

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
12/6/2016

SUBJECT:	SUBMITTED BY:
Special Use - 1512 Ogden Avenue	Stan Popovich, AICP Director of Community Development

SYNOPSIS

An ordinance has been prepared to authorize a Special Use for a drive-through bank at 1512 Ogden Avenue.

STRATEGIC PLAN ALIGNMENT

The goals for 2015-2017 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the December 13, 2016 active agenda per the Plan Commission's unanimous 6:0 positive recommendation. The Plan Commission found that the proposal is an appropriate use in the district, compatible with the Comprehensive Plan, meets all standards for approval of a Special Use per Section 12.050, and meets all the standard for approval of a drive-through facility per Section 7.130.

BACKGROUNDProperty Information & Zoning Request

The applicant is proposing to construct a 3,902 square-foot bank on the north side of Ogden Avenue at its intersection with Seeley Avenue, commonly known as 1512 Ogden Avenue. This B-3, General Services and Highway Business (B-3) zoned property is currently improved with a one-story commercial building and a surface parking lot. The site contains two curb cuts from Ogden Avenue.

The applicant is proposing a new one-story bank that will include a three lane drive-through covered by a canopy on the west side of the building. The ATM and teller window are accessed from the lane closest to the building. A drive-through facility is an allowable Special Use in the B-3 zoning district per Section 5.010 of the Zoning Ordinance.

Compliance with the Comprehensive Plan

The property is designated as corridor commercial in the Future Land Use Plan. Corridor Commercial uses should include a blend of commercial retail, office and smaller regional commercial retail. This development achieves this goal.

The proposed project advances many other goals of the Comprehensive Plan which include:

- Redeveloping properties with new uses that complement the nearby land uses
- Adding new uses which will serve the nearby residents and the larger region
- Constructing a new building with high quality materials
- Better access management off of Ogden Avenue
- Adding perimeter landscaping and screening

Compliance with the Zoning Ordinance

The proposed development complies with all bulk regulations of the Zoning Ordinance. All requirements and setbacks for drive-through facilities in Section 7.130 are also satisfied.

Public Improvements

Village engineers reviewed the proposed plans and noted there is an existing detention facility comprised of surface and pipe storage that is within a dedicated storm water easement that will be maintained. The proposed development reduces the impervious area onsite. The existing curb-cuts shall be maintained with one-way entry and exit access points from Ogden Avenue.

Public Comment

No member of the public spoke at the Plan Commission meeting.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated November 7, 2016

Draft Minutes of the Plan Commission Hearing dated November 7, 2016

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR 1512 OGDEN AVENUE TO PERMIT
A DRIVE-THROUGH BANKING FACILITY**

WHEREAS, the following described property, to wit:

□ PARCEL 1: PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT IN THE CENTER LINE OF OLD PLANK ROAD, (NOW OGDEN AVENUE) 473.8 FEET EASTERLY FROM A POINT OF INTERSECTION OF SAID CENTER LINE WITH THE WEST LINE OF SAID EAST HALF OF SECTION 6; THENCE EASTERLY ALONG SAID CENTER LINE 200.0 FEET; THENCE NORTHERLY 250.0 FEET ON A LINE WHICH FORMS A RIGHT ANGLE WITH SAID CENTER LINE; THENCE WESTERLY 200 FEET ON A LINE PARALLEL WITH SAID CENTER LINE OF OLD PLANK ROAD; THENCE SOUTHERLY 250.0 FEET TO THE POINT OF BEGINNING (EXCEPT THE SOUTH 50 FEET THEREOF) AND EXCEPT THE WEST 80.0 FEET THEREOF), IN DUPAGE COUNTY, ILLINOIS. PARCEL 2: THE WEST 50 FEET OF LOT 1 IN SCHUMACHER'S SUBDIVISION OF PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 1959 AS DOCUMENT 915950, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1512 Ogden Avenue, Downers Grove, IL 60515
PINs 09-06-401-007; -008

(hereinafter referred to as the "Property") is presently zoned "*B-3, General Services and Highway Business*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.5.010 of the Zoning Ordinance be granted to allow a drive-through banking facility; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition on November 7, 2016 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

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

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

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;

2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
3. That the proposed use will not, in this particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

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

SECTION 1. That Special Use of the Property is hereby granted to allow a drive-through banking facility.

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

1. The Special Use shall substantially conform to the staff report and architectural drawings prepared by Stantec Architecture dated October 28, 2016, except as such plans, including signage, may be modified to conform to the Village codes and ordinances.
2. IDOT approval will have to be submitted prior to issuance of the building permit.
3. All proposed site improvements shall be approved by the Village Engineer.
4. Prior to issuing a building permit, an administrative lot consolidation shall be completed.
5. The building shall be equipped with an automatic fire suppression system and an automatic and manual fire alarm system.
6. All proposed signs shall meet the Village Sign Ordinance.

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

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

Mayor

Passed:

Published:

Attest: _____

Village Clerk



0 10 20
Feet

1512 Ogden Avenue Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
NOVEMBER 7, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0051 Drive-Through Banking Facility at 1512 Ogden Avenue	Special Use	Scott Williams Planner

REQUEST

The petitioner is requesting approval for a Special Use for a drive-through banking facility at 1512 Ogden Avenue which is located in the B-3, General Services and Highway Business zoning district.

NOTICE

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

GENERAL INFORMATION

OWNER: 1512 Partners
c/o: Mr. Baxter Phillip
529 N. Grant Street
Westmont, IL 60559

APPLICANT: Brian Reno
Stantec Architecture
135 South LaSalle, Suite 3100
Chicago, IL 60603

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Commercial Site
PROPERTY SIZE: 33,000 sq ft (0.75 acres)
PINS: 09-06-401-007 & -008

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-2, Residential Detached House 2	Single Family Residential
SOUTH:	B-3, General Services and Highway Business	Corridor Commercial
EAST:	B-3, General Services and Highway Business	Corridor Commercial
WEST:	B-3, General Services and Highway Business	Corridor Commercial

ANALYSIS**SUBMITTALS**

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

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

PROJECT DESCRIPTION

The applicant is proposing to construct a 3,902 square foot bank on the north side of Ogden Avenue at the intersection of Seeley Avenue and Ogden Avenue, commonly known as 1512 Ogden Avenue. This B-3, General Services and Highway Business (B-3) zoned property currently contains a commercial site that houses a flower store. The applicant is proposing a new one-story building that will include a three lane drive-through covered by a canopy on the west side of the building. The ATM and teller window are accessed from the lane closet to the building. A drive-through facility is an allowable Special Use in the B-3 zoning district per Section 5.010 of the Zoning Ordinance.

Currently, the subject property is improved with a one-story commercial building and a surface parking lot. The site contains two curb cuts from Ogden Avenue. The subject property contains two lots of record which will require the applicant to administratively consolidate the lots if the project is approved.

Proposed Development

In addition to the 3, 902 square-foot building, the development will be improved with 19 off-street parking spaces, lighting, landscaping and screening. The location of the existing curb cuts will be maintained as one-way entry and exit points. The proposed drive-through facility is located on the western side of the building. Traffic will enter the site at the east driveway and use one of two aisles: the aisle closest to the building feeds the drive-through stacking lanes; the other aisle conveys traffic to parking spaces. There is angled 45 degree parking on the eastern side and angled 60 degree parking at the rear. There will be a 16 foot by-pass lane for vehicles exiting the site and not using drive-through.

The 10 foot wide stacking lanes will be setback 25 feet off the side property line and more than 50 feet off the rear property line, per VODG Section 28.7.130.E (see Zoning Compliance Table below). The drive-through facility meets all other design and safety criteria found in Section 7.130 of the Zoning Ordinance.

Per Section 7.030 of the Zoning Ordinance, financial institutions require 3.5 spaces per 1,000 square feet of gross floor area. A total of 19 spaces including one handicap space is shown where 14 total are required. A screened trash enclosure will be placed in the rear yard. The main building entrance on the eastern elevation will connect to the public right-of- way via a sidewalk.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The property is designated as corridor commercial in the Future Land Use Plan. Corridor Commercial uses should include a blend of commercial retail, office and smaller regional commercial retail. This development achieves this goals.

The proposed project advances many other goals of the Comprehensive Plan which include:

- Redeveloping properties with new uses that complement the nearby land uses
- Adding new uses which will serve the nearby residents and the larger region
- Constructing a new building with high quality materials
- Better access management off of Ogden Avenue
- Adding perimeter landscaping and screening

16-PLC-0051; 1512 Ogden Avenue
November 7, 2016

Page 3

The proposed project is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned B-3, General Services and Highway Business. The bulk requirements of the proposed development in the B-3 zoning district are summarized in the following table:

1512 Ogden Avenue	Required	Proposed
South Setback (Street Yard)	75ft ^[1]	83ft
West Setback (Side Yard)	0 ft	57 ft
North Setback (Rear Yard)	20 ft	66 ft
East Setback (Side Yard)	0 ft	53 ft
Floor Area Ratio	0.75 (max)	0.14
Building Height	60 ft (max)	20 ft
Drive-through setback (west)	25 ft (min)	25 ft
Drive-through setback (north)	50 ft (min)	70 ft
Number of Stacking Spaces (per lane)	4	4
Landscaped Open Space	10% (3,300 sq. ft.)	26% (8,560 sq. ft.)
Street Yard Landscaped Open Space	50% (1,650 sq. ft.)	88% (2,900 sq. ft.)
Parking Spaces	14	19

^[1] Principal building 75' setback from the centerline of Ogden Avenue.

The proposal is compliant with all the bulk regulations in the B-3 zoning district. All parking spaces are screened with landscaping with a total of five trees added to the site including the street yard and at the end of the parking rows. A 6-foot solid fence is proposed on the rear property line adjacent to residential. All future signage will comply with the Sign Ordinance.

The applicant's proposal is consistent with the Village's Zoning Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

Village engineers reviewed the proposed plans and noted there is an existing detention facility comprised of surface and pipe storage that is within a dedicated storm water easement. The proposed development reduces the impervious area onsite. A conceptual engineering plan with volume calculations and stormwater detention was provided. The petitioner will be required to meet all village engineering standards and comply with all applicable codes when formally submitting for a permit.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division has reviewed the proposed plans and will require the building to include a fire alarm and sprinkler system that meet the Village's code requirements.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet of the property in addition to posting the public hearing notice sign and publishing the legal notice in the *Downers Grove Suburban Life*. There was one informational inquiry from the public and no concerns were expressed once the details of the special use were conveyed.

FINDINGS OF FACT

The petitioner is requesting a Special Use to construct a commercial building with a drive-through facility. Staff finds that the proposal meets the standards for granting a Special Use as outlined below:

Section 28.12.050.H Approval Criteria

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

1. *That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*
The property is located in the B-3, General Service and Highway Business zoning district. Under Section 5.010 of the Zoning Ordinance, a drive-through facility is listed as an allowable Special Use in the B-3 zoning district. This standard has been met.
2. *That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
The proposed redevelopment is desirable within the Ogden Avenue corridor and will contribute to the general welfare of the community. The proposed drive-through development will meet various Comprehensive Plan goals which includes complementing existing uses and adding uses that cater to the nearby residents and to the larger region. This standard has been met.
3. *That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*
The proposed development and drive-through facility will not be detrimental to the health, safety or general welfare of persons residing in or working in the vicinity and will not be injurious to property values or improvements in the vicinity. Access management off of Ogden Avenue will also be improved with one-way entry and exit points. The on-site circulation has been designed in a manner that will separate stacking lanes from drive-aisles and parking spots. Moreover, landscaping and screening will be added which will create a buffer for the adjacent properties. This standard has been met.

RECOMMENDATIONS

The proposed Special Use request is consistent with the Comprehensive Plan, the Zoning Ordinance and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission recommend the Village Council to **approve** the requested petition as requested in case 16-PLC-0051 subject to the following conditions:

1. The Special Use shall substantially conform to the staff report and architectural drawings prepared by Stantec Architecture dated October 28, 2016, except as such plans, including signage, may be modified to conform to the Village codes and ordinances.
2. IDOT approval will have to be submitted prior to issuance of the building permit.
3. All proposed site improvements shall be approved by the Village Engineer.
4. Prior to issuing a building permit, an administrative lot consolidation shall be completed.
5. The building shall be equipped with an automatic suppression system and an automatic and manual fire alarm system.
6. All proposed signs shall meet the Village Sign Ordinance.

16-PLC-0051; 1512 Ogden Avenue
November 7, 2016

Page 5

Staff Report Approved By:

A handwritten signature in black ink, appearing to read "Stanley J. Popovich". The signature is written in a cursive style with a long, sweeping underline.

Stanley J. Popovich, AICP

Director of Community Development

SP; sw
-att



0 10 20
Feet

1512 Ogden Avenue Location Map





Stantec Architecture Inc.
135 South LaSalle Street Suite 3100, Chicago IL 60603-4139

October 6, 2016
File:

**Attention: Department of Community Development,
Village of Downers Grove
Attention: Scott Williams**

801 Burlington Avenue
Downers Grove, IL 60515

Dear Scott,

**Reference: Project Summary / Narrative Letter for 1512 Ogden Avenue request for Drive up
Banking Special Use Approval**

Outlined below on behalf of 1512 Partners and US Bank NA is our project Summary and Narrative letter for the proposed application for Special use for a drive up Bank facility.

The project site is 33,000 SF and is situated on the North side of 1512 Ogden Avenue (state Route 34, Walter Payton Memorial Highway), in the Village of Downers Grove, IL. The project site is zoned B3 General Services and Highway Business. Site has a south frontage on Ogden Avenue with two existing curb cuts which will be retained. The lots to the east and west property lines are also zoned B3 General Services and Highway Business. The north rear lot line abuts residential uses.

The existing building is proposed to be demolished was a former Pizza Hut. It is currently occupied by Phillips Flowers.

US Bank proposes to build a new 3,902 SF bank branch and a three lane drive up canopy. While the Bank is a permitted use by right under the zoning the drive requires special use application and approval by Village Board.

The proposed special use is consistent with and in substantial compliance with all village council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

- 1. The proposed use is expressly authorized as a special use in the B3 General Services and Highway Business District in which it is to be located;**
- 2. The proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community by providing drive up convenience and safety for Bank Patrons, Adequate code required parking has been provided, and the new site plan has One way**

Design with community in mind

Doing business as:
Stantec Architecture and Engineering (NY)
Stantec Architecture P.C. (DC, MS, MO, NE)
For a list of our registered architects, please visit www.stantec.com/registeredarchitects



October 6, 2016
Department of Community Development
Page 2 of 3

Reference: Project Summary / Narrative Letter for 1512 Ogden

circulation that limits the number of traffic movements on Ogden Avenue improving convenience and traffic safety;

3. The proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity due to design attributes including;

New masonry and Fire sprinkle red Bank branch building and drive thru canopy constructed to latest building code standards;

New Screen fence and additional landscaping along the rear property line abutting the residential use;

Counter clockwise Traffic circulation that points car headlights toward the street instead of towards residential use when queuing in the drive;

Additional landscaped space and Conformance with the latest Landscape Ordinance along Ogden Avenue;

Plan includes conformance for drive up setbacks from property lines and adjacent uses;

Accessible pedestrian connection from exiting right of way sidewalk;

New LED site lighting in the immediate drive up area and parking area that will not spill onto adjacent property.

US bank intends to break ground on the Project in spring of 2017 and complete construction as soon as weather permits.

On behalf of our clients we appreciate your consideration and ask that you grant the drive up Bank Special Use for this proposed Development.

Regards,

STANTEC ARCHITECTURE INC.

A handwritten signature in black ink, appearing to read "Brian Reno".

Brian Reno
Principal
Phone: (312) 262-2290



October 6, 2016
Department of Community Development
Page 3 of 3

Reference: Project Summary / Narrative Letter for 1512 Ogden

Fax:
Brian.Reno@stantec.com

Attachment: Required application submittals and drawings

c. 1512 Partners and US Bank NA

rb document3

M 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 M L K J H G F E D C B A

Stantec
 Stantec Architecture Inc.
 135 South LaSalle Street, Suite 3100
 Chicago, IL 60603
 Tel: 312-262-2290
 Fax: 312-262-2291
 www.stantec.com

BRIAN BEVO
 APPLICANT ARCHITECT
 Brian.Bevo@stantec.com
 LICENSE #001.017259 EXP 11/30/2016

CCJM Engineers, Ltd.
 Engineering Infrastructure Solutions
 1500 North LaSalle Street, Suite 1030
 Chicago, Illinois 60642
 Tel: 312-668-6868
 Fax: 312-668-0525
 www.cejm.com

RESUBMITTED SURVEY - 10/25/2010
 REVISIONS FOR CITY COMMENTS - 11/05/2010
 REVISIONS FOR CITY COMMENTS - 02/27/2010

usbank
 1512 OGDEN AVE.
 DOWNERS GROVE, IL
 60515

SURVEY
 2007676002

C100

ALTA/NSPS SURVEY

AREA OF SITE - 33,269 SQ. FT.
 AREA OF BUILDING - 1217 SQ. FT.

LEGAL DESCRIPTION

PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF DECATUR, ILLINOIS, CONTAINS THE WEST HALF OF SECTION 4 AND THE WEST HALF OF SECTION 5, TOGETHER WITH A PORTION OF SECTION 6, SAID SECTION 6 BEING THE EAST HALF OF SECTION 6, THE WEST HALF OF SECTION 6, THE WEST HALF OF SECTION 7, THE WEST HALF OF SECTION 7, THE WEST HALF OF SECTION 8, THE WEST HALF OF SECTION 8, THE WEST HALF OF SECTION 9, THE WEST HALF OF SECTION 9, THE WEST HALF OF SECTION 10, THE WEST HALF OF SECTION 10, THE WEST HALF OF SECTION 11, THE WEST HALF OF SECTION 11, THE WEST HALF OF SECTION 12, THE WEST HALF OF SECTION 12, THE WEST HALF OF SECTION 13, THE WEST HALF OF SECTION 13, THE WEST HALF OF SECTION 14, THE WEST HALF OF SECTION 14, THE WEST HALF OF SECTION 15, THE WEST HALF OF SECTION 15, THE WEST HALF OF SECTION 16, THE WEST HALF OF SECTION 16, THE WEST HALF OF SECTION 17, THE WEST HALF OF SECTION 17, THE WEST HALF OF SECTION 18, THE WEST HALF OF SECTION 18, THE WEST HALF OF SECTION 19, THE WEST HALF OF SECTION 19, THE WEST HALF OF SECTION 20, THE WEST HALF OF SECTION 20, THE WEST HALF OF SECTION 21, THE WEST HALF OF SECTION 21, THE WEST HALF OF SECTION 22, THE WEST HALF OF SECTION 22, THE WEST HALF OF SECTION 23, THE WEST HALF OF SECTION 23, THE WEST HALF OF SECTION 24, THE WEST HALF OF SECTION 24, THE WEST HALF OF SECTION 25, THE WEST HALF OF SECTION 25, THE WEST HALF OF SECTION 26, THE WEST HALF OF SECTION 26, THE WEST HALF OF SECTION 27, THE WEST HALF OF SECTION 27, THE WEST HALF OF SECTION 28, THE WEST HALF OF SECTION 28, THE WEST HALF OF SECTION 29, THE WEST HALF OF SECTION 29, THE WEST HALF OF SECTION 30, THE WEST HALF OF SECTION 30, THE WEST HALF OF SECTION 31, THE WEST HALF OF SECTION 31, THE WEST HALF OF SECTION 32, THE WEST HALF OF SECTION 32, THE WEST HALF OF SECTION 33, THE WEST HALF OF SECTION 33, THE WEST HALF OF SECTION 34, THE WEST HALF OF SECTION 34, THE WEST HALF OF SECTION 35, THE WEST HALF OF SECTION 35, THE WEST HALF OF SECTION 36, THE WEST HALF OF SECTION 36, THE WEST HALF OF SECTION 37, THE WEST HALF OF SECTION 37, THE WEST HALF OF SECTION 38, THE WEST HALF OF SECTION 38, THE WEST HALF OF SECTION 39, THE WEST HALF OF SECTION 39, THE WEST HALF OF SECTION 40, THE WEST HALF OF SECTION 40, THE WEST HALF OF SECTION 41, THE WEST HALF OF SECTION 41, THE WEST HALF OF SECTION 42, THE WEST HALF OF SECTION 42, THE WEST HALF OF SECTION 43, THE WEST HALF OF SECTION 43, THE WEST HALF OF SECTION 44, THE WEST HALF OF SECTION 44, THE WEST HALF OF SECTION 45, THE WEST HALF OF SECTION 45, THE WEST HALF OF SECTION 46, THE WEST HALF OF SECTION 46, THE WEST HALF OF SECTION 47, THE WEST HALF OF SECTION 47, THE WEST HALF OF SECTION 48, THE WEST HALF OF SECTION 48, THE WEST HALF OF SECTION 49, THE WEST HALF OF SECTION 49, THE WEST HALF OF SECTION 50, THE WEST HALF OF SECTION 50, THE WEST HALF OF SECTION 51, THE WEST HALF OF SECTION 51, THE WEST HALF OF SECTION 52, THE WEST HALF OF SECTION 52, THE WEST HALF OF SECTION 53, THE WEST HALF OF SECTION 53, THE WEST HALF OF SECTION 54, THE WEST HALF OF SECTION 54, THE WEST HALF OF SECTION 55, THE WEST HALF OF SECTION 55, THE WEST HALF OF SECTION 56, THE WEST HALF OF SECTION 56, THE WEST HALF OF SECTION 57, THE WEST HALF OF SECTION 57, THE WEST HALF OF SECTION 58, THE WEST HALF OF SECTION 58, THE WEST HALF OF SECTION 59, THE WEST HALF OF SECTION 59, THE WEST HALF OF SECTION 60, THE WEST HALF OF SECTION 60, THE WEST HALF OF SECTION 61, THE WEST HALF OF SECTION 61, THE WEST HALF OF SECTION 62, THE WEST HALF OF SECTION 62, THE WEST HALF OF SECTION 63, THE WEST HALF OF SECTION 63, THE WEST HALF OF SECTION 64, THE WEST HALF OF SECTION 64, THE WEST HALF OF SECTION 65, THE WEST HALF OF SECTION 65, THE WEST HALF OF SECTION 66, THE WEST HALF OF SECTION 66, THE WEST HALF OF SECTION 67, THE WEST HALF OF SECTION 67, THE WEST HALF OF SECTION 68, THE WEST HALF OF SECTION 68, THE WEST HALF OF SECTION 69, THE WEST HALF OF SECTION 69, THE WEST HALF OF SECTION 70, THE WEST HALF OF SECTION 70, THE WEST HALF OF SECTION 71, THE WEST HALF OF SECTION 71, THE WEST HALF OF SECTION 72, THE WEST HALF OF SECTION 72, THE WEST HALF OF SECTION 73, THE WEST HALF OF SECTION 73, THE WEST HALF OF SECTION 74, THE WEST HALF OF SECTION 74, THE WEST HALF OF SECTION 75, THE WEST HALF OF SECTION 75, THE WEST HALF OF SECTION 76, THE WEST HALF OF SECTION 76, THE WEST HALF OF SECTION 77, THE WEST HALF OF SECTION 77, THE WEST HALF OF SECTION 78, THE WEST HALF OF SECTION 78, THE WEST HALF OF SECTION 79, THE WEST HALF OF SECTION 79, THE WEST HALF OF SECTION 80, THE WEST HALF OF SECTION 80, THE WEST HALF OF SECTION 81, THE WEST HALF OF SECTION 81, THE WEST HALF OF SECTION 82, THE WEST HALF OF SECTION 82, THE WEST HALF OF SECTION 83, THE WEST HALF OF SECTION 83, THE WEST HALF OF SECTION 84, THE WEST HALF OF SECTION 84, THE WEST HALF OF SECTION 85, THE WEST HALF OF SECTION 85, THE WEST HALF OF SECTION 86, THE WEST HALF OF SECTION 86, THE WEST HALF OF SECTION 87, THE WEST HALF OF SECTION 87, THE WEST HALF OF SECTION 88, THE WEST HALF OF SECTION 88, THE WEST HALF OF SECTION 89, THE WEST HALF OF SECTION 89, THE WEST HALF OF SECTION 90, THE WEST HALF OF SECTION 90, THE WEST HALF OF SECTION 91, THE WEST HALF OF SECTION 91, THE WEST HALF OF SECTION 92, THE WEST HALF OF SECTION 92, THE WEST HALF OF SECTION 93, THE WEST HALF OF SECTION 93, THE WEST HALF OF SECTION 94, THE WEST HALF OF SECTION 94, THE WEST HALF OF SECTION 95, THE WEST HALF OF SECTION 95, THE WEST HALF OF SECTION 96, THE WEST HALF OF SECTION 96, THE WEST HALF OF SECTION 97, THE WEST HALF OF SECTION 97, THE WEST HALF OF SECTION 98, THE WEST HALF OF SECTION 98, THE WEST HALF OF SECTION 99, THE WEST HALF OF SECTION 99, THE WEST HALF OF SECTION 100, THE WEST HALF OF SECTION 100.

NOTES

- All dimensions shown herein are in feet, and rounded parts, based on the plan.
- Contours are shown on the plan at 2-foot intervals.
- Changes in lot boundaries, building lines, and easements are shown herein.
- Changes in utility lines and easements are shown herein.
- Changes in street grades and curbs are shown herein.
- Dimensions to and from buildings are vertical dimensions unless noted.
- The lot numbers shown herein are based on the plat of the subdivision.

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 M L K J H G F E D C B A

M L K J H G F E D C B A 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

ZONING & DEED RESTRICTIONS

BUILDING SETBACKS:
 FRONT: 20' FROM PROPERTY LINE
 SIDE: 5' FROM PROPERTY LINE
 BACK: 5' FROM PROPERTY LINE

PARKING SETBACKS:
 FRONT: 10' FROM PROPERTY LINE
 SIDE: 5' FROM PROPERTY LINE
 BACK: 10' FROM PROPERTY LINE

STAKE/LANDSCAPE SETBACKS:
 FRONT: 10' FROM PROPERTY LINE
 SIDE: 5' FROM PROPERTY LINE
 BACK: 5' FROM PROPERTY LINE

UTILITY SETBACKS:
 FRONT: 5' FROM PROPERTY LINE
 SIDE: 5' FROM PROPERTY LINE
 BACK: 5' FROM PROPERTY LINE

STORMWATER COLLECTION/STORAGE:
 FRONT: 5' FROM PROPERTY LINE
 SIDE: 5' FROM PROPERTY LINE
 BACK: 5' FROM PROPERTY LINE

SITE DATA

AREA SUMMARY:
 PROPERTY AREA: 3,000 SF
 DRIVE-THRU CANOPY AREA: 300 SF
 LANDSCAPE AREA (10% OF PROPERTY AREA): 3,000 SF
 LANDSCAPE AREA PROVIDED: 6,500 SF

FRONT YARD LANDSCAPE REQUIRED: 1,600 SF
 FRONT YARD LANDSCAPE PROVIDED: 2,900 SF

7' WIDE LANDSCAPE ISLANDS REQUIRED EVERY 20' STALLS (MIN.) NOT APPLICABLE

PARKING SUMMARY:
 15 STALLS (100% 15' x 20' STALLS) - 14 REQUIRED PARKING STALLS PER CITY CODE

(1) ADA PARKING SPACES REQUIRED - (3) PROVIDED

MARKET LABEL	REQUIRED	PROVIDED
STANDARD	11	18
ADA	3	3
TOTAL	14	21

NOTE:
 ALL DIMENSIONS AND FINISHES AND ARCHITECTURE SUBMITTALS WILL BE SUBMITTED WITH UPDATING SUBMITTALS

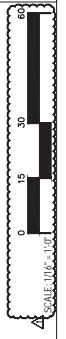
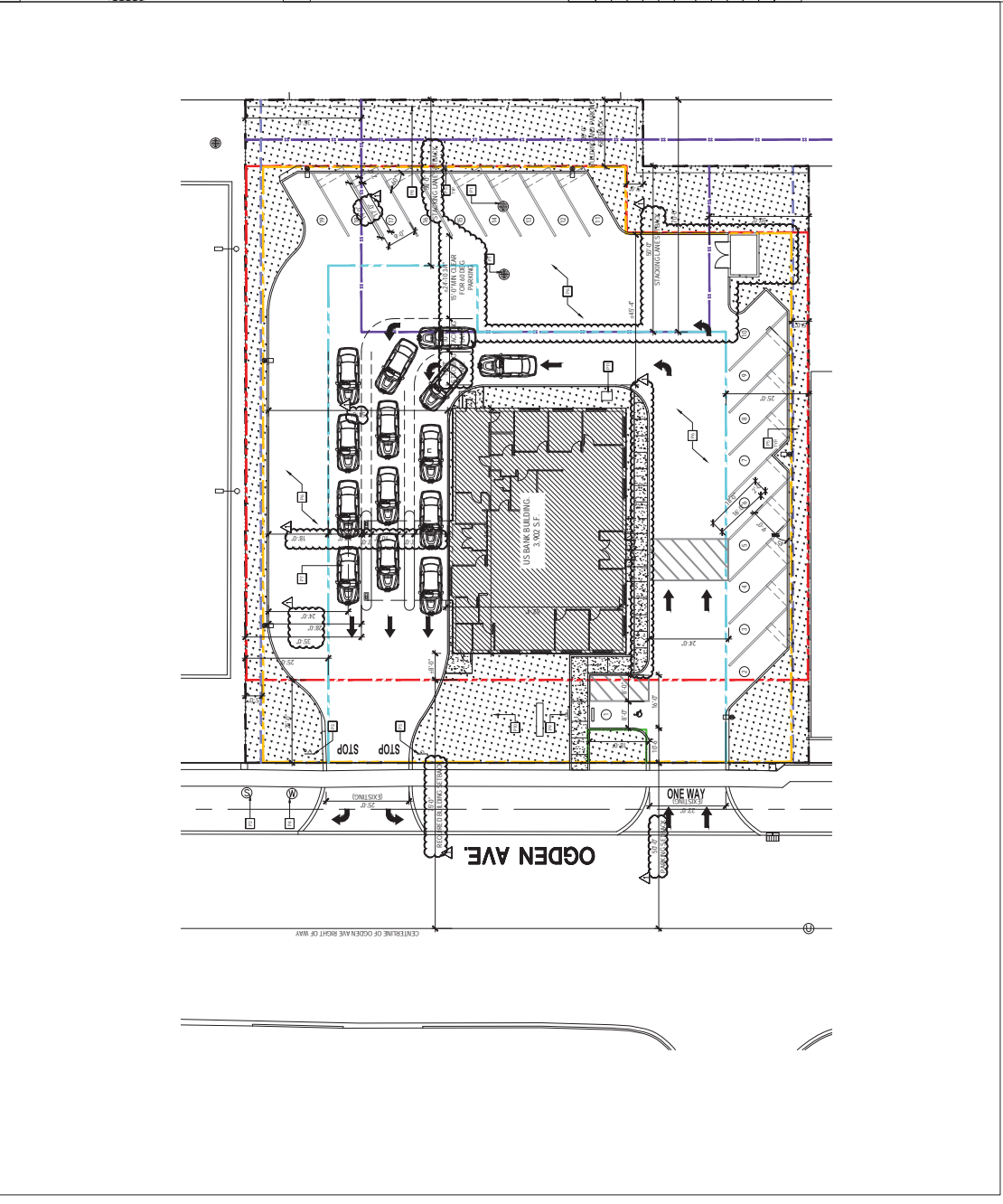
SITE PLAN KEYNOTES

P1 EXISTING STORM INLET RM
 P2 EXISTING SANITARY MANHOLE
 P3 20' NOT ENTER SIGN
 P4 EXISTING WATER VALVE
 P5 21' GRASS LANDSCAPE ONLY FOR PARKING OVERHANG
 P6 CONCRETE PARKING LOT AND DRIVEWAYS, C&G TO REMOVE
 P7 DRIVE-THRU CANOPY
 P8 FENCE
 P9 ADA PARKING STALL AND SIGN
 P10 MONUMENT SIGN TO BE APPROVED UNDER SEPARATE PERMIT
 P11 ELECTRICAL TRANSFORMER

LEGEND

- BUILDING SETBACK
- PARKING SETBACK
- STAKE/LANDSCAPE SETBACK
- STORMWATER COLLECTION/STORAGE
- UTILITY EASEMENT
- PROPERTY LINE
- FRONT LANDSCAPE AREA

PARKING LOT STOPPING LED SUMMARS
 MANUE. CHSE. MODEL: 050-A-M-L-M-L-A-K-A
 METRIC: 100' TO 200' 10'
 METRIC: 100' TO 200' 10'
 METRIC: 100' TO 200' 10'



Stantec

Stantec Architecture Inc.
 135 South LaSalle Street, Suite 3100
 Chicago, IL 60603
 Tel: 312-262-2290
 Fax: 312-262-2290
 www.stantec.com

BRIAN RENO
 APPLICANT ARCHITECT
 Brian.Reno@stantec.com
 LICENSE #001.017259 EXP. 11/30/2016

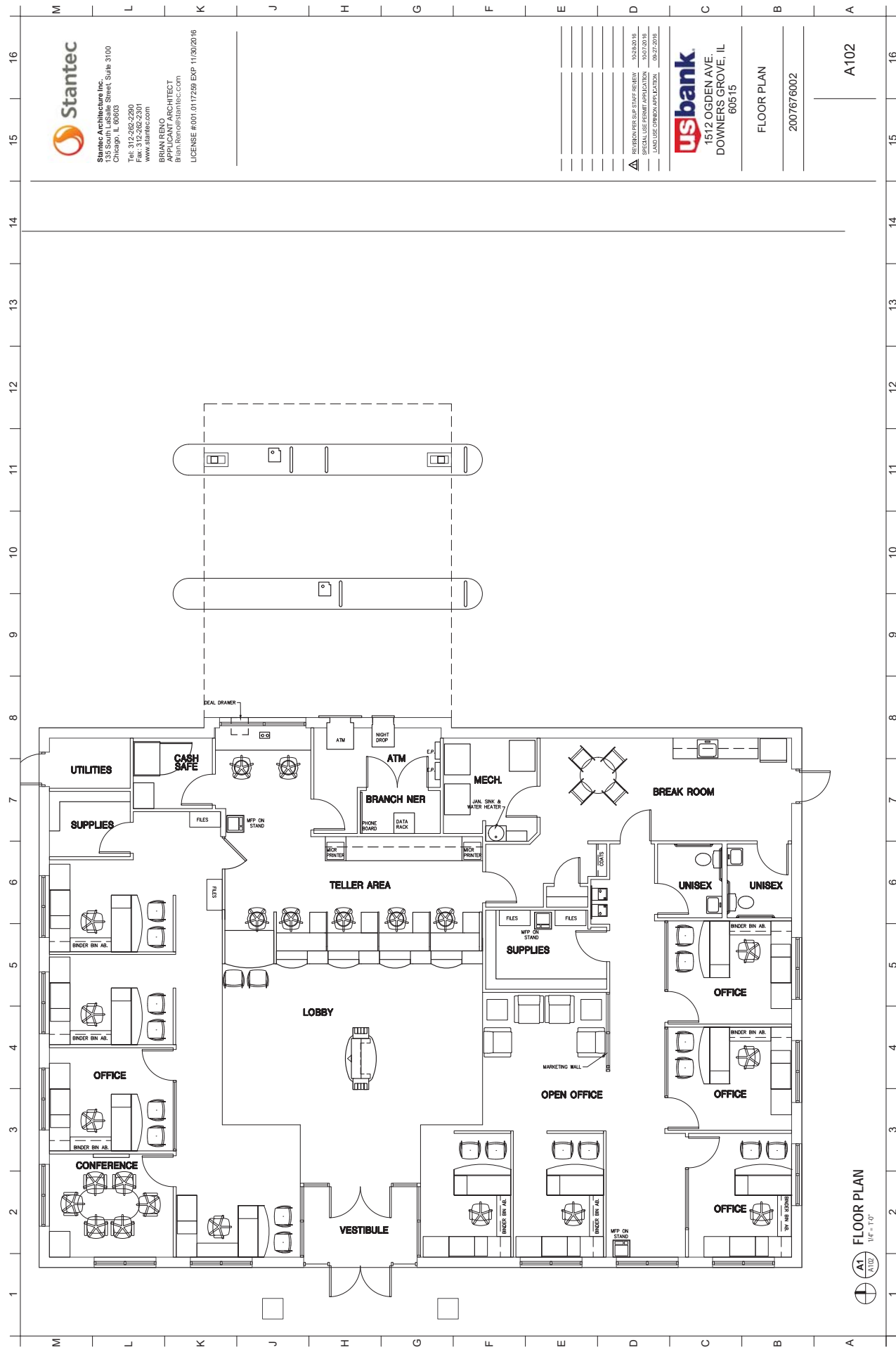
usbank

1512 OGDEN AVE.
 DOWNERS GROVE, IL
 60015

ARCHITECTURAL
 SITE PLAN
 2007676002

A-100

AT 100 SITE PLAN - OPTION 1



Stantec
 Stantec Architecture Inc.
 135 South LaSalle Street, Suite 3100
 Chicago, IL 60603
 Tel: 312-262-2290
 Fax: 312-262-2291
 www.stantec.com

BRIAN RENO
 APPLICANT ARCHITECT
 Brian.Reno@stantec.com
 LICENSE #001.017259 EXP. 11/30/2016

REVISION PER CITY OF CHICAGO
 SPECIAL USE SUBMIT APPLICATION - 10/27/2016
 LAND USE CENSOEN APP. #A102EN - 09/27/2016

usbank
 1512 OGDEN AVE.
 DOWNERS GROVE, IL
 60515

FLOOR PLAN
 2007676002

A102

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



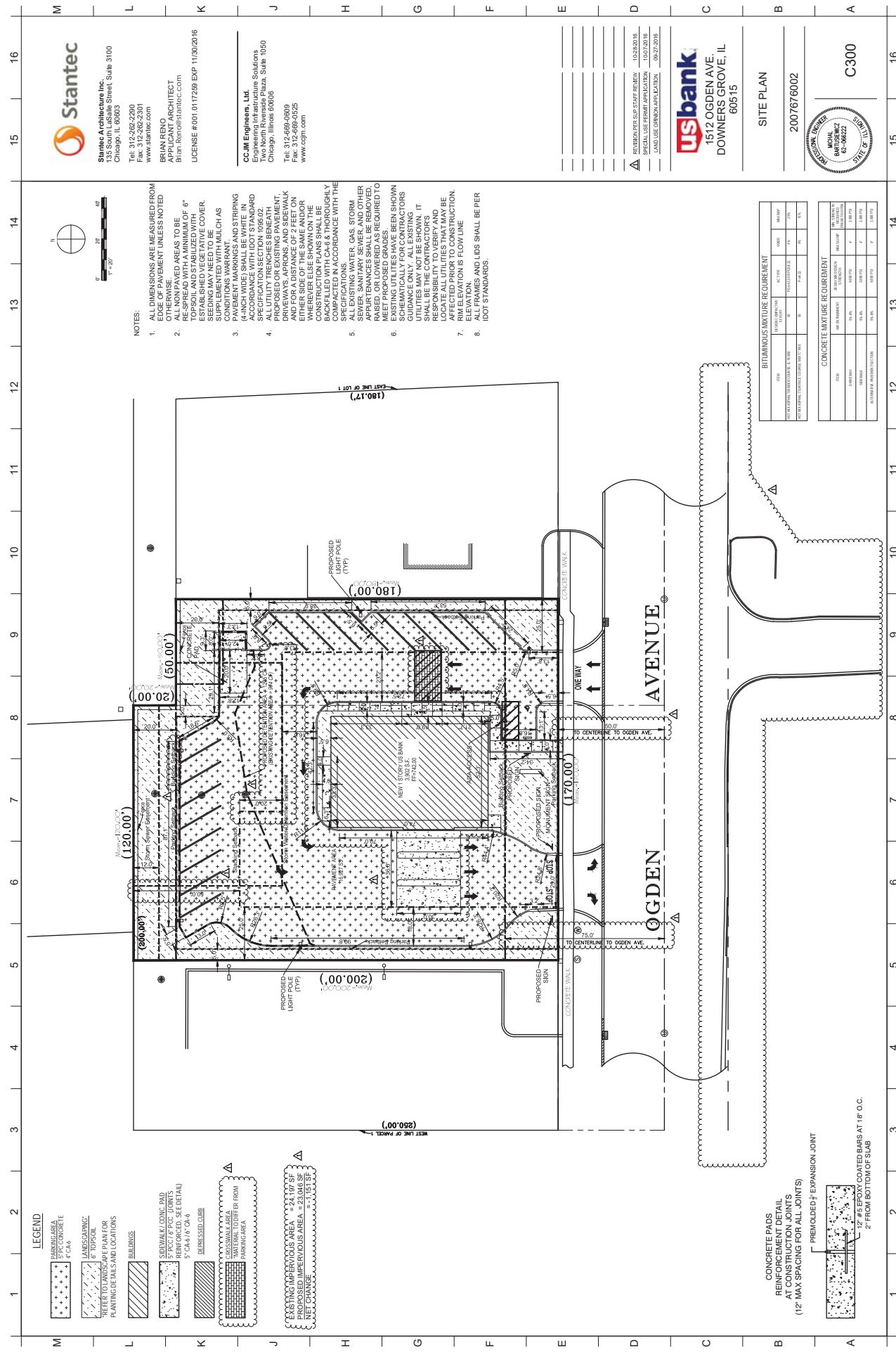
Stantec
 Stantec Architecture Inc.
 135 South LaSalle Street, Suite 3100
 Chicago, IL 60603
 Tel: 312-265-2290
 Fax: 312-265-2291
 www.stantec.com
 www.stantec.com
 BRIAN RENO
 APPLICANT ARCHITECT
 Brian.Reno@stantec.com
 LICENSE #0010117269 EXP 11/30/2016

usbank
 1512 OGDEN AVE.
 DOWNERS GROVE, IL
 60515

EXTERIOR COLORED
 RENDERINGS
 2007676002

A-103

SEARCH FOR THE PLAT BOOK IN 15-2016
 SPECIAL USE PERMIT APPLICATION IN 15-2016
 LAND USE CEMEN APPLICATION IN 15-2016



NOTES:

1. ALL DIMENSIONS ARE MEASURED FROM EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. ALL NON PAVED AREAS TO BE TOP SOIL AND STABILIZED WITH ESTABLISHED VEGETATIVE COVER. SEEDING MAY NEED TO BE PERFORMED AS MULCH AS CONDITIONS WARRANT.
3. PAVEMENT MARKINGS AND STRIPING (4-INCH WIDE) SHALL BE WHITE IN ACCORDANCE WITH ILLINOIS AND SPECIFICATION SECTION 1005.02.
4. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING PAVEMENT AND FOR A DISTANCE OF 2 FEET ON EITHER SIDE OF THE SAME AND/OR WHERE ELSE SHOWN ON THE PLAN SHALL BE THOROUGHLY BACKFILLED WITH CA-6 & THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR GAS, STORM SEWER, SANITARY SEWER, AND OTHER APPLICABLE TRENCHES SHALL BE REMOVED, REPAIRED, OR RECONSTRUCTED TO MEET PROPOSED GRADES. EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR CONTRACTORS' INFORMATION ONLY. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND CORRECT ANY DISCREPANCIES BEFORE AFFECTED PRIOR TO CONSTRUCTION. RIM ELEVATION IS FLOW LINE ELEVATION. AND LIDS SHALL BE PER ILLINOIS DOT STANDARDS.

BITUMINOUS MIXTURE REQUIREMENT

ITEM	QUANTITY	UNIT	PERCENT
TYPE 1 HOT MIX ASPHALT	15.00	CY	100%
TYPE 2 HOT MIX ASPHALT	0.00	CY	0%
TYPE 3 HOT MIX ASPHALT	0.00	CY	0%
TYPE 4 HOT MIX ASPHALT	0.00	CY	0%
TYPE 5 HOT MIX ASPHALT	0.00	CY	0%

CONCRETE MIXTURE REQUIREMENT

ITEM	QUANTITY	UNIT	PERCENT
TYPE 1 CONCRETE	15.00	CY	100%
TYPE 2 CONCRETE	0.00	CY	0%
TYPE 3 CONCRETE	0.00	CY	0%
TYPE 4 CONCRETE	0.00	CY	0%
TYPE 5 CONCRETE	0.00	CY	0%

CONCRETE PADS REINFORCEMENT DETAIL AT CONSTRUCTION JOINTS (12" MAX SPACING FOR ALL JOINTS)

REINFORCED EXPANSION JOINT

COATED BARS AT 16" O.C. 2" FROM BOTTOM OF SLAB

LEGEND

- PARKING AREA
- CONCRETE
- CA-6
- LANDSCAPING
- TOP SOIL
- VEGETATIVE COVER
- PLANTING DETAILS AND LOCATIONS
- BUILDINGS
- SEWER/STORM DRAIN
- 5" TOP SOIL
- 5" CA-6
- DEPRESSED CURB
- CONCRETE CURB
- WATERAL TIGHTER FROM PARKING AREA
- EXISTING IMPERVIOUS AREA = 24,197 SF
- PROPOSED IMPERVIOUS AREA = 23,046 SF
- WELLS

Stantec
 Stantec Architecture Inc.
 135 South LaSalle Street, Suite 3100
 Chicago, IL 60603
 Tel: 312-262-2280
 Fax: 312-262-2281
 www.stantec.com

usbank
 1512 OGDEN AVE.
 DOWNERS GROVE, IL
 60515

SITE PLAN
 2007676002

CCJM Engineers, Ltd.
 Engineering Infrastructure Solutions
 1000 North LaSalle Street, Suite 1030
 Chicago, Illinois 60610
 Tel: 312-669-6969
 Fax: 312-669-0225
 www.cojm.com

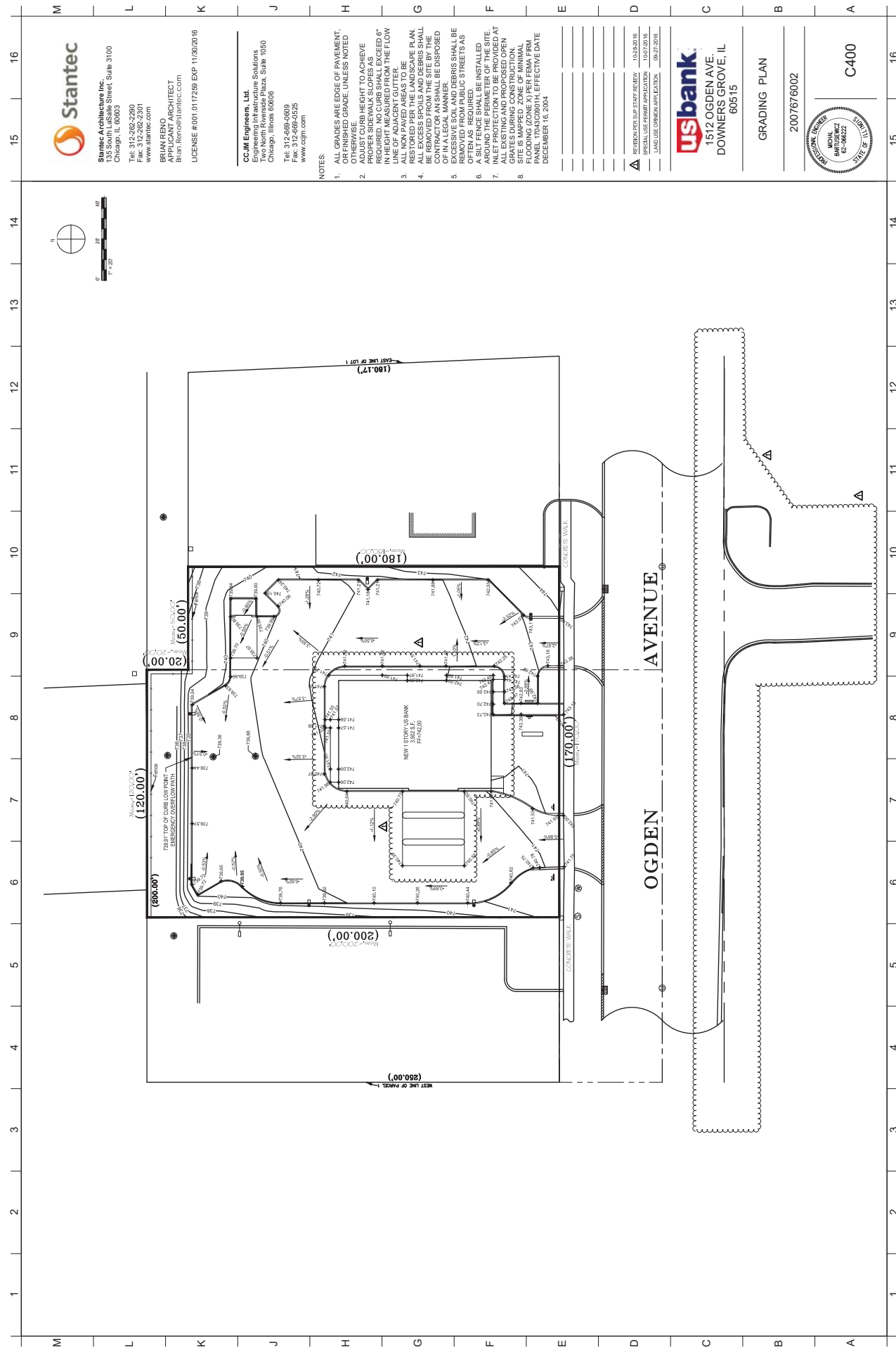
RECEIVED
 RECEIVED BY: STAFF REVIEW
 PROJECT NO.: 2007676002
 DATE: 08/27/2016
 JOB USE: GENERAL APPLICATION

MOHAWK ENGINEERING
 62-06222
 STATE OF ILLINOIS
 SURVEY & MAPPING

Scale: 1" = 20'

North Arrow: (Symbol)

Grid Lines: 1-16 (Horizontal), A-M (Vertical)



Stantec
 Stantec Architecture Inc.
 135 South LaSalle Street, Suite 3100
 Chicago, IL 60603
 Tel: 312-262-2290
 Fax: 312-262-2291
 www.stantec.com

BRIAN RENVO
 APPLICANT ARCHITECT
 Brian.Renvo@stantec.com
 LICENSE #001.0117259 EXP 11/30/2016

CCJM Engineers, Ltd.
 Engineering Infrastructure Solutions
 2700 North Lincoln Plaza, Suite 1050
 Chicago, Illinois 60608
 Tel: 312-668-6868
 Fax: 312-668-0225
 www.cojm.com

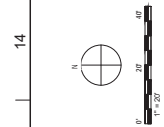
- NOTES:**
1. ALL GRADES ARE EDGE OF PAVEMENT, OR FINISHED GRADE, UNLESS NOTED.
 2. ADJUST CURB HEIGHT TO ACHIEVE PROPER SIDEWALK SLOPES AS REQUIRED. NO CURB SHALL EXCEED 6" HEIGHT ABOVE THE FINISHED GRADE LINE OF ADJACENT GUTTER.
 3. ALL NON PAVED AREAS TO BE RESTORED PER THE LANDSCAPE PLAN.
 4. ALL EXISTING CURBS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR IN A LEGAL MANNER.
 5. ALL EXISTING CURBS SHALL BE REMOVED FROM PUBLIC STREETS AS OFTEN AS REQUIRED.
 6. A SUTURE SHALL BE INSTALLED AT THE CURB FACE OF THE SITE.
 7. INLET PROTECTION TO BE PROVIDED AT ALL EXISTING AND PROPOSED OPEN DRAINAGE STRUCTURES.
 8. SITE IS MARKED AS BEING IN A FLOODING (ZONE X) PER FEMA FIRM PANEL 17043C0900H, EFFECTIVE DATE DECEMBER 16, 2004.

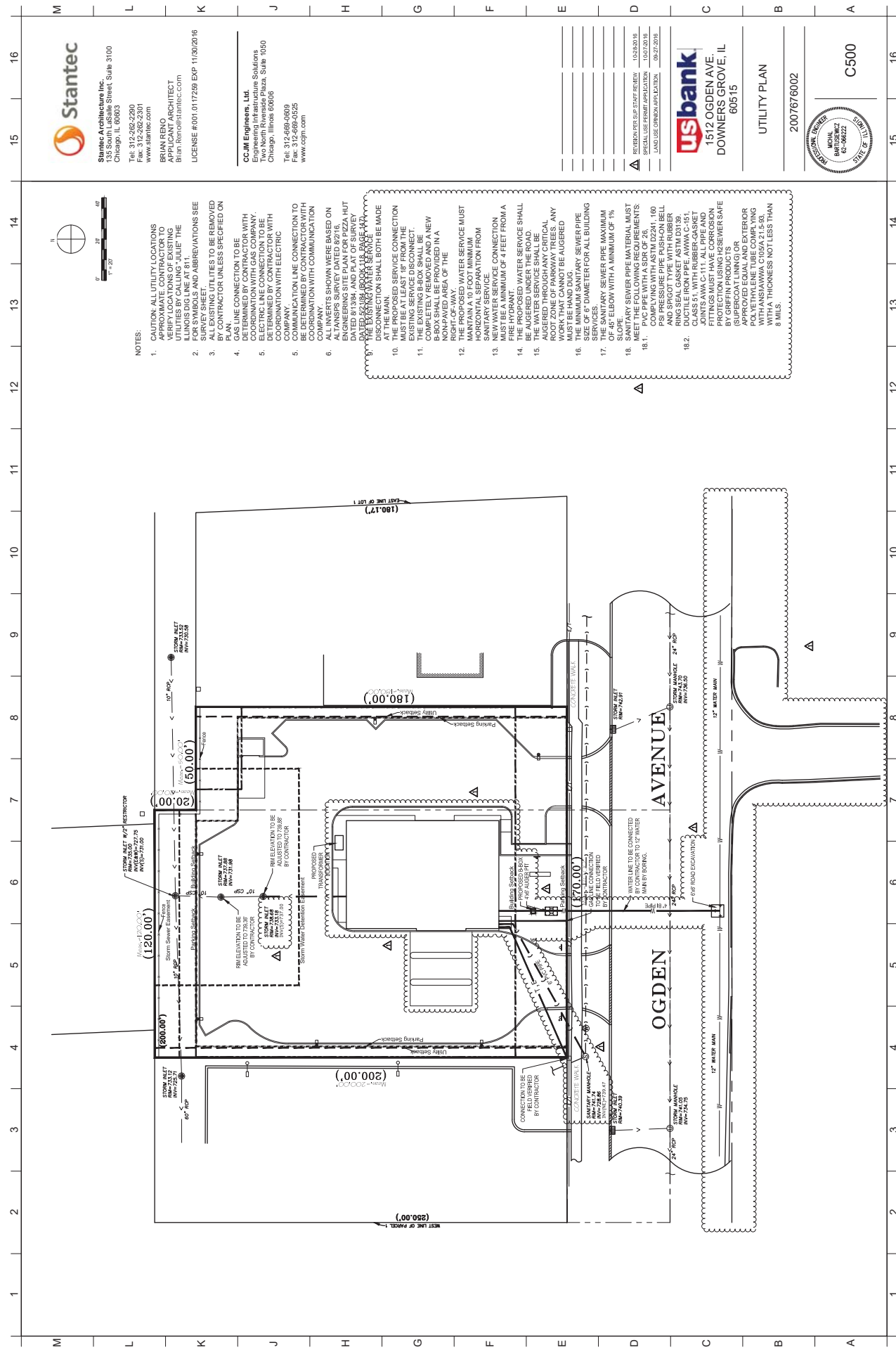
usbank
 1512 OGDEN AVE.
 DOWNERS GROVE, IL
 60515

GRADING PLAN
 2007676002

C400

REVISIONS:
 1. 02/24/16
 2. 03/22/16
 3. 03/22/16





Stantec
 Stantec Architecture Inc.
 135 South LaSalle Street, Suite 3100
 Chicago, IL 60603
 Tel: 312-262-2280
 Fax: 312-262-2291
 www.stantec.com

BRIAN RENZI
 APPLICANT ARCHITECT
 Brian.Renzi@stantec.com
 LICENSE #001.017239 EXP 11/30/2016

CCJM Engineers, Ltd.
 Engineering Infrastructure Solutions
 1000 North Dearborn Street, Suite 1030
 Chicago, Illinois 60610
 Tel: 312-669-6969
 Fax: 312-669-0225
 www.cojm.com

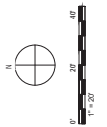
usbank
 1512 OGDEN AVE.
 DOWNERS GROVE, IL
 60015

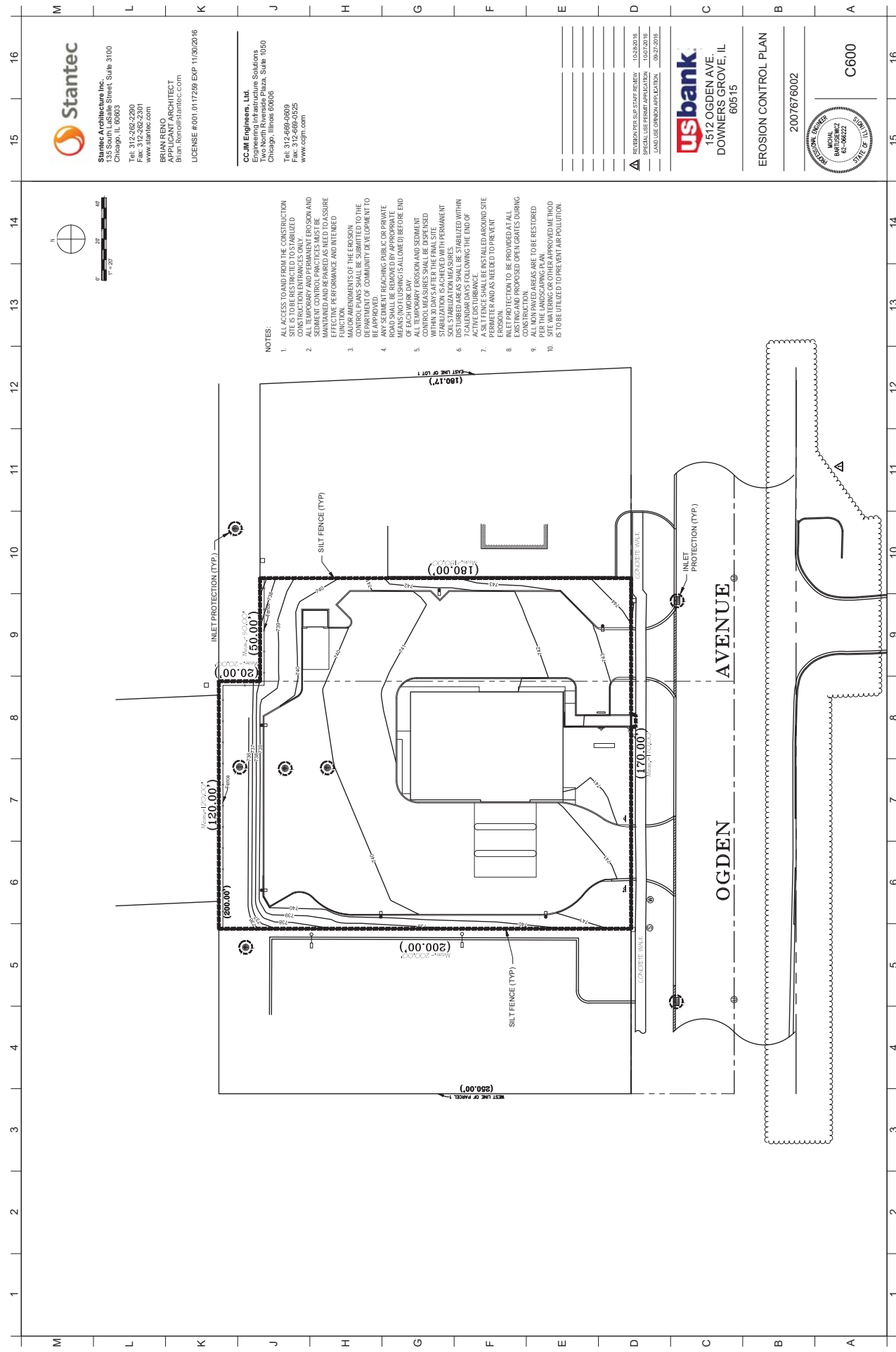
UTILITY PLAN
 2007676002



C500

- NOTES:**
- CAUTION: ALL UTILITY LOCATIONS SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. VERIFY LOCATIONS OF EXISTING UTILITIES BY CALLING 'JULIE' THE LINDSAY DIG LINE AT 811.
 - ALL EXISTING UTILITIES TO BE REMOVED BY CONTRACTOR UNLESS SPECIFIED ON SURVEY SHEET.
 - ALL EXISTING UTILITIES TO BE REMOVED BY CONTRACTOR UNLESS SPECIFIED ON SURVEY SHEET.
 - GAS LINE CONNECTION TO BE DETERMINED BY CONTRACTOR WITH FIELD SURVEY AND FIELD VERIFICATION. ELECTRICAL CONNECTION TO BE DETERMINED BY CONTRACTOR WITH COORDINATION WITH ELECTRIC.
 - COMMUNICATION LINE CONNECTION TO BE DETERMINED BY CONTRACTOR WITH COORDINATION WITH COMMUNICATION.
 - ALL INSETS SHOWN WERE BASED ON ENGINEERING SITE PLAN FOR PIZZA HUT DATED 8/24/16. (BOOK 18 PAGE 14).
 - DISCONNECTION SHALL BOTH BE MADE AND THE PROPOSED SERVICE CONNECTION MUST BE AT LEAST 18" FROM THE EXISTING SERVICE DISCONNECT.
 - EXISTING SERVICE DISCONNECT COMPLETELY REMOVED AND A NEW B-BOX SHALL BE PROVIDED IN A NON-PAVED AREA OF THE PROPERTY.
 - THE PROPOSED WATER SERVICE MUST MAINTAIN A 10 FOOT MINIMUM CLEARANCE FROM SANITARY SEWER.
 - NEW WATER SERVICE CONNECTION MUST BE A MINIMUM OF 4 FEET FROM A PROPERTY LINE.
 - THE PROPOSED WATER SERVICE SHALL BE AUGERED UNDER THE ROAD.
 - THE WATER SERVICE SHALL BE AUGERED UNDER THE ROAD. ANY WORK THAT CANNOT BE AUGERED MUST BE HAND DUG.
 - ALL SANITARY SEWER PIPE SERVICES MUST BE 8" DIAMETER FOR ALL BUILDING SERVICES.
 - THE SANITARY SEWER PIPE MAXIMUM SLOPE SHALL BE A MINIMUM OF 1%.
 - SANITARY SEWER PIPE MATERIAL MUST MEET THE FOLLOWING REQUIREMENTS:
 - 18.1. 12" DIAMETER SANITARY SEWER PIPE SHALL COMPLY WITH ASTM D2241, 180 PSI PRESSURE PIPE WITH RUBBER AND SPIGOT JOINTS.
 - 18.2. 24" DIAMETER SANITARY SEWER PIPE SHALL COMPLY WITH ASTM D2241, 180 PSI PRESSURE PIPE WITH RUBBER AND SPIGOT JOINTS.
 - DUCTILE IRON PIPE (AWWA C-151, CLASS 51) WITH RUBBER-GASKET FITTINGS MUST HAVE CORROSION PROTECTION USING H2S SEWER SAFE BY GRIFFIN PRODUCTS.
 - ALL EXISTING AND PROPOSED EXTERIOR POLYETHYLENE TUBE COMPLYING WITH ANSIA/MWWA C1059 A 2.1.5-93 AT A THICKNESS NOT LESS THAN 8 MILS.





- NOTES:**
1. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO STABILIZED CONSTRUCTION ENTRANCES ONLY. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE AND INTENDED.
 2. MAJOR AMENDMENTS OF THE EROSION CONTROL PLANS SHALL BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO ANY SEDIMENT REACHING PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY APPROPRIATE MEANS AND FLUSHING IS ALLOWED BEFORE END.
 3. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPENSED WITHIN 30 DAYS AFTER THE COMPLETION OF PERMANENT SOILS STABILIZATION MEASURES.
 4. DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS FOLLOWING THE END OF ACTIVE CONSTRUCTION.
 5. A SILT FENCE SHALL BE INSTALLED AROUND THE PERMETER AND AS NEEDED TO PREVENT EROSION.
 6. INLET PROTECTION TO BE PROVIDED AT ALL CONSTRUCTION SITES.
 7. EXISTING AND PROPOSED OPEN GRATES DURING CONSTRUCTION SHALL BE RESTORED PER THE LANDSCAPING PLAN.
 8. SITE WATERING OR OTHER APPROVED METHOD IS TO BE UTILIZED TO PREVENT AIR POLLUTION.

Stantec
 Stantec Architecture Inc.
 Engineering Infrastructure Solutions
 135 South LaSalle Street, Suite 3100
 Chicago, IL 60603
 Tel: 312-262-2280
 Fax: 312-262-2291
 www.stantec.com

BRIAN PERLO
 APPLICANT ARCHITECT
 Brian.Perlo@stantec.com
 LICENSE #001.017259 EXP 11/30/2016

CCJM Engineers, Ltd.
 Engineering Infrastructure Solutions
 135 South LaSalle Street, Suite 1030
 Chicago, Illinois 60606
 Tel: 312-668-6868
 Fax: 312-668-0225
 www.cojm.com

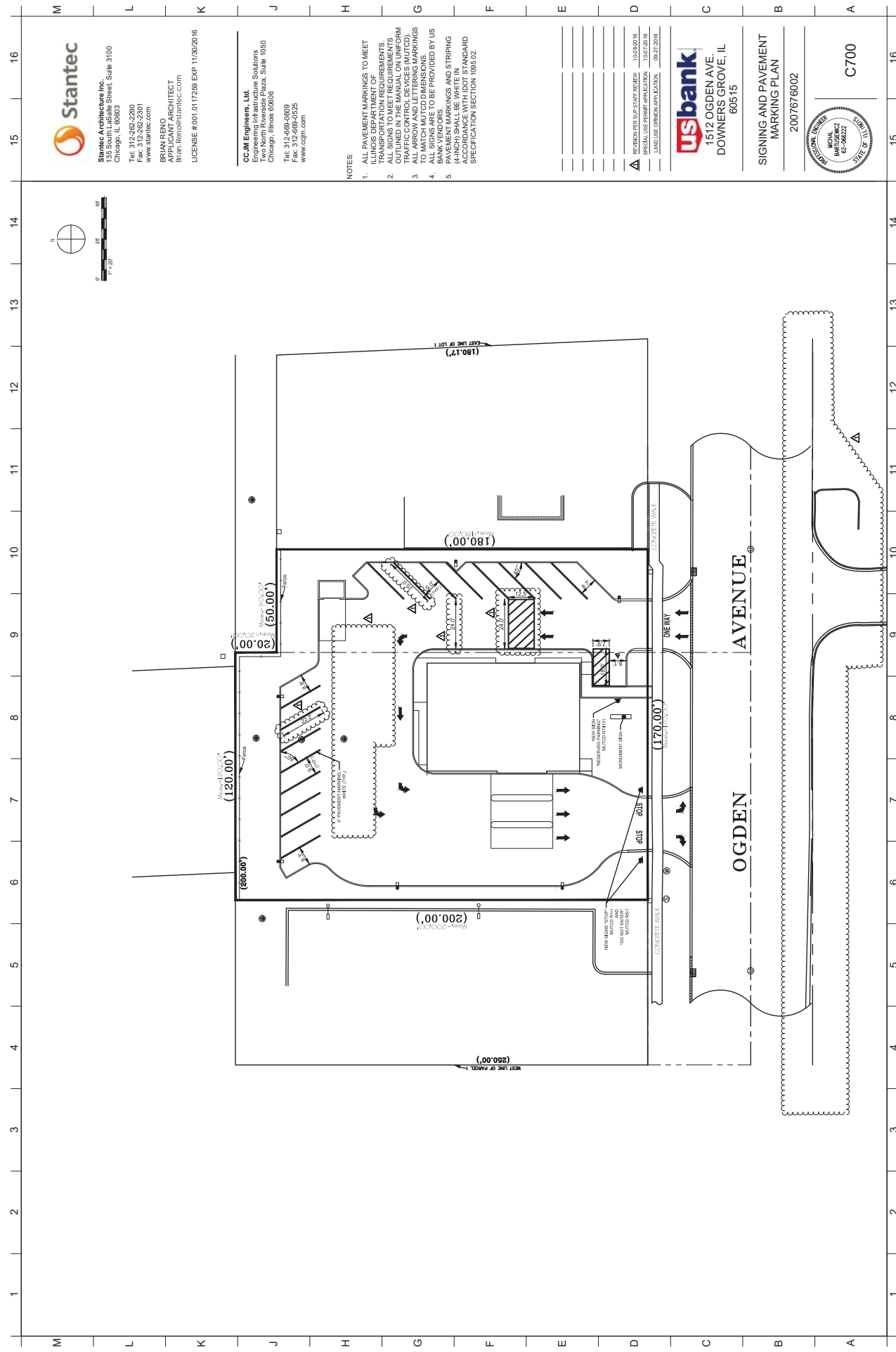
RESUBMITTED FOR REVIEW 10/26/16
 FINAL APPROVAL FOR PERMIT 10/27/16
 JOB USE ONLY (NO REPRODUCTION) 09/27/2016

usbank
 1512 OGDEN AVE.
 DOWNERS GROVE, IL
 60515

EROSION CONTROL PLAN
 2007676002



C600



Stantec
 Stantec Architecture Inc.
 135 South LaSalle Street, Suite 3100
 Chicago, IL 60603
 Tel: 312-262-2280
 Fax: 312-262-2291
 www.stantec.com

BRIAN PERO
 APPLICANT ARCHITECT
 Brian.Pero@stantec.com
 LICENSE #001.0117259 EXP 11/30/2016

CCJM Engineers, Ltd.
 Engineering Infrastructure Solutions
 1000 North Dearborn Street, Suite 1050
 Chicago, Illinois 60610
 Tel: 312-668-6868
 Fax: 312-668-0225
 www.cojm.com

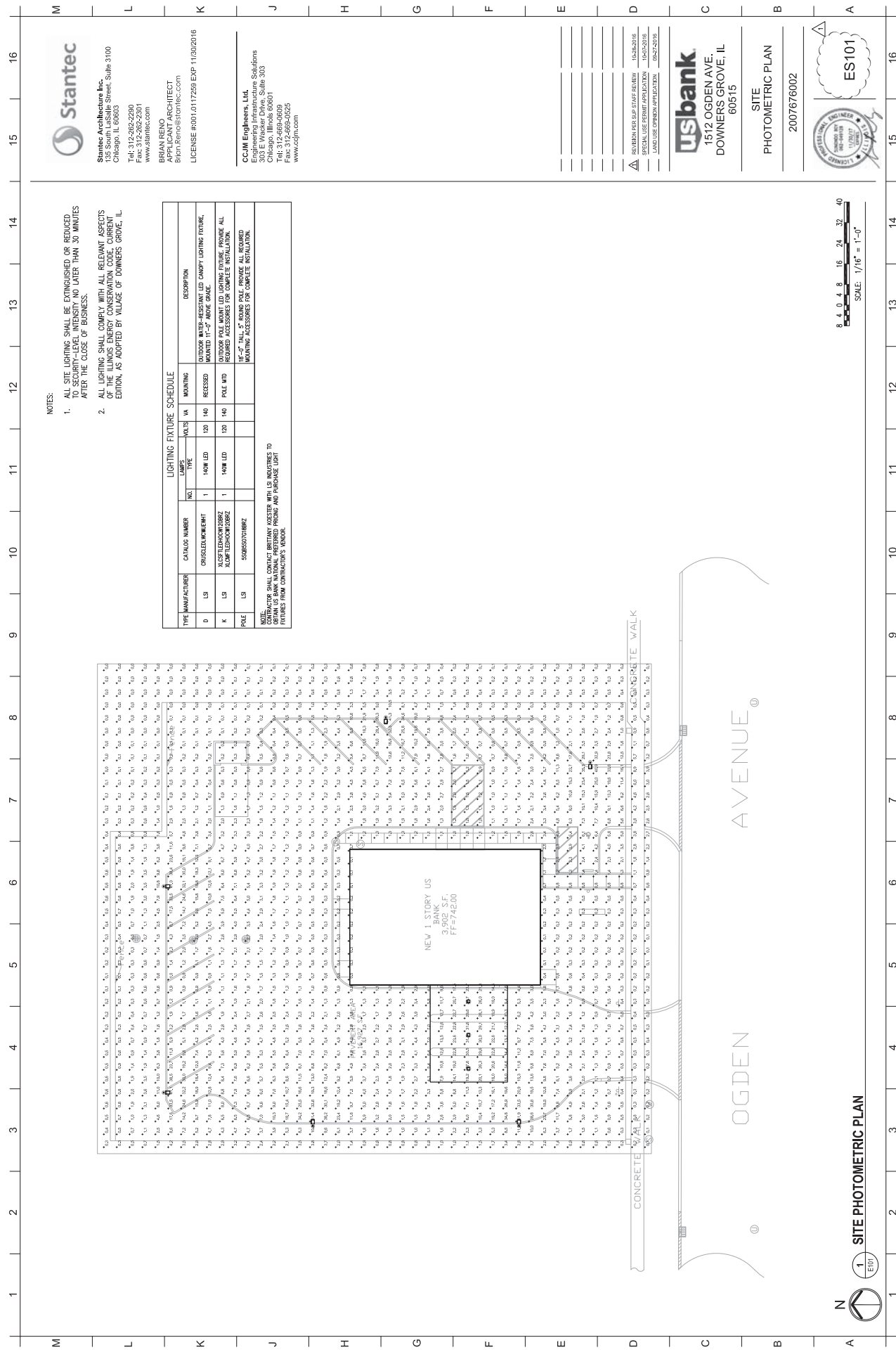
- NOTES:**
1. ALL PAVEMENT MARKINGS TO MEET ILLINOIS DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
 2. ALL SIGNS TO MEET REQUIREMENTS OF ILLINOIS DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL DEVICES (MUTCD) TO MATCH MUTCD DIMENSIONS.
 3. ALL ARROW AND LETTERING MARKINGS TO BE PROVIDED BY US BANK VENDORS.
 4. PAVEMENT MARKINGS AND STRIPING (4-INCH) SHALL BE WHITE IN ACCORDANCE WITH STANDARD SPECIFICATION SECTION 1095.02.

usbank
 1512 OGDEN AVE.
 DOWNERS GROVE, IL
 60015

SIGNING AND PAVEMENT MARKING PLAN
 2007676002



C700



- NOTES:
1. ALL SITE LIGHTING SHALL BE EXTINGUISHED OR REDUCED TO SECURITY-LEVEL INTENSITY NO LATER THAN 30 MINUTES AFTER THE CLOSE OF BUSINESS.
 2. ALL LIGHTING SHALL COMPLY WITH ALL RELEVANT ASPECTS OF THE ILLINOIS ENERGY CONSERVATION CODE, CURRENT EDITION, AS ADOPTED BY VILLAGE OF DOWNERS GROVE, IL.

THE MANUFACTURER	CATALOG NUMBER	REQ.	LUMPS		MOUNTING	DESCRIPTION
			TYPE	VA		
LS	CRUSLED-W/WHIT	1	140W LED	120 140	RECESSED	OUTDOOR WATER-RESISTANT LED CANOPY LIGHTING FIXTURE, MOUNTED 11'-0" ABOVE GROUND.
LS	CRUSLED-W/WHIT	1	140W LED	120 140	POLE M/D	OUTDOOR POLE MOUNTED LED LIGHTING FIXTURE, PROVIDE ALL NECESSARY HARDWARE AND ACCESSORIES FOR COMPLETE INSTALLATION.
LS	508500708RZ					1/2" X 2" TALL 1/2" BORE POLE, PROVIDE ALL HARDWARE AND ACCESSORIES FOR COMPLETE INSTALLATION.

NOTE: CONTRACTOR SHALL CONTACT BRITANNY KRESTER WITH US INDUSTRIES TO OBTAIN THE MANUFACTURER'S SPECIFICATIONS AND PURCHASE LIGHT FIXTURES FROM CONTRACTOR'S SOURCE.

Stantec
 Stantec Architecture Inc.
 135 South LaSalle Street, Suite 3100
 Chicago, IL 60660
 Tel: 312-262-2290
 Fax: 312-262-2291
 www.stantec.com

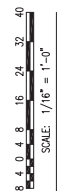
BRIAN RENO
 APPLICANT ARCHITECT
 Brian.Reno@stantec.com
 LICENSE #001.0117259 EXP 11/30/2016

CCJM Engineers, Ltd.
 Engineering Infrastructure Solutions
 1500 North LaSalle Street, Suite 305
 Chicago, Illinois 60601
 Tel: 312-688-9609
 Fax: 312-688-0625
 www.ccejm.com

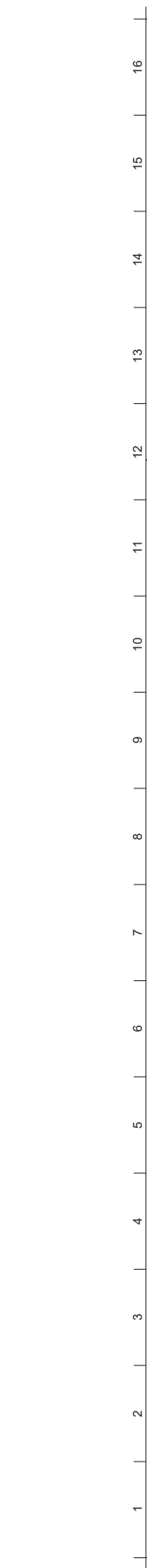
REGISTRATION FOR PLAT PREPARATION - ILLINOIS
 SPECIAL USE PERMIT APPLICATION - ILLINOIS
 LAND USE CARRIER APPLICATION - ILLINOIS

usbank
 1512 OGDEN AVE.
 DOWNERS GROVE, IL
 60515

SITE
 PHOTOMETRIC PLAN
 2007676002



1
 ENR
 SITE PHOTOMETRIC PLAN



PLANTING LEGEND

SYMBOL	SIZE (HT/WTH)	MATURE HT/WTH	BOTANICAL NAME	SEASONAL INTEREST	COMMON NAME
(Circle)	5 CAL 2	3' / 1/4"	ORNAM STROMBERA	D	SHADE TREE
(Circle)	5 CAL 1	8' / 1/4"	BATE CROCHAM "TUNNEY"	D	FRUIT TREE
(Circle)	5 CAL 10	8' / 1/4"	ROSA	D	ROSE
(Circle)	5 CAL 20	8' / 1/4"	HEX VERTICILLATA "RED SPICE"	E	RED SHRUB
(Circle)	5 CAL 2	8' / 1/4"	SPINARIA X BIVALVATA	D	SPINARIA
(Circle)	1 CAL 4	8' / 1/4"	MEGLIA FLOIDA "VERMOREL"	D	MEGLIA
(Circle)	5 CAL 12	3' / 1/2"	ARIES BALANCA "WAX"	E	BALAM
(Circle)	1 CAL 1	2' / 1/2"	MARS BARD "WSP"	E	WSP
(Circle)	500	500	THIF		
(Circle)	1" CAL 200	8"	WICKA MICK		PERENNIALE
(Circle)	3" CAL 40	8"	GRASS SEED - 85% FOR BIL		
(Circle)	3" CAL 40	8"	HELIOTROCHUM STERNEBERGII	E	BIL
(Circle)	24" CAL 85	24"	HELIOTROCHUM STERNEBERGII	E	BIL

NOTE: THESE SPECIES ARE TO BE PLANTED IN ALL AREAS OF THE SITE EXCEPT WHERE SHOWN OTHERWISE. PLANTS ARE TO BE PLANTED IN ALL AREAS OF THE SITE EXCEPT WHERE SHOWN OTHERWISE.

NOTE: THESE SPECIES ARE TO BE PLANTED IN ALL AREAS OF THE SITE EXCEPT WHERE SHOWN OTHERWISE. PLANTS ARE TO BE PLANTED IN ALL AREAS OF THE SITE EXCEPT WHERE SHOWN OTHERWISE.

NOTE: THESE SPECIES ARE TO BE PLANTED IN ALL AREAS OF THE SITE EXCEPT WHERE SHOWN OTHERWISE. PLANTS ARE TO BE PLANTED IN ALL AREAS OF THE SITE EXCEPT WHERE SHOWN OTHERWISE.

NOTE: THESE SPECIES ARE TO BE PLANTED IN ALL AREAS OF THE SITE EXCEPT WHERE SHOWN OTHERWISE. PLANTS ARE TO BE PLANTED IN ALL AREAS OF THE SITE EXCEPT WHERE SHOWN OTHERWISE.

NOTE: THESE SPECIES ARE TO BE PLANTED IN ALL AREAS OF THE SITE EXCEPT WHERE SHOWN OTHERWISE. PLANTS ARE TO BE PLANTED IN ALL AREAS OF THE SITE EXCEPT WHERE SHOWN OTHERWISE.

NOTE: THESE SPECIES ARE TO BE PLANTED IN ALL AREAS OF THE SITE EXCEPT WHERE SHOWN OTHERWISE. PLANTS ARE TO BE PLANTED IN ALL AREAS OF THE SITE EXCEPT WHERE SHOWN OTHERWISE.

GENERAL NOTES

1. ALL PLANTING AREAS SHALL BE COVERED FIRST WITH A 2" LAYER OF ORGANIC MULCH. MULCH SHALL BE MAINTAINED TO A DEPTH OF 2" AT ALL TIMES.
2. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR LOCATIONS OF ELEMENTS.
3. CHECK THE FOLLOWING DIMENSIONS FOR TREE PLANTING:
 - DRIVEWAY CUTS AND THE HYDRANTS = 7 FT.
 - UTILITY BOXES, MANHOLES AND OTHER UTILITY VAULTS, METERS AND MANHOLES = 5 FT.
 - SPRINKLER HEADS AND SUB-SURFACE SIGNALS, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED. SEE CIVIL PLANS.
4. ALL SURFACE AND SUB-SURFACE SIGNALS, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED. SEE CIVIL PLANS.
5. ALL SURFACE AND SUB-SURFACE SIGNALS, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED. SEE CIVIL PLANS.
6. LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
7. ALL PLANTING SHALL BE APPROVED AS DETERMINED BY A LABORATORY SOIL ANALYST.

CITY SPECIFIC REQUIREMENTS

- 1. SUBJECT TO CITY OF CHICAGO ORDINANCES AND RESOLUTIONS:
- 2. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 3. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 4. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 5. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 6. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 7. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 8. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 9. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 10. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 11. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 12. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 13. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 14. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 15. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 16. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 17. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 18. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 19. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 20. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 21. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 22. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 23. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 24. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 25. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 26. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 27. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 28. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 29. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 30. ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

usbank
 1512 OGDEN AVE.
 DOWNERS GROVE, IL
 60515

PRELIMINARY
 LANDSCAPE PLAN

2007676002

L1

Stantec

Stantec Architecture Inc.
 Chicago, IL 60603
 Tel: 312-269-2300
 Fax: 312-269-2301
 www.stantec.com

BRIAN RENO
 APPLICANT ARCHITECT
 Brian.Reno@stantec.com
 LICENSE #001.011749 EXP 11/30/2016

VERSAR OF ARCHITECTURE
 STANTEC ARCHITECTURE, INC.
 1335 NORTH MICHIGAN AVE.
 PETERLIN, IL 60131
 TEL: (708) 333-1882 DEX
 FAX: (708) 333-1882 DEX
 WWW.VERSAROFARCHITECTURE.COM

EXPIRES 8-30-07

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

NOVEMBER 7, 2016, 7:00 P.M.

FILE 16-PLC-0051: A petition seeking approval of a Special Use to permit a Drive-through Banking Facility. The property is currently zoned B-3, General Services and Highway Business. The property is located on north side of Ogden Avenue at the intersection of Seeley Avenue and Ogden Avenue, commonly known as 1512 Ogden Avenue, Downers Grove, IL (PINs 09-06-401-007, -008). Brian N. Reno, Stantec Architecture, Petitioner; 1512 Partners, an Illinois General Partnership, Owner.

Mr. Scott Williams reviewed the above petition, summarizing the request was for a special use to permit a drive-through for a banking facility in a newly constructed building. The existing building will be razed. A plat of survey was referenced and details about the proposal followed. Bulk requirements and setbacks for the drive-through were reviewed in detail demonstrating compliance with the zoning ordinance. Ingress and egress locations to the site were pointed out as well as vehicle stacking, pedestrian movement, and parking. Landscaping and lighting photometrics for the site were also reviewed.

Mr. Williams addressed how the proposal met the village's Comprehensive Plan and recommended approval with the conditions in staff's report.

Questions followed as to why IDOT had to review the proposal which staff responded it was for utility work and to verify maintaining existing curb cuts.

Petitioner, Mr. Brian Reno with Stantec Architecture, 135 S. LaSalle St., Chicago, stated he did have preliminary approval from IDOT regarding the curb-cuts providing one way access to and from the site.

Chairman Rickard invited the public to speak. None followed. Mr. Reno asked for consideration. Public comment was closed.

It was noted by the chairman that the approval criteria was met and staff was seeking approval with the six conditions listed in its report.

WITH RESPECT TO FILE 16-PLC-0051, MR. THOMAN MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO STAFF'S SIX (6) CONDITION LISTED IN ITS REPOT.

SECONDED BY MS. GASSEN. ROLL CALL:

**AYE: MR. THOMAN, MS. GASSEN, MR. BOYLE, MS. HOGSTROM, MR. MAURER,
CHAIRPERSON RICKARD**

NAY: NONE

DRAFT

MOTION PASSED. VOTE: 6-0

DRAFT