

VILLAGE OF DOWNERS GROVE
Report for the Village
6/12/2018

SUBJECT:	SUBMITTED BY:
6000 and 6014 Fairview Avenue – Planned Unit Development, Rezoning and Plat of Subdivision	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting the following approvals to construct a 13 unit townhome development:

1. A Planned Unit Development;
2. A Zoning Ordinance Map Amendment to rezone the subject property from R-1, Residential Detached House 1, to R-5/PUD, Residential Attached House 5/Planned Unit Development; and
3. A Final Plat of Subdivision to create detention outlot

STRATEGIC PLAN ALIGNMENT

The proposal does not align with the Village’s strategic plan.

FISCAL IMPACT

N/A

RECOMMENDATION

Denial on the June 19, 2018 active agenda per the Plan Commission’s 3:5 failed motion to approve. The majority of the Plan Commission found that the proposal is not compatible with the Comprehensive Plan, does not comply with the Subdivision street improvement regulations in Section 20.303 and does not meet the standards for approval of a Zoning Map Amendment for a PUD Overlay per Section 28.12.030, and a Planned Unit Development with deviations per Section 28.12.040.

BACKGROUNDProperty Information & Zoning Request

The subject property, commonly known as 6000 and 6014 Fairview Avenue, is located on the west side of Fairview Avenue, between 60th and 61st Streets. The property is zoned R-1, Residential Detached House 1, and is 108,791 square-feet in size.

The petitioner is proposing a 13 unit townhome development consisting of five buildings, referred to as “The Villas of Absher Woods.” Each building will have a varied number of dwelling units and can be summarized as the following:

- three (3) two-unit townhomes
- one (1) three-unit townhome
- one (1) four-unit townhome

The petitioner is seeking a Planned Unit Development (PUD) because the proposed development:

- Consists of five buildings located on one lot of record,
- Uses a private street,
- Shares open space, and
- Requests a deviation from the required side setback for the northern and southern most buildings.

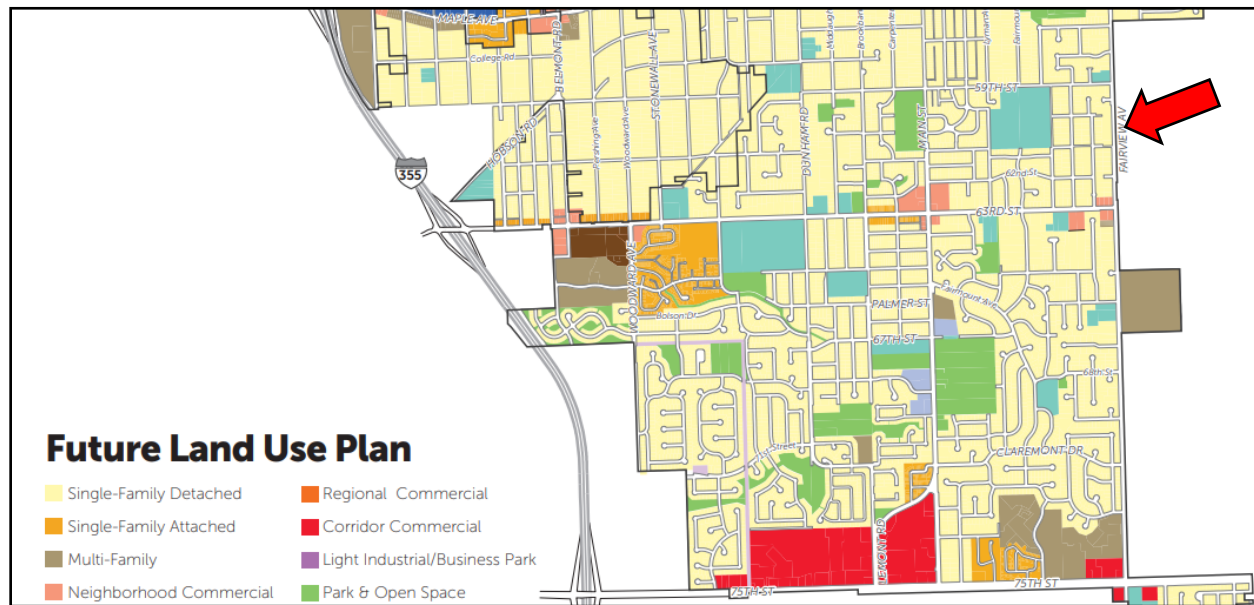
The rezoning from R-1 to R-5/PUD is requested to allow the 13 unit townhome development where single-family, detached homes are currently permitted.

A plat of subdivision is required to:

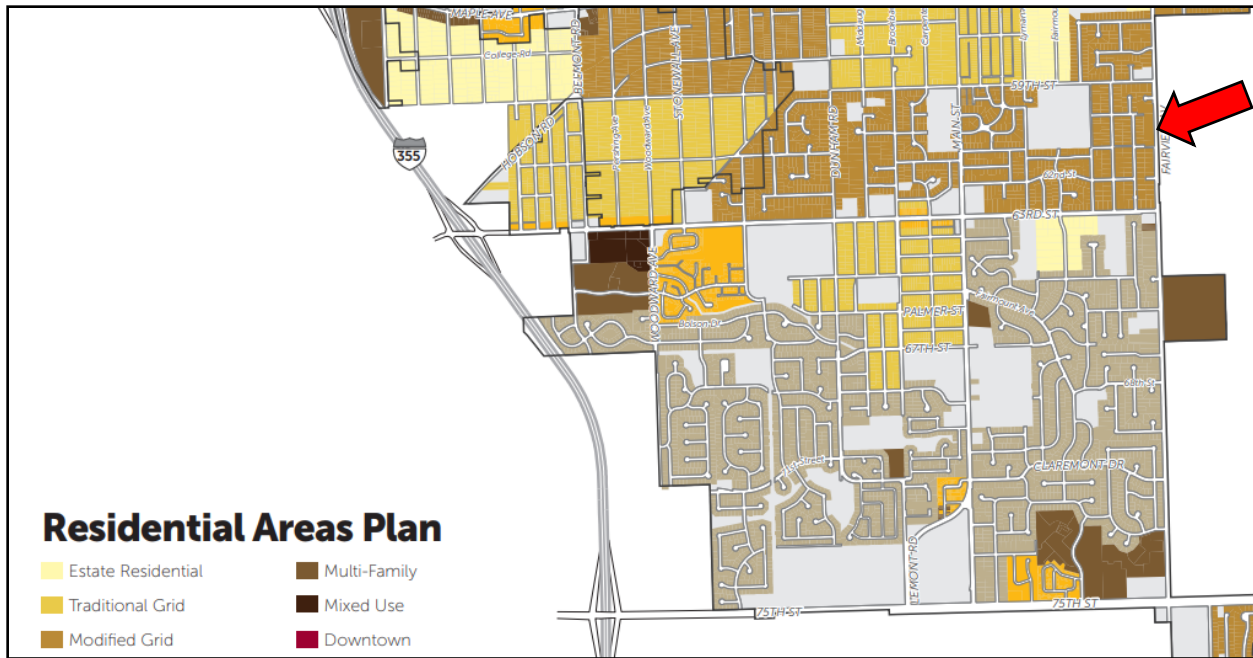
- Create one lot for the townhomes and an outlet to contain the detention basin
- Dedicate an easement over an existing storm sewer line and overland flow route, and
- Establish the required side and rear public utility and drainage easements

Compliance with the Comprehensive Plan

The updated Comprehensive Plan's Land Use Plan (see graphic below) identifies the subject site as single family detached residential. The surrounding neighborhood is also identified as single-family detached residential. The land use plan recommends that single-family residential continue to be the predominant land use and identifies single-family housing as one of the defining characteristics of the Village. The plan advocates for preserving and enhancing single-family areas while remaining flexible. The proposed development does not preserve nor does it enhance this established single-family neighborhood.

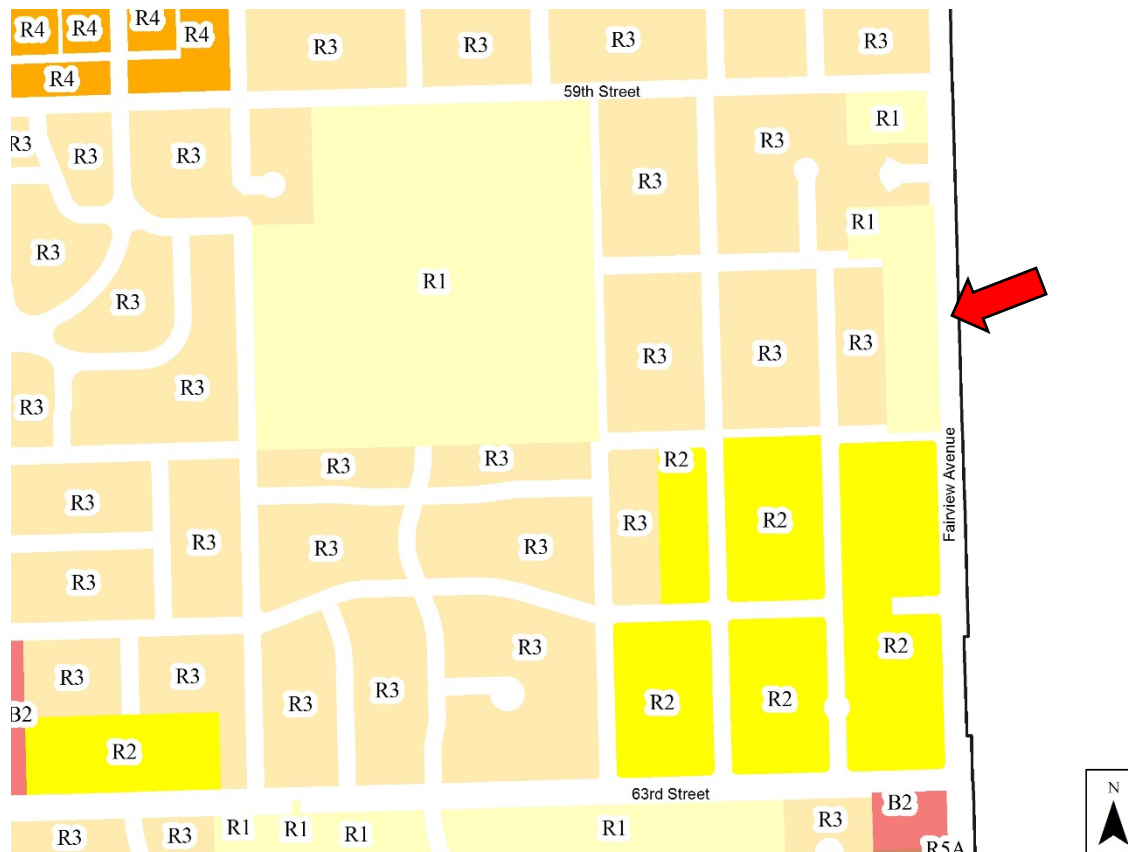


The Residential Areas Plan identifies the property as Single-Family Detached Residential in a modified grid pattern (see graphic below). This area contains both traditional grid style street layouts and curvilinear subdivisions with varying lot sizes and widths. The proposed rezoning will have a significant impact on the existing development patterns of this area as the land use will not remain detached single family residential. The proposed land use, private street, and street yard detention area separated from the development by the private street are not consistent with the Comprehensive Plan.



Compliance with the Zoning Ordinance

The property is currently zoned R-1, Residential Detached House 1 (see graphic below). The surrounding area is a mix of R-1, Residential Detached House 1, R-2, Residential Detached House 2 and R-3, Residential Detached House 3 zoning. The petitioner is requesting a rezoning from R-1 to R-5/PUD (Residential Attached House 5/Planned Unit Development) to permit the proposed townhome development.



The applicant is seeking a Planned Unit Development to construct multiple buildings on one lot. A Planned Unit Development should meet one or more PUD objectives identified in Zoning Ordinance Section 4.030.A.2. These objectives work to balance the needs of the applicant and the additional public benefits gained from permitting the Planned Unit Development. The proposal does not meet the criteria for the PUD or the Rezoning to be consistent with the Comprehensive Plan and to be compatible with the surrounding area. The proposal does not provide additional public benefits that PUDs should. The proposal is not consistent with the Zoning Ordinance.

Compliance with the Subdivision Ordinance

The Final Plat of Subdivision does not comply with the Subdivision Ordinance. The proposed private road does not comply with the Subdivision Ordinance's requirements for a local street: a 28-foot wide street wide and a 66-foot wide right-of-way. The petitioner is requesting approval of a private road because the proposed development cannot be accomplished with the Village's street requirements while meeting other Municipal Code requirements.

If approved, the petitioner would be required to pay park and school donations for the new homes.

Engineering/Public Improvements

Onsite detention and PCBMPs are required. The detention is shown in the street yard between the private street and Fairview Avenue on the engineering plans. The petitioner will also replace the existing stormsewer pipe running laterally across the site with a watermain quality 24-inch PVC pipe.

A private sidewalk adjacent to the private road will provide internal pedestrian access. A new looped water main will run alongside the private road. New water services for each townhome will be tapped off this new main. A fee-in-lieu for nine new parkway trees will be assessed. The Sanitary District has provided conceptual approval for the proposed development.

Public Comment

The neighbors expressed the following concerns:

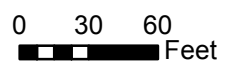
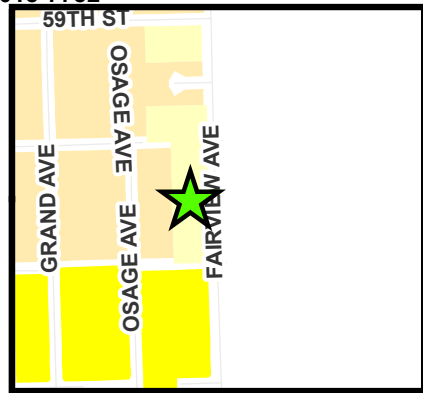
- Traffic impact
- Stormwater runoff
- Massing of a large building in close proximity to single-family homes
- Increase in density within the single-family neighborhood
- Spot zoning
- Existing property conditions
- Impact on children walking to and from O'Neill Middle School through the site
- Screening between the development and adjacent single-family neighborhood
- Amount of tax revenue generated by the proposal

ATTACHMENTS

Aerial Map

Staff Report with attachments dated May 7, 2018

Draft Minutes of the Plan Commission Hearing dated May 7, 2018



6000 and 6014 Fairview - Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MAY 7, 2018 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
18-PLC-0012 6000 and 6014 Fairview Avenue	Zoning Ordinance Map Amendment, Planned Unit Development and Final Plat of Subdivision	Scott Williams, AICP Senior Planner

REQUEST

The petitioner is requesting the following approvals to construct a 13 unit townhome development:

1. A Planned Unit Development;
2. A Zoning Ordinance Map Amendment to rezone the subject property from R-1, Residential Detached House 1, to R-5/PUD, Residential Attached House 5/Planned Unit Development; and
3. Final Plat of Subdivision to create detention outlot

NOTICE

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

GENERAL INFORMATION

OWNER: John Gray
6014 Fairview
Downers Grove, IL 60516

APPLICANT: Kindt and Associates
1325 Chapman Drive
Darien, IL 60561

PROPERTY INFORMATION

EXISTING ZONING: R-1, Residential Detached House 1
EXISTING LAND USE: Single Family Residential
PROPERTY SIZE: 2.50 acres (108,791 square feet)
PINS: 09-17-405-010

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-1, Residential Detached House 1	Single Family Detached
SOUTH:	R-1, Residential Detached House 1	Single Family Detached
EAST:	R-3 Single Family Residence (Village of Westmont)	Single Family Residential (Village of Westmont)
WEST:	R-3, Residential Detached House 3	Single Family Detached

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. Renderings
4. Site Plans
5. Architectural Plans
6. Plat of Subdivision
7. Summary of Neighborhood Meeting

PROJECT DESCRIPTION - OVERVIEW

The subject property, commonly known as 6000 and 6014 Fairview Avenue, is located on the west side of Fairview Avenue, between 60th and 61st Streets. The property is zoned R-1, Residential Detached House 1, and is 108,791 square feet in size, measuring 536 feet wide by 202 feet deep. The property is improved with two single family detached houses and two detached garages. Two access points are provided on Fairview Avenue.

The petitioner is proposing a 13 unit townhome development consisting of five buildings, referred to as "The Villas of Absher Woods." Each dwelling unit will have at least three bedrooms with an optional fourth bedroom on the 2nd floor. Each building will have a varied number of dwelling units and can be summarized as the following:

- three (3) two-unit townhomes
- one (1) three-unit townhome
- one (1) four-unit townhome

Each townhome will have a two-car garage with a driveway that branches off a private, semi-circular street. The private street accesses Fairview Avenue at two points, separating the detention basin from the residences. Permeable pavers are proposed for the private street and driveways.

The petitioner is seeking a Planned Unit Development (PUD) because the proposed development:

- consists of five buildings located on one lot of record,
- uses a private street,
- shares open space with building coverage calculation, and
- requests a deviation from the required side setback for the northern and southern most buildings.

The rezoning is requested to allow the 13 unit townhome development. The rezoning would change the current designation of R-1, Residential Detached House 1, to R-5, Residential Attached House 5/Planned Unit Development.

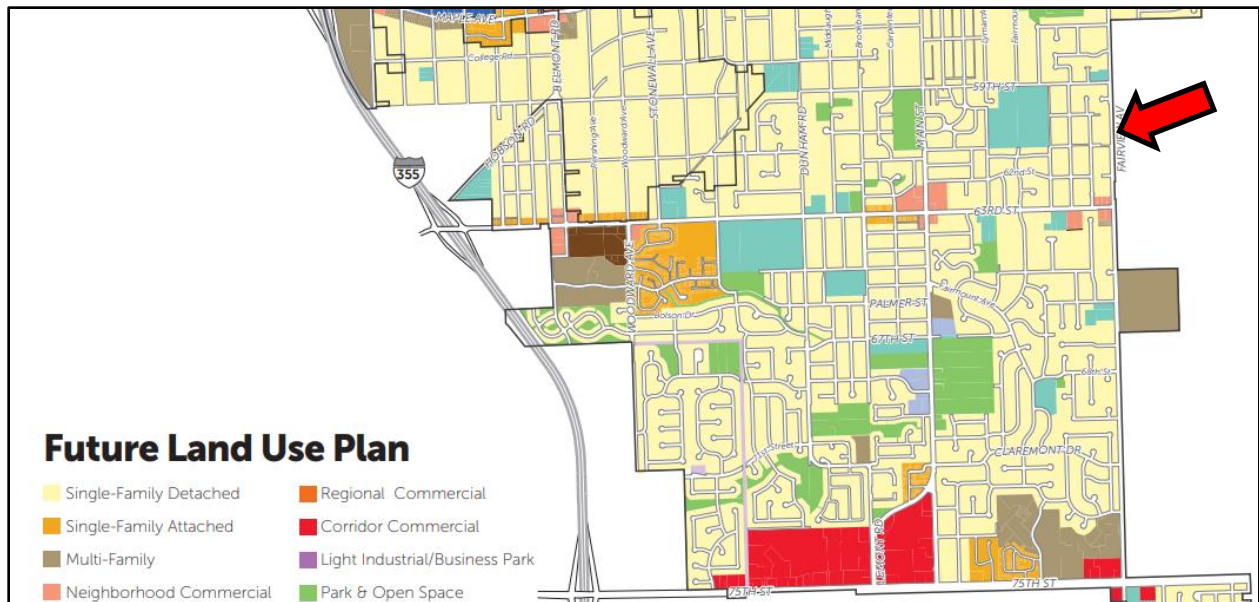
A plat of subdivision is required for the following reasons:

- Create an outlet to contain the detention basin fronting Fairview Avenue,
- Dedicate an easement over an existing storm sewer line and overland flow route, and
- Establish the required side and rear public utility and drainage easements

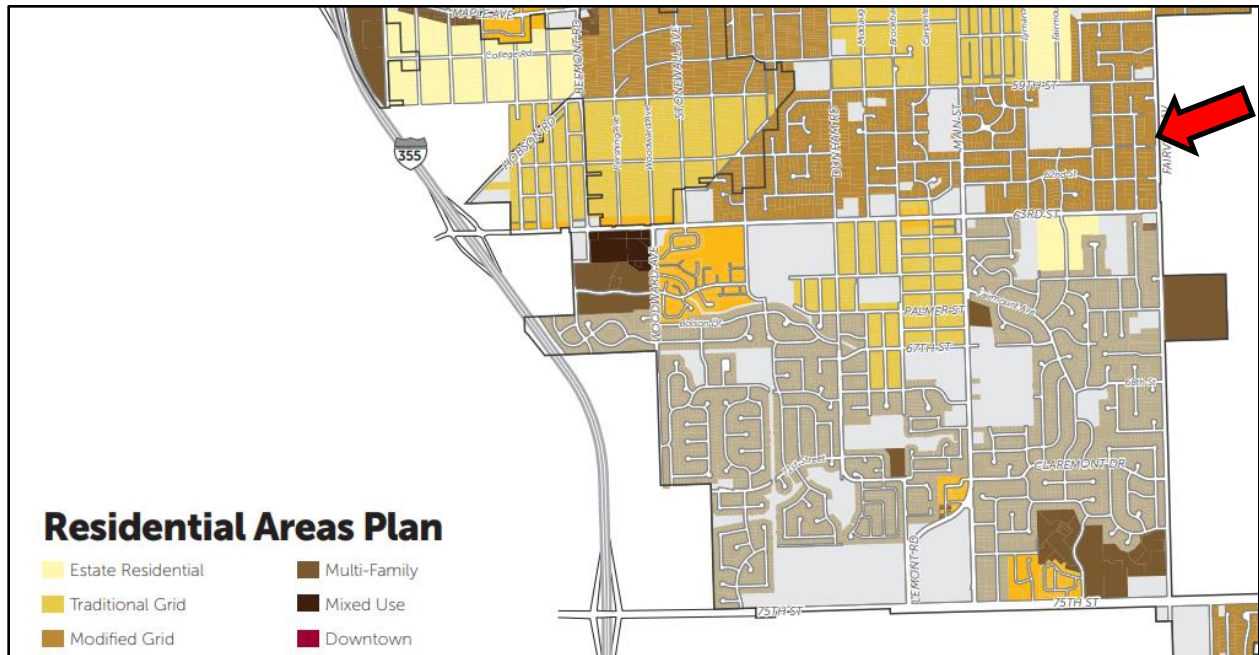
Therefore, the proposed property will still consist of one lot matching the existing dimensions and a second outlet used for stormwater detention purposes.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan was recently revised through an intensive public participatory process, and adopted in June 2017. The updated Comprehensive Plan's Land Use Plan (see graphic below) identifies the subject site as single family detached residential. The surrounding neighborhood is also identified as single family detached residential. The land use plan recommends that single-family residential continue to be the predominant land use and identifies single family housing as one of the defining characteristics of the Village. The plan advocates for preserving and enhancing single-family areas while remaining flexible. The proposed development does not preserve nor does it enhance this single-family neighborhood.



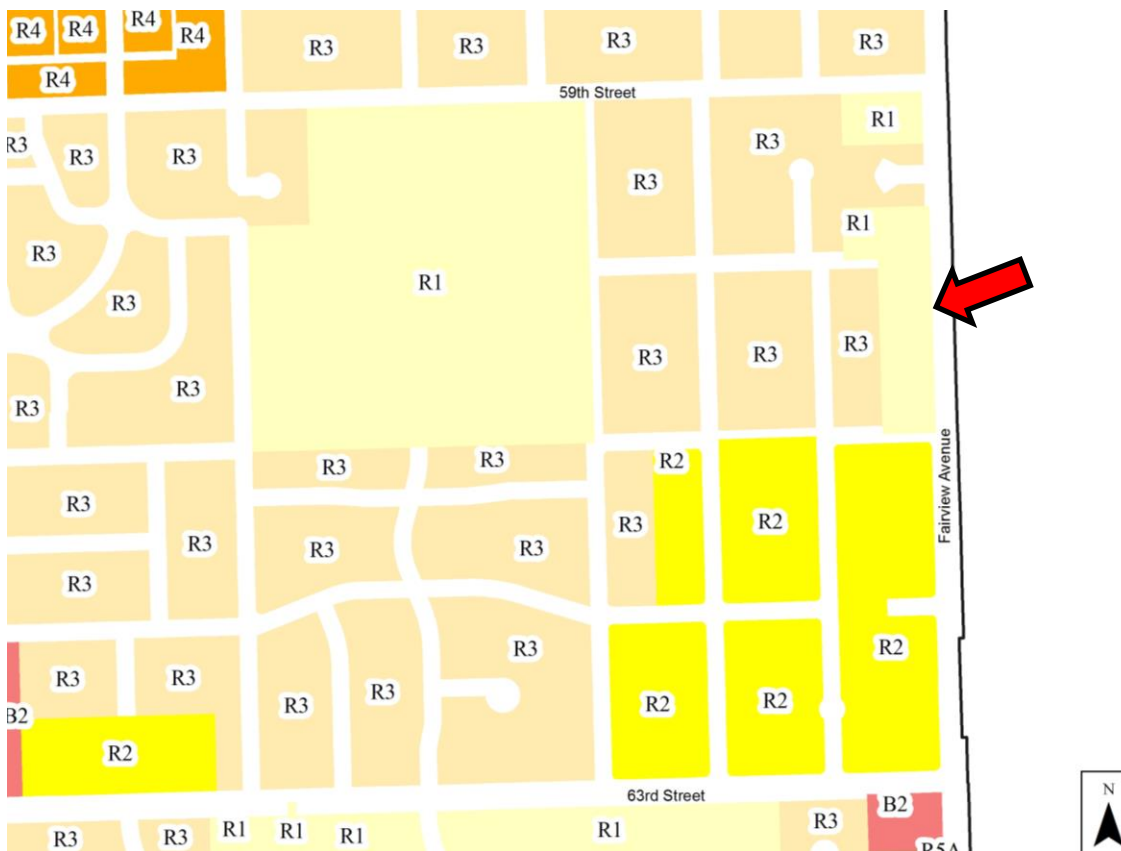
The Residential Areas Plan identifies the property as Single-Family Detached Residential in a modified grid pattern (see graphic below). This area contains both traditional grid style street layouts and curvilinear subdivisions with varying lot sizes and widths. The proposed rezoning will have a significant impact on the existing development patterns of this area as the land use will not remain detached single family residential. Although a curved street with sidewalks and street trees is consistent with the Modified Grid, the proposed land use, private street, and street yard detention area separated from the development by the private street are not consistent with the Comprehensive Plan.



The Comprehensive Plan calls for single family detached housing in a modified grid pattern for this property. The proposed townhome development is not consistent with the Comprehensive Plan’s goals for this area.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is currently zoned R-1, Residential Detached House 1 (see map below). The surrounding area is a mix of R-1, Residential Detached House 1, R-2, Residential Detached House 2 and R-3, Residential Detached House 3 zoning. The petitioner is requesting a rezoning from R-1 to R-5/PUD (Residential Attached House 5/Planned Unit Development) to permit the proposed townhome development.



A comparative analysis of the lot and district requirements for both the R-1 and R-5 districts are found in the tables below:

Zoning Ordinance Lot and Building Regulations	R-5 District Regulations	R-1 District Regulations	Existing Measurements	Proposed Lot 1*
Minimum District Area	87,120 sq. ft.	20,000 sq. ft.	108,791 sq. ft.	108,791 sq. ft.
Minimum Lot Area	10,500 sq. ft.	20,000 sq. ft.	108,701 sq. ft.	108,791 sq. ft.
Minimum Lot Width	80 ft.	100 ft.	563 ft.	563 ft.

*One developable lot containing 13 townhomes and detention outlet

The width and area regulations indicate the petitioner is seeking to rezone to a less restrictive zoning designation in conjunction with the PUD. The dimensions also contrast with the nearby properties that are zoned as either R-1, R-2 or R-3 Detached House.

The bulk requirements for R-1 and R-5 are summarized below:

Zoning Bulk Requirements	R-5 District Regulations	R-1 District Regulations	Proposed
Street setback	25 ft.	40 ft.	25 ft.
South side setback	53.6 ft.	10 ft.	20 ft.*

North side setback	53.6 ft.	10 ft.	20 ft.*
Rear setback	20 ft.	20 ft.	20 ft.
Height	35 ft.	35 ft.	35 ft. maximum (varies)
Building Coverage	32%	32%	26%
Density	10.89 du / acre	2.18 du / acre	5.22 du / acre

*Indicates a PUD deviation

The R-5 street setback is less restrictive compared to the existing R-1 street setback of 40 feet. Most of the other requirements are consistent for both zoning designations.

The applicant is seeking a Planned Unit Development to construct multiple buildings on one lot. A Planned Unit Development should meet one or more PUD objectives identified in Zoning Ordinance Section 4.030.A.2. These objectives work to balance the needs of the applicant and the additional public benefits gained from permitting the Planned Unit Development. The proposal does not meet the objectives for the PUD to be consistent with the Comprehensive Plan and to be compatible with the surrounding area. Additionally, the proposal does not provide additional public benefits that PUDs should provide.

The proposal could be redesigned to provide detached single family lots with Fairview Avenue frontages. This may result in a reduction of the number of proposed units, but the smaller, individual lots would have a reduced side setback, not require a PUD and be consistent to the adjacent single family neighborhood. The proposed PUD is for the private benefit of increasing the number of units compared to an R-1 detached single family development.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The final plat of subdivision does not comply with the Subdivision Ordinance. The proposed private road does not comply with the Subdivision Ordinance's requirements for a local street: a 28-foot wide street wide and a 66-foot wide right-of-way. The petitioner is requesting approval of a private road because the proposed development cannot be accomplished with the 66-foot wide right-of-way and 28-foot wide road requirement while meeting other Municipal Code requirements. As proposed, the private street, open space and the stormwater detention facilities will be maintained entirely by the Homeowners Association.

The petitioner will provide 5-foot wide public utility and drainage easements along both side lot lines and a 10-foot wide public utility and drainage easement along the rear property line. A stormwater management easement will be dedicated over the entire outlot. A separate dedication of a ten foot drainage easement running laterally from the rear of the property to Fairview Avenue is required due to the presence of a 24-inch stormsewer line and the existing overland flow route. Additionally, an easement over the street and sidewalk would also need to be provided.

The petitioner will be required to pay park and school donations for the new homes. The petitioner will receive credit for the two existing three bedroom single family homes on the property to be demolished. A park and school donation of \$180,071.04 (\$53,503.35 District 58, \$21,394.37 District 99, \$105,173.32 Park District) will have to be paid prior to the Village executing the final plat of subdivision.

ENGINEERING/PUBLIC IMPROVEMENTS

Onsite detention is required and shown in the street yard between the private street and Fairview Avenue on the engineering plans. PCBMPs in the form of rain gardens are proposed and will connect to the basin via storm sewers. The petitioner will also replace the existing stormsewer pipe running laterally across the site with a watermain quality 24-inch PVC pipe.

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May 7, 2018

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A sidewalk is currently located along Fairview Avenue but will be replaced with a new sidewalk that is in a straight line. A private sidewalk adjacent to the private road will provide internal pedestrian access. A new looped water main will run alongside the private road. New water services for each townhome will be tapped off this new main.

Beyond the placement of public utility easements at time of subdivision, all other engineering and public improvements would take effect when an application is made to develop the parcel. A fee-in-lieu for nine new parkway trees will be assessed. The Sanitary District has provided conceptual approval for the proposed development.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet from the property in addition to posting the public hearing notice sign and publishing the legal notice in *Downers Grove Suburban Life*. Staff spoke with one Village of Westmont resident who inquired about the nature of the proposal.

As required by the Zoning Ordinance, the petitioner held a neighborhood meeting on April 18, 2018. A summary of the meeting is attached.

FINDINGS OF FACT

The petitioner is requesting a Planned Unit Development, Rezoning and Plat of Subdivision to allow for a thirteen-unit townhome development at 6000 and 6014 Fairview Avenue. Staff finds that the proposal does not meet all the standards as outlined below:

Section 28.12.040.C.6 Review and Approval Criteria

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

a. The zoning map amendment review and approval criteria of Sec. 12.030.I.

Based on the analysis of rezoning review and approval criteria below, this standard has not been met.

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

The proposed project is not consistent with the Comprehensive Plan, the Plan's Land Use Plan or the Plan's Residential Area Plan. The recently updated Comprehensive Plan identifies that the property remains single family detached as shown the Future Land Use Plan, identical to the surrounding land uses. The Plan identifies Fairview Avenue from 3rd Street on the north to 63rd Street on the south as Single Family Detached Housing. This designation continues from just south of 63rd Street to almost 75th Street on the south. This standard is not met.

c. Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.

The proposed project does not meet several of the PUD overlay district provisions and objectives as found in Section 4.030 of the Zoning Ordinance.

- The proposal is not consistent with the Comprehensive Plan's Future Land Use Plan and Residential Area Plan
- The character of the neighborhood is detached single family which is reflected in the Future Land Use Plan and the Zoning Map.
- The storm water management and aesthetic improvements of the attached single-family

development could also be achieved through a detached single family development.

- The attached single-family development is not providing a transition area from single family zoning to a either multi-family or commercial.
- The number dwelling units is more dense than the adjacent to single family zoning

This standard has not been met.

d. Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.

The proposed improvements do not bring public benefits that are greater than a detached single family development. The PUD is requested to accommodate a development that cannot be accomplished through traditional zoning but does not offer additional public benefits. The proposed attached single-family development will increase density in the area and create a pocket of attached single-family housing within a detached single family neighborhood. This standard has not been met.

e. Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.

Staff has reviewed the proposal with regard to the interests of the proposal on the surrounding property owners and residents, future PUD residents and the general public. The proposal is not in the interest of surrounding property owners or the general public who based on the Comprehensive Plan have anticipated a detached single family residential development on this lot. Should the proposed development be approved, conditions including the establishment of an SSA to ensure maintenance of the private road and stormwater improvements have been added to protect the interests of the surrounding property owners, future residents of the PUD and the general public. This standard has not been met.

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

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

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

The property is surrounded by single family residential lots with various lot widths and areas. The properties to the west are zoned R-3 with average lot widths of around 64 feet. The immediate lots to the north and south are zoned R-1 with lot widths at 123 feet and 197 feet. To the east across Fairview Avenue is the Village Westmont, and the zoning designation is single family and their comprehensive plan has it remaining as single family. The surrounding uses are all detached single family residential. The character of the block and the immediate vicinity is detached single family. This standard has not been met.

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

The property is currently zoned R-1, Residential Detached House 1. The current zoning could permit a detached single family residential subdivision. The current zoning restrictions do not affect property values. This standard has not been met.

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

The proposed rezoning and attached single-family development could impact property values. The neighborhood consists of single family detached homes and the inclusion of this proposal could impact property values. The attached single-family development does not offer an increase in the public health, safety or welfare that would offset an impact to property values. This standard has been met.

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

The property is currently zoned detached single family residential. The property is suitable for a detached single family subdivision of five lots with an outlot for detention under the current R-1 zoning designation. Properties located within the R-1 zoning classification require 100 feet in lot width and 20,000 square feet in lot area which could be met with a detached single family subdivision as noted above. The property is suitable for the zoned purposes. This standard has not been met.

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

The property is not vacant and is the site of two single family homes. This standard does not apply.

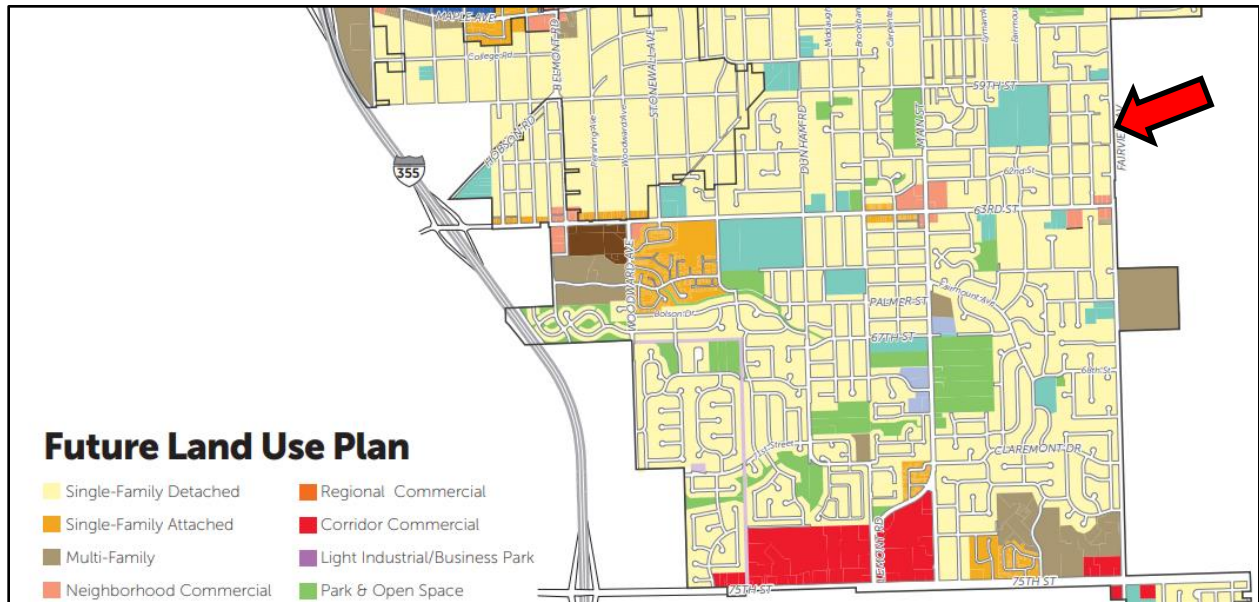
(6) *The value to the community of the proposed use.*

The Comprehensive Plan identifies detached single family land uses as one of the most important factors that contribute to the Village's character and identity. The surrounding neighborhood consists entirely of detached single family residences. While attached single-family uses provide value to the community, the Comprehensive Plan notes they are sited near multi-family developments or areas. The proposed location is not transitioning from detached single family to multi-family, but rather is surrounded by single family residential. There would be little value to the community for the proposed use at this proposed location. This standard has not been met.

(7) *The Comprehensive Plan.*

The Comprehensive Plan's vision is for the continued reinvestment in residential neighborhoods while further encouraging single family detached residential neighborhoods. This proposal changes the character of the area with the advent of attached single-family that is not serving as a transitional area between multi-family and single family land uses.

The subject property is designated for detached single family residential use as identified in the Comprehensive Plan's Land Use Plan. An objective of the Residential Area Plan is to promote residential redevelopment of a variety of housing and dwelling unit types and densities in accordance with the Land Use Plan. This proposed development is not in accordance with the Land Use Plan.



Additionally, the plan notes the Village should prevent the encroachment of incompatible development on residential areas through the implementation of the Land Use Plan. The proposed attached single-family development can be considered an encroachment into a detached single family area that is not consistent with the Land Use Plan.

The Comprehensive Plan's Residential Area Plan identifies that new and existing residential development should be compatible. In determining compatibility between detached single family and attached single-family uses, street frontage, lot depth and the presence of neighboring non-residential uses should be considered in a case by case basis. In this particular case, the entire neighborhood surrounding the subject site is detached single family residential. New attached single-family housing is not compatible with the surrounding detached single-family residential neighborhood.

This standard has not been met.

Final Plat of Subdivision

The proposed final plat of subdivision is not in compliance with Section 20.301 of the Subdivision Ordinance. While the proposal addresses the stormwater ordinance and provides all required public utility and drainage easements including a separate outlot containing a basin, the proposed private road does not meet the street width and right-of-way requirements of the Subdivision Ordinance.

RECOMMENDATIONS

The proposed PUD, rezoning, and plat of subdivision is not compatible with the Comprehensive Plan, the Zoning Ordinance, the Subdivision Ordinance or the surrounding zoning and land use classifications. Based on the findings listed above, staff recommends denial of the proposal.

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May 7, 2018

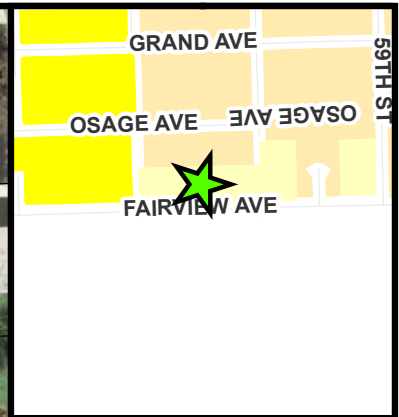
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Staff Report Approved By:

A handwritten signature in black ink, appearing to read 'Stanley J. Popovich', written in a cursive style.

Stanley J. Popovich, AICP
Director of Community Development

SP:sw
-att



6000 and 6014 Fairview - Location Map



Kindt & Associates, Inc.

1325 Chapman Drive, Darien, IL. 60561 630-853-3484 ekindt@comcast.net

Village of Downers Grove
801 Burlington
Downers Grove, IL. 60515

RE: The Villas of Absher Woods

Dear Downers Grove Staff, Planning Commission and Village Board:

This is a formal application from Kindt & Associates to the Village of Downers Grove to build 13 townhomes on the site at 6014 Fairview Ave, Downers Grove. We are requesting to rezone the property from R-1 to R-5, and request a Planned Unit Development for The Villas of Absher Woods. Relief of the side yard setback from 54' to 20'. Each townhome will have 3 bedrooms with an option for a 4th bedroom. The townhomes will be a classic style architecture; all with master bedrooms on the first floor, 10' ceiling on the main level, full basements, optional 2nd master on the second floor and open floor plan. The exteriors of the home will feature inviting front porches, stone accents, Hardie Board siding, shutters, architectural shingles, permeable streets and driveways. We are proposing the re-zoning for this site, as we have listened to the Downers Grove residents, who are eagerly looking for such a venue so they may age in their community.

On the current property, two single-family homes exist and are blighted. The owners have been trying to sell this property for over 3-years and have been unsuccessful due to its current zoning.

As of February 27, 2018 there are 39 townhomes on the market in Downers Grove, only six of which have master bedrooms on the first floor. There are currently 286 single family homes on the market. According to the Comprehensive Plan there is a growing need for townhomes in Downers Grove. While Kindt & Associates would like to make these townhomes available to the citizens of Downers Grove, we meet many challenges and thus, we are requesting changing the zoning from R-1 to R-5 in order to give the citizens what they are requesting.

According to the Municipal Code Section 28.12.030.I Review and criteria, we would like to submit the following:

28.12.030.I (1.) The existing use and zoning of nearby properties consists of single family homes with the exception of southeast of the subject property, which are apartments and further south on Fairview and 63rd which is commercial. Fairview is considered an arterial street and townhomes are much better suited on an arterial street than single family homes. With this proposed subdivision, cars will not have to back out onto Fairview with the street configuration, unlike if 5 single family homes were built on the site you would have numerous cars needing to back out onto Fairview.

28.12.030. I (2.) The extent to which the particular zoning restrictions affect property values; the land at its current zoning has been for sale since January of 2015 and has been unsuccessful trying to find a developer for single family homes. This has affected the property owners to the east due to the fact these homes on the site are in bad repair, and animals are making this area a place to make dens.

28.12.030.I.(3.) The extent to which any diminution in property values is offset by an increase in the public health, safety and welfare; this development will only enhance the property values in the area and will increase the health, safety and welfare of the community with better street configuration, better street lighting for the community and clean up the property so the adjacent homeowners can enjoy enhanced landscaping and beautiful homes to the east.

28.12.030.I (4.) The suitability of the subject property for the zoned purposes: This site is more suitable to townhomes than for single family homes from a safety issue, and exiting onto Fairview Ave. This site plan eliminates the need to back up onto Fairview and oncoming traffic.

28.12.030.I(5) The length of time the subject property has been vacant as zoned, considering the context of land development in the vicinity. On the property sits two homes that are old and beyond repair. The owner wishes to sell the property, and has been trying to do so under the existing R-1 zoning since January of 2015. To the north of the property there is a single family home development that has been sitting with no activity for over 5-years.

28.12.030.I (6) The value to the community of the proposed use; this project is exactly what the residents of Downers Grove are looking for. With the aging population of the citizens, there is a huge need for townhomes with first-floor master bedrooms. Townhomes are in such high demand and there is very little inventory on the market. We believe that building these townhomes will bring much needed housing for the residents of Downers Grove.

28.12.030. I (7) The Comprehensive Plan;

- 80% of Residential properties in Downers Grove are owner-occupied Single Family Homes. Single family residential areas must remain flexible and consider context. There may be situations where single-family attached and multi-family uses may be

appropriate within single-family detached areas. For example, street frontage, lot depth and the presence of neighboring non-residential uses should be considered on a case by case basis for other types of compatible residential development. (Page 34)

- The senior population will see the largest increase in population with ages 65-74 growing by 25% and ages 75 and up will increase by 16%. (Page 16)
- The largest increase of households is projected to occur among households aged 55 to 74. (Page 19)
- The age and income shifts projected to occur among the Village's household population may have an impact on the local demand for a range of housing products. The number of households in the 35- to 54-year old age cohorts is decreasing and the 'empty nester' household is growing. In a typical market, "empty nester" households comprise a significant proportion of those purchasing multi-family units. The anticipated growth in the village's household population over the age of 55 --particularly among higher income households-- may be accompanied by an increased demand for multi-family housing product. (Page 19)
- It should be emphasized that the Land Use Plan is a general guide line for growth and development within the Village, and provides a foundation for further decision-making and is not a site development plan. While the detailed document provides specific guidance on land use decisions, it is also intended to be sufficiently flexible to accommodate unique or compelling circumstances, and the consideration of creative approaches to development that are consistent with the overall policies and guidelines in the Comprehensive Plan. (Page 25)
- Single-family attached residential developments are commonly found along arterial streets and are often used as a transitional land use between single-family detached and multi-family. (Page 27)
- The Residential Area Plan identifies policies that apply to the community as a whole although the issues these policies address are not necessarily present in every single one of the Village's residential neighborhoods. As such, the application of Village-wide policies should be tailored to the needs and conditions of Downers Grove various neighborhoods. (Page 32)
- MODIFIED GRID: (Subject Property) Redevelopment with new home construction is occurring in these areas but they are less common than in traditional grid areas. Single family attached residential developments are commonly found along arterial streets and

are often used as a transitional land use between single family detached and multi-family developments. (Page 36)

- Multi-family residential areas provide a wider variety of housing options to Village residents especially to young households, empty nesters and seniors citizens, all of which have been identified as a growing markets in the Village. Multi-family residential developments are commonly found along arterial streets and often provide a transitional land use between single family residential and commercial. (Page 37)
- **NEW DEVELOPMENT AND REINVESTMENT:** Redevelopment, Residential modernization is intended to replenish, rejuvenate, and spur reinvestment in the Village's housing stock and should not conflict with the promotion and protection of the Village's distinguishing character and historic resources. (Page 38)
- The Comprehensive Plan sets forth an agreed-upon "Road Map" for growth and development within the Village of Downers Grove over the next 15 to 20 years. (Page 136)
- It is important to emphasize that the Comprehensive Plan is not a static document. If community attitudes change or new issues arise that are beyond the scope of the current Plan, the Plan should be revised and updated accordingly. (Page 140)
- **GOAL:** Maintain the Village's image and desirability as a great place to live by preserving and enhancing the quality, character, safety and appeal of residential neighborhoods, developments and subdivisions and providing diversity in its housing stock and unit types. (Page 150)
- **OBJECTIVES:** Promote residential development and redevelopment of a variety of housing and dwelling unit types and densities in accordance with the Land Use Plan and ensure the Zoning Ordinance and other regulatory tools are updated appropriately. (Page 150)
- Accommodate residential renovation and redevelopment through a consistent, expedient and thorough permitting process. (Page 150)
- Consider the development of a guide or tool to ensure that new residential construction (including infill and teardown construction) are of an appropriate scale and character. (Page 150)

- Promote the economic importance and support the provision of a variety of housing types and choices within the Village, including single family, multi-family, senior housing and others including both owner occupied and rental properties. (Page 151)
- Establish a process for regular review and update of the Village Zoning Ordinance and Comprehensive Plan to appropriately meet the changing needs of the community. (Page 165)

According to the Municipal Code Section 28.12.040.6 review and approval criteria we would like to submit the following:

12.040.6 (a.) The zoning map amendment review and approval criteria of Sec 12.030I in the case of new Planned Unit Development proposals; by enhanced protection of natural resources areas such as wetland mitigation if needed, energy conservation/sustainability by using permeable pavers on streets and drive ways to allow the rain water to return to the soil and not into the storm sewer system. Housing variety in offering a housing option to the residents, and lifestyle choices that meet the needs of different age groups. Also, a Mixed and Multi-Use development where these townhomes will be surrounded by single family homes and for the residents to feel like a part of the community. The Comprehensive Plan starts the need of such development to accommodate the needs of the aging population.

12.040.6(b) The proposed PUD development plan and map amendment would be consistent with the Comprehensive Plan and any other adopted plans for the subject area. According to the Comprehensive Plan, multi-family residential areas provide a wider variety of housing options to Village residents, especially to young households, empty nesters and seniors citizens, all of which have been identified as a growing market in the Village. Multi-family residential developments are commonly found along arterial streets and often provide a transitional land use.

12.040.6(c) The PUD development plan complies with the PUD overlay district provisions of Sec 4.030. This townhome development is consistent with the needs of the community as stated in the Comprehensive Plan, as it allows for a different housing type to accommodate households of all ages, sizes, and income and lifestyle choices.

12.040.6(d) This development is consistent with the objectives of this provision including the flexibility and creativity in responding to changing social, economic and market conditions allowing greater public benefit that could not be achieved using conventional zoning and development regulations.

12.040.6(e) Appropriate terms and conditions have been incorporated into the plans to protect the interest of surrounding property owners and residents, including but not

limited to green infrastructures in landscaping and parking areas, and maximizing the aesthetic and water quality benefits of best practices in storm water management. Also, by using attractive, high quality landscaping, lighting and architecture features.

We believe we have taken steps to minimize any adverse effects from careful site design, beautiful architectural design and sustainable materials in development. Our hard working group along with staff have worked very hard to come up with a plan that homeowners will be happy to call the Villas of Absher Woods their home. We would appreciate your support for this development.

Respectfully,

Elaine Kindt

Kindt & Associates, Inc.

1325 Chapman Drive, Darien, IL. 60561 630-853-3484 ekindt@comcast.net

April 24, 2018

Village of Downers Grove
801 Burlington
Downers Grove, IL 60515

RE: The Villas of Absher Woods, Neighborhood Meeting

Dear Downers Grove Staff, Planning Commission and Village Board:

A meeting was held with neighbors of the surrounding properties May 18, 2018 at 6:00pm at 724 Ogden Avenue, Downers Grove, IL.

David Mroch and Susan Hallihan were the first to arrive at 6:59pm, who are with Platinum Partners, Downers Grove, IL. They were just curious about the development because their clients' live north of the subject property. Beth Szela who lives on Osage, was just curious of what was going on in the development, and asked if 61st Street was going to go all the way through to her street. We explained to her that this development will not affect her property or 60th Street because that is for the property to the south of the subject property. She said she loved the product and was looking forward to seeing something else go there in its place. Karen Hoffner of 6003 Fairview was concerned about flooding. She is to the east of the subject property in Westmont, and they do have flooding issues at her home. We explained to her the detention requirements by the Village of Downers Grove, and that we would alleviate any flooding with regards to our engineering design for the subject property. She was very happy with the product and thought it would be a good addition to the neighborhood. Sonja Bills of 6005 Osage was concerned that 60th Street would continue to Fairview. She lives two houses from 60rd Street, and she felt that anything was better than what is there now, and how awful the tenants are in that property. We alleviated her concern that the 60th Street is not located near the subject property, and the street would not go through to Fairview. Ray Ponstein and his brother William Ponstein own the subdivision to the north of the subject property. They are very happy to see this type of product in the area, and feel it can only help their ability to sell their lots. Everyone was happy with the product, the layout and design. The meeting concluded at 7:05pm.

Last fall, I canvassed the surrounding homeowners and talked with them about the Villas of Absher Court and all of them were very encouraged that the blight conditions of the subject

property would be removed and replaced with a beautiful townhome development. None of those neighbors came to the meeting.

Elaine Kindt

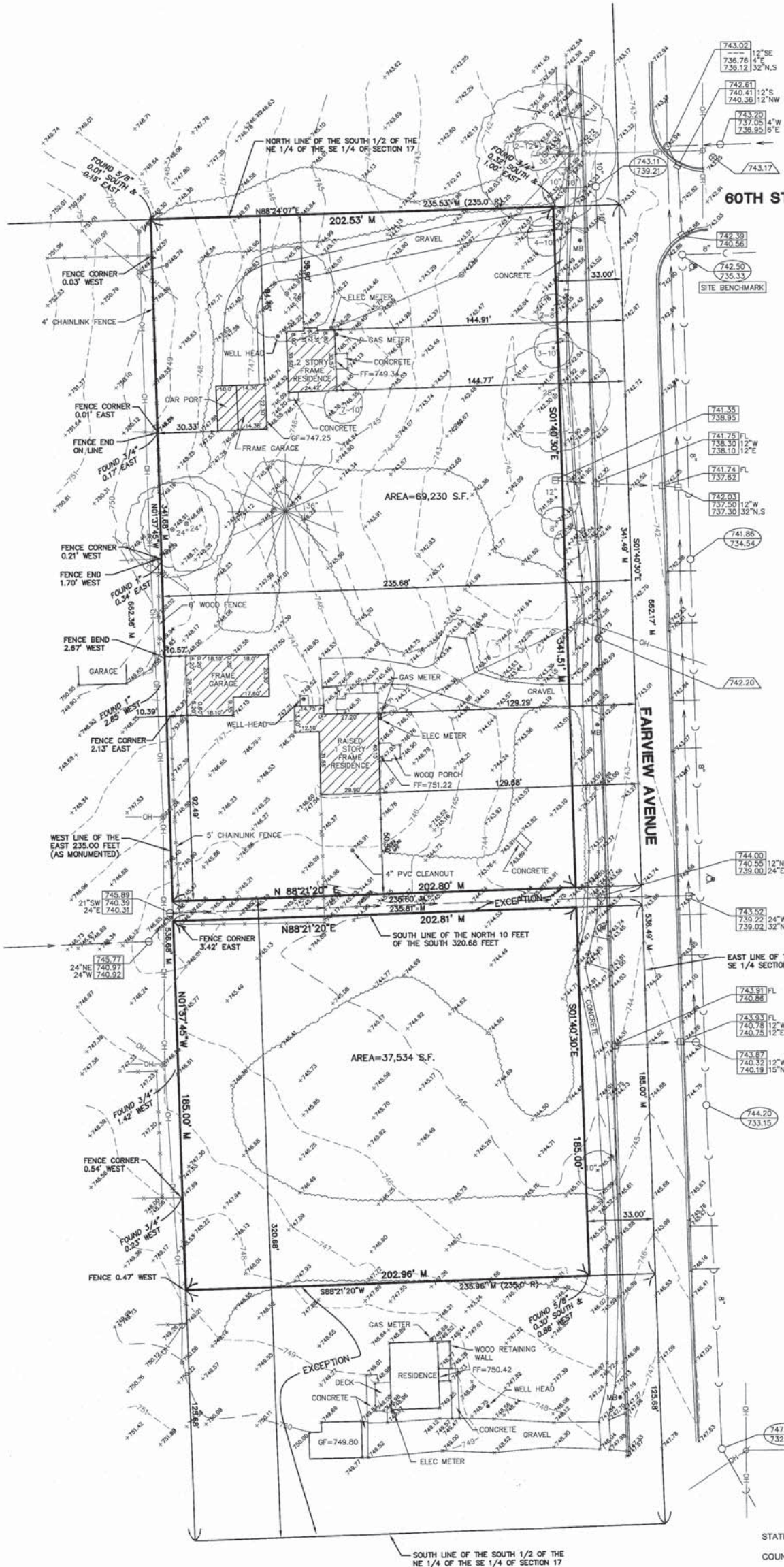
PLAT OF SURVEY

OF

THE EAST 235 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THE SOUTH 125.68 FEET THEREOF AND EXCEPT THE NORTH 10 FEET OF THE SOUTH 320.68 FEET THEREOF) OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



SCALE: 1" = 30'
BASIS OF BEARING - ASSUMED



LEGEND	
EXISTING	
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	GAS LINE
	FENCE
	FIRE HYDRANT
	VALVE IN VAULT
	INLET
	MANHOLE WITH CLOSED LID
	MANHOLE WITH OPEN LID
	POWER POLE
	GUY WIRE
	CURB & GUTTER
	SPOT ELEVATION
	CONTOUR
	TREE
	PINE
	TREE LINE
	CALLOUT FOR SANITARY MANHOLE
	CALLOUT FOR WATER STRUCTURE
	CALLOUT FOR STORM STRUCTURE

ABBREVIATIONS
M = MEASURED DIMENSION
R = RECORD DIMENSION

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY

ORDERED BY: **KINDT & ASSOCIATES**

NOTE: COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE. EASEMENTS AND BUILDING LINES INDICATED ARE TAKEN FROM ORIGINAL RECORDED SUBDIVISION PLAT. FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR NOT DEPICTED UPON RECORDED SUBDIVISION PLAT, REFER TO TITLE POLICY, DEED OR INSTRUMENT CREATING SAME.

CONTROL BENCHMARKS:
 DUPAGE COUNTY GEODETIC SURVEY MONUMENT: DOWNERS GROVE SOUTH PID: MF1251 LOCATED SOUTHWEST OF THE INTERSECTION OF 63RD STREET AND DUNHAM ROAD. ELEVATION 745.59 (NAVD 88)
 DUPAGE COUNTY GEODETIC SURVEY MONUMENT: DGN07001 PID: DK3123 LOCATED NORTHWEST OF THE INTERSECTION OF MAPLE AVENUE AND DUNHAM ROAD. ELEVATION 743.21 (NAVD 88)

SITE BENCHMARK:
 RIM OF SANITARY STRUCTURE LOCATED NORTHEAST OF THE SITE. ELEVATION 742.50 (NAVD 88)

SURVEYOR'S CERTIFICATE
 STATE OF ILLINOIS)
) SS
 COUNTY OF DU PAGE)
 WE, **INTECH CONSULTANTS, INC.** HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SAME.
 DATED THIS 13th DAY OF MARCH, A.D., 2018
Mark S. Strain
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2587
 MY LICENSE EXPIRES/RENEWS 11-30-2018



INTECH CONSULTANTS, INC.
 1989 UNIVERSITY LANE, SUITE D ENGINEERS - SURVEYORS
 LISLE, ILLINOIS 60532
 PHONE: 630-964-5656 ILLINOIS REGISTRATION No. 184-001040

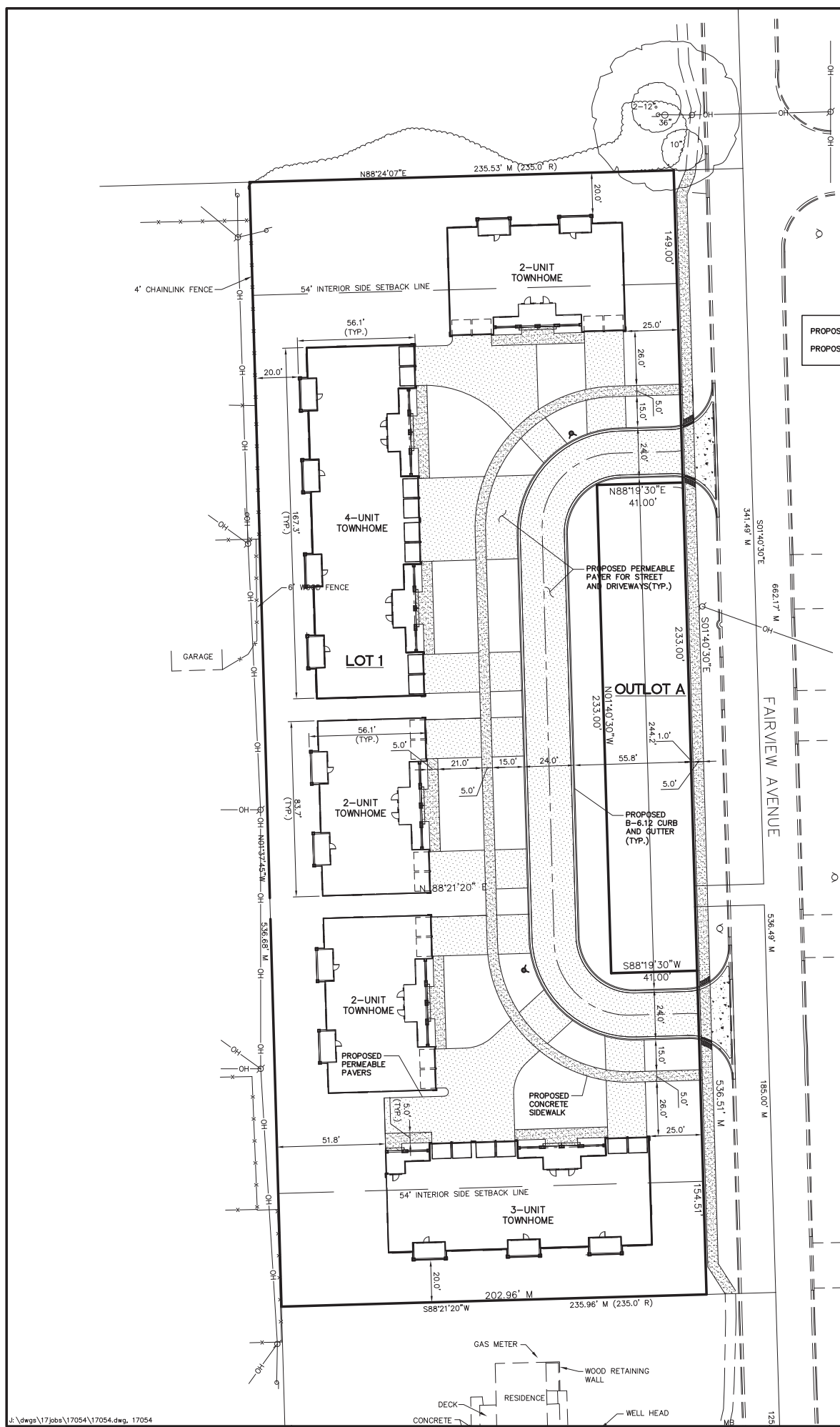
REVISED: 3-13-18
PREPARED: 8-14-17

SHEET No. 1 of 1 JOB No.: 2017-008

M:\CADD Projects\2017\2017-008\dwg\2017-008 TOPO.dwg, SURVEY, 3/14/2018 6:48:24 AM, SJP

60th and Fairview Existing Conditions





PROPOSED HEIGHT OF BUILDING RIDGES = NOT TO EXCEED 35'
 PROPOSED HEIGHT OF BUILDING EAVES = NOT TO EXCEED 25'

GEOMETRIC PLAN NOTES:
 1. PROPOSED IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE EASTERN PROPERTY LINE.
 2. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
 3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS.
 4. ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.
 5. WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.

GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE PLAT OF SURVEY (SURVEY PROJECT #2017-008 DATED 8/14/17) PREPARED BY: INTECH CONSULTANTS, INC 1989 UNIVERSITY LANE, LISLE, IL 60532 (630) 984-5656
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

SITE DATA
 TOTAL AREA = 108,791 S.F. (2.497 AC.)
 LOT 1 = 99,238 S.F. (2.27 AC.)(91%)
 OUTLOT A = 9,553 S.F. (0.22 AC.)(9%)

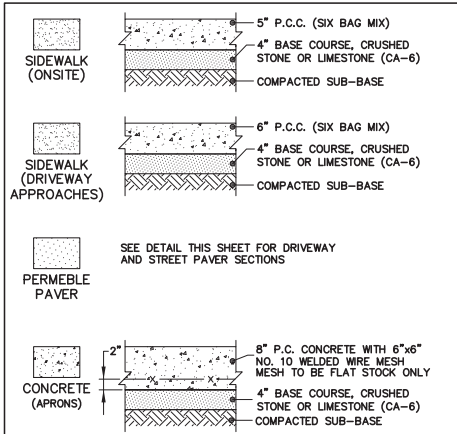
EXISTING AREAS:
 TOTAL AREA = 108,791 S.F. (2.497 AC.)
 IMPERVIOUS AREA = 8,630 S.F. (0.20 AC.)(8%)
 PERVIOUS AREA = 100,161 S.F. (2.30 AC.)(92%)

PROPOSED AREAS:
 TOTAL AREA = 108,791 S.F. (2.497 AC.)
 IMPERVIOUS AREA = 33,302 S.F. (0.77 AC.)(31%)
 PERVIOUS AREA = 56,686 S.F. (1.30 AC.)(52%)
 PERMEABLE PAVERS = 18,803 S.F. (0.43 AC.)(17%)
 NET NEW IMPERV. = 24,672 S.F. (0.57 AC.)

ZONING DATA
 EXISTING ZONING = R-1 RES. DETACHED HOUSE
 PROPOSED ZONING = R-5 RES. ATTACHED HOUSE

BUILDING DATA
 HEAT/COOLED MAIN PER UNIT: 1449 SQ. FT.
 HEAT/COOLED UPPER PER UNIT: 645 SQ. FT.
 HEAT/COOLED TOTAL PER UNIT: 2094 SQ. FT.
 GARAGE, STORAGE PER UNIT: 416 SQ. FT.
 PORCHES PER UNIT: 282 SQ. FT.
 TOTAL PER UNIT: 2792 SQ. FT.
 BUILDING COVERAGE = 28,123 S.F. (F.A.R. 0.26)

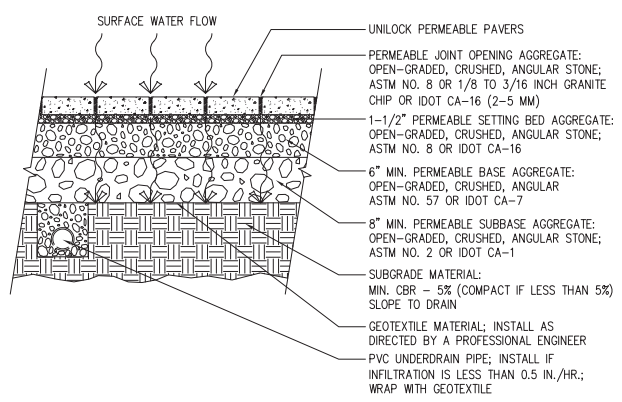
PAVEMENT LEGEND



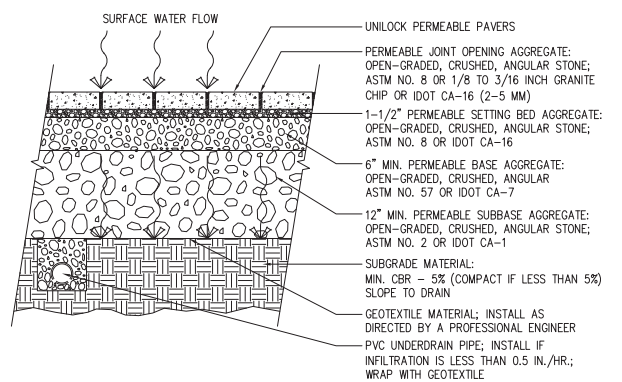
NOTES:
 1. REFERENCE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 406 FOR BINDER & SURFACE COURSES AND SECTION 351 FOR AGGREGATE BASE COURSE.
 2. THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.
 3. SEE PROJECT SPECIFICATIONS FOR SUB-BASE COMPACTION.
 4. ALL CONCRETE FLATWORK TO INCLUDE A JOINTING PATTERN SUBMITTAL TO THE CONSTRUCTION MANAGER. CONTRACTOR TO STAY AS CLOSE TO 9"x9" SQUARE PANELS IN LARGE CONCRETE FLATWORK AREAS AS POSSIBLE.
 5. FOR SIDEWALKS, PROVIDE TOoled JOINTS AT 5' O.C., CONTRACTION JOINTS AT 15' O.C., EXPANSION JOINTS AT 45' O.C.
 6. PROVIDE AN EXPANSION JOINT ADJACENT TO ALL STRUCTURES. THESE JOINTS SHOULD BE SEALED WITH A TOOL-FINISHED SILICONE SEALANT PER I.D.O.T. STANDARD.

DIMENSION LEGEND

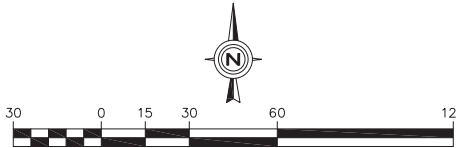
F = FACE	FNC = FENCE
FND = FOUNDATION	R = RADIUS
B = BACK	C = CENTER
E = EDGE	PL = PROPERTY LINE



PERMEABLE PAVER SECTION - DRIVEWAYS



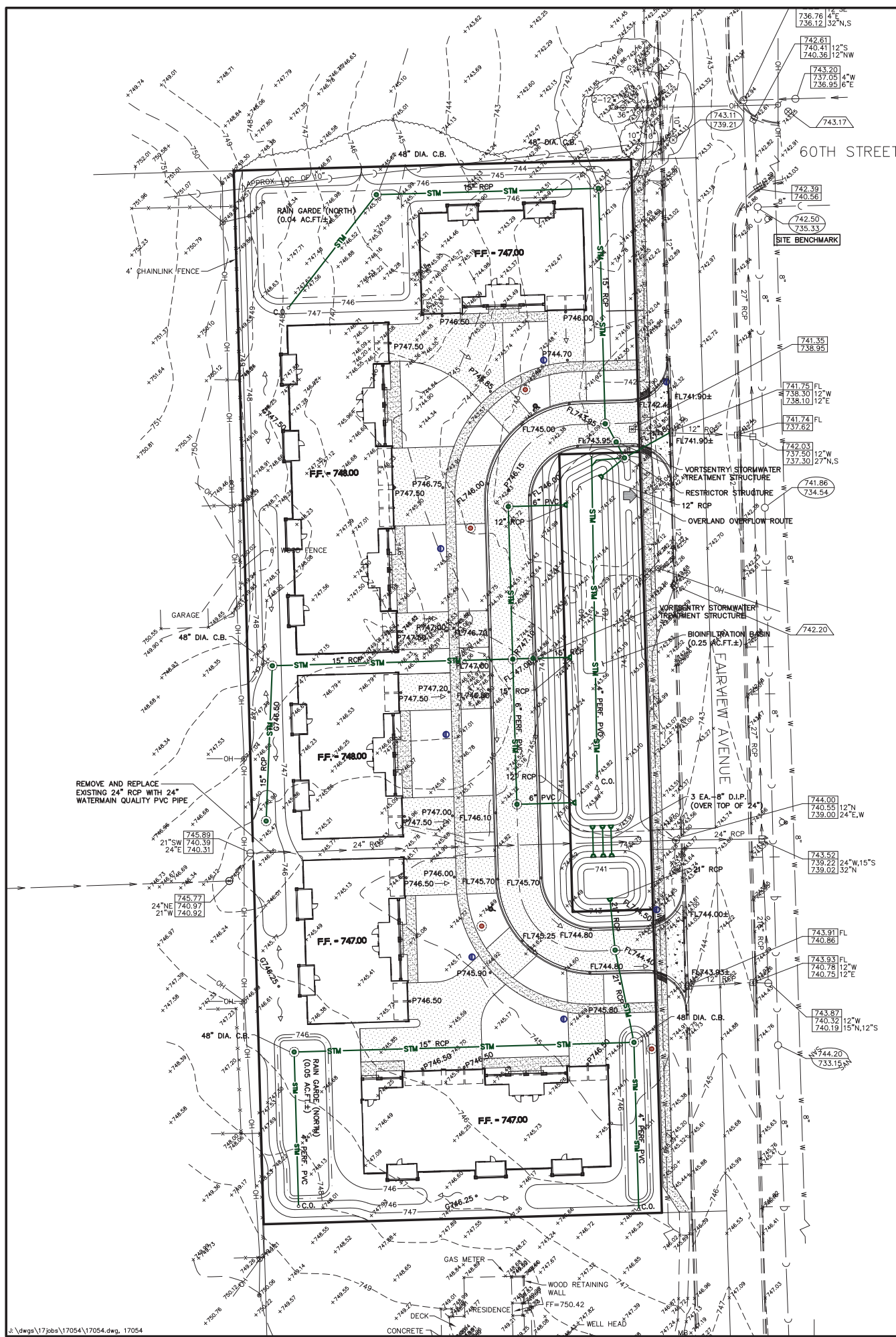
PERMEABLE PAVER SECTION - STREET



GEOMETRIC PLAN

DATE: 4/19/18
 REVISIONS: PER VILLAGE REVIEW
 NO. 1
 Prepared For: **Kindt & Associates**
The Villas of Absher Woods
 60th and Fairview
 Downers Grove, Illinois
 Prepared By: **Watermark Engineering Resources, Ltd.**
 2831 Gligler Woods Parkway, Suite 100, Aurora, IL 60502
 phone 630-375-1600 fax 630-256-9800 www.watermark-engineering.com
 CHECKED BY: J. MILLER
 DESIGN BY: D. OLSON
 DRAWN BY: KS, DO
 DATE: MARCH 27, 2018
 SCALE: 1" = 30'
 PROJECT NO.: 17-054
GEOMETRIC PLAN
C-2

J:\dwg\17\jbs\17054\17054.dwg, 17054



"AMERICANS WITH DISABILITIES ACT" (ADA) MINIMAL REQUIREMENTS:

- GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ARCHITECT/ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION.
- ACCESSIBLE ROUTES ON AN ACCESSIBLE SITE AND FOR ANY NEW SITE IMPROVEMENTS SHALL BE PROVIDED TO SERVE ALL ACCESSIBLE SPACES OR ELEMENTS.
- THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE PER CODE IS 36".
- EACH ACCESSIBLE PARKING SPACE IS TO BE:
 - CURB:**
A MINIMUM OF 192" WIDE, CONSISTING OF A 96" WIDE ACCESS AISLE AND A 96" WIDE PARKING SPACE, UNLESS OTHERWISE NOTED. (SEE DETAIL). THE ACCESS AISLE SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE. SEE DETAIL FOR REQUIRED DEPTH.
 - VAN:**
A MINIMUM OF 192" WIDE, CONSISTING OF A 96" WIDE ACCESS AISLE AND A 96" WIDE PARKING SPACE, UNLESS OTHERWISE NOTED (SEE DETAIL). WHEN VAN ACCESSIBLE PARKING SPACES ARE ANGLED, THE ACCESS AISLE SHALL BE LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE. SEE DETAIL FOR REQUIRED DEPTH.
- ACCESSIBLE PARKING SPACES ARE TO BE LOCATED AS CLOSE TO THE BUILDING ENTRANCE AS POSSIBLE AND SHALL BE IDENTIFIED WITH A SIGN.
- RAMPS MUST NOT EXTEND OUT FROM THE CURB INTO THE ACCESS AISLE OF ANY ACCESSIBLE PARKING SPACE.
- TWO PARKING SPACES MAY NOT SHARE AN ACCESS AISLE.
- ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM. (SEE DETAIL)
- ALL ADA PARKING STALLS, ACCESS AISLES AND CROSSWALKS SHALL BE STRIPED USING 4" WIDE DOUBLE LAYER OF HIGH QUALITY YELLOW PAINT, UNLESS OTHERWISE NOTED.
- ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:50 (2.00%) IN ANY DIRECTION.
- EACH ACCESSIBLE PARKING SPACE SHALL HAVE AN IDENTIFICATION SIGN (SEE DETAIL).

RAMPS

- AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 (5.00%) IS A RAMP AND SHALL COMPLY WITH THE RAMP REQUIREMENTS.
- AN ACCESSIBLE ROUTE MAY CROSS OPEN PAVEMENT OR FOLLOW A RAMP AS REQUIRED BY SITE-SPECIFIC CONDITIONS. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE ACROSS OPEN PAVEMENT MUST NOT EXCEED 1:20 (5.00%), WITH A CROSS SLOPE NOT EXCEEDING 1:50 (2.00%). SLOPES EXCEEDING 1:20 (5.00%), BUT LESS THAN 1:12 (8.33%), CONSTITUTE RAMPS AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS, RISE AND RUN LIMITS, ETC.) AS DETAILED ON THE CIVIL AND ARCHITECTURAL PLANS. NO RAMP SHALL HAVE A RUNNING SLOPE EXCEEDING 1:12 (8.33%), NOR HAVE A CROSS SLOPE EXCEEDING 1:50 (2.00%).
- THE GENERAL CONTRACTOR/CONTRACTOR SHALL MEASURE THE SUBGRADE AND ACROSS FORMS PRIOR TO INSTALLATION OF ASPHALT OR CONCRETE IMPROVEMENTS TO ASSURE THE FINAL IMPROVEMENTS WILL MEET THESE MINIMAL ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE CIVIL ENGINEER PRIOR TO INSTALLATION OF THE IMPROVEMENTS.

CURB RAMPS

- A CURB RAMP SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
- CURB RAMPS HAVE A MAXIMUM SLOPE OF 1:12 (8.33%) AND DO NOT REQUIRE HANDRAILS.
- IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS, OR GUARDRAILS, IT SHALL HAVE FLARED SIDES; THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:12 (8.33%).

GENERAL NOTES:

- THESE PLANS ARE BASED ON THE PLAT OF SURVEY (SURVEY PROJECT #2017-008 DATED 8/14/17) PREPARED BY: INTECH CONSULTANTS, INC 1989 UNIVERSITY LANE, LISLE, IL 60532 (630) 984-5656
- PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

REFERENCE BENCHMARK

DUPAGE COUNTY GEODETIC SURVEY MONUMENT: DOWNERS GROVE SOUTH PID: MF1251 LOCATED SOUTHWEST OF THE INTERSECTION OF 63RD STREET AND DUNHAM ROAD. ELEVATION 745.59 (NAVD 88)

DUPAGE COUNTY GEODETIC SURVEY MONUMENT: DGN07001 PID: DK3123 LOCATED NORTHWEST OF THE INTERSECTION OF MAPLE AVENUE AND DUNHAM ROAD. ELEVATION 743.21 (NAVD 88)

SITE BENCHMARKS

RIM OF SANITARY STRUCTURE LOCATED NORTHEAST OF THE SITE. ELEVATION 742.50 (NAVD 88)

GRADING PLAN NOTES:

- UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.
- IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
- PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.

DETENTION/VOLUME CONTROL/WATER QUALITY:

BIOFILTRATION BASIN	= 10,890 CU. FT. (0.25 AC-FIT)
PERMEABLE PAVERS	= 6,852± CU. FT. (0.16 AC-FIT)
RAIN GARDEN AREAS	= 3,920± CU. FT. (0.09 AC-FIT)
TOTAL REQUIRED STORAGE	= 11,720 CU. FT. (0.27 AC-FIT)
TOTAL PROVIDED STORAGE	= 21,662 CU. FT. (0.50 AC. FT.)
REQUIRED VCBMP	= 3,470 CU. FT. (0.08 AC. FT.) (33,302 S.F. X 0.104 = 3,470 CU. FT.)
PROVIDED VCBMP	= 3,920 CU. FT. (0.09 AC. FT.)
EXISTING 2YR RELEASE RATE	= 3.95 CFS
EXISTING 100YR RELEASE RATE	= 9.89 CFS
Co	= 0.60

DATE	4/19/18
REVISIONS	PER VILLAGE REVIEW
NO.	1

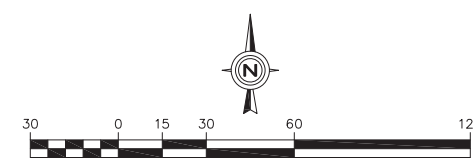
Prepared For:

Kindt & Associates
The Villas of Absher Woods
60th and Fairview
Downers Grove, Illinois

Prepared By:

Watermark Engineering Resources, Ltd.
2831 Gigger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-256-9800 www.watermark-engineering.com

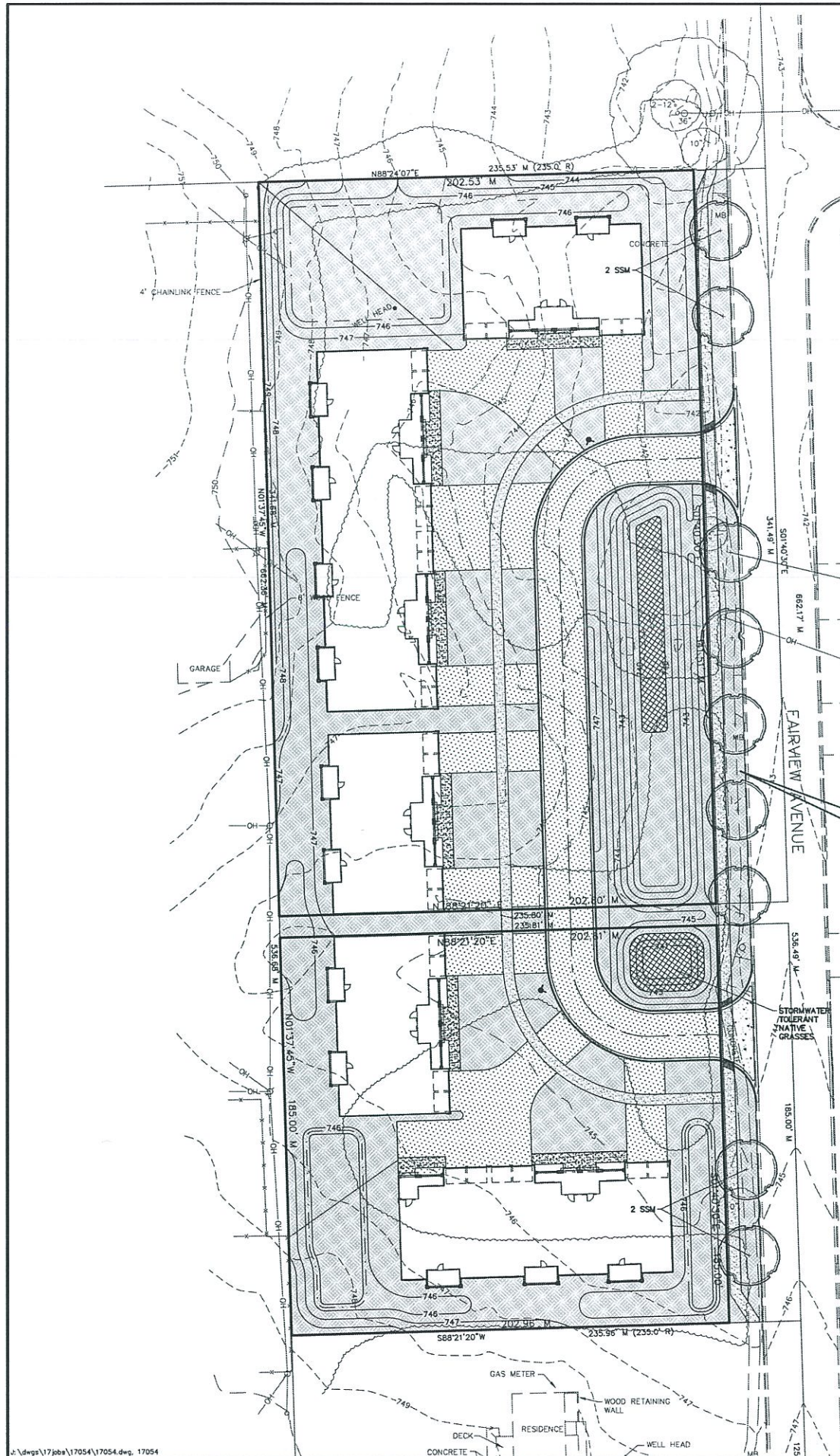
CHECKED BY: J. MILLER
DESIGN BY: D. OLSON
DRAWN BY: KS. DO
DATE: MARCH 27, 2018
SCALE: 1" = 30'
PROJECT NO.: 17-054



GRADING PLAN

C-3

GRADING PLAN



60TH STREET

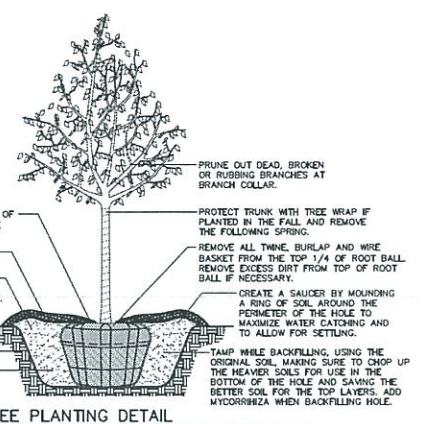
FARVIEW AVENUE

NOTE:
CONTRACTOR TO RESTORE
PARKWAY WITH 6" (MIN.)
PULVERIZED TOPSOIL AND SOD
(TYP)

PLANT LIST

PARKWAY SHADE TREES

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
4	SSM	Acer miyabei 'Morton'	State Street Maple	2 1/2" Cal.
5	KCT	Gymnocladus dioica (Male Only)	Kentucky Coffee Tree	2 1/2" Cal.



NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.

SITE DATA

*INCLUDES THE AREA BETWEEN THE NORTH AND SOUTH LOTS SHOWN AS AN EXCEPTION ON THE SURVEY LISTED ABOVE.

EXISTING AREAS:

TOTAL AREA	=	108,791 S.F. (2.50 AC.)
IMPERVIOUS AREA	=	8,630 S.F. (0.20 AC.)(8%)
PERVIOUS AREA	=	100,161 S.F. (2.30 AC.)(92%)

PROPOSED AREAS:

TOTAL AREA	=	108,791 S.F. (2.50 AC.)
IMPERVIOUS AREA	=	33,302 S.F. (0.77 AC.)(31%)
PERVIOUS AREA	=	56,686 S.F. (1.30 AC.)(52%)
PERMEABLE PAVERS	=	18,803 S.F. (0.43 AC.)(17%)
NET NEW IMPERV.	=	24,672 S.F. (0.57 AC.)

ZONING DATA

EXISTING ZONING	=	R-1 RES. DETACHED HOUSE
PROPOSED ZONING	=	R-5 RES. ATTACHED HOUSE

BUILDING DATA

HEAT/COOLED MAIN PER UNIT:	1449 SQ. FT.
HEAT/COOLED UPPER PER UNIT:	645 SQ. FT.
HEAT/COOLED TOTAL PER UNIT:	2094 SQ. FT.
GARAGE, STORAGE PER UNIT:	416 SQ. FT.
PORCHES PER UNIT:	282 SQ. FT.
TOTAL PER UNIT:	2792 SQ. FT.

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
- PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
- SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
- ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
- ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
- ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
- AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
- CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
- ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
- IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
- IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
- PROVIDE TOPSOIL RE-Spread PER THE FOLLOWING UNLESS OTHERWISE NOTED:
 - 4" MINIMUM IN GRASS OR SOD AREAS
 - 6" MINIMUM IN PLANTING AREAS
 - 12" MINIMUM IN LANDSCAPE ISLANDS

LANDSCAPE KEY:

	TURF GRASS
	DRY BASIN NATIVE GRASS MIX



GENERAL NOTES:

- THESE PLANS ARE BASED ON THE PLAT OF SURVEY (SURVEY PROJECT #2017-008 DATED 8/14/17) PREPARED BY: INCH CONSULTANTS, INC 1989 UNIVERSITY LANE, LISLE, IL 60532 (630) 964-5656
- PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

DATE: _____

REVISIONS: _____

NO. _____

Prepared For: **Kindt & Associates**

The Villas of Absher Woods
60th and Fairview
Downers Grove, Illinois

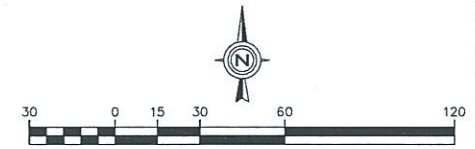
Prepared By: **Watsonmark Engineering Resources, Ltd.**

2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-575-1050 fax 630-565-8500 www.watsonmark-engineering.com

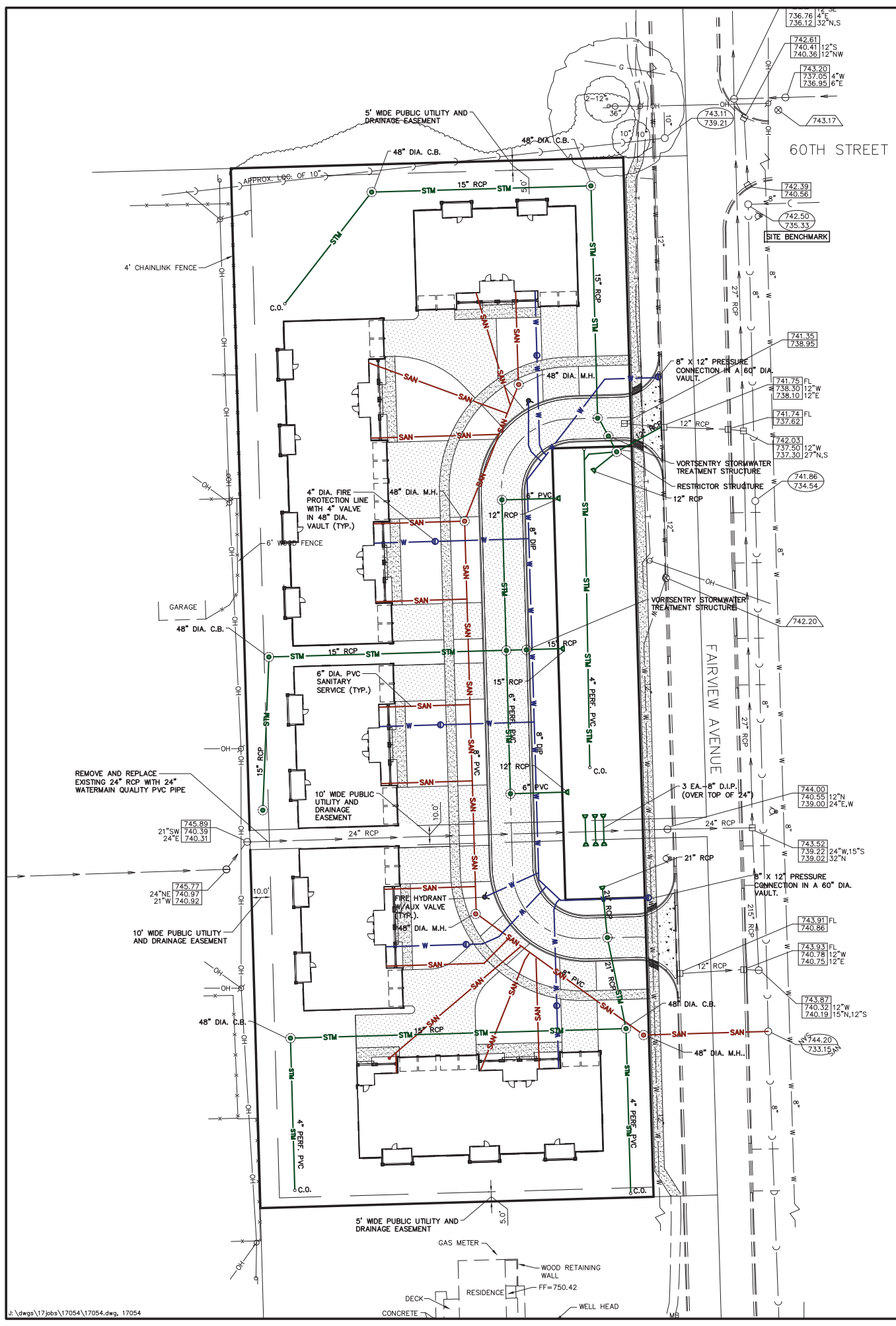
CHECKED BY: J. MILLER
DESIGN BY: D. OLSON
DRAWN BY: KS. DO
DATE: MARCH 27, 2018
SCALE: 1" = 30'
PROJECT NO.: 17-054

LANDSCAPE PLAN

L-1



LANDSCAPE PLAN



GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE PLAT OF SURVEY (SURVEY PROJECT #2017-008 DATED 8/14/17) PREPARED BY: INTECH CONSULTANTS, INC 1989 UNIVERSITY LANE, LISLE, IL 60532 (630) 984-5656
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

REFERENCE BENCHMARK
 DUPAGE COUNTY GEODETIC SURVEY MONUMENT: DOWNERS GROVE SOUTH PID: MF1251 LOCATED SOUTHWEST OF THE INTERSECTION OF 63RD STREET AND DUNHAM ROAD. ELEVATION 745.59 (NAVD 88)
 DUPAGE COUNTY GEODETIC SURVEY MONUMENT: DGN07001 PID: DK3123 LOCATED NORTHWEST OF THE INTERSECTION OF MAPLE AVENUE AND DUNHAM ROAD. ELEVATION 743.21 (NAVD 88)

SITE BENCHMARKS
 RIM OF SANITARY STRUCTURE LOCATED NORTHEAST OF THE SITE. ELEVATION 742.50 (NAVD 88)

UTILITY PLAN NOTES:
 1. PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
 2. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING TO BE INCLUDED AS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.

DATE	4/19/18
REVISIONS	
NO.	1
PER	VILLAGE REVIEW

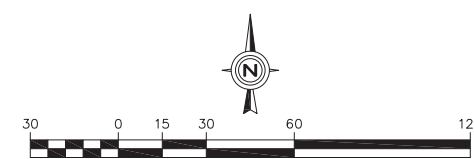
Prepared For:

Kindt & Associates
 The Villas of Absher Woods
 60th and Fairview
 Downers Grove, Illinois

Prepared By:

Watermark Engineering Resources, Ltd.
 2831 Giggler Woods Parkway, Suite 100, Aurora, IL 60502
 phone 630-375-1800 fax 630-256-9800 www.watermark-engineer.com

CHECKED BY:	J. MILLER
DESIGN BY:	D. OLSON
DRAWN BY:	KS. DO
DATE:	MARCH 27, 2018
SCALE:	1" = 30'
PROJECT NO.:	17-054



UTILITY PLAN

C-4

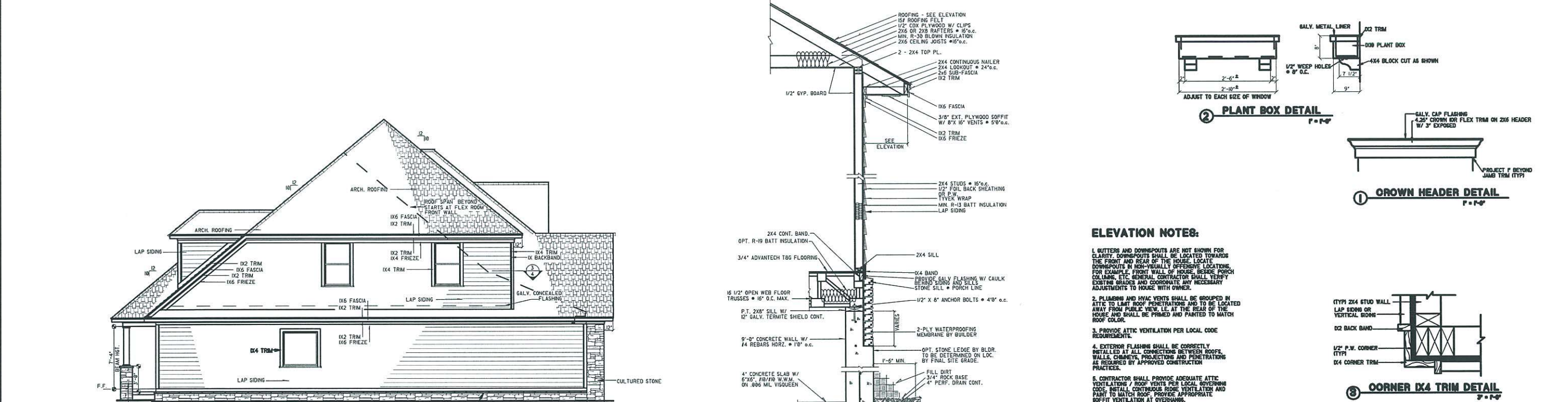
UTILITY PLAN

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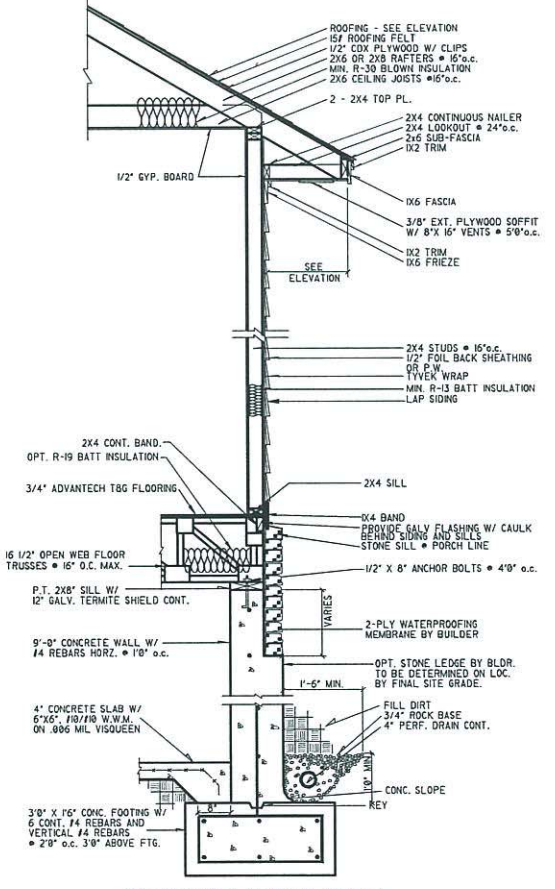




FRONT ELEVATION

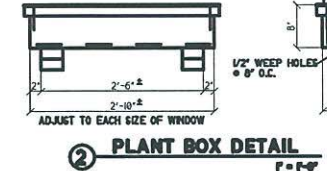


LEFT ELEVATION

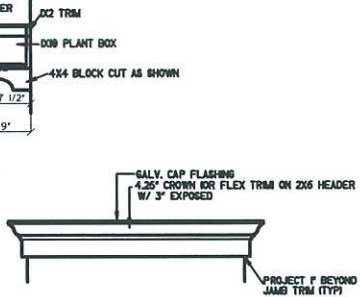


**BASEMENT FOUNDATION
TYPICAL WALL DETAIL**

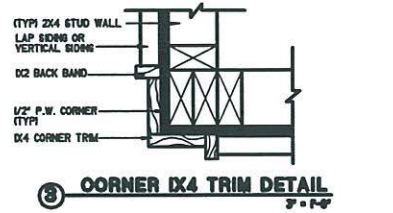
NOTE:
BUILDER TO LOCATE AND VERIFY 6" BRICK LEDGE DETERMINED BY FINAL SITE ELEVATION GRADE.



2 PLANT BOX DETAIL



1 CROWN HEADER DETAIL



3 CORNER D4 TRIM DETAIL

ELEVATION NOTES:

- 1. SHUTTERS AND DOWNPOUTS ARE NOT SHOWN FOR CLARITY. DOWNPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNPOUTS IN HIGH-VISIBILITY OFFENSIVE LOCATIONS FOR EXAMPLE FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
- 2. FLASHINGS AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW. LE AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
- 3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
- 4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
- 5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION / ROOF VENTS PER LOCAL GOVERNMENT CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.

REVISIONS	BY

Nelson Design Group, LLC
RESIDENTIAL PLANNERS & DESIGNERS
NATIONALLY PUBLISHED

Member
National Association of Professional Planners
http://www.nacpp.org
www.nelsondesigngroup.com



MICHAEL E. NELSON
P.B.D. Cert. No. AR-184

DATE: 8/30/2017
SCALE: 1/4" = 1'-0"
BUILDER
JOB: MEN128-IT
DRAWN BY: SMN

NOTICE OF COOPERATION
NELSON DESIGN GROUP, LLC, or Michael E. Nelson assumes no liability for any HOME constructed from this plan. Release of these plans constitutes further cooperation among the owner, his contractor and the designer. Design and construction are complex. Although the designer and his consultants performed their services with care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. Failure to notify the designer compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the designer shall relieve the designer from responsibility for all consequences. Changes made from the plans without the consent of the designer are unauthorized and shall relieve the designer of responsibility for all consequences arising out of such changes. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt to modify any portion of this design. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication or construction.

A NEW HOME FOR:

Kindt and Associates

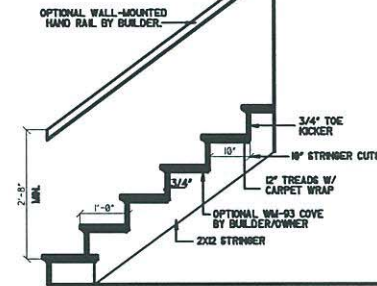
ELEVATIONS / NOTES



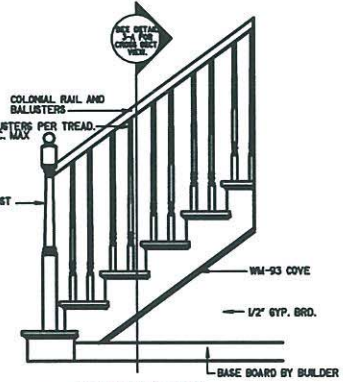


REAR ELEVATION

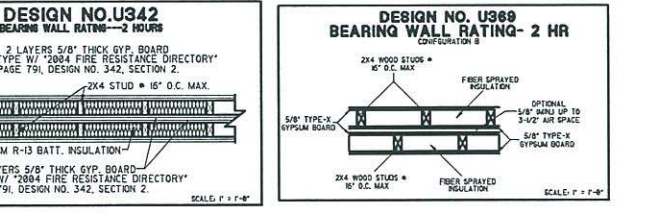
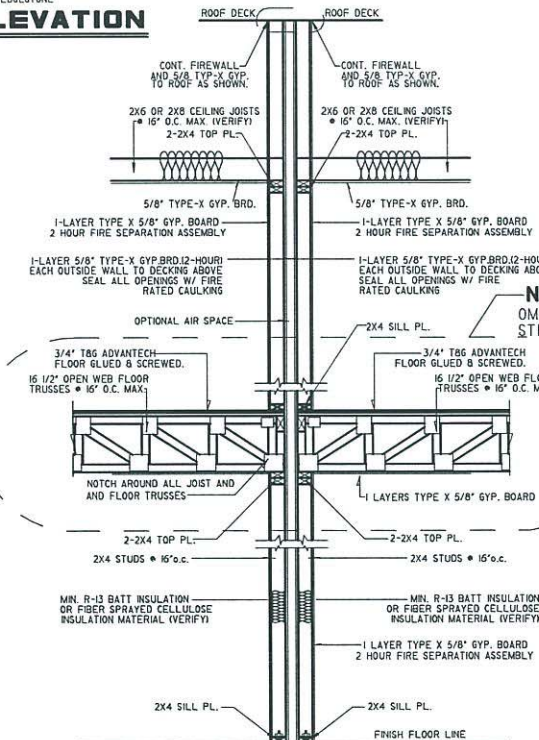
NOTE.
STAIR RISE HEIGHT AND RUN DISTANCE ARE NOT SPECIFIED ON THIS DETAIL AND SECTION. FOR RISE AND RUN SPECS, REFER TO FLOOR PLAN.



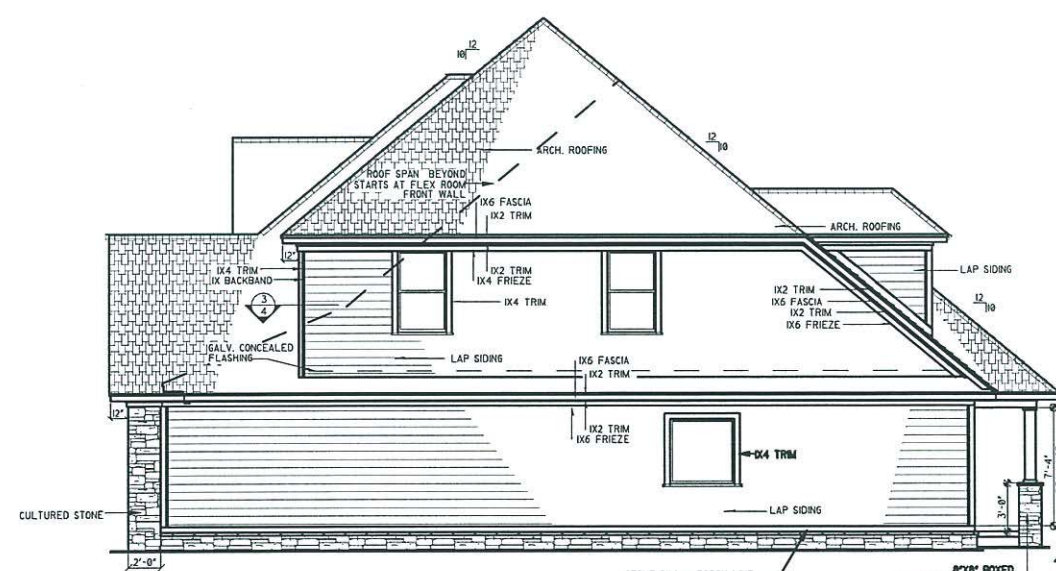
STAIR SECTIONAL
SCALE 3/4" = 1'-0"



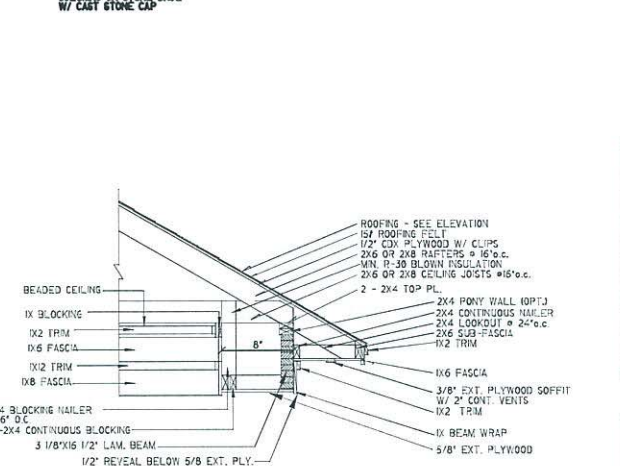
STAIR DETAIL
SCALE 3/4" = 1'-0"



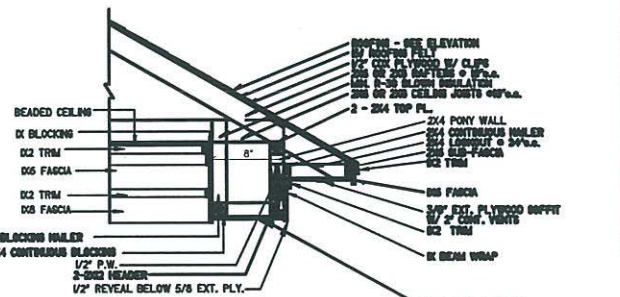
TYPICAL FIREWALL SECTIONAL DETAIL
3/4" = 1'-0"



RIGHT ELEVATION



BOX LAM. BEAM SECTIONAL DETAIL
3/4" = 1'-0"



BOX BEAM SECTIONAL DETAIL
3/4" = 1'-0"

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NOTICE DUTY OF COOPERATION

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A NEW HOME FOR:

Kindt and Associates

ELEVATIONS / NOTES

REVISIONS	BY

Nelson Design Group LLC
NATIONALLY PUBLISHED

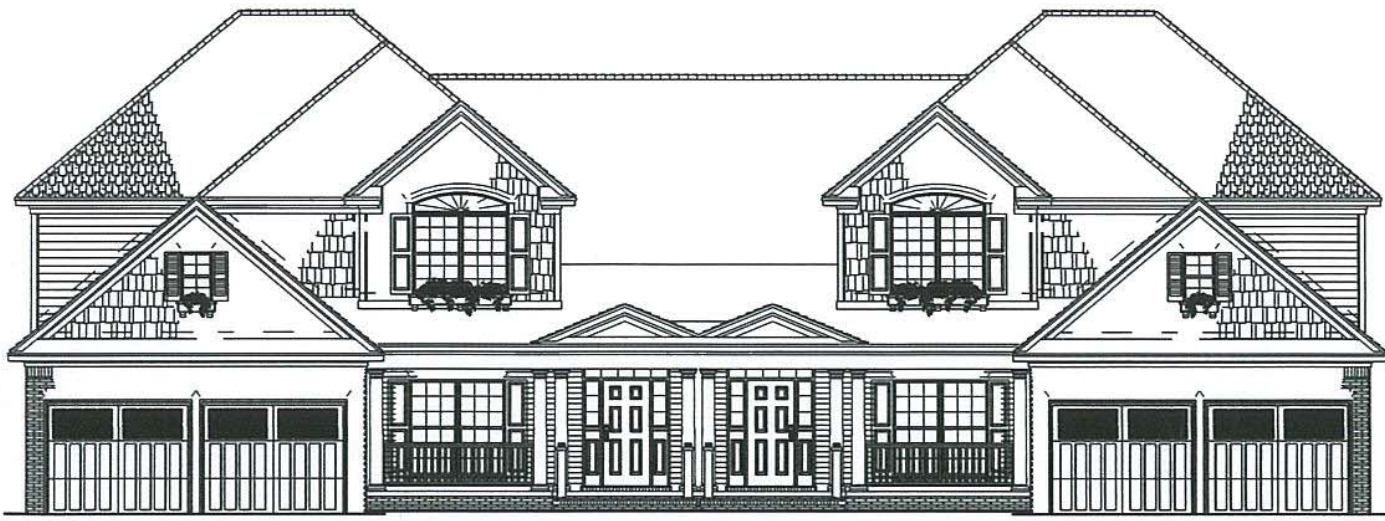
RESIDENTIAL PLANNERS-DESIGNERS

Member AIA, AIAA, CPED
2305 CHURCH LANE
ANNAPOLIS, MD 21403
TEL: (410) 293-9300

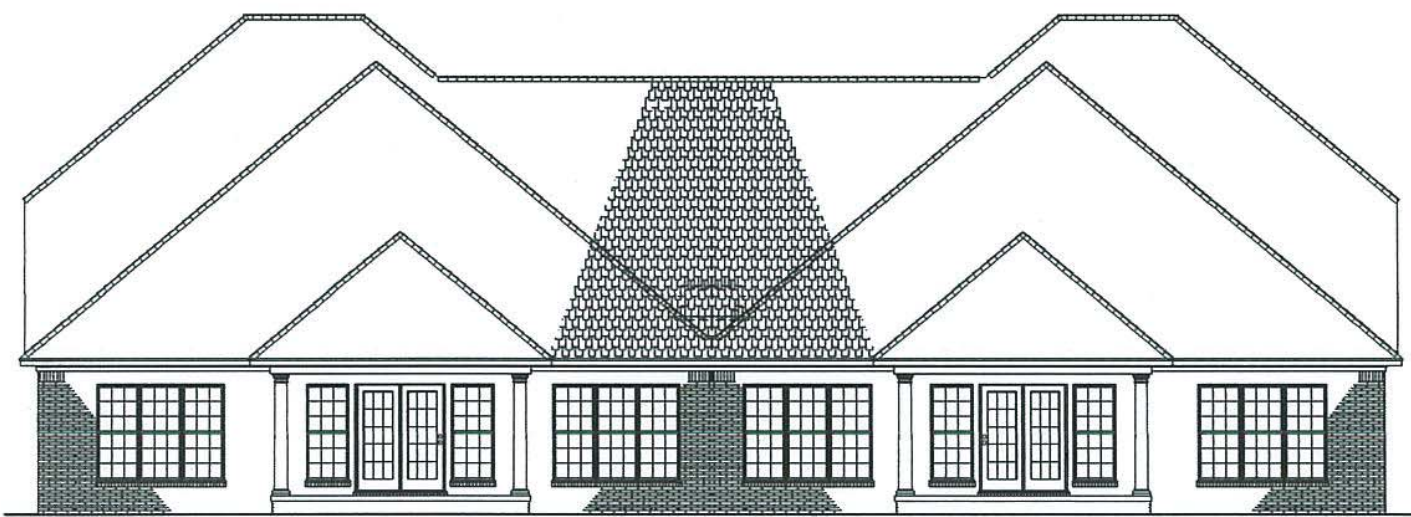
AIA AIAA

MICHAEL E. NELSON
P.E. Cert. No. AR-184

DATE	8/30/2017
SCALE	1/4" = 1'-0"
BUILDER	
JOB	MENB128-17
DRAWN BY	SMI
5 OF 7	



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

ELEVATIONS / NOTES
NDG984

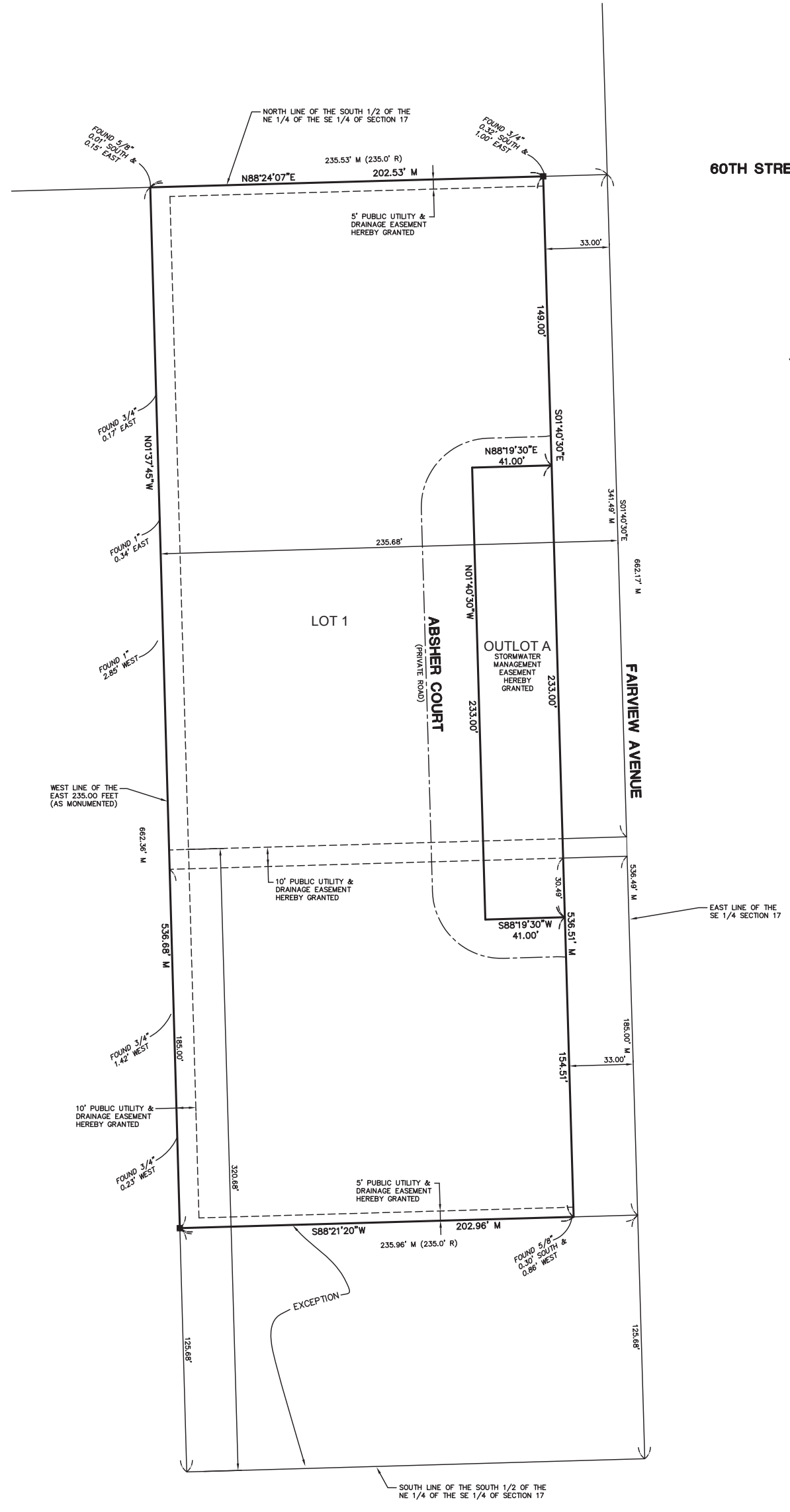
PRELIMINARY PLAT OF SUBDIVISION OF THE VILLAS OF ABSHER WOODS

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN NUMBER: 09-17-405-010



SCALE: 1" = 30'
BASIS OF BEARING -
WEST LINE OF FAIRVIEW AVENUE
AS MONUMENTED S01°40'30"E



60TH STREET

LEGEND

- CONCRETE MONUMENT SET
- - - EASEMENT LINE
- SUBDIVISION BOUNDARY LINE

LOT AREA SUMMARY	
LOT #	AREA
1	99,238 S.F.
OUTLOT A	9,553 S.F.

TOTAL AREA: 108,791 S.F. = 2.4975 ACRES

M:\CAD\Projects\2017\2017-08\dwg\2017-08 SUB.dwg, PLAT, 4/19/2018 10:13:50 AM, SJP

INTECH CONSULTANTS, INC.
 1989 UNIVERSITY LANE, SUITE D
 LISLE, ILLINOIS 60532
 PHONE: 630-964-5656
ENGINEERS - SURVEYORS
 ILLINOIS REGISTRATION No. 184-001040

REVISED: 4-17-18
PREPARED: 3-26-18

SHEET No. 1 of 2 JOB No.: 2017-008

PRELIMINARY PLAT OF SUBDIVISION OF THE VILLAS OF ABSHER WOODS

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

INDIVIDUALS HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.

DATED THIS ____ DAY OF _____ A.D. 20____

BY: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT

ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AS GIVEN UNDER MY HAND AND NOTARIAL SEAL.

DATED THIS ____ DAY OF _____ A.D. 20____

NOTARY PUBLIC MY COMMISSION EXPIRES _____

PLAN COMMISSION APPROVAL

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE THIS ____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

DOWNERS GROVE SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

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

DATED THIS ____ DAY OF _____ A.D. 20____

COLLECTOR

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

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

DATED THIS ____ DAY OF _____ A.D. 20____

BY: _____
COLLECTOR

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

APPROVED THIS ____ DAY OF _____ A.D. 20____

BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

VILLAGE CLERK MAYOR

DU PAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

I, _____, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT, GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____ A.D. 20____

COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DUPAGE COUNTY,

ILLINOIS, ON THE ____ DAY OF _____ A.D. 20____, AT ____ O'CLOCK ____ M. AS DOCUMENT NUMBER _____

DUPAGE COUNTY RECORDER

STORMWATER MANAGEMENT EASEMENT

OWNER HEREBY GRANTS TO THE VILLAGE OF DOWNERS GROVE A STORMWATER MANAGEMENT EASEMENT FOR THE USE AND BENEFIT OF THE VILLAGE, OVER THE STORMWATER FACILITIES WITHIN THE PROPERTY AND A RIGHT OF ACCESS TO PRIVATELY-OWNED LAND FOR THE REASONABLE EXERCISE OF THE RIGHTS GRANTED TO THE VILLAGE.

OWNER SHALL BE RESPONSIBLE TO INSPECT AND MAINTAIN THE STORMWATER FACILITIES ON THE PROPERTY. NO BUILDINGS OR STRUCTURES OF ANY KIND SHALL BE PLACED ON SAID EASEMENT NOR SHALL ANY OTHER CHANGE BE MADE ON THE PROPERTY THAT MIGHT MATERIALLY AFFECT THE PROPER MANAGEMENT, OPERATION OR CONTINUED MAINTENANCE OF ANY STORMWATER FACILITY; IMPEDE STORMWATER DRAINAGE IN OR ON THE PROPERTY; NEGATIVELY IMPACT THE WATER QUALITY OF THE STORMWATER FACILITIES; OR MATERIALLY REDUCE THE STORMWATER DETENTION OR RETENTION CAPACITY THEREOF AS PROVIDED IN THE APPROVED PLANS.

IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT THE PROHIBITIONS OF THE PRECEDING PARAGRAPH HAVE BEEN VIOLATED OR THAT PROPER MAINTENANCE OF THE STORMWATER FACILITIES IS NOT BEING PERFORMED OR THAT PROPER OPERATION OF THE STORMWATER FACILITIES IS NOT OCCURRING, ON THE PROPERTY AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNER, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PROPERTY FOR THE PURPOSES OF (A) CORRECTING ANY VIOLATION AND (B) PERFORMING MAINTENANCE WORK ON AND TO THE STORMWATER FACILITIES.

IN THE EVENT THAT THE VILLAGE SHALL PERFORM, OR CAUSE TO BE PERFORMED, ANY WORK PURSUANT TO THE STORMWATER MANAGEMENT EASEMENT, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PROPERTY AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

THE STORMWATER MANAGEMENT EASEMENT SHALL RUN WITH THE PROPERTY AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNER OF THE PROPERTY, THE OWNER'S SUCCESSORS, ASSIGNS AND GRANTEES, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THIS STORMWATER MANAGEMENT EASEMENT MAY BE SOUGHT BY THE VILLAGE BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY PROVISION, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE PROPERTY TO ENFORCE ANY LIEN CREATED BY THIS STORMWATER MANAGEMENT EASEMENT.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND AT&T TELEHOLDINGS INCORPORATED A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P. U. E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

I, _____, A REGISTERED PROFESSIONAL

ENGINEER IN ILLINOIS AND _____, THE OWNER OF THE LAND DEPICTED HEREON OR HIS DULY AUTHORIZED ATTORNEY, DO HEREBY STATE, THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS AND PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS ____ DAY OF _____ A.D. 20____

REGISTRATION EXPIRATION DATE _____ ILLINOIS REGISTERED PROFESSIONAL ENGINEER, STATE REGISTRATION NUMBER _____

PROPERTY OWNER: _____

SCHOOL DISTRICT CERTIFICATION

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND KNOWN AS _____, TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE _____ HIGH SCHOOL DISTRICT, AND _____ ELEMENTARY SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

DATED AT _____, ILLINOIS THIS ____ DAY OF _____ A.D. 20____

BY: _____

DECLARATION OF RESTRICTIVE COVENANTS

THE UNDERSIGNED OWNER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

(A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, MARKERS AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF SUBDIVISION. (B) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND/OR DRAINAGE EASEMENT", OR SIMILAR LANGUAGE DESIGNATING A STORMWATER OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. WHEREAS, SAID LOTS WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH LOTS WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNERS OR OWNER OF ANY OF THE LOTS OF LAND COMPRISED WITHIN SAID PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, GRANTEEES, AND ASSIGNS. NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY OR LOTS SHOWN UPON THE ATTACHED PLAT OF SUBDIVISION ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY TO WHOMSOEVER OWNED, TO WIT:

1. OWNER HEREBY GRANTS TO THE VILLAGE OF DOWNERS GROVE A STORMWATER MANAGEMENT EASEMENT FOR THE USE AND BENEFIT OF THE VILLAGE, OVER THE STORMWATER FACILITIES WITHIN THE PROPERTY AND A RIGHT OF ACCESS TO PRIVATELY-OWNED LAND FOR THE REASONABLE EXERCISE OF THE RIGHTS GRANTED TO THE VILLAGE.
2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE TO INSPECT AND MAINTAIN THE STORMWATER FACILITIES ON THEIR LOT. NO BUILDINGS OR STRUCTURES OF ANY KIND SHALL BE PLACED ON SAID EASEMENT NOR SHALL ANY OTHER CHANGE BE MADE ON THE PROPERTY THAT MIGHT MATERIALLY AFFECT THE PROPER MANAGEMENT, OPERATION OR CONTINUED MAINTENANCE OF ANY STORMWATER FACILITY; IMPEDE STORMWATER DRAINAGE IN OR ON THE PROPERTY; NEGATIVELY IMPACT THE WATER QUALITY OF THE STORMWATER FACILITIES; OR MATERIALLY REDUCE THE STORMWATER DETENTION OR RETENTION CAPACITY THEREOF AS PROVIDED IN THE APPROVED PLANS.
3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT THE PROHIBITIONS OF THE PRECEDING PARAGRAPH HAVE BEEN VIOLATED OR THAT PROPER MAINTENANCE OF THE STORMWATER FACILITIES IS NOT BEING PERFORMED OR THAT PROPER OPERATION OF THE STORMWATER FACILITIES IS NOT OCCURRING, ON THE PROPERTY AT ANY TIME, THE VILLAGE OR ITS CONTRACTORS OR AGENTS, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNER, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PROPERTY FOR THE PURPOSES OF (A) CORRECTING ANY VIOLATION AND (B) PERFORMING MAINTENANCE WORK ON AND TO THE STORMWATER FACILITIES.
4. IN THE EVENT THAT THE VILLAGE SHALL PERFORM, OR CAUSE TO BE PERFORMED, ANY WORK PURSUANT TO THE STORMWATER MANAGEMENT EASEMENT, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PROPERTY AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.
5. THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTIES HEREBY DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS. IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

OWNER NOTARY PUBLIC
BY: _____ BY: _____
DATE: _____ DATE: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, MARK STIMAC, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF:

THE EAST 235 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THE SOUTH 125.68 FEET THEREOF) OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

DATED THIS ____ DAY OF _____ A.D. 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587 LICENSE EXPIRATION/RENEWAL DATE 11-30-2018

INTECH CONSULTANTS, INC.
1989 UNIVERSITY LANE, SUITE D ENGINEERS - SURVEYORS
LISLE, ILLINOIS 60532
PHONE: 630-964-5656 ILLINOIS REGISTRATION No. 184-001040

REVISED: 4-17-18
PREPARED: 3-26-18

SHEET No. 2 of 2 JOB No.: 2017-008



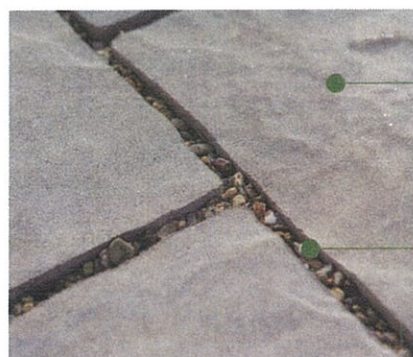
PERMEABLE PROJECTS A GREENER CHOICE!

More and more homeowners are installing **permeable** paver projects to help direct rainfall away from storm sewer systems and back into the **natural ecosystem.**

We take pride in offering the widest selection of permeable pavers in North America. From traditional finishes such as Town Hall™, the only rustic style permeable paver in North America, to the contemporary styling of Eco-line™, there is a permeable Unilock product to suit any project.

Look for these Unilock Permeable Products:

- Town Hall™
- Thornbury™
- Tribeca Cobble™
- Eco-Optiloc™
- Eco-Priora™



The pavers used in a permeable installation look very similar to traditional pavers, but are made with extra space between them so rainwater can flow back into the earth below, instead of running off the surface into storm sewers.

Special materials are used in the permeable base and joints to encourage water to flow through. Unilock™ permeable paver choices can be found on pages 61, 67, 89 and 98.

ECO-PRIORA™



River (Standard Finish)

COLORS*



RIVER STANDARD FINISH



SIERRA STANDARD FINISH



RIVER ANTIQUED FINISH
AVAILABLE IN 5 X 10" ONLY

ANTIQUED FINISH
Distressed, timeworn finish



SIERRA ANTIQUED FINISH
AVAILABLE IN 5 X 10" ONLY

ANTIQUED FINISH
Distressed, timeworn finish



RECTANGLE
5 x 10 x 3/8"
12 x 24 x 8cm

TECHNICAL ADVANTAGES

CLASSIC


DRIVE FRIENDLY

Can handle vehicular loads

PERMEABLE

Can be installed to allow water to flow through



URBAN SERIES URBAN LUMINAIRE	Cat.#		
	Job	Type	

SPECIFICATIONS

Intended Use:

The Beacon Urban luminaire is available with a choice of different LED wattage configurations, shapes, sizes and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:

- The drivers shall be located in the top cast housing and shall be accessible without tools by hinging the lower shade assembly. The driver and all electrical components shall be on a tray.
- The lower shade shall be made from a one-piece aluminum spinning.
- The housing is designed for LED thermal management without the use of metallic screens, cages, or fans. The top casting shall be able to be pendent mounted in place with a stainless steel safety pin and then permanently held in place with four stainless steel bolts.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is ≥0.90 at full load.
- Dimming drivers are standard with connections for external dimming equipment available upon request.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components.
- Button photocell available.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20KA.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night visit:
www.beaconproducts.com/products/energeni
- Urban can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit:
www.hubbellighting.com/products/sitesync/ for more details

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Certifications:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- NRTL Certified, UL8750, UL 1598 and CSA22.2#250. 13-14 for wet locations
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at <http://www.beaconproducts.com/products/urban>

Warranty:

Five year limited warranty for more information visit:
www.hubbellighting.com/resources/warranty

PRODUCT IMAGE(S)

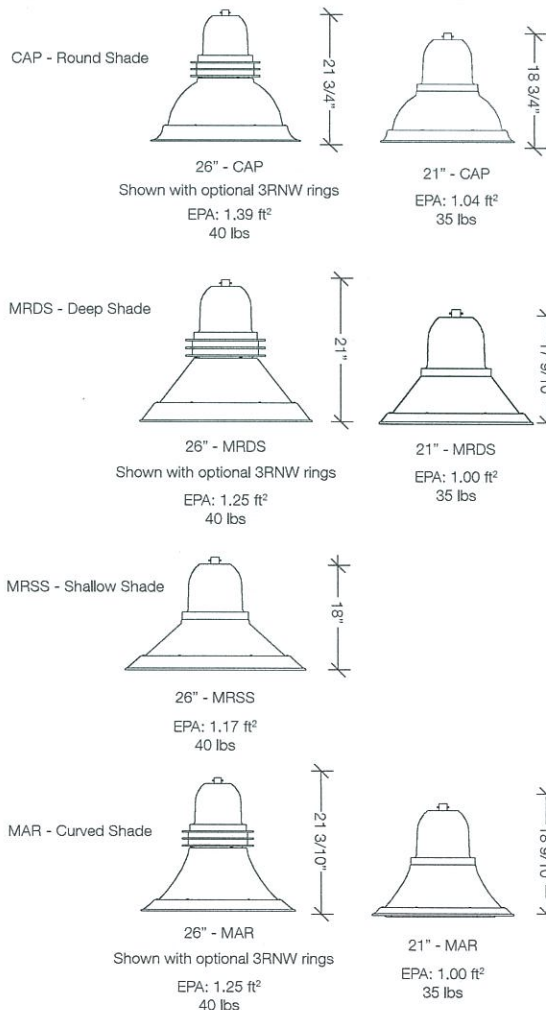


Shown with arm



Shown with SiteSync™

STYLES



CERTIFICATIONS/LISTINGS



VILLAS OF ABSHER WOODS

Bio of Clyde Absher

Clyde was born in Kansas City, Missouri on November 3, 1899 and married Grace Anderson on September 4, 1926. Grace was born in Vermillion, South Dakota on August 25, 1900. The couple had two children: Richard (resided in Oak Ridge, Tennessee in 1995) and Clark (resided in Redondo Beach, California in 1995).

Clyde was a public account, who worked for a number of companies during his life, including:

- ☐ Bell Telephone Company in Detroit, Michigan (Accountant), 1924-29
- ☐ American Telephone & Telephone Co. in New York City (Traveling Auditor), 1929-35
- ☐ Lybrand Ross Brothers and Montgomery (Later Coopers and Lybrand) in Chicago, 1935-1964 (Manager)
- ☐ Absher Farms Inc. (President), 1964-?

He received his Bachelors of Arts from the State University of South Dakota in 1923. He was active in various professional groups, including NE Illinois Metropolitan Area Local Government Services Commission (1955-62), Institution of Internal Auditors (1958-60), Chicago Association of commerce and Industry State and Local Tax committee (1956-62). Clyde's club and nonprofit associations include: Lambda Chi Alpha and Sigma Delta Psi Fraternities, Republican precinct committeeman (1957-?), and Kiwanis (charter member 1947, director, 1958-1962).

Clyde and Grave moved to Downers Grove in 1938 and lived at 4903 Wallbank. Clyde worked as a Village Commissioner from 1944 to 1955 and then Mayor from 1947-1955. He worked as a financial consultant for the Village into the 1970s.

The DG Reporter said in a 1978 editorial (which I've attached) that Clyde's legacy as commissioner and mayor was his financial integrity. He was fiscally conservative, treating public money as if it were his own. He helped the Village manage some considerable debts from defaulted special assessments from the 1920s and 30s. The article also notes that Clyde was not

the most outgoing and had a dry sense of humor, but was very good at motivating others to help the Village.

Clyde died from a heart attack at Good Samaritan Hospital on Jan. 28, 1978. Grave stayed in Downers and passed away at the age of 95 on February 23, 1995.

I've attached a few of the photos that we have of Clyde as well as the Reporter editorial about his legacy. I hope this information helps. Thank you for reaching out to us. Please let us know if you need any more information. And best of luck with the town home development.

Sincerely,

Zachary Bishop
Museum Curator
Downers Grove Park District
Email: zbishop@dgparks.org
www.dgparks.org

Reporter/Opinion

Legacy

DOWNERS GROVE REPORTER Wednesday Feb. 1, 1978 * 20

This newspaper would not be fulfilling one of its primary functions, that of informing the public, if it did not comment on the passing of former Downers Grove Mayor Clyde Absher last weekend.

Mr. Absher bowed out of public office after 11 years as local commissioner and mayor in 1955.

A rather self-effacing quiet man, Mayor Absher was hardly the type of person one sees portrayed as, "mayor," in those rather ridiculous situation comedies one sees on television.

He was certainly not your run-of-the-mill, back-slapping, arm-twisting politician. Despite a gimlet eye for budget deficits or overruns of any kind, he had a wry, dry sense of humor.

Mr. Absher also had an extraordinary ability to persuade groups and individuals to perform various small services, tasks and projects, "for the village," in such a way that later no one could quite remember just where the idea came from or who made the first suggestion.

One small example were the concrete street sign posts which cover Downers Grove to this day. A new civic organization had recently been started here and was seeking a, "good civic project," for its membership. They mentioned this to Mayor Absher.

Before the Jaycees quite knew what had happened they were cheerfully and busily pouring hundreds of concrete signposts in the old village barn on Burlington st., using village-supplied concrete and forms, for which that organization, when the job was completed many months later, of course received full and complete public credit.

The village got an awful lot of sign posts at zero cost in labor, and only the cost of materials. The Jaycees completed a significant, highly visible contribution to the community's ... and the village's foremost "accountant" just smiled slightly as he pondered other, newer problems.

In his quiet way this man had an enormous impact on the government of this village. Many of the trends, many of the attitudes he installed in the machinery of, "village hall," exist today and will in all likelihood continue for years to come.

What was his legacy to Downers Grove?

If pinned down, we would have to say, "financial integrity."

Clyde Absher was an accountant by profession, and he brought those not inconsiderable business skills into the operation of our village government.

First as village commissioner and later as mayor he watched, oversaw and worried about the spending of every public cent as if it were his own.

Not that he was against progress. When services, equipment or improvements were needed ... really needed ... in a rapidly growing village, Mr. Absher found the money; but, nine times out of ten the money had been partially or completely saved in one fund or another.

Clyde Absher, when he became mayor, inherited the leadership of a village which had some not inconsiderable debts, let's call them "excesses," regarding special assessments dating back to the 1920's and 1930's.

It is an interesting point that Mr. Absher began working on these old, often defaulted, assessments for the village while commissioner and mayor in the 1940's and 1950's ... and, following retirement he continued to work to clear them up as a special consultant to the village government into the 1970's.

Clyde Absher was the first of a series of tight-fisted, fiscally conservative Downers Grove mayors, and the tradition of keeping the village government solvent, whether present office holders may realize it or not, is largely due to the deep imprint this man left on and in village hall 25 and 30 years ago.

That is Mr. Absher's legacy to Downers Grove.

Without that legacy and without those trends he set in motion, by deed, precept and example many years ago, it is highly likely that Downers Grove would not be in the excellent financial condition it enjoys today.

The finest tribute, in our opinion, which can be paid to his memory would be to continue in the future, as it has been continued from his terms in office to date, that kind of pay-as-you-go, stay out of debt; but, provide as much service as possible for every tax dollar, financial philosophy which has kept Downers Grove solvent and out of the fiscal trouble which has plagued other, neighboring suburbs.

Clyde Absher would like that.









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18-PLC-0012: A petition seeking approval of a Planned Unit Development, a Zoning Map Amendment from R-1, Residential Detached House 1 to R-5/PUD, Residential Attached House 5/Planned Unit Development, and a Final Plat of Subdivision, to construct a 13 unit townhome development. The property is currently zoned R-1, Residential Detached House 1. The property is located on the west side of Fairview Avenue, between 60th and 61st Streets, commonly known as 6000 and 6014 Fairview Avenue, Downers Grove, IL (PIN 09-17-405-010). Kindt and Associates, Petitioner and John Gray, Owner.

Village Senior Planner Scott Williams described the request before the Commission for a Planned Unit Development on a 2-1/2 acre parcel located on the west side of Fairview Avenue. The petition is to construct 13 townhomes on Fairview between 60th and 61st Streets. He provided a detailed description of the petition as noted in Staff's Report (the Report) dated May 7, 2018, pages 1-11, which contains Staff's review of the Petitioner's application related to its compliance with Village Ordinance requirements. The site is located directly across from property on the east side of Fairview that belongs to the Village of Westmont.

The subject property contains two detached houses. The dimensions of the property are 536 feet wide by 202 feet deep, and the site will contain the entire residential subdivision. The stormwater drainage area will be located in an out lot. There is also a 10' easement over the storm sewer line as noted in Staff's Report. The site plan depicts the required setbacks based on the lot width, as well as the PUD elements that the Petitioner is requesting. Mr. Williams described rain gardens that will eventually drain into the outlot for stormwater control. There will be two full access points off of Fairview as a private road, and that roadway will have permeable pavers. Displaying the landscape plan, Mr. Williams said the Petitioner would be adding street trees along the right-of-way on Fairview. The five multi-family buildings will be located on one lot of record. Mr. Williams displayed photographs of the proposed elevation for the buildings under consideration. He explained that the Petitioner's proposal is for 13-unit townhomes in five separate buildings. Each unit will have at least three bedrooms with an optional fourth bedroom on the 2nd floor.

Mr. Williams described the property as zoned R-1 Residential Detached House 1, with a mix of R-1, R-2 and R-3 surrounding single-family residential zoning. The Village of Westmont is located directly across to the east on Fairview. Mr. Williams said he spoke with the Planner there and the single-family homes in Westmont across from the subject property are R-2 single-family detached housing designation. The Village of Downers Grove's Future Land Use Plan describes the subject property as single-family detached residential housing. Mr. Williams further explained that the Village's Comprehensive Plan (recently adopted in June of 2017) identifies the subject

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site as single family detached residential in a modified grid pattern as shown in Staff's Report. The petitioner has requested a change in zoning to R-5/PUD (Residential Attached House 5/Planned Unit Development) to allow the proposed townhome construction. Mr. Williams noted that the Village's Future Land Use Plan depicts the property as single-family detached. The Comprehensive Plan also identifies single-family detached homes as the predominant land use for that site. One of the goals expressed in the approved Comprehensive Plan is to preserve and enhance single-family neighborhoods.

With regard to the zoning criteria, Mr. Williams pointed out that all of the surrounding land uses are single-family detached residential uses. The Zoning Ordinance does allow for a single-family subdivision proposal. Staff believes the proposal changes the character of the neighborhood and does not serve the purpose as a transitional zoning area. He noted that, as stated in Staff's Findings of Fact on pages 7-9 of the afore-mentioned Staff Report, the proposal as submitted is not consistent with the Comprehensive Plan, the Village's Land Use Plan or the Plan's Residential Area Plan.

Mr. Williams stated that the proposed PUD, rezoning, and plat of subdivision is not compatible with the Comprehensive Plan, the Future Land Use Plan and the Residential Area Land Use Plan, the Zoning Ordinance or the Subdivision Ordinance, and the proposal does not provide additional public benefits that PUDs should provide. Based on its findings, Staff recommends denial of the proposal

Mr. Quirk asked a question about a slide stating that "welfare" was not met. Planning Manager Rebecca Leitschuh said that the zoning law term "welfare" refers to respecting existing laws and maintaining norms within a community, such as the compatibility of a use with other uses in a specified area in addition to environmental degradation.

Mr. Kulovany referenced comments he made via email. He asked whether Staff would be in favor of the petitioner changing the request to either R-2 or R-3 zoning. Mr. Williams replied that they have an out lot to consider, as well as stormwater drainage, with additional analysis needed. Mr. Kulovany asked whether the lots would support the required onsite stormwater detention under the current requirements. Mr. Williams said he did not know, but based on the lot dimension they could currently have five single-family zoning lots at 100 feet wide with room for an outlot. Ms. Leitschuh said that was not the item under review, and that they really don't know whether it would comply without reviewing plans, although everything must comply with the stormwater ordinance.

Mr. Kulovany then asked about the input from Westmont citizens and whether it should be considered by Plan Commission. Mr. Williams replied yes, and

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that he has received calls from Westmont residents. Ch. Rickard added that Westmont residents who reside within 250' of the property received legal notification of this petition and they have the right to be heard. Ms. Leitschuh said the Village can take their testimony into account and wants surrounding uses to be compatible according to the Comprehensive Plans; however, the Village does not regulate over Westmont.

Mr. Kulovany inquired as to how many dwelling units in the Village are zoned R-5 or R-5A. Ms. Leitschuh responded that there are about 800 parcels zoned R-5 or R-5A, ranging from 2 to 600 dwelling units (Oak Trace). Mr. Kulovany then addressed page 41 of the Comprehensive Plan, which discusses the need for multi-family living for empty nesters, younger families and seniors. He asked whether Staff feels there are enough R-5 or R-5A properties that meet that zoning in Downers Grove. Mr. Williams and Mr. Leitschuh both replied there is no way to adequately answer that question as it would require a full housing analysis conducted by a private entity. The Comprehensive Plan is a high level document that spells out certain goals identified through the planning process, but the requested level of analysis does not currently exist.

Mr. Quirk raised a question regarding Standard 3 on pages 8 and 9 of Staff's Report, which Staff stated has been met about property values. Ms. Leitschuh thanked him for ensuring consistency in the report and presentation, and said this is one of seven special items under consideration, not all of them having to be met. It is one element of the various elements to be considered in the overall request. Mr. Quirk then asked whether Standard 5 is or is not met, to which Ms. Leitschuh said it doesn't apply to this specific request and is not relevant to the specific petition.

Mr. Quirk brought up the subdivided vacant land to the north and overall implications for modernizing the housing stock and the impact on housing values along Fairview Avenue. Ms. Leitschuh said Staff couldn't speak to the properties to the north that have already been subdivided, as there are many different components to be considered. For the specific subject property, Staff said that the uses as identified by the recently updated Comprehensive Plan are still identified as single-family detached single-family residential uses.

Ms. Rollins raised a question about setbacks, and Mr. Williams explained that the R-5 designation is a function of lot width and is less restrictive than the existing R-1 residential zoning. Mr. Williams said they are looking at this proposal as one lot under the PUD process, and the proposed side setbacks represents a PUD deviation.

Ms. Leitschuh noted when identifying a street yard (front yard), it is the area that fronts or runs parallel to the street, while the rear yard would be directly behind the property, opposite the front yard. However, in this situation what

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ends up being a side yard by definition is actually serving as the rear yard for two of the five buildings. That is why they are coming in with a PUD with an irregular building arrangement.

Mr. Maurer clarified that the rear yard of two of the buildings abuts the side yards of adjacent properties due to the location of the private street. Mr. Williams also discussed the R-5 bulk requirements and there is no maximum limit to the side setback requirement.

Mr. Quirk asked whether other lot reconfigurations were presented to staff and reviewed. Mr. Williams mentioned one particular proposal had internal side lot lines between the buildings. Ms. Leitschuh followed by stating the applicant could address this question better. Ms. Rollins sought clarify on staff's involvement at the review stage.

Mr. Quirk followed about the density of a nearby multi-family development.

Mr. Boyle raised a question as to Item (6) on page 9 of Staff's Report and how the value to the community was determined, whether it is based on the monetary value or zoning. Mr. Williams replied it is based on zoning and the Comprehensive Plan's attempt to have a harmonious interaction among the land uses. Ms. Leitschuh said it is not just about the use itself, but also about the use in proximity to its location. There is no disagreement that multi-family is valuable as a housing option for the community; however, for this particular location, per the appropriately zoned uses, the area is still solely surrounded by single-family residential. The use is not compatible with the surrounding uses and the guiding regulations of the Comprehensive Plan and the Zoning Ordinance.

There being no further comments for Staff at this time, Ch. Rickard called upon the petitioner to make its presentation.

Petitioner, Ms. Elaine Kindt of Kindt & Assoc., 1325 Chapman, Darien, reviewed the request before the Plan Commission. She noted that the development is being named in honor of former Village Mayor Clyde Absher who served as a commissioner from 1944-1947 and as Mayor from 1947-1955. Ms. Kindt said she has been involved in developing over 400 homes and is a 4th generation builder. Their proposal is to construct 13 townhomes with permeable pavers and a private driveway, and each home will have front and rear porches. She described the materials used for the construction of the townhomes including natural stone and architectural shingles, noting that sample materials were available for the Commission's review. The townhomes have master bedrooms on the first floor with options for a fourth bedroom on the second floor. This provides an option for families with aging parents who can occupy the first floor area bedroom. The first floor is open concept. She quoted the price level as between \$550,000-\$575,000.

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Ms. Kindt said that they believe their project meets the requirements and goals of the Comprehensive Plan. She said she understands that Staff does not believe this project meets Village standards; however, Ms. Kindt opined that the Comprehensive Plan addresses the need for this type of housing in the Village. Eighty percent of residential properties in Downers Grove are owner-occupied single-family homes. Single-family residential areas must remain flexible and consider context. There may be situations where single-family attached and multi-family uses may be appropriate within single-family detached areas. For example, street frontage, lot depth and the presence of neighboring non-residential uses should be considered on a case-by-case basis for other types of compatible residential development. In addition, the senior population will see the largest increase with ages 65-74 growing by 25% and ages 75 and up by 16%. The largest increase of households is projected to occur among households aged 55 to 74.

The Petitioner continued stating that the age and income shifts projected to occur among the Village's household population might have an impact on the local demand for a range of housing products. The number of households in the 35-54 year-old age is decreasing and the empty nester household is growing. Typical empty nester households comprise a significant proportion of those purchasing multi-family units. The anticipated growth in the Village's household population over the age of 55 may be accompanied by an increased demand for multi-family housing products. Ms. Kindt emphasized that the Land Use Plan is a general guideline for growth and development within the Village and provides a foundation for further decision-making and is not a site development plan. While the detailed document provides specific guidance on land use decisions, it is also intended to be sufficiently flexible to accommodate unique or compelling circumstances, and the consideration of creative approaches to developments that are consistent with the overall policies and guidelines in the Comprehensive Plan. The petitioner noted that multi-family residential areas provide a wider variety of housing options to Village residents, especially to young households, empty nesters and senior citizens, all of which have been identified as a growing market in the Village. Multi-family residential developments are commonly found along arterial streets and often provide a transitional land use between single-family residential units and commercial uses. The Petitioner quoted an article from the 1978 Downers Grove reporter on the passing of former Mayor Clyde Absher, for whom this development is being named.

Mr. Quirk asked regarding the configuration of the lots and other plans. The applicant discussed a different Plat of Subdivision arrangement with a lot based on the foundation footprint of the unit. Mr. Quirk highlighted the biggest deviation is the side setback. Ms. Leitschuh responded that the first version submitted by the Petitioner had independent lots for each building with frontage to a public road. The Village no longer allows the creation of private

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roads because of ownership and maintenance issues. She referred to the site plan showing a public right of way (Fairview) that disconnects an entire development from their detention basin. It results in an island of private detention completely surrounded by public Village land. In an effort to not create this island, the development would lose its legal frontage to Fairview. The location of the detention basin is complicated, and that is why they chose one development with all stormwater services connected and one PUD for one lot. A later version submitted by the petitioner creates legal lots around the footprints of the homes. Ms. Leitschuh explained that this did not meet any subdivision dimensions, but the applicant could later obtain PINs from the County for each individual housing unit.

Mr. Kulovany asked under this configuration whether the ownership would be considered condominium. Ms. Leitschuh replied that it is one main lot with multiple owners, under County taxing with legal ownership of the building. It would not include subdividing of the land. Ms. Majauskas asked whether they are condominiums or townhomes and the Petitioner stated that each individual home would have its own individual PIN number and ownership. Ch. Rickard said they are actually proposing two lots, one of which is for the PUD and 13 townhomes, and the second lot for the stormwater. Ms. Leitschuh explained that there would be two legal descriptions, one for each lot as regulated by the Subdivision Ordinance. In the case of a duplex, the two owners would each have a separate PIN number for their duplex, which is how the County assesses the tax for the property. How the Petitioner will split the proposed buildings for this site is not something that the Village is involved in, but relates to how the County assesses it.

Ch. Rickard said the Plan Commission and Village look at zoning issues, whether the zoning class, configuration and use is appropriate to the area. The physical description of the development including number of bedrooms, materials used, floor plans, etc., does not matter. This is a zoning and a use issue, and an issue regarding the PUD site plan.

Ms. Majauskas clarified that it would be one lot with multi-family housing with the common areas divided however they choose to do so, and the second lot would be the detention area.

Ms. Leitschuh said when you create multi-family lots out of one lot, you would create a separate outlot for stormwater use.

Mr. Quirk stated one lot simplifies ownership/responsibilities, but wanted to discuss a configuration with smaller lots leading to a less restrictive side setback requirement. He also highlighted the design and architectural style as it relates to housing values. Ch. Rickard responded by focusing on the plan and how it relates to the criteria.

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Mr. Boyle inquired if the owner was available and if they considered other uses for the property. Ms. Kindt responded they had, but the current layout and site plan makes the most sense based on stormwater considerations. She also mentioned that other builders had looked into a single-family development and determined it was not feasible.

Mr. Boyle asked about the stormwater infrastructure requirements for a potential single family development. Ms. Leitschuh emphasized an outlot detention would still be required.

Ms. Majauskas asked what would be the highest number of residences that could be placed on the property if this property were to remain single-family zoning. Mr. Williams answered with based on 100' width, five would be the maximum.

Mr. Kulovany added that if the Plan Commission were asked to change the zoning to R-2 they could put six 85' lots in, or seven lots in R-3, and he wondered why the Petitioner chose not to stay within the residential zoning. The Petitioner replied that this was the type of home that is being sought in Downers Grove.

There being no further comments, Ch. Rickard called upon the public for any comments or questions.

1. Richard Samonte, 6025 Osage has resided in Downers Grove since 1962. He asked what will separate the townhomes from the adjacent lots, and whether the Petitioner will install a fence. He was informed that there is currently no fence planned. Mr. Samonte then asked whether the Petitioner has done any time studies of middle-school children cutting through that property to get to O'Neill School. Staff said no such study has been done. Mr. Samonte said the Petitioner would be interested to find out the kind of movement that takes place there, especially as it deals with middle-school-aged children. He asked that some sort of fence barrier be placed between the townhomes and the single-family residences that abut the development. He believes there is usually an 8' fence limitation. Mr. Williams said since this is residential zoning, the maximum is 6' height for fencing. Mr. Samonte suggested higher than 6'. He asked what approximate tax revenue would come out of this development and Mr. Williams said they did not know that at this time.

Ch. Rickard said at this level that information is probably not been gathered yet. This proposal will go before the Village Council at a later date. Mr. Samonte said he asked that question because he was a past School Board member and his daughter is on the School Board now. Ms. Leitschuh replied that Staff is happy to answer all the questions that will be posed, however, she suggested that Staff keep a rolling list of the questions raised and they

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will respond to those questions. As to school donations, anytime there is new residential housing added, there will be required school and park donations, totaling about \$53,000 for District 58, \$21,000 for District 99, and \$105,000 for the Park District. She noted that an ex-officio member said he would be in support of the proposal for the additional tax donation.

2. William Ponstein of 6012 Hillcrest Court said he owned five lots about 200' north of this property, and under current zoning the subject property would be about the same as his lots that he is trying to sell. He said as of now, he is against the proposal. The people on Osage would be looking at the back of a 400' long building, which will drastically change their view. As for the existing property being blighted, he thought there should be rules in the Village to encourage the present homeowners to fix their property. He is also against any reduction in the side yard setback, as he thinks the 10% should hold. He sees this as spot zoning between all R-3 zoning, and the Comprehensive Plan says the same thing.

He discussed the history of his property in response to Mr. Quirk. He replied to Mr. Kulovany that his property did not go through a rezoning. He said they subdivided the lots in about 2003 or so.

3. Sherry Laskas of 6003 Fairview lives across from the proposed development. She said that the water issues there are major and there is flooding. That property should remain single-family detached homes, in-line with what she through Mayor Absher would have advocated. The neighbors would love to see something done to clean the area, but putting in townhomes will not keep with the Village's Comprehensive Plan for single-family homes. She said they purchased their property because they wanted single-family homes, and she doesn't think the Mayor would like multi-family homes in that area.

4. Sonya Bills of 6005 Osage said she lives behind the subject property. She's not happy with the proposal. She would like to see single-family homes. Her worry is also with flooding. Her lot does not flood at this time, but the giant building may cause her flooding problems. She has had issues in the past with the property owners. She's not sure that just anything would be better than what they have now and is concerned with the huge building.

5. Debra Smego of 6009 Osage said her property backs up to the proposed development. She reiterated what others said about the storm sewer problems. They don't experience flooding right now, but she is also concerned about privacy issues. They will be building close to her property line and she would lose privacy and might affect her home's value.

6. Martha Sheer of 6006 Osage Avenue asked whether the property is considered unincorporated, because when they've called the police the

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Downers Grove Police do not respond but the State police respond. Ms. Leitschuh replied that it is incorporated and is within the municipal limits. She will check about police protection and provide that information to the resident. Ms. Sheer said she is in the 55-74 year-old range and if she were to purchase a townhome it would not be on Fairview Avenue. There are issues with kids walking through the property. She then asked who would manage building inspections, etc., if the property was unincorporated. Her concern is that the property is properly maintained. Ms. Leitschuh said that it would be followed-up with the Community Development Department Code Enforcement Officers, and they should be contacted. She will get back to Ms. Sheer about the Police/Fire response. Ms. Sheer added that the traffic will be a nightmare on Fairview Avenue with this number of units. She doesn't support this plan.

The Petitioner responded that no cars will be backing out onto Fairview, but will be driving straight out onto Fairview. They do not intend to build a fence between the properties but would use landscaping for screening.

Michael Hansen of Watermark Engineering, 2631 Ginger Woods Parkway, Aurora, is the Engineer for the site and discussed the stormwater plan, saying they would provide storage for onsite and offsite flow in three different areas on the site including the rain garden, detention area and piping. He explained how the water would flow through the site. The site is designed for 100-year storage. Mr. Maurer asked what a rain garden is. Mr. Hansen explained that a rain garden is a catch basin with native plantings above grade that collects rainwater runoff from a variety of sources. In response to Mr. Kulovany, he responded that no part of their property drains onto adjacent property.

Ms. Kindt said that people don't want to live on Fairview in single-family homes with small children. Empty nesters don't have small children. This location on Fairview is more for townhome development than it is for single-family housing.

There being no further input from the audience, Ch. Rickard closed the opportunity for further public comment.

Ms. Majauskas said she agrees with Staff and the neighbors, as it feels as though the subdivision is being plopped down in the middle of single-family homes. The Comprehensive Plan is there for a reason, and citizens and developers can rely on that Plan. This development is changing the Plan to fit itself into the area. She is hearing talk that there is a need for multi-family senior housing, but she has not seen any study, survey or any evidence to verify the need. She says there is multi-family housing being built in the Village right now that is not selling quickly either. She thinks if this is approved they will be setting a dangerous precedent, very early in the new Comprehensive Plan.

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Ms. Gassen said she also agreed with Staff. She has not seen any other multi-family development in the adjacent properties and by doing this they would have to be prepared to recommend approval on all the properties in that area.

Mr. Kulovany said he disagrees, and thinks there is a bias towards single-family homes versus high quality townhomes. He attended most of the meetings of the Comprehensive Plan Committee and the Plan Commission was involved in looking at the Comprehensive Plan. He doesn't recall any discussion of Fairview Avenue and grew up in that area. He thinks if any area is transitional that would support a high quality proposal it's Fairview. He further clarified that we're not talking about low-income apartments, we're not talking about Section 8; the type of person that could afford \$550,000 \$575,000 is going to be a respectable person who would certainly take care of their property. Two blocks to the north of the area is a church which looks like a commercial building. Mr. Ponstein's property has been vacant for many years. There are multi-family residences kitty-corner from the site in Westmont. Mr. Kulovany noted that multi-family housing in Downers Grove has sold right away. Looking at the Comprehensive Plan it says that younger couples, empty nesters and senior citizens have been identified as growing markets in the Village and multi-family units are found along arterial streets like Fairview Avenue. Going another block south on Fairview there is a commercial district. His point is that the Comprehensive Plan did not look at this neighborhood in detail. He doesn't think Downers Grove is paying attention to the market place as necessary. He would like to hear real estate people speak to that issue of the market value, and he is in favor of this.

Mr. Quirk said he looked at some research along Fairview Avenue conducted around the year 2000. Just south of 63rd Street there was subdivision annexed in at R-3 and another classified at R-5. Last year there was a petition for the senior community south on Fairview increasing the density on Fairview and resulting in a \$100 million investment in that site. He thinks big single-family lots are not going to make sense on Fairview. Solutions like this will. Mr. Quirk said the Village has catalytic sites in the Comprehensive Plan that make sense and can solve the problem. Thoughts on density have changed. His question is whether it impacts the community in a positive or negative way. He wished there was a way to make this less of a variation to the standard, even though it's very difficult on a 550' wide lot. It creates management challenges. He commented on the properties for sale on Fairview, enormous lots next to the Racquet Club that people have tried to buy and nobody can make it work. He thinks the Village may be passing over great opportunities where private citizens are willing to invest. Mr. Quirk noted that they have seen apartment projects that have redrawn our density tolerances in the downtown and massive outside investment has gone in. He commented that he would like to defer to those people that the banks would like to lend to who understand the market better than he does. He sees this

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as a common sense approach that we need to figure out. He expressed his desire to find a way to place some conditions to a recommendation for this to be approved, such as a 6' fence for residents, or a PUD, or dedicating sidewalks for students to go from Westmont to O'Neill. Mr. Quirk did not think this would change the characteristics of the neighborhood and it could be a catalytic project somewhere along Fairview.

Ch. Rickard noted that Staff has obviously not supported the project, but he suggested if it looks like the majority is in favor of approving it, it might be better tabling this or continuing it so that Staff has the ability to go back and suggest or recommend some modifications to the Plan.

Mr. Quirk referred to other petitions where Staff recommended denial and the Board recommended approval for various reasons. He suggested giving Staff the opportunity to take another month to craft recommendations for approval could result in citing specific conditions, and the Village Council ultimately would have the opportunity to say yes or no.

Ch. Rickard noted that people are sharing their thoughts, but he would like them to speak to the standards as well since that would be helpful too. The ultimate question is whether they meet the standards.

Ms. Rollins said she struggles with the request to change the zoning from R-1 to R-5 and feels like there are multiple layers they are asking for. She didn't see another option where the proposal is for R5 without variations.

Ch. Rickard explained that the reason for a PUD is not just to improve density but also to get more of a creative layout and provide more flexibility. He thinks this is being done just to maximize the property and get as much on it as they can. He doesn't see any other benefit to it other than trying to maximize the investment. This will look vastly different than everything else going up on Fairview. That's not necessarily bad but it is a lot different.

Mr. Maurer said he would like some time for Staff to reconsider this with the Petitioner. He referred to a meeting held on May 18th of this year. This is a quiet location and if there is an opportunity to make this work, he'd love to see something like this work on that property, but he'd like to see Staff look at it again.

Ch. Rickard said they should prepare some guidelines for Staff. Ms. Leitschuh indicated that they would have to provide very specific guidance. From Staff's perspective it is multi-family zoning in a single-family area. Conditions can be worked out, but for Staff to go back she doesn't think the Staff review will necessarily be all that different.

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Mr. Kulovany suggested that if the Petitioner came forward with seven lots and R-3 this discussion wouldn't be necessary He doesn't want to be insensitive to the neighbors, but if the property has been on the market for three years there has to be a reason. The petition may want to work on the proposal more.

Ms. Leitschuh said her sense is that based on what is before the Commission they should make a recommendation one way or the other. The Petitioner has put their time and money into making this proposal. She thinks the Commission should make some type of recommendation. If the property were split into lots it would be a substitution of nonconformities, so whether it's multiple lots or what is before the Commission, it's still the same use. It does not change the fact that there is a street separating a stormwater detention basin and that is why Staff did not support a truly dedicated public street. This is a private driveway. No matter the options that have been raised, Staff would still not be open to changing its recommendation.

Ms. Rollins clarified if all the options brought to staff had the same layout and site plan. The building locations and sizes did not change, and Ms. Rollins expressed an interest in seeing a different configuration with the layout and size of the proposed building.

Ms. Majauskas said that the density here is much different with 13 units, than for five single-family homes not shown on this plan. This does not match what the Comprehensive Plan envisions.

Ch. Rickard agreed after additional discussion that the Commission should vote on this so the Petitioner understands why the Commission doesn't feel it complies. Ms. Leitschuh replied that she thinks the Petitioner is owed some kind of response from the Commission. If there are concrete things they can make in a Motion, the Petitioner can go back and reconsider their petition.

Mr. Boyle asked if the Comprehensive Plan address housing values and changes in the market related to the current use. Ms. Leitschuh responded that the Comprehensive Plan is more general except for certain catalyst sites. She added the zoning ordinance looks at if there is possible value, not the highest value.

Mr. Quirk moved that the Plan Commission recommend approval to the Village Council for a petition seeking approval of a Planned Unit Development, a Zoning Map Amendment from R-1, Residential Detached House 1 to R-5/PUD, Residential Attached House 5/Planned Unit Development, and a Final Plat of Subdivision for Plan Commission Case 18-PLC-0012 subject to the plans as submitted to the Plan Commission for property located on the west side of Fairview Avenue between 60th and 61st Streets commonly known as 6000 and 6014 Fairview Avenue.

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Mr. Kulovany seconded the Motion with an Amendment that the Petitioner works with Staff to create a landscaping plan that would create a significant and adequate screening from the adjacent properties.

AYES: Mr. Quirk, Mr. Kulovany, Mr. Boyle

NAYS: Ms. Gassen, Ms. Majauskas, Mr. Maurer, Ms. Rollins, Ch. Rickard

The Motion failed 5:3.

Ch. Rickard said that the Plan Commission recommendation to the Village Council will be to deny the request. There will be another Public Hearing by the Village Council at a future date.

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