

VILLAGE OF DOWNERS GROVE
Report for the Village
4/9/2019

SUBJECT:	SUBMITTED BY:
1225 Warren Avenue - Special Use with a Variation	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval of a special use to construct a new veterinary clinic with a variation from the build-to zone requirement at 1225 Warren Avenue.

STRATEGIC PLAN ALIGNMENT

The Goals for 2017-2019 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the April 16, 2019 Active Agenda per the Plan Commission's unanimous 7:0 positive recommendation. The Plan Commission found that the proposal is compatible with the Comprehensive Plan, the Downtown Business District Design Guidelines, meets all of the standards for a Special Use found in Section 28.12.050 and the standards for Zoning Variations found in Section 28.12.090.

BACKGROUND

Property Information & Zoning Request

The property includes three parcels, all zoned DB, Downtown Business. The petitioner is proposing to demolish the existing building and construct a new two-story veterinary clinic for All Creatures Great and Small Veterinary Practice, which will replace their existing location at 4945 Forest Avenue. The new 4,650 square foot building will be located along the north property line adjacent to Warren Avenue. The parking lot, a dog relief area and a trash enclosure will be located behind the building along the BNSF railroad right-of-way. The petitioner is requesting special use approval to construct a new veterinary clinic and a variation from the build-to zone requirement. The petitioner will not be providing animal boarding services.

Compliance with the Comprehensive Plan

The Future Land Use Plan designates the site as Low Intensity Office. This includes professional services such as medical, dental, legal and accounting. The Comprehensive Plan recommends conscientious design with regards to scale, height, setbacks, and building materials. This proposal includes architectural design features and materials that reflect the nature of the residential uses north of Warren Avenue. The combined use of height, setbacks, and scale of the proposed building promote a seamless transition from adjacent Downtown Business Zoning Districts to the east to Light Manufacturing Zoning District to the west.

The commercial areas policy recommendation in the Comprehensive Plan recommends the inclusion of a

diverse mix of commercial uses. The plan suggests that development in the downtown should orient buildings toward the street and locate them at or near the sidewalk to reinforce the walkable nature of downtown, and minimize the number of conflicts between pedestrians and automobiles. The Comprehensive Plan also calls for commercial properties to be modernized in order to remain competitive in the marketplace.

Compliance with the Zoning Ordinance

The subject property is zoned DB, Downtown Business. The veterinary care business is a special use in the Downtown Business Zoning District. The proposed development meets all but one of the bulk requirements in the Downtown Business Zoning District. The petitioner is requesting a variation from the build-to zone requirement of the Zoning Ordinance. Properties in the Downtown Business Zoning District are required to maintain 80% of their façade within 10 feet of the public right-of-way. For the subject property, 80 feet of the building façade is required to be placed in the build-to zone, as the property width measures 100 feet.

The petitioner's site design requires relief from the Zoning Ordinance to allow 66.5% of building façade to be placed in the build-to zone. The design will accommodate the drive aisle, sidewalk connection, and roof overhang. The petitioner has submitted a revised site plan which accommodates the required 24-foot wide drive aisle and reduces the portion of the building within the build-to zone to 66.5% as opposed to the original site plan which showed 67.5% of the building within the build-to zone

Compliance with the Downtown Business Design Guidelines

The petitioner is proposing to comply with the Design Guidelines by:

- creating a high-quality and visually appealing building through the use of materials and design
- providing a distinctive roof that is similar to nearby residential properties
- placing the parking lot behind the building to maintain the desired streetwall

Public Comment

Prior to the Plan Commission meeting, staff received one call inquiring about the proposal. Three individuals spoke at the Plan Commission meeting. Two residents were inquired about stormwater management and how the proposal would impact drainage patterns. The petitioner is proposing new stormsewers within the parking lot to capture stormwater. The new system will tie into the existing stormsewer system. Two members of the public expressed support for the petition. One member favored the applicant's use of residential architectural features and decision to place parking in the rear yard. The second member agreed with fencing in the dog relief area and appreciated the limited use of exterior lighting.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated March 4, 2019

Approved Minutes of the Plan Commission Hearing dated March 4, 2019

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 1225 WARREN AVENUE
TO PERMIT A VETERINARY CLINIC WITH A VARIATION**

WHEREAS, the following described property, to wit:

PARCEL 1:

THAT PART OF THE SOUTHEAST ¼ NORTHEAST ¼ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A PORTION OF THE SAME PROPERTY DESCRIBED IN WARRANTY DEED FROM T. P. PHILLIPS, ET UX, TO THE CHICAGO, BURLINGTON & QUINCY RAIL ROAD COMPANY FILED FOR RECORD NOVEMBER 11, 1890, IN BOOK 62 OF DEEDS, ON PAGE 205 IN AND FOR SAID COUNTY, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID RAIL ROAD COMPANY'S ORIGINAL 100.00 FOOT WIDE RIGHT OF WAY 270.88 FEET WEST OF THE EAST LINE OF SAID SECTION 7, AS MEASURED ALONG SAID NORTH RIGHT OF WAY LINE, SAID POINT BEING 167.0 FEET SOUTH, AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF WARREN AVENUE, ACCORDING TO THE RECORDED PLAT OF DOWNERS GROVE, ILLINOIS; THENCE NORTH 03 DEGREES EAST (DEED) 60.0 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY DESCRIBED IN SAID WARRANTY DEED; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN SAID WARRANTY DEED, PARALLEL WITH SAID RIGHT OF WAY LINE 160.0 FEET; THENCE SOUTH 03 DEGREES WEST, 60.0 FEET; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE 160.0 FEET TO THE POINT OF BEGINNING, DU PAGE COUNTY, ILLINOIS

PARCEL 2:

LOTS 15 AND 16 IN BLOCK 1 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN SECTION 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890 AS DOCUMENT 43600, IN DUPAGE COUNTY, ILLINOIS

Commonly known as: 1225 Warren Avenue, Downers Grove, IL 60515

PINs: 09-07-218-011; -012, 019

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

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.12.050 of the Zoning Ordinance be granted to permit a veterinary clinic including the following Variation:

1. Variation per Section 28.4.010.D; *Build to Zone Requirement*, to decrease the required minimum percent of a façade within ten (10) feet of the public right-of-way to 66.5% from 80%.

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers

Grove, and said Plan Commission has given the required public notice, has conducted a public hearing for the petition on March 4, 2019 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

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

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

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;
2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
3. That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the standards for granting a variation per Section 28.12.090.G have been met; and,

1. No variation may be approved unless the variation to be approved is consistent with the spirit and intent of this zoning ordinance and that strict compliance with the subject provisions would result in practical difficulties or particular hardships for the subject property owner.
2. The consideration of whether a variation request has met the standards of practical difficulties or particular hardships must include all of the following findings from the evidence presented:
 - a. the subject property cannot yield a reasonable return if required to comply with the regulations that apply to it;
 - b. the plight of the owner is due to unique circumstances; and
 - c. the variation, if granted, will not alter the essential character of the locality.
3. In addition, the hearing body must also take into consideration the extent to which the following facts, favorable to the property owner, have been established by the evidence presented:
 - a. that the physical surroundings, shape, or topographical conditions of the subject property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. that the conditions leading to the need of the requested variation are not applicable, generally, to other properties within the same zoning classification;

- c. that the alleged difficulty or hardship was not created by the current property owner;
- d. that the proposed variation will not impair an adequate supply of air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood;
- e. that the proposed variation will not alter the essential character of the area; and
- f. that the granting of the variation will not confer on the subject property owner any special privilege that is not available to other properties or structures in the same district.

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

SECTION 1. That Special Use of the Property is hereby granted to permit a veterinary clinic with a build-to-zone variation.

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

1. The Special Use and Variation shall substantially conform to the staff report dated March 4, 2019, architectural drawings prepared by Linden Group dated March 15, 2019, engineering drawings prepared by Advantage Consulting Engineers dated February 20, 2019, and landscape drawings prepared by Eriksson Engineering Associates, LTD dated February 20, 2019, except as such plans may be modified to conform to the Village codes and ordinances.
2. The two way drive aisle shall be revised to have a 24-foot width.
3. A pedestrian connection from Warren Avenue to the front of the building shall be provided and differentiated from the adjacent pavement through the use of elevation or material.
4. An administrative lot consolidation of the three lots shall be recorded at DuPage County prior to the issuance of a building permit.
5. A demolition permit for the existing building shall be issued and completed prior to the administrative lot consolidation.
6. A public utility and drainage easement shall be provided for the 24-inch storm sewer and the 36-inch sanitary sewer within the parking lot.
7. Approval from property owner to the east and west is required when removing the driveway on the northwest and northeast side of property.
8. The building shall be equipped with an automatic fire suppression system and an automatic and manual fire alarm system.

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

SECTION 4. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

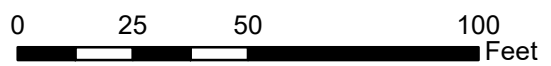
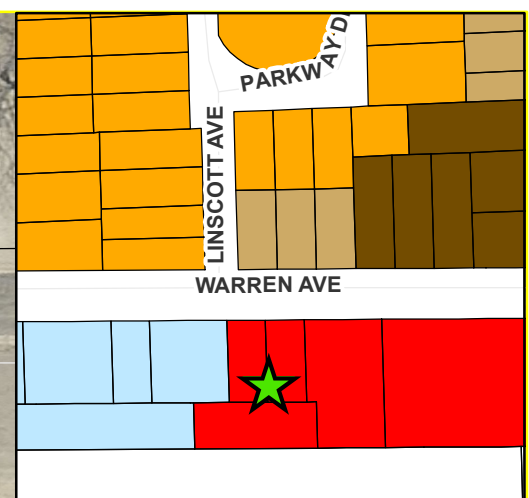
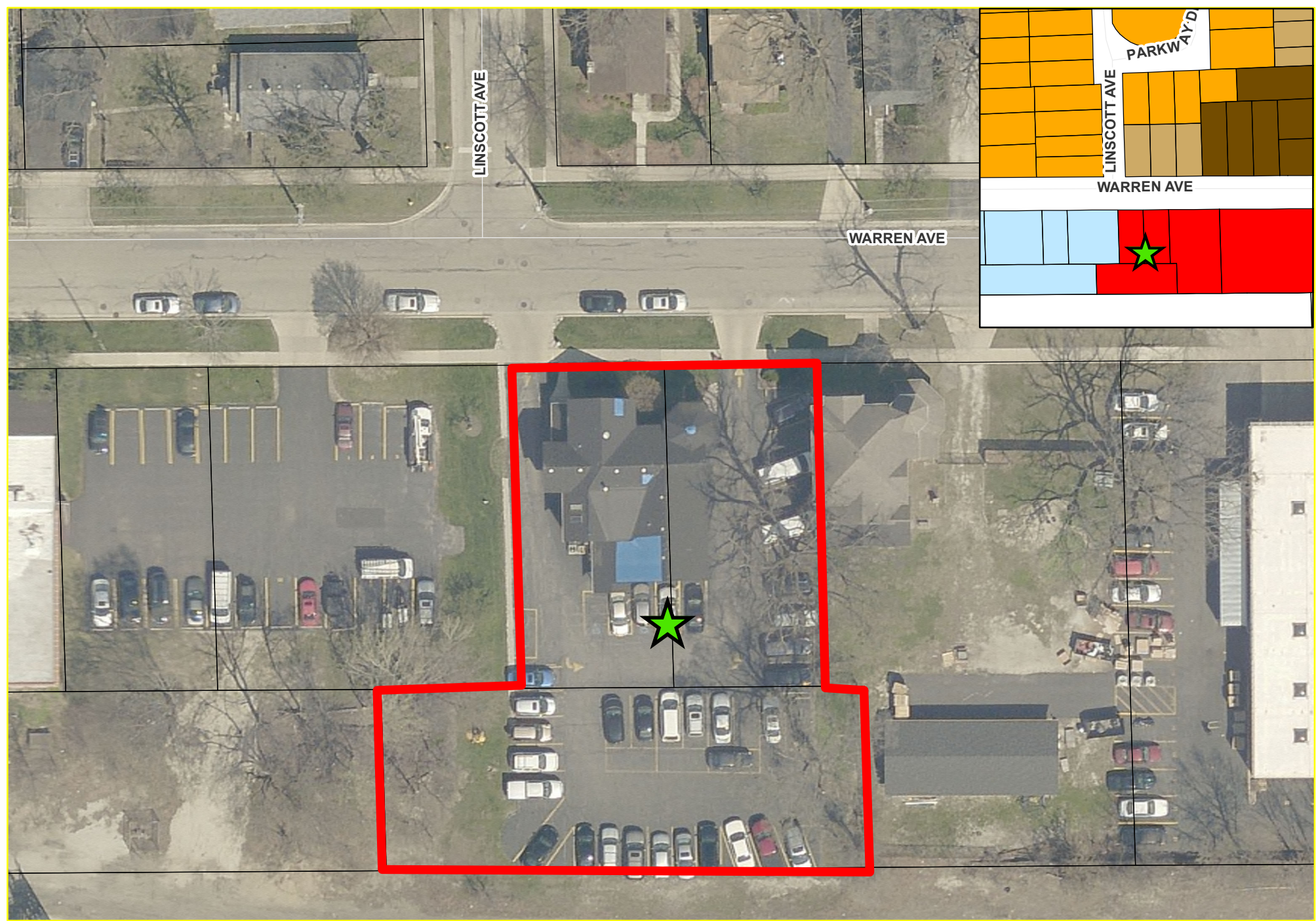
Passed:

Published:



Attest: _____

Village Clerk

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1225 Warren Avenue - Location Map

-  Subject Property
-  Project Location



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MARCH 4, 2019 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
19-PLC-0001 1225 Warren Avenue	Special Use for Veterinary Care Business and Variation from Build- To Zone	Flora Ramirez Planner

REQUEST

The petitioner is requesting approval of a special use to construct a new veterinary clinic and a variation from the build-to zone requirements at 1225 Warren Avenue.

NOTICE

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

GENERAL INFORMATION

PETITIONER: All Creatures Great and Small
Kenneth Eisenberg, DVM and Andrew Eisenberg, DVM
4945 Forest Avenue
Downers Grove, IL 60515

OWNERS: Prince Pond Investments, LLC
1755 S. Naperville Road, Suite 200
Wheaton, IL 60189

PROPERTY INFORMATION

EXISTING ZONING: DB, Downtown Business
EXISTING LAND USE: Low Intensity Office
PROPERTY SIZE: 0.46 acres (20,300 square feet)
PINS: 09-07-218-011, -012, -019

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-5, Residential Detached House 5	Single Family Detached
SOUTH:	R-5, Residential Detached House 5	Single Family Detached
EAST:	DB, Downtown Business	Low Intensity Office
WEST:	M-1, Light Manufacturing	Low Intensity Office

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. Review and Approval Criteria
4. Architectural Plans
5. Engineering Plans
6. Photometric Plan
7. Landscape Plan
8. Fire Truck Turning Exhibit

PROJECT DESCRIPTION

The petitioner is proposing to construct a new veterinary clinic at 1225 Warren Avenue. The subject property is located at the southeast corner of the intersection of Warren Avenue and Linscott Avenue. The property includes three parcels, all zoned DB, Downtown Business. The combined parcels have an area of 20,300 square feet and is currently occupied by a vacant commercial building. The site contains two Warren Avenue curb cuts. The public sidewalk along Warren Avenue is located in the right of way.

The petitioner is proposing to demolish the existing building and construct a new two-story veterinary clinic for All Creatures Great and Small Veterinary Practice, which will replace their existing location at 4945 Forest Avenue. The petitioner is requesting special use approval to construct a new veterinary clinic and a variation from the build-to zone requirement. The petitioner will not be providing animal boarding services.

The petitioner is proposing to build a new 4,650 square-foot building. The easterly located curb cut on Warren Avenue will be removed. The new All Creatures Great and Small Veterinary Practice will offer training, nutritional counseling, early disease detection and prevention and surgical care. The first floor will have a waiting room, exam rooms, office space, pharmacy, x-ray room and a surgery room. The second story will have offices and a break room. The front entrance will have an outdoor seating area and the rear of the building will include a small fenced in dog relief area.

The primary materials used for the exterior of the building will consist of varying materials including natural stone veneer, fiber-cement board and batten siding, fiber-cement horizontal siding, and fiber-cement shingle style siding. Texture and color variety are shown throughout all four elevations with windows proposed on both the first and second floors. The porch roof is supported by decorative pillars that cover the seating/entrance area on the northwest corner of the building.

The entrance to the building will be located at the west elevation. The trash enclosure is located in the southeast corner of the property, enclosed with an eight foot solid vinyl fence. The parking area is provided towards the south and west side of the building, allowing for 24 parking stalls. A variety of landscaping is provided towards the front and rear of the building including shade trees, shrubs, and grasses. Parking lot and site lighting is provided around the proposed development.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use Plan designates the site as Low Intensity Office. This includes professional services such as medical, dental, legal and accounting. The Comprehensive Plan specifically identifies that these uses should be sensitive to their context in terms of scale, height, setback and building materials. The architectural design and materials chosen mirror the character of the residential uses north of Warren

Avenue. The height, setback, and scale of the proposed building allow for a transition from adjacent Downtown Business Zoning Districts to the east to Light Manufacturing Zoning District to the west.

The commercial areas policy recommendation in the Comprehensive Plan recommends the inclusion of a diverse mix of commercial uses. The plan notes that development in the downtown should orient buildings toward the street and locate them at or near the sidewalk to reinforce the walkable nature of downtown, and minimize the number of conflicts between pedestrians and automobiles. The Comprehensive Plan also calls for commercial properties to be modernized in order to remain competitive in the marketplace. The proposed construction of a new veterinary clinic will increase the attractiveness of this property and subsequently the DB, Downtown Business Zoning District.

COMPLIANCE WITH THE ZONING ORDINANCE

The subject property is zoned DB, Downtown Business. The veterinary care business is a special use in the Downtown Business Zoning District. The bulk requirements of the proposed development in the Downtown Business Zoning District are summarized in the following table:

1225 Warren Avenue	Downtown Business Bulk Requirements	Proposed
Street Setback – North property line	0 feet	10 feet
Side Setback – East property line	0 feet	3 feet
Side Setback – West property line	0 feet	30 feet
Rear Setback – South property line	0 feet	72 feet
Height	32 feet minimum 70 feet maximum	32 feet
Parking	16 stalls	24 stalls
Build-to Zone: Maximum/Minimum	0/10 feet	10 feet
Build-to Zone: Minimum percent of building in primary street BTZ	80%	67.5%*
Building Coverage	N/A	25.36% (5,148 sq. ft.)
Minimum Open Space	N/A	9.14% (1,856 sq. ft.)

* *Variation required*

As highlighted in the table, the petitioner is requesting a variation from the build-to zone requirements of the Zoning Ordinance. Properties in the Downtown Business Zoning District are required to maintain 80% of their façade within 10 feet of the public right-of-way. For the subject property, 80 feet of the building façade is required to be placed in the build-to zone, as the property width measures 100 feet.

However, to accommodate the drive aisle, sidewalk connection to the main entrance and roof overhang (eastern façade), the petitioner's site design requires relief from the Zoning Ordinance to allow 67.5% of building façade to be placed in the build-to zone. As this property is the last and westernmost zoned Downtown Business Zoning District property along Warren Avenue, the petitioner placed the building closer to the eastern edge of the property to assist with maintaining a consistent street wall, as properties redevelop on other Downtown Business District properties located to the east.

Regarding parking, the subject property will include 24 parking stalls for the employees and patrons where 16 are required. Two of these parking spaces closest to the entrance are accessible parking spaces. Additionally, the petitioner meets additional Zoning Ordinance regulations that are identified in Section 6.160 (Veterinary Care regulations) and Section 8.040 (screening and refuse enclosure).

COMPLIANCE WITH THE DOWNTOWN BUSINESS DISTRICT DESIGN GUIDELINES

This property is located in the Downtown Business Zoning District. Any exterior improvements made to a property in this district is recommended to follow the design elements that are identified in the Downtown Business District Design Guidelines. The petitioner proposed to meet the Design Guidelines by:

- The proposed construction will contain high-quality building materials that differentiate the base, middle, and top of the building.
- The porch roof provides a horizontal expression to separate the first floor from the floor above.
- The second floor windows are in rhythm with the first floor windows.
- The façade design paired with the front seating area contribute to a visually appealing building.
- An overall building design with a distinctive roof that appears similar to the residential styles nearby allows for a transition between zoning districts.

The site design layout considers build-to zone requirements and adjacent Downtown Business District zoning in order to successfully utilize streetwalls to create a more cohesive and vibrant pedestrian environment. Placing the parking lot in the rear aids in maintaining the established streetwall. All mechanical equipment will be effectively screened from public view.

ENGINEERING/PUBLIC IMPROVEMENTS

There are no public improvements required as the site is currently served by a public sidewalk along Warren Avenue. Water and sanitary sewer service lines are located within Warren Avenue. There are two existing curb cuts onto Warren Avenue. As noted previously, the curb cut to the east of the existing building will be removed and the approach will be returned to green space. The western curb cut will be expanded to provide access to the rear parking lot. The petitioner will be installing a new storm sewer along the southern portion of the property to accommodate for site improvements. All improvements shall meet the Stormwater and Floodplain Ordinance.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division reviewed the proposed development and determined that sufficient access to and around the site is provided for emergency vehicles. The building will be required to include a fire alarm and sprinkler system that meet the Village's code requirements.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet of the subject property in addition to posting a public hearing sign on the subject property and publishing a notice in *Enterprise Newspapers, Inc (The Bugle)*. Staff has not received any neighborhood comments/inquiries regarding the proposal at this time.

STANDARDS OF APPROVAL

The petitioner is requesting a Special Use approval to construct a new veterinary clinic and a variation from the build-to zone requirement. The review and approval criterion for each request is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

Section 28.12.050.H Standards for Approval of Special Uses

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

conclusions:

- (1) That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*
- (2) That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (3) That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*

Section 28.12.090.G Standards and Review Criteria

Zoning Variations require evaluation per Section 12.090.G of the Zoning Ordinance, Standards and Review Criteria: "No variation may be approved unless the variation to be approved is consistent with the spirit and intent of this zoning ordinance and that strict compliance with the subject provisions would result in practical difficulties or particular hardships for the subject property owner. The consideration of whether a variation request has met the standards of practical difficulties or particular hardships must include all of the following findings from the evidence presented:"

- (1) The subject property cannot yield a reasonable return if required to comply with the regulations that apply to it.*
- (2) The plight of the owner is due to unique circumstances.*
- (3) The variation, if granted, will not alter the essential character of the locality.*
- (4) That the particular physical surroundings, shape, or topographical conditions of the subject property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
- (5) That the conditions leading to the need of the requested variation are not applicable, generally, to other properties within the same zoning classification.*
- (6) That the alleged difficulty or hardship was not created by the current property owner.*
- (7) That the proposed variation will not impair an adequate supply of air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.*
- (8) That the proposed variation will not alter the essential character of the area.*
- (9) That the granting of the variation will not confer on the subject property owner any special privilege that is not available to other properties or structures in the same district.*

DRAFT MOTION

Staff will provide a recommendation at the March 4, 2019 meeting. Should the Plan Commission find that the request meets the standards of approval for a Special Use and Variation, staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 19-PLC-0001:

19-PLC-0001, 1225 Warren Avenue
March 4, 2019

Page 6

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Special Use and Variation as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 19-PLC-0001, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the staff report, architectural drawings prepared by Linden Group dated February 20, 2019, engineering drawings prepared by Advantage Consulting Engineers dated February 20, 2019, and landscape drawings prepared by Eriksson Engineering Associates, LTD dated February 20, 2019, except as such plans may be modified to conform to the Village codes and ordinances.
2. The two way drive aisle shall be revised to have a 24-foot width.
3. A pedestrian connection from Warren Avenue to the front of the building shall be provided and differentiated from the adjacent pavement through the use of elevation or material.
4. An administrative lot consolidation of the three lots shall be recorded at DuPage County prior to the issuance of a building permit.
5. A demolition permit for the existing building shall be issued and completed prior to the administrative lot consolidation.
6. A public utility and drainage easement shall be provided for the 24-inch storm sewer and the 36-inch sanitary sewer within the parking lot.
7. Approval from property owner to the east and west is required when removing the driveway on the northwest and northeast side of property.
8. The building shall be equipped with an automatic suppression and an automatic and manual fire alarm system.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP:fr
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January 24, 2019

Petition for Plan Commission
 Department of Community Development
 801 Burlington Avenue
 Downers Grove, IL 60515

RE: **All Creatures Great and Small Veterinary Practice, 1225 Warren Avenue, Downers Grove, IL 60515 | Petition for Plan Commission – Project Summary/Narrative Letter**

To Whom It May Concern:

This letter is in response to the request for a written narrative of the proposal to complete the Petitions for Plan Commission for All Creatures Great and Small Veterinary Practice, 1225 Warren Avenue, Downers Grove, IL 60515

Established in 2001, All Creatures Great and Small Veterinary Practice is a full-service companion animal hospital owned and operated by Kenneth Eisenberg, DVM and his son, Andrew Eisenberg, DVM. Their health care staff offers their customers and their pet(s) prompt, courteous, and compassionate service for the lifetime of the pet. Dr. Ken Eisenberg graduated with a DVM degree from the University of Illinois College of Veterinary Medicine in 1984 and has been providing veterinary services in Downers Grove for 35 years. Dr. Andy Eisenberg graduated with a DVM degree from the University of Illinois College of Veterinary Medicine in 2015. The practice prides itself on providing warm, friendly care and guiding pet owners through the early stages of training, nutritional counselling, early disease detection and prevention, as well as surgical care. Hours for the hospital are Monday through Thursday 8am-6pm, Friday 8am-4pm, and Saturday 8:30am-12pm. The new facility would expect to have approximately 12 employees.

The current hospital is located at 4945 Forest Avenue in Downers Grove. The proposed site at 1225 Warren Avenue includes an existing two-story building that will be demolished. The site has access off Warren Avenue.

The proposed expansion plans for the hospital are to build and construct a new approximately 5,840 square foot facility on Warren Avenue. The new building will expand the existing hospital's exam rooms from two to six, offer an expanded reception waiting area, and provide a modernized treatment and surgical suite. The parking for the building will be located to the rear. The plan includes a small fenced in dog relief area off the dog ward on the south side of the building in the east corner. Relief is requested regarding the Build-to-Zone requirements. Planning staff has determined that the area beneath the roof overhang shall count towards the building facade. This would place ~~69.5%~~ 67% of the street-facing building facade in the build-to-zone area (0-10'), and this is the percentage of requested relief from the required 80% per VoDG.28.4.010.

**LINDEN GROUP**

The proposed building will reflect a transitional style architecture resembling a residential two-story building. The design will utilize a stone veneer, a blend of colors using cement board siding, and a combination of metal and asphalt roofing. The primary facade facing Warren Avenue will feature a prominent gable end next to a covered patio and seating area that will be highlighted by a low stone wall and a welcoming indoor/outdoor fireplace.

If you have any questions or comments, please feel free to contact me at 708-799-4400.

Sincerely,

Michael Matthys
LINDEN GROUP Inc.
Vice President



Review and Approval Criteria SPECIAL USES

Plan Commission Number & Title: _____

A DETAILED RESPONSE TO ALL OF THE STANDARDS SHALL BE PROVIDED, SPECIFYING HOW EACH STANDARD IS OR IS NOT MET.

Section 28.12.050.H Approval Criteria (Special Uses)

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

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

The proposed site is located in the Downtown Business District (DB). The proposed use is Animal Care:Veterinary Care and it is expressly authorized as a special use under DB (Table 5-1: Allowed Uses).

2. *That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*

All Creatures Great and Small Veterinary Practice has a been providing necessary animal health care services in Downers Grove since 2001 and will continue to provide these necessary and beneficial services while in operation at its proposed new location at 1225 Warren Avenue. Both the existing and proposed location are within the Downtown Business District.

3. *That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*

The proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity. On the contrary, All Creatures Great and Small Veterinary Practice has an honorable reputation in Downers Grove currently and will continue to fulfill all obligations and requisites to continue the fine reputation they have established since 2001.



Review and Approval Criteria
VARIATIONS (page 1 of 2)

Plan Commission Number & Title: _____

A DETAILED RESPONSE TO ALL OF THE STANDARDS SHALL BE PROVIDED, SPECIFYING HOW EACH STANDARD IS OR IS NOT MET.

Section 28.12.090.G Approval Criteria (Variations)

Variations require evaluation per Section 28.12.090 of the Municipal Code, *Standards and Review Criteria*: “No variation may be approved unless the variation to be approved is consistent with the spirit and intent of this zoning ordinance and that strict compliance with the subject provisions would result in practical difficulties or particular hardships for the subject property owner. The consideration of whether a variation request has met the standards of practical difficulties or particular hardships must include all of the following findings from the evidence presented:”

- (1) *The subject property cannot yield a reasonable return if required to comply with the regulations that apply to it.*

We are seeking relief from the requirement to provide 80% build-to-zone of the street facing facade in the Downtown Business District. The proposed building provides approximately ~~69.5%~~ ^{67%}. Without this relief, we would be unable to provide a proper route to the required parking lot and provide a safe path of travel through the use of sidewalks to our primary entrance.

- (2) *The plight of the owner is due to unique circumstances.*

The limited width of the property is greatly reduced by a 24 foot parking aisle and sidewalks that provide safe paths of travel for customers to navigate to the primary entrance.

- (3) *The variation, if granted, will not alter the essential character of the locality.*

The proposed building will enhance the character of the downtown business district with a new quality building that will serve an existing Downers Grove Business. Architecture is being proposed to meet the intent of the Downtown Business District and transition well with adjacent residential architecture.



Review and Approval Criteria VARIATIONS (page 2 of 2)

Plan Commission Number & Title: _____

"In addition, the hearing body must also take into consideration the extent to which the following facts, favorable to the property owner, have been established by the evidence:"

- (1) *That the particular physical surroundings, shape, or topographical conditions of the subject property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*

The width of the lot does not permit 2 way access to the proposed parking lot if the business was forced to comply with the "Built to Zone " requiring 80%.

- (2) *That the conditions leading to the need of the requested variation are not applicable, generally, to other properties within the same zoning classification.*

The conditions leading to the need of the requested variation are related to site width and lack of cross access from adjacent properties.

- (3) *That the alleged difficulty or hardship was not created by the current property owner.*

The proposed lot is existing and the lot width was not created by the current property owner.

- (4) *That the proposed variation will not impair an adequate supply of air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

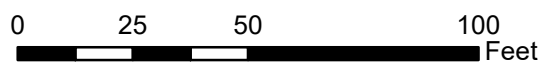
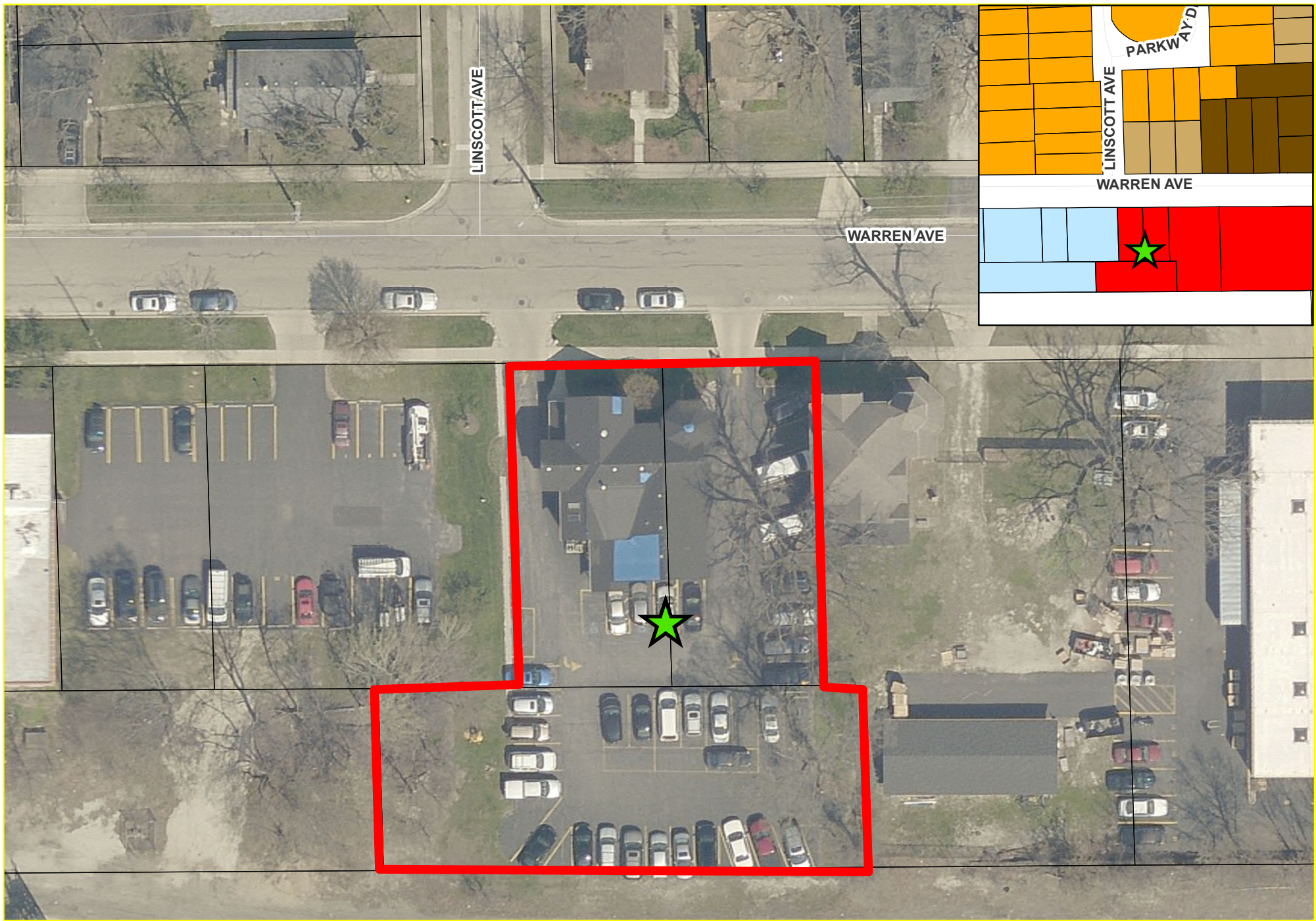
The proposed variation will not impair public safety or diminish property values. The variation will allow the site to be redeveloped with an updated, quality building, and will comply with all up to date health and safety code requirements.

- (5) *That the proposed variation will not alter the essential character of the area.*



The proposed variation will not alter the essential character of the area. The variation will allow the site to be redeveloped with an updated, quality building, and will comply with all up to date health and safety code requirements.

- (6) *That the granting of the variation will not confer on the subject property owner any special privilege that is not available to other properties or structures in the same district.*

Granting this variation will not provide any special privilege that is not available to other properties in the same district.



1225 Warren Avenue - Location Map

-  Subject Property
-  Project Location

PLAT OF SURVEY

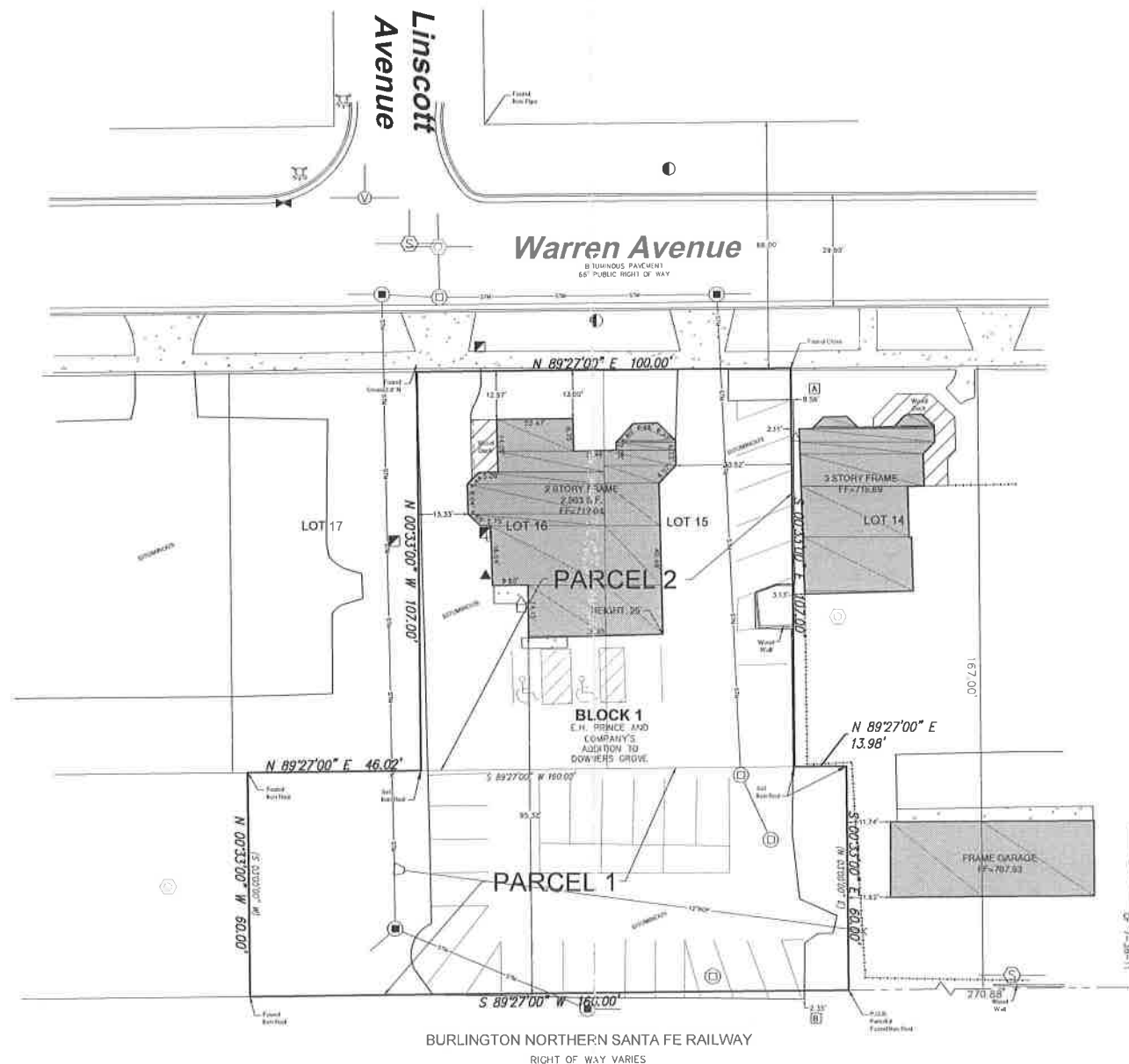
LEGEND & ABBREVIATIONS

UTILITY POLE	WAPPOLE	P.O.C. POINT OF COMMENCEMENT
LOSH POLE	SANITARY WAPPOLE	P.B.S. POINT OF BEGINNING
TRANSFORMER	SEWER STRUCTURE (ELEVATED)	DEGREES
UTILITY PEDESTAL	SEWER STRUCTURE (OPEN)	FEET/INCHES
TRAFFIC SIGNAL	CURB VALVE	INCHES/SECONDS
SIGNAL BOX	VALVE VAULT	SF SQUARE FEET
GAS VALVE	FLARED END SECTION	BEARS BEARING/DISTANCE
WATER VALVE	WATER LINE	TOP OF FOUNDATION
ELECTRIC METER	TELEPHONE/CATV LINE	FINISHED FLOOR
GAS METER	CAS LINE	TOP OF POLE
FIRE HYDRANT	ELECTRIC LINE	R.S.L. READING SETBACK LINE
AUTO SPRINKLER	OVERHEAD WIRE	P.U.E. PUBLIC UTILITY EASEMENT
MONITORING WELL	STW-STORM SEWER	B.E. EASEMENT
GROUND LIGHT	SANITARY SEWER	ARC LENGTH
BOLLARD	CHAIN LINK FENCE	RADIUS LENGTH
BURD	STOODGE FENCE	CORNER LENGTH
ODR	BOARD RAIL	CHORD BEARING
FLAG POLE	CONCRETE SURFACE	CORROLATED METAL PIPE

SIGNIFICANT OBSERVATIONS

- A BITUMINOUS PAVEMENT IS 0.56' EAST OF THE PROPERTY LINE.
- B BITUMINOUS PAVEMENT IS 2.35' SOUTH OF THE PROPERTY LINE.

VICINITY MAP



RECORD DESCRIPTION

PARCEL 1:
 THAT PART OF THE SOUTHEAST 1/4 NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A PORTION OF THE SAME PROPERTY DESCRIBED IN WARRANTY DEED FROM T. P. PHILLIPS, ET UX, TO THE CHICAGO, BURLINGTON & QUINCY RAIL ROAD COMPANY FILED FOR RECORD NOVEMBER 11, 1890, IN BOOK 62 OF DEEDS, ON PAGE 205 IN AND FOR SAID COUNTY, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID RAIL ROAD COMPANY'S ORIGINAL 100.0 FOOT WIDE RIGHT OF WAY 270.88 FEET WEST OF THE EAST LINE OF SAID SECTION 7, AS MEASURED ALONG SAID NORTH RIGHT OF WAY LINE, SAID POINT BEING 167.0 FEET SOUTH, AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF WARREN AVENUE, ACCORDING TO THE RECORDED PLAT OF DOWNERS GROVE, ILLINOIS, THENCE NORTH 03° EAST (DEED) 60.0 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY DESCRIBED IN SAID WARRANTY DEED; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN SAID WARRANTY DEED, PARALLEL WITH SAID RIGHT OF WAY LINE 160.0 FEET; THENCE SOUTH 03° WEST, 60.0 FEET; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE 160.0 FEET TO THE POINT OF BEGINNING, DU PAGE COUNTY, ILLINOIS.

PARCEL 2:
 LOTS 15 AND 16 IN BLOCK 1 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN SECTION 5, 6, 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890 AS DOCUMENT 43800, IN DUPAGE COUNTY, ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 18016918WF, DATED NOVEMBER 30, 2018.

JLH LAND SURVEYING INC.
 Illinois Professional Design Firm No. 184.007120
 910 Geneva Street, Shorewood, Illinois 60404
 815.729.4000
 www.jlhasurvey.com

ADVANTAGE CONSULTING ENGINEERS
 PREPARED FOR:
 ALL CREATURES GREAT AND SMALL
 1225 WARREN AVENUE
 DOWNERS GROVE, IL

DATE	
REVISIONS	

PLAT OF SURVEY
1225 WARREN AVENUE
DOWNERS GROVE, ILLINOIS

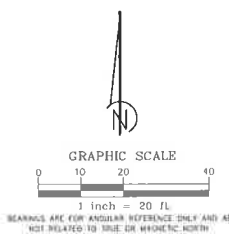
PROJ MGR: JLH
 DRAWN BY: JLH
 CHECKED BY: SR
 DATE: 01/21/19
 SCALE: 1"=20'

SHEET 1 OF 1

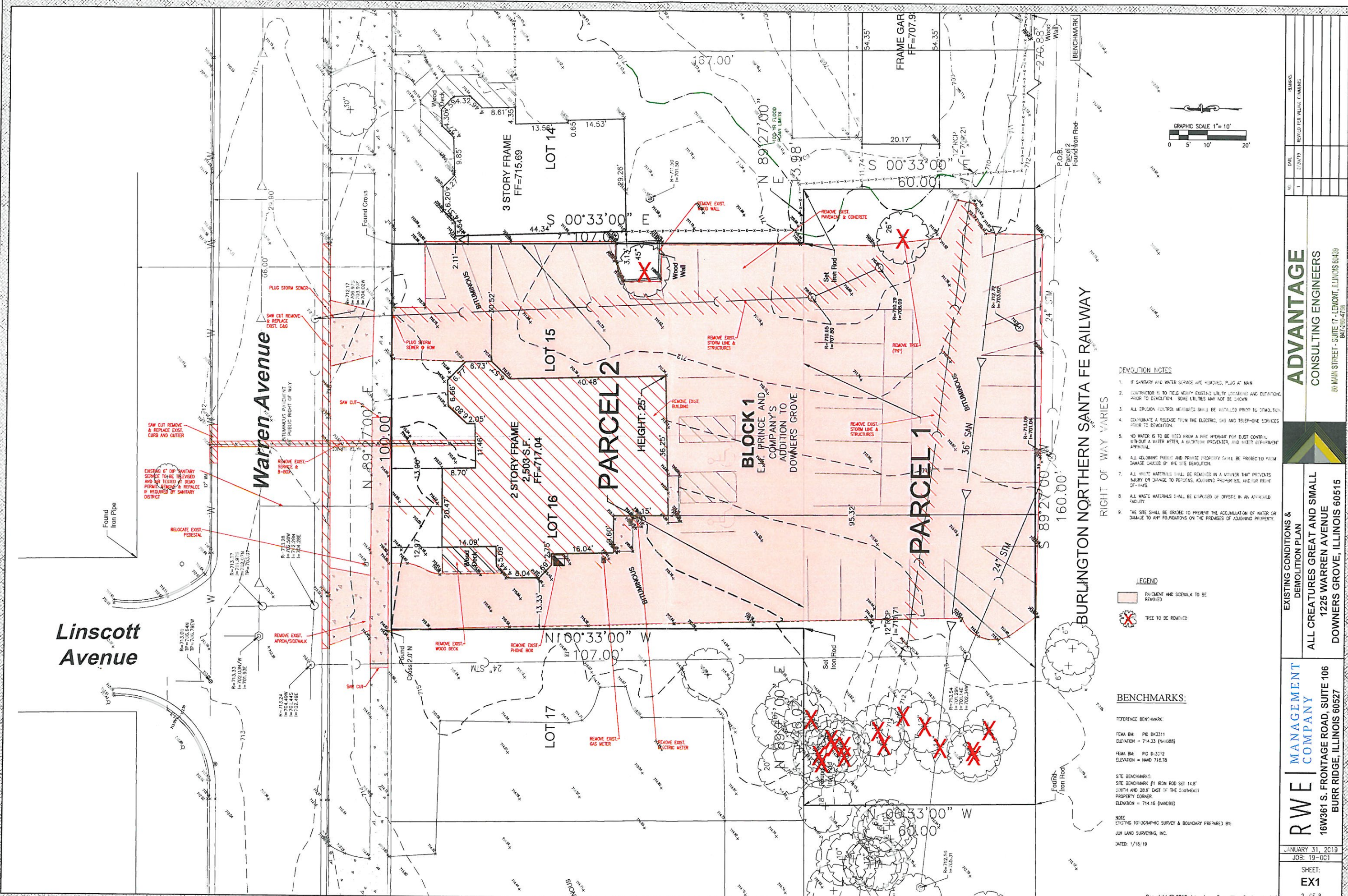
19-632-101

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17043C0001H WHICH BEARS AN EFFECTIVE DATE OF 12/16/2004 AND IS NOT IN A SPECIAL FLOOD HAZARDOUS AREA, BY CONTACT DATED 31/08/2019 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/>. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FURTHER SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LAND AREA:
 20,300.00 SF OR 0.46 ACRES±



James L. Harpole
 James L. Harpole
 Illinois Professional Land Surveyor No. 3190
 in the State of Illinois, Expires 11-30-2020
 THIS PROFESSIONAL SERVICE CERTIFIES TO THE CLIENT THE ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



- DEMOLITION NOTES**
- IF SANITARY AND WATER SERVICE ARE REMOVED, PLUG AT MAIN
 - CONTRACTOR IS TO FIELD VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO DEMOLITION. SOME UTILITIES MAY NOT BE SHOWN
 - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION
 - COORDINATE A RELEASE FROM THE ELECTRIC, GAS AND TELEPHONE SERVICES PRIOR TO DEMOLITION
 - NO WATER IS TO BE USED FROM A FIVE HYDRANT FIVE DUST CONTROL WITHOUT A WATER METER, A BACKFLOW PREVENTER, AND A SIZED EQUIPMENT APPROVAL
 - ALL ADJACENT PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE CAUSED BY THE DEMOLITION
 - ALL SOIL MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS EROSION OR DAMAGE TO PERMANENT ADJACENT PROPERTIES, AND FOR BENT OF-ROADS
 - ALL WASTE MATERIALS SHALL BE DISPOSED OFF-SITE IN AN APPROVED FACILITY
 - THE SITE SHALL BE GRADED TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OF ADJACENT PROPERTY

- LEGEND**
- [Hatched Area] PAVEMENT AND SIDEWALK TO BE REVOLVED
 - [Tree with X] TREE TO BE REMOVED

BENCHMARKS:

REFERENCE BENCHMARK:
 FEMA BM: PID DK3311
 ELEVATION = 714.33 (NAD83)

FEMA BM: PID D-3212
 ELEVATION = NAD83 718.78

SITE BENCHMARK:
 SITE BENCHMARK #1 IRON ROD SET 14.8'
 SIXTH AND 28.5' EAST OF THE SOUTHWEST
 PROPERTY CORNER.
 ELEVATION = 714.16 (NAD83)

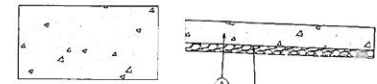
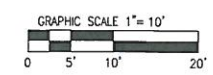
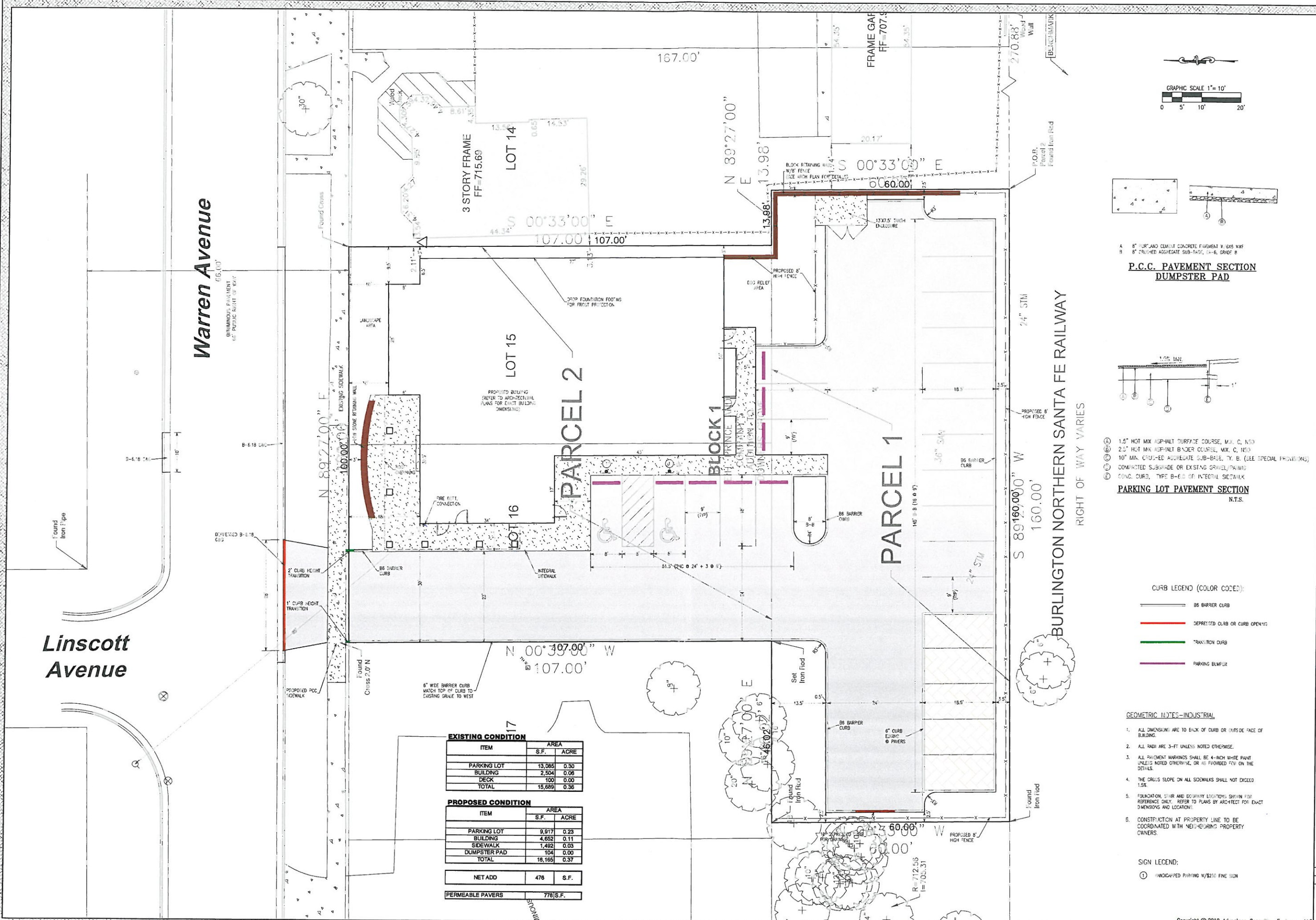
NOTE
 EXISTING TOPOGRAPHIC SURVEY & BOUNDARY PREPARED BY:
 JLN LAND SURVEYING, INC.
 DATED: 1/18/19

ADVANTAGE
 CONSULTING ENGINEERS
 60 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
 847-256-4776

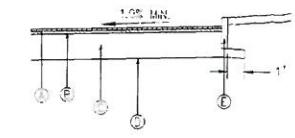
EXISTING CONDITIONS & DEMOLITION PLAN
 ALL CREATURES GREAT AND SMALL
 1225 WARREN AVENUE
 DOWNERS GROVE, ILLINOIS 60515

RWE MANAGEMENT COMPANY
 16W361 S. FRONTAGE ROAD, SUITE 106
 BURR RIDGE, ILLINOIS 60527

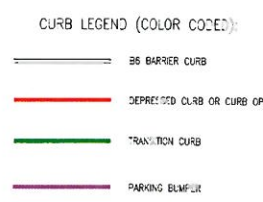
JANUARY 31, 2019
 JOB: 19-001
 SHEET:
EX1
 2 OF 8



A 8" PORTLAND CEMENT CONCRETE FAVEMENT 8.0% MAX W/F
B 8" CRUSHED AGGREGATE SUB-BASE, 1-1/2" GRADE B



1.5" HOT MIX ASPHALT SURFACE COURSE, M.A. C. NED
2.2" HOT MIX ASPHALT BASE COURSE, M.A. C. NED
10" MIN. CRUSHED AGGREGATE SUB-BASE, T.Y. B. (SEE SPECIAL PROVISIONS)
COMPACTED SUBGRADE OR EXISTING GRAVEL/DRAINAGE
CONC. CURB, TYPE B-60 OF INTEGRAL SIDEWALK



GEOMETRIC NOTES-INDUSTRIAL

- ALL DIMENSIONS ARE TO BACK OF CURB OR INSIDE FACE OF BUILDING.
- ALL RADI ARE 3-FT UNLESS NOTED OTHERWISE.
- ALL PAVEMENT MARKINGS SHALL BE 4-INCH WHITE PAINT UNLESS NOTED OTHERWISE, OR AS FURNISHED PER THE DETAILS.
- THE CURB SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
- FOUNDATION, STAIR AND DOWNHILL LIGHTING SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY ARCHITECT FOR EXACT DIMENSIONS AND LOCATION.
- CONSTRUCTION AT PROPERTY LINE TO BE COORDINATED WITH NEIGHBORING PROPERTY OWNERS.

SIGN LEGEND:

- ① UNOCCUPIED PARKING W/ \$250 FINE SIGN

EXISTING CONDITION		
ITEM	S.F.	ACRE
PARKING LOT	13,086	0.30
BUILDING	2,504	0.06
DECK	100	0.00
TOTAL	15,689	0.36

PROPOSED CONDITION		
ITEM	S.F.	ACRE
PARKING LOT	9,917	0.23
BUILDING	4,652	0.11
SIDEWALK	1,492	0.03
DUMPSTER PAD	104	0.00
TOTAL	16,165	0.37

NET ADD	476	S.F.
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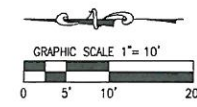
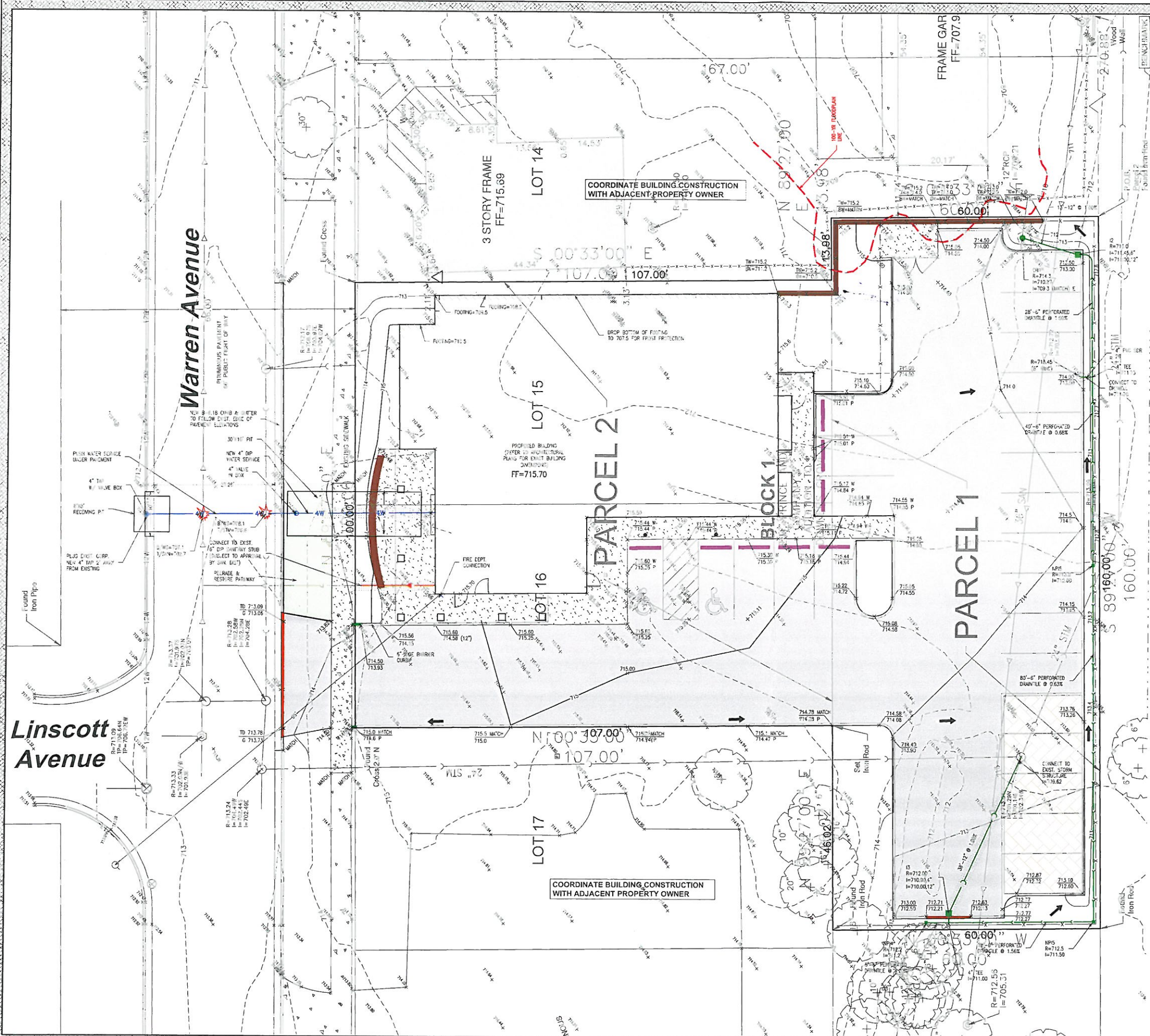
PERMEABLE PAVERS	778	S.F.
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ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
815-253-4128

GEOMETRIC PLAN
ALL CREATURES GREAT AND SMALL
1225 WARREN AVENUE
DOWNERS GROVE, ILLINOIS 60515

RWE MANAGEMENT COMPANY
16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

JANUARY 31, 2019
JOB: 19-001
SHEET:
L1
3 OF 8



NOTES UTILITY PLAN:

- ALL 12" AND 18" STORM SEWERS SHALL BE RCP CL V. ALL OTHER STORM SEWERS TO BE RCP CL V UNLESS NOTED OTHERWISE.
- ALL SANITARY SEWER SHALL BE D.I.P. CLASS 52 UNLESS NOTED OTHERWISE.
- ALL WIFER MAN SHALL BE D.I.P. CLASS 52 UNLESS NOTED OTHERWISE.
- THE FRAME & GATE (LO) FOR STORM STRUCTURES SHALL BE AS FOLLOWS:
 1) MANHOLE R-1712, TYPE B OPEN GRATE
 1C) MANHOLE R-1712, TYPE B CLOSED JO
 5) UTILITY STRUCTURE SYMBOL LISTING:
 W/M: MANHOLE, STRUCTURE # 35
 U: INLET
 C: CURB DRAIN
 M: MANHOLE
 E: FLARED END SECTION WITH RIV. BAP
 S: SANITARY MANHOLE
 P: FIRE HYDRANT
 UO: PRESSURE CONNECTION
 UO: REINFORCED LATERAL/MAIN
 AND/OR: TYPE & DIA. TYPE OF FRAME AND MATERIAL.
 6) CONTRACTOR TO FILL SURVEY LOCATION OF EXISTING UTILITIES FOR CONNECTION OF PROPOSED UTILITIES.
 7) CONTRACTOR SHALL COORDINATE ANY REIN. CLOSURES FOR OPEN CUT UTILITY WORK WITH THE APPLICABLE AUTHORITIES.
 8) = TRUNK BACKFILL
 9) = PIPE ORIGINAL

GRADING NOTES

- ALL ELEVATIONS SHOWN ON PLANS ARE FINISHED GRADE ELEVATIONS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN POSITIVE SLOPE (MINIMUM DURING CONSTRUCTION) TO PREVENT STAGNATION OF WATER AT THE PROPERTY LINE.
- ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
- SEE SPECIFICATIONS FOR SLOPE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
- THE CURVE SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1:5.

OWNERS SHARE SANITARY DISTRICT SPECIFICATIONS

- MANHOLE TESTING**
- END MANHOLE SHALL BE TESTED NO SOONER THAN 30 DAYS AFTER COMPLETION OF MANHOLE CONSTRUCTION.
 - ALL LIFT HOLES SHALL BE PROVIDED WITH AN APPROVED NON-SHOCK GROUT.
 - NO GROUT WILL BE PLACED IN THE INTERMEDIATE LIFT HOLES STORE TESTING.
 - ALL PIPES ENTERING THE MANHOLE SHALL BE PROTECTED, TAKING CARE TO SECURELY BRACE THE PIPES FROM BEING LIFTED INTO THE MANHOLE.
 - THE TEST GEAR SHALL BE PLACED AT THE INSIDE OF THE TOP OF THE MANHOLE FRAME AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
 - A VACUUM OF 10 INCHES OF MERCURY SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF WITH THE VALVES CLOSED. THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO 9 INCHES. THE MANHOLE SHALL PASS IF THE TIME IS GREATER THAN 60 SECONDS FOR A 48" DIAMETER MANHOLE, 75 SECONDS FOR 60", AND 90 SECONDS FOR 72".
 - IF THE MANHOLE FAILS THE INITIAL TEST, NECESSARY REPAIRS SHALL BE MADE WITH A NON-SHOCK GROUT. RETESTING SHALL BE REQUIRED UNTIL A SATISFACTORY TEST IS OBTAINED.
 - CONTRACTOR SHALL NOTIFY THE DISTRICT 48 HOURS PRIOR TO TESTING. THE DISTRICT SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS PRIOR TO TESTING.

BUILDING SANITARY SERVICE TESTING

- THE ENTIRE BUILDING SANITARY SERVICE SHALL BE TESTED FROM THE PUBLIC SEWER TO THE BUILDING, INCLUDING THE MACHINE TAP, WYE OR TEE, THE OUTSIDE CLEANOUTS AND ALL SERVICE PIPING.
- PRIOR TO TESTING, FLUSH AND CLEAN THE SEWERS BY A METHOD ACCEPTABLE TO THE DISTRICT. PROVIDE PREPARATORY CLEANING OF THE SEWER TO PERMIT UNOBTURATED FLOW OF THE TELEVISION CAMERA AND CLEAN SHOWERS FOR THE CAMERA TO LOCATE STRUCTURAL DEFECTS, MISALIGNMENT, AND POINTS OF INFLTRATION TO THE SATISFACTION OF THE DISTRICT.
- PROVIDE THE DISTRICT WITH VIDEO RECORDING OF THE TELEVISION AND VIDEO RECORDER TO STANDARD PLAY (SP) VIDEO.
- BEGIN EACH TAPE WITH THE CURRENT DATE AND THE BEGINNING FOOTAGE COUNT SUPERIMPOSED ON THE VIDEO SIGNAL. PROVIDE CONTINUOUS FOOTAGE RECORDING IN ALL VIDEO RECORDING.
- PROFESSIONALLY LABEL ALL VIDEO TAPES SHOWING THE BUILDING ADDRESS, THE DATE, AND CONTRACTOR'S NAME.
- WHILE THE CAMERA IS IN USE, THE CONTRACTOR SHALL MAINTAIN AND CONTINUE AT ALL DEFECTS AND POINTS OF INFLTRATION TO PERMIT PROPER DOCUMENTATION OF THE SEWER CONDITION.
- ALL TESTING FOR ACCEPTANCE SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE DISTRICT. THE CONTRACTOR SHALL NOTIFY THE DISTRICT 48 HOURS PRIOR TO TESTING. VIDEO TAPES SHALL BE TURNED IN IMMEDIATELY TO THE DISTRICT INSPECTOR UPON COMPLETION OF TESTING.
- TESTING MAY BE PERFORMED AFTER THE SANITARY SERVICE HAS BEEN SUCCESSFULLY AIR TESTED AND ALL OUTSIDE CLEANOUTS HAVE BEEN ADJUSTED TO FINAL GRADE.

BUILDING SANITARY SERVICE AIR TESTING

- THE ENTIRE BUILDING SANITARY SERVICE SHALL BE AIR TESTED FROM THE PUBLIC SEWER TO THE BUILDING, INCLUDING THE MACHINE TAP, WYE OR TEE, THE OUTSIDE CLEANOUTS AND ALL SERVICE PIPING. IF A NEW WYE OR TEE IS INSTALLED ON AN EXISTING PUBLIC SEWER, THE PIPE CONNECTIONS ON THE PUBLIC SEWER (ON BOTH SIDES OF THE WYE OR TEE) MUST ALSO BE AIR TESTED, AS DESCRIBED IN ITEM 11.
- PRIOR TO TESTING, FLUSH AND CLEAN THE SEWERS BY A METHOD ACCEPTABLE TO THE DISTRICT. IF A NEW WYE OR TEE IS INSTALLED ON AN EXISTING PUBLIC SEWER, CLEAN THE INSIDE OF ALL EXISTING PIPES TO ALLOW THE TEST PLUGS TO PROPERLY SEAL DURING TESTING.
- ISOLATE THE BUILDING SANITARY SERVICE FROM THE EXISTING PUBLIC SEWER BY INSTALLING TWO AIRTIGHT PLUGS IN THE PUBLIC SEWER, BY INSTALLING ONE AIRTIGHT PLUG WITH A VOID PROVIDED AT THE CONNECTION BETWEEN THE BUILDING SERVICE CLEANOUT AND THE PUBLIC SEWER, OR BY OTHER METHOD ACCEPTABLE TO THE DISTRICT.
- INSTALL AN AIRTIGHT PLUG ON THE CLEANOUT INSIDE THE BUILDING.
- PROPERLY BRACE THE OUTSIDE CLEANOUT CAP AND COLLAR TO WITHSTAND AIR TESTING.
- WHEN OR BEFORE THE SEWER TO BE TESTED IS SUBMITTED UNDER DISCONNECTOR, DETERMINE THE GROUNDWATER HYDROSTATIC PRESSURE BY A METHOD APPROVED BY THE DISTRICT.
- ADD AIR TO THE PLUGGED SEWER SECTIONS UNDER TEST THROUGH THE CLEANOUT OR PUBLIC SEWER PLUG UNTIL INITIAL AIR PRESSURE REACHES 4.0 PSI GREATER THAN ANY GROUNDWATER HYDROSTATIC PRESSURE.
- ALLOW AT LEAST TWO MINUTES FOR AIR TEMPERATURE TO STABILIZE, ADDING AIR TO MAINTAIN THE INITIAL TEST PRESSURE.
- SHUT OFF THE AIR SUPPLY AFTER STABILIZING THE AIR TEMPERATURE AND RECORD THE TIME IN SECONDS USING AN APPROVED STOPWATCH FOR THE INTERNAL SEWER AIR PRESSURE TO DROP FROM 3.5 PSIG TO 2.5 PSIG GREATER THAN ANY GROUNDWATER HYDROSTATIC PRESSURE.
- THE BUILDING SANITARY SERVICE SHALL PASS IF THE REQUIRED TIME FOR THE ALLOWABLE PRESSURE DROP EQUALS OR EXCEEDS 2 MINUTES FOR A 4-INCH AND 6-INCH DIAMETER SERVICE LESS THAN 100 FEET IN TOTAL LENGTH. THE MINIMUM ALLOWABLE TIME FOR LARGER PIPE DIAMETERS OR LONGER PIPE LENGTHS WILL BE DETERMINED BY THE DISTRICT.
- THE INDIVIDUAL PIPE JOINTS ON EITHER SIDE OF A NEW WYE OR TEE INSTALLED ON AN EXISTING PUBLIC SEWER SHALL ALSO BE AIR TESTED AS FOLLOWS:
 a) COMPLY WITH REQUIREMENTS OF ASTM C1183-90.
 b) UTILIZE COMMERCIALLY AVAILABLE TEST APPARATUS WITH TWO SEPARATE INFLATABLE SEALING RINGS OR PLUGS, OR ONE PLUG WITH A VOID POSITIONED AT THE CENTER, AT LEAST 2.50 INCHES, BUT NO MORE THAN 2 FEET APART.
 c) ACCEPTABLE MAXIMUM AIR LOSS IS 1 PSI IN 5 SECONDS.
 d) TEST PRESSURE IS 3.5 PSI HIGHER THAN GROUNDWATER PRESSURE, BUT DO NOT USE A TEST PRESSURE GREATER THAN 6 PSI.
 e) PROVIDE TEST APPARATUS THAT ALLOWS REMOTE MONITORING OF TEST BY THE DISTRICT.
- IF THE AIR TEST FAILS TO MEET THESE REQUIREMENTS, LOCATE AND REPAIR, OR REMOVE AND REPLACE THE FAULTY SECTIONS OF SEWER IN A MANNER APPROVED BY THE DISTRICT, AS NECESSARY TO MEET THE ALLOWABLE LIMITS UPON RETESTING. THE USE OF ACRYLIC GEL SEALANT IS NOT AN ACCEPTABLE METHOD TO CORRECT LEAKAGE.
- PROVIDE AND USE EQUIPMENT AND MEASURING DEVICES ACCEPTABLE TO THE DISTRICT.
- ALL AIR TESTING FOR ACCEPTANCE SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE DISTRICT. THE CONTRACTOR SHALL NOTIFY THE DISTRICT 48 HOURS PRIOR TO TESTING.
- AIR TESTING TECHNIQUES SHALL BE IN ACCORDANCE WITH THE LATEST ASTM STANDARD PRACTICE FOR TESTING SEWER LINES BY LOW-PRESSURE AIR TEST METHOD FOR THE APPROPRIATE PIPE MATERIAL.
- AIR TESTING MAY NOT BE PERFORMED UNTIL THE SANITARY SERVICE TRENCH HAS BEEN COMPLETELY BACKFILLED.

OWNERS SHARE SANITARY DISTRICT NOTES

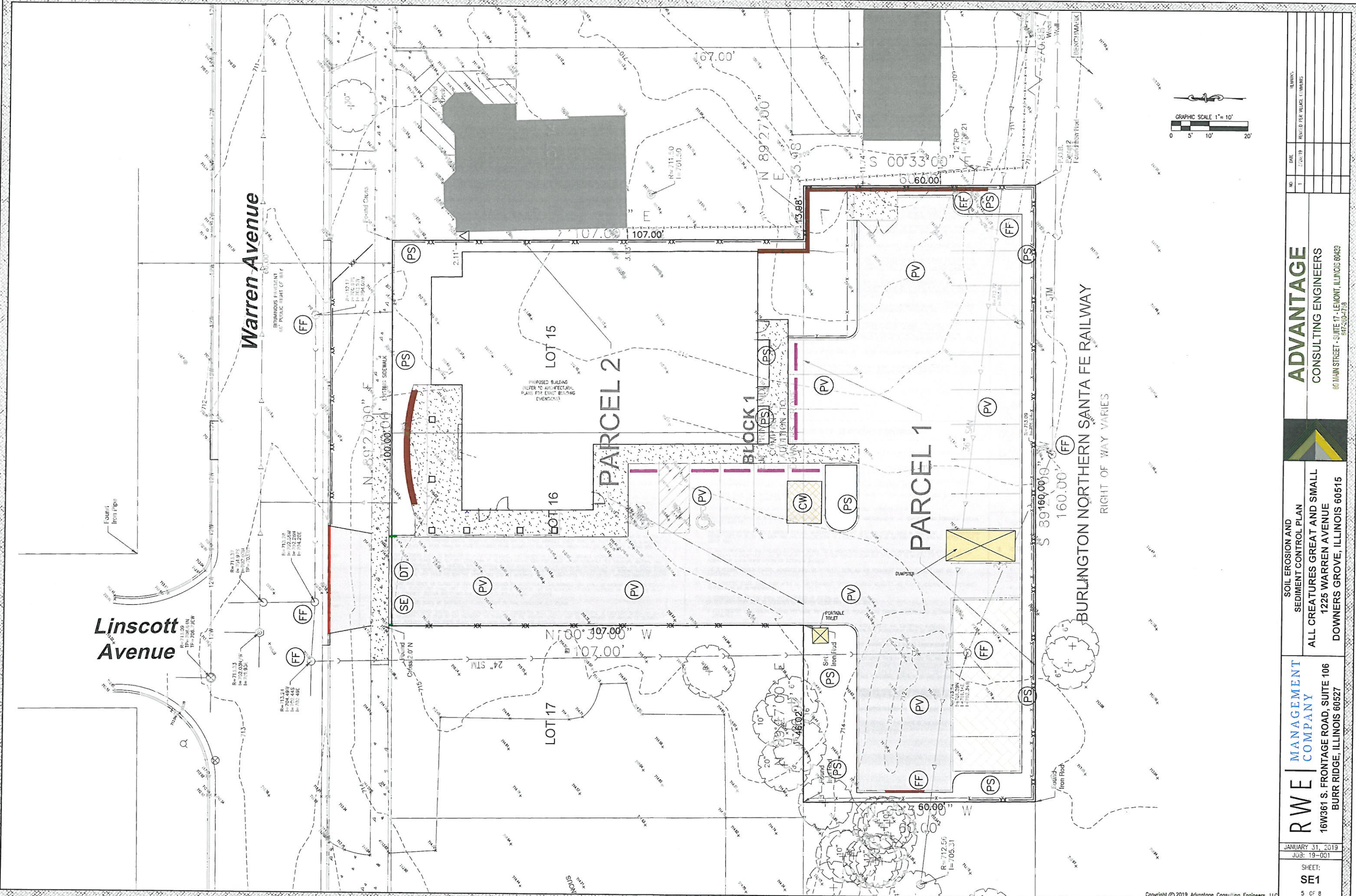
- OWNERS SHARE SANITARY DISTRICT STANDARDS AND SPECIFICATIONS SHALL GOVERN ALL SANITARY SEWER CONSTRUCTION.
- THE SEWER CONTRACTOR SHALL SCHEDULE WITH THE DISTRICT INSPECTIONS OF THE SANITARY SEWER CONSTRUCTION 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION (330-999-0664).
- THE EXISTING BUILDING SANITARY SEWER SERVICE MUST BE DISCONNECTED FROM THE PUBLIC SEWER MAIN PRIOR TO THE SEPARATION OF THE BUILDING.
- THE SANITARY SEWERS SHALL PASS ALL DISTRICT REQUIREMENTS FOR AIR TESTING, TELEVISION AND MANHOLE VACUUM TESTS. (SEE THIS SHEET FOR REQUIREMENTS).
- THE SANITARY SEWER SHALL BE PVC PIPE WITH A SDR OF 26, COMPLYING WITH ASTM D2241, 160 PSI PRESSURE PIPE PUSH-ON BELL AND SPOUT TYPE WITH RUBBER RING SEAL Gasket ASTM D3139.
- "FLEX SEAL" NON-WEDGE COUPLINGS (WITH STAINLESS STEEL SHEAR RING) SHALL BE USED TO CONNECT PIPES OF DIAMETRAL MATERIAL OR SIZE.

ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17 - LEWISVILLE, ILLINOIS 60139
847-294-4725

GRADING & UTILITY PLAN
ALL CREATURES GREAT AND SMALL
1225 WARREN AVENUE
DOWNERS GROVE, ILLINOIS 60515

RWE MANAGEMENT COMPANY
16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

JANUARY 31, 2019
SHEET:
GU1
4 OF 8



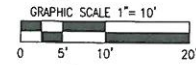
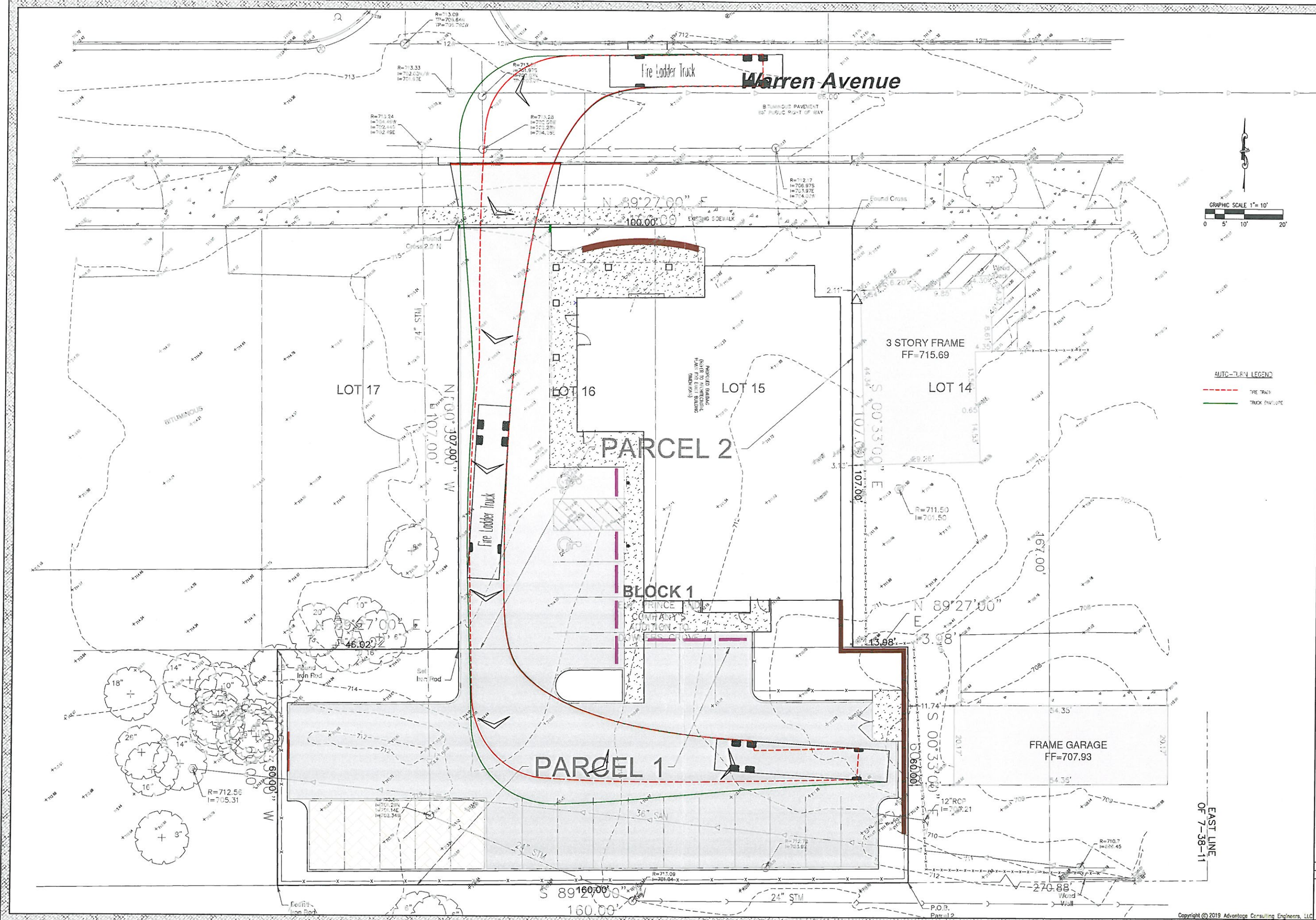
NO.	DATE	REVISIONS
1	2/20/19	REVISED PER PERMITS 1 & 2

ADVANTAGE
CONSULTING ENGINEERS
66 MAIN STREET • SUITE 17 • LEMONT, ILLINOIS 60439
947-203-1718

SOIL EROSION AND
SEDIMENT CONTROL PLAN
ALL CREATURES GREAT AND SMALL
1225 WARREN AVENUE
DOWNERS GROVE, ILLINOIS 60515

RWE | MANAGEMENT
COMPANY
16W361 S. FRONTAGE ROAD, SUITE 106
BURR RIDGE, ILLINOIS 60527

JANUARY 31, 2019
JOB: 19-001
SHEET:
SE1
5 OF 8



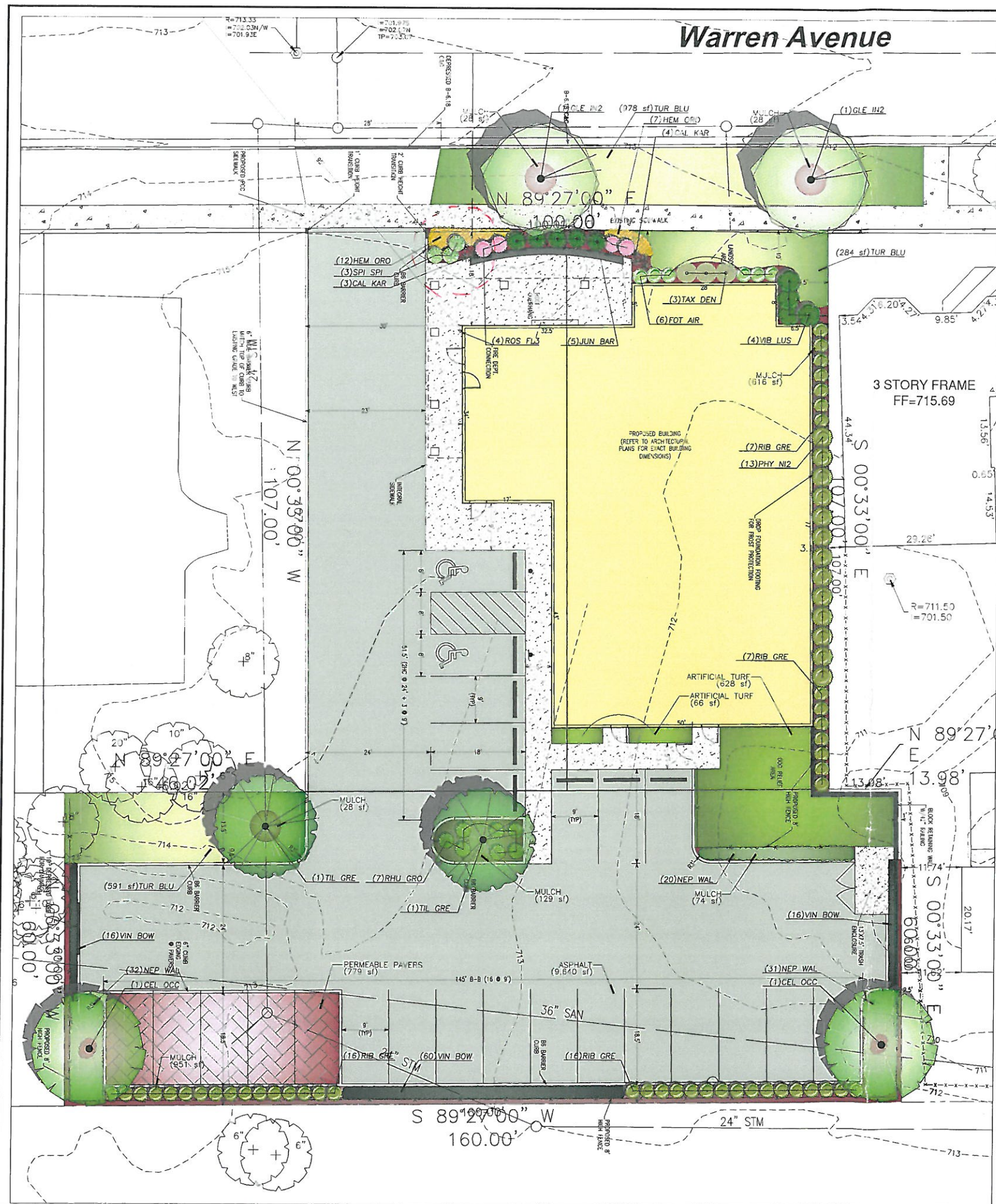
AUTO-TURN LEGEND
 --- FIRE TRACK
 --- TRUCK ENVELOPE

ADVANTAGE
 CONSULTING ENGINEERS
 80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
 847-204-4758

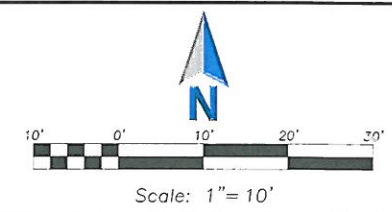
AUTOTURN EXHIBIT
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 DOWNERS GROVE, ILLINOIS 60515

RWE MANAGEMENT COMPANY
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 BURR RIDGE, ILLINOIS 60527

FEBRUARY 20, 2019
 JOB: 19-001
 SHEET:
 V1
 1 OF 1



Warren Avenue



PLANT SCHEDULE

CANOPY TREES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
CEL OCC	CELTIS OCCIDENTALS / COMMON HACKBERRY	B & B	2.5" CAL	2
GLE #12	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEYLOCUST	B & B	2.5" CAL	2
TIL GRE	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL	2

DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
FOT AIR	FOTHERGILLA GARDENII 'MT. AIRY' / DWARF WITCHALDER	B & B	24" HT.	6
PHY #12	PHYSCOCARPUS OPULIFOLIUS / WINEBARK	B & B	36" HT.	13
RHU GRO	RHUS ARMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	24" HT.	7
RIB GRE	RIBES ALPIMUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B	30" HT.	46
ROS FL3	ROSA X 'FLOWER CARPET CORAL' / ROSE	1 GAL	24" SPREAD	4
SPI SPI	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	B & B	24" HT.	3
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	4

EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
JUN BAR	JUNPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUMPER	5 GAL		5
TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	24" HT.	3

GRASSES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
CAL KAR	CALAMAGRUSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	1 GAL.	7

GROUND COVERS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
HEM ORO	HEMEROCALLIS X 'STELLA DE GRO' / STELLA DE GRO DAYLILY	CONT.	#1	19
NEP WAL	HEPETA X FAASSENI 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	#1	83
TUR BLU	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	SOD	S.F.	1,854 SF
VIN BOW	VINCA MAJOR 'BOULES BLUE' / DWARF PERIWINKLE	CONT.	3" POTS	92

SITE MATERIALS SCHEDULE

MULCH	1,856 SF
ASPHALT	9,640 SF
ARTIFICIAL TURF	706 SF
PERMEABLE PAVERS	779 SF

LANDSCAPE NOTES:

- PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUINING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN ESTABLISHED WITH SEED AS A GROUNDCOVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED AND BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE 575 OR APPROVED EQUAL.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- TREES SHALL BE STAKED AND GUYED, AND HAVE A WATERING SAUCER AT BASE.
- ALL BEDS TO BE BERMED 12" TO 24" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- ALL RESTORATION WITHIN THE LIMITS OF THE RIGHT-OF-WAY SHALL BE COMPLETED WITH TOPSOIL AND SOD.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
 145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, ILLINOIS 60030
 PHONE (847) 223-4804
 FAX (847) 223-4834
 EMAIL INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-003220
 EXPIRES: 04/30/2019

ALL CREATURES GREAT AND SMALL
 1225 WARREN AVENUE
 DOWNERS GROVE, ILLINOIS

Reserved for Seal:

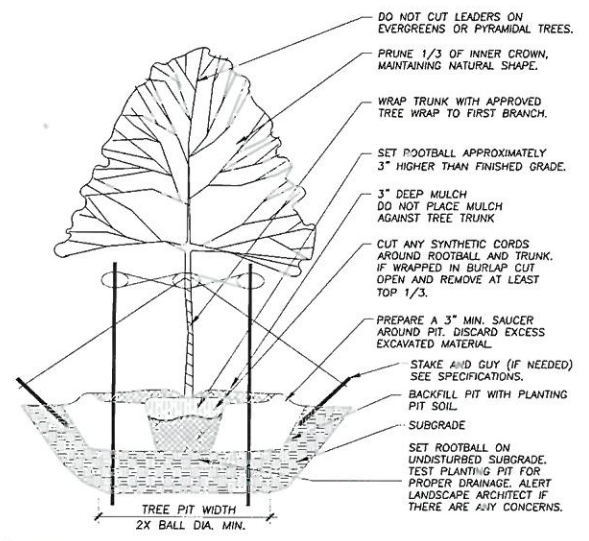
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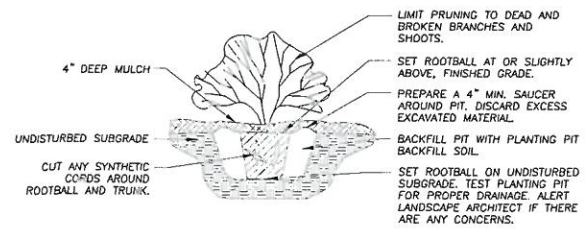
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LANDSCAPE PLAN

Sheet No:
LA-1

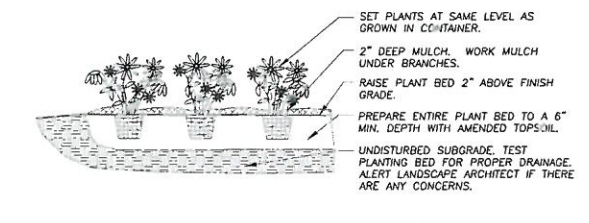
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1 TREE PLANTING DETAIL
Not To Scale 32 9343-01



2 SHRUB PLANTING DETAIL
Not To Scale 32 9333-03



3 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
Not To Scale 32 9301-03



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**ALL CREATURES GREAT
AND SMALL**
1225 WARREN AVENUE
DOWNERS GROVE, ILLINOIS

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	02/20/19	PER VILLAGE REVIEW

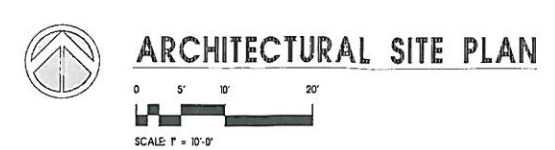
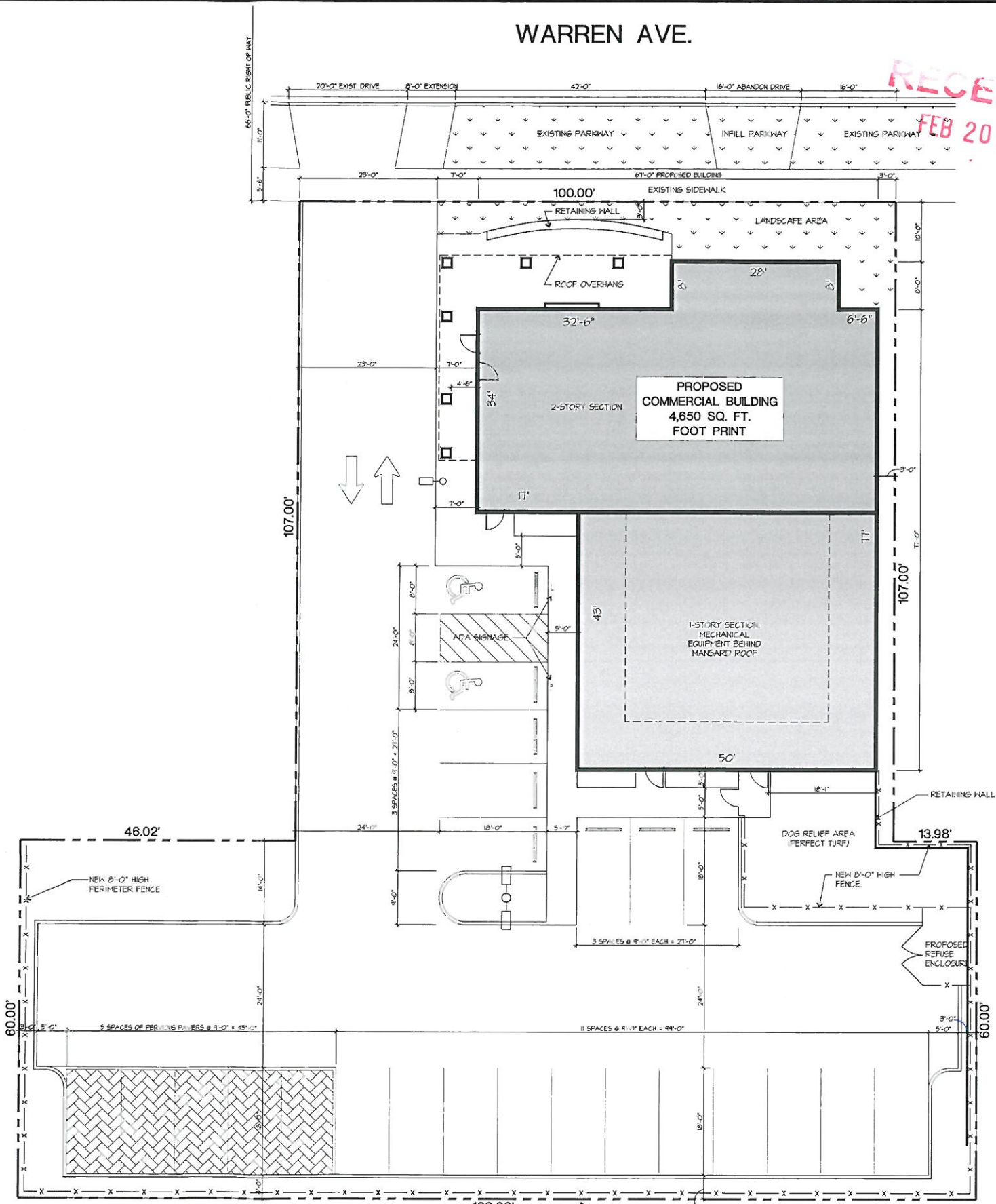
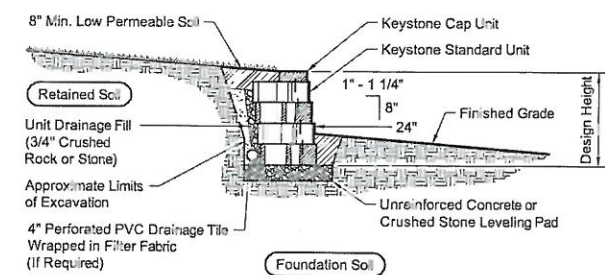
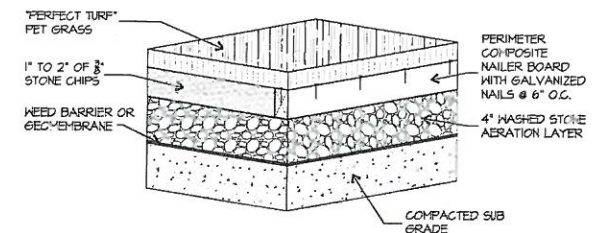
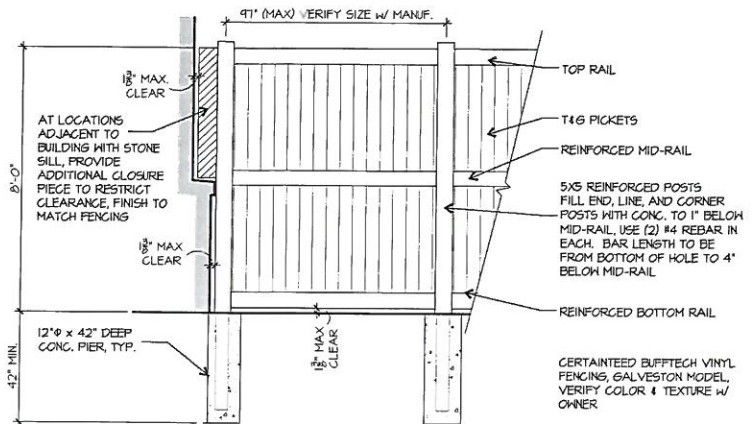
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Design By: SSO Approved By: XXX Date: 01/14/19

Sheet Title:
**LANDSCAPE
DETAILS**

Sheet No:
LA-2

ZONING DATA	
PER DOWNERS GROVE, IL ZONING MAP	
DOWNTOWN BUSINESS DISTRICT - DB	
VETERINARY SERVICES = SPECIAL USE APPROVAL REQUIRED	
VARIANCE REQUEST: RELIEF OF THE BUILD-TO-ZONE REQUIREMENT OF 80% PER VODS 20.4.010 REDUCED TO 67% OF THE STREET-FACING BUILDING FACADE IN THE BUILD-TO-ZONE AREA.	
SETBACKS (PER ZONING CODE SECTION 4.010)	
DB STREET =	0'
DB SIDEYARD =	0'
DB REAR YARD =	0'
MIN. HEIGHT =	32'-0"
MAX. HEIGHT =	70'-0"
1ST FLOOR AREA =	4,650 S.F.
2ND FLOOR AREA =	950 S.F.
TOTAL PROPOSED BUILDING =	5,600 S.F.
PARKING REQUIREMENTS	
PARKING SPACES = 9.5/1000 S.F.	
5,600 / 300 (STORAGE & STAIR AREAS) = 5,300 SQFT	
5,300 / 1000 * 3.5 = 18.55 = 19 SPACES REQUIRED	
TOTAL SPACES PROVIDED = 22 SPACES + 2 H.C. SPACES	



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LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
1000 ORLAND PARKWAY SUITE 100
ORLAND PARK, ILLINOIS 60464
(708) 799-4400
WWW.LINDENGROUPINC.COM

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(630) 734-0883
JANOR@RWE.COM

All Creatures
Great And Small
1225 Warren Ave.
Downers Grove, IL 60515

DATE 2-1-2019
DRAWN BY RAH
PROJECT NUMBER 2018-0160

FILE NUMBER 12-05-2018
DATE RAH
DRAWN BY MM
FINAL REVIEW

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ARCHITECTURAL SITE PLAN

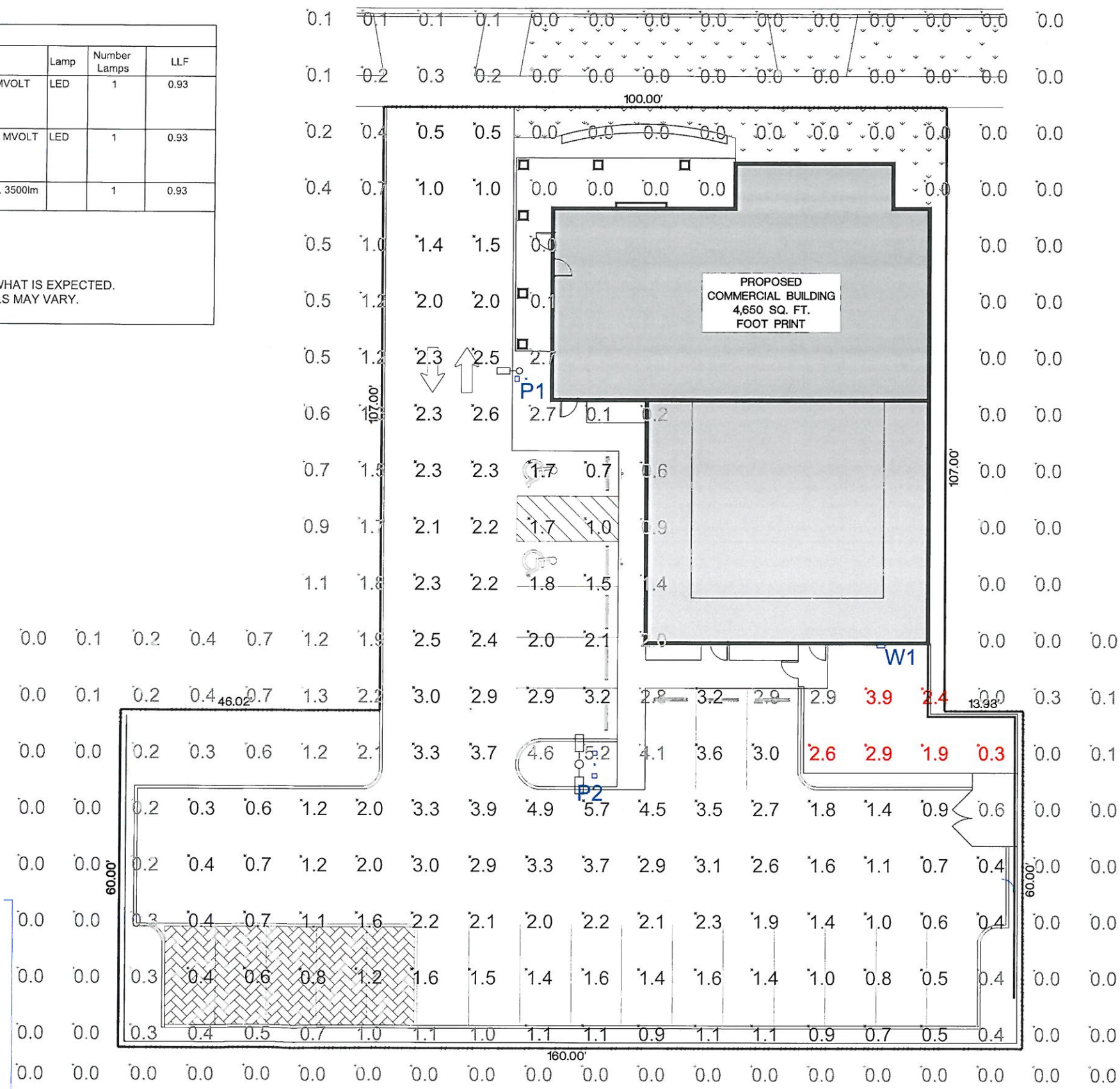
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A-0.1
SHEET OF

WARREN AVE.

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	LLF
□	P1	1	Lithonia Lighting	DSX1 LED P1 40K T3S MVOLT	DSX1 LED P1 40K T3S MVOLT	LED	1	0.93
□	P2	1	Lithonia Lighting	DSX1 LED P3 40K TFTM MVOLT	DSX1 LED P3 40K TFTM MVOLT	LED	1	0.93
□	W1	1	Lithonia Lighting	TWR1 LED P2 40K	Outdoor Wallpack approx. 3500lm		1	0.93

NOTES:
 1. CALCULATION POINTS ARE AT GROUND LEVEL.
 2. FIXTURES ARE POLE MOUNTED AT 20'-0" AFF.
 3. CALCULATIONS POINTS ARE ON A 10' x 10' SPACING.
 4. CARS, SHRUBBERY, EQUIPMENT AND SIGNAGE CAN CAUSE REDUCED LIGHT LEVELS FROM WHAT IS EXPECTED.
 5. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.
 ** FIELD VERIFICATION REQUIRED.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Dog Walk Calc.	□	2.3 fc	3.9 fc	0.3 fc	13.0:1	7.7:1
Full Area Calc.	+	0.4 fc	5.7 fc	0.0 fc	N/A	N/A
Parking Lot Calc.	⊗	1.9 fc	5.7 fc	0.3 fc	19.0:1	6.3:1



PHOTOMETRIC SITE PLAN
 SCALE: 1/8" = 1'-0"



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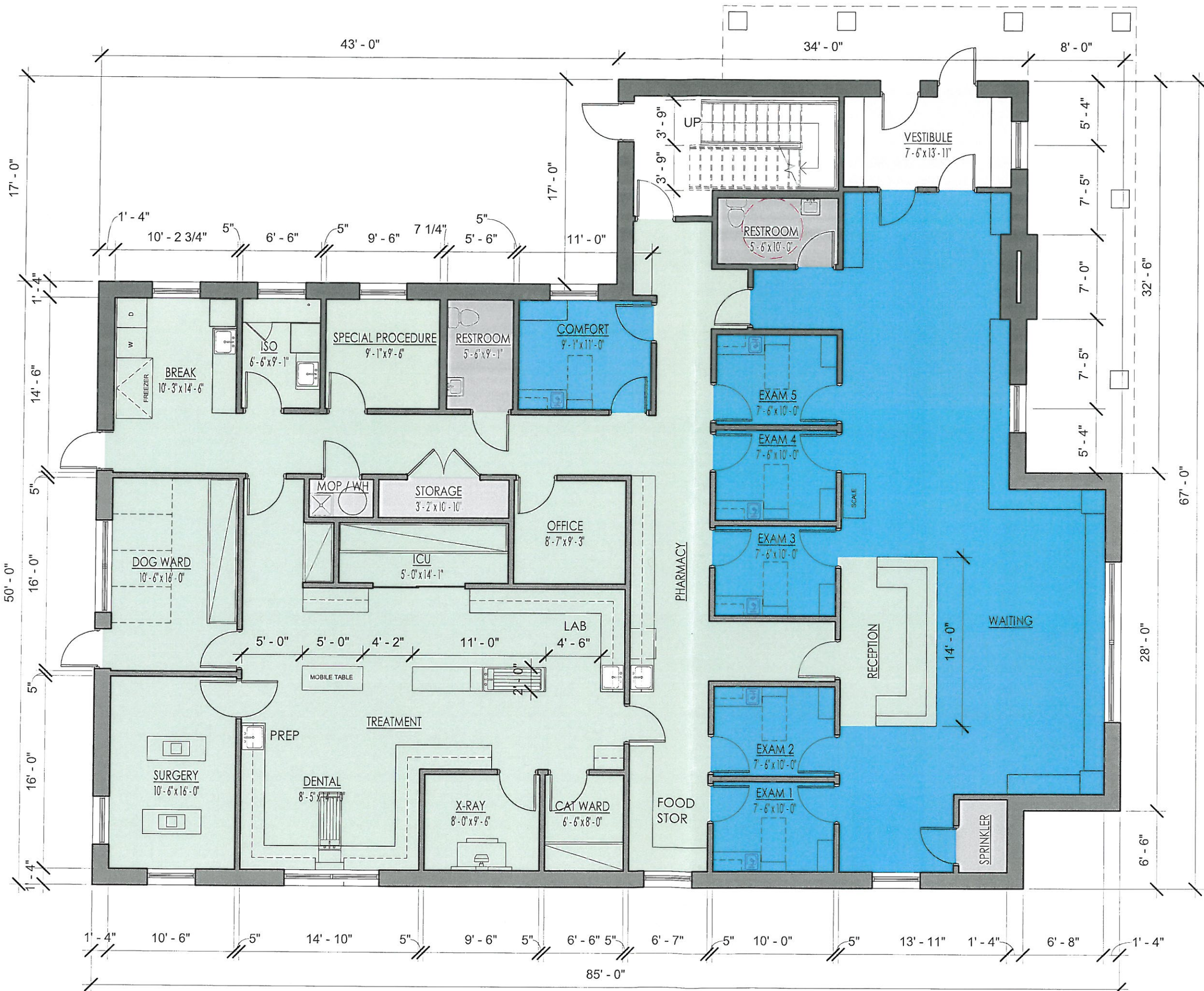
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 Great And Small
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 BH
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 MM
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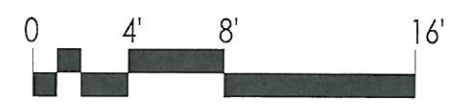
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PHOTOMETRIC
 SITE PLAN

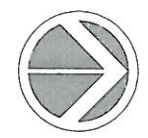
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PRELIMINARY FIRST FLOOR PLAN



SCALE: 1/8" = 1'-0"



COLOR LEGEND

- CIRCULATION
- PUBLIC
- SERVICE
- STAFF

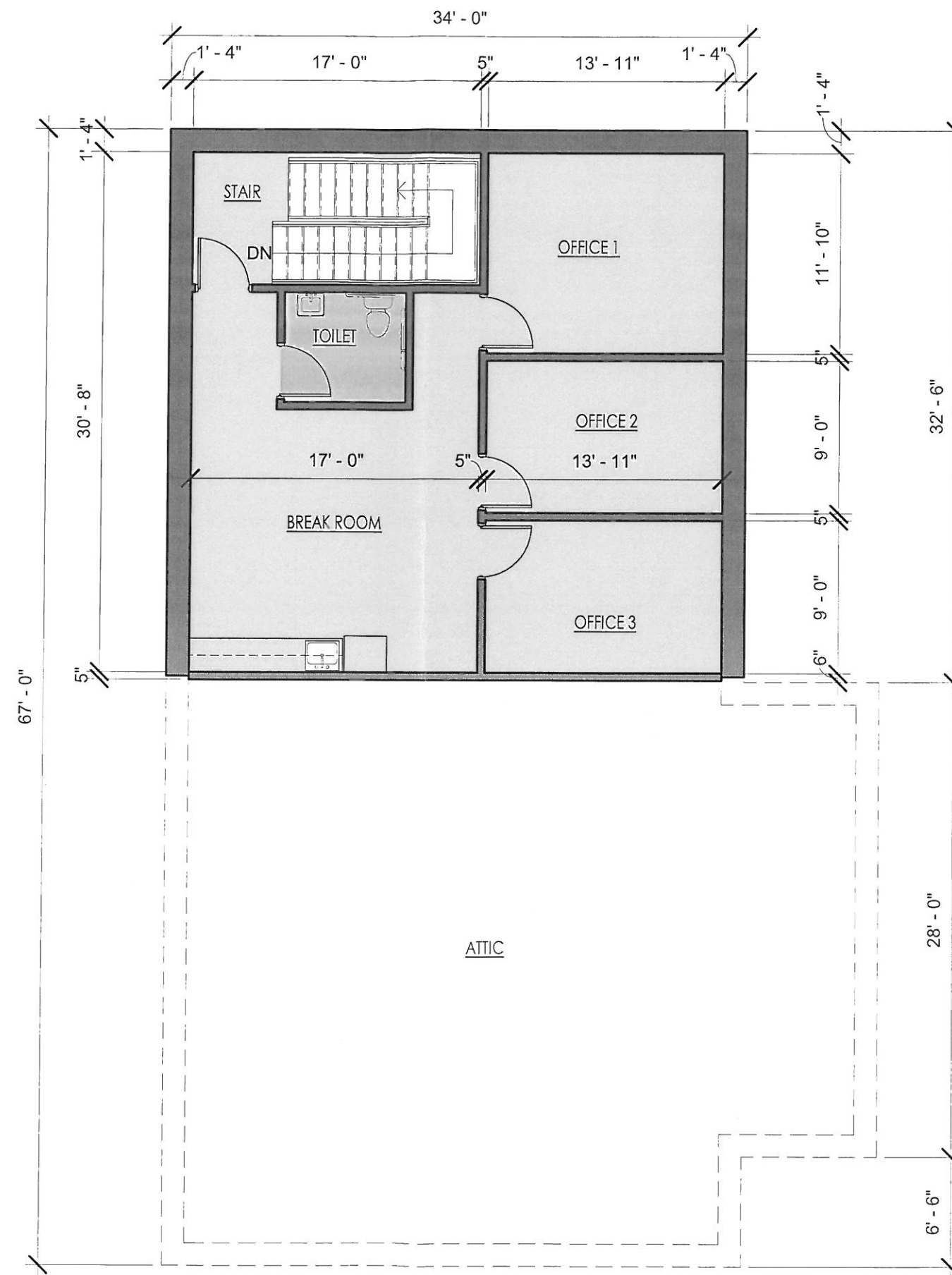
ALL CREATURES GREAT AND SMALL, DOWNERS GROVE, ILLINOIS

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PRELIMINARY 2ND FLOOR PLAN



ALL CREATURES GREAT
AND SMALL, DOWNERS
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COMPANY

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NORTH - WEST PERSPECTIVE



SOUTH - WEST PERSPECTIVE



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 Great And Small
 1225 Warren Ave.
 Downers Grove, IL 60515

DESCRIPTION
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2018-0160
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3D VIEWS

SHEET NAME
A-4.0
 SHEET OF

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 2019-02-01 10:00 AM C:\Users\raha\OneDrive\Documents\12-05-2018\12-05-2018\12-05-2018.dwg



NORTH - WEST AERIAL



NORTH - EAST PERSPECTIVE



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 LANDSCAPE ARCHITECTURE
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All Creatures
 Great And Small
 1225 Warren Ave.
 Downers Grove, IL 60515

DATE 2-1-2019
 DRAWN DESCRIPTION RAH ZONING

PROJECT NUMBER 2018-0160

FILE NUMBER 12-05-2018

DATE RAH

DRAWN BY RAH

FINAL REVIEW MM

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3D VIEWS

SHEET NAME

A-4.1

SHEET OF

APPROVED APRIL 1, 2019

PUBLIC HEARING

19-PLC-0001: A petition seeking approval for the following items: 1) A Special Use approval to construct a new veterinary clinic; and 2) Request for a variation from the Build-to Zoning requirement. The property is currently zoned DB, Downtown Business. The property is located directly southeast of the intersection of Warren Avenue and Linscott Avenue, Downers Grove, IL (PINs 09-07-218-011, 09-07-218-012 and 09-07-218-019). All Creatures Great and Small, Petitioner, and Prince Pond Investments, LLC. Owner.

Petitioner's Presentation:

Ken Eisenberg of 1656 Prairie stated that he has resided in Downers Grove for 35 years and is a veterinarian in the Village. Their practice has grown since its inception 18 years ago. They are seeing approximately 30,000 patients per year. They will not offer boarding or grooming at the facility. Animals that are in the facility as patients will occasionally be brought to the back to relieve themselves. Dr. Eisenberg said they have been searching for property for some time and have decided on this location in the Downtown Business district. He then asked their architect to make their presentation.

Mr. Mike Matthys, Linden Group Architects of 10100 Orland Parkway explained that they are requesting a Special Use and a variance from the Build-to zone. He said the developer/builder for the project is also present to answer questions. Mr. Matthys noted that his firm has been involved in animal care facilities over the past five years and are aware of the needs and planning involved. He reviewed the history of All Creatures Great and Small, showing a slide of the proposed location for the two-story 5,840 square foot facility. He then reviewed the floor plan to clarify the functions of the site, noting there will be an expanded reception waiting area, six expanded hospital exam rooms, with parking located at the rear of the building. The hospital portion of the building includes x-ray areas and an ICU that are isolated from the public portion. There is also an outdoor relief area that has a fenced-in section for the safety of the animals. Dogs are always brought outside on leashes with supervision. The small second floor is limited to less than 1,000 square feet with office space and a small break room for staff and some storage. Mr. Matthys said the minimum building height is 35 feet. The street setback is set at zero, but they have created a setback of 10 feet and are setting the east side setback, which could be zero, at 3 feet. That 3 feet setback allows for the overhang for the roof, and it allows for fire separation between buildings. The west side is being set back at 30 feet where the drive is located. The rear is set back 72 feet. Village Ordinance parking requirements are 19 spaces, but they are providing 24 spaces. The build-to zone on the front is 0 to 10 feet and they are holding the 10 foot line to provide for landscaping along the building. Lastly the architecture reflects the transition from the downtown district to the residential area.

Mr. Matthys explained that the build-to zone variance that they are requesting is from the required 80% to 67% of the street-facing building façade. If they complied with the ordinance they would only have 20 feet to provide the drive and pedestrian access to the entrance. He noted they are actually requesting 66.5% to allow for the possibility of extending the drive aisle by one foot per staff's condition. There are three elements

APPROVED APRIL 1, 2019

that create the need for this build-to-zone including a 24 foot drive aisle, a 5 foot walkway and on the other side a 3 foot setback. He pointed out some building features including the front porch element, a retaining wall that runs along the front sidewalk, and a covered area for the columns. The relief area is in the rear of the building. He showed the location of the trash enclosure and impervious paver area to allow for the stormwater to drain in the parking area. Mr. Matthys noted that they looked at the east side of the building and the building to the right with the idea that they are the last building in the downtown district. The idea is to create a streetwall and as you move to the right. The new building coexists with the building to the right and if future development happens that streetwall can be maintained. The Comprehensive Plan calls for orientating buildings toward the street and also calls for modernization in order to be competitive in the modern market place. Mr. Matthys then asked Bill Zalewski, the Civil Engineer for the project to make his presentation.

Mr. Zalewski of Advantage Consulting Engineering said that the culvert presently runs from west to east with the water breaking toward Warren. The site does not require retention as they have pavers that keep them below the DuPage County threshold for retention requirements. He noted that they are not going to be able to save any trees in the area. The culvert will tie into the existing storm sewer that runs through the site and backs into a large 48" culvert that traverses further east over the creek and starts off on the south side of the tracks.

Mr. Matthys then reviewed the landscape plan which provides some turf and foundation planting and landscaping plans for along the retaining wall. Mr. Matthys then described the variety of materials used for the construction of the building to blend in with the residential area. The rear of the building switches to one story and has a mansard style roof.

A question was raised by the Commission regarding the discrepancy between the square footage between Staff's report and the Petitioner's report. Mr. Zalewski replied the square footage should be the difference between the second floor being added in. He said that number would be clarified before they move forward.

Ch. Rickard said he noticed that one of the drawings showed a dumpster area along the south property line, but it only shows up on one drawing and not the others. There also appears to be a fenced dumpster area on the east side of the property. He asked for clarification if there was one or two dumpster areas. Mr. Zalewski said there is only one dumpster area on the east side of the fence. The dumpster on the engineering site plan is temporary for construction debris.

A question was raised as to whether there would be any way the Petitioner would be able to comply with the build-to-zone at 80%. The Petitioner replied that there is no other way to accommodate the requirement. The design needs to account for a drive aisle that allows for two-way traffic, a pedestrian connection is needed to ensure clients do not walk down the drive aisle, and on the east side the separation distance to account for the eave overhangs for the architectural feature and fire separation required by code.

APPROVED APRIL 1, 2019

Planning Manager Jason Zawila, responded to another question concerning parking requirements, noting that in the downtown business district, parking is not required; however, the Petitioner in this case is providing parking and therefore must meet the minimum requirements established by the Ordinance. The minimum is 19 parking spaces, although the Petitioner is going to provide 24 parking spaces on site.

There being no other questions from the Commission, Ch. Rickard called for input from the public.

Public Comments:

1. Vera Dicke, Dicke Tool Company, 1201 Warren Avenue, said she had four questions: 1) What type of drainage system would be added on the south side of the parking lot and would it tie into the Village system; 2) What are the details regarding the permeable pavers base; 3) Will the runoff from the dog relief area create a possible sanitary issue; and 4) Regarding the new tree on the southeast corner, why did they chose that location as it could cause problems with retaining walls and the new drainage system.
2. Irene Hogstrom of 1232 Gilbert said she lives across the tracks from the project. They have no issues and she wanted to express support for the project. Having the parking lot behind the structure helps with the street façade.
3. Tom Leucuta of 1216 Gilbert lives across from the proposed building. He is glad they will fence the dog relief area in. He had an issue with the previous company with the lighting. After speaking with the previous company representatives, they were able to adjust the light downward.

There being no further comments from the public, Ch. Rickard called upon Staff to make its report.

Staff Report dated March 4 2019

Development Planner Flora Ramirez said the petition is for a special use to construct a new veterinary clinic, and a request for a variation from the build-to zone requirements for the property at 1225 Warren Avenue. She presented a slide showing the proposed building, which is in the Downtown Business district of the Village. The build-to-zone requirement for the Downtown Business district is 80% which means that 80% of the façade has to be within 0-10' of the right-of-way. She showed what that area is on the slide. The drive aisle according to the Village Ordinance is required to be 24 feet in width, and architectural aspects of the building push the building back beyond the 10 foot setback. This parcel is unique as it is the last parcel in the Village's Downtown Business district that establishes specific Design Guidelines for the structure. Ms. Ramirez noted that the petitioner proposed to meet those Design Guidelines by: constructing with high-quality building materials differentiating the base, middle and top of the building; providing a horizontal expression to separate the first floor from the

APPROVED APRIL 1, 2019

floor above; creating a rhythm through the use of the second and first floor windows; providing a front seating area; and creating a distinctive roof that appears similar to surrounding residential styles.

Ms. Ramirez noted the Standards of Approval for a Special Use as well as the Standards for zoning variations stated in Staff's report dated March 4, 2019, and referenced the draft motion and eight conditions found on Page 6 of Staff's report should the Plan Commission recommend approval of the petition.

Ms. Majauskas said it appears as though there are dueling ordinances regarding the driveway. She didn't know whether the Village considered the overhang at all. Mr. Jason Zawila said that the overhang was accounted for by the design of the porch area. Ms. Majauskas asked if the setback is an aesthetic issue, or whether it is to have all buildings at the same distance from the street. Mr. Zawila said that with the update in 2015 to the Ordinance, it is an effort to design a building to the street wall for the pedestrian environment, which is typically seen in a downtown area.

Ch. Rickard asked the Petitioner if they wanted to respond to any of the comments made earlier in the meeting at this time.

The petitioner responded to Ms. Dicke's questions explaining that the drainage system on the south side of the parking lot will have an inlet that the drain tile will come into so any water coming off the railroad tracks will filter into the drain tile, enter the 24" storm sewer and move off site into the Village 48" storm sewer. Regarding the southeast corner tree, he indicated that there is a lot there with a retaining wall, a structure tying into the existing culvert going under the parking lot, etc. As for the permeable pavers, they are designed to allow the water to percolate back into the ground, and there is about 8" of open drain stones beneath the pavers. Regarding runoff from the dog relief area they will install synthetic turf with drainage over a stone base layer. Solid waste is picked up. As to the question regarding lighting, the Petitioner replied that they have submitted a photometric plan to Staff to assure they meet all lighting requirements.

Ms. Majauskas asked whether it was possible to move the tree to another part of the site rather than removing it. Mr. Zawila said staff would work with the applicant to meet the requirement for the parking area landscaping.

There being no further comments, Ch. Rickard closed the public portion of the hearing.

Commission's Deliberations:

Ch. Rickard reminded the Commission that the request by the Petitioner is for a Special Use permit for the building, and a variance for the Build-to-Zone.

Ms. Rollins commented that she likes the architectural design and thinks it adds to the project. This is also a great local business and they want to stay in town. She is in favor of this request.

APPROVED APRIL 1, 2019

Mr. Maurer said he thought it was a great looking building and thanked Dr. Eisenberg for his service to the community. He noted that Ms. Dicke's building is probably the only one that complies with the build-to-zone. He commented that when they see a wholesale redevelopment of a site like this, the community knows that everything will be brought up to Code, no matter what the issue is.

Ms. Gassen said this is a huge improvement trying to maintain that street wall. As far as the variance, she thinks parking is appropriate for the situation. She supports this.

Motion:

Ms. Gassen said that based on the petitioner's submittal, the Staff report and the testimony presented, she finds that the Petitioner has met the standards of approval for Special Use and Variation as required by the Village of Downers Grove Zoning Ordinance, and is in the public interest and therefore, she moved that the Plan Commission recommend to the Village Council approval of 19-PLC-0001, subject to the following conditions:

- 1. The Special Use and Variation shall substantially conform to the Staff report, architectural drawings prepared by Linden Group dated February 20, 2019, engineering drawings prepared by Advantage Consulting Engineers dated February 20, 2019, and landscape drawings prepared by Erickson Engineering Associates, LTD dated February 20, 2019, except s such plans may be modified to conform to the Village Codes and Ordinances.**
- 2. The two-way drive aisle shall be revised to have a 24-foot width.**
- 3. A pedestrian connection from Warren Avenue to the front of the building shall be provided and differentiated from the adjacent pavement through the use of elevation or material.**
- 4. An administrative lot consolidation of the three lots shall be recorded at DuPage County prior to the issuance of a building permit.**
- 5. A demolition permit for the existing building shall be issued and completed prior to the administrative lot consolidation.**
- 6. A public utility and drainage easement shall be provided for the 24-inch storm sewer and the 36-inch sanitary sewer within the parking lot.**
- 7. Approval from property owner to the east and west is required when removing the driveway on the northwest and northeast side of property.**
- 8. The building shall be equipped with an automatic suppression and an automatic and manual fire alarm system.**

Ms. Rollins seconded the Motion.

Mr. Zawila said this item would go before the Village Council as a First Reading for April 9th, and final consideration by the Council on April 16th.