

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
6/21/2016

SUBJECT:	SUBMITTED BY:
Ordinance approving a Redevelopment and Land Purchase Agreement for Main & Maple	Enza Petrarca Village Attorney

SYNOPSIS

An Ordinance has been prepared approving a Redevelopment Agreement between the Village and Trammel Crow Chicago Development, Inc. for the properties located at the northeast corner of Main Street and Maple Avenue.

STRATEGIC PLAN ALIGNMENT

The goals for 2015-17 include *Strong, Diverse Local Economy*.

FISCAL IMPACT

The redevelopment is projected to generate \$1.3 million in revenue for the Downtown Tax Increment Financing (TIF) Fund between 2016 and the expiration of the TIF District in 2021.

Year	Sale of Village Owned Land	Property Tax Increment	Total
2016	\$126,525	\$8,832	\$135,357
2017		\$9,451	\$9,451
2018		\$18,851	\$18,851
2019		\$333,025	\$333,025
2020		\$414,697	\$414,697
2021		\$423,433	\$423,433
Total	\$126,525	\$1,208,289	\$1,334,814

For more information about the financial impact of this project and other redevelopment projects, please see the Manager's Report.

RECOMMENDATION

Approval on the June 28, 2016 Active Agenda.

BACKGROUND

The subject property consists of three parcels located at the northeast corner of Main Street and Maple Avenue. The Village owns one of the parcels which is improved with a public parking lot. The petitioner, Trammel Crow Chicago Development, Inc. is proposing to redevelop the parcels with a mixed used development. Additional information about the proposed redevelopment can be found in the staff report for the petition for Special Use.

The redevelopment agreement includes the following key terms:

- The developer shall redevelop the property with a mixed use development in accordance with the development plans reviewed and approved by the Village.
- The developer shall complete the development according to the schedule included in the agreement. The development shall be completed no later than July 1, 2018.
- The developer shall purchase the Village-owned property for \$126,525. Closing on the property shall occur on or before September 9, 2016.
- The developer shall comply with all Village ordinances and applicable laws and shall diligently pursue obtaining all required permits for the construction of the project.
- The developer shall pay for all costs of the project. The Village shall not provide any financial assistance.
- If the developer fails to commence construction by May 31, 2018, the developer shall lease the Village parking lot parcel back to the Village at no cost to the Village. If the developer fails to commence construction by June 2021, the Village shall have an option to purchase the parcel.

ATTACHMENTS

Ordinance

Redevelopment Agreement

ORDINANCE NO. _____**AN ORDINANCE APPROVING A REDEVELOPMENT AND LAND PURCHASE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND TRAMMELL CROW CHICAGO DEVELOPMENT, INC.**

WHEREAS, the Village of Downers Grove has undertaken to revitalize portions of its downtown business district and in furtherance of that effort has created, pursuant to the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "TIF Act"), a TIF District to help finance some of the redevelopment costs involved with the revitalization project; and

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety, and welfare of the Village and its inhabitants, to prevent the spread of blight, to encourage private development in order to enhance the local tax base, to increase employment, and to enter into contractual agreements with third parties for the purpose of achieving these purposes; and

WHEREAS, the Village is authorized under the provisions of the TIF Act to finance redevelopment and convey property in accordance with the conditions and requirements set forth in the TIF Act; and

WHEREAS, to stimulate and induce redevelopment pursuant to the TIF Act, the Village, after giving all notices required by law and after conducting all public hearings required by law, adopted the following ordinances:

- (a) Ordinance No. 3997, adopted December 22, 1997, titled "An Ordinance Approving the Village of Downers Grove Tax Increment Downtown Redevelopment Plan and Project" (the "Redevelopment Plan"), as amended by Ordinance No. 4455 on November 5, 2002; and
- (b) Ordinance No. 3998 adopted December 22, 1997, titled "An Ordinance Designating the Village of Downers Grove Tax Increment Downtown Redevelopment Project Area" ("Downtown Redevelopment Project Area"), as amended by Ordinance No. 4456 on November 5, 2002; and
- (c) Ordinance No. 3999, adopted December 22, 1997, titled "An Ordinance Adopting Tax Increment Financing for the Village of Downers Grove"; and

WHEREAS, the Village is the fee owner of certain real property located at the northeast corner of Main Street and Maple Avenue in the Village of Downers Grove, Illinois ("Property"), as more particularly described in the Redevelopment and Land Purchase Agreement.

WHEREAS, the Developer seeks to improve the Property with a mixed use building of retail and residential development generally in accordance with the plans depicted in the Redevelopment and Land Purchase Agreement attached hereto and incorporated herein as Exhibit A ("Agreement"); and

WHEREAS, the Council of the Village of Downers Grove, upon due consideration, has heretofore found and does hereby find that the continued ownership is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the Village and should be conveyed by law; and

WHEREAS, it is necessary and appropriate for the successful completion of the Redevelopment Project approved by Ordinance No. 3997 that the Village enter into the Agreement with the Developer to provide for the development of the Property, thereby implementing and bringing to completion a significant portion of the Redevelopment Plan; and

WHEREAS, the Village has determined that the Agreement includes the necessary and appropriate terms and provisions for the successful completion of the development of the Property; and

WHEREAS, the Village is desirous of having the Property developed for the uses described in the Agreement to eliminate the blight factors and characteristics found in the Property, to serve the needs of the Village, and to produce increased tax revenues for the various taxing districts authorized to levy taxes within the Property; and

WHEREAS, the Council of the Village of Downers Grove, upon due consideration, pursuant to Section 2.36 of the Downers Grove Municipal Code, does hereby find that it is in the best interest of the Village to waive the requirement of notice and bids for the conveyance of Property as it is in the best interests of the residents of the Village that such property be conveyed to the Developer; and

WHEREAS, the Mayor and Village Council of the Village of Downers Grove, after due and careful consideration, have concluded that the development of the Property on the terms and conditions set forth in the Agreement will promote sound planning, increase the taxable value of property within the Village, enable the Village to control the development of the area, and otherwise promote, enhance, and serve the best interests and general welfare of the Village and its citizens;

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

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the Council.

Section 2. Sale of Property. That, pursuant to Section 2.36 of the Downers Grove Municipal Code, the requirement for notice and bids for the sale of the Property is hereby waived, and the proper officials, agents and employees of the Village are hereby authorized and directed to take such action as may be necessary to arrange for the conveyance of the Property to the Developer.

Section 3. Approval of Redevelopment and Land Purchase Agreement. The Redevelopment and Land Purchase Agreement shall be, and it is hereby, approved in final form satisfactory to the Village Manager. The Mayor and Village Attorney are hereby authorized and directed to execute and deliver the Redevelopment and Land Purchase Agreement and any other necessary and appropriate related documents after such documents have been properly executed and delivered by the Developer.

Section 4. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

Mayor

ATTEST:

Village Clerk

EXHIBIT A

REDEVELOPMENT AND LAND PURCHASE AGREEMENT

REDEVELOPMENT AND LAND PURCHASE AGREEMENT

THIS REDEVELOPMENT AND LAND PURCHASE AGREEMENT ("Agreement"), is made and entered into as of this ____ day of July, 2016 ("Effective Date"), by and between the VILLAGE OF DOWNERS GROVE, a municipal corporation organized under the laws of the State of Illinois ("Village"), and TRAMMELL CROW CHICAGO DEVELOPMENT, INC., a Delaware corporation ("Developer").

RECITALS

WHEREAS, the Village is a home rule unit of government in accordance with Article VII, Section 6, of the Constitution of the State of Illinois, 1970; and

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base, to increase additional tax revenues realized by the Village, foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise be in the best interests of the Village; and

WHEREAS, the Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "Act"), to finance redevelopment and convey property in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, in order to stimulate and induce redevelopment in the downtown pursuant to the Act, the Village has adopted the following ordinances, after giving all notices required and after conducting the public hearings required by law:

1. Ordinance No. 3997, adopted December 22, 1997, titled "*An Ordinance Approving the Village of Downers Grove Tax Increment Downtown Redevelopment Plan and Project*" (the "Redevelopment Plan"), as amended by Ordinance No. 4455 on November 5, 2002;

2. Ordinance No. 3998 adopted December 22, 1997, titled "*An Ordinance Designating the Village of Downers Grove Tax Increment Downtown Redevelopment Project Area*" ("Downtown Redevelopment Project Area"), as amended by Ordinance No. 4456 on November 5, 2002;

3. Ordinance No. 3999, adopted December 22, 1997, titled "*An Ordinance Adopting Tax Increment Financing for the Village of Downers Grove*"; and

WHEREAS, the Village is the fee owner of certain real property located at the northeast corner of Main Street and Maple Avenue in the Village of Downers Grove, Illinois, as more particularly described in attached Exhibit A ("Property"); and

WHEREAS, Developer desires to purchase the Property and, together with two adjacent parcels, which Developer has under contract to purchase ("Adjacent Parcels"), redevelop the Property and the Adjacent Parcels (collectively, the "Redevelopment Site") for a mixed use building of commercial and residential uses; and

WHEREAS, on May 10, 2016, the Village Council of the Village of Downers Grove authorized the Village Manager to negotiate the terms of a redevelopment agreement with Developer; and

WHEREAS, it is necessary for the successful redevelopment of the Redevelopment Site that the Village enter into this Agreement with Developer to provide for the development of the Property, thereby implementing and bringing to completion a portion of the Redevelopment Plan; and

WHEREAS, the Village has determined that it is desirable and in the Village's best interests to assist Developer in the manner set forth herein and as this Agreement may be supplemented and amended; and

WHEREAS, Developer and the Village further desire to enter into this Agreement to establish the terms and conditions of the Purchase of the Property and the redevelopment of the Redevelopment Site as set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and the mutual promises and conditions hereinafter contained, it is hereby agreed as follows:

1. Incorporation of Recitals. The findings, representations and agreements set forth in the above Recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though fully set out in this Section 1, and constitute the findings, representations and agreements of the Village and of the Developer.
2. Agreement to Sell and Purchase the Property. In accordance with and subject to the terms and conditions hereof, Village shall sell to Developer and Developer shall purchase from Village the Property and all right, title, and interest of Village in the Property.
3. Property Purchase Price, Allocation and Manner of Payment. The purchase price of the Property shall be \$126,525.00 ("Purchase Price") subject to credits, debits and

adjustments as hereinafter provided, and subject to all the terms and conditions herein contained, payable as follows:

3.1. Within two (2) business days after the Effective Date, Developer shall deposit as earnest money into escrow the sum of \$5,000.00 (such sum, together with any interest thereon, being hereinafter collectively referred to and held as the "Deposit"), with First American Title Insurance Company, 801 Nicollet Mall, Minneapolis, Minnesota, Attention Kristi Broderick (the "Title Company" or the "Escrow Agent"). Escrow Agent shall hold the Deposit and make delivery of the Deposit to the party entitled thereto under the terms hereof and pursuant to an escrow agreement in a mutually agreeable form. All earnest money shall be non-refundable to Developer following expiration of the Due Diligence Period as provided for in Section 13, unless the Village defaults and fails to timely cure or as otherwise provided herein. Notwithstanding the above, in the event Developer is not able to obtain the Approvals required, Developer upon written notice to the Village can terminate this Agreement and the earnest money shall be returned to Developer.

3.2. Developer shall pay the balance of the Purchase Price by wire transfer, certified or cashier's check at Closing (as defined below), subject to credit for application of the amount of the Deposit paid to Village as provided in Section 3.1 above and subject to credit and adjustment as provided in Section 4 below.

4. Purchase Price Adjustments. The following items shall be credited, debited and otherwise adjusted as of the date of Closing, and the resulting calculation shall be an adjustment to the Purchase Price payable at Closing:

4.1. Developer shall pay all costs associated with Closing, including the following: (i) any deed tax and the cost of recording the Quit Claim Deed and any loan documents related to financing arranged by Developer; (ii) the closing fee charged by Title Company; (iii) Developer's attorney's fees; (iv) the escrow fee, if any, charged by Escrow Agent; (v) the cost of the Title Commitment, Survey (each defined below, title policy and any endorsements to the title policy specifically requested by Developer; (vi) the cost of recording any document necessary to make title acceptable to Developer (including any endorsement to the title insurance policy); (vii) any brokerage fees of the brokers involved in arranging the sale; and (viii) such other expenses as are normally paid by Developer under local custom.

5. Possession. Village shall transfer possession of the Property to Developer upon Closing.

6. Closing. The closing of the purchase and sale contemplated by this Agreement ("Closing") shall occur within thirty (30) days following the earlier of (a) expiration of the Due Diligence Period (as defined herein) or (b) Developer's earlier waiver of the Due Diligence Period, which Developer may exercise at its sole and absolute discretion. The Closing shall take place at the offices of the Title Company, or may be closed by mail or other delivery of the necessary deposits of Developer and Village to Title Company.

7. Closing Deliveries. At the Closing, Village shall execute and deliver or cause to be delivered to Developer, the following items:

7.1. A Quit Claim deed, transferring and conveying to Developer fee simple title to the Property, subject only to those easements, restrictions, conditions, and other exceptions identified in the Title Commitment and not objected to by Developer, which

Quit Claim deed shall be in recordable form and otherwise reasonably approved by Developer (the "Deed").

7.2. An affidavit from the Village as may be required by the Title Company, on a form reasonably satisfactory to Developer and Village, in order for the Title Company to issue an owner's policy of title insurance in favor of Developer with extended coverage and no tenancy exception.

7.3. A FIRPTA Affidavit in form reasonably satisfactory to Developer and Village.

7.4. A written ordinance by the Village, authorizing and approving the Village to enter into this transaction.

7.5. A reaffirmation of representations and warranties contained in this Agreement, stating that the representations and warranties made by Village herein are true and correct as of the Closing Date, the form of which shall be reasonably satisfactory to Developer and Village.

7.6. A Designation Agreement designating the Title Company as "Reporting Person" for purpose of completing Internal Revenue Form 1099 and, if applicable, Internal Revenue Form 8594.

7.7. Documentation satisfactory to Developer and the Title Company terminating any previous conditions, covenants or restrictions encumbering the Property, including any previously recorded Development Agreements or Redevelopment Agreements affecting the Property.

7.8. All such other documents, instruments and funds as may reasonably be required by Developer and/or Title Company to close the sale in accordance with this Agreement.

7.9. On the Date of Closing, Developer and Village shall execute and deliver to one another counterpart originals of Closing Statements, which shall reflect any prorations contemplated hereunder.

8. Due Diligence/Title and Survey. To demonstrate that Village has good and marketable title to the Property, during the Due Diligence Period (defined below), Developer shall obtain the following:

8.1. A current commitment for title insurance issued by the Title Company, along with copies of all documents noted as encumbrances on the Title Commitment, which is in an amount equal to the Purchase Price and shall insure good, marketable fee simple title in the Property (the "Title Commitment"); and

8.2. A current survey of the Property, certified to Developer, Title Company, and Developer's lender, if any, and meeting the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2011, including Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 18 and 19 of Table A thereof (the "Survey").

9. Due Diligence Materials. Within three (3) days after the Effective Date, Village will deliver to Developer copies of all documents or pertinent materials pertaining to the Property, to the extent Village is a party thereto or Village is in possession or control thereof (collectively, the "Due Diligence Materials"), and Village will make available to Developer or its representatives Village's files with respect to the Property.

10. Physical Inspections. During the Due Diligence Period (as hereinafter defined), Developer may, in its sole discretion, conduct any environmental, soil or engineering, study or test with respect to the Property that Developer deems advisable (collectively, the "Physical Inspections"). Developer shall have the obligation to restore the Property to its condition prior to any Physical Inspections. Developer will indemnify and hold Village harmless from claims, damage or liabilities arising from the negligence or wrongful act of Developer in conducting any Physical Inspections.

11. Financial Analysis. During the Due Diligence Period, Developer shall confirm that the acquisition and development of the Property shall meet the financial requirements of Developer, its lender(s), or investor(s), if any, as determined by Developer in its sole discretion.

12. Utilities. During the Due Diligence Period, Developer shall confirm that all utility facilities, storm water detention facilities and curb cuts necessary to serve the Property are available, or can be obtained and/or relocated at a cost acceptable to Developer in its sole discretion, and to the extent required by such providers, that Village will allow the use of rights-of-way to locate utility infrastructure.

13. Due Diligence Period. Developer shall have a period of 180 days from the Effective Date (the "Due Diligence Period"), to satisfy itself as to those conditions set forth above and in Section 18 below (i) give written notice to Village of any objections Developer may have; or (ii) waive all conditions to Closing as set forth above by providing written notice to Village, except that this shall not operate as a waiver of Village's covenant to deliver the Deed in accordance with this Agreement. If Developer obtains title insurance, Developer is not waiving the right to obtain a good and marketable title of record from

Village. If Developer notifies Village of any such objection(s) during the Due Diligence Period, Village shall either: (a) cure such objections as soon as reasonably possible but no later than prior to Closing (and, for purposes of this Agreement, "cure" shall include, but not be limited to, removing any such defect); or (b) decline to cure such objections. If Village declines to cure such objections Village shall so notify Developer within fifteen (15) business days of receipt of Developer's objections. Thereafter, Developer shall (i) waive such objections and proceed to Closing, or (ii) terminate this Agreement and recover the Deposit. If title defects are discovered by or reported to Developer on or prior to the Date of Closing which are not shown on the Title Commitment or the Survey, or which were created or came into existence on or after the date of delivery of the Title Commitment or the Survey, Developer shall notify Village in writing of any such title defects as soon as reasonably possible. Village may then either (a) cure such objections prior to Closing (and, for purposes of this Agreement, "cure" shall include, but not be limited to removing of any such defect); or (b) decline to cure such objections. If Village declines to cure such objections, it shall so notify Developer within ten (10) business days of notice from Developer. Thereafter, Developer shall (i) waive such objections and proceed to Closing or (ii) terminate this Agreement.

14. As Is Purchase.

a. This Agreement is an arms-length agreement between the parties. Except as expressly provided herein to the contrary, the Purchase Price was bargained on the basis of an "AS IS, WHERE IS" transaction and reflects the agreement of the parties that there are no representations, disclosures, or express or implied warranties, except for any representations of Village to Developer set forth in this Agreement.

Subject to the terms of this Agreement, Developer is purchasing the Property, and, except as set forth herein, the Property shall be conveyed and transferred to Developer, "AS IS, WHERE IS, AND WITH ALL FAULTS," and specifically and expressly without any warranties or guaranties, either express or implied, of any kind, nature or type whatsoever from or on behalf of Village. Without limiting the generality of the foregoing except as set forth herein, Village HAS NOT MADE, AND DOES NOT AND WILL NOT MAKE WITH RESPECT TO THE PROPERTY, ANY WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING BUT IN NO WAY LIMITED TO, ANY WARRANTY OF CONDITION, MERCHANTABILITY, HABITABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OR WITH RESPECT TO THE VALUE, PROFITABILITY, BUILDABILITY, MORTGAGEABILITY OR MARKETABILITY OF THE PROPERTY, OR THE PRESENCE OF HAZARDOUS MATERIALS THEREIN, THEREON, OR THEREUNDER WHICH WARRANTIES ARE HEREBY DISCLAIMED.

Except as otherwise provided in this Agreement, Developer has had, and will have, pursuant to this Agreement, an adequate opportunity to make such legal, factual and other inquiries and investigations as Developer deems necessary, desirable or appropriate with respect to the Property. Such inquiries and investigations of Developer shall be deemed to include, but shall not be limited to, the physical condition of the Property, the suitability of the Property for the intended use, such state of facts as an accurate survey and inspection of the Property would show, and all zoning and other codes, ordinances and regulations of any governmental entity applicable to the ownership, maintenance or operation of the Property.

15. Village's Representations and Warranties. The Village makes the following representations and warranties, which representations and warranties are true and correct on the date hereof and shall be true on the Closing Date and shall survive the Closing:

15.1. The Village owns the Property free and clear of all encumbrances except those identified in the Title Commitment.

15.2. To the best of Village's knowledge, there is no action, suit, proceeding or investigation pending which would become a cloud on the title to the Property or any portion thereof, or which questions the validity or enforceability of the transaction contemplated by this Agreement or any action taken pursuant hereto, in any court or by any federal, district, county or municipal department, commission, board, bureau, agency or other governmental instrumentality.

15.3. The Village is neither a "foreign person" nor a "foreign corporation" (as those terms are defined in Section 1445 of the Internal Revenue Code of 1986, as amended).

15.4. No work has been performed or is in progress at, and no materials have been furnished to, the Property or any portion thereof by or on behalf of Village which could give rise to any mechanic's, materialmen's or other liens and no such liens are outstanding.

15.5. There are no other agreements to lease, occupy, sell, option, mortgage, manage, service or otherwise encumber or dispose of its interest in the Property.

15.6. The copies of documents comprising Due Diligence Materials are accurate copies of all material documents comprising the Due Diligence Materials.

15.7. The Village's warranties and representations contained in this Section shall survive the delivery of the Deed and Closing. In the event any of the representations and warranties contained herein becomes untrue as of the date of the Closing as a result of information received by Village or occurrences subsequent to the Effective Date hereof or otherwise, Village shall promptly notify Developer. A reaffirmation of representations and warranties contained in this Section, the form of which shall be reasonably satisfactory to Developer and Village and executed by Village or, if Village is a single-asset entity, by another entity or individual, as requested by Developer, which individual or entity reasonably demonstrates the financial strength to undertake such continuing representations, warranties and indemnities, shall be provided at Closing.

15.8. Seller has the requisite power and authority to enter into and perform this Agreement. This Agreement has been duly executed and delivered by Seller and is a valid and binding obligation of Seller in accordance with its terms.

16. Commissions. Developer has dealt with no broker, finder or other person in connection with the sale or negotiation of the sale of the Property in any manner that might give rise to any claim for commission against the Village.

17. Developer's Representations and Warranties. Developer makes the following representations and warranties, which representations and warranties are true and correct on the date hereof and will be true and correct on the date of Closing and will survive Closing:

17.1. Developer is a corporation duly incorporated, validly existing and in good standing under the laws of the State of Illinois.

17.2. Developer, acting through its duly empowered and authorized officer, has all necessary power and authority to own and use its properties and to transact the business in which it is engaged.

17.3. Developer, acting through its duly empowered and authorized officer, is duly authorized to execute, deliver and perform this Agreement and all documents and instruments and transactions contemplated hereby or incidental hereto.

18. Village Approvals. Prior to the Closing, Developer shall use commercially reasonable efforts to apply for and obtain all necessary approvals, and entitlements for the development of the Redevelopment Site from the Village, including zoning approval in the form of a planned unit development, including PUD site plan approval, by the Downers Grove Village Council (collectively, the "Approvals"), the effectiveness of which Approvals shall be conditioned on the completion of the Closing.

19. Development of the Project. Following the Closing, Developer shall proceed with the redevelopment of the Redevelopment Site for a mixed use building of commercial and residential uses in accordance with the Approvals and as generally set forth in the design proposal attached hereto as Exhibit C ("Project"). As currently planned, the Project shall consist of 8 levels of improvements (including two below grade parking levels) containing approximately 115 residential rental units, 161 parking stalls, 3,900 square feet of retail space within a total of approximately 200,000 gross square feet.

20. Anticipated Timing of Development. Developer's anticipated development schedule is attached hereto as Exhibit "D", provided, however that the failure to meet any such anticipated schedule dates shall not be a default hereunder. Upon substantial completion of the Project, the Village and Developer mutually shall execute a release of this Agreement, in

recordable form, which shall be recorded by Developer promptly after such substantial completion. For purposes of this paragraph, "substantially complete" shall mean the earlier to occur of (a) the issuance of a final certificate of occupancy for the Project (excluding the retail elements), or (b) when the residential portion of the Project is sufficiently complete that it can be occupied and used for its intended purpose.

21. Construction Commencement.

21.1 If, subject to extension for Uncontrollable Circumstances, Developer fails to commence construction on the Project on or before May 31, 2018, then Village Manager may notify Developer in writing ("Village Notice") that if construction commencement does not occur within thirty (30) business days after Developer's receipt of such Village Notice, Developer shall lease the Property to the Village for parking purposes at no rental cost to the Village until such time when Developer is prepared to commence construction ("Lease"). Thereafter the Village and Developer will enter into a Lease under mutually acceptable terms. The Lease will commence on the 31st business day after Developer's receipt of the Village Notice, provided Developer does not commence construction within the preceding thirty (30) business days and will terminate thirty (30) days after Developer provides the Village with written notice that Developer intends to commence construction. Upon providing such notice to the Village, the Village shall relinquish possession of the Property to Developer within thirty (30) days, and Developer thereafter shall commence construction within ninety (90) days. If Developer does not commence construction within such 90-day period, the Village may resume its Lease of the Property for parking purposes until Developer provides subsequent notice that it intends to commence construction.

21.2 If, subject to extension for Uncontrollable Circumstances, (a) Developer fails to commence construction on the Project on or before the fifth (5th) anniversary of the Effective Date, the Village shall have an option to purchase the Redevelopment Site for fair market value ("Option") by providing Developer with written notice of exercise of the Option ("Exercise Notice"). Upon Developer's receipt of the Exercise Notice, the parties will negotiate in good faith to establish the fair market value of the Redevelopment Site. If the parties do not arrive upon a stipulated fair market value within twenty (20) days after Developer's receipt of the Exercise Notice, the fair market value will be determined by a mutually agreeable appraiser. The Closing on the Option will occur thirty (30) days after the fair market value is established. Developer may enter into a purchase agreement for the sale of the Redevelopment Site at any time prior to receipt of the Notice Exercise. Upon Developer's request, the Village will provide recordable written confirmation of the termination of the Option after construction commencement.

21.3 For purposes of this Section, "commence construction", and all similar derivations, shall mean excavation and the pouring of footings for the improvements to be constructed on the Redevelopment Site. Upon Developer's commencement of construction, as defined herein, all of the Village's rights under this Section 21 shall terminate and be of no further force or effect.

21.4 For purposes of this Agreement, "Uncontrollable Circumstance" means any event which:

- (a) is beyond the reasonable control of and without the fault of the Party relying thereon; and
- (b) is one or more of the following events:

- (i) a change in Law;
- (ii) insurrection, riot, civil disturbance, sabotage, act of the public enemy, explosion, nuclear incident, war or naval blockade;
- (iii) epidemic, hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, other extraordinary weather conditions or other similar Act of God;
- (iv) governmental condemnation or taking other than by the Village;
- (v) strikes or labor disputes, other than those caused by the acts of Developer;
- (vi) unavailability of materials not caused by acts of the Developer;

Uncontrollable Circumstance shall not include: (1) economic hardship or impracticability of performance, (2) commercial or economic frustration of purpose, (3) unavailability of materials, strikes or labor disputes caused by the acts of Developer, or (4) a failure of performance by a contractor in the employ of the Developer (except as caused by events which are Uncontrollable Circumstances as to the contractor).

22. Compliance with Applicable Law. Developer shall, at all times, acquire, install, construct, operate and maintain the Project in conformance with all applicable laws, rules, ordinances and regulations in effect as of the date of the application for the building permit. All work with respect to the Project shall conform to all applicable federal, State and local laws, regulations and ordinances, including, but not limited to, zoning, subdivision and planned unit development codes, building and fire prevention codes, environmental codes, life safety codes, property maintenance codes and any other applicable codes and ordinances of the Village in effect as of the date of the application for the building permit. Village shall not enact any law,

ordinance, rule or regulation (or amendment thereto) which would have the effect of increasing Developer's obligations hereunder, including an increase in the cost of the Project, unless said law, ordinance, rule or regulation is one of general applicability to all the property in the Village.

23. Fees and Expenses. Developer shall pay all Village imposed fees, including but not limited to permit, inspection, review, tap-on, school and park impact fees, and storm water drainage fees required in the Village Code of Ordinances that are assessed on a uniform basis throughout the Village and are of a general applicability to all other property in the Village at the time that an application for a building permit and/or earth moving permit for such development or construction is filed. Developer's failure to pay the fees and expenses described in this Section, or elsewhere in this Agreement (after the applicable notice and cure period) shall constitute an event of default hereunder

24. Construction Traffic. In advance of the commencement of construction on the Project, the Village reserves the right to establish reasonable routes of access for construction traffic to protect pedestrians and to minimize disruption of traffic and damage to paved street surfaces, provided such routes do not materially interfere with Developer's construction activities or result in a material increase in cost to Developer and that no more strict standards will be imposed than are typically imposed for similar projects. At all times during construction the Developer shall keep, or cause to be kept, the designated routes free and clear of mud, dirt, debris, obstructions, and hazards and shall repair, or cause to be repaired, any damage caused by any construction traffic. If the Developer shall fail to keep or cause to be kept such routes free and clear of mud, dirt, debris, obstructions, or hazards, then the Village may do so and the Developer shall reimburse the Village's reasonable costs and expenses in doing so. The Village will allow Developer to use Village rights-of-way during construction of the Project, including

the closure of sidewalks as necessary. The Village will use reasonable efforts to give Developer notice and the right to cure, before performing its self-help remedies under this Section.

25. Operation Pending Closing. During executory period of this Agreement, Village shall (a) operate, maintain and manage the Property in a manner substantially consistent with Village's past practices, including continuing repair and preventative maintenance, maintenance of adequate insurance with respect to the Property (including both commercial general liability insurance and property insurance) and full and timely compliance with any contracts, leases, permits, warranties and applicable law, (b) not lease, convey or otherwise transfer any of the Property, (c) execute not contracts, leases or other agreements regarding any of the Property (including any amendment or modification of any contract, lease, permit or warranty) without the consent of Developer, (d) undertake no repairs or alterations of the Property of a capital nature without the consent of Development, and (e) promptly deliver to Developer a copy of any notice, consent, waiver, request or other communication Village receives from any public or private entity with respect to any of the Property.

26. Insurance. Developer shall cause each contractor engaged in the construction and installation of any Project improvement to furnish insurance coverage (including workers' compensation, liability and property damage) in such amounts as are reasonably satisfactory to Developer and Village, provided that such limits shall not be in excess of what is commercially reasonable.

27. Indemnification. Developer agrees to indemnify, defend and hold harmless the Village, Mayor, Village Council Members, Village Manager, officers, agents and employees (hereinafter "Indemnified Parties") from and against any actual losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses (including, without limitation,

reasonable attorneys' fees and court costs) (collectively, "Claims") suffered or incurred by the Indemnified Parties which are caused as a result of: the failure of Developer to comply with any of the terms, covenants or conditions of this Agreement, which Developer is obligated to comply with, after the benefit of any applicable notice and cure periods: or

a. the failure of Developer or any of Developer's contractors to pay Developer's contractors, subcontractors or materialmen in connection with the Project; or

b. material misrepresentations or omissions of Developer relating to the Project or this Agreement which are the result of information supplied or omitted by Developer or by its agents, employees, contractors or persons acting under the control or at the request of Developer; or

c. the failure of Developer to cure any material misrepresentations or omissions of Developer in this Agreement relating to the Project within the applicable cure provisions of this Agreement; or

d. any claim or cause of action for injury or damage brought by a third party arising out of the construction or operation of the Project by Developer; or

e. any material violation by Developer of local ordinance, State or federal laws, in connection with the offer and sale of interests in the Developer or any part of the Project.

The provisions of this Section shall not apply to a loss which arises out of (in whole or in part) intentional misconduct or gross negligence on the part of any Indemnified Party, but only to the extent that such Indemnified Parties' misconduct or negligence contributed to the loss, or that the loss is attributable to such Indemnified Parties' misconduct or negligence. The Village and the Indemnified Parties hereby waive all Claims against Developer to the extent such claims are

covered by insurance policies, provided that claims for any attorneys' fees not covered by insurance shall not be deemed waived.

28. Successors and Assigns. Until construction of the Project is substantially complete (as defined herein), Developer shall not assign or transfer its interest in the Property, or its rights under this Agreement except with the prior written approval of the Village, which may be given or withheld in the reasonable exercise of the Village's discretion, and except with respect to contracting and subcontracting work related to the improvements to the Redevelopment Site. Notwithstanding the foregoing, Developer may assign its right to purchase the Property to an affiliate entity or another entity in which Developer holds an ownership interest. The terms and provisions hereof shall be binding upon, and inure to the benefit of the heirs, representatives, successors and assigns of the parties hereto and shall be binding upon all future owners of all or any part of the Subdivision and shall be deemed covenants running with the land.

29. Severable. In the event that any portion of this Agreement shall be held invalid for any reason, the same shall not affect in any respect whatsoever the validity of the remainder of this Agreement.

30. Waiver. Any waiver, whether express or implied, by any party of a breach of any provision of this Agreement will not operate as or be construed to be a waiver of any subsequent breach of this Agreement.

31. Default by Developer. If Developer defaults in performing any of Developer's obligations under the terms of this Agreement for any reason other than Village's default, after providing Developer with ten (10) business days' prior written notice of default and opportunity to cure, or if such cure cannot be completed within ten (10) business days,

Developer shall be allowed such reasonable additional time to cure as is necessary, provided such cure is commenced within ten (10) business days and pursued diligently, Village may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach.

32. Default by Village. If Village defaults in performing any of Village's obligations under the terms of this Agreement for any reason other than Developer's default, after providing Village with ten (10) business days' prior written notice of default and opportunity to cure, Developer may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach. Village shall be allowed such reasonable additional time to cure as is necessary, provided such cure is commenced within ten (10) business days and pursued diligently, Developer may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach.

33. Notices. All notices and demands specified herein shall be deemed appropriately and timely given when delivered personally or deposited by a recognized overnight delivery service or in the United States mail to the addresses hereinafter set forth by certified mail (return receipt requested). The addresses of the parties hereto are as follows until changed by written notice given as above:

To the Village at:

Village of Downers Grove
Attn: Village Attorney
801 Burlington Avenue
Downers Grove, IL 60515

To Developer at: Trammell Crow Chicago Development, Inc.
2215 South York Road
Suite 204
Oak Brook, IL 60523
Attn: Grady Hamilton and John Carlson

With a Copy to: Marcus A. Mollison
Dorsey & Whitney LLP
Suite 1500
50 South Sixth Street
Minneapolis, MN 55402

34. Equal Employment Opportunity; No Discrimination. Developer will not discriminate against any employee or applicant for employment on the basis of race, color, religion, sex or national origin. To the fullest extent permitted by law, Developer will use its good faith efforts to ensure that applicants are employed and treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, transfer, recruitment, recruitment advertising, layoff, termination, rate of pay or other forms of compensation and selection for training, including apprenticeship. Developer agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

35. Advertisements. Developer will, in all solicitations or advertisements for employees placed by or on behalf of Developer, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

36. Contractors. Any contracts made by Developer with any general contractor, agent, employee, independent contractor or any other Person in connection with Developer's Project shall contain language similar to that recited in Section 34 and Section 35 above.

37. Recordation of Agreement. The Parties agree to record this Agreement in the DuPage County Recorder's Office. The Developer shall be responsible for all recording costs.

38. Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. Venue is proper in DuPage County, Illinois.

39. No Personal Liability of Officials of Village or Developer. No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of the Mayor, Village Council member, Village Manager, any official, officer, partner, member, director, agent, employee or attorney of the Village or Developer, in his or her individual capacity, and no official, officer, partner, member, director, agent, employee or attorney of the Village or Developer shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Agreement, or any failure in that connection.

40. Effective Date. This Agreement may be executed in counterparts. This Agreement shall be effective as of the date of execution and acknowledgement by the Village and Developer.

IN WITNESS WHEREOF, the Village and Developer have caused this Agreement to be duly executed on the day and year below written.

VILLAGE OF DOWNERS GROVE

By: _____

Its: _____

By: _____

Its: _____

STATE OF ILLINOIS)
) ss.
COUNTY OF DU PAGE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by _____ and _____, the _____ and _____, respectively, for the Village of Downers Grove, a municipal corporation organized under the laws of the State of Illinois, on behalf of the Village.

Notary Public

DEVELOPER:

TRAMMELL CROW CHICAGO
DEVELOPMENT, INC.

By: _____

Its: _____

STATE OF ILLINOIS)
) ss.
COUNTY OF DU PAGE)

The foregoing instrument was acknowledged before me, this ____day of _____, 2016,
by _____, the _____ of Trammell Crow Chicago
Development, Inc., a Delaware corporation, on behalf of the corporation.

Notary Public

EXHIBIT A**PROPERTY LEGAL DESCRIPTION**

OF THAT PART OF OUTLOT 1 IN CURTISS' ADDITION TO DOWNERS GROVE AS RECORDED AS DOCUMENT NUMBER 7317 LYING SOUTH OF LOT 22 IN ASSESSORS SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND LYING WEST OF LOT 18 IN SAID ASSESSORS SUBDIVISION; ALSO LOTS 20, 21 AND 22 IN SAID ASSESSORS SUBDIVISION; ALSO THAT PART OF LOT 18 IN SAID ASSESSORS SUBDIVISION DESCRIBED BY BEGINNING ON THE NORTH LINE OF MAPLE AVENUE AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH $1\frac{1}{2}$ DEGREES WEST ALONG THE WEST LINE OF SAID LOT 18 A DISTANCE OF 118.9 FEET; THENCE NORTH 77 DEGREES EAST A DISTANCE OF 44.2 FEET; THENCE SOUTH $4\frac{3}{4}$ DEGREES EAST A DISTANCE OF 107.4 FEET TO THE NORTH LINE OF SAID MAPLE AVENUE; THENCE SOUTH $65\frac{1}{2}$ DEGREES WEST ALONG SAID NORTH LINE A DISTANCE OF 54.2 FEET TO THE PALCE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS

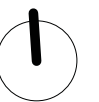
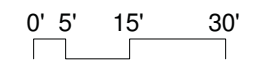
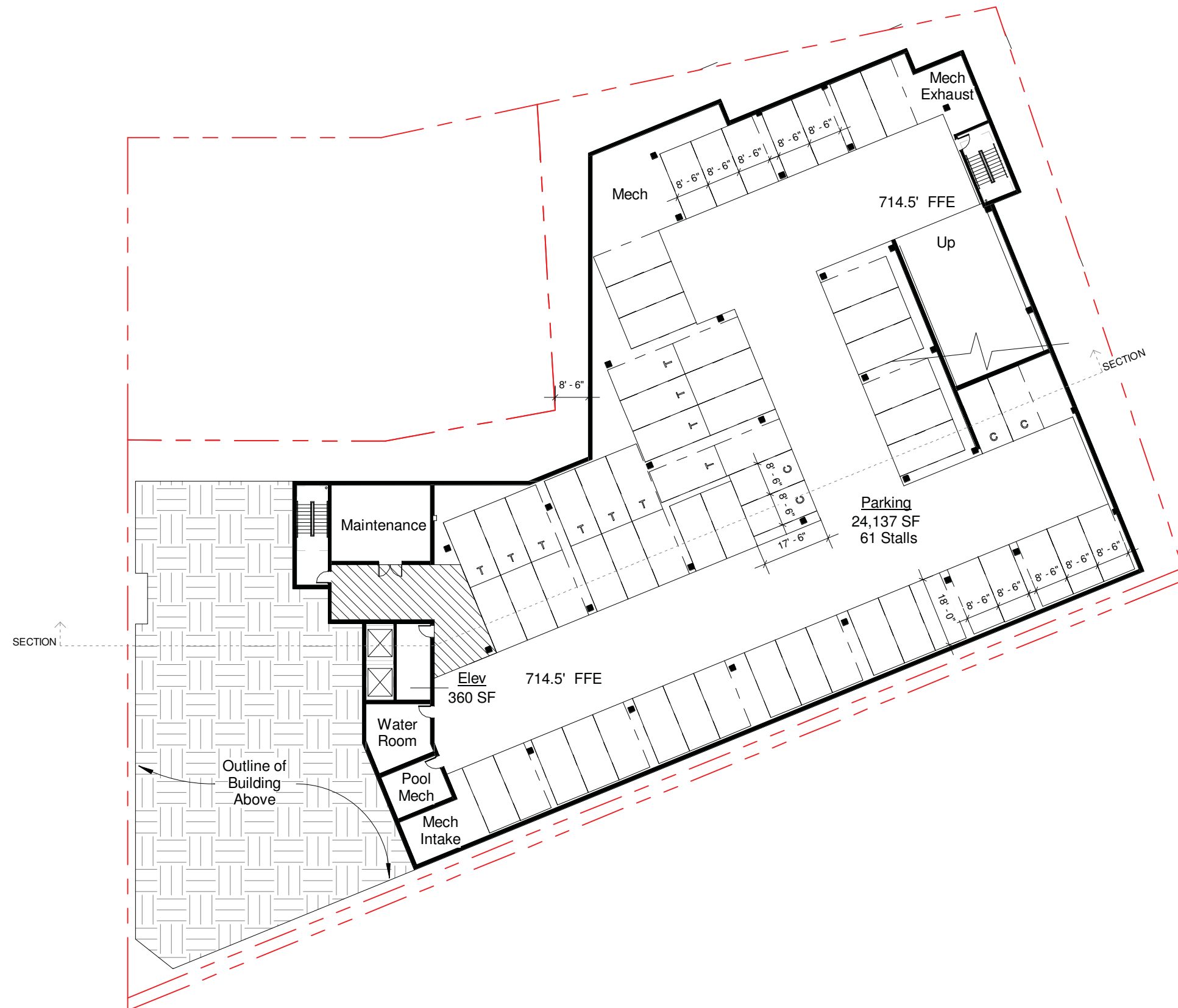
EXHIBIT B
INTENTIONALLY DELETED

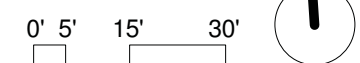
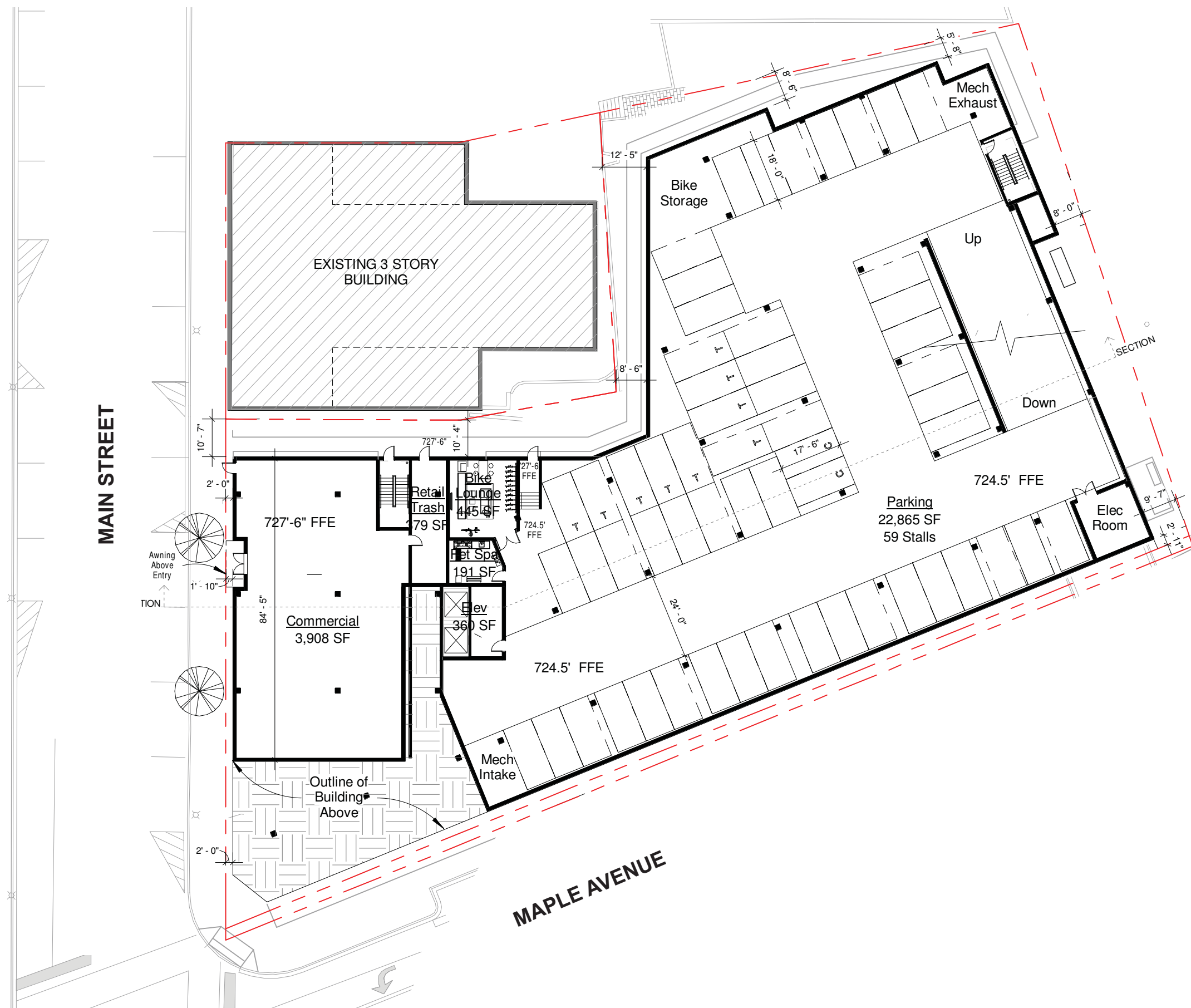
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PRELIMINARY DESIGN PROPOSAL

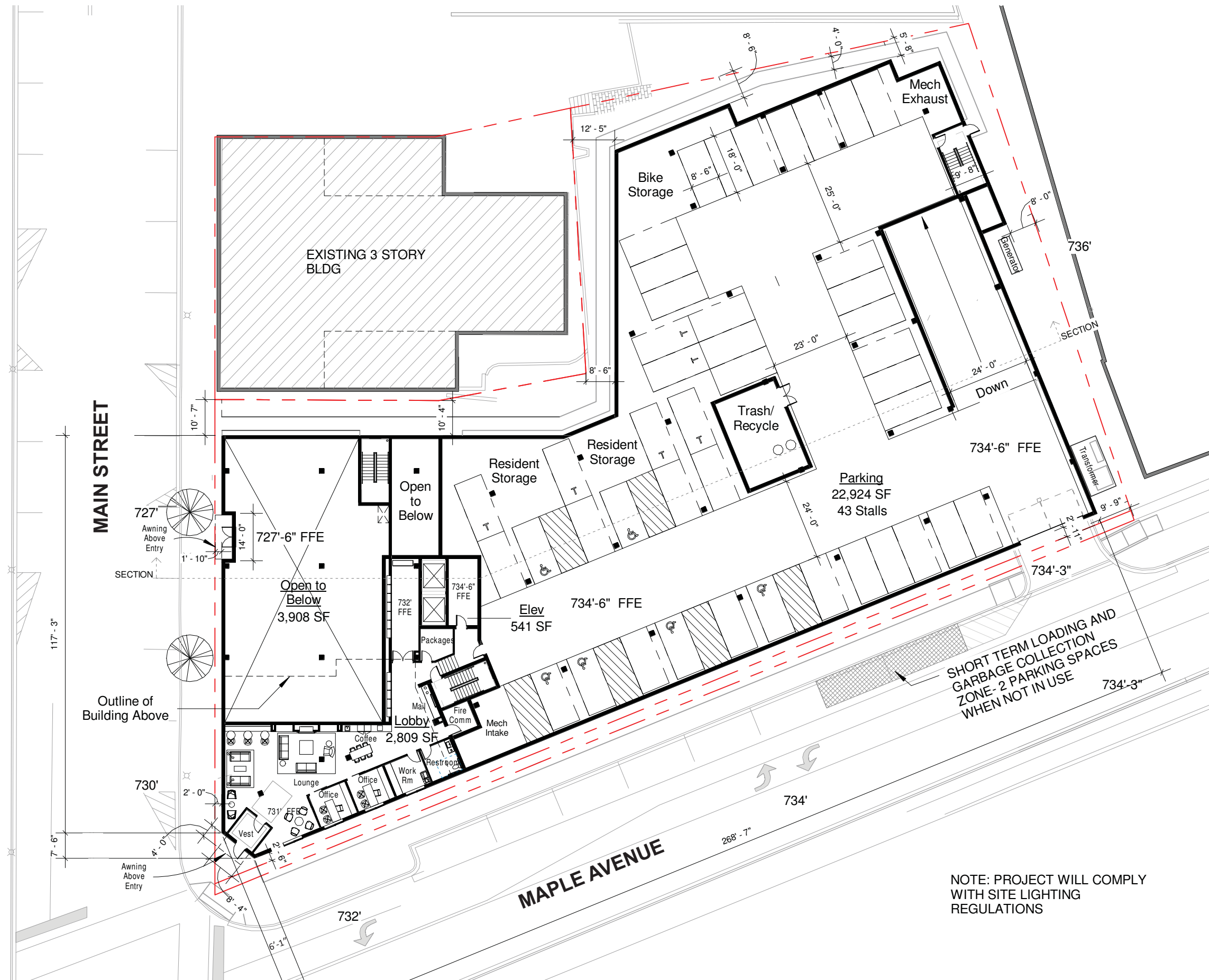


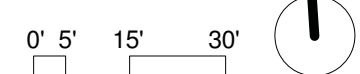
Lot Area:
37,083 SF or .87 acres

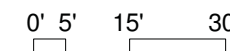
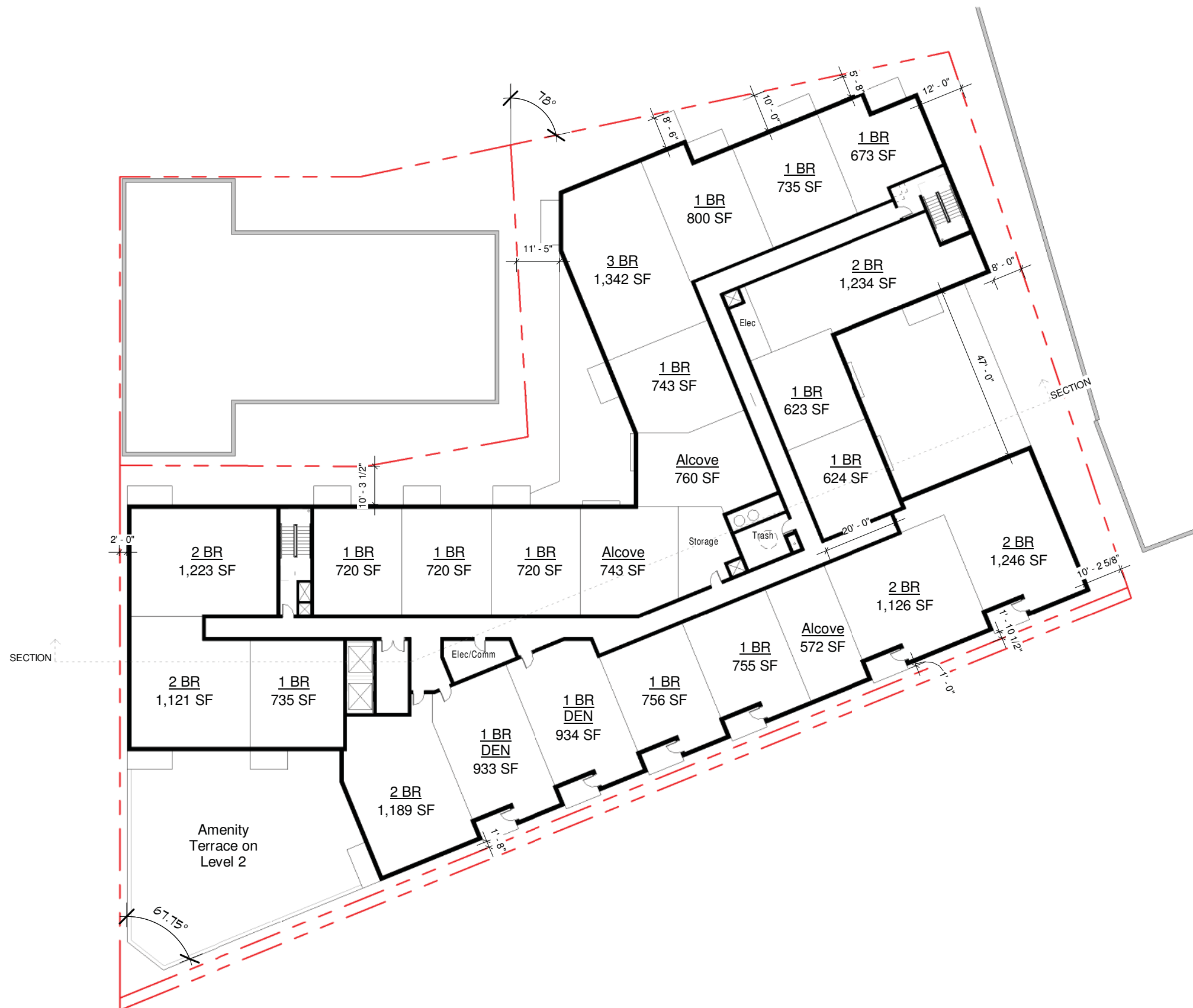


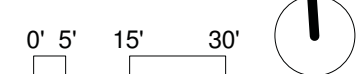


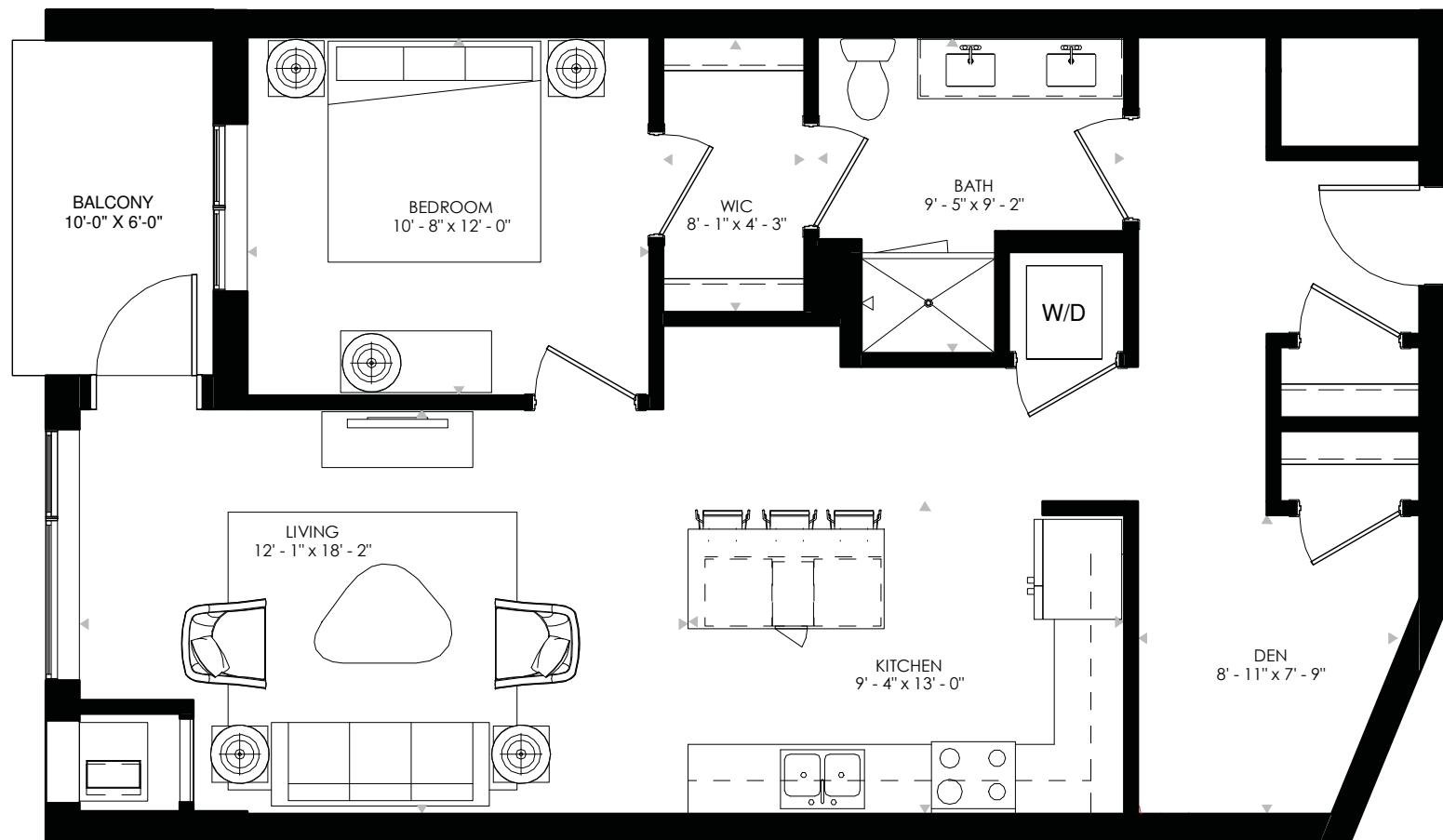




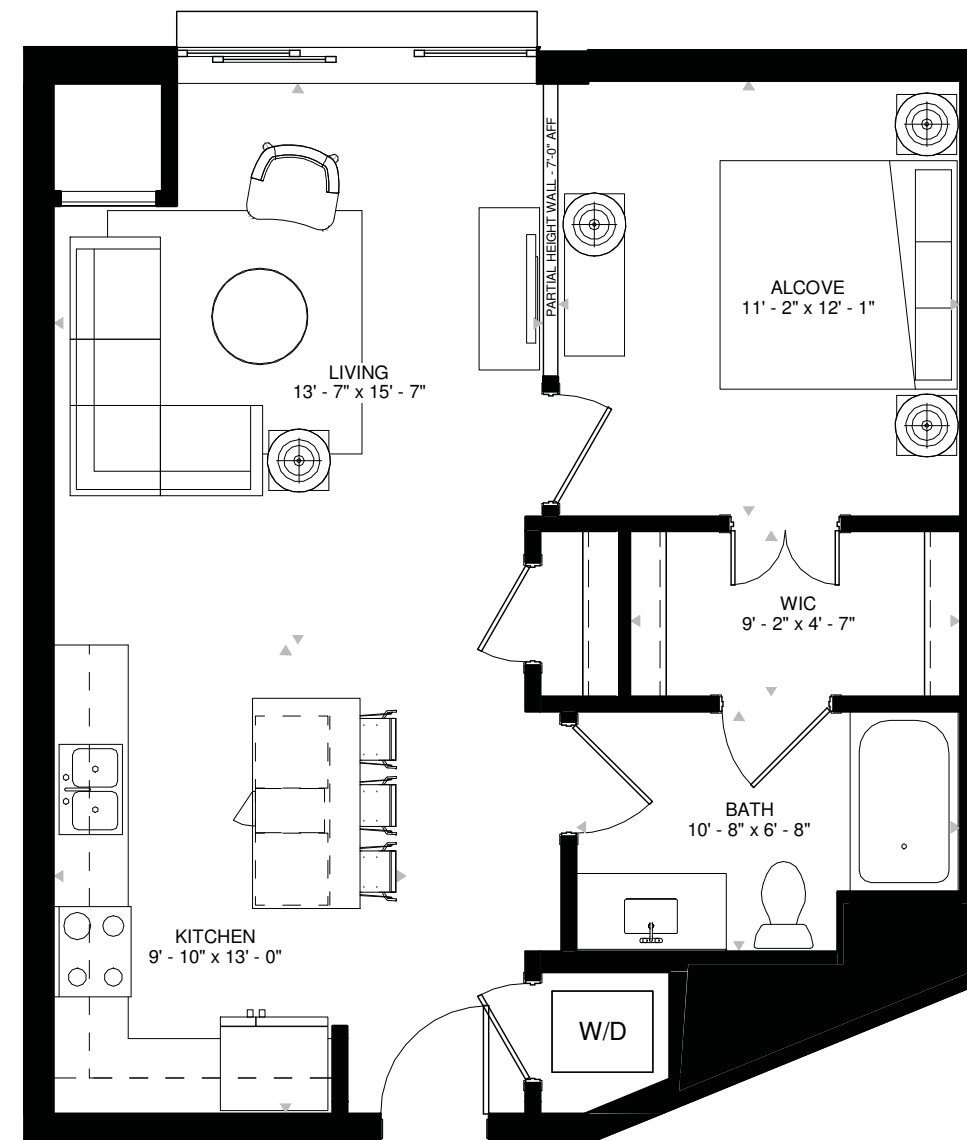




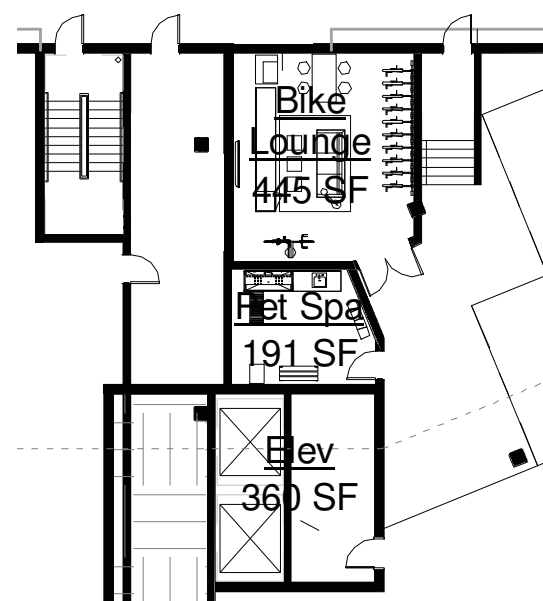




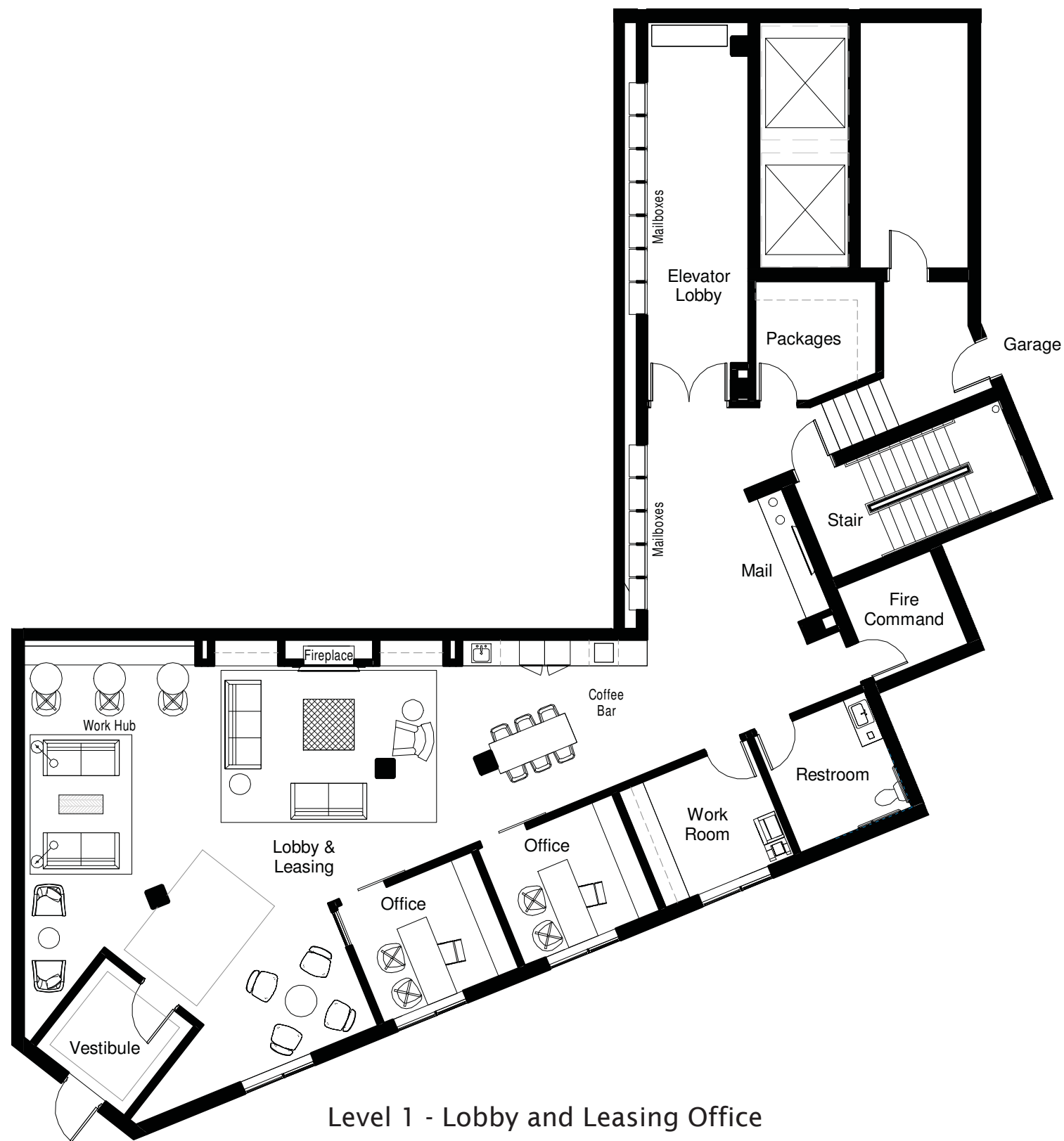
ONE BEDROOM + DEN



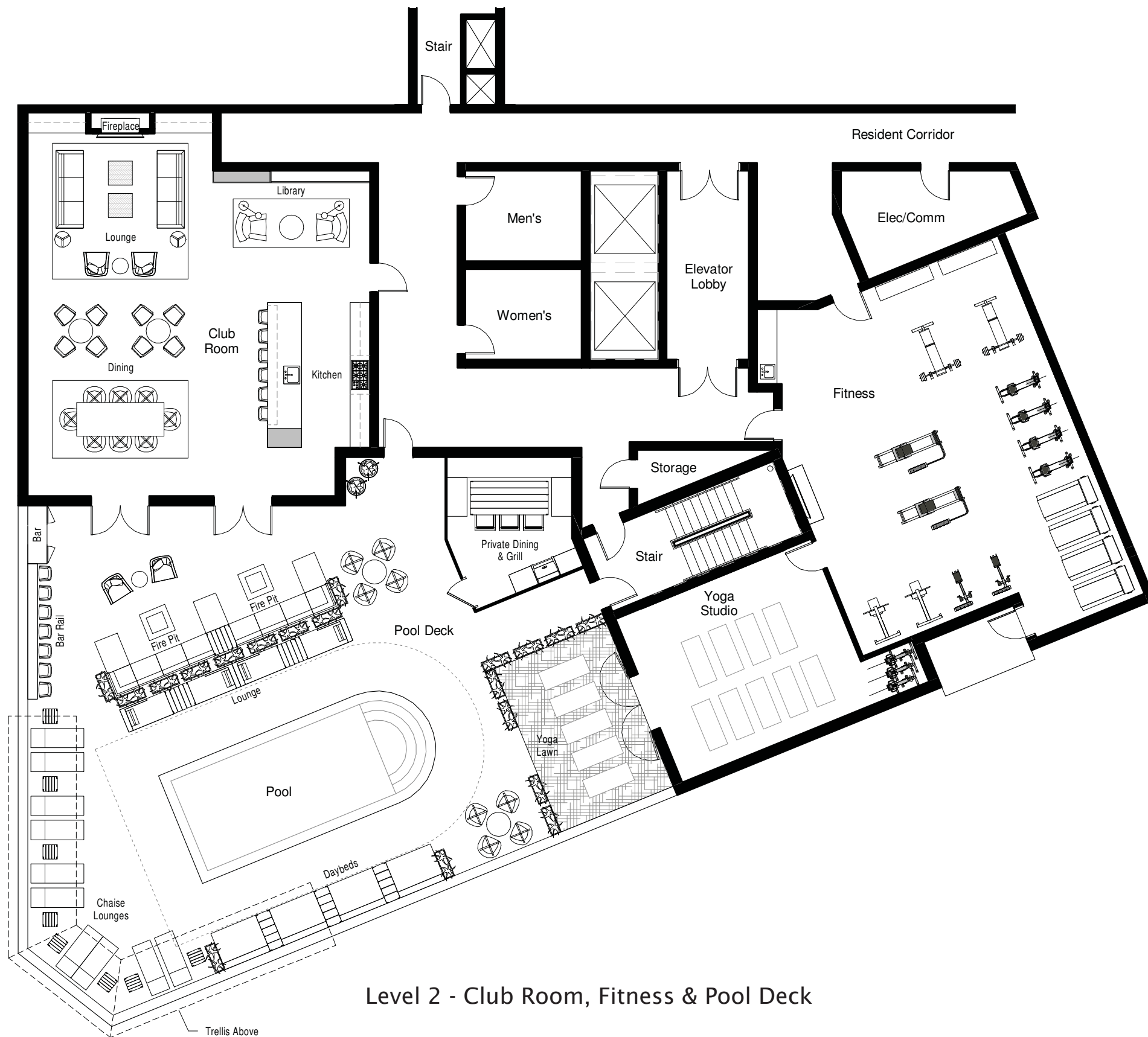
ALCOVE



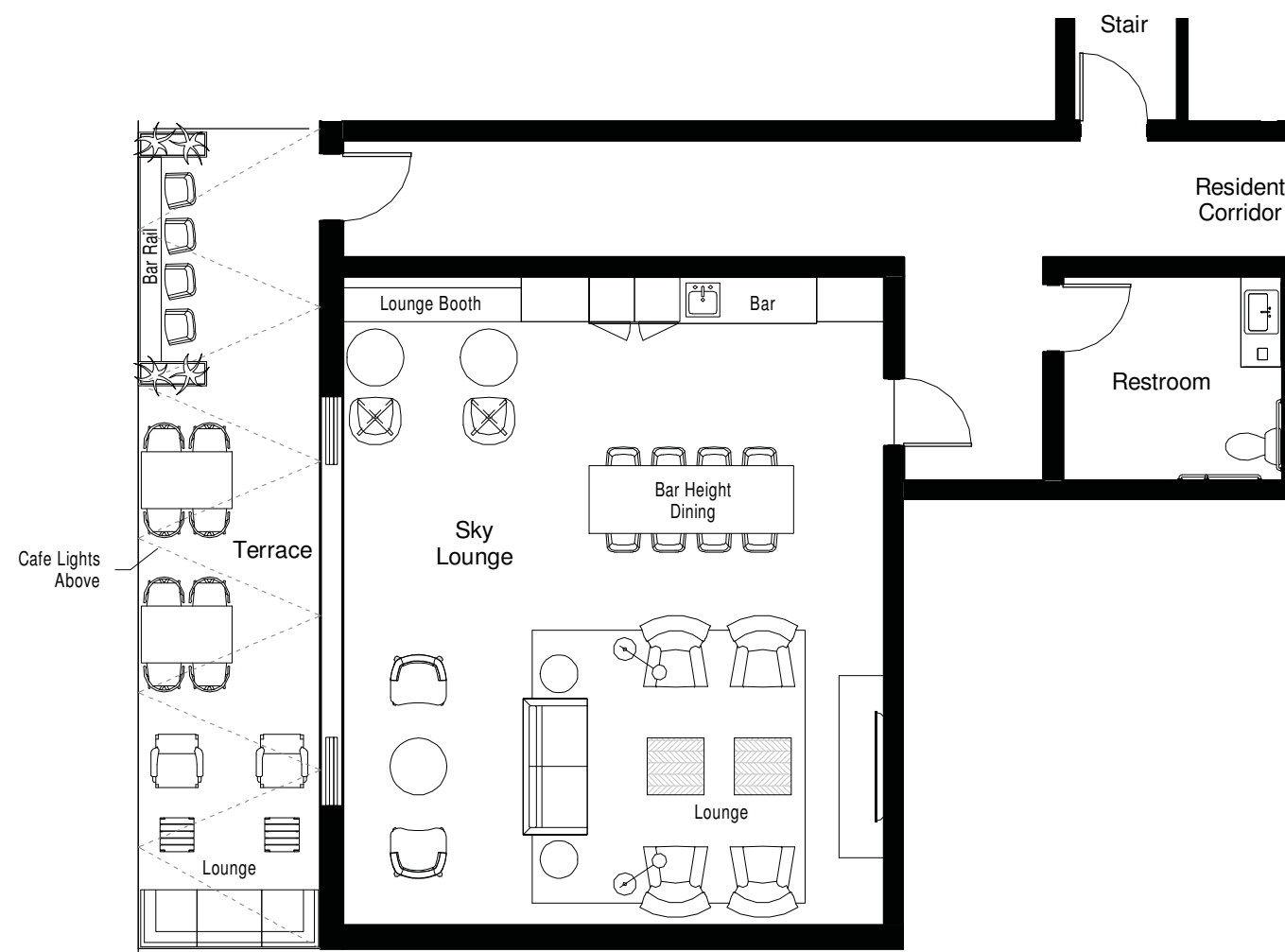
Level P2 - Pet and Bike Amenities



Level 1 - Lobby and Leasing Office



Level 2 - Club Room, Fitness & Pool Deck



Level 6 - Sky Lounge & Terrace























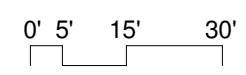
WEST ELEVATION

1" = 30'-0"



SOUTH ELEVATION

1" = 30'-0"





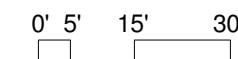
EAST ELEVATION

1" = 30'-0"



NORTH ELEVATION

1" = 30'-0"



PRELIMINARY ENGINEERING PLANS

MAPLE & MAIN

MAPLE AVE. & MAIN STREET

DOWNERS GROVE, IL 60515



UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
 VILLAGE OF DOWNERS GROVE
 5101 WALNUT AVENUE
 DOWNERS GROVE, IL 60515-4074
 TEL: (630) 434-5461
 CONTACT: NAN NEWLON

SANITARY SEWER SERVICE
 VILLAGE OF DOWNERS GROVE
 5101 WALNUT AVENUE
 DOWNERS GROVE, IL 60515-4074
 TEL: (630) 434-5461
 CONTACT: NAN NEWLON

STORM SEWER SERVICE
 VILLAGE OF DOWNERS GROVE
 5101 WALNUT AVENUE
 DOWNERS GROVE, IL 60515-4074
 TEL: (630) 434-5489
 CONTACT: KAREN DAULTON LANGE

WATER SERVICE
 VILLAGE OF DOWNERS GROVE
 5101 WALNUT AVENUE
 DOWNERS GROVE, IL 60515-4074
 TEL: (630) 434-5461
 CONTACT: NAN NEWLON

ROADWAY AUTHORITY
 VILLAGE OF DOWNERS GROVE
 5101 WALNUT AVENUE
 DOWNERS GROVE, IL 60515-4074
 TEL: (630) 434-5461
 CONTACT: NAN NEWLON

POWER COMPANY
 COMMONWEALTH EDISON
 201 W. ARTHUR AVE.
 MT. PROSPECT, IL 60056-2295
 TEL: (847) 870-2124

NATURAL GAS COMPANY
 NICOR GAS
 1011 WILEY ROAD
 SCHAUMBURG, IL 60195
 TEL: (847) 843-0627 EXT. 335

TELEPHONE
 AT&T
 688 INDUSTRIAL DRIVE
 ELMHURST, IL 60126
 TEL: (630) 600-6347

PROJECT TEAM

DEVELOPER
 TRAMMELL CROW CHICAGO DEVELOPMENT, INC.
 2215 SOUTH YORK ROAD
 OAK BROOK, IL 60523
 TEL: (630) 990-1532
 CONTACT: DAVID PAINO

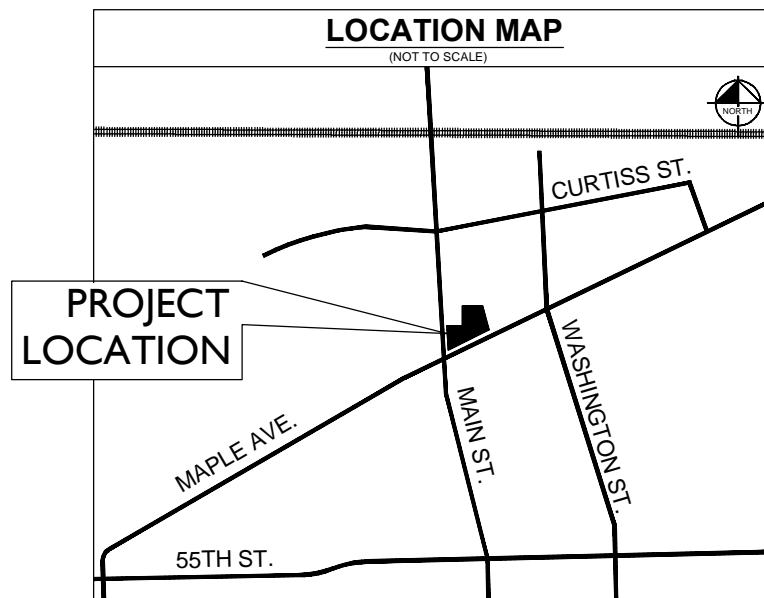
ARCHITECT
 ELNESS SWENSON GRAHAM ARCHITECTS, INC.
 500 WASHINGTON AVENUE S, SUITE 1080
 MINNEAPOLIS, MN 55415
 TEL: (612) 373-4680
 CONTACT: CHRISTOPHER WILLETTE

CIVIL ENGINEER
 KIMLEY-HORN AND ASSOCIATES, INC.
 1001 WARRENVILLE RD, SUITE 350
 LISLE, IL 60532
 TEL: (331) 481-7329
 EMAIL: JARED.KENYON@KIMLEY-HORN.COM
 CONTACT: JARED KENYON, P.E.

TRAFFIC ENGINEER
 KIMLEY-HORN AND ASSOCIATES, INC.
 1001 WARRENVILLE RD, SUITE 350
 LISLE, IL 60532
 TEL: (331) 481-7332
 EMAIL: TIM.SJOGREN@KIMLEY-HORN.COM
 CONTACT: TIM SJOGREN, P.T.O.E.

LANDSCAPE ARCHITECT
 KIMLEY-HORN AND ASSOCIATES, INC.
 1001 WARRENVILLE RD, SUITE 350
 LISLE, IL 60532
 TEL: (331) 481-7335
 EMAIL: KEITH.DEMCHINSKI@KIMLEY-HORN.COM
 CONTACT: KEITH DEMCHINSKI, P.L.A.

SURVEYOR
 SPACECO INC.
 9575 W. HIGGINS ROAD, SUITE 700
 ROSEMONT, IL 60018
 TEL: (847) 696-4060
 CONTACT: JERRY CHRISTOPH



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	EROSION CONTROL PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN

BENCHMARKS

SITE BENCHMARKS:
 (LOCATIONS SHOWN ON SURVEY)

SBM #1 CUT BOX ON TRAFFIC SIGNAL BOX AT
 NORTHEAST CORNER OF MAIN STREET AND MAPLE
 AVENUE.
 ELEVATION=714.3 (NAVD 88)

DUPAGE COUNTY BENCHMARKS:

BENCHMARK #0005 PID#DK3311
 ELEVATION=714.33 (NAVD 88)

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JARED J. KENYON, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF ELNESS SWENSON GRAHAM ARCHITECTS, INC. BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS ____ DAY OF _____, A.D., 2016.

IL LICENSED PROFESSIONAL ENGINEER 062-059479
 MY LICENSE EXPIRES ON NOVEMBER 30, 2017

Drawing name: K:\CHB_LIVE\168221001_ESG_Design\DWG\Downers Grove_IL_V Title Sheet.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NO.	REVISIONS	DATE	BY
1	PER VILLAGE COMMENTS	05/23/16	JJK

Kimley-Horn
 © 2016 KIMLEY-HORN AND ASSOCIATES, INC.
 1001 WARRENVILLE ROAD, SUITE 350,
 LISLE, IL 60532
 PHONE: 630-497-6550
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
 DESIGNED BY: TJS
 DRAWN BY: TJS
 CHECKED BY: JJK

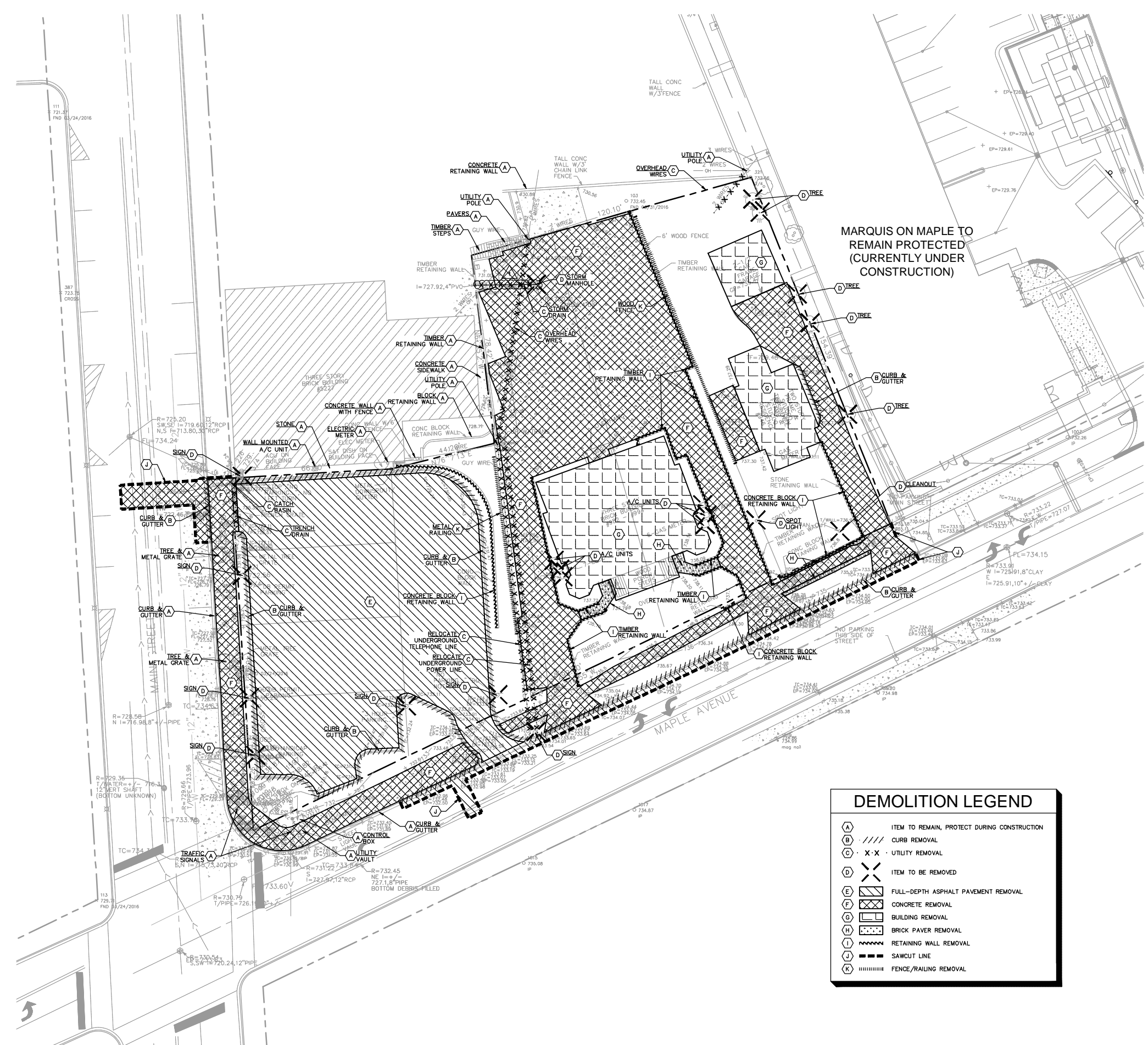
esg
 Trammell Crow Company

TITLE SHEET

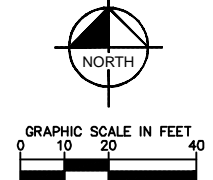
MAPLE & MAIN
 DOWNERS GROVE, IL

ORIGINAL ISSUE: 05/02/2016
KHA PROJECT NO. 168221001
SHEET NUMBER C0.0

Drawing name: K:\GIS\DEV\16821001_ESG_Downers Brown_IL\2 Design\CAD\DWG\16821001_C10 DEMOLITION PLAN.dwg DEMOLITION PLAN May 23, 2016 8:03am by: tom.szczoniak
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DEMOLITION LEGEND	
(A)	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
(B) // // //	CURB REMOVAL
(C) · X · X ·	UTILITY REMOVAL
(D) X X	ITEM TO BE REMOVED
(E) [Hatched]	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
(F) [Cross-hatched]	CONCRETE REMOVAL
(G) [Dotted]	BUILDING REMOVAL
(H) [Stippled]	BRICK PAVEMENT REMOVAL
(I) [Wavy]	RETAINING WALL REMOVAL
(J) [Dashed]	SAWCUT LINE
(K) [Vertical lines]	FENCE/RAILING REMOVAL



DEMOLITION NOTES

- GENERAL DEMOLITION NOTES**
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
 - CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
 - THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 - IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRIERS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
 - CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
 - QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
 - PRIOR TO BIDDING AND CONSTRUCTION, CONTRACTOR TO REFER TO OWNER PROVIDED PHASE I ENVIRONMENTAL SITE ASSESSMENT AND ASBESTOS REPORT FOR SITE SPECIFIC CONDITIONS AND CONSIDERATIONS.
 - CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS
 - EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
 - REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.

DEMOLITION NOTES

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

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

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

DISPOSAL OF DEMOLISHED MATERIALS

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

LANDSCAPE PROTECTION AND REMOVAL

SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION AND REMOVAL.

UTILITY SERVICES

EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.

UTILITY PROTECTION

UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASSES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.

POLLUTION CONTROLS

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

FILLING BASEMENTS AND VOIDS

COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

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1	PER VILLAGE COMMENTS	05/23/16	JJK

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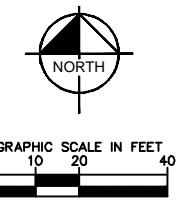
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DEMOLITION PLAN

MAPLE & MAIN DOWNERS GROVE, IL

ORIGINAL ISSUE:	05/02/2016
KHA PROJECT NO.	16821001
SHEET NUMBER	C10

Drawing name: K:\CHS_DEV\168221001_ESG_Downers Brown_IL\2_Design\CAD\PlanSheets\C2.0 SITE PLAN.dwg SITE PLAN May 23, 2016 8:04am by: tomazsromski
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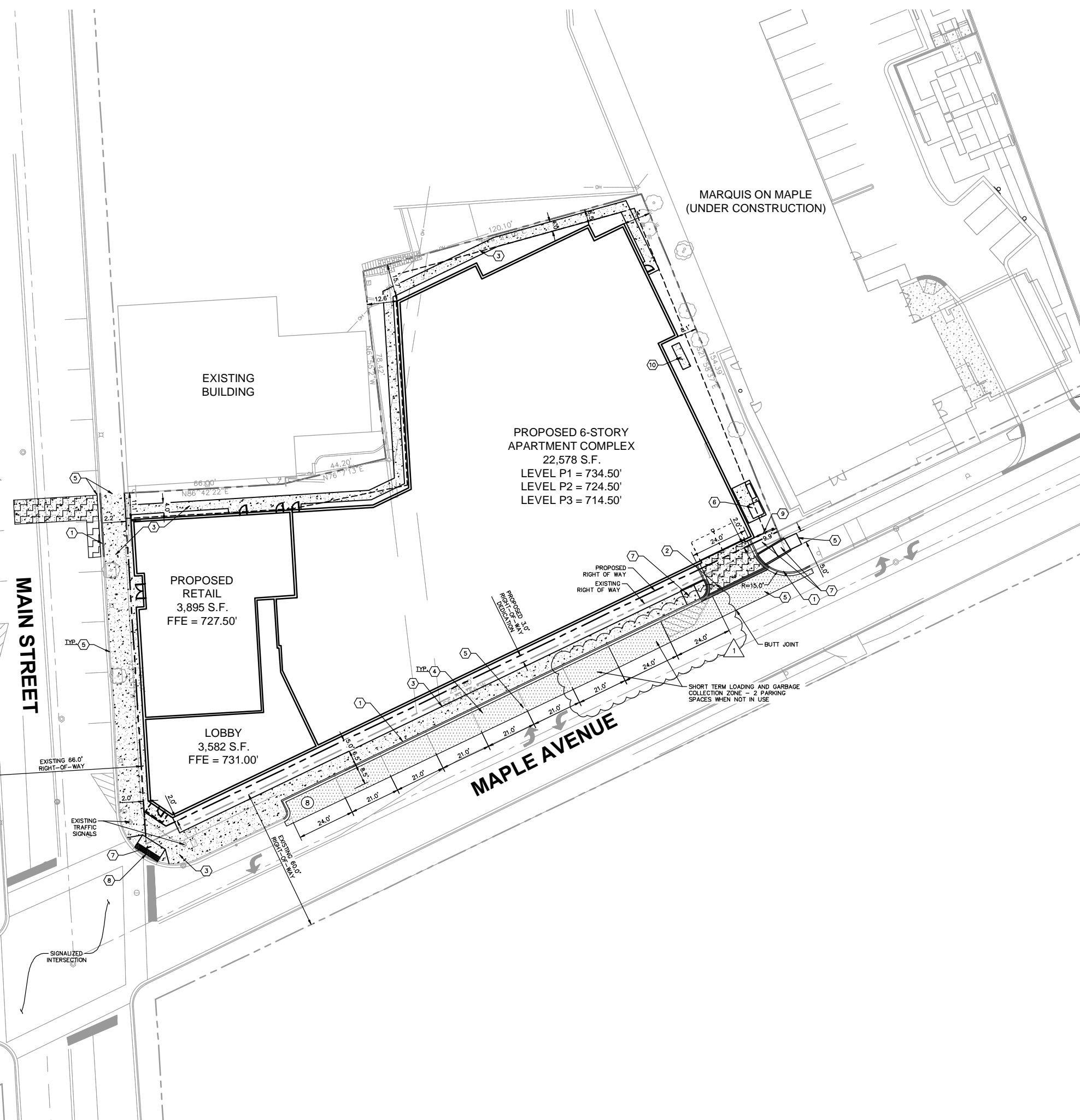
- ### GENERAL NOTES
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
 5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
 6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

- ### KEY NOTES
- 1 B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
 - 2 DEPRESSED CURB AND GUTTER
 - 3 CONCRETE SIDEWALK, TYP. (SEE DETAILS)
 - 4 4" WIDE PAINTED SOLID LINE, TYP.
 - 5 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 - 6 TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - 7 ACCESSIBLE RAMP (SEE DETAILS)
 - 8 2" WIDE TACTILE WARNING STRIP
 - 9 6' SCREENING FENCE
 - 10 GENERATOR PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)

- ### PAVING AND CURB LEGEND
- STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
 - CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
 - HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
 - STANDARD PITCH CONCRETE CURB AND GUTTER
 - REVERSE PITCH CONCRETE CURB AND GUTTER
 - CONCRETE DEPRESSED CURB AND GUTTER
 - PARKING COUNT

PARKING SUMMARY

ONSITE:	
PARKING SPACES REQUIRED (1.4 SPACES/RESIDENTIAL UNIT)	= 161 SPACES
REGULAR PARKING SPACES PROVIDED	= 150 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 6 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 6 SPACES
TOTAL PARKING SPACES PROVIDED	= 156 SPACES
OFFSITE:	
PARKING SPACES REQUIRED (CITY STANDARD)	= 0 SPACES
REGULAR PARKING SPACES PROVIDED	= 0 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 0 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 0 SPACES
TOTAL PARKING SPACES PROVIDED	= 0 SPACES



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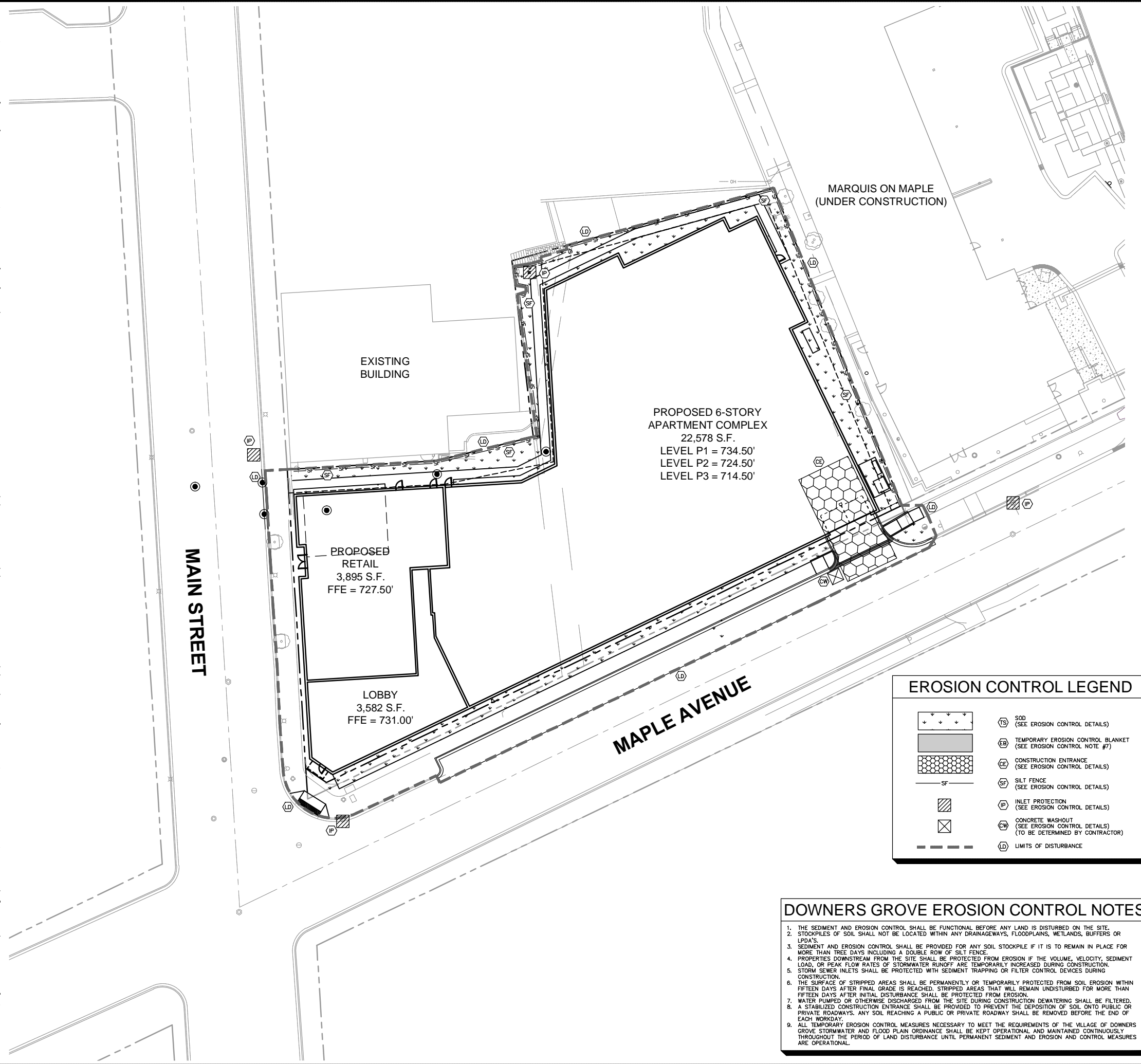
SITE PLAN

**MAPLE & MAIN
 DOWNERS GROVE, IL**

ORIGINAL ISSUE:
 05/02/2016
 KHA PROJECT NO.
 168221001
 SHEET NUMBER

C2.0

Drawing name: K:\CHS_DEV\16822101_050_Downers Grove_IL\2 Design\CAD\Drawings\03.00 EROSION CONTROL PLAN.dwg EROSION CONTROL PLAN May 23, 2016 8:40am by: tomazawinski
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EXISTING BUILDING

MARQUIS ON MAPLE
(UNDER CONSTRUCTION)

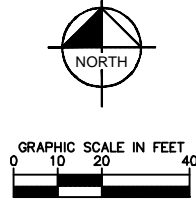
PROPOSED 6-STORY
APARTMENT COMPLEX
22,578 S.F.
LEVEL P1 = 734.50'
LEVEL P2 = 724.50'
LEVEL P3 = 714.50'

PROPOSED
RETAIL
3,895 S.F.
FFE = 727.50'

LOBBY
3,582 S.F.
FFE = 731.00'

MAIN STREET

MAPLE AVENUE



EROSION CONTROL NOTES

- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
- POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFER TO CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
- PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
- PERMANENT FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
- ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
- ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
- ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
- SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
- PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
- SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
- STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESS MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
- ALL TEMPORARY SESS MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
- WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.

EROSION CONTROL LEGEND

	SOD (SEE EROSION CONTROL DETAILS)
	TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7)
	CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
	SILT FENCE (SEE EROSION CONTROL DETAILS)
	INLET PROTECTION (SEE EROSION CONTROL DETAILS)
	CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
	LIMITS OF DISTURBANCE

DOWNERS GROVE EROSION CONTROL NOTES

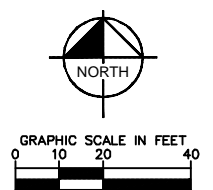
- THE SEDIMENT AND EROSION CONTROL SHALL BE FUNCTIONAL BEFORE ANY LAND IS DISTURBED ON THE SITE.
- STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN ANY DRAINAGEWAYS, FLOODPLAINS, WETLANDS, BUFFERS OR LPDA'S.
- SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR ANY SOIL STOCKPILE IF IT IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS INCLUDING A DOUBLE ROW OF SILT FENCE.
- PROPERTIES DOWNSTREAM FROM THE SITE SHALL BE PROTECTED FROM EROSION IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORMWATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION.
- STORM SENSER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
- THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN FIFTEEN DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN FIFTEEN DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
- WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
- ALL TEMPORARY EROSION CONTROL MEASURES NECESSARY TO MEET THE REQUIREMENTS OF THE VILLAGE OF DOWNERS GROVE STORMWATER AND FLOOD PLAN ORDINANCE SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION AND CONTROL MEASURES ARE OPERATIONAL.

EROSION CONTROL SCHEDULE AND SEQUENCING:

- ROUGH GRADING**
CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING. AS NEEDED, TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
- UTILITY INSTALLATION**
ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORMWATER STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
- PAVING**
ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
- FINAL GRADING/SOIL STABILIZATION/LANDSCAPING**
ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.

 62016 KIMLEY-HORN AND ASSOCIATES, INC. 15151 W. HUNTER ROAD, SUITE 300, Lisle, IL 60532 PHONE: 630-497-6550 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED DESIGNED BY: IJS DRAWN BY: IJS CHECKED BY: JJK	PER VILLAGE COMMENTS REVISIONS DATE 05/23/16
	 Tammell Crow Company	
	EROSION CONTROL PLAN MAPLE & MAIN DOWNERS GROVE, IL	
ORIGINAL ISSUE: 05/02/2016 KHA PROJECT NO. 168221001 SHEET NUMBER C3.0		

Drawing name: K:\CHS_LUE\168221001_ESG_Downers Grove_IL\2 Design\CD\PlanSheets\CD\Grading and Drainage\Plan\Grading Plan May 23, 2016 8:05am by: tom.azofornal
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GRADING NOTES

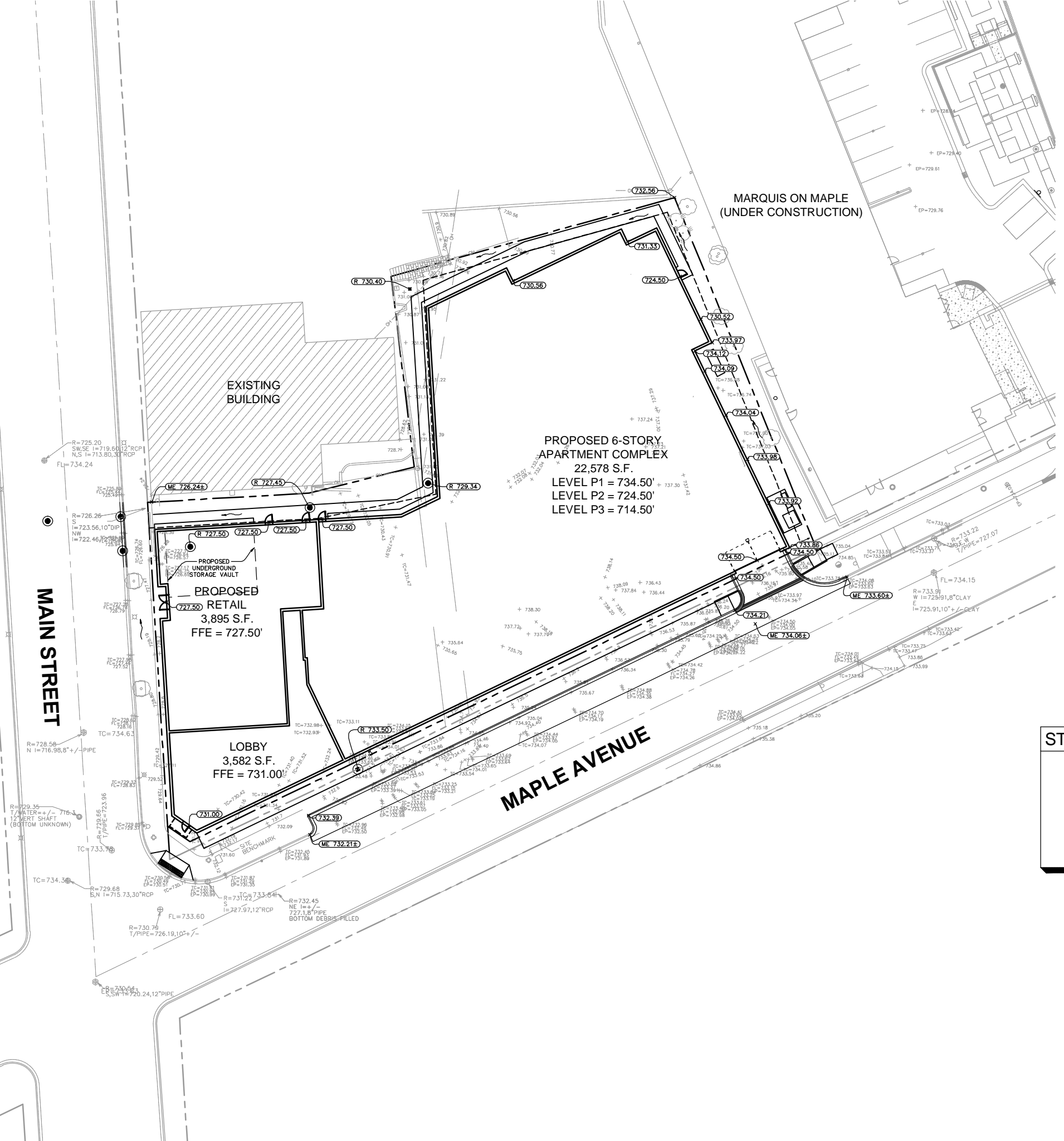
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

- | | |
|------------------------|--|
| EP = EDGE OF PAVEMENT | PROPOSED CONTOUR |
| FL = FLOW LINE | RIDGE LINE |
| TC = TOP OF CURB | SLOPE AND FLOW DIRECTION |
| ME = MATCH ELEVATION | 100-YEAR OVERLAND OVERFLOW ROUTE |
| TF = TOP OF FOUNDATION | DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE |
| R = RIM ELEVATION | PROPOSED SWALE |
| TW = TOP OF WALL | PROPOSED RETAINING WALL |
| FG = FINISHED GRADE | REVERSED PITCH CURB AND GUTTER |
| TS = TOP OF STAIRS | ACCESSIBLE ROUTE |
| BS = BOTTOM OF STAIRS | |
| ME = MATCH EXISTING | |

STORMWATER MANAGEMENT SUMMARY

TOTAL LOT AREA	0.85 AC
TOTAL AREA DISTURBED	0.85 AC
EXISTING IMPERVIOUS AREA	0.65 AC
PROPOSED IMPERVIOUS AREA	0.76 AC
PROPOSED LANDSCAPED AREA	0.09 AC
DETENTION REPLACEMENT VOLUME REQUIRED	0.03 AC-FT
VOLUME CONTROL REQUIRED	0.08 AC-FT
TOTAL VOLUME OF STORAGE PROVIDED	0.11 AC-FT



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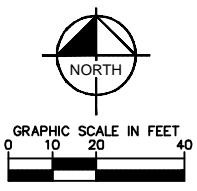
GRADING PLAN

MAPLE & MAIN
 DOWNERS GROVE, IL

ORIGINAL ISSUE:
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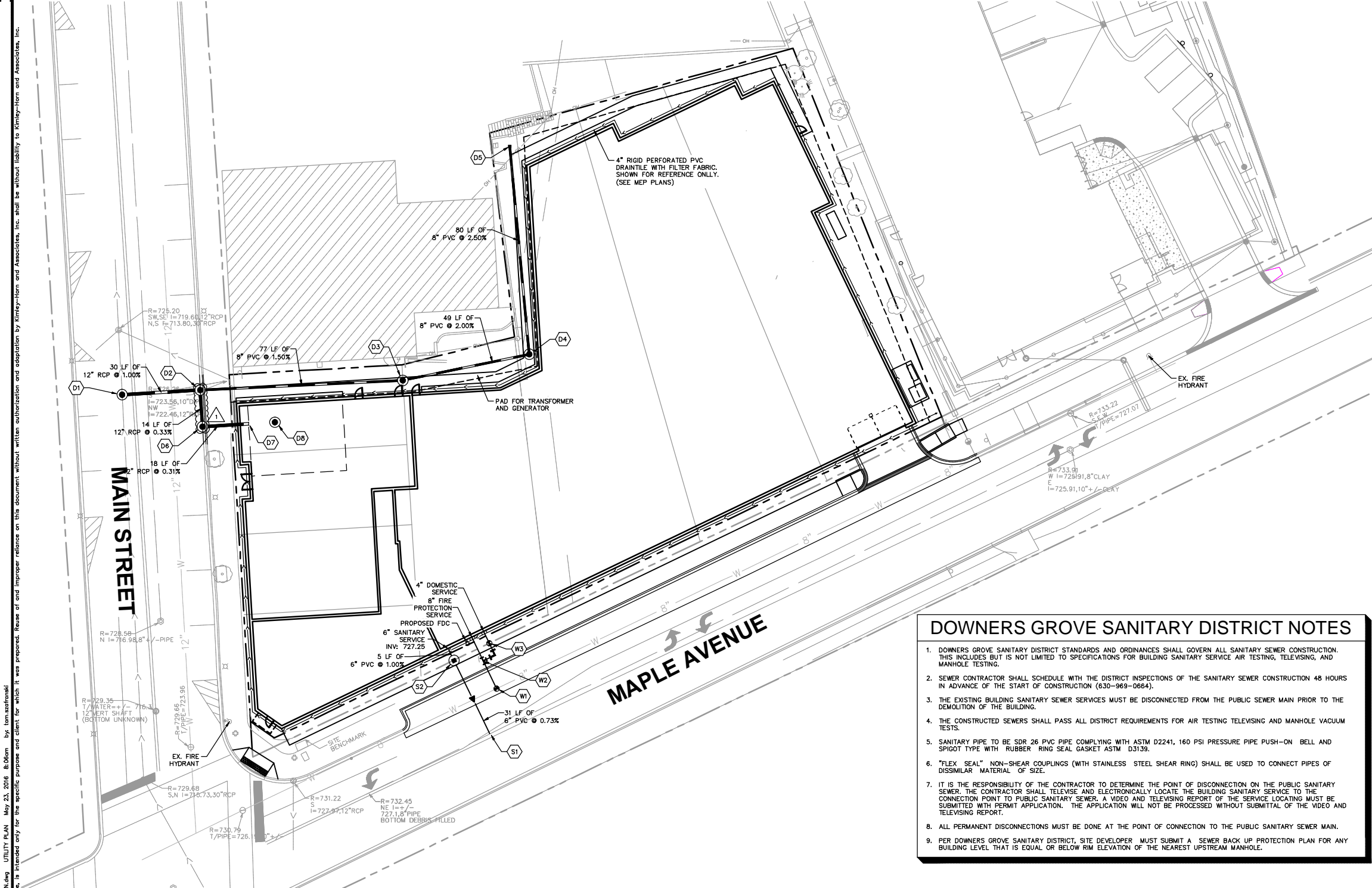
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Drawing name: K:\GIS\DEV\168221001_ESG_Downers Grove_IL\2 Design\CAD\PlanSheets\C5.0 UTILITY PLAN.dwg UTILITY PLAN May 23, 2016 8:00am by tom.sozanski
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UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. OVERHEAD ELECTRIC LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED SEWER LINE
	PROPOSED FOUNDATION DRAIN (SEE MEP PLANS)
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1788)
	PROPOSED OPEN LID CURB STRUCTURE (66.12 C&G USE NEENAH R-3281-A)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED TRANSFORMER PAD (BY OTHERS)



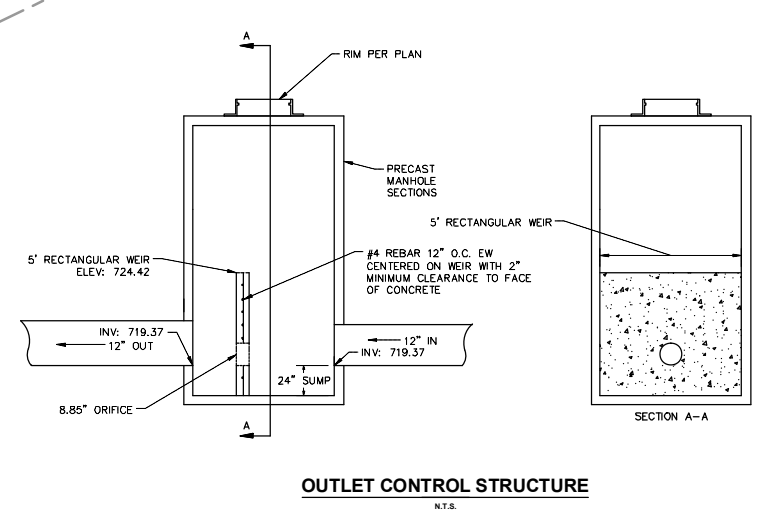
DOWNERS GROVE SANITARY DISTRICT NOTES

- DOWNERS GROVE SANITARY DISTRICT STANDARDS AND ORDINANCES SHALL GOVERN ALL SANITARY SEWER CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO SPECIFICATIONS FOR BUILDING SANITARY SERVICE AIR TESTING, TELEVISION, AND MANHOLE TESTING.
- SEWER CONTRACTOR SHALL SCHEDULE WITH THE DISTRICT INSPECTIONS OF THE SANITARY SEWER CONSTRUCTION 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION (630-969-0664).
- THE EXISTING BUILDING SANITARY SEWER SERVICES MUST BE DISCONNECTED FROM THE PUBLIC SEWER MAIN PRIOR TO THE DEMOLITION OF THE BUILDING.
- THE CONSTRUCTED SEWERS SHALL PASS ALL DISTRICT REQUIREMENTS FOR AIR TESTING TELEVISION AND MANHOLE VACUUM TESTS.
- SANITARY PIPE TO BE SDR 26 PVC PIPE COMPLYING WITH ASTM D2241, 160 PSI PRESSURE PIPE PUSH-ON BELL AND SPIGOT TYPE WITH RUBBER RING SEAL GASKET ASTM D3139.
- "FLEX SEAL" NON-SHEAR COUPLINGS (WITH STAINLESS STEEL SHEAR RING) SHALL BE USED TO CONNECT PIPES OF DISSIMILAR MATERIAL OF SIZE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE POINT OF DISCONNECTION ON THE PUBLIC SANITARY SEWER. THE CONTRACTOR SHALL TELEVISION AND ELECTRONICALLY LOCATE THE BUILDING SANITARY SERVICE TO THE CONNECTION POINT TO PUBLIC SANITARY SEWER. A VIDEO AND TELEVISION REPORT OF THE SERVICE LOCATING MUST BE SUBMITTED WITH PERMIT APPLICATION. THE APPLICATION WILL NOT BE PROCESSED WITHOUT SUBMITTAL OF THE VIDEO AND TELEVISION REPORT.
- ALL PERMANENT DISCONNECTIONS MUST BE DONE AT THE POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER MAIN.
- PER DOWNERS GROVE SANITARY DISTRICT, SITE DEVELOPER MUST SUBMIT A SEWER BACK UP PROTECTION PLAN FOR ANY BUILDING LEVEL THAT IS EQUAL OR BELOW RIM ELEVATION OF THE NEAREST UPSTREAM MANHOLE.

UTILITY NOTES

GENERAL UTILITY NOTES

- ALL WATER LINES = 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
- ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
- SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
- STORM WATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.



OUTLET CONTROL STRUCTURE N.T.S.

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	CONNECT TO EX. 30" STORM SEWER WITH MH RIM: 726.14 INV IN: 718.96 (E) INV IN: 714.08 (S) INV OUT: 714.08 (N)
D2	FIRST DEFENSE VORTEX SEPARATOR (SEE DETAILS) RIM: 726.22 INV IN: 719.32 (S) INV IN: 722.58 (E) INV OUT: 719.28 (W)
D3	12" NYLOPLAST BASIN RIM: 727.45 INV IN: 723.74 (E) INV OUT: 723.74 (W)
D4	12" NYLOPLAST BASIN RIM: 731.41
D5	12" NYLOPLAST YARD DRAIN RIM: 729.80
D6	OUTLET CONTROL STRUCTURE (SEE DETAILS) RIM: 726.57 INV IN: 719.37 (E) INV OUT: 719.37 (N)
D8	36.2' X 27' X 5' STORAGE VAULT WITH LOCKING LID (SEE DETAILS) RIM: 727.50

STORAGE VAULT TABLE	
STRUCTURE NAME:	DETAILS:
D7	CONNECT TO STORAGE VAULT INV OUT: 719.42 (W)

SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S2	4' DIA. INSPECTION MH RIM: 733.50 INV IN: 727.20 (NW) INV OUT: 727.20 (SE)

SANITARY CONNECTION TABLE	
STRUCTURE NAME:	DETAILS:
S1	BLIND CONNECTION TO EX. 8" SANITARY SEWER. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND DEPTH OF EXISTING SEWER AND WATERMAIN PRIOR TO ORDERING MATERIAL. INV IN: 726.97 (NW) INV IN: 726.89 (SW) INV OUT: 726.89 (NE)

WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
W1	OUT IN CONNECTION WITH AN 8"X8"X8" TEE AND VALVE VAULT. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING WATERMAIN PRIOR TO ORDERING MATERIAL. FG ELEV: 733.51
W2	8"X8"X4" TEE FG ELEV: 733.63
W3	4" VALVE IN VALVE BOX FG ELEV: 733.78

Kimley-Horn & Associates, Inc.
2016 KIMLEY-HORN AND ASSOCIATES, INC.
1515 N. WASHINGTON ROAD, SUITE 300,
LISLE, IL 60532
PHONE: 630-497-6550
WWW.KIMLEY-HORN.COM

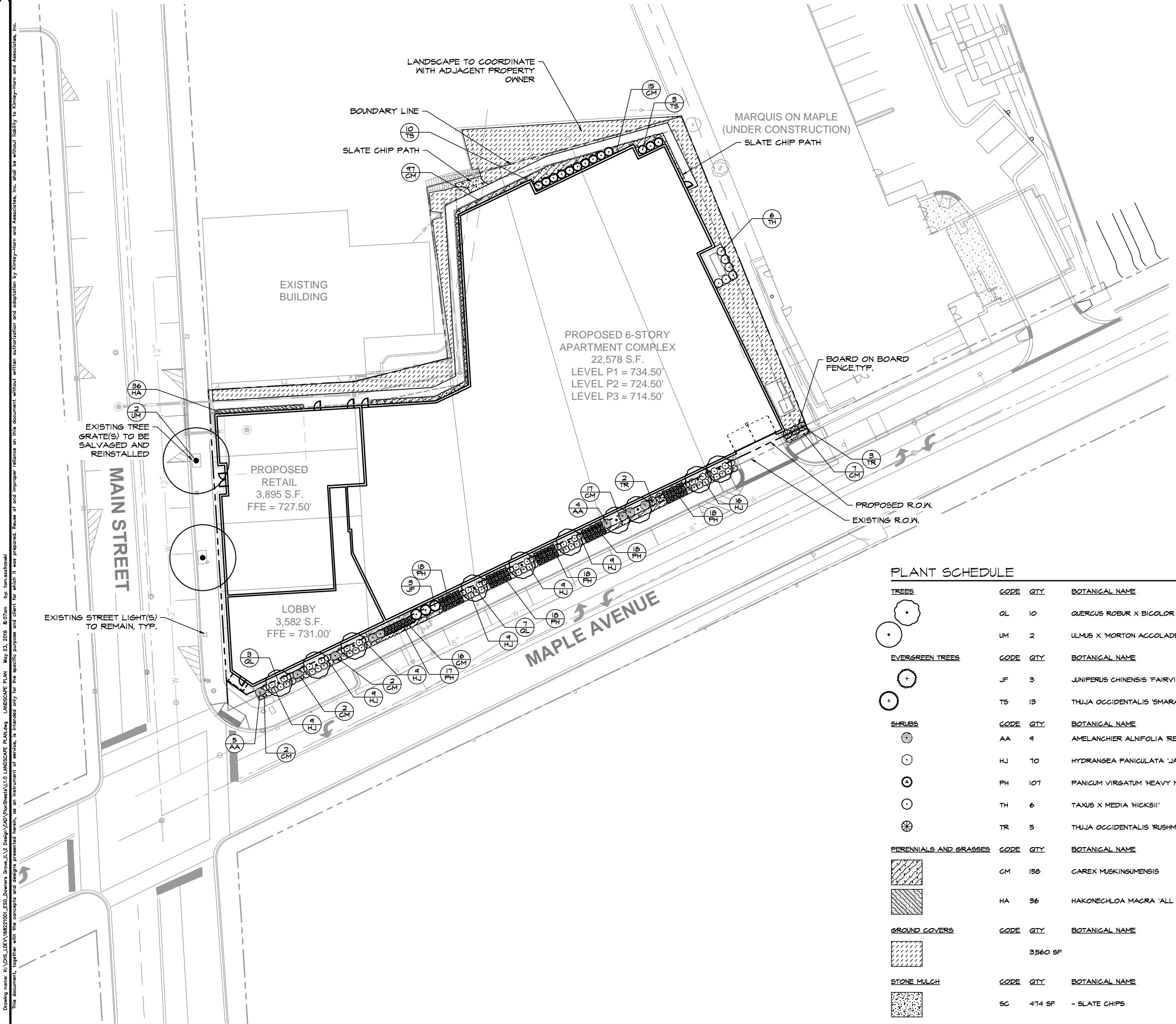
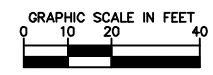
SCALE: AS NOTED
DESIGNED BY: TJS
DRAWN BY: TJS
CHECKED BY: JJK

esg
Trammell Crow Company

UTILITY PLAN
MAPLE & MAIN
DOWNERS GROVE, IL

PER VILLAGE COMMENTS
REVISIONS
DATE
JJK
05/23/16

ORIGINAL ISSUE:
05/02/2016
KHA PROJECT NO.
168221001
SHEET NUMBER
C5.0



PROPOSED 6-STORY APARTMENT COMPLEX
 22,578 S.F.
 LEVEL P1 = 734.50'
 LEVEL P2 = 724.50'
 LEVEL P3 = 714.50'

PROPOSED RETAIL
 3,895 S.F.
 FFE = 727.50'

LOBBY
 3,582 S.F.
 FFE = 731.00'

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL
	QL	10	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE OAK	B # B	2.5" CAL MIN
	UM	2	ULMUS X 'MORTON ACCOLADE' TM	ELM	B # B	2.5" CAL MIN
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL
	JF	3	JUNIPERUS CHINENSIS 'FAIRVIEW'	FAIRVIEW JUNIPER	B # B	6' HT
	TS	13	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	B # B	6' HT
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	AA	4	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	15 GAL	SEE PLAN
	HJ	70	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	5 GAL	SEE PLAN
	PH	107	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	3 GAL	SEE PLAN
	TH	6	TAXUS X MEDIA 'HICKSII'	HICKS YEW	5 GAL	SEE PLAN
	TR	5	THUJA OCCIDENTALIS 'RUSHMORE'	AMERICAN ARBORVITAE	B # B	SEE PLAN
PERENNIALS AND GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	CM	150	CAREX MUSKINGUMENSIS	PALM SEDGE	1 GAL	24" OC
	HA	36	HAKONECHLOA MACRA 'ALL GOLD'	JAPANESE FOREST GRASS	1 GAL	18" OC
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
		3560 SF		SOD	SOD	
STONE MULCH	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	SC	474 SF	- SLATE CHIPS	'BLACK'	COVER	VARIABLE

NO.	PER-VILLAGE COMMENTS	REVISIONS	DATE	BY

Kimley-Horn
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 1515 N. WASHINGTON ROAD, SUITE 300,
 LISLE, IL 60532
 PHONE: 630-497-5550
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
 DESIGNED BY: LJ
 DRAWN BY: LJ
 CHECKED BY: KD



LANDSCAPE PLAN

MAPLE & MAIN
 DOWNERS GROVE, IL

ORIGINAL ISSUE:
 05/02/2016
 KHA PROJECT NO.
 168221001
 SHEET NUMBER
L1.0

Drawing name: K:\GIS_LIVE\168221001_550_Downers Grove_IL\2 Design\CAD\Drawings\LANDSCAPE PLAN\LANDSCAPE PLAN - 05/23/2016 8:07am by tomazzoni
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

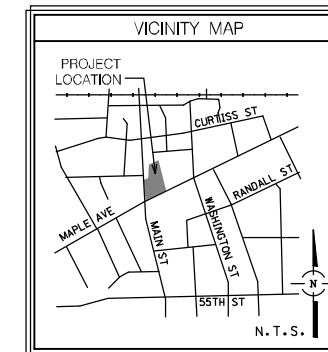
FINAL PLAT OF SUBDIVISION HIGH STREET ON MAIN STREET SUBDIVISION TO CONSOLIDATE LOTS

PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST
OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS
(EXISTING BOUNDARY INFORMATION)



COMMON ADDRESS:
1000 MAPLE AVENUE
DOWNERS GROVE, IL 60515

P.I.N.s:
09-08-306-017
09-08-306-018
09-08-306-019
09-08-306-020
09-08-306-021
09-08-306-028
09-08-306-029
09-08-306-030



EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to Commonwealth Edison Company and AT&T Teleholdings Incorporated, Illinois a.k.a. Illinois Bell Telephone Company, Grantees.
their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sound and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat as "common area or areas" or "common area or areas" in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.
The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 165 ILCS 605/2(a), as amended from time to time.
The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlets", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas" and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.
Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to NICOR GAS COMPANY, its successors and assigns ("Ni-Gas") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Common Area or Areas" and "common area or areas", whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements" together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property shown on the plat or otherwise, and the right to remove obstructions including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NICOR's facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NICOR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.
The term "Common Elements" shall have the meaning set forth for such term in Section 605/2(a) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 165, Sec. 605/2(a)), as amended from time to time.
The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

PROPERTY DESCRIPTION:
PARCEL 1
THAT PART OF LOT 18 OF ASSESSOR'S SUBDIVISION OF SECTION 7 AND SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DEFINED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF MAPLE AVENUE, AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 1 1/2 DEGREES WEST ALONG THE WEST LINE OF SAID LOT 18, 195.5 FEET TO A POST; THENCE NORTH 77 1/2 DEGREES EAST 40 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 8 3/4 DEGREES EAST 184 FEET TO THE NORTH LINE OF SAID MAPLE AVENUE; THENCE NORTH 85 1/2 DEGREES EAST ALONG THE NORTH LINE OF SAID MAPLE AVENUE, 60 FEET; THENCE NORTH TO A POINT ON THE SOUTH LINE OF LOT THEREFORE CONVEYED TO ELLA F. SCHOFIELD BY DEED RECORDED IN BOOK 67 OF DEEDS, PAGE 339, 34.86 FEET EAST OF THE PLACE OF BEGINNING; THENCE SOUTH 77 1/2 DEGREES WEST 34.86 FEET TO THE PLACE OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.
PARCEL 2
THAT PART OF LOT 18 OF ASSESSOR'S SUBDIVISION OF SECTION 7 AND SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DEFINED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF MAPLE AVENUE, AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 1 1/2 DEGREES WEST ALONG THE WEST LINE OF SAID LOT 18, 195.5 FEET TO A POST; THENCE NORTH 77.5 DEGREES EAST 74.86 FEET FOR A POINT OF BEGINNING; THENCE SOUTH TO A POINT ON THE NORTH LINE OF MAPLE AVENUE 100 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 85.5 DEGREES EAST ALONG THE NORTH LINE OF SAID MAPLE AVENUE, 50 FEET; THENCE NORTH 20.25 DEGREES WEST, TO A POINT NORTH 77.5 DEGREES EAST, 34.86 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 77.5 DEGREES WEST 34.86 FEET TO THE BEGINNING, IN DUPAGE COUNTY, ILLINOIS.
PARCEL 3
THE EAST FIFTY (50) FEET OF LOT EIGHTEEN (18) IN ASSESSOR'S SUBDIVISION OF SECTION EIGHT (8), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART THEREOF LYING NORTH OF THE SOUTH LINE OF LAND CONVEYED TO ELLA F. SCHOFIELD BY DEED DOCUMENT 47158; SAID LOT BEING SITUATED UPON AND A PART OF THE SOUTHWEST QUARTER (N.B.L.) OF SECTION EIGHT (8), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE ELEVEN (11), EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1871 IN BOOK 2 OF PLATS, PAGE 29 AS DOCUMENT 14481, IN DUPAGE COUNTY, ILLINOIS.
PARCEL 4
THAT PART OF OUT LOT 1 IN CURRISS' ADDITION TO DOWNERS GROVE AS RECORDED AS DOCUMENT NUMBER 7317 LYING SOUTH OF LOT 22 IN ASSESSOR'S SUBDIVISION OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LYING WEST OF LOT 18 IN SAID ASSESSOR'S SUBDIVISION; ALSO LOTS 20, 21 AND 22 IN SAID ASSESSOR'S SUBDIVISION; ALSO THAT PART OF LOT 18 IN SAID ASSESSOR'S SUBDIVISION DESCRIBED BY BEGINNING ON THE NORTH LINE OF MAPLE AVENUE AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 1 1/2 DEGREES WEST ALONG THE WEST LINE OF SAID LOT 18 A DISTANCE OF 118.9 FEET; THENCE NORTH 77 DEGREES EAST A DISTANCE OF 44.2 FEET; THENCE SOUTH 4 3/4 DEGREES EAST A DISTANCE OF 107.4 FEET TO THE NORTH LINE OF SAID MAPLE AVENUE; THENCE SOUTH 85 1/2 DEGREES WEST ALONG SAID NORTH LINE A DISTANCE OF 54.2 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT WE HAVE SURVEYED AND SUBDIVIDED THE ABOVE DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP IF (I.R.M.) COMMUNITY MAP NUMBER MAP 1043C901H WITH EFFECTIVE DATE: DECEMBER 16, 2004, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER OUR HAND AND SEAL THIS ____ DAY OF _____, 20__ IN ROSEMONT, ILLINOIS.

JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2016
(VALID ONLY IF EMBOSSED SEAL AFFIXED)
COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

FOR REVIEW
PURPOSES ONLY

PREPARED FOR:
KIMLEY-HORN
1001 WARRENVILLE ROAD
SUITE 350
LITSLIE, ILLINOIS 60532

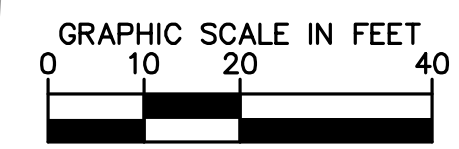
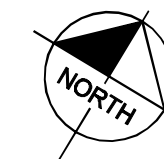
REVISIONS:
05/20/2016



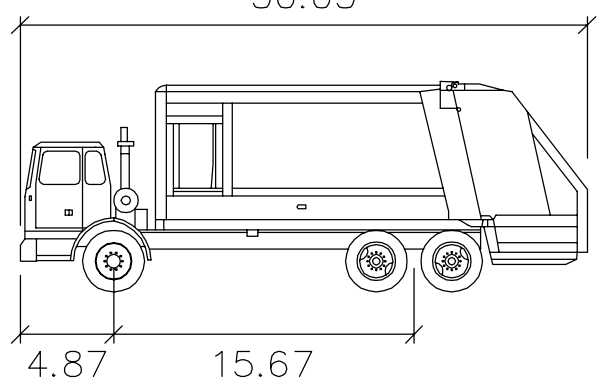
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 04/29/2016
JOB NO: 9291
FILENAME: 9291SUB-01
SHEET: 2 OF 2

GARBAGE TRUCK ENTERING & LEAVING LOADING ZONE



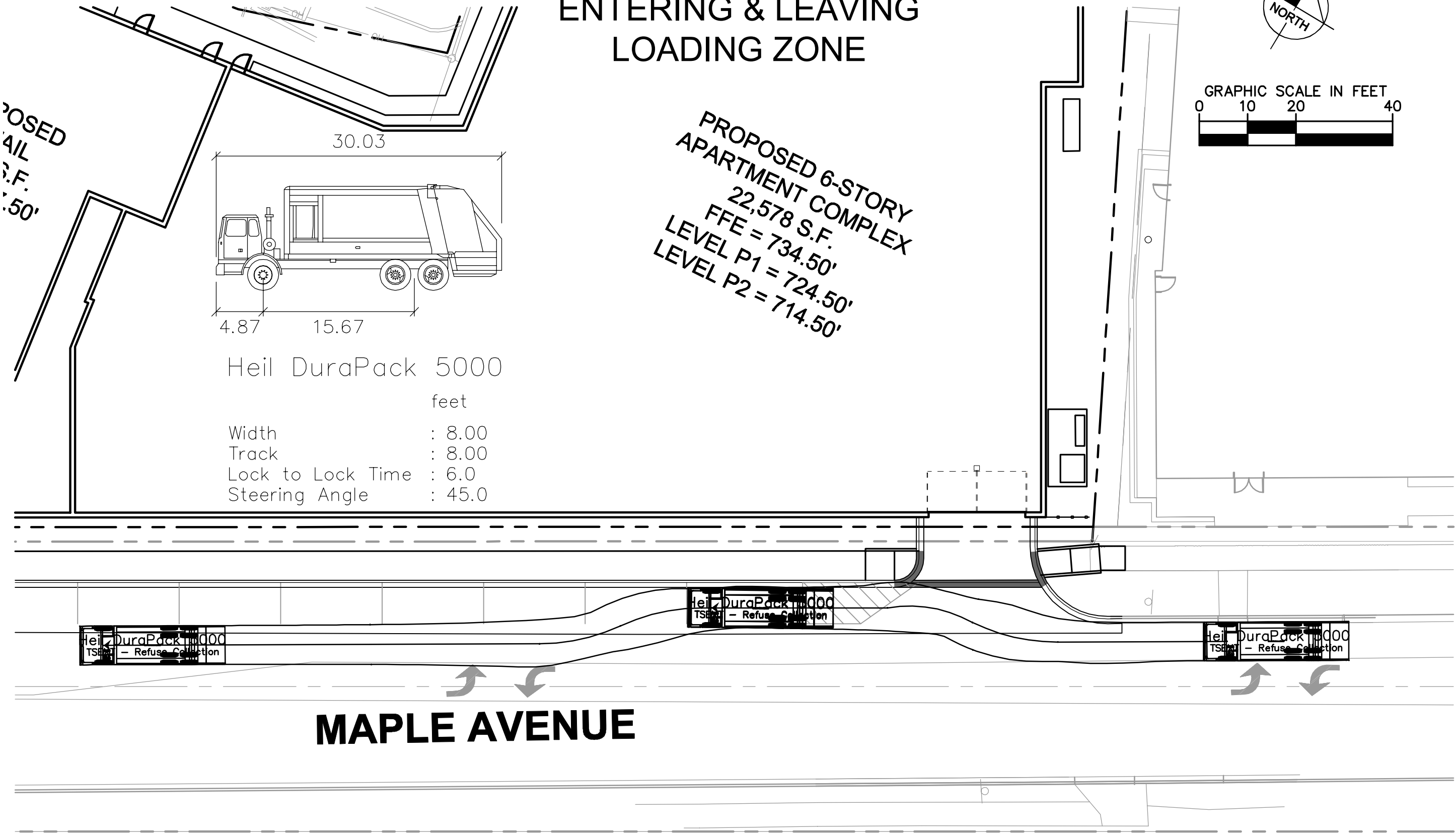
PROPOSED
TRAIL
S.F.
150'



Heil DuraPack 5000

- feet
- Width : 8.00
- Track : 8.00
- Lock to Lock Time : 6.0
- Steering Angle : 45.0

PROPOSED 6-STORY
APARTMENT COMPLEX
22,578 S.F.
FFE = 734.50'
LEVEL P1 = 724.50'
LEVEL P2 = 714.50'



MAPLE AVENUE

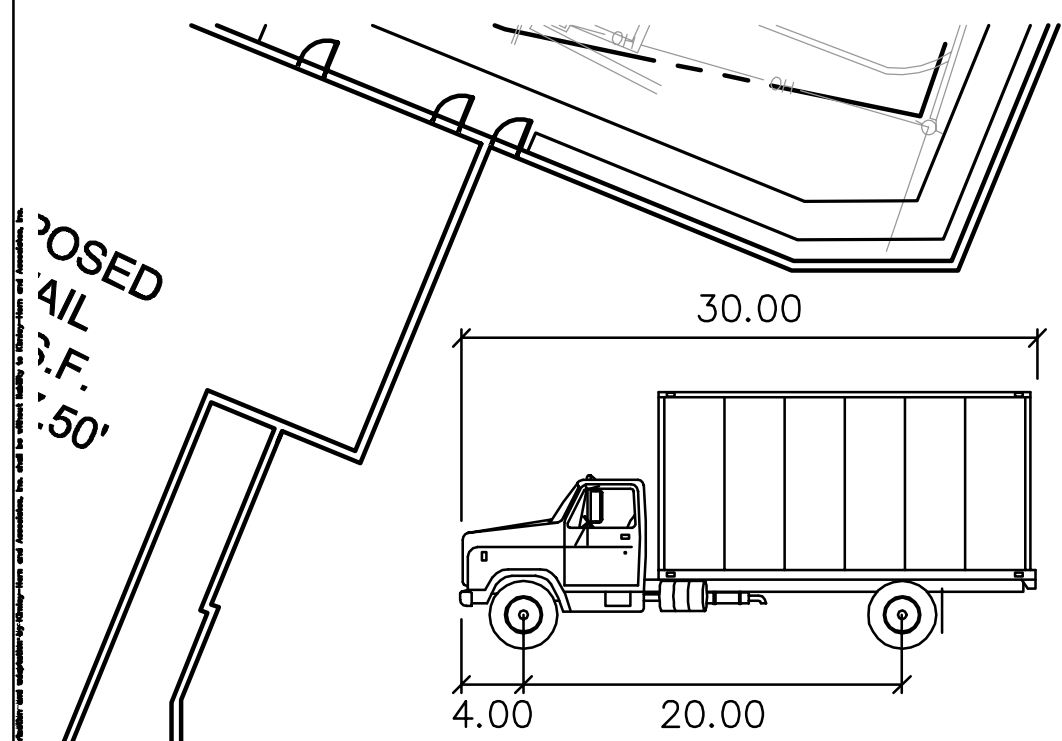
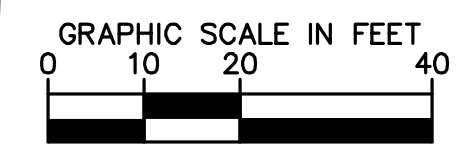
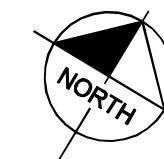
Kimley»Horn
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1001 WARRENVILLE ROAD, SUITE 350, LISLE, IL 60532
PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM

05/23/2016

GARBAGE TRUCK
AUTOTURN EXHIBIT
MAPLE & MAIN, DOWNERS GROVE, IL

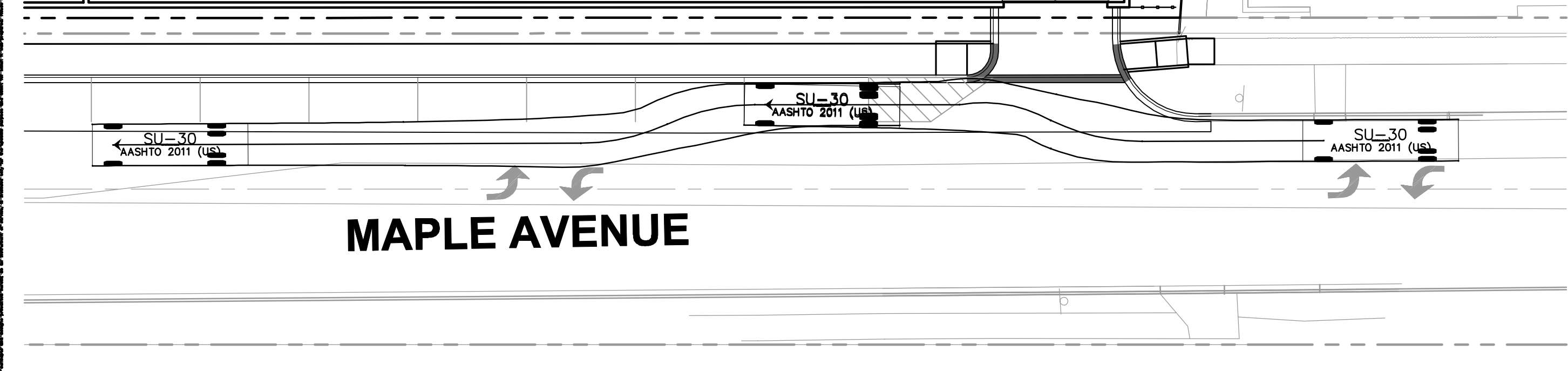
SHEET NUMBER
EX. 1

MOVING TRUCK ENTERING & LEAVING LOADING ZONE



PROPOSED 6-STORY
APARTMENT COMPLEX
22,578 S.F.
FFE = 734.50'
LEVEL P1 = 724.50'
LEVEL P2 = 714.50'

SU-30	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



MAPLE AVENUE

Kimley»Horn
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1001 WARRENVILLE ROAD, SUITE 350, LISLE, IL 60532
PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM

05/23/2016

MOVING TRUCK
AUTOTURN EXHIBIT
MAPLE & MAIN, DOWNERS GROVE, IL

SHEET NUMBER
EX. 2

**EXHIBIT D
ANTICIPATED DEVELOPMENT SCHEDULE**

<u>Action</u>	<u>Target Date</u>
Execute RDA	June 28, 2016
Complete Due Diligence	September 9, 2016
Obtain Final Planned Development Approval	June 28, 2016
Close on the Property	September 9, 2016
Apply for Demolition Permit	August 26, 2016
Apply for Building Permit	September 16, 2016
Substantial Completion of the Development	July 1, 2018