VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
5/3/2016

SUBJECT:	SUBMITTED BY:
Planned Unit Development, Rezoning and Special Use for two apartment buildings at 715-719 Rogers Street	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval of a Planned Unit Development, Rezoning and Special Use to permit the construction of two 10-unit apartment buildings at 715-719 Rogers Street.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

n/a

UPDATE & RECOMMENDATION

This item was discussed at the April 19, 2016 Village Council meeting. Staff recommends approval on the May 3, 2016 Active Agenda.

BACKGROUND

This development proposal is for the construction of two 10-unit apartment buildings at 715-719 Rogers Street. The applicant is seeking a Planned Unit development to permit two principal buildings on a single lot with the associated rezoning from Downtown Transition (DT) to Downtown Transition/Planned Unit Development (DT/PUD). The application also requires approval of a special use for the apartment use.

The subject property has been the subject of various requests since 2008. Most recently, a 48-unit apartment building was approved in May 2014. All ordinances granting the previous approvals will be rescinded with approval of the current request.

Property Information & Development Plan

The 0.74 acre property at the southeast corner of Prospect Avenue and Rogers Street is zoned Downtown Transition (DT) and is currently improved with a one-story commercial building and adjoining parking lot. The applicant is proposing to demolish the existing building and parking lot and construct two three-story, 10 unit apartment buildings on the site. The two buildings are oriented east-west with one building being located along Rogers Street while the second building is located in the center of the site. Each apartment building will have 10 indoor parking spaces and a 10 vehicle parking lot immediately south of each building. A rain garden will be installed along the southern property line of the site.

The building is a contemporary design providing a transition between residential and industrial uses in close proximity to each other. The two buildings will be clad with cement board in a bright and modern color palette. Interior high-end finishes are to include hardwood floors and stainless steel appliances.

Compliance with the Comprehensive Plan
The subject property is identified in the Comprehensive Plan for low intensity office use although the property is currently zoned Downtown Transition, which permits multi-family residential as a Special Use. The proposed development advances several goals and objectives of the Comprehensive Plan including:

- Placing multi-family developments in areas where they can function as a transitional land use
- Providing a diversity of housing types, sizes and prices
- Providing multi-family development near significant activity centers such as downtown

Compliance with the Zoning Ordinance
The proposed project complies with all applicable bulk and parking requirements, including parking requirements, setback standards and height maximums.

Compliance with the Subdivision Ordinance
The applicant will meet all requirements of the Subdivision Ordinance. The applicant will administratively consolidate the two existing lots prior to approval of a building permit, provide a fee-in-lieu for parkway trees and provide the required park district and school district donations in the amount of $147,477.86.

Compliance with the Downtown Design Guidelines
The proposed development meets the design guidelines in the following manner:

- Provides visual interest and high quality materials throughout the building
- Provides a horizontal expression that separates the building base from the building middle and the building middle from the building top
- Creates a distinctive building through the varying vertical planes and parapet heights

Public Improvements
The subject property is not required to provide on-site detention but is required to provide stormwater volume control and water quality improvements. Both of these requirements will be satisfied by the proposed rain garden along the southern property line. The petitioner will also be required to improve Prospect Avenue by installing a curb and gutter and restoring the parkway. A new public sidewalk will also be installed along the east side of Prospect Avenue.

Traffic and Parking
A traffic and parking impact study was completed based on the proposed 20 apartment units. Based on the development's location and transit-oriented development approach, the study found that the proposed development will not have a detrimental impact on the adjacent road network traffic flow. The study examined the Prospect Avenue and Rogers Street intersection and found that it will continue to operate at an acceptable level after the development is completed.

Public Comment
During the Plan Commission meeting, the public expressed concern about stormwater management. The proposed development meets the requirements of the stormwater ordinance.

ATTACHMENTS

Ordinance
Aerial Map
Staff Report with attachments dated March 28, 2016
Draft Minutes of the Plan Commission Hearing dated March 28, 2016
Traffic Impact Study

VILLAGE OF DOWNERS GROVE

COUNCIL ACTION SUMMARY

INITIATED: Applicant (Name) **DATE:** May 3, 2016

RECOMMENDATION FROM: _____ (Board or Department) **FILE REF:** 16-PLC-0015

NATURE OF ACTION:

X Ordinance

__ Resolution

__ Motion

__ Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 715-719 ROGERS STREET TO PERMIT TWO MULTI-FAMILY RESIDENCE BUILDINGS", as presented.

SUMMARY OF ITEM:

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

RECORD OF ACTION TAKEN:

_____

_____

_____

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715-719-Rogers
Special Use – 16-PLC-0015

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 715-719 ROGERS STREET TO PERMIT TWO MULTI-FAMILY RESIDENCE BUILDINGS

WHEREAS, the following described property, to wit:

 Parcel 1
THE WEST 80 FEET OF BLOCK 8 IN STANLEY'S ADDITION TO THE TOWN OF DOWNERS GROVE, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1883 AS DOCUMENT 31767, IN DUPAGE COUNTY ILLINOIS.

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

Commonly known as 715-719 Rogers Street, Downers Grove, IL 60515
PINs 09-08-206-001, -002

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

WHEREAS, the Village of Downers Grove approved Ordinance No. 5382 entitled "An Ordinance Authorizing a Special Use to Permit a Multiple Family Residence at 715-719 Rogers Street" dated May 6, 2014; and Ordinance No. 5467 entitled "An Ordinance Authorizing the Extension of a Special Use to Permit a Multi-Family Residence at 715-719 Rogers Street to December 16, 2015"; dated June 16, 2015; both of which, in relation to the aforementioned described property, and both of which will be hereby repealed in their entirety by the adoption of this Ordinance; 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.A of the Zoning Ordinance be granted to permit two multi-family residence buildings; 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 March 28, 2016 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 permit two multi-family residence buildings.

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

1. The PUD, Zoning Amendment, and Special Use shall substantially conform to the staff report dated March 28, 2016, renderings, architecture plans prepared by Studio 21 Architects, as revised and dated March 7, 2016, engineering plans prepared by RWG Engineering, LLC, as revised and dated March 4, 2016, and landscape plans prepared by Outdoor Upgrades, as dated March 4, 2016 except as such plans may be modified to conform to the Village codes and ordinances.

2. The petitioner shall consolidate the two lots into a single lot of record pursuant to Section 20.507 of the Subdivision Ordinance.

3. The rain garden shall be maintained and kept functional at all times.

4. The building shall be equipped with an automatic fire suppression and an automatic and manual fire alarm system in accordance with the Village's requirements.

5. Prior to the issuance of any building or development permits, the petitioner shall pay to the Village a $2,000 fee-in-lieu per Village approved parkway tree subject to verification by the Village Forrester.

6. The petitioner is required to improve Prospect Avenue to Village standards immediately adjacent to the subject site. Due to the potential construction damage that may occur, the Village will request an additional bond to grind and resurface the full width of Prospect Avenue to be provided at time of permit.

7. Prior to issuance of any site development or building permits, the petitioner shall make park and school donations in the amount of $147,477.86 ($113,809.18 to the Downers Grove Park District; $24,228.34 to Elementary School District 58 and $9,440.34 to High School District 99).

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, specifically, Ordinance No. 5382 and Ordinance No. 5467, 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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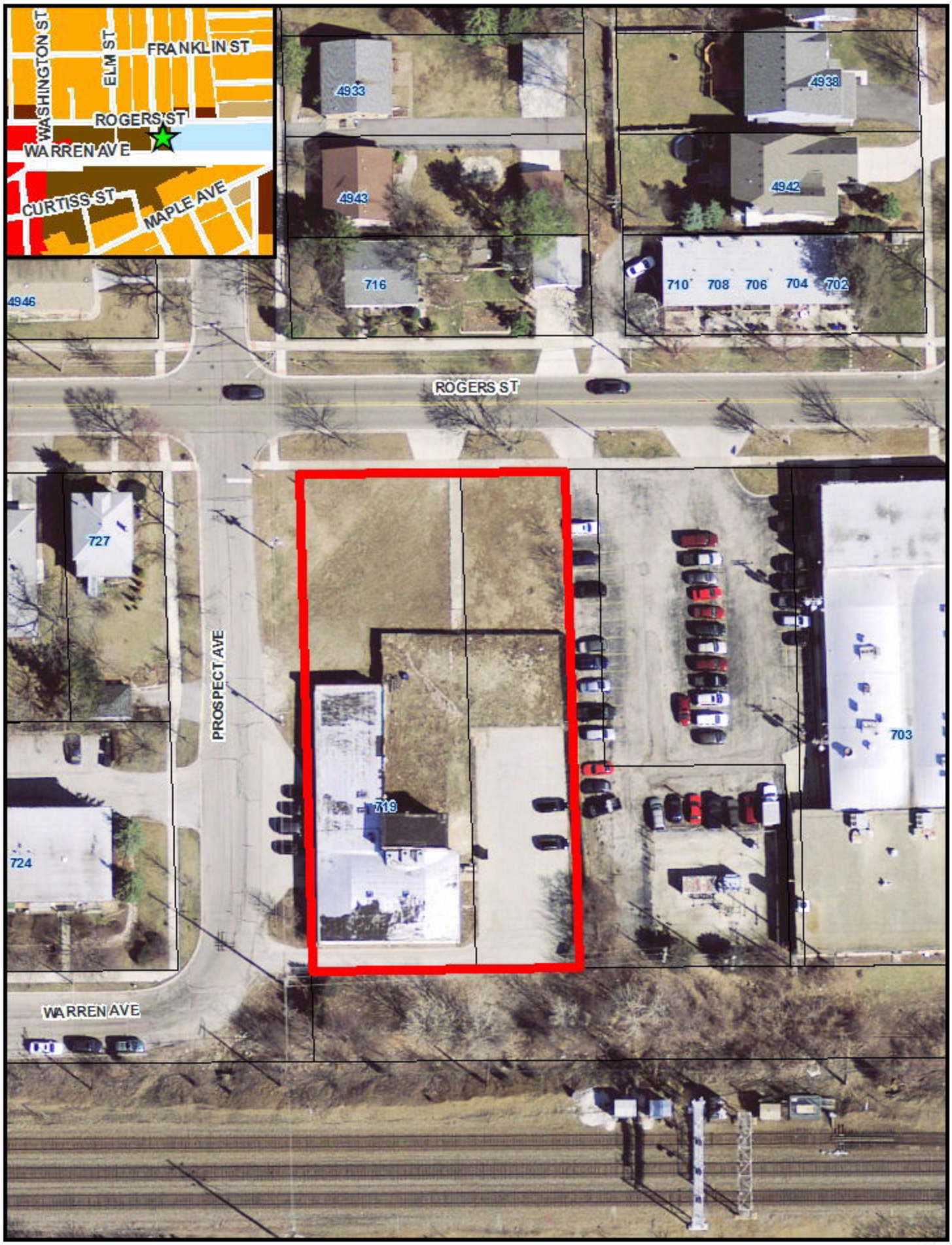

715-719 Rogers Street - Location Map

VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MARCH 28, 2016 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0015 715-719 Rogers Street	Special Use, Planned Unit Development, and Rezoning for two Apartment Buildings	Rebecca Leitschuh, AICP Senior Planner

REQUEST
The petitioner is requesting approval of a Special Use, Planned Unit Development and Rezoning to permit the construction of two apartment buildings on one lot at 715-719 Rogers Street.

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

GENERAL INFORMATION

OWNER/: Scott and Monika Seger
APPLICANT 5333 S. Kensington
Countryside, IL 60525

PROPERTY INFORMATION

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

SURROUNDING ZONING AND LAND USES

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

ANALYSIS

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

1. Application/Petition for Public Hearing
2. Location Map
3. Project Narrative

4. Plat of Survey
5. Engineering Plans
6. Architectural Drawings
7. Color Samples
8. Neighborhood Meeting Summary
9. Stormwater Management Report
10. Traffic Study

PROJECT DESCRIPTION

The petitioner is requesting approval of a Special Use, Planned Unit Development, and Rezoning from DT to DT/PUD to construct two 10-unit apartment buildings at the southeast corner of Prospect Avenue and Rogers Street. The subject property is commonly known as 715-719 Rogers Street, which is zoned DT, Downtown Transition. The proposed use is permitted as a Special Use in the DT district.

The subject property is on the easternmost edge of the DT district. The site backs up to the Burlington Northern Santa Fe railroad and, beyond that, the Downers Grove Village Hall. Single-family and multi-family residential properties are located to the west and north of the property, and the properties to the east are light manufacturing/industrial.

The property was before Plan Commission and Village Council on two recent occasions for different proposals, both having since expired. On May 6, 2014 (with a six month extension through December 16, 2015), a 48-unit apartment building was approved as a Special Use (PC-50-13). On May 6, 2008, the property received approval to construct 16 townhomes, and rezoned the property from M-1 (Light Manufacturing) to DT (Downtown Transition). All ordinances granting the aforementioned approvals will be rescinded by the Village Council in conjunction with this petition, excluding the rezoning to DT.

The petitioner is proposing to raze the existing structure and construct two three-story, 10-unit apartment buildings with 10 heated garage spaces and 10 surface parking spaces each, including one ADA parking space for each building. Both buildings have the same design and floor plans with an overall footprint of 5,832–square-feet each and total floor area of 14,394-square-feet per building. Of the 20 total dwelling units proposed, two are one-bedroom and 18 are two-bedroom units. The one-bedroom apartments are 936-square-feet, and the two-bedroom are 1,262-square-feet. Each dwelling unit has a covered balcony or patio and basement storage space. The roof-mounted mechanical equipment will be located in the forward middle area of the roof and shielded to ensure that screening requirements are met per VODG 28.8.04.C. A fire suppression system and a fire alarm system shall be installed for all floors. Landscaping will surround the perimeter of the building with sod, decorative grasses, shrubbery, and street trees.

The proposed development is marketed to median and higher end tenants who commute via the BNSF Metra line and others looking to live near the downtown. The units will have high-end finishes like hardwood flooring, stainless steel appliances, and in-unit washers and dryers.

With a significant grade differential on this site, the petitioner has proposed to construct two 10-unit buildings at staggered elevations on the lot versus one large multi-unit building. Each building has three entrances for residents; one along the building front yard, facing Rogers Street with pedestrian access from Rogers or Prospect; one from an internal garage access parking space; and one from the rear of each building, opening into the outdoor parking lot.

The design of the building is contemporary, transitioning between single family residential and industrial uses in the immediate vicinity. Because of the two separate buildings, the scale of the development feels less intensive than a larger single multi-family building with the same number of dwelling units. The

materials are cement board cladding, with varying aesthetic techniques (see color rendering). The color palette is bright and modern, although colors were chosen to compliment the transitional area (see color samples).

COMPLIANCE WITH THE COMPREHENSIVE PLAN

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

COMPLIANCE WITH THE ZONING ORDINANCE

The 715-719 Rogers Street property is zoned DT, Downtown Transition. Per Section 28.5.010 of the Zoning Ordinance, multiple family dwellings are permitted as Special Uses. The proposed development complies with all applicable bulk and parking requirements of the Zoning Ordinance, which are highlighted in the table below:

715-719 Rogers Street	Required	Proposed
Front Setback (Rogers St.)	10 ft.	10.5 ft.
Front Setback (Prospect Ave.)	10 ft.	12 ft.
Side Interior Setback	5 ft.	9.2 ft.
Rear Setback	20 ft.	69 ft.
Height	60 ft.	43.3 ft. (from Prospect Ave. average grade of 720.3 ft.)
FAR	2.5 max. (80,568 sq. ft.)	0.9 (28,788 sq. ft.)
Parking	40 (2 per dwelling unit)	40

The design was reviewed against the Design Guidelines for the Downers Grove Downtown Business District and meets the applicable guidelines. It utilizes appropriate massing, relative to the surrounding uses. Contrasting colors will be used to accentuate architectural details, and cornices surround the roofline at varying heights to create visual interest. The inset balconies break the plane of the residential floors and create visual interest that is of pedestrian scale. The parking areas are partially screened from pedestrian view due to their proposed rear location and by landscaping, further promoting a residential sense of place and activity in a transitional area.

The request for Planned Unit Development approval is required of this project in order to allow two apartment buildings to be constructed on the same lot, which is more harmonious with the surrounding neighborhood scale than proposing one larger apartment building. The standard DT zoning district requirements allow only one building per lot. Also, due to the significant topographic change on the site, proposing two tiered buildings is more appropriate in scale based on site conditions.

The existing 32,227 square foot site consists of two parcels. Section 28.11.020 of the Zoning Ordinance requires the construction of a principal structure to occur on a single Lot of Record. Should the proposed development be approved, the petitioner will administratively consolidate the two lots pursuant to Section 20.507 of the Subdivision Ordinance prior to building permit issuance.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is proposing to improve Prospect Avenue by installing a curb and gutter and replacing the existing curb cuts with two 25-foot-wide curb cuts to the rear of each building. All curb cuts will be eliminated on Rogers Street. A new sidewalk will be installed along Prospect Avenue and the sidewalk along Rogers Street will be replaced. Both the Prospect Avenue and Rogers Street parkways will be restored. The Village Forrester has determined a fee in-lieu will be charged in the amount of $2,000 to provide parkway trees. Also, a bond is required as a condition of approval to guarantee the return Prospect Avenue to Village standards following construction.

Detention is not required per the Village's Stormwater and Flood Plain Ordinance. However, the southern portion of the property includes a rain garden retention system, satisfying stormwater volume and quality requirements. This will account for the 1.25-inch storm, treating runoff onsite for regularly occurring events. It will be accessible for routine maintenance of the landscaping, and will incorporate native plants.

The Downers Grove Sanitary District approved the request for sanitary sewer service to this development at their February 16, 2016 meeting.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the application. Access for the Fire Department will be along Prospect Avenue. All floors will be equipped with fire alarms and sprinkled, as required.

NEIGHBORHOOD COMMENT

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

A neighborhood meeting was held by the petitioner on February 23, 2016. A total of nine residents attended with four sharing comments and asking questions. The concerns included on-street parking overflow and the color palette of the building exterior. Overall, the proposal found favorable support (see neighborhood meeting summary).

FINDINGS OF FACT

The applicant is requesting a Planned Unit Development, Rezoning and Special Use approval for apartment buildings. Staff finds that the proposal meets the standards for granting a Planned Unit Development, Rezoning and a Special Use as outlined below:

Planned Unit Development

Section 28.12.040.C.6 Review and Approval Criteria

The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

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

b. ***Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.***

The Residential Policy Recommendations in the Comprehensive Plan encourage multi-family developments to be located transitional land use areas. The proposed development meets this goal as it transitions from residential uses on the west to the industrial uses on the east. The Residential Areas Plan also calls for a diversity of housing types, sizes and prices. This proposal provides high quality rental units near downtown where few options currently exist. The proposed design meets the requirements laid out in the Downtown Design Guidelines by using contemporary architecture in a transitional area while complimenting surrounding existing architectural styles, utilizing appropriate massing, building material, and color. This standard is met.

c. ***Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.***
The proposed project is appropriate for a PUD under Section 4.030.A.1 of the Zoning Ordinance and meets several of the PUD overlay district objectives as found in Section 4.030.A.2 of the Zoning Ordinance. Section 4.030.A.1 of the Zoning Ordinance notes that development types that may be appropriate for PUD approval include, housing variety, and developments that are consistent with the goals and policies of the Comprehensive Plan. The proposed development falls within both of these PUD types.

The proposed development includes elements that further the following objectives as identified in Section 4.030.A.2 of the Zoning Ordinance:

- Implementation of and consistency with the comprehensive plan and other relevant plans and policies
- Variety in housing types and sizes to accommodate households of all ages, sizes, incomes and lifestyle choices
- Compact, mixed-use development patterns where residential, commercial, civic and open spaces are located in close proximity to one another
- High quality buildings and improvements that are compatible with surrounding areas, as determined by their arrangement, massing, form, character and landscaping

This standard is met.

d. ***Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.***
The proposed development as a PUD versus traditional zoning allows for the site to provide a more gradual transition from single-family to office and industrial use. By splitting the development into two smaller buildings versus one large apartment complex, the scale, parking, and setbacks are more appropriate in comparison to nearby properties. Also, the steep change in topography limits site design options, therefore constructing two smaller buildings allows more flexibility in designing an attractive site. The subject site is underutilized and a redevelopment would have a positive impact on the surrounding area. The public benefits will include additional residents in the downtown and two new high quality buildings. This standard is met.

e. ***Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.***
There are several conditions being requested as part of the approval. The conditions being requested will ensure that the proposed development satisfies all applicable building and fire codes to protect the building and adjacent property owners. The conditions will ensure the building is constructed of high quality material and will follow any approvals granted. Also requested is a bond

to guarantee appropriate reconstruction of the public ROW. As part of this project, public sidewalks will now exist on both sides of Prospect Avenue with curb and gutter installed. This standard is met.

Zoning Map Amendment
Section 12.030.I. Zoning Map Amendment Review and Approval Criteria
The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision-making bodies must consider at least the following factors:

1. ***The existing use and zoning of nearby property.***
   The subject site is currently vacant, however it was most recently used as an insurance office. The property is located in the Downtown Transition (DT) zoning district and is surrounded by three different zoning districts; Residential Apartment/Condo 6 (R6), Downtown Transition (DT), and Light Manufacturing (M-1). The neighboring uses consist of single-family residential, multi-family residential, light manufacturing, and office. The proposed apartment building use is consistent with surrounding uses. This standard is met.

2. ***The extent to which the particular zoning restrictions affect property values.***
   The proposed rezoning to DT/PUD will not negatively impact property values. The proposed apartment buildings may improve property values as this development will remove an older underutilized industrial building. The PUD overlay restrictions will ensure a high quality building is constructed on the property. This standard is met.

3. ***The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.***
   The proposed rezoning will not negatively impact property values or the public health, safety and welfare of the community or neighborhood. This standard is met.

4. ***The suitability of the subject property for the zoned purposes.***
   Currently, the property is zoned Downtown Transition (DT), and the proposed use of apartment buildings is an allowable Special Use in the DT zoning district. Additionally, the proposed PUD overlay will enhance the suitability of the proposed use for the subject property. The DT district is intended to serve as a transitional area between single-family residential neighborhoods and the downtown. The subject property is suited for apartment development which will help promote a vibrant downtown, provide diverse housing options in proximity to downtown and commuter lines, and transition from downtown and industrial uses to more traditional single-family. This standard is met.

5. ***The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.***
   The property is improved with an early 20th century industrial/warehouse building, although it has not been used for warehousing for multiple years. The building has been vacant for nine months, most recently occupied by an insurance business. The overall property is underutilized, including building and site, and would benefit from improvements as promoted in the Comprehensive Plan and the zoning district classification. The petitioner is proposing an appropriate type of land development for this property. This standard is met.

6. ***The value to the community of the proposed use.***
   The redevelopment of this site will add value to the downtown and the community. The project's location takes advantage of the pedestrian friendly environment of downtown and future residents

will add to the population of shopping and dining patrons. It adds housing variety and buffers neighborhoods through a seamless transition. This standard is met.

7. ***The comprehensive plan.***
The proposed development will bring additional residents to the downtown, reinforcing the walkable nature of downtown. Additionally, the proposed development meets other Comprehensive Plan goals as highlighted on page 3 of this staff report. This standard is met.

Special Use
Section 28.12.050.H Approval Criteria – Special Uses
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 zoning of this property is Downtown Transition (DT). Under Section 5.010 of the Zoning Ordinance, apartment/condo buildings are an allowable Special Use in the DT zoning district. This standard is 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 apartment buildings are desirable to provide a facility that is in the interest of public convenience and will contribute to the general welfare of the community. Redevelopment of this site as proposed will enhance the character of the neighborhood and eliminate the outdated industrial building that exists on the site today. On the fringe of the DT district, this is an ideal location for this use as it provides a transition from the intended business uses in the Downtown Business district to lower density residential uses and also serves as a buffer for the existing residential uses from the existing light manufacturing uses. The close proximity of this site to the Main Street and Fairview Avenue train stations provides an upscale housing option for commuters. The proposed development meets many of the goals for residential development as stated in the Comprehensive Plan. This standard is met.

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 apartment buildings will not have a negative impact on the health, safety or general welfare of the general vicinity. The development will contribute to the general welfare of the community by providing a variety of housing options in close proximity to the downtown to support nearby businesses while buffering transitional neighborhoods. With upscale rental as is being proposed, the product will provide a housing option that appeals to younger households and empty nesters, which is a goal of the Comprehensive Plan. This standard is met.

RECOMMENDATIONS

The proposed Planned Unit Development, Rezoning and Special Use for two apartment buildings is consistent with the Comprehensive Plan, the Zoning Ordinance and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission recommend the Village Council **approve** the requested Planned Unit Development, Rezoning and Special Use as requested in case 16-PLC-0015 subject to the following conditions:

1. The PUD, Zoning Amendment, and Special Use shall substantially conform to the staff report, renderings, architecture plans prepared by Studio 21 Architects, as revised and dated March 7, 2016, engineering plans prepared by RWG Engineering, LLC, as revised and dated March 4, 2016, and landscape plans prepared by Outdoor Upgrades, as dated March 4, 2016 except as such plans may be modified to conform to the Village codes and ordinances.
2. The petitioner shall consolidate the two lots into a single lot of record pursuant to Section 20.507 of the Subdivision Ordinance.
3. The rain garden shall be maintained and kept functional.
4. The building shall be equipped with an automatic suppression and an automatic and manual fire alarm system in accordance with the Village's requirements.
5. Prior to the issuance of any building or development permits, the petitioner shall pay to the Village a $2,000 fee-in-lieu per Village approved parkway tree subject to verification by the Village Forrester.
6. The petitioner is required to return Prospect Avenue to Village standards immediately adjacent to the subject site. Due to the potential construction damage that may occur, the Village will request an additional bond to grind and resurface the full width of Prospect Avenue to be provided at time of permit.

Staff Report Approved By:

Stan Popovich, AICP
Director of Community Development

SP:rl
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715-719 Rogers Street - Location Map

Narrative Description and Statement of Intent
PUD Petition - 719 Rogers Street
Scott & Monika Seger, Petitioner

The Petitioner is seeking approval of a special use to construct two ten unit multi-family residences on the Downtown Transitional (DT) zoned parcel of land located at the southeast corner of Rogers Street and Prospect Avenue. The site is currently improved with an early 20th century industrial/ warehouse building that will be razed in conjunction with the construction and redevelopment of the proposed project.

The Downtown Transitional Zoning District lists multi-family dwellings as an authorized use. This zoning district has established that the maximum floor area ratio for buildings (exclusive of the floor area devoted to parking), is to be 2.5. The minimum floor area for one bedroom dwellings is to be 500 sq. ft. and the minimum floor area for two bedroom dwelling units is to be 620 sq. ft. Yard setbacks are to be as follows: front 10 feet; side 5 feet and rear 20 feet, however parking either open or enclosed is permitted within the rear yard according to the municipal code. Additionally, this zoning district has a maximum building height of 60 feet as measured along the average grade of the frontage of the building. Parking is required at a rate of 2 parking spaces per dwelling unit.

The subject property is a 32,227 sq. ft. parcel of land. The recorded dimensions of this property are 130.00 feet long the north, 248.00 feet along the east, 130.00 feet along the south and 248.00 feet along the west. The parcel is slightly trapezoidal as the corners are slightly off 90 degree angles, thus the slight area discrepancy. The adjacent parcels surrounding the property are: single family dwellings to the north across Rogers Street; a parking lot for a manufacturing facility to the east; vacated Warren Avenue and the BNSF rail line to the south and to the west there is a multi-family building and single family home.

The subject property has a noticeable amount of topographic change, sloping down from Rogers Street at the north toward the BNSF rail line at the south. Along the Rogers Street frontage of the property the elevations range from approximately 726.45 feet at the northwest corner to approximately 720.28 feet at the northeast corner. Along its Prospect Avenue frontage the greatest change in grade Occurs with a range from an elevation of approximately 726.45 feet to approximately 712.95 feet. No part of the subject property is located within a floodplain.

The petitioners Scott & Monika Seger are petitioning as the the owner of the subject property. Scott and Monika Seger own a small business (Dandelion Builders) that builds homes in the area. Scott Seger also owns a business that manages condominium buildings in Chicago. The Segers have 20 plus years of experience in real estate, brokerage, management and construction. Scott Seger is an Illinois licensed; real estate broker, property manager and insurance producer. The Segers have previously owned a smaller apartment property for many years. The Seger's plan to be the general contractor and the long-term owner of this project.

The proposed building is to be constructed of type III b fire rated wood construction. The walls and floors between units will be constructed utilizing sound absorption materials that drastically eliminate sound transfer between units. Sound control is to be achieved by using all or some of the methods shown in Exhibit 1. The exterior of the building is a mix of updated traditional and contemporary styles and materials. The design of the building should fit in well with the transitional nature of the location, including a residential look and feel, and an updated design that can blend well with future office locations to the east. The exterior facade material is cement board cladding, to be installed in a graph like pattern at the base and the upper elevations with attachment reveals that accentuate the pattern. The graph pattern ties in with the window and door placement throughout the facade. The second and third floor horizontal cement board cladding is to be installed as lap siding in an alternating pattern of a few narrow reveals and then several wider reveals. Each unit has a recessed balcony with horizontal railings.The color selections are an updated palette of brighter colors yet still in keeping with traditional tones.

The proposed building complies with applicable bulk regulations as follows: With respect to setback the buildings are proposed to be sited on the property as follows: front yard along Rogers Street will be set back 10.5 feet; the front/side yard along Prospect Avenue will be set back 12 feet; the side yard along the east will be set back 9.19-9.20 feet; and the rear yard will 68.98 feet from the property lines.

The height of both buildings is 43.33 feet. The established average grade along Rogers Street and Prospect Avenue is an elevation of 720.33 feet and the highest roof point is 763.66 feet. Mechanical equipment is to be located on the roof in the forward middle area of the roof behind the front and side sloped facades. This placement should keep mechanical equipment out of view from street level.

The floor to area ratio of the proposed buildings is 0.89. This is based upon the both buildings having a combined total floor area of 28,788 square feet, which includes all floor space exclusive of the floor area devoted to parking and a total lot size of 32,227 square feet.

Parking will be provided behind each building with each building having its own access drive entering off Prospect Avenue. The proposed parking includes 10 surface parking spaces behind each building and 10 interior garage spaces accessed in the back of each building, through the surface parking area. The total interior garage space for both buildings combined is 5,020 square feet. One handicap parking space will be provided her building located closest to the south building entrance. All parking spaces shall be assigned to specific units, the parking design allows two parking spaces per unit as outlined in the Downers Grove building code. At the southeast corner of each parking area farthest from Prospect Avenue and Rogers Street an enclosure will be provided for refuse and recycling container storage. Landscaping will be provided along the Prospect Avenue side of each parking area to screen the parking lot and automobiles.

Both buildings are to have the same design and floor plans. The first floor- is designed to have two entrances one in front and one in the back; a one bedroom dwelling (936 sq. ft.); a two bedroom dwelling (1,262 sq. ft.); fire equipment, mechanical, and electrical rooms; secure tenant storage lockers and 10 garage spaces. The second and third floors- are designed to have four - two bedroom dwellings (1,262 sq. ft.) per floor.

The building will be constructed with a fire suppression system and a fire alarm system for all floors. The fire suppression system will be a typical wet pipe sprinkler system.

The building will include an electronic access system tied to each unit, with keyless entry fobs for residents. Building access and entry communication systems will be the same at all access points. Security cameras at critical points with a DVR recording system.

The dwelling units are designed to appeal to median and higher end tenants that either work in Downers Grove, the surrounding areas, or commute via the BNSF rail line to other work locations. The units will have a more contemporary design and an open floor plan including a combined kitchen and living area moved toward the front of the unit closer to large windows and the deck. The rental units will be comparable to condominium units as they will have upscale finishes; including stainless steel appliances, in unit washer and dryers, separate heating and cooling units, stone and tile bath and kitchen finishes, hardwood flooring. Additionally each unit will have one heated indoor parking space, one outdoor parking space and one secure storage space.

The landscaping around the project will include, sod surrounding the entire development and native decorative grasses and shrubbery in garden beds at the foundations of the buildings. Native grasses and shrubbery will also be used between the north building's parking area and south building entrance to delineate these areas. The south end of the property includes a rain garden water retention system that will include deep-rooted native plants tolerant of wet and dry cycles. Tree and evergreen placement in logical locations that break up elevations, create interest and allow the space for growth.

With respect to public improvements, the redevelopment of the subject property will require that the pavement along the east side of Prospect Avenue and portions of Rogers Street be saw cut and milled in order for curbs and gutters to be installed. The Petitioner will be responsible to install sidewalks along the entire Prospect Avenue and the Rogers Street frontages.

With respect to sanitary sewer service, the Downers Grove Sanitary District Board of local improvements has reviewed this project and has determined that there is adequate it sanitary sewer capacity available.

With respect to domestic water, there is adequate water supply and pressure available to this building.

In conjunction with the PUD application the petitioner has submitted a detailed water management plan to the Village which includes a rain garden water retention area. The stormwater management plan is in full compliance with the applicable provisions of the village's stormwater regulations.

Conclusion and Statement of Intent:
The petitioner is requesting approval of a PUD for two multi-family residential buildings, which has been prepared in a manner to the best of the petitioner's ability to be consistent with the requirements of the underlying DT Zoning District standards. Care and consideration has been given to the objectives for the development in the general downtown area as they are expressed in the Village Comprehensive Plan. The Petitioner's proposed project agrees with the Village's Comprehensive Plan in regards to the change in use from the current outdated industrial improvements to future transitional uses and light office uses for the area bounded by Rogers Street, the BNSF rail line, Prospect Avenue and Fairview Avenue. Over time manufacturing and warehousing users typically move to larger buildings and more open industrial areas that better accommodate their needs, leaving the subject area available for redevelopment consistent with the Comprehensive Plan.

To create a vibrant downtown district with sustainable retail and service businesses, there needs to be a critical mass of population to support those businesses and create a bustling atmosphere. The proposed development adds to the potential housing for patrons and employees of the downtown district in a pedestrian friendly manner, eliminating additional cars and parking requirements. Continuing the current use of the site for industrial or warehousing does not contribute to the vibrancy of the downtown as the employees of these businesses may or may not utilize the downtown, their utilization of the downtown is typically only on weekdays during business hours. Additionally industrial and warehouse uses increase large truck traffic, and the potential for pollution and noise.

The proposed development is a long term investment both for the Petitioner and for the Village, every effort will be made to develop and construct the proposed building to a high standard and source occupants that will be good tenants and residents of Downers Grove. The Petitioner intends to retain ownership of the project and have direct involvement in the management, operations and maintenance of the project.

Petitioner's Response to PUD plan review standards
719 Rodgers Street
Scott & Monika Seger, Petitioner's

Petitioner's response (bold type) to relevant portions of Sections 12.030 and 12.040 of the Downers Grove Zoning Ordinance, Planned Unit Developments (PUDs), specifically Sections:
(28.12.040.C.6)
(28.12.030.I)
(Variation in conjunction with Planned Unit Development or Special Use (28.12.090.G)

(Sec. 28.12.040.C.6.) - Review and Approval Criteria
The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:
(Sec. 28.12.040.C.6)a. the zoning map amendment review and approval criteria of Sec. 12.030.I in the case of new Planned Unit Development proposals;
Please see paragraph (Sec. 12.030.I) below with Section 12.030.I and responses.
(Sec. 28.12.040.C.6)b. whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area;
To not be redundant please see (Sec. 12.030.I) number 7. Comprehensive Plan.
(Sec. 28.12.040.C.6)c. whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030;
Sec. 4.303 responses.

Sec. 4.030 - PUD, Planned Unit Development Overlay District
A. Purpose
1. General - the PUD, Planned Unit Development, Overlay District is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards and that result in public benefits that are at least commensurate with the degree of development flexibility provided. Examples of the types of development that may be appropriate for PUD approval include the following:
a. Enhanced Protection of Natural Resource Areas
Developments that offer enhanced protection of natural resources and sensitive environmental features, including streams, floodplains, wetlands and woodlands.
b. Energy Conservation/Sustainability
Developments that achieve extremely high levels of energy conservation and developments that achieve extremely high levels of sustainability, as evidenced by commitment to attain at least LEED Gold or equivalent ratings by recognized green building organizations.

c. Housing Variety
Developments that offer a range of housing options that offer a variety of lifestyle choices to meet the needs of different age groups and household types.
d. Mixed- and Multi -use Developments
Developments that contain a complementary mix of residential and nonresidential uses or that provide for a range of land use types.
e. Comprehensive Plan
Developments that are consistent with and help advance the goals and policies of the comprehensive plan.

The proposed development is consistent with PUD overlay district standards related to paragraph b- as it will meet 2015 energy code; paragraph c- the development will offer housing variety in the form of high-end dwellings for rent within walking proximity to downtown, including finishes and unit size comparable to condominium properties; and finally the proposed project is consistent with the Downers Grove Comprehensive Plan as it relates to downtown transitional uses and proposed future uses for land between Rogers Street and the BNSF rail line.

2. Objectives - different types of PUDs will achieve different planning goals. In general, however, PUDs should include elements that further some or all of the following objectives:

a. implementation of and consistency with the comprehensive plan and other relevant plans and policies;
b. flexibility and creativity in responding to changing social, economic and market conditions allowing greater public benefits than could be achieved using conventional zoning and development regulations;
c. efficient and economical provision of public facilities and services;
d. variety in housing types and sizes to accommodate households of all ages, sizes, incomes and lifestyle choices;
e. compact, mixed-use development patterns where residential, commercial, civic and open spaces are located in close proximity to one another;
f. a coordinated transportation system that includes an interconnected hierarchy of facilities for motorized and non-motorized travel;
g. high-quality buildings and improvements that are compatible with surrounding areas, as determined by their arrangement, massing, form, character and landscaping;
h. the protection and enhancement of open space amenities and natural resource features;
i. the incorporation of sustainable development features including green infrastructure practices in landscapes and parking area, to maximize the aesthetic and water quality benefits of best practices in stormwater management; and

j. attractive, high -quality landscaping, lighting, architecture and signage, including the use of native landscaping that reflects the unique character of the village and the surrounding area.

The proposed development meets PUD objectives as it is consistent with paragraph (a)- it conforms to the Comprehensive Plan for proposed future use and is a good transitional use between residential areas and current and future commercial uses. The project meets objective (b) by creating rental housing within convenient walking distance of commuter rail and downtown commercial areas, both criteria have been and will continue to be desirable. Objective (d) is met by creating rental housing to accommodate residents who desire a convenient village location and currently choose to rent housing. The project is consistent with objective (e) as the development allows the future residents close proximity to commercial, civic, and open spaces. Objective (f) is met as the project includes options for automobiles and easy public transportation access. The project is consistent with objective (g) as the design, scale, character, and landscaping will transition well between more residential uses and future adjacent commercial uses. Lastly, the Petitioner feels the project meets objectives (h) & (i) as it is a moderate development compared to the maximum potential for the site, the proposed system of stormwater retention is both effective and aesthetically pleasing, and the building's design and colors were created to be contemporary but not obtrusive.

B. Procedure

PUDs must be reviewed and approved in accordance with the procedures of Sec. 12.040.

Sec. 12.040 references the process for project submission and approval. The Petitioner intends to comply with all sections of 12.040 as required.

C. Zoning Map

1. Approved PUDs must be identified on the zoning map by appending the map symbol "PUD" as a suffix to the base zoning district classification, as in "R-4/PUD."

2. All properties classified by ordinance or resolution as a planned development prior to the effective date of this ordinance are reclassified as a Planned Unit Development (PUD) subject to the regulations established as part of their previous approvals.

It does not appear this section requires a reply from Petitioner.

D. Developer's Statement of Intent

Each PUD application must include a written explanation from the applicant describing how the proposed development provides greater benefits to the village than would a development carried out in accordance with otherwise applicable zoning ordinance standards. The statement must also include a comparison of the proposed development with the standards of the base zoning district and the comprehensive plan.

The Petitioner's response to this section is included in the preceding document "Narrative Description and Statement of Intent".

E. Regulations and Standards Eligible for Modification

Unless otherwise expressly approved by the Village Council as part of the PUD approval process, PUDs are subject to all applicable standards of this zoning ordinance. The village council is authorized to approve PUDs that deviate from strict compliance with specified zoning regulations and development standards if they determine that the resulting project satisfies the approval criteria of Sec. 12.040C.6.

There should be no deviations from applicable standards of the zoning ordinance.

F. Lot and Building Regulations

The lot and building regulations of the base zoning district may be modified as part of the PUD approval.

There should be no deviations from applicable standards of the zoning ordinance.

G. Allowed Uses

The uses to be allowed in a PUD must be identified as part of the PUD approval process along with all applicable conditions or supplemental use regulations that apply to such uses. Unless otherwise expressly stated, the village council may, through the PUD approval process, approve use types that are not allowed in the underlying zoning district as a means of accommodating mixed-use developments, housing diversity, economic development opportunities and promoting other village policies.

The multi-family use for proposed project is an acceptable use in the DT Overlay District and is a recommended potential use for this specific location in the Comprehensive Plan.

H. Parking and Loading

Off-street parking and loading requirements may be modified when the village council determines that modified requirements are in keeping with projected parking and loading demand of the proposed development, that other means of meeting access demand will be provided or that the requested modifications will better meet the purpose of the PUD overlay.

The proposed project complies with two parking spaces per dwelling unit. No modification is needed or requested.

I. Infrastructure and Public Improvement Standards.

Alternatives to otherwise "standard" infrastructure and public improvement standards (e.g., streets, sidewalks, stormwater management) may be approved when the village council determines that such alternative designs would better meet the purpose of the PUD overlay.

The site improvement and infrastructure plan should meet or exceed all "standards" set by the Village of Downers Grove, DuPage County and the State of Illinois.

(Sec. 28.12.040.C.6)d. whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations; and

The proposed development should be equal to what would have resulted under conventional zoning as the improvements were conceived and developed based submission as a special use in the DT Overlay District and consistent with the Comprehensive Plan. The proposed project had to be converted to a PUD for submission and consideration because there are two buildings.

(Sec. 28.12.040.C.6)e. whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.

Petitioner, with assistance from the Village has and will follow all the standard processes to properly notify surrounding neighbors, hold a neighborhood meeting, submit all plans and proposals for administrative review, and finally; submission, review, public comment and consideration by the Plan Commission and the Village Board in a public meeting.

(Sec. 12.030.I) - zoning map amendment review and approval criteria in the case of new Planned Unit Development proposals;

12.030.I - Review and Approval Criteria.

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

1. the existing use and zoning of nearby property;

The properties to the north of the proposed development are a mixture of single family residential and multi family residential, the property to the east is currently industrial use, the the property to the south is vacated Warren Avenue and beyond that the BNSF rail line, to the west of the project there is currently a multi family property and a single family property. The petitioners believe the proposed development is a good fit with the surrounding multi-family properties and a good transition to proposed future light office use as outlined in the Downers Grove Comprehensive Plan.

2. the extent to which the particular zoning restrictions affect property values;

The petitioners feel that the proposed development is an improvement from the underutilized property that currently exist on the site, and the proposed development will add value to the area and Downers Grove in general.

3. the extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;

We do not feel there is any diminution in property value.

4. the suitability of the subject property for the zoned purposes;

The subject property is suitable for transitional use that converts outdated industrial uses near the downtown area to transitional uses that buffer commercial and single family residential.

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

The location has been underutilized for decades and the current structure is outdated for most current industrial or warehouse uses. A large portion of the lot is undeveloped vacant land.

6. the value to the community of the proposed use;

The project's location takes advantage of the pedestrian friendly environment of downtown and future residents will add to the population of shopping and dining patrons, they may also add to the downtown workforce and obviously this development will add to the living opportunities for existing and future village residents. The

construction of the proposed twenty unit residential building will bring a significant investment to the downtown area and will replace a manufacturing building which is now reached its economic obsolescence.

7. the comprehensive plan.

The proposed dwelling units and site meet the Comprehensive Plan's objective of adding dwellings that reinforce the walkable nature of downtown. Based on the proposals adjacency to downtown, residents will be able to easily walk to shopping, transportation and entertainment. The proposed development concept meets the Comprehensive Plan's objective, which urges the development in and around the downtown based on the transit oriented opportunities that a downtown location offers. The proposed development would be a rail transportation friendly facility with its location conveniently located only 1,300 feet from the village's eastern most platform and the Main Street Station is approximately 2,100 feet away. The site is also only 2,900 feet away from the Fairview Station. Anyone who desires to utilize the Metra rail line and live with in a desirable suburban downtown area will find this location most desirable.

The proposed development is a good transitional use between current residential uses to the north and west and current industrial and future light office to the east and the railroad tracks to the south. The proposed project is consistent with in the Village's Comprehensive Plan which designates this location as transitional and to be converted from industrial to multi-family or light office use.

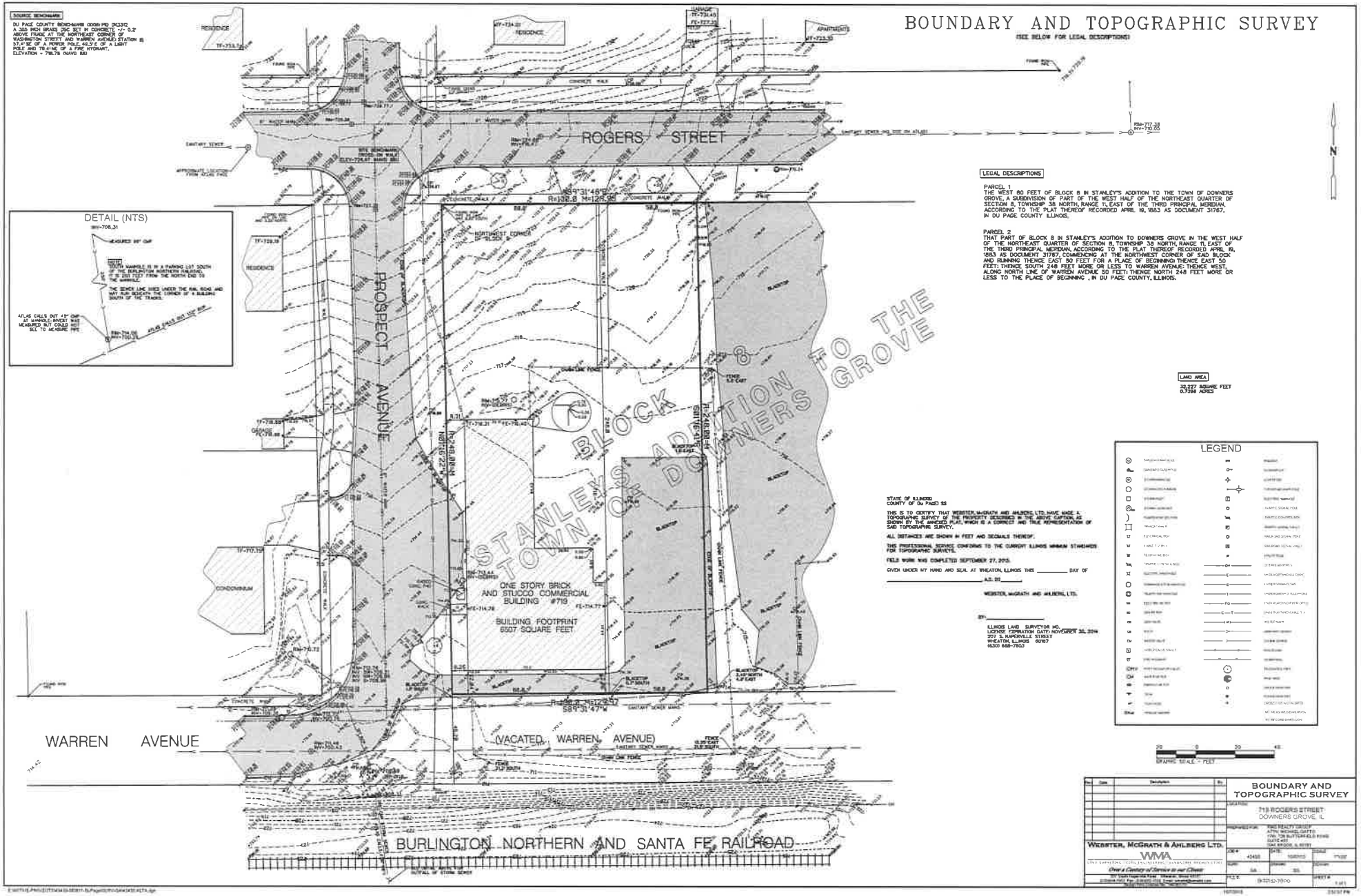
(Variation in conjunction with Planned Unit Development or Special Use 28.12.090.G)

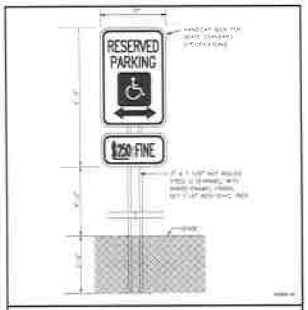
There are no requested variations, the petitioner has attempted to comply with the Downers Grove Municipal Code in all aspects of the proposed project.

Neighborhood Meeting Summary

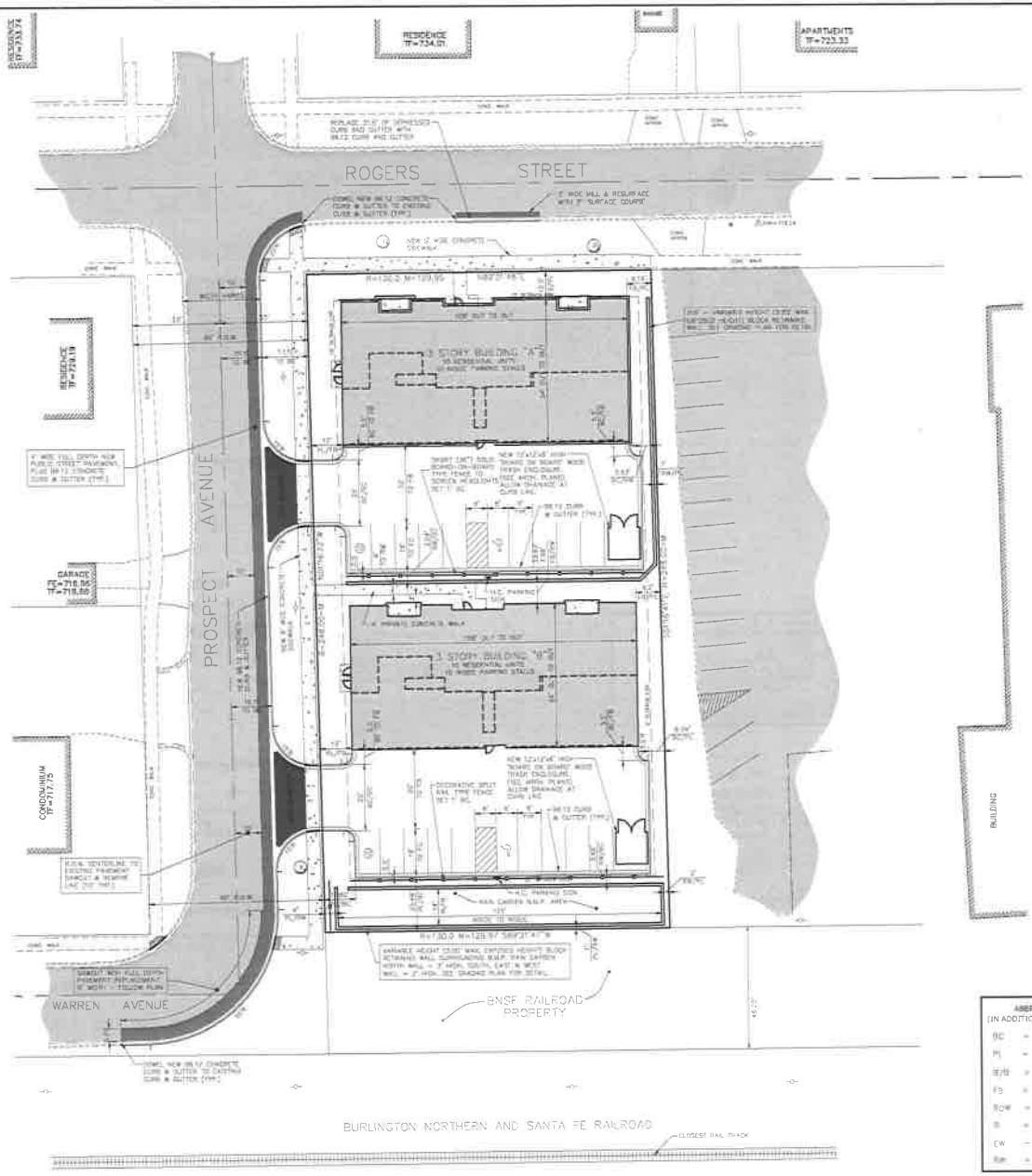
715-719 Rogers Street

1) Following please find a copy of the communication mailed on 2/16/2016 by USPS, the list of people the mailing was sent to, email responses from neighbors/our responses and the sign in sheet from the neighbors that attended the meeting.
2) Per the meeting invitation a presentation of the proposed project was done outlining the site, the buildings, parking, etc. The presentation was done by Gregg Stahr of Studio 21 Architects, and introductions and background was given by Bill Styczynski of Studio 21 Architects and Scott Seger the developer. Robert Gudmundson (RWG Engineering) had a conflict and was not at the meeting however – it was offered to all the neighbors to communicate with him directly if there were any questions related to engineering. The presentation was done on a large color LED television. A full set of the architectural plans and the engineering plans were also laid out for all to review. 9 attended : 4 commented : 2 emailed ?s/concerns in advance
3) All neighbors in attendance and the presenters were involved in the discussion. The presentation was given, some short introductions by all and then open question and answers. The presenters answered any and all comments and questions.
4) Some of the specific questions and concerns;
    a. Steve Homner (724 Warren) – had questions about storm water and flooding that had occurred in April 2013 near his property at the corner of Warren and Prospect. He is concerned about the impact of the project on future flooding. His concerns were also brought up by email and responded to in detail by the project engineer. At the meeting the architects and developer pointed out the storm water retention system features and function, errors in the original County Flood Plain Map, and that the current site has no storm water management system.
    b. Willis Johnson (603 Rogers) and Henry Schmidt (703 Rogers) – brought p concerns about parking and if the project had adequate parking. They feel parking is a concern on Rogers Street and did not want to add to this issue. Mr. Schmidt was also concerned that visitors or tenants of the project may use his parking lot. In response to this concern the presenters noted that all vehicle traffic and access on Rogers Street has 5been eliminated and that there was sufficient parking within the proposed development. It was also noted that there is a good chance that all of the renters will not utilize the two parking spaces provided, leaving extra spaces on the site. The presenters also mentioned in the event of parking overflow people would park on Prospect or Warren first as 75% of the entrances are closer to Prospect Street.
    c. Scott Solverson (4942 Prospect) – Scott questioned the use of lighter colors (white) on the project and if that would look dirty over time, and if the material would require painting. The presenters responded that the colors on the monitor where not the true colors and of the lighter materials shown they are not really white but a lighter taupe grey. The presenters also responded with a description of the facade material (James Hardy – cement board), the proposed installation style, and the color warranty/ durability of the product.


BOUNDARY AND TOPOGRAPHIC SURVEY
(SEE BELOW FOR LEGAL DESCRIPTIONS)
SOURCE BENCHMARK
DU PAGE COUNTY BENCHMARK 0008 PID DK3312
A 3/25 INCH BRASS DISC SET IN CONCRETE +/- 0.2' ABOVE GRADE AT THE NORTHEAST CORNER OF WASHINGTON STREET AND WARREN AVENUE STATION IS 57.4' SE OF A POWER POLE, 46.5' E OF A LIGHT POLE AND 78.6' NE OF A FIRE HYDRANT.
ELEVATION = 718.78 (NAVD 88)
ROGERS STREET
PROSPECT AVENUE
WARREN AVENUE
(VACATED WARREN AVENUE)
BURLINGTON NORTHERN AND SANTA FE RAILROAD
ONE STORY BRICK AND STUCCO COMMERCIAL BUILDING #719
BUILDING FOOTPRINT 6507 SQUARE FEET
CONDOMINIUM
RESIDENCE
APARTMENTS
GARAGE
DETAIL (NTS)
LEGAL DESCRIPTIONS
PARCEL 1
THE WEST 80 FEET OF BLOCK 8 IN STANLEY'S ADDITION TO THE TOWN OF DOWNERS GROVE, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 1883 AS DOCUMENT 31787, IN DU PAGE COUNTY ILLINOIS.
PARCEL 2
THAT PART OF BLOCK 8 IN STANLEY'S ADDITION TO DOWNERS GROVE IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 1883 AS DOCUMENT 31787, COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK AND RUNNING THENCE EAST 80 FEET FOR A PLACE OF BEGINNING THENCE EAST 50 FEET; THENCE SOUTH 248 FEET MORE OR LESS TO WARREN AVENUE; THENCE WEST, ALONG NORTH LINE OF WARREN AVENUE 50 FEET; THENCE NORTH 248 FEET MORE OR LESS TO THE PLACE OF BEGINNING , IN DU PAGE COUNTY, ILLINOIS.
LAND AREA
12,527 SQUARE FEET
0.7396 ACRES
STATE OF ILLINOIS
COUNTY OF Du PAGE) SS
THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG LTD. HAVE MADE A TOPOGRAPHIC SURVEY OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID TOPOGRAPHIC SURVEY.
ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.
FIELD WORK WAS COMPLETED SEPTEMBER 27, 2013.
GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS _____ DAY OF _____ A.D. 20__
WEBSTER, McGRATH AND AHLBERG, LTD.
BY: _____
ILLINOIS LAND SURVEYOR NO.
LICENSE EXPIRATION DATE: NOVEMBER 30, 2014
207 S. NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 668-7800
LEGEND
GRAPHIC SCALE - FEET
BOUNDARY AND TOPOGRAPHIC SURVEY
719 ROGERS STREET
DOWNERS GROVE, IL
WEBSTER, McGRATH & AHLBERG LTD.
WMA
Over a Century of Service to our Clients



HANDICAP PARKING SIGN



GRAPHIC SCALE

SITE DATA

LOT SIZE:	52,277.15 S.F. = 0.7196 AC
(EXISTING IMPERVIOUS TO BE REMOVED: ASPHALT, CONC., ROOF)	13,709 S.F. = 0.3238 AC
NEW PLAN IMPERVIOUS (ALL IMPERVIOUS)	23,746.86 S.F. = 0.5452 AC
NEW PLAN LANDSCAPE (ALL PERVIOUS)	8,478.29 S.F. = 0.1946 AC
NET IMPERVIOUS INCREASE (S.F.)	9,999.86 S.F. = 0.2295 AC
PARKING REQ'D=PROV'D (TOTAL)	78+3= 81

SURFACE IMPROVEMENT LEGEND:

PUBLIC STREET PAVEMENT - PROSPECT AVE.
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX "C", N50
8" BITUMINOUS BASE COURSE, HOT-MIX ASPHALT, IL-19, N50
0.35 GAL./ SY BITUMINOUS PRIME COAT (MC-30)
6" AGGREGATE BASE COURSE CA-6, TYPE B

DRIVEWAY - ADJACENT PAVEMENT
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX "C", N50
6" BITUMINOUS BASE COURSE, HOT-MIX ASPHALT, IL-19, N50
0.35 GAL./ SY BITUMINOUS PRIME COAT (MC-30)
6" AGGREGATE BASE COURSE CA-6, TYPE B

PARKING LOT PAVEMENT (INCLUDING APRONS)
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX "C", N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
0.35 GAL./ SY BITUMINOUS PRIME COAT (MC-30)
6" AGGREGATE BASE COURSE CA-6, TYPE B

CONCRETE SIDEWALKS
5" (7" AT DRIVEWAY CROSSINGS) - PCC CONCRETE (SEE SPECS FOR MIXTURES)
4" - AGGREGATE BASE COURSE, CA-6, TYPE B

B6.12 CURB & GUTTER (SEE CONSTRUCTION STANDARDS)
REVERSE PITCH GUTTER (TYP.)
DEPRESSED CURB
ADA CURB RAMP WITH DETECTABLE WARNING (WITH LIGHT RED POLYMER COMPOSITE PLATES)
CB CURB AND GUTTER
NUMBER OF PARKING STALLS PER AISLE

ABBREVIATIONS LEGEND
(IN ADDITION TO TITLE SHEET LEGEND)

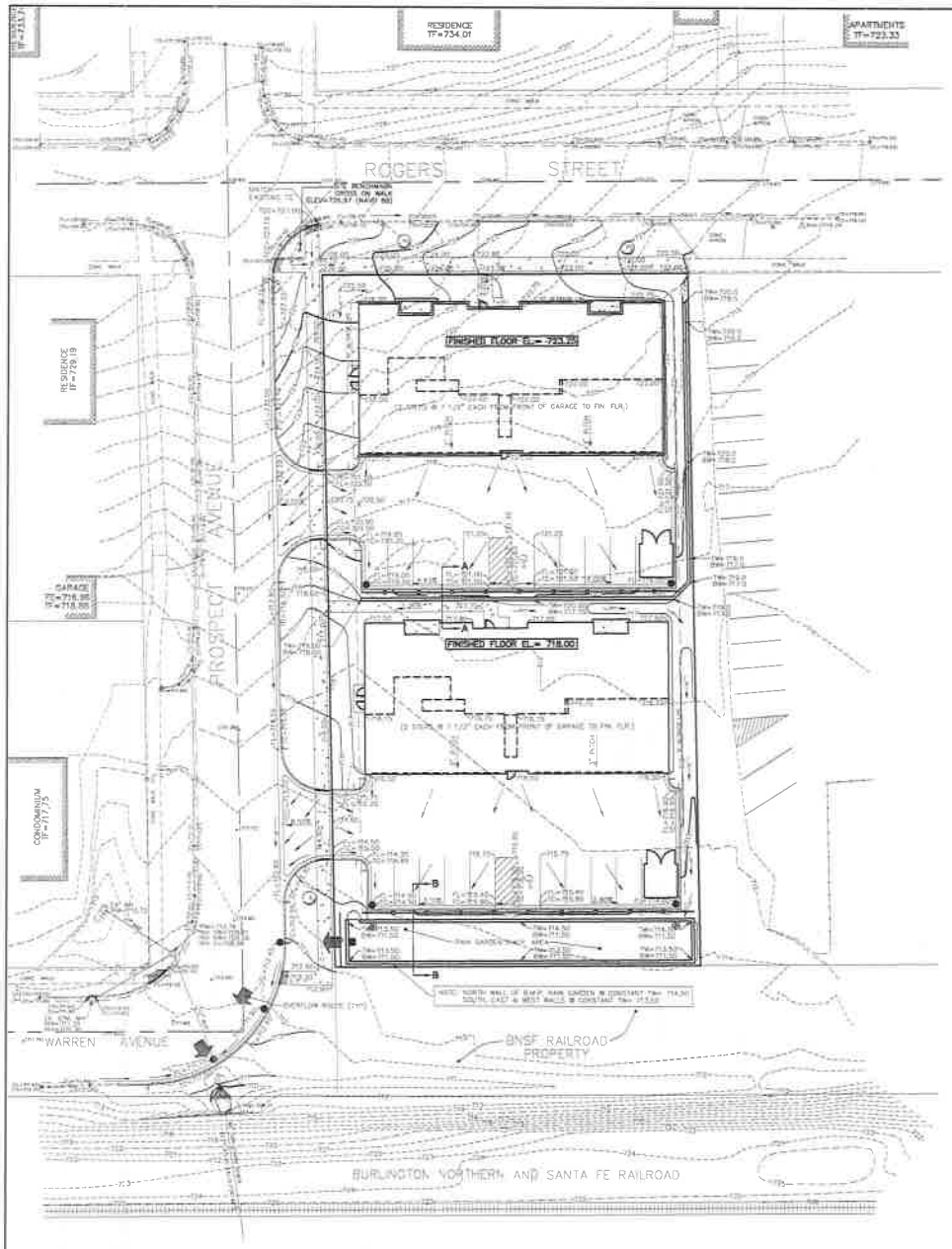
BC	=	BACK OF CURB
PL	=	PROPERTY LINE
B/B	=	BACK TO BACK OF CURB
FB	=	FACE OF BUILDING
ROW	=	RIGHT OF WAY
R	=	RADIUS
EW	=	EDGE OF WALK
Ret.	=	RETAINING WALL

SITE GEOMETRIC AND PAVING NOTES:
1. SIDEWALK RAMPS WITH TRUNCATABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
2. UNLESS NOTED OTHERWISE ON THE PLAN, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
3. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B6.12 CONCRETE CURB AND GUTTER.
4. UNLESS OTHERWISE NOTED, ALL CURB RADII ARE 4' TO BACK OF CURB.
5. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION (OR SITE) PLAT PREPARED BY WEBSTER, MCGRATH AND AHLBERG LTD. DATED 10/07/2013.
6. BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE RATE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC.) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
8. THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DRIVEWAYS. CONTRACTOR TO VERIFY ACTUAL DOORWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
9. UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HC) MARKING COLOR IS WHITE. ALL ONSITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH IDOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
10. PRIOR TO OPENING TO THE PUBLIC, ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED AS INDICATED. SIGNS SHALL BE INSTALL WITH 3" SQUARE ALUMINUM POSTS WITH A BAKED ON ENAMEL FINISH, SET 3' INTO CONCRETE MIN. AND SHALL INCLUDE A POST CAP.

EAST VILLAGE APARTMENTS
DOWNERS GROVE, ILLINOIS
SITE GEOMETRIC AND PAVING PLAN

RWG Engineering, LLC
973 E. 22nd St., Suite 400
Lombard, IL 60148
630.480.7889

SHEET 3 OF 9



GRADING NOTES:
1. PAVEMENT SLOPES WITHIN HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
2. HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT TO EXCEED 2.00%.
3. UNLESS SPECIFICALLY INDICATED OTHERWISE, EXISTING GRADES ARE TO BE MET AT PROJECT PERIMETER PROPERTY LINES.
4. THE CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLANS AND DETAILS FOR THE PLANTING AND INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING OPERATIONS.
5. UNLESS OTHERWISE NOTED, SPOT ELEVATIONS AND PROPOSED CONTOURS REFLECT THE FINISHED PAVEMENT SURFACE GRADE, TOP OF CURB GRADE, OR FINISHED GROUND ELEVATION AS APPLICABLE.
6. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATION OF THE GUTTER, PAVEMENT OR DRAINAGE SWALE (AS APPLICABLE).
7. WHEREVER THE DESIGN FOR SURFACE FLOW OF DRAINAGE IS DIRECTED AWAY FROM A CURB, THE CONTRACTOR SHALL INSTALL REVERSE GUTTER PITCH.
8. RETAINING WALL TO BE STANDARD "KEYSTONE" PRODUCT.
9. SLOPES ACROSS OPEN SPACE AREAS SHALL NOT EXCEED 3:1.

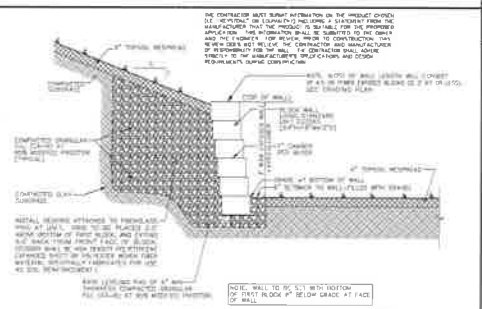
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

GRADING LEGEND

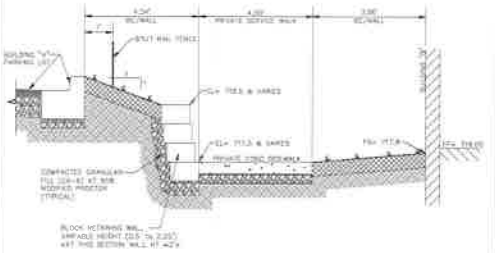
	EXISTING	PROPOSED
CONCRETE HEADWALL	⊃	⊃
PRECAST FLARED END SECTION	▷	▶
STORM DRAINAGE STRUCTURE	○	●
CONTOUR	740	740
SPOT ELEVATION	+ 740.00	+ 740.00
DIRECTION OF SURFACE FLOW		
OVERFLOW RELIEF ROUTING		
SLOPE BANK		
4" MIN. DIA. RADIUS RIP-RAP		

PLAN ABBREVIATION LEGEND
(IN ADDITION TO TITLE SHEET)

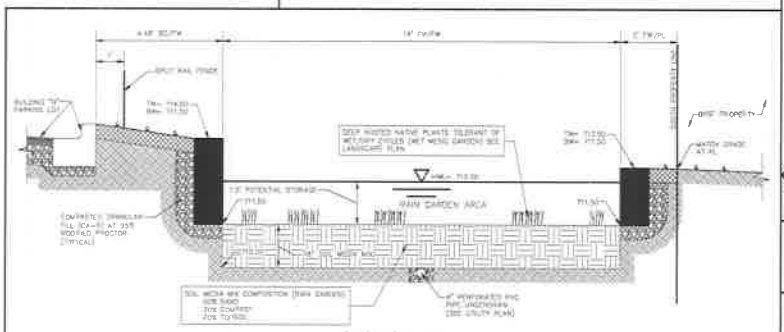
P = PAVEMENT
R = RIM (OR RADIUS)
TC = TOP OF CURB
FL = FLOW LINE
W = WALK (OR TOP OF WALK)
FF = FINISHED FLOOR
EP = EDGE OF PAVEMENT
TDC = TOP OF DEPRESSED CURB



TYPICAL BLOCK RETAINING WALL (GENERAL DETAIL)



SECTION A-A



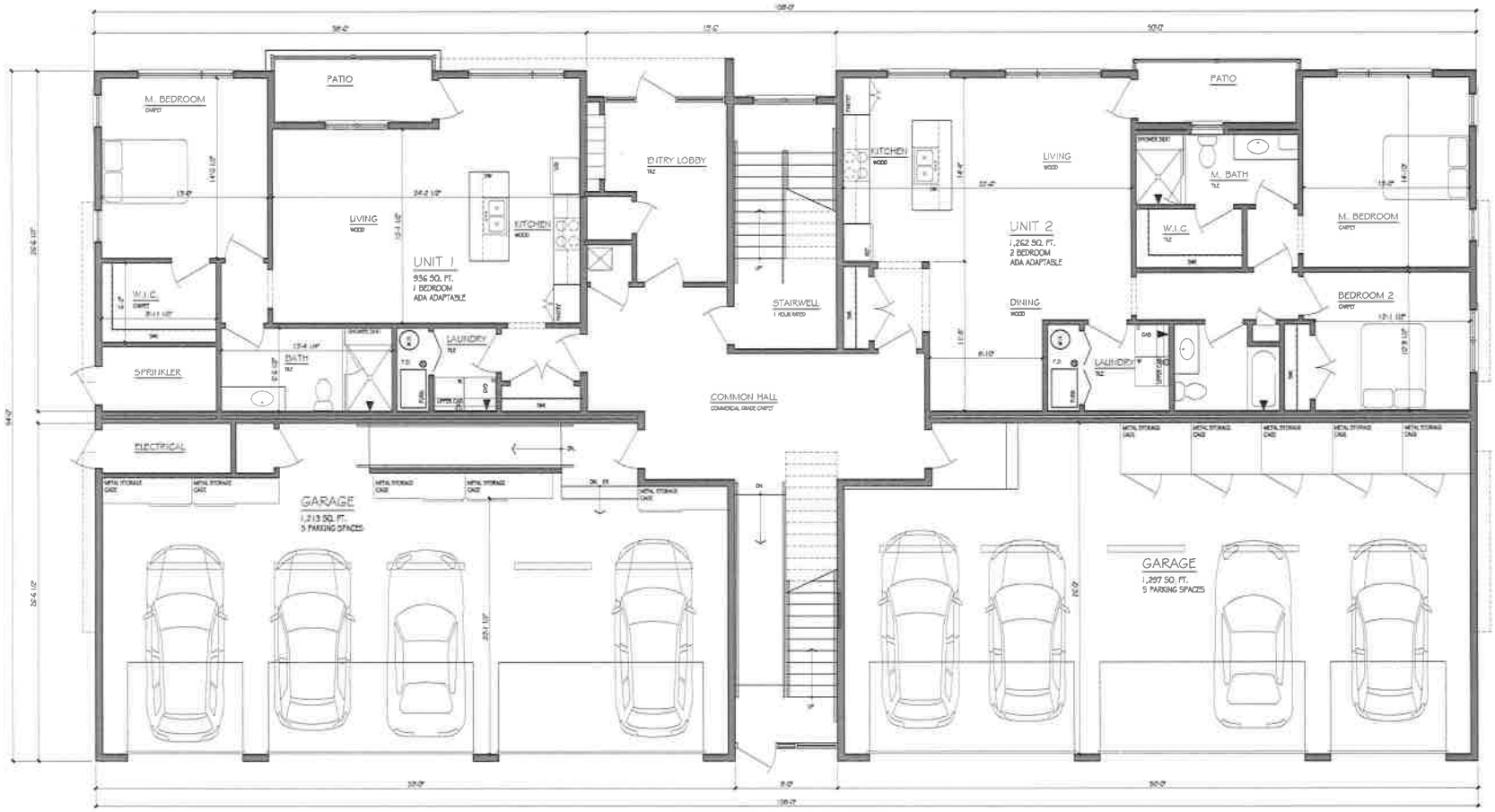
SECTION B-B

EAST VILLAGE APARTMENTS
DOWNERS GROVE, ILLINOIS
GRADING PLAN

RWG Engineering, LLC

PROJECT NO. 17098113
DATE 01/08/2018
SCALE 1" = 20'
PROJ. MGR. RWG
PROJ. ASSOC. RHC
DRAWN BY TLM

SHEET
5 of 9



FIRST FLOOR PLAN

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

717 Apartments
715-719 Rogers Street, Downers Grove, IL
Forth Group
22 E. Cullerton Street, Ste 1, Chicago, IL 60616

studio21 architects
911 Rogers Street
Downers Grove, IL 60515
630.789.2513
studio21architects.com

DATE
03/07/16

PROJECT
15221

SHEET
A1.0

SECOND/THIRD FLOOR PLAN

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

717 Apartments
715 - 719 Rogers Street, Downers Grove, IL

Forth Group
22 E. Cullerton Street, Ste 1, Chicago, IL 60616

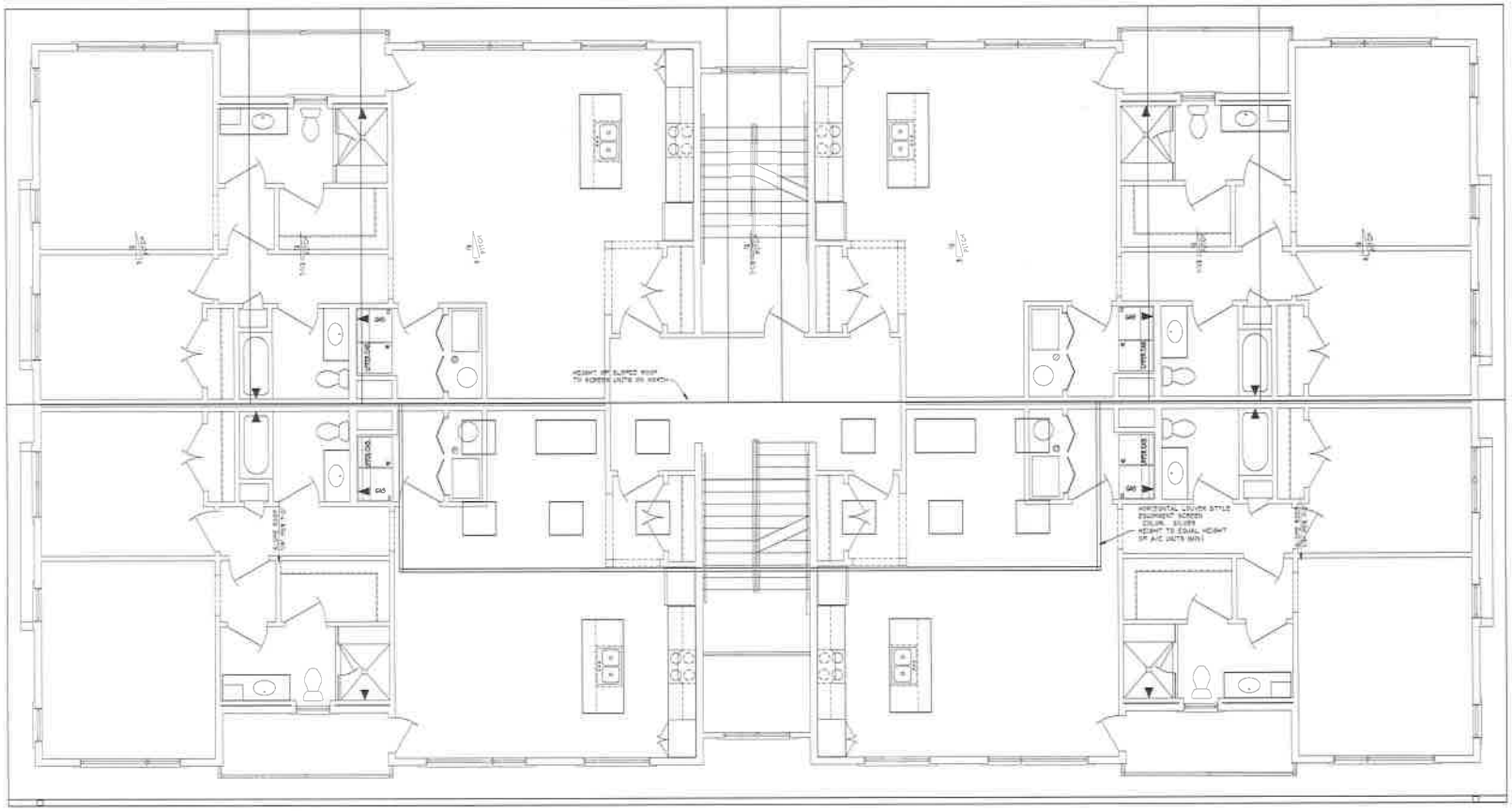
911 Rogers Street
Downers Grove, IL 60515
630.789.2513
studio21architects.com
studio21 architects

DATE
03/07/16

REVISIONS

PROJECT
15221

SHEET
A2.0



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

717 Apartments
715 - 719 Rogers Street, Downers Grove, IL

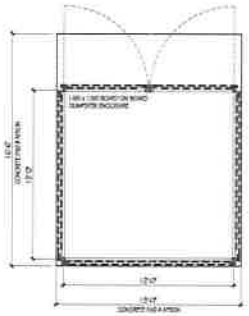
Forth Group
22 E. Cullerton Street, Stf1, Chicago, IL 60616

911 Rogers Street
Downers Grove, IL 60515
630.789.2513
studio21architects.com

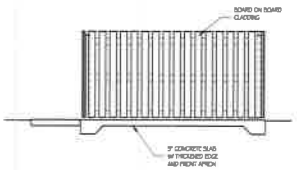
DATE
03/07/16

PROJECT
15221

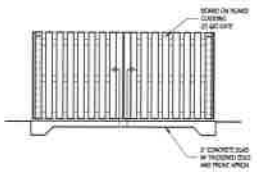
SHEET
A3.0



TRASH ENCLOSURE
PLAN
SCALE: 1/4"=1'-0"



TRASH ENCLOSURE
SIDE ELEVATION
SCALE: 1/4"=1'-0"



TRASH ENCLOSURE
FRONT ELEVATION
SCALE: 1/4"=1'-0"

PROSPECT AVE
EAST ELEVATION
SCALE: 1/8"=1'-0"

ROGERS ST.
NORTH ELEVATION
SCALE: 1/8"=1'-0"

PROSPECT AVE
WEST ELEVATION
SCALE: 1/8"=1'-0"

BNSF LINE
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

717 Apartments
715 - 719 Rogers Street, Downers Grove, IL
Forth Group
22 E. Cullerton Street, Ste. 1, Chicago, IL 60616

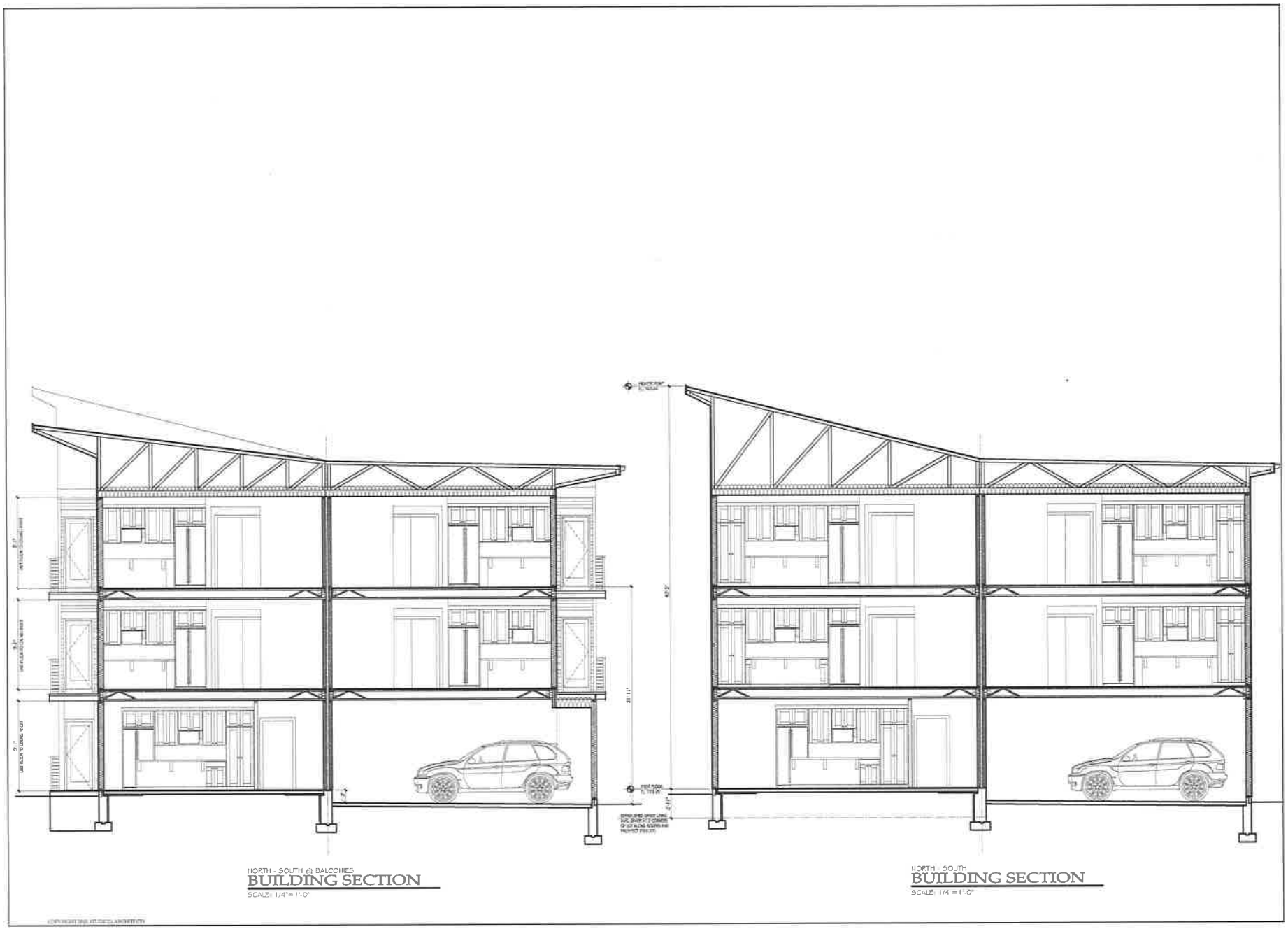
studio 21 architects
911 Rogers Street
Downers Grove, IL 60515
630.789.2513
studio21architects.com

DATE
03/07/16

REVISIONS

PROJECT
15221

SHEET
A4.0



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

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

717 Apartments
715 - 719 Rogers Street, Downers Grove, IL

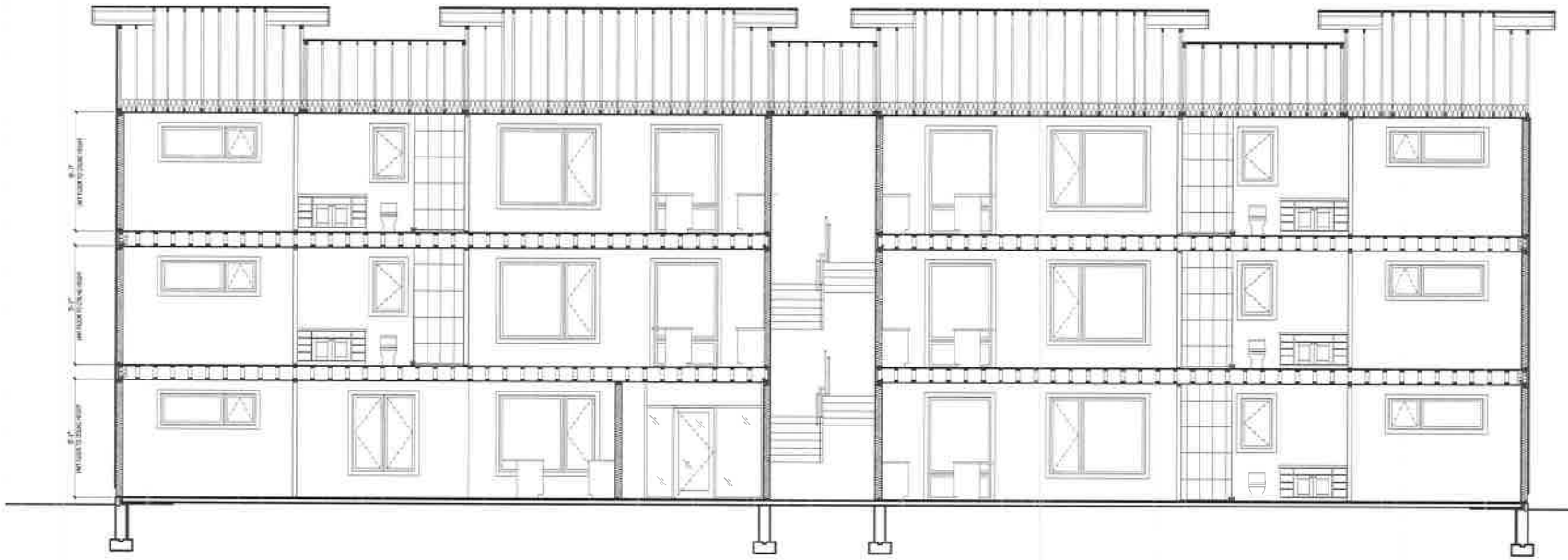
Forth Group
22 E. Cullerton Street, Ste 1, Chicago, IL 60616

911 Rogers Street
Downers Grove, IL 60515
630.789.2513
studio21architects.com

DATE
03/07/16

PROJECT
15221

SHEET
A5.0



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

717 Apartments
715 - 719 Rogers Street, Downers Grove, IL
Forth Group
22 E. Cullerton Street, Ste 1, Chicago, IL 60616

911 Rogers Street
Downers Grove, IL 60515
630.789.2513
studio21architects.com
studio21 architects

DATE
03/07/16

PROJECT
15221

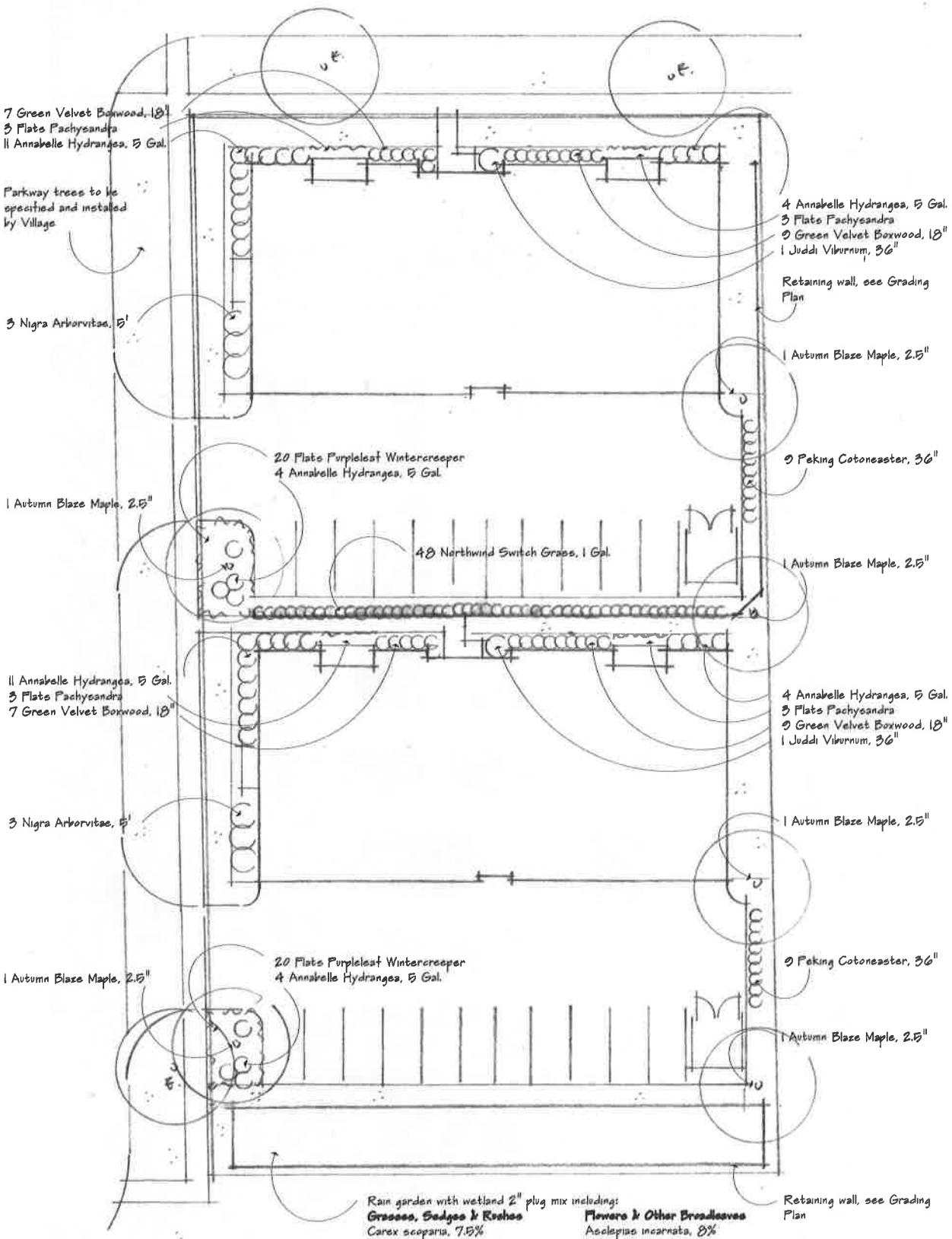
SHEET
A5.1

outdoor upgrades

FOURTH GROUP APARTMENTS

Prospect Ave. and Rogers St., Downers Grove, IL

Scale 1" = 10'-0" North



Rain garden with wetland 2" plug mix including:

Grasses, Sedges & Rushes
- Carex scoparia, 7.5%
- Carex trichocarpa, 7.5%
- Carex vulpinoidea, 7.5%
- Glyceria striata, 7.5%
- Juncus dudleyi, 7.5%
- Juncus torreyi, 7.5%
- Panicum virgatum, 7.5%
- Schizachyrium scoparium, 7.5%

Flowers & Other Broadleaves
- Asclepias incarnata, 8%
- Echinacea purpurea, 8%
- Iris virginica shrevei, 8%
- Liatris spicata, 8%
- Rudbeckia fulgida var. sullivantii, 8%

Install temporary erosion control blanket to aid in establishment of plugs.
Install goose protection fencing to prevent depredation.

LANDSCAPE PLAN

March 4, 2016


717

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

MARCH 28, 2016, 7:00 P.M.

Chairman Rickard called the March 28, 2016 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Mr. Cozzo, Mr. Cronin, Ms. Gassen, Ms. Hogstrom, Mrs. Rabatah, Mr. Thoman

ABSENT: Ms. Johnson, Mr. Quirk; ex-officios Mr. Livorsi, Ms. Lupesco, Mr. Menninga

STAFF: Community Development Senior Planner Rebecca Leitschuh and Planners Mr. Scott Williams

VISITORS: Mr. Kent Conness, 1846 Grant Street; Scott and Monica Seger, 5333 S. Kensington, Countryside, IL; Bob Gudmundson, RWG Engineering, 975 E. 22nd Street, Wheaton, IL

Chairman Rickard announced that the scheduled public hearing for the St. Joseph's (Main and Prairie) case was not taking place due to the applicant withdrawing its application.

APPROVAL OF MARCH 7, 2016 MINUTES

MINUTES OF THE MARCH 7, 2016 MEETING WERE APPROVED, AS PRESENTED, ON MOTION BY MR. THOMAN. SECONDED BY MS. HOGSTROM. MOTION CARRIED BY VOICE VOTE OF 5-0-2. (MR. COZZO AND MRS. RABATAH ABSTAIN)

PUBLIC HEARINGS:

Chairman Rickard explained the protocol for the public hearings and swore in those individuals that would be speaking on the petition listed below.

FILE 16-PLC-0015 – A petition seeking approval of a Planned Unit Development, Zoning Map Amendment, and Special Use to construct two apartment/condo buildings on one lot. The property is zoned DT, Downtown Transition. The property is located on the southeast corner of Rogers Street and Prospect Avenue, commonly known as 719 Rogers Street, Downers Grove, IL (09-08-206-001, -002). Scott Seger, Petitioner and Owner

Senior Planner Rebecca Leitschuh briefly reviewed the above-referenced case and provided an overview of the area, the surrounding zoning districts, and plat of survey. She stated the two existing lots would have to be consolidated and the current one-story building on the property would be demolished. Lastly, Ms. Leitschuh reported the site's topography was unique due to the steep incline, which was why the petitioner was coming before the Plan Commission for a Planned Unit Development (PUD) request.

Color renderings of the future development were depicted on the overhead, noting there were two (2) three-story buildings being proposed. A site plan followed and included the following: sidewalks, curb and gutter, two access points, and closed curb cuts on Rogers Street (for safety purposes), and a rain garden with natural landscaping. On-site parking, location of trash receptacles and floor plans were reviewed in further detail. Staff was requesting, as one of its conditions for approval, a fee in lieu for future parkway trees.

Because the site was currently zoned as a DT - Downtown Transitional Area, it would require increased aesthetics to the building in order to blend into the surrounding area. Ms. Leitschuh explained how the proposal met those design guidelines and also the village's comprehensive plan. Bulk standards were referenced. Staff found that the proposal met the criteria for the PUD due to: 1) the unique topography of the property, and 2) that two buildings are proposed for one lot.

In summary, staff believed the proposal would not have a negative effect on neighboring properties, the location was desirable and contributed to the general welfare of the neighborhood, and it was an accepted special use.

Confirmation was made with staff that the Comprehensive Plan was looking for the entire block to become small office. Ms. Leitschuh explained that in the Comprehensive Plan, the analysis was that the area was not to be in conflict with each other, but rather, to be transitional in nature, which was why staff recommended supporting the zoning for the area in 2008 as DT-Downtown Transition, and ultimately approved by the village council. However, Ms. Leitschuh mentioned that with the update to the Comprehensive Plan currently ongoing, it could provide an opportunity for reassessing similar areas to ensure they align with the future land use plan.

Mr. Thoman inquired about the square footage of the rain garden, whether an agreement existed that related to on-site water treatment concerns, whether outside management of the properties existed, what the material was on the southern-most parking lot and what mechanicals, if any, were on top of the buildings. Per Ms. Leitschuh, the HVAC mechanicals were located at the top of the buildings. Asked if a special use in a DT-zoned area was necessary for a PUD, Ms. Leitschuh explained it was a requirement. However, she explained that the other option for the applicant was to request a variation but it would be less consistent with the intention of the plan. Ms. Leitschuh explained why the PUD was used in this unique situation.

Mr. Thoman asked whether the proposal would be meeting the flood plain requirements under the conditions of the pending FEMA regulations. Ms. Leitschuh indicated staff had the same concerns but after the applicant's research with the county, it was discovered that the property was improperly mapped and so the culvert size on the railroad easement became moot. Per Mr. Cronin's question, the developer did not pay any school impact fees.

The chairman invited the petitioner to speak.

Mr. Scott Seger, 5333 S. Kensington, Countryside, IL, introduced his wife, Monica Seger, and stated they were the developer and builder for the proposed apartment buildings. Mr. Seger discussed that he currently owns a condominium management company in Chicago, managing 75 buildings. He plans to own the completed buildings. Mr. Seger's professional background in real estate followed.

Per Mrs. Rabatah's question, Mr. Seger stated he would be using an off-site property manger (24/7), a janitorial service for maintenance, a landscaper, and a snow removal service to clear snow and salt sidewalks in the winter. Asked if Mr. Seger would consider using permeable pavers/asphalt in the parking lot, Mr. Seger said the permeable pavers were a consideration but cost would be a factor. Regarding Mr. Thoman's question about the roof-top noise, Mr. Seger indicated the only mechanicals that would be located on the roof would be the condensers and each apartment unit would have its own heater/air conditioning unit to control. Asked how sound between the apartment units would be handled, Mr. Seger explained that a sound absorbent material called Green-Glue, would be used between the drywall and floors to absorb noise.

Mr. Cozzo shared concerns about car headlights shining into some of the first floor units, wherein Mr. Seger explained that after speaking with a landscaper, the landscaper recommended to install a low fence blocking the headlights, followed by planting some softer plants. Mr. Seger said he was open to this recommendation. Chairman Rickard asked the petitioner what the distance was from the parking lot edge of pavement to the front of the buildings. Mr. Seger then proceeded to explain the layout of the grass, fence barrier, retaining wall, and sidewalk and how they would be situated for the southern building, mainly due to the topography of the land. In summary, tenants would park behind their buildings and enter from the rear. Lastly, Mr. Seger explained that curb and gutter would be located around the rain garden.

Mr. Bob Gudmundson, RWG Engineering, 975 E. 22nd Street, Wheaton, IL, shared in detail how water would be captured and moved to the catch basin structure at the far corners of the parking lot. From there the water would be piped through the small retaining wall into the rain garden area. The size of the rain garden was 1,650 square feet and storage was about 2,500 cubic feet of water that eventually drained out.

Ms. Hogstrom shared her concerns about the maple trees planned between the two buildings, noting they will become too large. She suggested the petitioner use ornamental trees instead. Mr. Seger said he did speak to the landscaper about the same concerns and he would modify his plan to reflect a "more tall column-like tree." Ms. Leitschuh explained that the landscaper may have been trying to meet the village's requirements for shade trees but agreed that it was probably not the best way to accomplish that. Ms. Leitschuh stated there was some flexibility in the village's zoning ordinance.

Chairman Rickard invited the public to speak.

Mr. Kent Conness, 1846 Grant, Downers Grove, shared his concern about glare from vehicle headlights. He asked where the stormwater flows after being in the rain garden. He hoped it did not go on private property.

No further public comments were received. Public comment was closed by the chairman.

Mr. Gudmundson responded that storm water was not discharged on adjacent private property. The runoff was routed through the rain garden area and traveled to the west end of the site (Prospect Ave.) to be collected in a receiving facility. Or, it percolated down through the amended soil of the garden. Details followed. Mr. Gudmundson also added that the property was not impacted by the flood plain, stating the county's maps were preliminary, and there was an oversight. He shared that he had been working with the county and with the village staff to correct the future map.

As a last comment, Mr. Thoman asked that staff be very clear when presenting to the village council regarding the error on the flood plain map. Other commissioners stated they were pleased to see a 20-unit development being developed versus what was previously proposed, the owners were very committed, and that standards for this project had been meet.

WITH RESPECT TO FILE 16-PLC-0015, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING SIX (6) CONDITIONS:

1. **THE PUD, ZONING AMENDMENT, AND SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT, RENDERINGS, ARCHITECTURE PLANS PREPARED BY STUDIO 21 ARCHITECTS, AS REVISED AND DATED MARCH 7, 2016, ENGINEERING PLANS PREPARED BY RWG ENGINEERING, LLD, AS REVISED AND DATED MARCH 4, 2016, AND LANDSCAPE PLANS PREPARED BY OUTDOOR UPGRADES, AS DATED MARCH 4, 2016 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
2. **THE PETITIONER SHALL CONSOLIDATE THE TWO LOTS INTO A SINGLE LOT OF RECORD PURSUANT TO SECTION 20.507 OF THE SUBDIVISION ORDINANCE.**
3. **THE RAIN GARDEN SHALL BE MAINTAINED AND KEPT FUNCTIONAL.**
4. **THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM IN ACCORDANCE WITH THE VILLAGE'S REQUIREMENTS.**
5. **PRIOR TO THE ISSUANCE OF ANY BUILDING OR DEVELOPMENT PERMITS, THE PETITIONER SHALL PAY TO THE VILLAGE A $2,000 FEE-IN-LIEU PER VILLAGE APPROVED PARKWAY TREE SUBJECT TO VERTIFICATION BY THE VILLAGE FORRESTER.**
6. **THE PETITONER IS REQUIREED TO RETURN PROSPECT AVENUE TO VILLAGE STANDARDS IMMEDIATELY ADJACENT TO THE SUBJECT SITE. DUE TO THE POTENTIAL CONSTRUCTION DAMAGE THAT MAY OCCUR, THE VILLAGE WILL REQUEST AN ADDITIONAL BOND TO GRIND AND RESURFACE THE FULL WIDTH OF PROPSECT AVENUE TO BE PROVIDED AT TIME OF PERMIT.**

SECONDED BY MR. THOMAN. ROLL CALL:

AYE: MR. COZZO, MR. THOMAN, MR. CRONIN, MS. GASSEN, MS. HOGSTROM, MS. RABATAH, CHAIRMAN RICKARD
NAY: NONE
MOTION CARRIED. VOTE: 7-0

DRAFT

THE MEETING WAS ADJOURNED AT 8:15 P.M. ON MOTION BY MR. THOMAN SECONDED BY MS. GASSEN. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 7-0.

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

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Scott Seger
Forth Group

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: February 17, 2016

SUBJECT: Preliminary Traffic Evaluation
719 Rogers Street Development
Downers Grove, Illinois

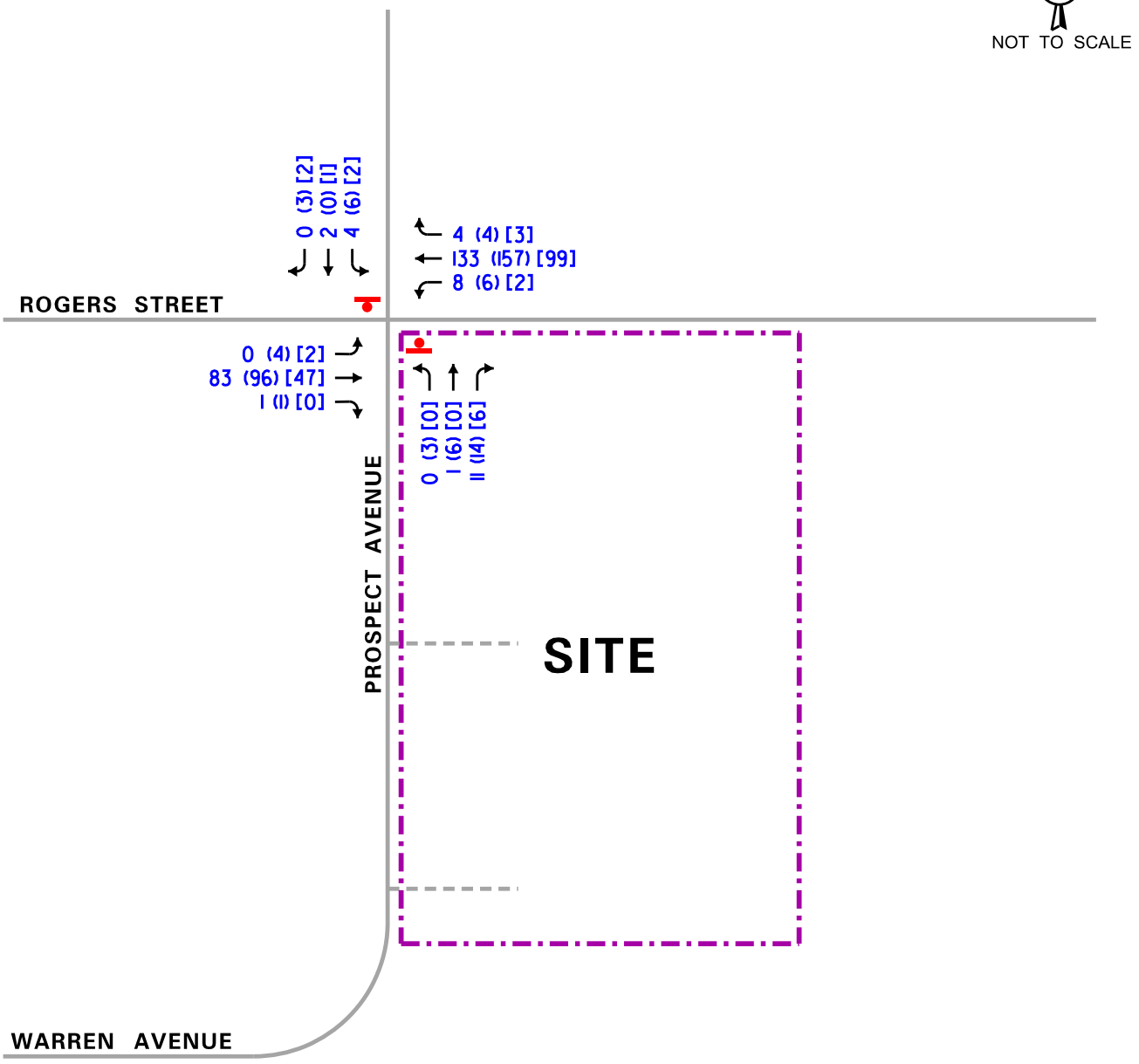
This memorandum summarizes the results of a preliminary traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in Downers Grove, Illinois. The site is located in the southeast quadrant of the intersection of Rogers Street with Prospect Avenue. As proposed, the development is to contain two buildings with a total of 20 apartments with access to the development to be provided via two access drives located on Prospect Avenue.

The purpose of this evaluation was to (1) estimate the trips to be generated by the development and (2) determine the impact the development will have on the operation of the Rogers Street/Prospect Avenue intersection.

Existing Conditions

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

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



LEGEND

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

PROJECT:	TITLE:	
Proposed Apartment Development Downers Grove, Illinois	Existing Traffic Volumes	KLOA Job No: 15-224 Figure: 1

Estimated Site Traffic Generation

The number of peak hour vehicle trips estimated to be generated by the proposed 20 apartments was based on the Apartment (Land-Use Code 220) vehicle trip generation rates contained in the *Trip Generation Manual*, 9th Edition, published by the Institute of Transportation Engineers (ITE). **Table 1** shows the peak hour traffic to be generated by the proposed development. To provide a conservative (worst-case) analysis, the ITE fitted-curve equations as opposed to the average rates were used to estimate the development-generated traffic as they provided the highest trip generation estimates.

Further, given the proximity of the development to the downtown area and the two Metra stations, it is expected that the number of new trips generated by the development will be reduced. A review of the 2010 census data shows that approximately 70 percent of the residents in the area drive to work. The other 30 percent of the residents use alternative modes of transportation, including public transportation, bicycling, and walking, to commute to work. As such, the number of new trips to be generated by the development will likely be lower than that shown in Table 1.

Table 1
DEVELOPMENT-GENERATED TRAFFIC VOLUMES

	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
Type/Size	In	Out	In	Out	In	Out
Apartments (20 units)	3	11	19	10	14	13

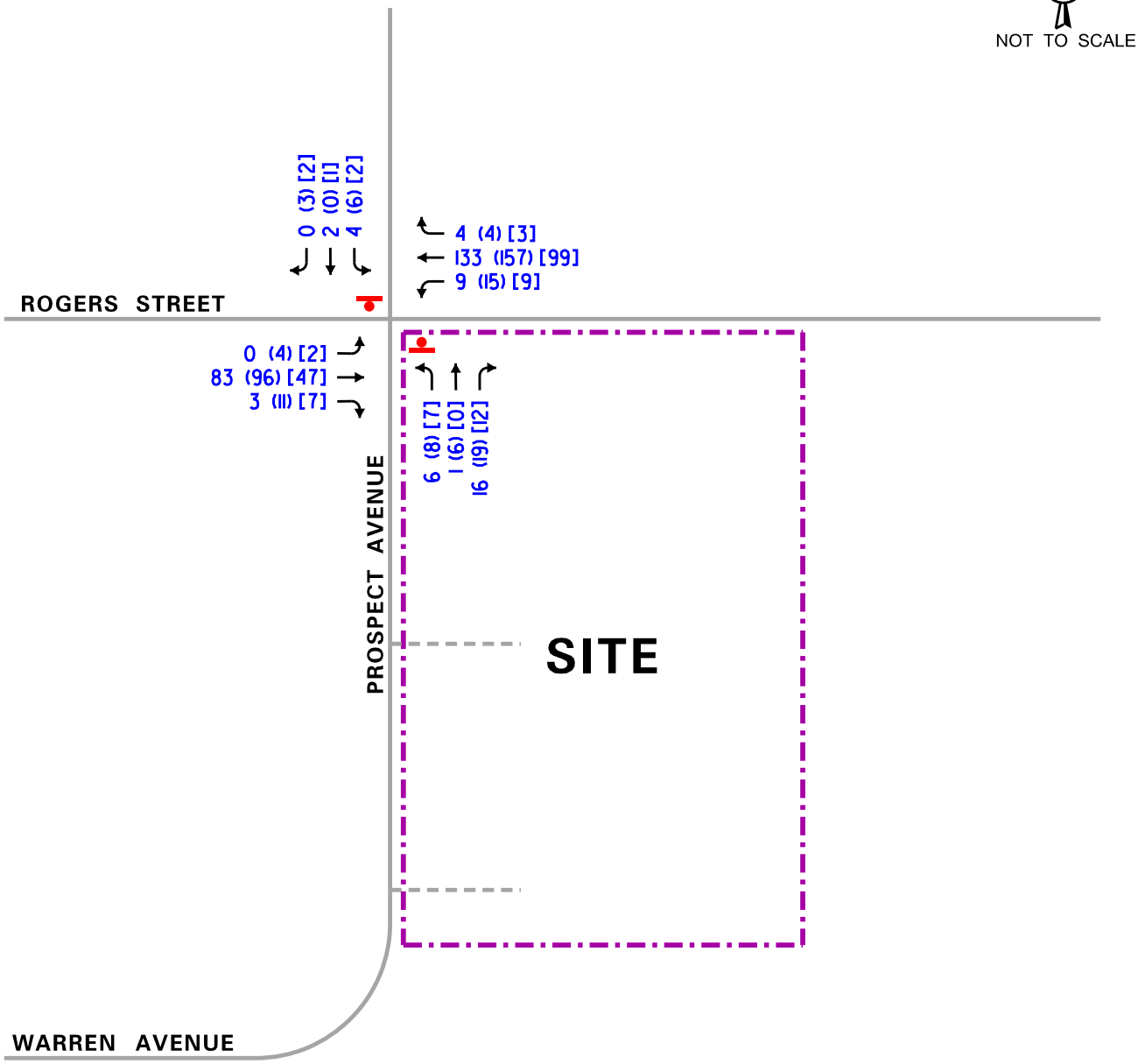
Note: Estimated trips do not assume any reductions for the alternative modes of transportation serving the area.

Projected Traffic Volumes

The additional traffic to be generated by the development was assigned to the Rogers Street/Prospect Avenue intersection and added to the existing traffic volumes, as shown in **Figure 2**.

Intersection Analyses

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



LEGEND

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

PROJECT:	TITLE:	KLOA
Proposed Apartment Development Downers Grove, Illinois	Total Traffic Volumes	Job No: 15-224 Figure: 2

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

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

Table 2
INTERSECTION CAPACITY ANALYSES
ROGERS STREET WITH PROSPECT AVENUE

	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
Intersection	LOS	Delay	LOS	Delay	LOS	Delay
Existing Traffic Volumes						
• Northbound Approach	A	9.6	A	9.6	A	8.5
• Southbound Approach	B	10.3	B	10.2	A	9.3
Existing plus Development Traffic Volumes						
• Northbound Approach	A	9.7	A	9.8	A	9.0
• Southbound Approach	B	10.4	B	10.4	A	9.4

LOS = Level of Service
Delay = Seconds

APPENDIX

LEVEL OF SERVICE CRITERIA

Unsignalized Intersections

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

Source: *Highway Capacity Manual*, 2010.