

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village Council Meeting**  
**12/13/2016**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
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.

**UPDATE & RECOMMENDATION**

This item was discussed at the December 6, 2016 Village Council meeting. Staff recommends approval on the December 13, 2016 Active Agenda.

**BACKGROUND**

Property 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

VILLAGE OF DOWNERS GROVE  
COUNCIL ACTION SUMMARY

INITIATED: Applicant DATE: December 13, 2016  
(Name)

RECOMMENDATION FROM: \_\_\_\_\_ FILE REF: 16-PLC-0051  
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "AN ORDINANCE  
AUTHORIZING A SPECIAL USE FOR 1512  
OGDEN AVENUE TO PERMIT A DRIVE-  
THROUGH BANKING FACILITY", as presented.



SUMMARY OF ITEM:

Adoption of the attached ordinance will authorize a special use for 1512 Ogden Avenue to permit a drive-through banking facility.

RECORD OF ACTION TAKEN:

---

---

---

**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**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
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**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	R-2, Residential Detached House 2	Single Family Residential
<b>SOUTH:</b>	B-3, General Services and Highway Business	Corridor Commercial
<b>EAST:</b>	B-3, General Services and Highway Business	Corridor Commercial
<b>WEST:</b>	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 <sup>[1]</sup>	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

<sup>[1]</sup> 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

---

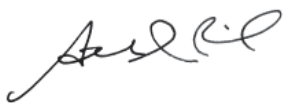
The proposed Special Use request is consistent with the Comprehensive Plan, the Zoning Ordinance and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission recommend the Village Council to **approve** the requested petition as requested 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



1512 Ogden Avenue Location Map

0 10 20  
Feet





**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](http://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 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: 10' FROM PROPERTY LINE

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

STORMWATER COLLECTION SETBACKS:  
 FRONT: 10' FROM PROPERTY LINE  
 SIDE: 5' FROM PROPERTY LINE  
 BACK: 10' FROM PROPERTY LINE

**SITE DATA**

AREA SUMMARY:  
 PROPERTY AREA: 3,000 SF  
 DRIVE-THRU CANOPY AREA: 300 SF  
 LANDSCAPE AREA REQ. (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% 5' x 10' STALLS) - 14 REQUIRED PARKING STALLS PER CITY CODE

(1) ADA PARKING SPACES REQUIRED, (2) PROVIDED

MARKET LABEL	REQUIRED	PROVIDED
STANDARD	13	18
ADA	2	2
TOTAL	15	20

NOTE:  
 ALL UTILITIES, DRIVEWAYS AND LANDSCAPE ARCHITECTURE DRAWINGS WILL BE SUBMITTED WITH UPDATING SUBMITTALS

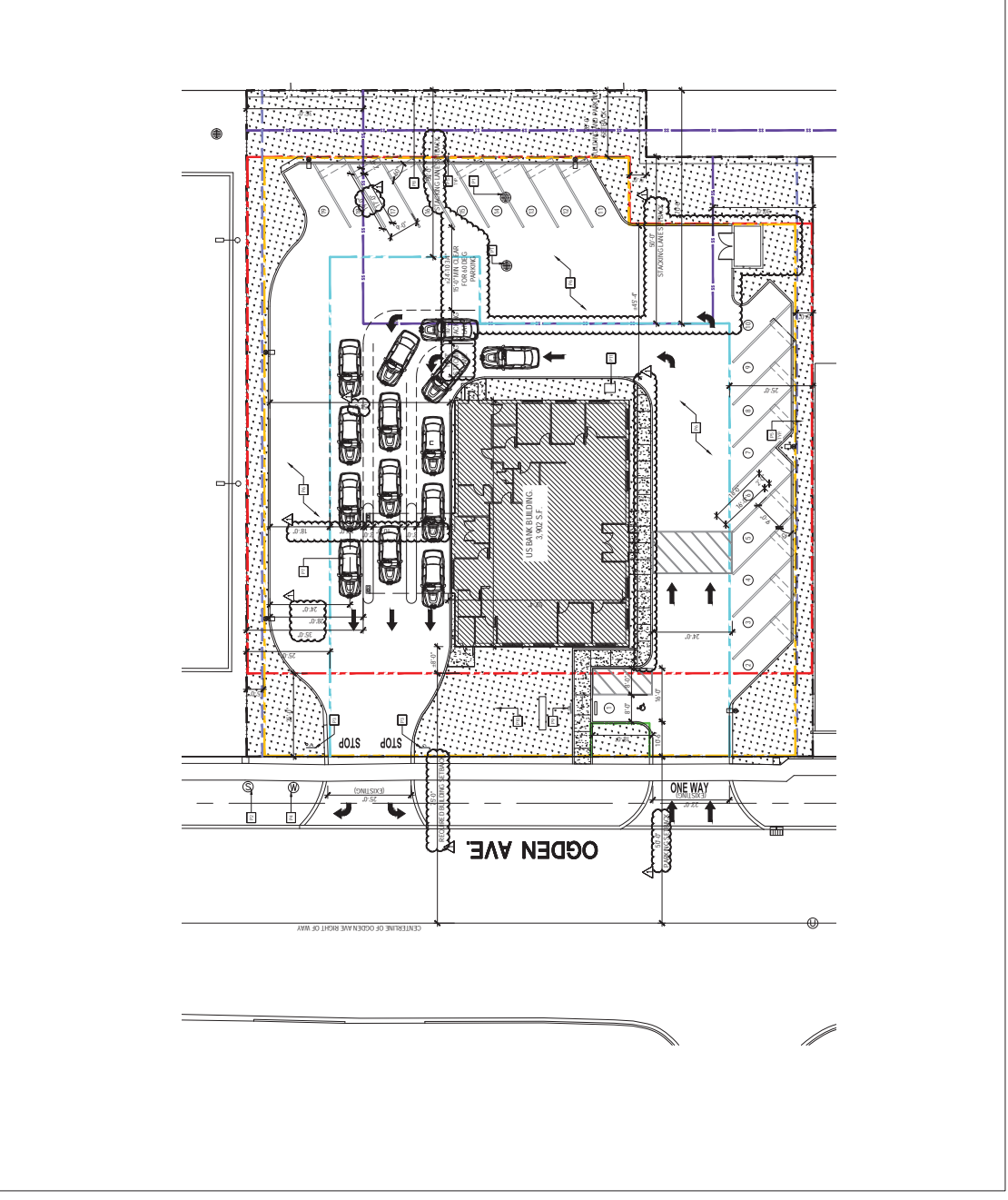
**SITE PLAN KEYNOTES**

P1 EXISTING STORM INLET RM  
 P2 EXISTING SANITARY MANHOLE  
 P3 7'00" NOT ENTER SIGN  
 P4 EXISTING WATER VALVE  
 P5 2'1" GRASS LANDSCAPE ONLY FOR PARKING OVERHANG  
 P6 CONCRETE PARKING LOT AND DRIVEWAYS, C.C. 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 SETBACK
- UTILITY SETBACK
- PROPERTY LINE
- FRONT LANDSCAPE AREA

PARKING LOT STOPPING LED SUMMERS  
 MANHOLE COVER  
 MODEL: 650-4MM-LE-14-1-1-A  
 METRIC: 150mm  
 METRIC: 150mm  
 METRIC: 150mm



**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 #001.017269 EXP. 11/30/2016

**usbank**

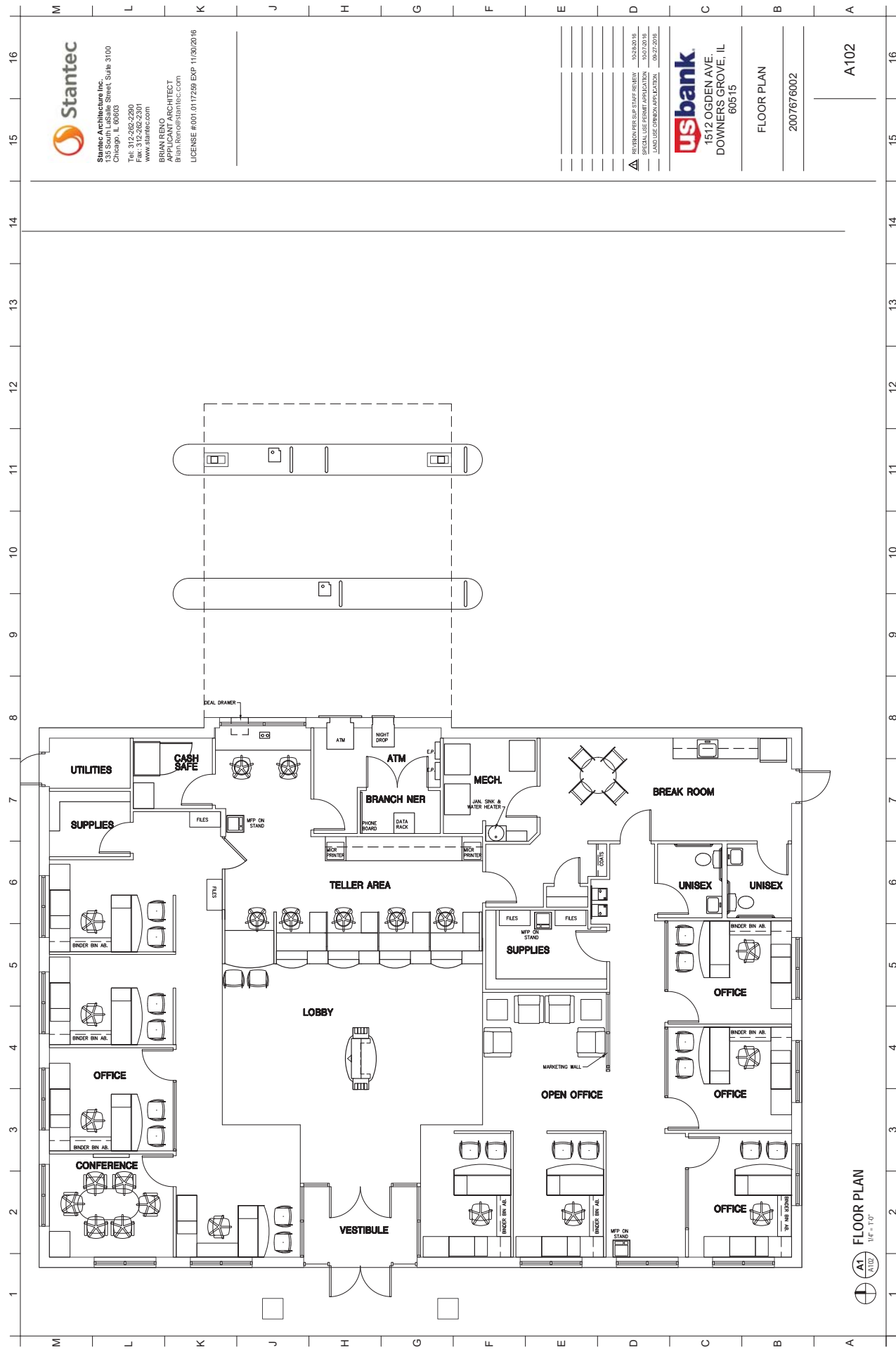
1512 OGDEN AVE.  
 DOWNERS GROVE, IL  
 60015

ARCHITECTURAL  
 SITE PLAN  
 2007676002

A-100

AT 1700

**SITE PLAN - OPTION 1**



**Stantec**  
 Stantec Architecture Inc.  
 135 South LaSalle Street, Suite 3100  
 Chicago, IL 60603  
 Tel: 312-266-2290  
 Fax: 312-266-2291  
 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  
 60515

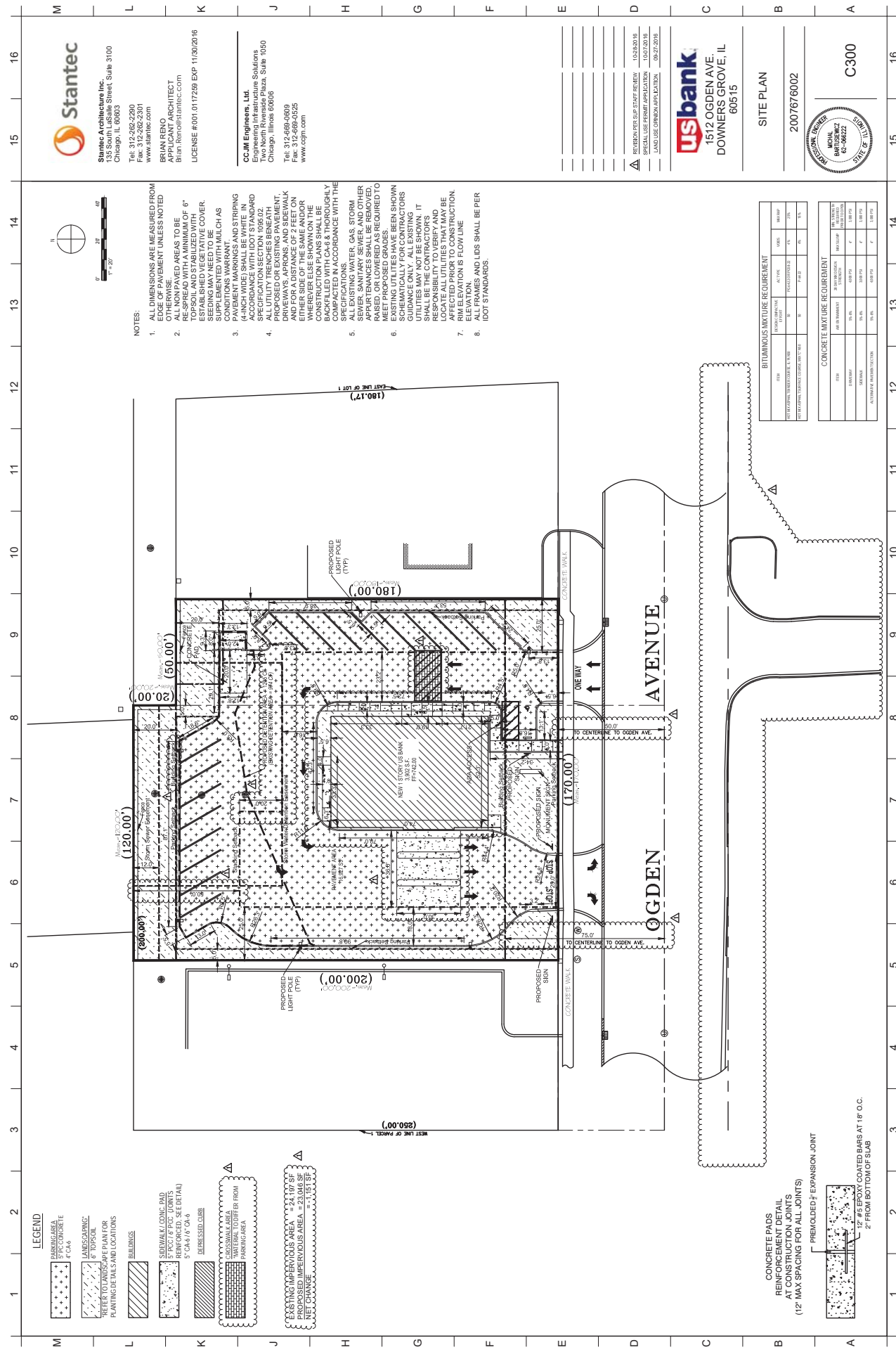
FLOOR PLAN  
 2007676002

A102

ALL RIGHTS RESERVED FOR THE ARCHITECT  
 SPECIAL USE EXCEPT AS NOTED  
 10.30.2016  
 10.07.2016  
 LAND USE CENSUS APP. 10/16/16  
 09/27/2016

**FLOOR PLAN**  
 1/8" = 1'-0"





**NOTES:**

1. ALL DIMENSIONS ARE MEASURED FROM EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. ALL NON PAVED AREAS TO BE 6" TOPSOIL AND STABILIZED WITH ESTABLISHED VEGETATIVE COVER. SEEDING MAY NEED TO BE APPLIED IN 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 WHEREVER 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 BITUMINOUS MIXTURE (2.5% BINDER)	15.00	CY	15%
TYPE 2 BITUMINOUS MIXTURE (3.5% BINDER)	15.00	CY	15%

**CONCRETE MIXTURE REQUIREMENT**

ITEM	QUANTITY	UNIT	PERCENT
TYPE 1 CONCRETE (28 MPa)	15.00	CY	15%
TYPE 2 CONCRETE (35 MPa)	15.00	CY	15%

**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
- 6" TOPSOIL
- VEGETATIVE COVER PLAN FOR PLANTING DETAILS AND LOCATIONS
- BUILDINGS
- SEWER/STORM DRAIN
- 5" TOPSOIL/6" FAC. UNITS
- REINFORCED (SEE DETAIL)
- 5" CA-6/16" CA-6
- DEPRESSED CURB
- CONCRETE WALL
- WATERAL TIGHTER FROM WATERAL TIGHTER FROM PARKING AREA
- EXISTING IMPERVIOUS AREA = 24,197 SF
- PROPOSED IMPERVIOUS AREA = 23,045 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

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

**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

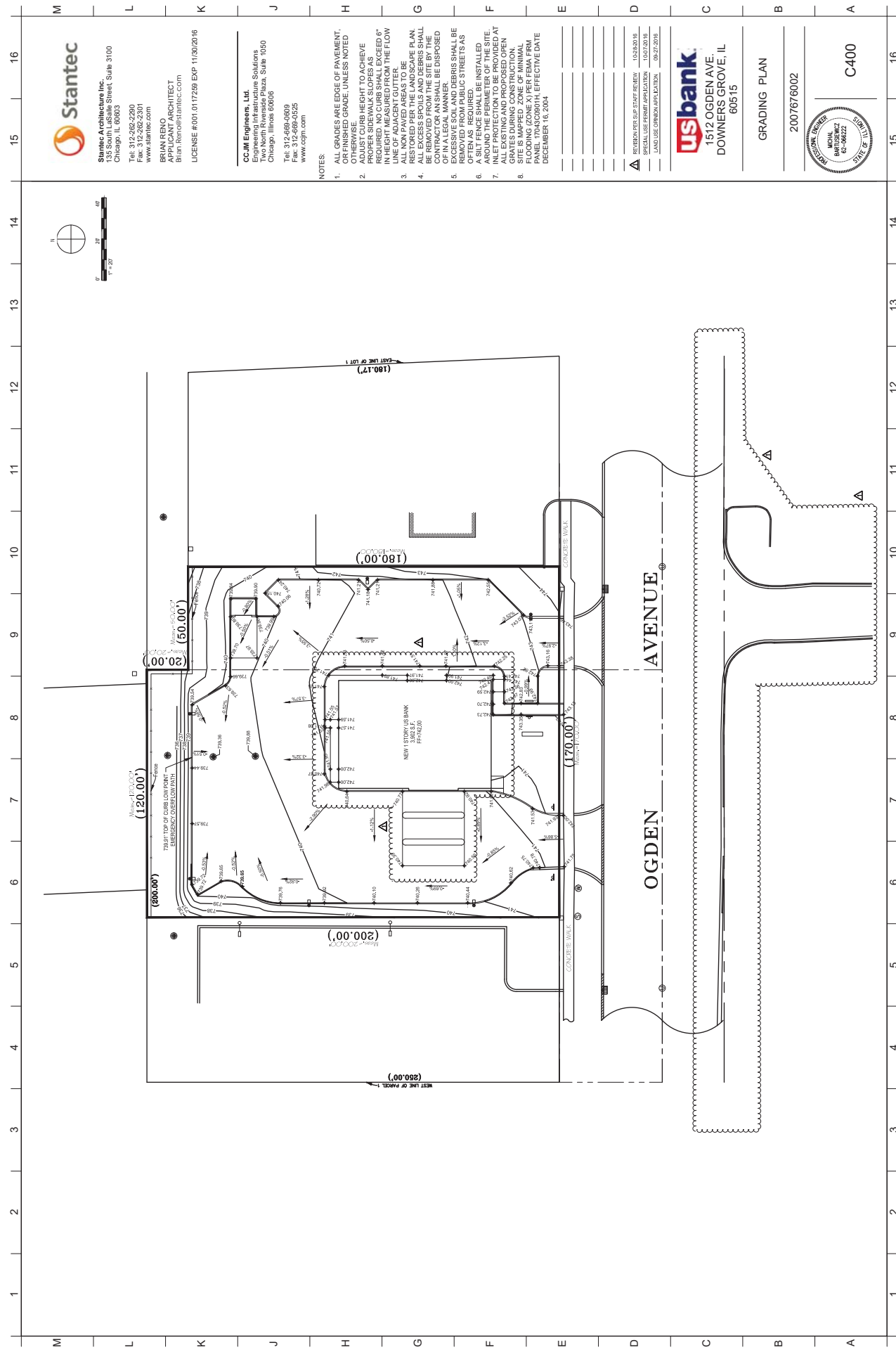
**usbank**  
 1512 OGDEN AVE.  
 DOWNERS GROVE, IL  
 60515

**SITE PLAN**  
 2007676002

**RECEIVED**  
 MUNICIPAL ENGINEER  
 #01-00222  
 STATE OF ILLINOIS

**C300**

**RECEIVED**  
 STAFF REVIEW  
 10/26/2016  
 PROJECT NUMBER  
 2007676002  
 LAND USE CATEGORY  
 02-27-0010



**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 BENO**  
 APPLICANT ARCHITECT  
 Brian.Beno@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" ABOVE FINISHED GRADE AT THE LINE OF ADJACENT GUTTER.
  3. ALL NON PAVED AREAS TO BE RESTORED PER THE LANDSCAPE PLAN.
  4. ALL EXISTING UTILITIES 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 INTERSECTION OF THE SITE INLET PROTECTION TO BE PROVIDED AT ALL EXISTING AND PROPOSED OPEN EXISTING STREETS.
  7. ALL EXISTING AND PROPOSED OPEN EXISTING STREETS SHALL BE MARKED WITH FLOODING (ZONE X) PER FEMA FIRM PANEL 17043C0900H, EFFECTIVE DATE DECEMBER 16, 2004.

**usbank**  
 1512 OGDEN AVE.  
 DOWNERS GROVE, IL  
 60515

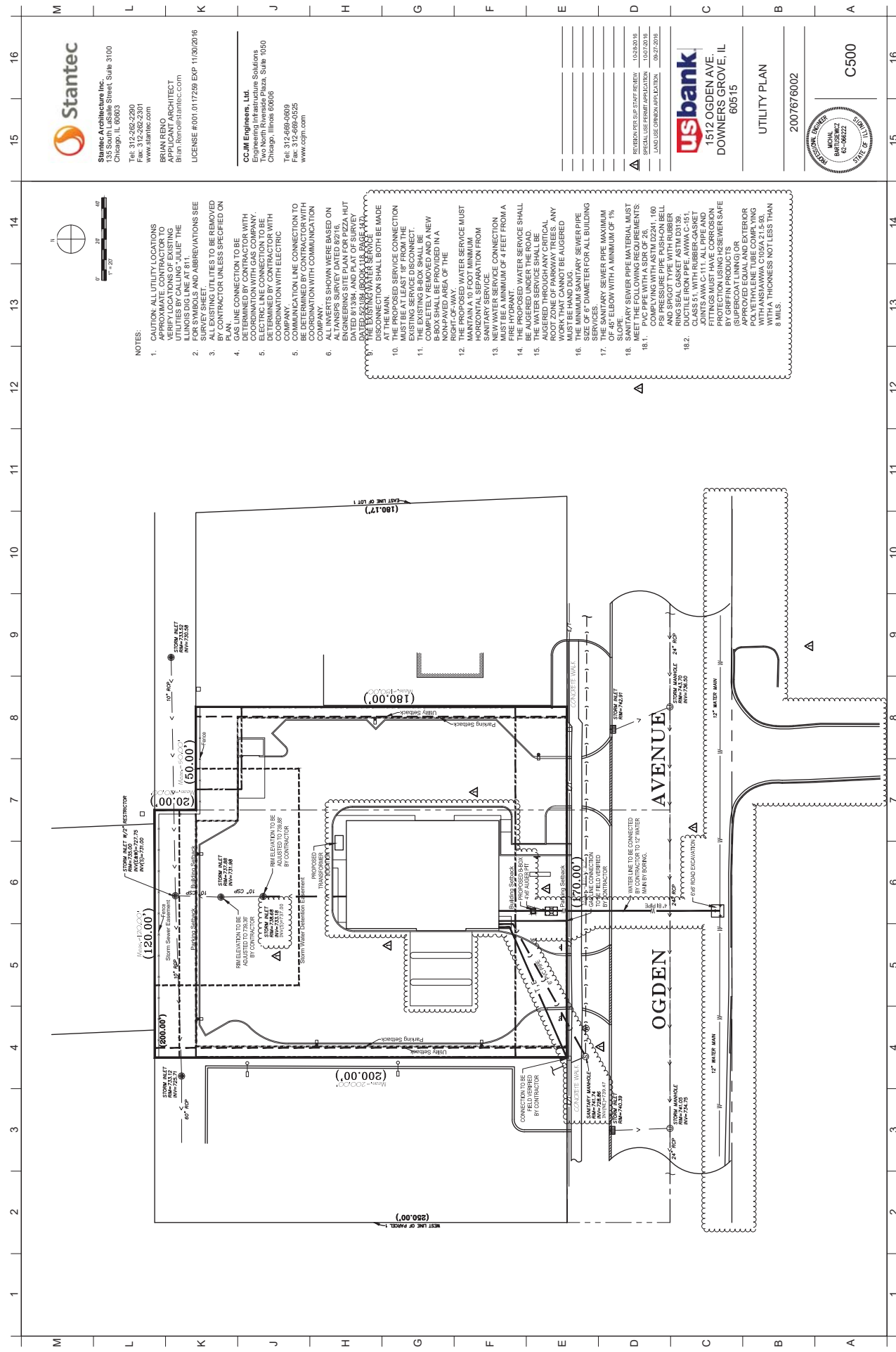
**GRADING PLAN**  
 2007676002

**C400**



M M' 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

A B C D E F G H J K L M



**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 #001.017259 EXP 11/30/2016

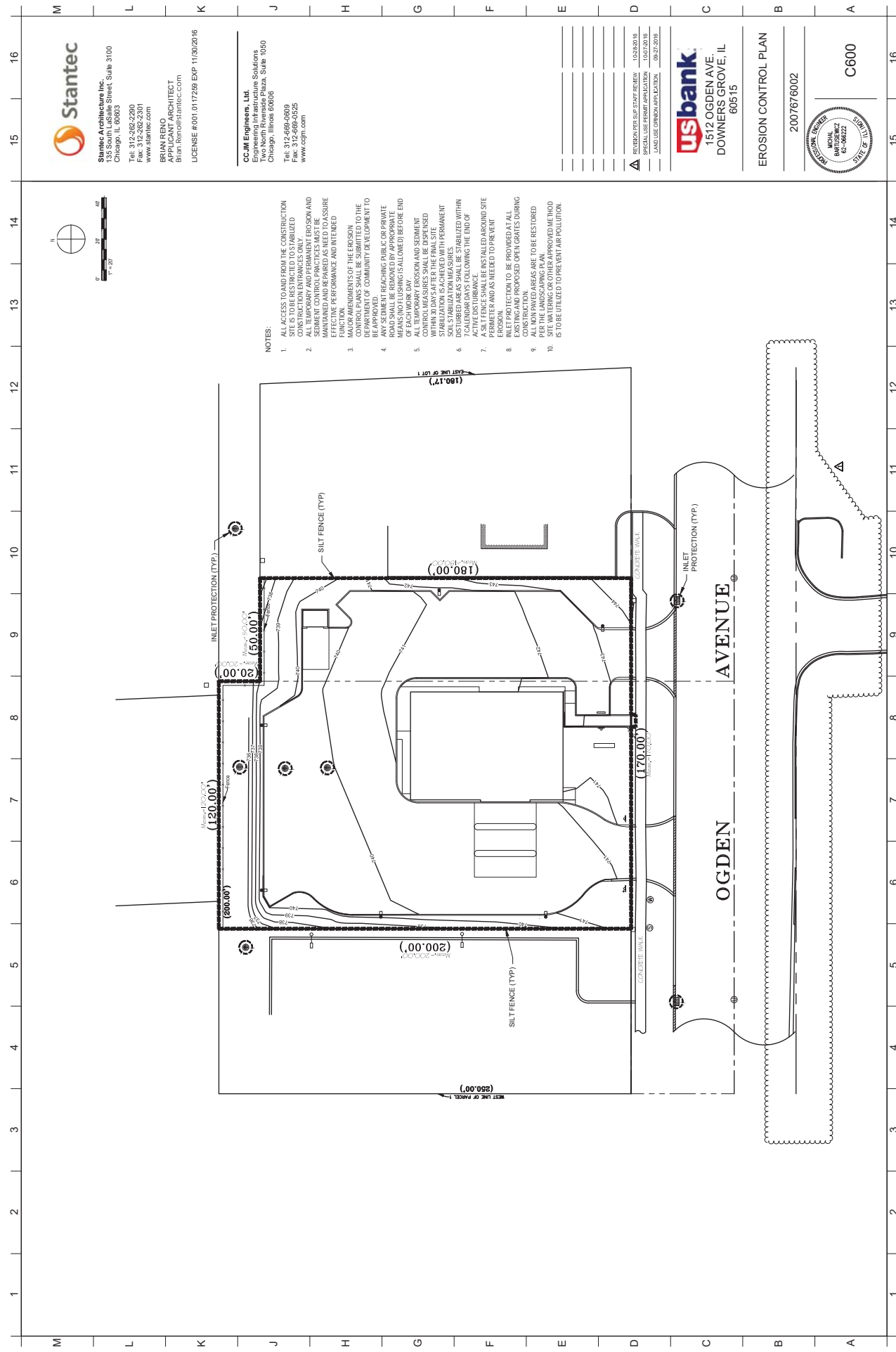
**CCJM Engineers, Ltd.**  
 Engineering Infrastructure Solutions  
 1000 North Dearborn Street, Suite 1030  
 Chicago, Illinois 60610  
 Tel: 312-669-6969  
 Fax: 312-669-0525  
 www.cojm.com

**usbank**  
 1512 OGDEN AVE.  
 DOWNERS GROVE, IL  
 60015

UTILITY PLAN  
 2007676002



C500



**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: 312-669-6969  
 Fax: 312-669-0225  
 www.cjgm.com

REVISIONS  
 NO. DATE  
 1 02/20/16  
 2 02/22/16  
 3 02/22/16

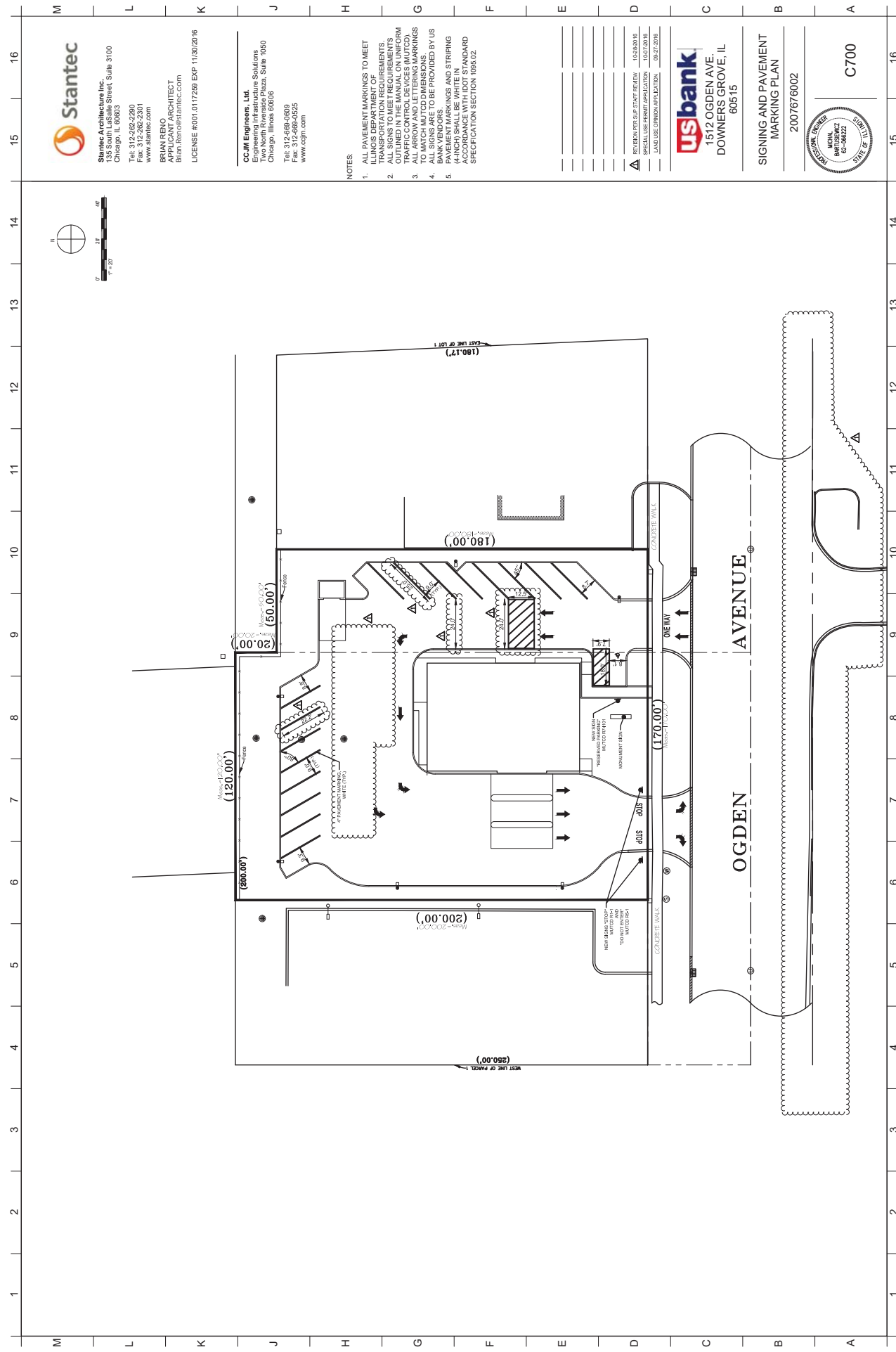
**usbank**  
 1512 OGDEN AVE.  
 DOWNERS GROVE, IL  
 60515

**EROSION CONTROL PLAN**  
 2007676002



C600

- NOTES:**
- 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 INTERMED MAJOR AMENDMENTS OF THE EROSION CONTROL PLANS SHALL BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO PREVENT REACHING PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY APPROPRIATE MEANS AND FLUSHING IS ALLOWED BEFORE END ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPENSED WITHIN 30 DAYS AFTER THE COMPLETION OF PERMANENT SOILS STABILIZATION MEASURES.
  - DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF THE END OF ACTIVE CONSTRUCTION.
  - A SILT FENCE SHALL BE INSTALLED AROUND THE PERMETER AND AS NEEDED TO PREVENT EROSION AND AS NEEDED TO PREVENT CONSTRUCTION DEBRIS FROM BEING STORED ON THE SITE.
  - EXISTING AND PROPOSED OPEN GRATES DURING CONSTRUCTION SHALL BE RESTORED PER THE LANDSCAPING PLAN.
  - SITE WATERING OR OTHER APPROVED METHOD IS TO BE UTILIZED TO PREVENT AIR POLLUTION.



**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

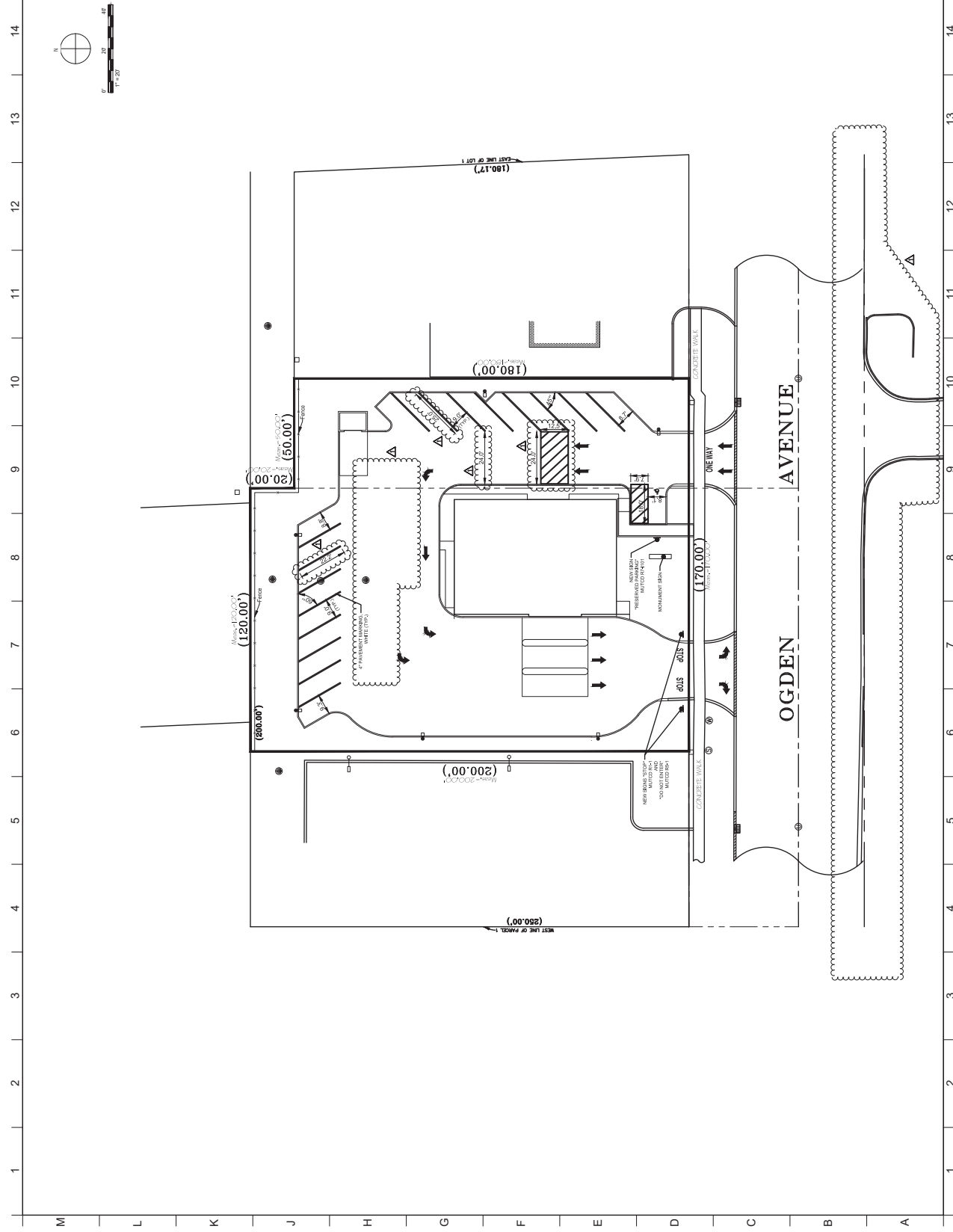
- NOTES:**
1. ALL PAVEMENT MARKINGS TO MEET ILLINOIS DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
  2. ALL SIGNS TO MEET REQUIREMENTS TO MATCH MUTCD DIMENSIONS.
  3. ALL ARROW AND LETTERING MARKINGS TO MATCH MUTCD DIMENSIONS.
  4. BANK VENDORS TO BE PROVIDED BY US.
  5. PAVEMENT MARKINGS AND STRIPING (4-INCH)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

**usbank**  
 1512 OGDEN AVE.  
 DOWNERS GROVE, IL  
 60015

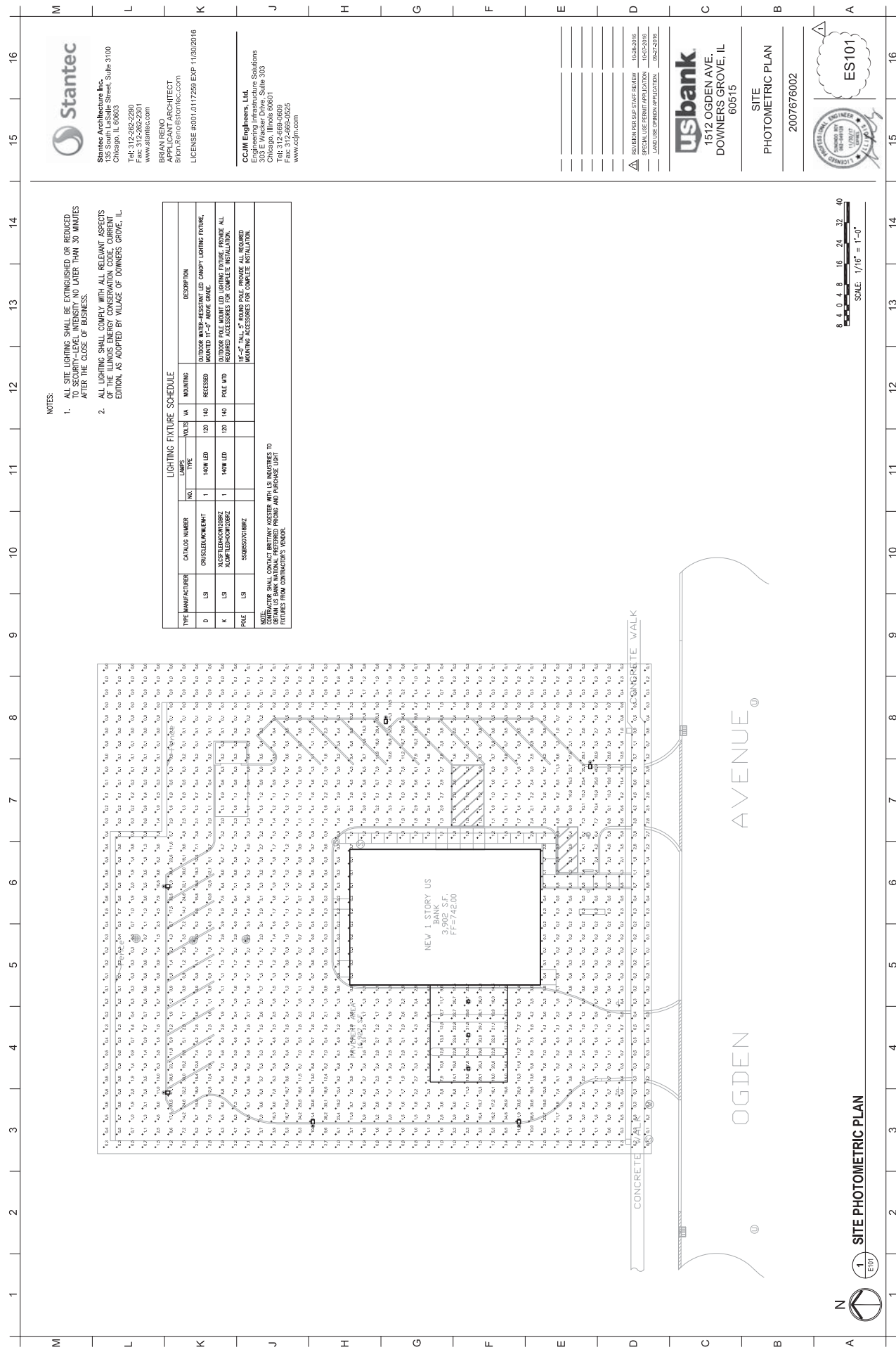
**SIGNING AND PAVEMENT MARKING PLAN**  
 2007676002



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.

LIGHTING FIXTURE SCHEDULE						
THE MANUFACTURER	CATALOG NUMBER	NO.	LUMPS	TYPE	FOOT COUNTS	DESCRIPTION
LS	CRUSLED-W/WHIT	1	140W LED	120	140	RECESSED OUTDOOR WATER-RESISTANT LED CANOPY LIGHTING FIXTURE, MOUNTED 11'-0" ABOVE GRADE.
LS	CRUSLED-W/WHIT	1	140W LED	120	140	RECESSED OUTDOOR WATER-RESISTANT LED CANOPY LIGHTING FIXTURE, MOUNTED 11'-0" ABOVE GRADE.
LS	508500708RZ					1/2" x 2" x 1/2" SQUARE LED OUTDOOR MOUNTING ACCESSORIES FOR COMPLETE INSTALLATION.

NOTE: CONTRACTOR SHALL CONTACT BRITANNY KRESTER WITH US INDUSTRIES TO OBTAIN THE MANUFACTURER'S PHOTOMETRIC AND PARAHUE LIGHT FIXTURES FROM CONTRACTOR'S KENOSHA.

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

BRITANNY KRESTER  
 APPLICANT ARCHITECT  
 Britanni.Krester@stantec.com  
 LICENSE #001.0117259 EXP 11/30/2016

CCJM Engineers, Ltd.  
 Engineering Infrastructure Solutions  
 1500 North LaSalle Street, Suite 300  
 Chicago, Illinois 60601  
 Tel: 312-469-9609  
 Fax: 312-469-0625  
 www.ccejm.com

**usbank**  
 1512 OGDEN AVE.  
 DOWNERS GROVE, IL  
 60515

SITE  
 PHOTOMETRIC PLAN  
 2007676002



ES101

8 4 0 4 8 16 24 32 40  
 SCALE: 1/16" = 1'-0"

1  
 ENR  
 SITE PHOTOMETRIC PLAN



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