWN AS 2501 HOBSON ROAD, DOWNERS GROVE, ILLINOIS.**

CURRENT PIN(S):
08-13-314-001
08-13-314-002

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF _____)

THE UNDERSIGNED, THE ROMAN CATHOLIC DIOCESE OF JOUET, HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF THE LEGAL TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREOF DRAWN

THIS IS ALSO TO CERTIFY THAT THE ROMAN CATHOLIC DIOCESE OF JOUET, AS OWNER OF THE PROPERTY DESCRIBED AS HOBSON ROAD AND LEGALLY DESCRIBED ON A PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE

LOT NUMBER(S) SCHOOL DISTRICT
ALL GRADE SCHOOL DISTRICT NO. 88
COMMUNITY HIGH SCHOOL DISTRICT NO. 89
JUNIOR COLLEGE DISTRICT NO. 052

THIS _____ DAY OF _____ A.D. 20____

BY: _____

BY: _____

NOTARY PUBLIC

STATE OF ILLINOIS)
) ss
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

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

NOTARY PUBLIC

AFFIX SEAL

VILLAGE OF DOWNERS GROVE DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

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

DIRECTOR OF COMMUNITY DEVELOPMENT

VILLAGE CLERK

DOWNERS GROVE VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

I, _____ COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

THIS _____ DAY OF _____ A.D. 20____

VILLAGE COLLECTOR

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

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

THIS _____ DAY OF _____ A.D. 20____

COLLECTOR

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 COMPANY AND AT&T TELEPHONE SYSTEMS INCORPORATED, ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOURCES AND SINKS 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 "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S 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 GRANTEE. 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 955 ILCS 95/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT OR MARKED SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPENSPACE", "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 STRUCTURE OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

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

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 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 GRANTEE. 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 HEREON 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 ON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT:

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

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 GRASSES 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 RECORDEATION 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 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.

THIS _____ DAY OF _____ A.D. 20____

BY: _____

NOTARY PUBLIC

STATE OF ILLINOIS)
) ss
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

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

NOTARY PUBLIC

AFFIX SEAL

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF _____)

I, _____ A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVISOR HAS A RIGHT TO USE, AND THAT SUCH SURFACE 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 (IS NOT) LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062 _____
LICENSE EXPIRES NOVEMBER 30, 20____

OWNER OR ATTORNEY

STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

I, CHRISTOPHER D. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY THE PLAT OFFICE OF THE VILLAGE OF DOWNERS GROVE AND/OR ITS DESIGNATED AGENTS TO RECORD THIS PLAT WITH THE OFFICE OF THE DUPAGE COUNTY RECORDER OF DEEDS. THE REPRESENTATIVE SHALL PROVIDE THE SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

THIS _____ DAY OF _____ A.D. 2015

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2018

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

PARCEL 1: THE NORTH 77.41 FEET OF THE FOLLOWING DESCRIBED PROPERTY: PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: TO WIT, COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, WHICH IS ALSO ON THE CENTER LINE OF 600' STREET THENCE WEST ALONG THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 19.84 FEET THENCE NORTH 11° 05' 00" WEST ALONG THE CENTER LINE OF A SUBDIVISION KNOWN AS DOWNERS GROVE PARK SUBDIVISION, 15.29 FEET TO THE CENTER LINE OF HOBSON MILL ROAD THENCE SOUTH 47 DEGREES 35 MINUTES WEST ALONG THE CENTER LINE OF HOBSON MILL ROAD 723.7 FEET FROM A POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 8 MINUTES EAST, A DISTANCE OF 528 FEET TO THE WEST LINE OF SAID DOWNERS GROVE PARK SUBDIVISION; THENCE SOUTH 1 DEGREE 8 MINUTES WEST OF A DISTANCE OF 315 FEET ALONG THE WEST LINE OF DOWNERS GROVE PARK SUBDIVISION; THENCE NORTH 89 DEGREES 0 MINUTES WEST A DISTANCE OF 821.5 FEET TO THE CENTER LINE OF HOBSON MILL ROAD, A DISTANCE OF 494.7 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE EAST HALF (E/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING ON THE SECTION LINE TWO HUNDRED THIRTEEN AND 84/100 (213.84) FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW/4), THENCE NORTH 11° 05' 00" EAST ONE THOUSAND FIVE HUNDRED TWENTY-SIX (1526) FEET TO THE CENTER OF THE ROAD FOR A PLACE OF BEGINNING, THENCE SOUTH 47° 42' WEST ALONG THE CENTER OF SAID ROAD SEVEN HUNDRED TWENTY-THREE AND 7/100 (723.07) FEET; THENCE SOUTH 89° 08' EAST FIVE HUNDRED TWENTY-SIX AND 5/100 (526.5) FEET, THENCE NORTH 11° 05' EAST FOUR HUNDRED NINETY-SIX AND 3/10 (496.3) FEET TO THE PLACE OF BEGINNING, CONTAINING THREE (3) ACRES, SITUATED IN THE TOWN OF UBLE, IN THE COUNTY OF DUPAGE, IN THE STATE OF ILLINOIS.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA FALLS IN ZONE X, UNSHADED, BEING AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP NUMBER 17043C002050H, EFFECTIVE DATE: DECEMBER 15, 2004.

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

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2018
VO COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2017

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATE OF FIELD SURVEY: OCTOBER 10, 2014

PREPARED FOR:
ROMAN CATHOLIC DIOCESE OF JOUET
16555 WEBER ROAD,
CREST HILL, IL 60403
815-221-8100

NO.	DATE	DESCRIPTION
1	10-15-15	PER 10-15-15 VILLAGE REVENUE LETTER

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

FINAL PLAT OF SUBDIVISION
HOLY FAMILY CEMETERY, DOWNERS GROVE, IL.

DRAFTING COMPLETED: 06/26/2015 DRAWN BY: ELM PROJECT MANAGER: CDB
FIELD WORK COMPLETED: 10/10/14 CHECKED BY: CDB SCALE: 1" = 50'

Project No: 14219
Group No: VP04.1
SHEET NO. 2 OF 2



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

DRAFT

15-PLC-0041: A petition seeking approval for a zoning map amendment from R-1, Residential Detached House 1 to INP-1, Neighborhood-scale Institutional and Public District, obtain a Special Use to permit a cemetery. The property is on the southeast side of Hobson Road approximately 50 feet south of Wolfe Drive, commonly known as 2501 Hobson Road, Downers Grove, IL (08-13-314-001 & -002). Michael Jackiewicz, Roman Catholic Diocese of Joliet, Petitioner and Owner.

Planner Patrick Ainsworth reviewed the application for a zoning map amendment from R-1 to INP-1, and for a special use, as outlined in his staff report. A review of the site plan, bulk standards, elevations of the crypt, and landscaping plan were reviewed as well as comments received from the October 21, 2015 neighborhood meeting. He noted all standards for approval for both the rezoning and special use were met.

Staff recommended that the commissioners forward a positive recommendation to the village council along with the conditions listed in staff's report.

On behalf of the Joliet Diocese, Civil engineer Matthew Nichols, V3 Companies, 7325 James Avenue, Woodridge, appeared. He described the site in more detail and the diocese's need for more burial plots and crypts, i.e., to upgrade the site for the community. Setbacks were reviewed, noting the closest resident to the east was 165 feet away.

Architect, Mr. Ken Giere, described the garden crypt building in detail and indicated the center chapel would be an open-air chapel used for grave side services and a meditation area for visitors. The chapel would be 28 and one-half feet in height with a pitched roof. The remainder of the building would be Ashler limestone with granite fronts. The building was designed to fit into the neighborhood and to provide a warm and inviting setting for the services that would take place.

Per questions about the property being fenced off, Mr. Giere explained that the north Hobson Road entrance gate would have two limestone pillars on either side of the entry with six-foot fencing stepping down to four feet. A monument sign would identify the property on the north side. The southern entry would include a single six-foot pillar on either side, but no other fencing would be installed. Mr. Cronin voiced concern that there was no fencing around the property, seeing that many other cemeteries had fencing. Director Popovich stated the Plan Commission could consider that option as a recommendation.

Mr. Giere summarized that some of the burials that exist along the east were very close to the eastern property line and any obstructions would have to take those burials into account. Mr. Nichols reported the cemetery will contain a 10-foot easement from the property line just for that same concern. Regarding the fence, Mr. Nichols stated that a six-foot fence would not deter kids from the site. In addition, on the east side property many of the homeowners there had fences currently and the petitioner did not want to block their views. Natural landscaping would be better.

Mr. Thoman asked if the petitioner spoke to staff regarding the swales, Mr. Nichols stated he did. He proceeded to explain how the swales would be used as retention ponds, matching the existing drainage patterns and would include natural plantings. Mr. Giere proceeded to explain what was planned for the cremation garden. The concerns raised at the neighborhood meeting included the position of the building, proximity to the homes to the east; and the overall height of the building. Mr. Giere confirmed for Mr. Cozzo that there was no current lighting at the cemetery. However, he

DRAFT

was proposing to use small landscape lighting (not overhead lighting) to highlight the north side of the building.

Chairman Rickard invited the public to comment.

Ms. Judy Bergh, 6142 James Avenue, appreciated the prior October community meeting but asked the commissioners to put themselves in the neighbors' place along the east property line. She believed the proposed building would be much closer than what was reported. From her own research she said she did not find any other cemeteries, that the diocese manages, in close proximity to residential homes. She commented on the amount of abundant space many of the cemeteries do have around them. Therefore, she asked if the proposed building could be relocated closer to Hobson Road since she felt it would be more accepting by the neighbors and not affect her property value as much. Further observations were voiced by Ms. Bergh. She closed by stating that the proposed building would be distinctively different and asked the commissioners to consider her comments.

Mr. Jason Holy, 6144 James Avenue, said he had no concerns about the cemetery but did voice concern about the proximity of the building to his home and the proposed landscaping not being able to hide the new building. He suggested relocating the building or getting taller landscaping.

Ms. Sandy Richards, 1925 Bending Oaks Court, shared concerns about no fencing around the property, mentioning that some residents around Oak Creek Cemetery allow their dogs to run free and defecate on the property and that the petitioner should be aware of this type of issue.

Mr. Leonard Atkins 6204 James, questioned whether the building would actually enhance the neighborhood. He further voiced concern about the petitioner adding more buildings to the site when only five people were buried over the past five years.

Mr. Nichols closed by stating the Diocese wanted to be a better partner and clean up the site. Regarding some of the comments, he agreed that the proposed building was located farther east on the former residential lot. The building was not located closer to Hobson Road because it would have been closer to the resident to the south. In addition, he reported there could be two burial plots of the previous owners behind the existing house. Therefore, that area was avoided. As to additional buildings being constructed in the future, Mr. Nichols indicated if the proposed crypt did fill up in 25 years or more, the Diocese would consider at that time adding a smaller crypt building.

Mr. Giere added that if the building was pushed more towards Hobson Road, the staged processions would disrupt the traffic flow at the entrance on Hobson. Mr. Giere noted that the chapel building was three feet lower than the properties to the east, which was a consideration. Further explanation followed.

Regarding the addition of taller vegetation along the east property line, Mr. Nichols stated presently the plan was to install a variety of six-foot trees, with trees along the building to break up the massing.

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Ms. Judy Bergh, 6142 James Avenue, returned and questioned the location of the staged processions. She also questioned how the city would address the potential grave sites being located in a former resident's yard,

In response, Mr. Nichols explained the vehicle flow for staged processions. Regarding the potential grave sites in the residential yard, Mr. Nichols stated that all proposed construction would be thoroughly vetted to ensure no plots were impacted. If plots were discovered, he indicated steps would be taken to either leave the plots undisturbed or relocated them when the time arises.

Mr. Chris Nye, 4030 Windberry, Naperville, director of buildings and properties for Joliet Diocese was sworn in and indicated that burials were located on the residential lot the Diocese owns. The site was ground-radared, including the rear portion, which resulted in evidence of two or three graves between the text noting 'Parcel 2' and a tree symbol on the map.

Hearing no further comments, the chairman closed the public hearing.

Chairman Rickard confirmed with staff that if the southern parcel remained R-1 zoning, a 35-foot high residential structure could be constructed where the proposed crypt was being proposed; staff concurred.

Commissioner comments followed that given the site survey, the petitioner was doing its best to not disturb any existing graves and, from a property rights perspective, the petitioner could construct a 35-foot high structure. Per questions, Mr. Nichols explained the inner drive was proposed as a two-way drive with its primary use to allow by-pass when cars line up and also to allow emergency vehicles in, after a procession has lined up on one side of the drive. Overall, vehicles would enter/exit both curb-cuts. Asked if the crypt could be moved at all to the west, Mr. Nichols said it could be shifted sideways but then the potential for a future crypt could be lost by using that space. Grading was another issue. Mr. Nichols provided further explanation for the residents.

Mr. Cozzo returned the conversation to the issues at hand: 1) the proposal met the criteria for Institutional-1 zoning, and 2) the special use portion. He believed that the standards had to be considered, specifically property values. Conversely, the positives of the proposal followed and the fact that the petitioner exceeded some of the board's requirements. Mr. Thoman mentioned the petitioner could work with the residents by providing some additional screening. He did not see how the cemetery was diminishing property values. Chairman Rickard also had difficulty finding a negative impact to the neighbors.

WITH RESPECT TO FILE 15-PLC-0041, MR. THOMAN MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED NOVEMBER 2, 2015, THE ENGINEERING DRAWINGS PREPARED BY V3, DATED OCTOBER 2, 2015 AND LAST REVISED OCTOBER 20, 2015, THE ARCHITECTURAL AND LANDSCAPE DRAWINGS PREPARED BY KENNETH E. GIERS, ARCHITECT, DATED JULY 27, 2015 AND LAST REVISED**

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OCTOBER 20, 2015, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFIRM TO VILLAGE CODES AND ORDINANCES; AND

- 2. THE APPLICANT SHALL ADMINISTRATIVELY CONSOLIDATE THE MULTIPLE LOTS PRIOR TO CONSTRUCTING THE CRYPT BUILDING.**

SECONDED BY MR. CRONIN. ROLL CALL:

AYE: MR. THOMAN, MR. CRONIN, MR. COZZO, MS. HOGSTROM, MRS. RABATAH, CHAIRMAN RICKARD

NAY: NONE

MOTION CARRIED. VOTE: 6-0

Director Popovich announced that a December 7th meeting will be scheduled with one petition. He emailed commissioners the 2016 meeting dates and expects there will be some discussions on some long-range planning items so that is the reason a second monthly meeting was shown.

THE MEETING WAS ADJOURNED AT 9:10 P.M. ON MOTION BY MR. COZZO, SECONDED BY MRS. RABATAH. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 6-0.

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

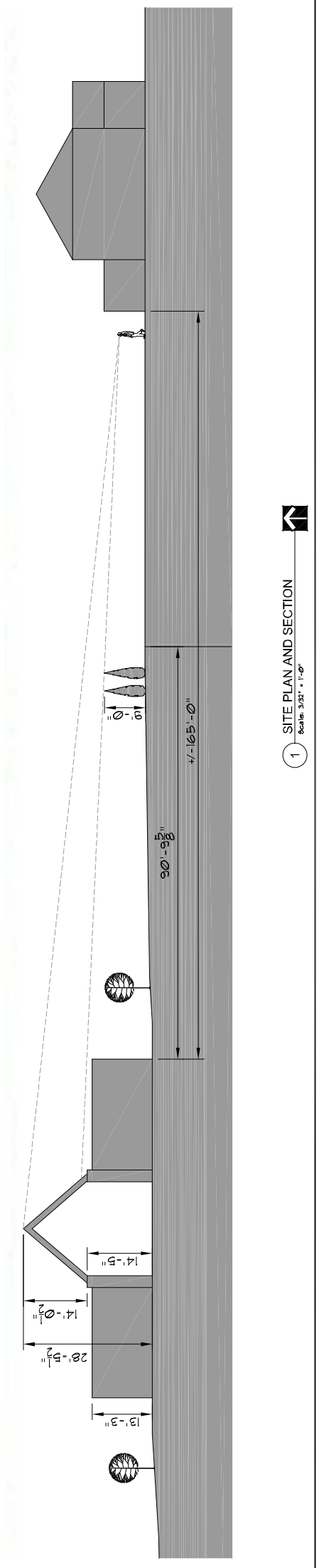
Catholic Cemeteries
Diocese of Joliet
200 West Romeo Road / 135th Street, Romeoville, Illinois 60446

New Garden Crypt Building
Holy Family Cemetery, 3000 Hobson Road, Downers Grove, IL 60516
ENLARGED AERIAL IMAGE OVERLAY

Kenneth E. Ciere Architect
725 West Wightwood Avenue, Chicago, Illinois 60614
(773) 368-1994 kciarcht@gmail.com

NO.	DATE	REVISIONS
1104/B		APPROVAL FOR PLAN COMMISSION

DATE 11/02/15



1 SITE PLAN AND SECTION
Scale: 3/32" = 1'-0"