

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**10/1/2024**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Zoning Map Amendment - 814-818 Ogden Avenue and 4244 Elm Street	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

The petitioner is requesting approval for a Zoning Map Amendment from R-4, Residential Detached House 4 to B3, General Services and Highway Business, a Special Use to allow for a side-by-side drive-through, and a Right-of-Way Vacation at 814-818 Ogden Avenue and 4244 Elm Street.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2023-2025 include *Strong, Diverse Local Economy*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Approval on the October 8, 2024 Active Agenda per the Plan Commission's unanimous 5:0 positive recommendation. The Plan Commission found that the proposal is an appropriate use in the district, compatible with the Comprehensive Plan and meets all standards for approval of a Zoning Map Amendment a Special Use, and Right-of-Way Vacation found respectively in Section 28.12.030, Section 28.12.050 of the Municipal Code and Resolution #2003-58.

**BACKGROUND**Property Information and Zoning Request

The petitioner is proposing to construct a new Andy's Frozen Custard restaurant with a side-by-side drive-through at the subject property. The 0.97 acre property, located at the northeast corner of Washington Street and Ogden Avenue is composed of three vacant buildings all zoned B-3, General Services and Highway Business and two vacant properties zoned R-4, Residential Detached House 4. A public alley runs east-west between the vacant buildings and the vacant land. The petitioner is requesting the following approvals:

- A Zoning Map Amendment to rezone two parcels from R-4, Residential Detached House 4 to B-3 General Services and Highway Business
- Special Use to permit a side-by-side drive-through for a restaurant
- Right-of-Way (alley) vacation

The existing buildings and parking lots will be demolished in order to construct a new 1,960 square foot Andy's Frozen Custard restaurant with a side-by-side drive-through. In addition to an improved Ogden

Avenue access point, two existing ancillary access points will be maintained, one on Washington Street and a second on Elm Street. In addition to the proposed building, the improvements to the site will include a parking lot, outdoor patio, landscaping and a trash enclosure. As required by the Zoning Ordinance, pedestrian connections will be provide to both Ogden Avenue and Washington Street.

A 266' by 20' public alley running east to west near the northern section of the property is requested to be vacated. The vacation allows greater flexibility in site design, accommodates two access points and circulation for the Andy's Frozen Custard drive-through while maintaining the adjacent properties access. Per the Village's Right-of-Way Vacation Policy (Resolution #2003-58), easements for drainage, utility and access easement are retained along the entire width and length of the alley. The Village will convey the public alley to the petitioner at no cost.

#### Compliance with the Zoning Ordinance

The property is currently zoned B-3, General Services and Highway Business and R-4, Residential Detached House 4. The proposal calls for a map amendment to rezone the R-4, Residential Detached House 4 portion of the property to a B-3, General Services and Highway Business. The bulk requirements of the proposed development in the B-3 zoning district are summarized in Table 1 of the Plan Commission staff report. No variances are requested for the proposed development.

#### Compliance with the Comprehensive Plan

The proposed development meets the Comprehensive Plan's key concepts for this subarea as summarized in the Plan Commission staff report, including such recommendations as developing commercial areas that are designed to be architecturally attractive, and encouraging commercial expansion by increasing lot depth on a case-by-case basis given location, context, use, and screening. The proposed development is consistent with the Comprehensive Plan.

#### Public Comment

The petitioner held a neighborhood meeting, a summary of which is provided in the Plan Commission packet. Prior to the Plan Commission meeting, the Village staff received two phone calls general in nature requesting information on the proposed development. After publication of the Plan Commission packet, the Village received additional communication, which is also attached. The comments expressed concerns about the use, specifically related to traffic, lighting and noise. The Village also received two letters of support for the project.

Twenty-four (24) individuals provided public comment during the public hearing. Three members of the public spoke in favor of the project and indicated support of the use and redevelopment of an underutilized site. The public's concerns were related to traffic, lighting and noise. Regarding the concerns for traffic, the petitioner noted that the proposed parking and side-by-side drive-through would exceed both the minimum parking and stacking requirements. This would minimize any parking on residential streets and queuing issues on Washington Street. Pedestrian improvements along the Washington Street right-of-way include the addition of a sidewalk. Lastly, per the recommendation of the Plan Commission, the petitioner has agreed to prohibit turning movements northbound on both Washington Street and Elm Street.

In regards to lighting and sound, the petitioner will provide an 8' solid fence and will comply with the Village photometric requirements. Per the recommendation of the Plan Commission, the petitioner has agreed to install additional landscaping along the north property per the updated landscaping plan. With regards to noise, the petitioner explained that Andy's Frozen Custard does not have drive-through speakers; instead employees walk up to the vehicles to receive menu orders.



**ATTACHMENTS**

Aerial Map

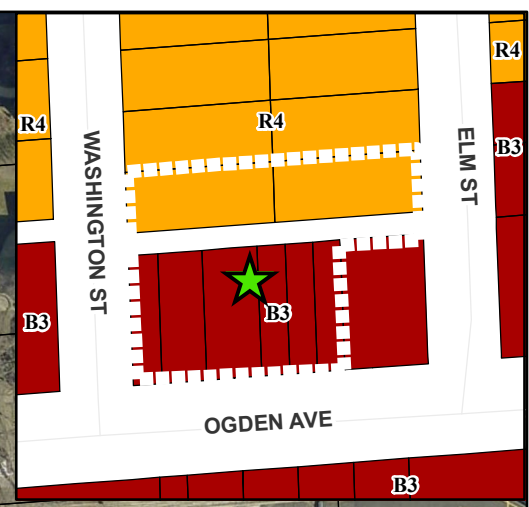
Ordinance

Staff Report with attachments dated September 16, 2024

Draft Minutes of the Plan Commission Hearing dated September 16, 2024



Public Correspondence

Updated Landscape Plan



0 25 50 100 Feet

### 814-818 Ogden Avenue & 4244 Elm Street: Location Map

 Subject Property  
 Project Location

**ORDINANCE NO. \_\_\_\_\_****AN ORDINANCE AUTHORIZING A SPECIAL USE FOR  
814-818 OGDEN AVENUE AND 4244 ELM STREET  
TO PERMIT A SIDE-BY-SIDE DRIVE-THROUGH**

WHEREAS, the following described property, to wit:

**PARCEL 1:**

LOTS 13, 14, 15, 16, 17, 18, 19 AND 20 OF BLOCK 4 IN LYMAN PARK SUBDIVISION OF THE EAST 281.7 FEET OF LOT 2 AND ALL OF LOT 4 OF THE PLAT OF CIRCUIT COURT PARTITION OF HENRY M. LYMAN'S ESTATES, IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF LYMAN PARK SUBDIVISION, AFORESAID, RECORDED ON MAY 15, 1926 AS DOCUMENT 213564, MODIFIED BY DECREES ENTERED MARCH 8, 1940 IN CASE NUMBER 39-938 CIRCUIT COURT OF DUPAGE COUNTY, ILLINOIS AND AMENDED BY INSTRUMENT DATED FEBRUARY 27, 1941 AND RECORDED MARCH 31, 1941 AS DOCUMENT 421692, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 9 OF BLOCK 4 IN LYMAN PARK SUBDIVISION OF THE EAST 281.7 FEET OF LOT 2 AND ALL OF LOT 4 OF THE PLAT OF CIRCUIT COURT PARTITION OF HENRY M. LYMAN'S ESTATES, IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF LYMAN PARK SUBDIVISION, AFORESAID, RECORDED ON MAY 15, 1926 AS DOCUMENT 213564, MODIFIED BY DECREES ENTERED MARCH 8, 1940 IN CASE NUMBER 39-938 CIRCUIT COURT OF DUPAGE COUNTY, ILLINOIS AND AMENDED BY INSTRUMENT DATED FEBRUARY 27, 1941 AND RECORDED MARCH 31, 1941 AS DOCUMENT 421692, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL 3:**

ALL THAT PART OF THE 20 FOOT WIDE VACATED ALLEY LYING BETWEEN WASHINGTON STREET AND ELM STREET, NORTH OF AND ADJOINING LOTS 10 TO 19 IN BLOCK 4 IN LYMAN PARK SUBDIVISION OF THE EAST 281.7 FEET OF LOT 2 AND ALL OF LOT 4 OF THE PLAT OF CIRCUIT COURT PARTITION OF HENRY M. LYMAN'S ESTATES, IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF LYMAN PARK SUBDIVISION, AFORESAID, RECORDED ON MAY 15, 1926 AS DOCUMENT 213564, MODIFIED BY DECREES ENTERED MARCH 8, 1940 IN CASE NUMBER 39-938 CIRCUIT COURT OF DUPAGE COUNTY, ILLINOIS AND AMENDED BY INSTRUMENT DATED FEBRUARY 27, 1941 AND RECORDED MARCH 31, 1941 AS DOCUMENT 421692, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 814-818 Ogden Avenue and 4244 Elm Street, Downers Grove, IL 60515  
PINs 09-05-120-009, -018, -019, -020, -021, -022, -023 and -024

(hereinafter referred to as the "Property") is presently zoned in the "*B-3, General Services and Highway 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 allow a side-by-side drive through.

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 September 16, 2024 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

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

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

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;
2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
3. That the proposed use will not, in 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.

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 side-by-side drive through.

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

1. Rezoning, Special Use, and Alley Vacation shall substantially conform to the staff report dated September 16, 2024; architectural drawings prepared by Hufft dated August 9, 2024 and last revised on September 9, 2024, and engineering and landscape drawings prepared by Manhard Consulting dated August 9, 2024 last revised on September 9, 2024 except as such plans may be modified to conform to the Village codes and ordinances.
2. The petitioner shall grant an access easement for the benefit of the property owner located at 800 Ogden Avenue.



3. The petitioner shall administratively consolidate the lots into one lot of record prior to issuing a building permit.
4. Prior to the issuance of a building permit, petitioner shall submit a tree risk assessment report (TRAQ) from a certified arborist for the two parkway trees located on the Elm St. side nearest where the hydrant will be relocated.
5. An 8' solid fence shall be installed along the entire length of the northern lot line.
6. Additional signage shall be added to the site plan restricting vehicular traffic heading north on both Elm and Washington Streets.
7. Petitioner shall increase the amount of parking lot perimeter landscaping which shall consist of shrubs, ornamental grasses, trees and perennials along the northern property line as approved by the Director of Community Development.

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



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
SEPTEMBER 16, 2024 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
24-PLC-0026 814-818 Ogden Avenue & 4244 Elm Street	Zoning Map Amendment, Special Use, and Right-of-Way Vacation	Flora León, AICP Senior Planner

### REQUEST

The petitioner is requesting approval for a Zoning Map Amendment from R-4, Residential Detached House 4 to B-3, General Services and Highway Business, a Special Use to allow for a side-by-side drive-through, and Right-of-Way Vacation at 814-818 Ogden Avenue and 4244 Elm Street.

### NOTICE

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

### GENERAL INFORMATION

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**OWNER:** K & M Corp. Of Arizona  
1205 Ogden Avenue  
Downers Grove, IL 60515

**PETITIONER:** Downers Grove Equity Group LLC  
Brett Paul  
745 McClintock Dr., Suite 305  
Burr Ridge, IL 60527

### PROPERTY INFORMATION

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**EXISTING ZONING:** B-3, General Services and Highway Business and R-4, Residential Detached House 4

**EXISTING LAND USE:** Vacant Commercial Buildings, Vacant Land, Parking Lot, and Alley

**PROPERTY SIZE:** 42,289 sq. ft. (.971 acres)

**PIN:** 09-05-120-009, -018 and 09-05-120-019, -20, -021, -022, -023, and -024

### SURROUNDING ZONING AND LAND USES

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	R-4, Residential Detached House 4	Single Family Detached
<b>SOUTH:</b>	B-3, General Services and Highway Business	Corridor Commercial
<b>EAST:</b>	B-3, General Services and Highway Business	Corridor Commercial
<b>WEST:</b>	B-3, General Services and Highway Business	Corridor Commercial
	R-4, Residential Detached House 4	Single Family Detached

## ANALYSIS

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### SUBMITTALS

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

1. Project Narrative
2. Entitlement Criteria
3. Plats of Survey
4. Location Map
5. Architectural Plans
6. Engineering Plans
7. Landscape Plan
8. Elevations
9. Photometric Plan
10. Traffic Study
11. Plat of Vacation
12. Plat of Consolidation
13. Appraiser's Report
14. Neighborhood Meeting Summary

### PROJECT DESCRIPTION

The petitioner is proposing to construct a new Andy's Frozen Custard restaurant with a side-by-side drive-through at 818 Ogden Avenue. The 0.97 acre property, located at the northeast corner of Washington Street and Ogden Avenue is composed of three vacant buildings all zoned B-3, General Services and Highway Business and two vacant properties zoned R-4, Residential Detached House 4. A public alley runs east-west between the vacant buildings and the vacant land. The site is adjacent to a mixed use multi-tenant commercial and residential building to the east along with single family residential homes directly north. The petitioner is requesting the following approvals:

- A Zoning Map Amendment to rezone two parcels from R-4, Residential Detached House 4 to B-3 General Services and Highway Business
- Special Use to permit a side-by-side drive-through for a restaurant
- Right-of-Way (alley) vacation

The existing buildings and parking lots will be demolished in order to construct a new 1,960 square foot Andy's Frozen Custard restaurant with a side-by-side drive-through. The drive-through lanes accommodate 17 vehicles and wrap around the west, south and east portions of the building. The building facade will be composed of brick and storefront glass. There is no indoor dining proposed. Walk-up ordering takes place at three ordering windows that face west and are located under a canopy. An outdoor seating area is also provided under the canopy. The patio canopy includes a slight tilt adding variation to the roofline.

The two access points on Ogden will be reduced to one. Two existing ancillary access points will be maintained, one on Washington Street and a second on Elm Street. In addition to the proposed building, the improvements to the site will include a parking lot, outdoor patio, landscaping and a trash enclosure. The petitioner is proposing a total of 29 parking spaces for the entire site. As required by the Zoning Ordinance, pedestrian connections will be provide to both Ogden Avenue and Washington Street.

A 266' by 20' public alley running east to west near the northern section of the property is requested to be vacated. The vacation allows greater flexibility in site design, accommodates two access points and circulation for the Andy's drive-through. Access will also be provided via an access easement to 800 Ogden Avenue. Per the Village's Right-of-Way Vacation Policy (Resolution #2003-58), staff contacted the public

agencies and determined that the utility providers and the Village do not have any objections to the vacation of the right-of-way as long as a public drainage, utility and access easement are retained along the entire width and length of the alley. The required easement have been provided as noted on the Plat of Vacation.

### COMPLIANCE WITH ZONING ORDINANCE

The property is currently zoned B-3, General Services and Highway Business and R-4, Residential Detached House 4. The proposal calls for a map amendment to rezone the R-4, Residential Detached House 4 portion of the property to a B-3, General Services and Highway Business. The bulk requirements of the proposed development in the B-3 zoning district are summarized in Table 1.

Table 1: Zoning Requirements

814-818 Ogden Avenue & 4244 Elm Street	Required	Proposed
<b>Proposed Building</b>		
Ogden Avenue Setback (South)	75 ft. from Ogden Ave. centerline	85.5 ft.
Washington Street Setback (West)	25 ft.	77 ft.
Side Interior Setback (North)	13.5 ft.	86.5 ft.
Rear Setback (East)	N/A	N/A
<b>Parking</b>		
Ogden Avenue Setback (South)	50 ft. from Ogden Ave. centerline	61.6 ft.
Washington Street Setback (West)	8 ft.	11.7 ft.
Side Interior Setback (North)	5.5 ft.	20.7 ft.
Rear Setback (East)	N/A	N/A
<b>Drive-Through</b>		
Stacking Spaces	8	17
Spaces between Order and Pick-up	3	3
Setback from Residential Lot Line	50 ft.	63 ft.
<b>Other</b>		
Floor Area Ratio	0.75 (max)	0.05
Building Height	60 ft. (max)	28 ft.
Open Space	4,228 sq. ft. (10%)	15,350 sq. ft. (36%)
Street Yard Landscape Open Space	2,114 sq. ft. (50% min)	3,750 sq. ft. (89%)
Parking	7 (3.5/1,000 SF)	29
Bicycle Parking	2	3

### Signage

The applicant's proposal complies with the Village's Zoning Ordinance. All proposed signage will also be required to comply with the requirements of the Village's Zoning Ordinance.

### COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan's Future Land Use Map designates this property as Corridor Commercial. Corridor Commercial uses are defined as automobile related uses that provide services and retail opportunities to the nearby neighborhoods and the surrounding region. The Comprehensive Plan specifically mentions that the Ogden Avenue corridor continue to contain a range of these type of uses.

The proposed development also meets the Comprehensive Plan's key concepts for this subarea:

- Beautification along Ogden Avenue with street yard landscaping
- Commercial areas that are designed to be architecturally attractive and add value to adjacent properties
- Implements the recommendations of the Economic Development Plan to Enhance the Sales Tax
- Improved pedestrian connectivity by installing a new sidewalk on Washington Street and two new internal pedestrian connections to the site



- Parking lot screening and interior landscaped islands
- Dumpster enclosures and screening
- Buffering nearby residential areas from the impacts of commercial use (such as noise, light, and traffic) through the use of landscaping and screening
- The consolidation of multiple lots into one lot increases the depth and width creating a functional site plan.
- Encouragement of commercial expansion by increasing lot depth on a case-by-case basis given location, context, use, and screening.

The proposed development is consistent with the Comprehensive Plan.

### **ENGINEERING/PUBLIC IMPROVEMENTS**

Based on the existing and proposed impervious area, Post Construction Best Management Practices are not required for this property. The project will meet all provisions of the Stormwater and Floodplain Ordinance. Additional public improvements within the Washington Street right-of-way include the removal of an asphalt parking area, installation of curb and gutter, parkway turf, parkway trees, and a sidewalk. Within the Elm Street right-of-way improvements will include a hydrant relocation and installation of curb and gutter. A new water service line will be provided from Ogden Avenue.

### **PUBLIC SAFETY REQUIREMENTS**

The Village has reviewed the proposed development and determined that sufficient access to and around the site is provided for emergency vehicles. The site layout permits Fire Department apparatus the opportunity to enter and exit the site from the Ogden Avenue, Washington Street and Elm Street curb cuts.

### **NEIGHBORHOOD COMMENT**

Notice was provided to all property owners 250 feet or less from the property in addition to posting public hearing notice signs and publishing the legal notice in the *Daily Herald*. Staff received two phone calls general in nature requesting information on the proposed development.

Due to the map amendment request, Sec 28.12.010(f)(3) of the Municipal Code, requires that the petitioner hold a neighborhood meeting. The petitioner held a neighborhood meeting on September 5, 2024. The comments provided at the neighborhood meeting are provided in the attached Neighborhood Meeting Summary.

### **STANDARDS OF APPROVAL**

The petitioner is requesting a Zoning Map Amendment, a Special Use, and an alley vacation. The review and approval criteria 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.

### **Zoning Map Amendment Request**

*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 use and zoning of nearby property;*
- 2. the extent to which the particular zoning restrictions affect property values;*
- 3. the extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;*
- 4. the suitability of the subject property for the zoned purposes;*
- 5. the length of time that the subject property has been vacant as zoned, considering the context of*

- land development in the vicinity;*
- 6. *the value to the community of the proposed use; and*
- 7. *the comprehensive plan.*

### **Special Use Request**

#### *Section 28.12.050(h) Special Use Approval Criteria*

*No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the 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.*

#### ***Compliance with the Procedure to be followed in the Vacation of Streets, Alleys, and Public Rights-of-Way (Resolution #2003-58)***

The Village's alley vacation policy asks the following questions when it comes to determining if an alley can be vacated. These questions are listed below:

1. *Is there written consent of at least two property owners who abut the proposed parcel to be vacated?*
2. *Whether the Parcel or portion thereof, is no longer necessary for public use and whether the public interest will be served by such vacation request.*
3. *Whether the Parcel or portion thereof, should be vacated and whether public utility easements and any ingress-egress easements are to be maintained.*
4. *The amount and type of compensation, if any, to be required as a condition to the effectiveness of the vacation of the parcel.*

### **DRAFT MOTION**

Staff will provide a recommendation at the September 16, 2024 meeting. Should the Plan Commission find that the request is consistent with the Comprehensive Plan and meets the requirements of the Zoning Ordinance, staff has prepared a draft motion that the Plan Commission may make for the recommendation approval of 24-PCE-0026:

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 Zoning Map Amendment from R-4, Residential Detached House 4 to B-3, General Services and Highway Business, a Special Use to allow for a side-by-side drive-through, and an alley vacation 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 24-PCE-0026, subject to the following conditions:

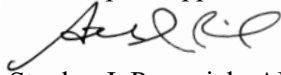
1. Rezoning, Special Use, and Alley Vacation shall substantially conform to the staff report; architectural drawings prepared by Hufft dated August 9, 2024 and last revised on September 9, 2024, and engineering and landscape drawings prepared by Manhard Consulting dated August 9, 2024 last revised on September 9, 2024 except as such plans may be modified to conform to the Village codes and ordinances.
2. A recorded access easement will be required prior to occupancy approval.

24-PLC-0026; 814-818 Ogden Avenue & 4244 Elm Street  
September 16, 2024

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3. The petitioner shall administratively consolidate the lots into one lot of record prior to issuing a building permit.
4. Prior to execution of the vacation plat, the petitioners shall pay the Village a total of \$16,000 per the petitioner's appraisal.
5. Submit a tree risk assessment report (TRAQ) from a certified arborist for the two parkway trees located on the Elm St. side nearest where the hydrant will be relocated.
6. An 8' solid fence will be installed along the entire length of the northern lot line.

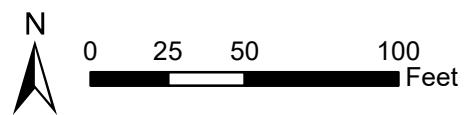
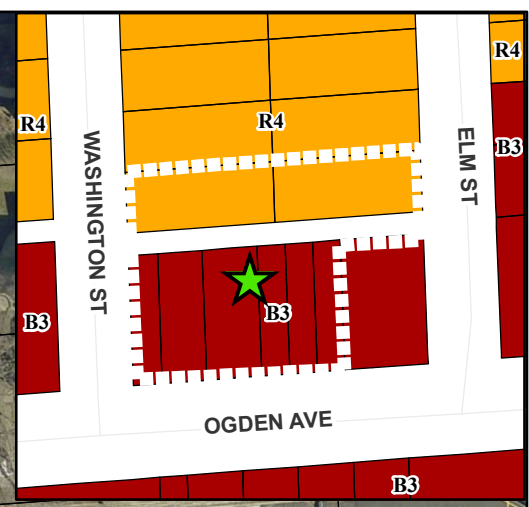
Staff Report Approved By:




Stanley J. Popovich, AICP  
Director of Community Development


SP; fl





814-818 Ogden Avenue & 4244 Elm Street: Location Map

 Subject Property

 Project Location

Date: August 28, 2024  
To: The Village of Downers Grove  
From: Downers Grove Equity Group LLC  
Subject: Plan Commission Application for PUD

The Plan Commission Application for Special Use includes the following:

- Petition for Plan Commission Application
- Owner Acknowledgements of Application
- Application Fees
- Collated Full Size 24x48 Plan Set, Including
  - Plat of Survey
  - Detailed Siteplan
  - Preliminary Engineering Plans
  - Car Stacking Exhibit
  - Fire Truck Turn Exhibit
  - Garbage Truck Turn Exhibit
  - KLOA Traffic Study
  - Sanitary District Conceptual Approval
  - Zoning Table
  - Building Elevations
  - Building Floor Plan
  - Photometric Plan
  - Landscaping Plan
  - Signage Plan with Elevations
  - Color Renderings
- Twelve (12) collated packets of 11x17 plan set
- Certification of Public Notice and List of Surrounding Properties

## **Introduction**

Downers Grove Equity Group LLC (DGEG) is submitting plans for a proposed redevelopment of the properties located at the corner of Ogden and Washington St along the Ogden Ave, Corridor. DGEG is under agreement for the properties commonly known as 814-818 Ogden ave; and 4244 Elm St. Additionally there have been discussions with the Village to vacate the alley between the commercially B-3 zoned lots, and the two R-4 residential lots located to the north of the Village owned alley. DGEG is proposing to construct an Andy's Frozen Custard drive through restaurant.

These parcels have been substantially vacant for over a decade and are currently not representing the highest and best use for the site. Through the vacating of the Village owned alley, this site can be assembled and redeveloped into a viable drive through restaurant site.

**Location:**

The proposed development includes five existing lots on Ogden Ave. (814-818 Ogden Ave.), one lot on Washington St.(814-816 Ogden Ave), one lot on Elm St (4244 Elm St.), and the village owned alley.

**Tenant:**

The proposed Tenant will be Andy's Frozen Custard. Andy's is a quick-service style restaurant with drive-thru and walk-up windows only, and no indoor dining. Orders are taken the old-fashioned way with face-to-face interaction at each car by a runner, instead of speaker boxes.

Andy's serves frozen treats including sundaes, concretes, and shakes, which features frozen custard that is made fresh every hour. There are no grills or fryers and have only an oven for baked goods. The speed of service commitment is 90 seconds or less, which helps drive-thru lines go quickly and ease of flow with on-site traffic.

Andy's commits to being involved in the community, such as Chamber of Commerce, schools, police and fire, parks and recreation events, libraries, and other small businesses.

**Site Plan:**

DGEG is proposing to construct a self standing Andy's Frozen Custard drive through facility.

The development will have three access points, all three currently existing: one from Ogden Ave.; one from Washington St.; and one from Elm St.

**Zoning Entitlements:**

To proceed with this development, DGEG requires one Special Use, Map Amendment (rezoning R-4 parcels), and an Alley Vacation:

- A special use permit from the Village for a drive through for Andy's Frozen Custard
- A map amendment rezoning two R-4 parcels
- An Alley Vacation

In closing, we believe this project would be a major asset to the Village. The proposed use will clean up, beautify, and highlight a well known corner within the Village, significantly add to Village's retail sales and real estate tax revenue base, and eliminate the underutilization of this strategic site.

With your approvals we hope construction can begin in the 4th quarter of 2024.

Regards,

Downers Grove Equity Group LLC  
Brett Paul - Manager



# Neighborhood Meeting Sign-In Sheet

Date: September 4, 2024, 5:30 PM

Location: Panera Bread, Downers Grove, IL

Company: Downers Grove Equity Group LLC

Project: Proposed Andy's Frozen Custard at 818 Ogden Ave., Downers Grove, IL

#	Name	Address	Phone Number	Email
	Mary Super	4244 Washington	630.9	
1	LOUIS IMBRAGNO	748 OGDEN AVE		
2	Alyssa Szporder	4233 Washington St		
3	Chad Wala	4217 Washing st		
4	Adam K	4117 Washington st		
5	Katie+Rob	4136 Washington		
6	Jason Shick	4225 Elm St		
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# Neighborhood Meeting Feedback

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**Date:** September 4, 2024, 5:30 PM

**Meeting Location:** Panera Bread, 160 Ogden Avenue, Downers Grove, IL

**Developer:** Downers Grove Equity Group LLC

**Project:** Proposed Andy's Frozen Custard at 818 Ogden Ave., Downers Grove, IL

**Notes:** Letters were sent to all residents via United State Postal Service, mailed on August 21, 2024. We were also made aware of a Facebook comment from a local resident bringing attention to the meeting.

**Attendees:** See sign in sheet with local residents who attended.

**Developer representatives:** Brett Paul and Michael Gatto

**Andy's Representatives:** Liana Moore and Robert de la Fuente

## Attendee Feedback

**Comment:** Concern about current traffic coming south on Elm St. and Washington and impact of new Andy's.

**Response:** A majority of traffic will be coming from Ogden Avenue and shouldn't add new traffic to residential area.

**Comment:** Signage concern. How long will signs be staying on and what kind of light can be expected from the property. One resident referenced the Andy's in Naperville being bright.

**Response:** Andy's will be complying with the Village's zoning regulations regarding signage and will not be asking for any variances

**Comment:** Concern about the existing fence on the north side of the property screening light from customers.

**Response:** Fence will be repaired in any area necessary and will be brought to "like new" condition.

**Comment:** Security camera: what type of security system will Andy's have?

**Response:** Security cameras monitor the interior and exterior of the buildings.

**Comment:** Additional comments about traffic concerns and ingress/egress onto Washington. Concern traffic will congest area more than it already is. Suggestion of additional traffic controls like at Ogden and Lindley Speedway, which does not allow a right out onto Lindley.

**Response:** We are currently using the existing cuts on Elm and Washington. Also there will be a point of access on Ogden, which will be best for customers using the drive-thru.

**Comment:** Question about existing parking areas, what will be changing about what's existing. Will there parking added to the northeast corner of the property? Some concern about where UPS customers from across the street will park as some park in the parking spaces along the subject property's building.

**Response:** Based on what's existing, no new parking area will be added. The vacant lot in the northeast corner will remain vacant with grass. UPS customers have parking along the UPS building that should be in compliance with local code.

**Comment:** Will there be more or less green space and how is stormwater management getting handled?

**Response:** Based on what's currently on site, there will be more greenspace than what's currently existing. Based on our calculations from the engineer no additional stormwater management will be required because of impervious area.

**Comment:** Concern about trees on the north side of the property getting removed for screen purposes.

**Response:** Any tree removal will be existing trees on subject property. Landscaping will be in compliance with Village code.

**Comment:** Drive-thru speaker boxes: How will you control the volume potentially disturbing neighbors.

**Response:** Andy's does not have speaker boxes. Employees manually take orders from customers in their vehicles.

**Comment:** How much revenue will this generate to the Village in additional tax dollars and real estate taxes?

**Response:** Waiting on additional feedback from Village to project sales tax. 2023 real estate taxes total \$19,402.82 on current parcels. With improvements to property, taxes will increase.

**Comment:** More comments on traffic concerns. Andy's is a use they like but existing traffic and potential more congestion could disturb the residences further. Left turn out only on to Washington or a left turn only lane coming out of the cut onto Washington.

**Response:** Many of these comments and concerns come from existing conditions and traffic on Washington. We believe a majority of Andy's traffic will be coming off Ogden and we won't substantially add new traffic.



# Zoning Map Amendments

**Form #PC03**

## Review and Approval Criteria

**Address of Project Site:** 814-816 Ogden Ave. (PIN# 0905120009) and 4244 Elm St. (PIN# 0905120018)

A detailed response to all of the standards shall be provided, specifying how each standard is or is not met.

### Section 28.12.030.I. Review and Approval Criteria (Zoning Map Amendments - Rezoning)

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.  
West- B3/R4- Professional Services and Single Family Residential; North- R4- Single Family Residential;  
East- B3- Retail; South- B3- Auto Related Services
2. The extent to which the particular zoning restrictions affect property values.  
The zoning restrictions should not have a material impact on property values.
3. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.  
There should not be any diminution of property values.
4. The suitability of the subject property for the zoned purposes.  
This property is contiguous to the proposed zoning district, and part of a larger assemblage. If approved, this new parcel will maintain similar boundaries and depths to the neighboring B3 zoned properties.
5. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.  
  
The subject property has been vacant as zoned for over 15 years.
6. The value to the community of the proposed use.  
The subject property will be assembled into a larger parcel, and redeveloped into a quick service restaurant. This process will benefit the greater community in the following ways: Utilization of a current vacant site; increased property tax revenue; increased food and bev tax revenue; and adding a national company to the community who is not conducting business locally currently.
7. The Comprehensive Plan.  
The comprehensive plan keys in on the shallow lot depths located on Ogden Ave. parcels. Rezoning and assembling these parcels would create a solution to that problem (Comp Plan, Pg 114).  
The comprehensive plan also notes that the Village should "encourage commercial expansion into residential areas" (Comp Plan, Pg 120). This is an opportunity to further this enumerate goal.



# Special Uses

## Review and Approval Criteria

**Form #PC02**

**Address of Project Site:** \_\_\_\_\_

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 use, Drive-Through Facility, is expressly authorized as a Special Use in the B3 zoning district

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

The proposed use, Drive-Through Facility, would be compatible with the neighboring uses and zoning. Additionally, the proposed development would reinvigorate an underutilized site that has remained vacant for a significant period of time; generate increased property tax revenue; generate increased food and beverage tax revenue; and establish a new relationship with a national company that has not existed in the community before.

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 the greater community. The proposed use will remove multiple vacant buildings that have not been substantially occupied in over a decade and have been minimally maintained. The proposed use will allow the existing substandard condition to be removed and a new project built to current codes in its place. The development will also remove the existing paved public parkway, and replace it with green space, creating a net increase of green space from the current use to the proposed development.

Downer’s Grove Equity Group LLC  
745 McClintock Dr., Suite 305  
Burr Ridge, IL 60527  
August 6, 2024

Re: Vacation of Village owned Alley

Company is the petitioning the Village of Downers Grove to vacate the alley located to the rear of the properties commonly known as 800-818 Ogden Ave. Downers Grove, IL.

The abutting owners are as follows:

Property Address	Owner	Frontage Abutting Alley (Linear Ft)
814-818 Ogden Ave.	K&M Corp of Arizona	324.3
800 Ogden Ave.	AIM OGDEN LL	75
4244 Elm St	K&M Corp of Arizona	133.1

Currently the alley has the following public service facilities that run over, under, or upon the parcel:

Public Utility Owner	Type of Utility	Location
Comed	Electric	Overhead Electric Poles
Downers Grove Sanitary District	8 Inch Sanitary Pipe	Underground

Current legal description of alley:

ALL THAT PART OF THE 20 FOOT WIDE VACATED ALLEY LYING BETWEEN WASHINGTON STREET AND ELM STREET, NORTH OF AND ADJOINING LOTS 10 TO 19 IN BLOCK 4 IN LYMAN PARK SUBDIVISION OF THE EAST 281.7 FEET OF LOT 2 AND ALL OF LOT 4 OF THE PLAT OF CIRCUIT COURT PARTITION OF HENRY M. LYMAN’S ESTATES, IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF LYMAN PARK SUBDIVISION, AFORESAID, RECORDED ON MAY 15, 1926 AS DOCUMENT 213564, MODIFIED BY DECREASE ENTERED MARCH 8, 1940 IN CASE NUMBER 39–938 CIRCUIT COURT OF DUPAGE COUNTY, ILLINOIS AND AMENDED BY INSTRUMENT DATED FEBRUARY 27, 1941 AND RECORDED MARCH 31, 1941 AS DOCUMENT 421692, IN DUPAGE COUNTY, ILLINOIS.

**Alley Vacation Criteria:**

1. Is there written consent from at least two property owners who abut the proposed parcel to be vacated?
  - a. Yes. The project currently abuts the alley on three parcels.
2. Is the parcel or a portion thereof no longer necessary for public use and whether the public interest will be served by such vacation request?
  - a. The alley will no longer be necessary for public use. The public interest will be served by the vacation request through the redevelopment and activation of a site blighted by vacancy and building deficiencies. Additionally, the vacated alley will remain wholly intact as a means of ingress/egress for the property owner to the east, removing any adverse effect from the adjacent building.
3. If the parcel or any portion thereof should be vacated, will public utility easements and ingress-egress easements be maintained?
  - a. Yes. Public utility easements will remain. Ingress-egress easements will be maintained for the property to the east.
4. What is the amount and type of compensation, if any, to be required as a condition to the effectiveness of the vacation of the parcel?
  - a. The alley will be vacated at no cost to the project.

Downers Grove Equity Group, LLC hereby requests the Village of Downers Grove to vacate the alley.

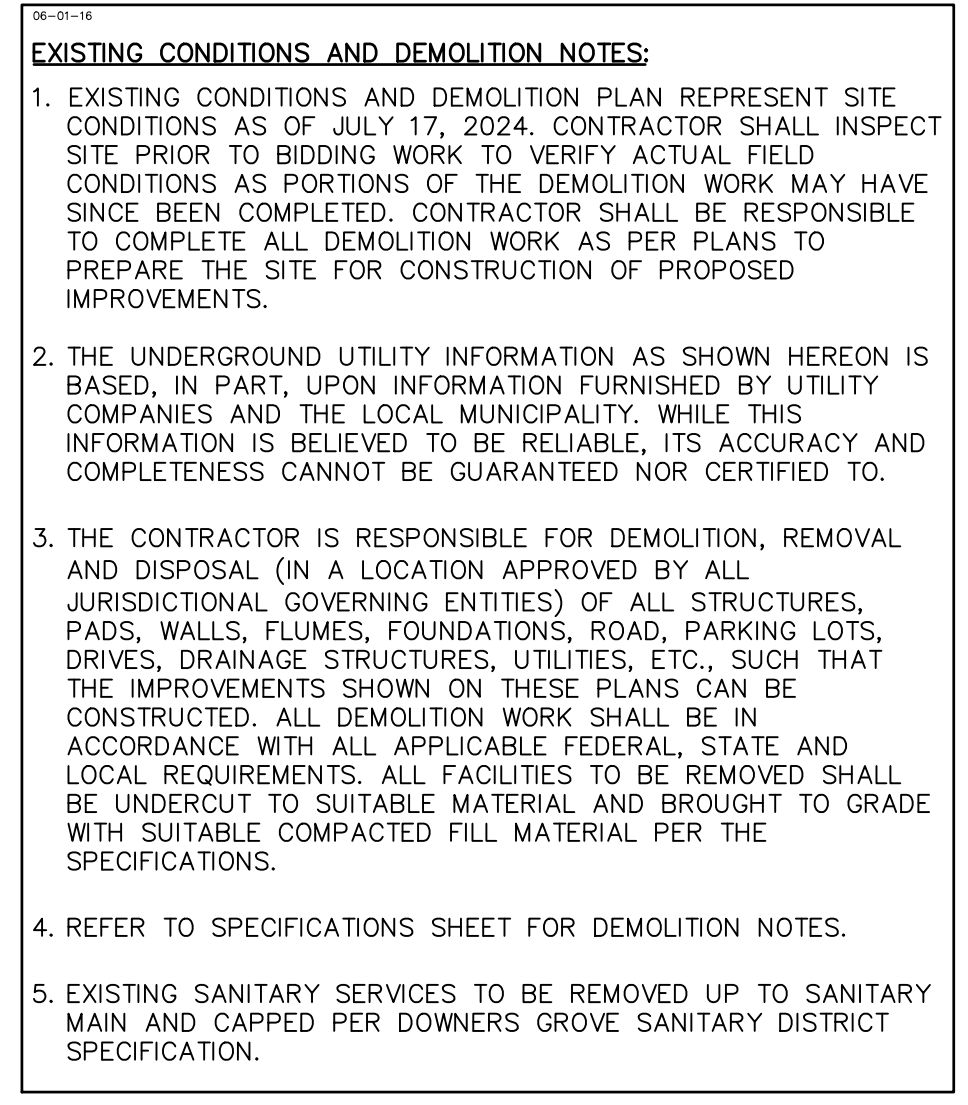
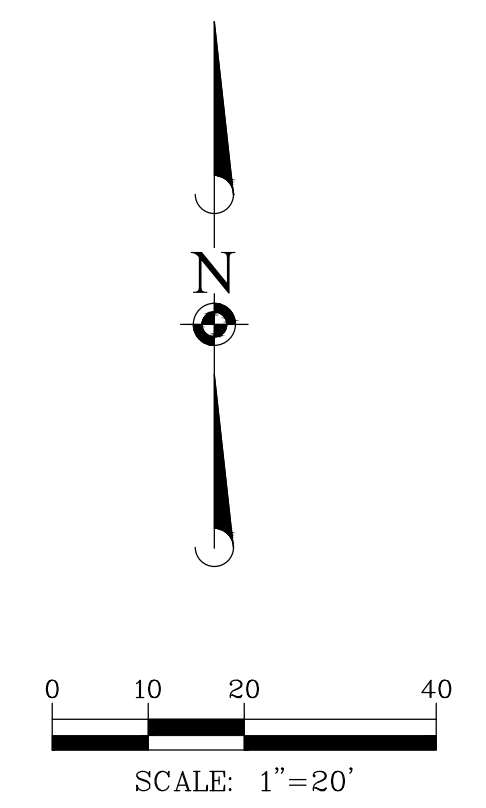
Sincerely,

Brett Paul









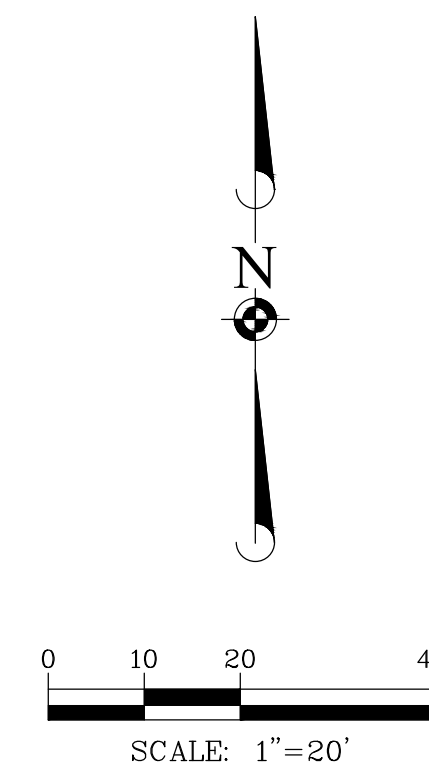
**Manhard**  
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333 First Butterfield Road, Suite 600, Lombard, IL 60148  
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FAX: 630.691.9505  
manhard.com  
Environmental Scientists • Landscape Architects • Planners  
Construction Managers • Environmental Scientists • Planners

PROJ. MGR.:	<u>SMS</u>
PROJ. ASSOC.:	<u>DDS</u>
DRAWN BY:	<u>KNS</u>
DATE:	<u>08-08-24</u>
SCALE:	<u>1"=20'</u>

**SHEET**

**C200**

**AFC.DGIL01**


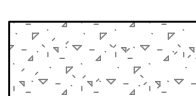



## PAVEMENT MARKING LEGEND

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(A)	24" WHITE STOP BAR
(B)	4" YELLOW LINE
(C)	LETTERS AND SYMBOLS PAVEMENT MARKINGS
(D)	TRAFFIC FLOW DIRECTIONAL ARROWS
(E)	4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
(F)	12" SOLID WHITE SPACED 3' O.C.

SIGN LEGEND	
①	R1-1 STOP SIGN
②	R7-8 HANDICAP PARKING SIGN
③	R5-1 DO NOT ENTER SIGN
④	W11-2 PEDESTRIAN CROSSWALK SIGN

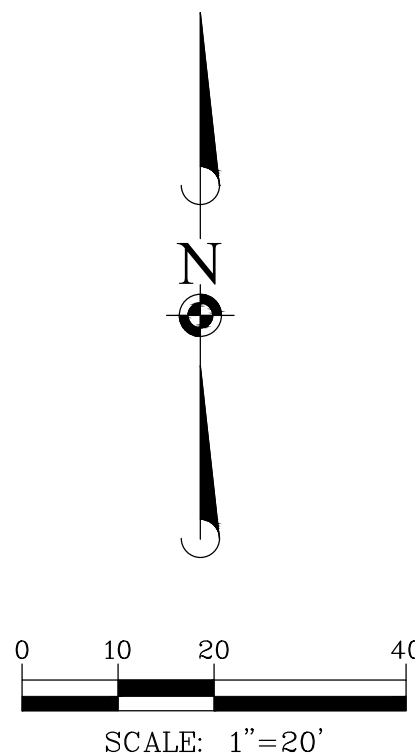
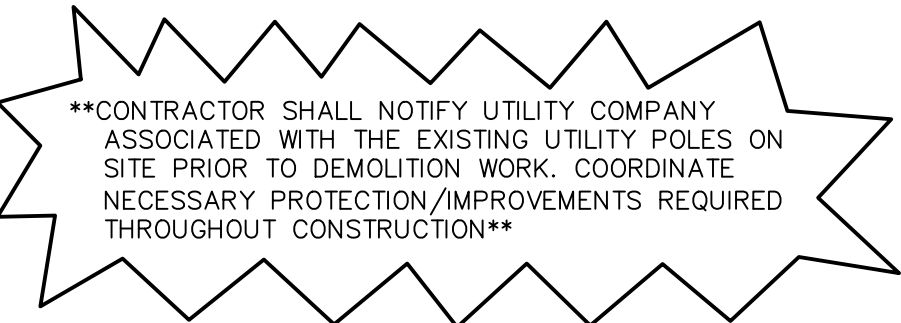
PAVEMENT LEGEND	
	<u>HEAVY DUTY PAVEMENT</u> 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 12" AGGREGATE BASE COURSE, TYPE C
	<u>CONCRETE PAVEMENT</u> 8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 x 6 W1.4 WWF 4" COMPACTED AGGREGATE BASE, TYPE B
	<u>CONCRETE SIDEWALK</u> 5" PORTLAND CEMENT CONCRETE 4" COMPACTED AGGREGATE BASE COURSE, TYPE B

- SITE DIMENSIONAL AND PAVING NOTES:**

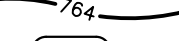







1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADI SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS X 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE PROPOSED BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMP, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PERMITS LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, BIKE RACKS, FLAG POLES, ETC., DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS





1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-899-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHOWN CONTRACTOR. CONTRACTOR SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS NOT TO BE RELIED UPON BY THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD, THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT ALL UTILITIES AND UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
9. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3%:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON JULY 17, 2024. CONTRACTOR SHALL CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHY, THE CONTRACTOR SHALL, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2%:1V UNLESS OTHERWISE NOTED.
12. EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.

01/11/18	
	<b><u>GRADING PLAN LEGEND</u></b>
	PROPOSED 1 FOOT CONTOURS
	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE
	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

DATE	REVISIONS	DRAWN BY
06/28/24	REVISED PER VILLAGE REVIEW	KNS

**Manhard**  
CONSULTING

323 Elm Street, Suite 600, Lombard, IL 60148  
ph: 630.661.9820 fx: 630.661.9836  
manhard.com

Construction Managers • Environmental Scientists • Landscape Architects • Planners  
Civil Engineers • Sinecure • Water Resource Engineers • Water & Wastewater Engineers

**ANDY'S FROZEN CUSTARD**

---

**VILLAGE OF DOWNERS GROVE, ILLINOIS**

---

**GRADING PLAN**

PROJ. MGR.: SMS  
 PROJ. ASSOC.: DDS  
 DRAWN BY: DDS  
 DATE: 08-08-24  
 SCALE: 1"=20'



1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE, CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT U.L.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RISE ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LEANS OVER EXISTING SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FEES.
15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUTED EXISTING SANITARY MANHOLES.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DETAILMENT PLAN FOR ITEMS DELETED.
19. ALL D.I. WATERMAIN PIPE AND D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

**Manhard**  
CONSULTING

333 East Butterfield Road, Suite 600, Lombard, IL 60148  
PH: 630.691.8500 F: 630.691.8586  
manhard.com

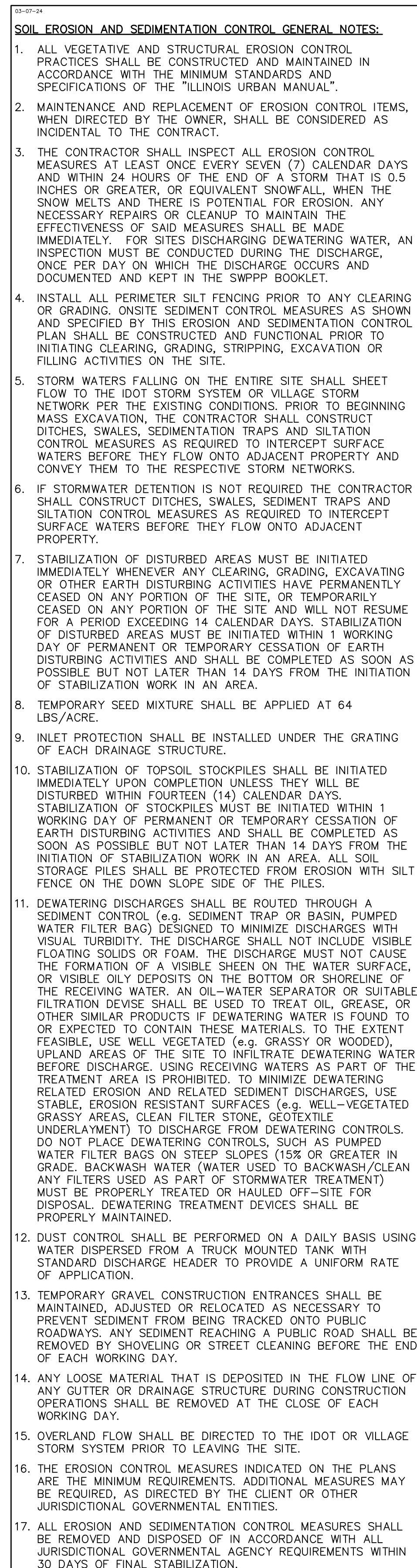
Civil Engineers Surveyors Water & Wastewater Engineers  
Construction Management Environmental Engineers  
Construction Safety Construction Management

## UTILITY PLAN

PROJ. MGR.: SMS  
PROJ. ASSOC.: DDS  
DRAWN BY: DDS  
DATE: 08-08-24  
SCALE: 1"=20'



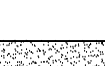




**SHEET**  
**C500**  
AFC.DGIL01



[illegible]

06-01-16

**LEGEND**

	TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
	EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
	TEMPORARY STORM STRUCTURE PROTECTION
	PAVEMENT DRAINAGE FLOW
	SWALE DRAINAGE FLOW
	LIMITS OF DISTURBANCE/CONSTRUCTION

- CONSTRUCTION SEQUENCE:**
1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
  2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
  3. CONSTRUCT TEMPORARY DITCHES, SWALES, AND/OR SEDIMENT TRAPS.
  4. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS.
  5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
  6. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING AND SODDING OF STORMWATER MANAGEMENT FACILITIES.
  7. CUT AND FILL SITE TO PLAN SUB-GRADE.
  8. CONSTRUCT UNDERGROUND IMPROVEMENTS, I.E. SANITARY SEWER WATERMAIN AND STORM SEWER\*\*, ETC.
  9. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
  10. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
  11. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
- \*\* INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.**

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."



FINAL LANDSCAPE PLAN

for

ANDY'S FROZEN CUSTARD

NEC OF WASHINGTON STREET AND OGDEN AVENUE

VILLAGE OF DOWNERS GROVE, ILLINOIS

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
L1	TITLE SHEET AND LANDSCAPE SUMMARY
L2	FINAL LANDSCAPE PLAN
L3	LANDSCAPE DETAILS
L4	LANDSCAPE SPECIFICATIONS

Village of Downers Grove Required Landscaping

STREET TREE REQUIREMENT

Requirement: Parkway trees are required 1 per 40 lf. The Village forester shall install the required parkway trees. Fees paid directly to Village.

On Plan - Not shown, to be determined by Village Forester

PARKING LOT PERIMETER LANDSCAPING

Requirement: When across the street from a residential zoning district, perimeter landscaping required along 100% of street frontage. When across from non-residential, perimeter must be provided along 75% of the perimeter. Plantings must be provided in groupings of at least 3 plants at 36" min ht. Provide one shade or ornamental tree per 30' of street frontage (parkway trees may count towards requirement).

When interior and abutting another lot, landscaping must be proided for 50% of the perimeter abutting side and rear lot lines with groupings of no less than 3. When abutting a residential zoning district, a 6' fence must be provided instead of landscaping along 100% of the parking lot perimeter.

All Parking Lot Perimeter Landscaping may be counted towards zoning district landscape open space requirements.

Required - Fence @ North Property line and 50% min landscaping, 50% min landscaping along east lot line, 75% min. landscaping along south and west drive-thru/ parking lot (Street Yard).

On Plan - New 6' fence @ North Property line and 50% min. landscaping, 50% min landscaping along east lot line provided. 75% min. landscaping along south and west drive-thru/parking lot (street yard).

PARKING LOT INTERIOR LANDSCAPING

Requirement: Landscape islands must be located at the end of each parking row and within each row so there are no more than 20 spaces between islands. Islands must be 7' wide min. and 150 sf. One shade tree must be provided for each 150 sf of island. If divider medians are provided, they must be 6' wide and provide 1 shade tree per 40' of median length. At least 50% of the islands must be planted with live material or turf.

Parking Lot Interior Landscaping may be counted towards zoning district landscape open space requirements if over 500 sf or more.

Required - 7 island trees

On Plan - 7 island trees

OPEN SPACE REQUIREMENT PER ZONING DISTRICT

Requirement: Min. 10% of lot requires Landscaped Open Space. At Least 50% of the required landscaped open space must be located in the street yard. Must be landscaped with live plants.

Total Site: ± 40,782.9 sf  
10% Open Space: 4,078.3 sf (2,039.15 sf in street yard)

Required - 4,078.3 sf Landscaped Open Space (2,039.15 of it in street yard)  
On Plan - 14,945 sf Landscaped Open Space (±5,800 of it in street yard)

SIGN LANDSCAPING

Requirement: Monument signs must be surrounded by a landscape area of at least 3' in width, consisting of shrubs, perennials, ornamental grasses, etc.

On Plan - Meets Ordinance



LOCATION MAP



Landscape Notes:

- Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
- Contractor responsible for erosion control in all seeded/ sodded areas.
- Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
- Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented. All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch. Root flares shall be at or above grade, per specifications, and all rope/cord shall be removed from the base of tree trunks.
- Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
- For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
- For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
- It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
  - Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative.
  - The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
- Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
- A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
- Contractor shall promptly repair all damages to existing site at no cost to owner.
- Refer to landscape specifications for additional conditions, standards, and notes.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES					
AA	4	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	2.5" Cal.	B&B
GI	3	Gleditsia triacanthos inermis	Thornless Honey Locust	2.5" Cal.	B&B
DECIDUOUS SHRUBS					
AB	15	Aronia melanocarpa 'UCONNAM166'	Low Scape Hedger® Black Chokeberry	24"	Pot
CI	12	Cornus sericea 'Isanti'	Isanti Red Twig Dogwood	24"	Pot
PX	5	Diervilla x 'G2X885411'	Kodiak® Red Diervilla	24"	Pot
HJ	10	Hydrangea paniculata 'Jane'	Little Lime® Panicle Hydrangea	24"	Pot
RL	6	Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	24"	Pot
RI	11	Rosa x 'Meijocosa'	Pink Drift® Groundcover Rose	5 gal.	Pot
SB	20	Syringa x 'SMSJBP7'	Bloomerang® Dark Purple Lilac	24"	Pot
EVERGREEN SHRUBS					
JP	14	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	5 gal.	Pot
RK	6	Rhododendron x 'Karens'	Karens Azalea	24"	Pot
ORNAMENTAL GRASSES					
PB	9	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal.	Pot
SH	14	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Pot
PERENNIALS					
HO	8	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Pot
NC	15	Nepeta x 'Cat's Pajamas'	Cat's Pajamas Catmint	1 gal.	Pot

LANDSCAPE LEGEND

- 
- ESTIMATED STREET TREE LOCATION- BY OTHERS
- 5
- 
- EXISTING TREE TO REMAIN
- 4
- 
- TURF
- SEED OR SOD, TBD BY OWNER
- 17,408 sf



SEAL  
James Matthew Nelson, ASLA, PLA, LEED  
Illinois Registered Landscape Architect  
# 157-001644  
Expires 08/31/2025



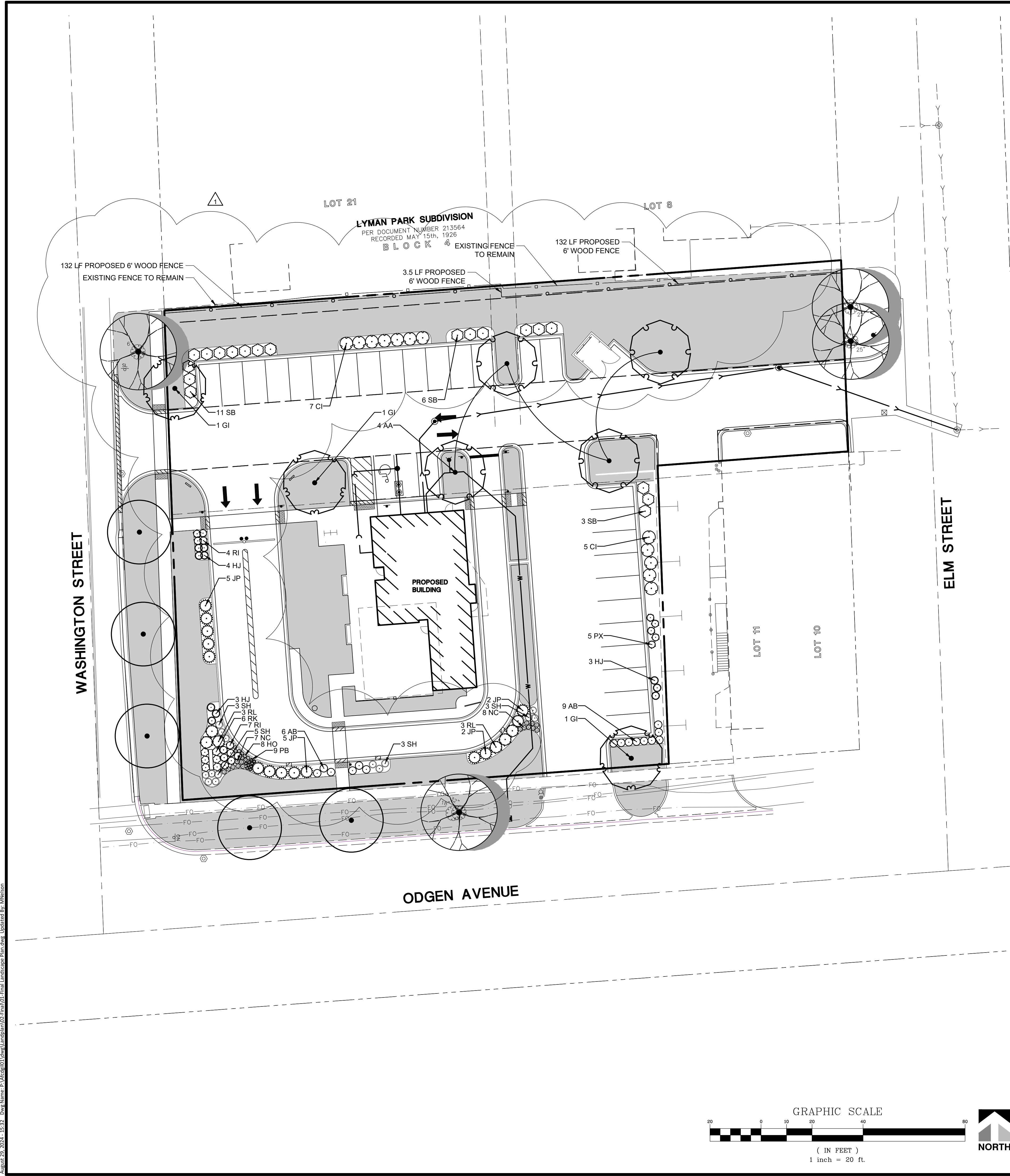
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ANDY'S FROZEN CUSTARD  
VILLAGE OF DOWNERS GROVE, ILLINOIS  
TITLE SHEET AND LANDSCAPE SUMMARY

PROJ. MGR.: SMS  
PROJ. ASSOC.: MN  
DRAWN BY: MN  
DATE: 07/26/24  
SCALE: NTS  
SHEET  
L1 OF L4  
AFC.DGIL01

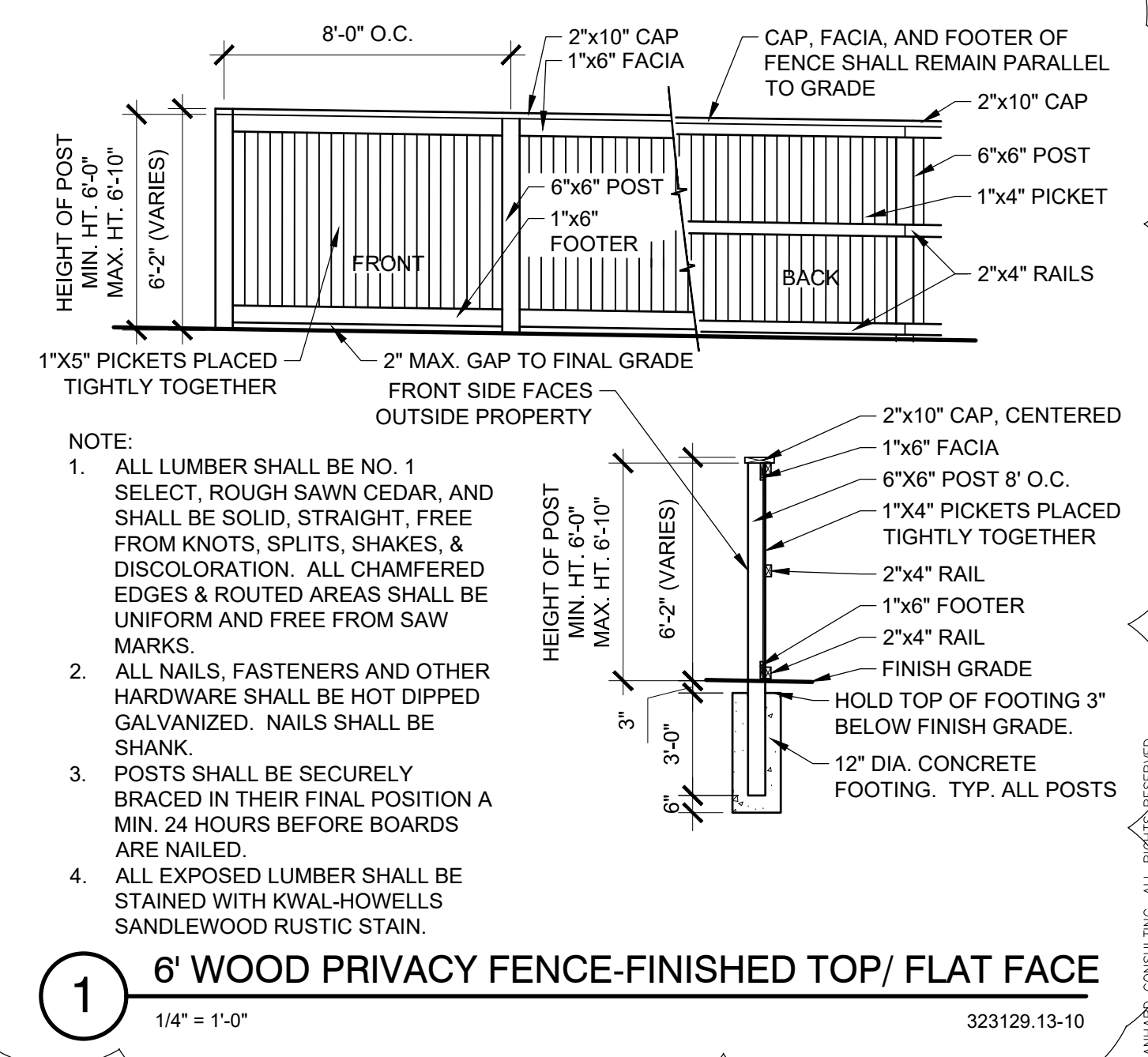




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LANDSCAPE LEGEND

- ESTIMATED STREET TREE LOCATION- BY OTHERS 5
- EXISTING TREE TO REMAIN 4
- TURF SEED OR SOD, TBD BY OWNER 17,408 sf



DRAWN BY

REVISIONS

DATE

08/29/24

REMOVED PER VILLAGE COMMENTS

MIN

Manhard CONSULTING

388 East Randolph Street, Suite 200, Chicago, IL 60601  
Tel: 312.467.1100 Fax: 312.467.1101  
Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Wetland Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

ANDY'S FROZEN CUSTARD

VILLAGE OF DOWNERS GROVE, ILLINOIS

FINAL LANDSCAPE PLAN

PROJ. MGR.: SMS

PROJ. ASSOC.: MN

DRAWN BY: MN

DATE: 07/26/24

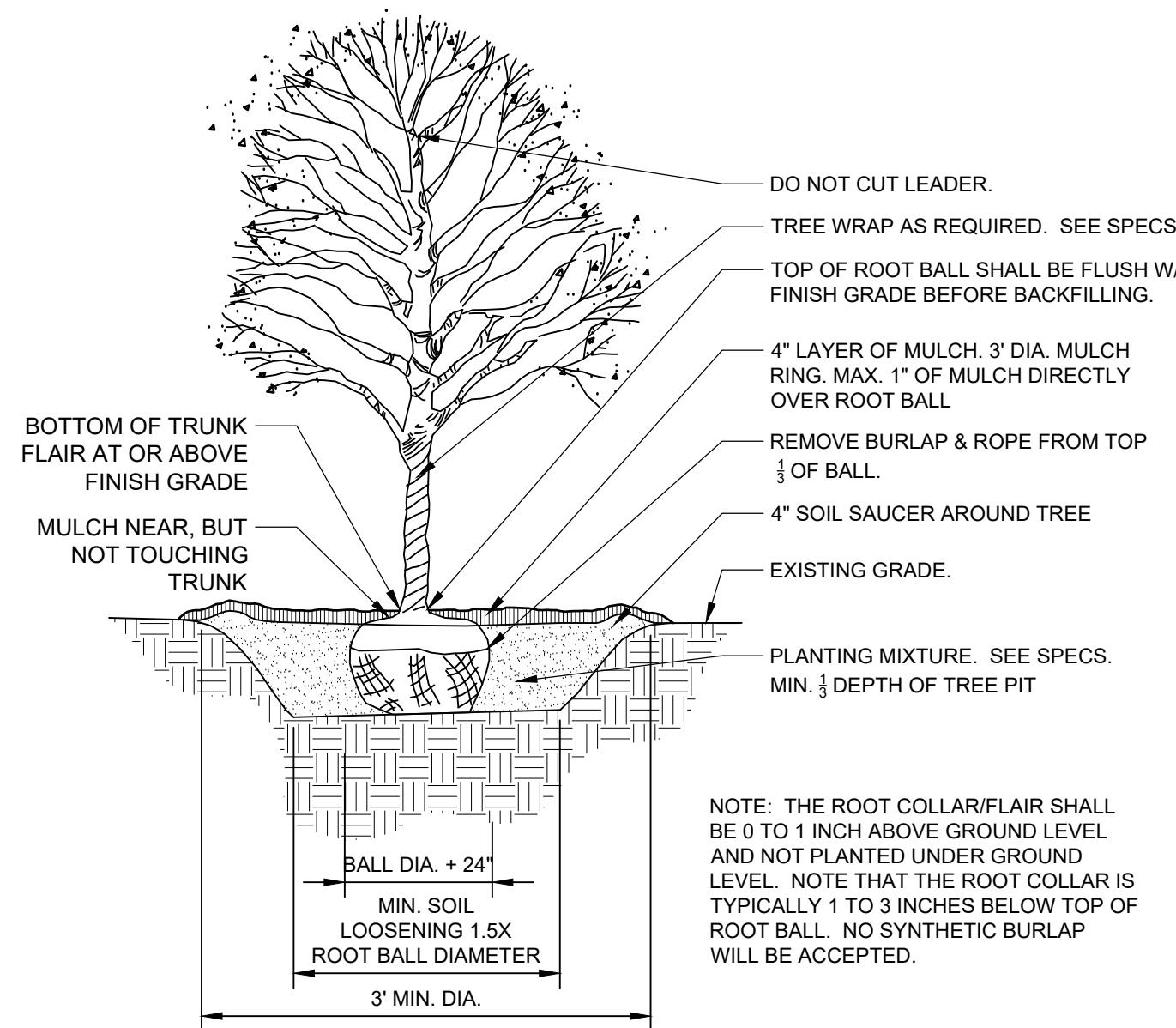
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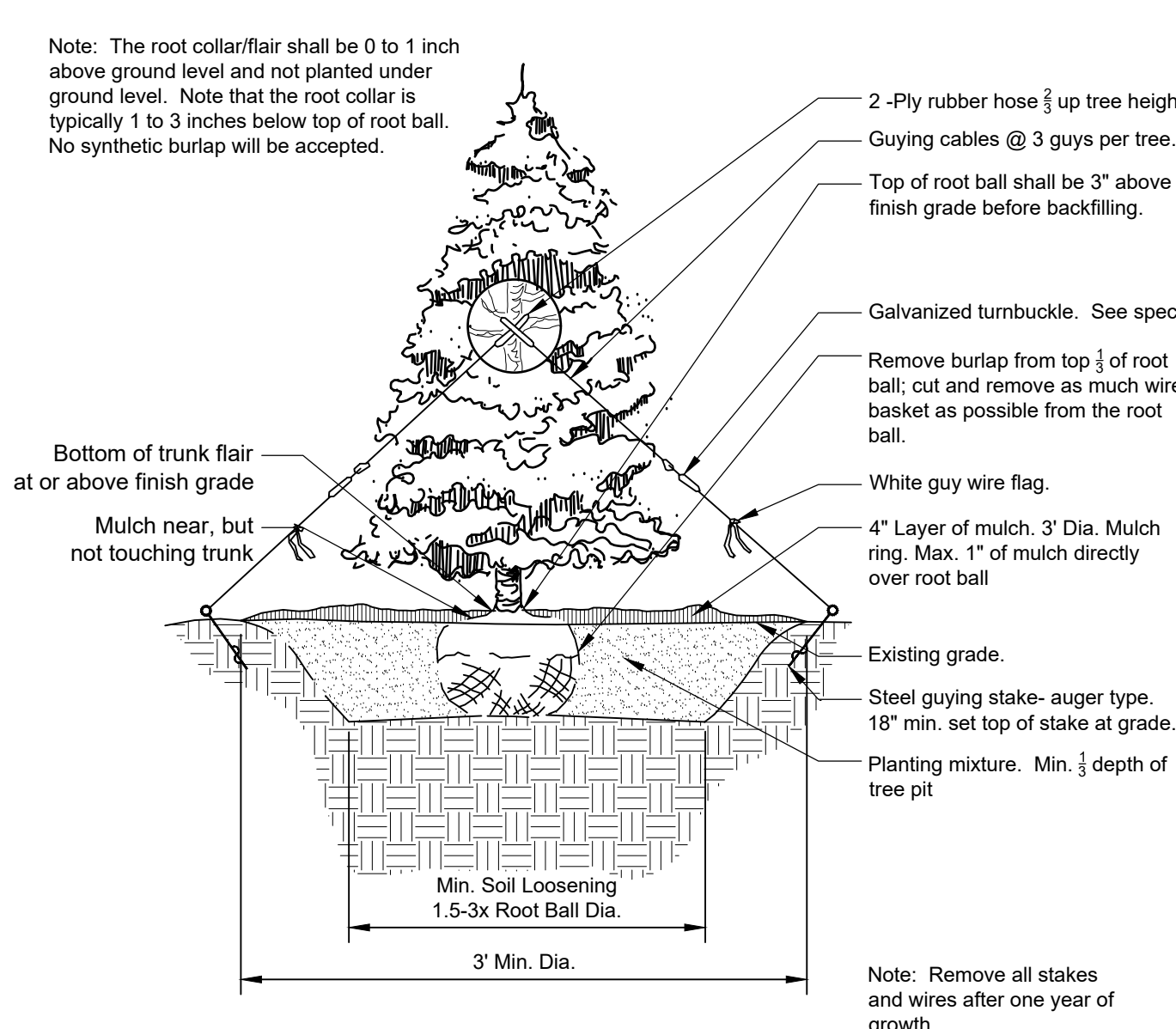
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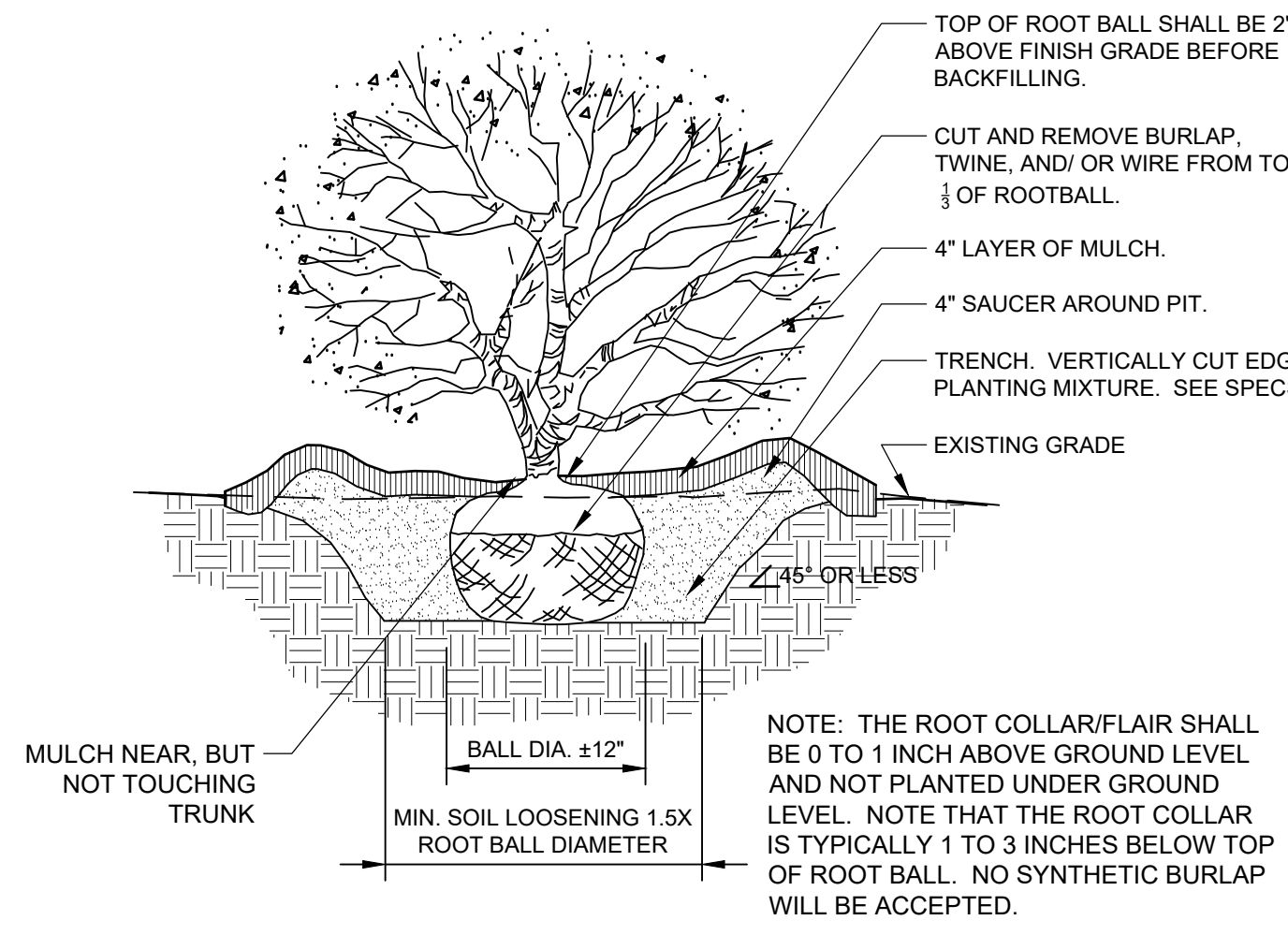




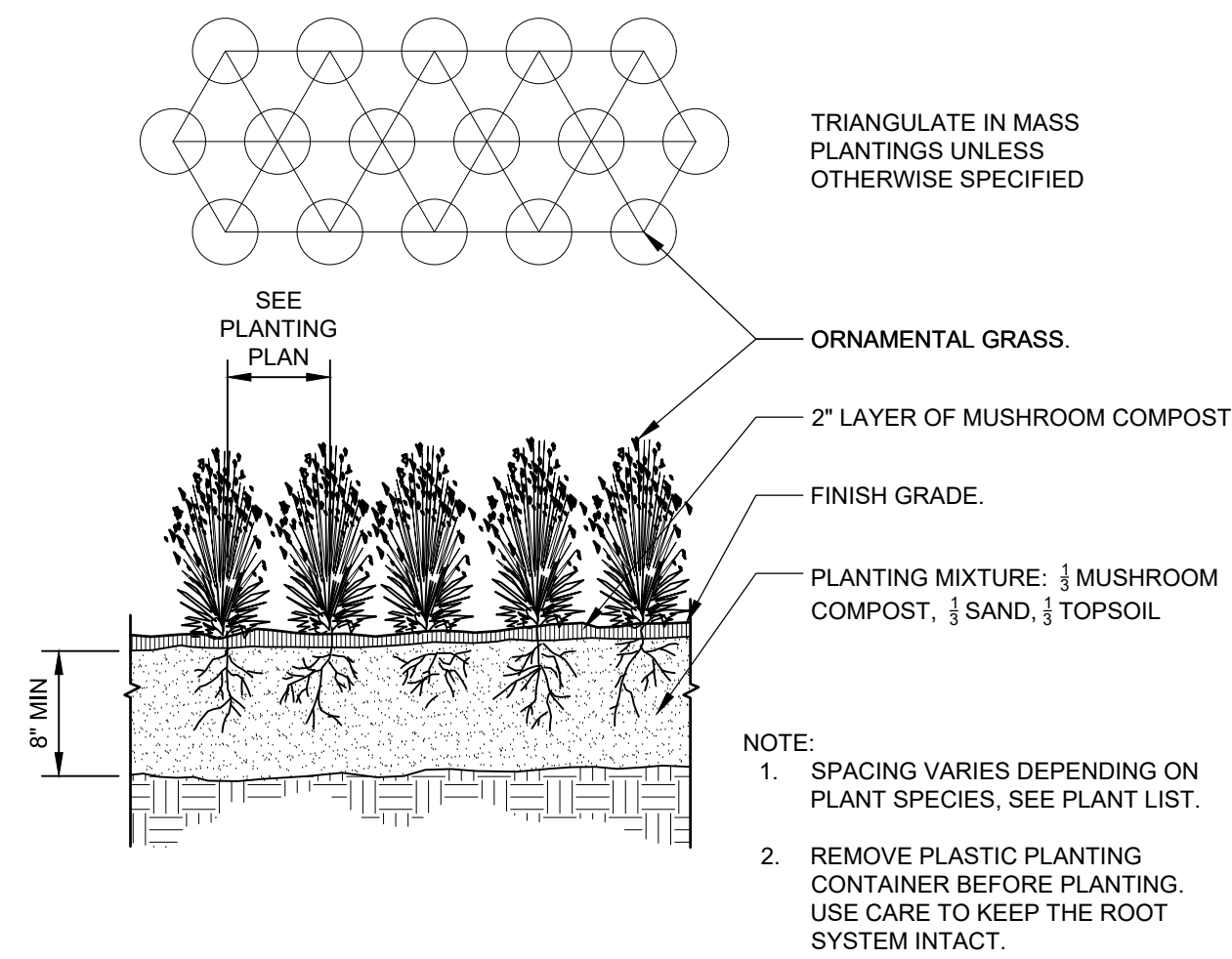
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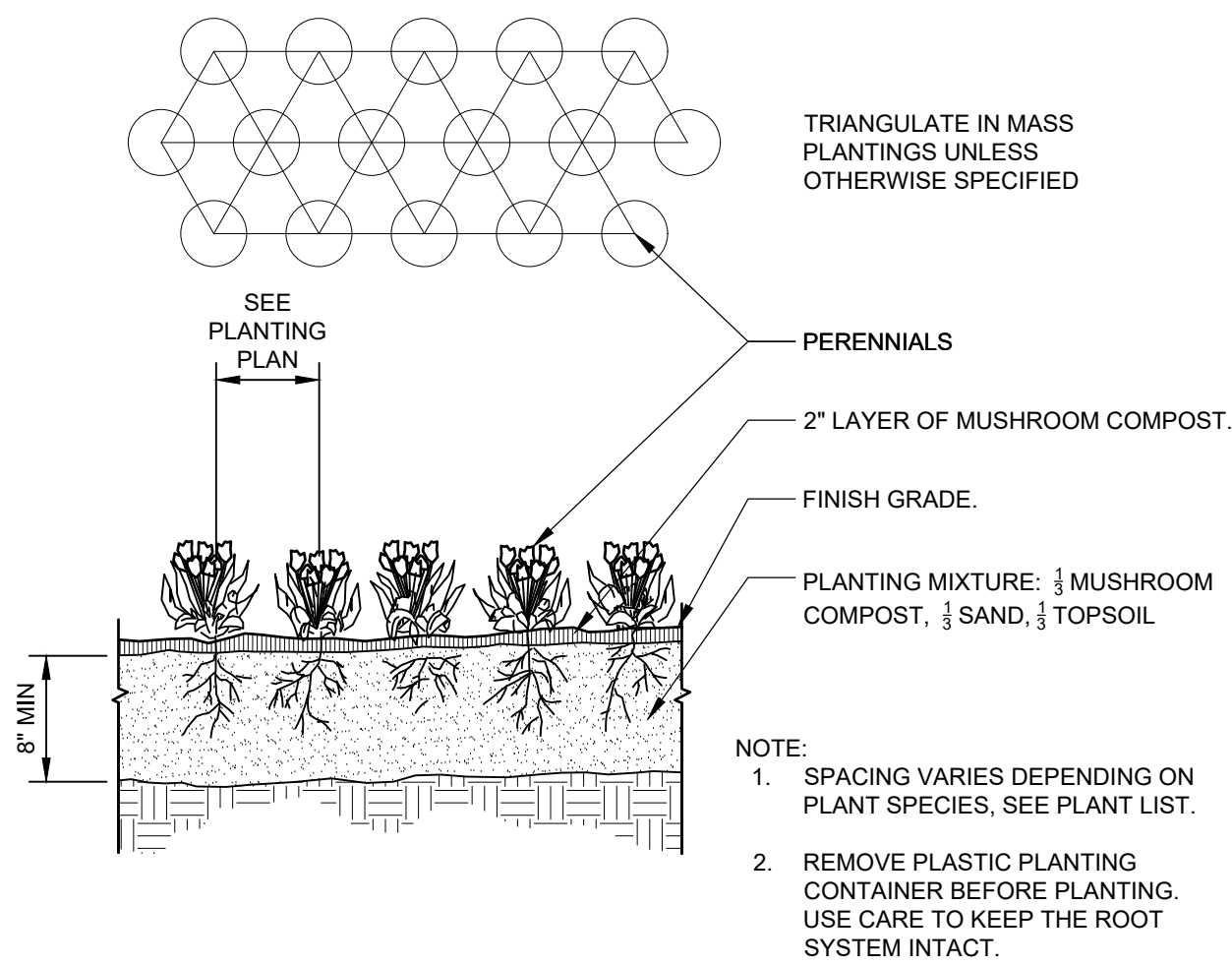
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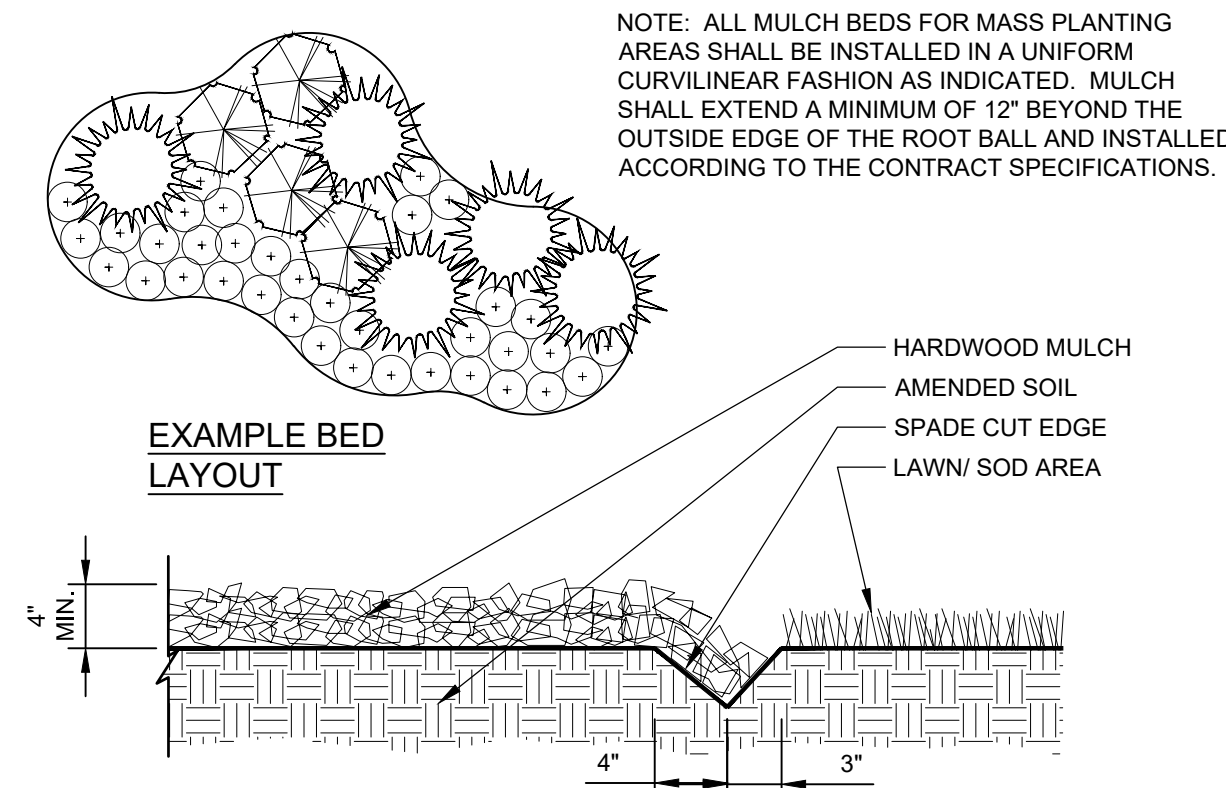
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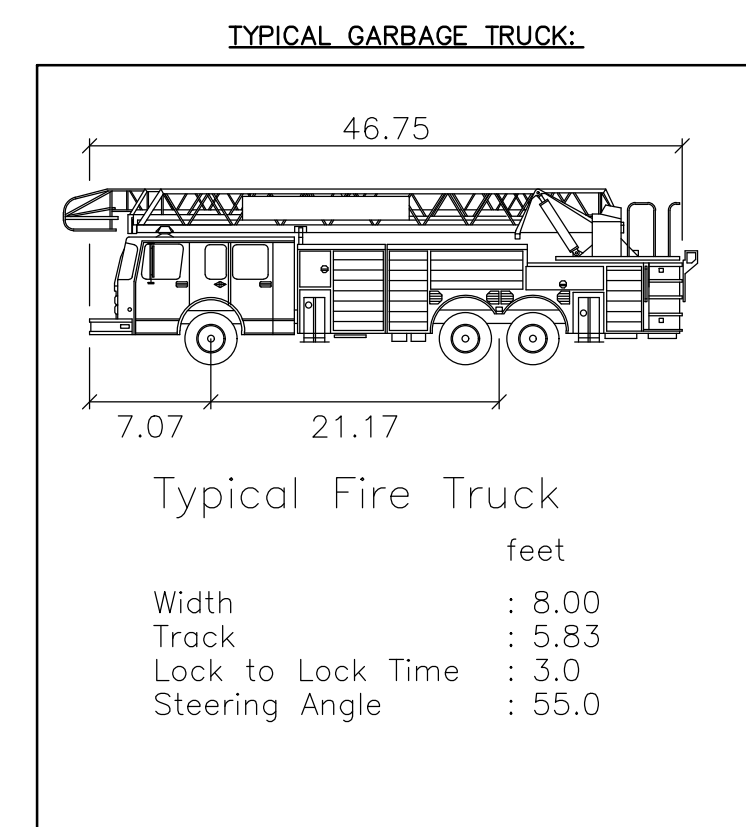
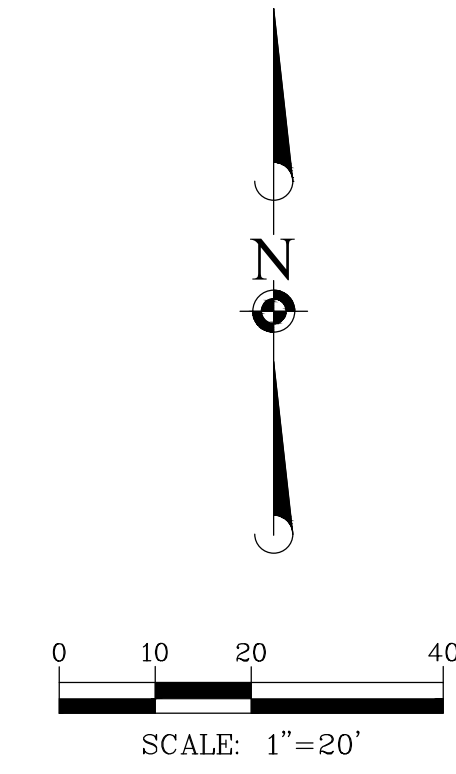
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07/26/24		REVISED PER VILLAGE COMMENTS

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333 East Randolph Road, Suite 200, Chicago, IL 60601  
312.467.1100  
manhardconsulting.com  
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

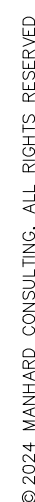
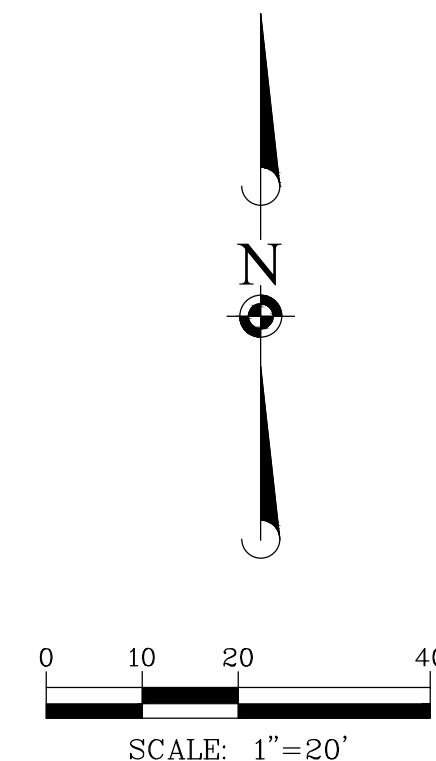
ANDY'S FROZEN CUSTARD  
VILLAGE OF DOWNERS GROVE, ILLINOIS  
LANDSCAPE DETAILS

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PROJ. ASSOC.:	MN
DRAWN BY:	MN
DATE:	07/26/24
SCALE:	AS NOTED
SHEET	L3 OF L4
AFC.DGIL01	









PROJ. MGR.: SMS  
PROJ. ASSOC.: DDS  
DRAWN BY: KNS  
DATE: 08/05/24  
SCALE: 1"=20'

**SHEET**  
**EX.**

AFC.DGIL01

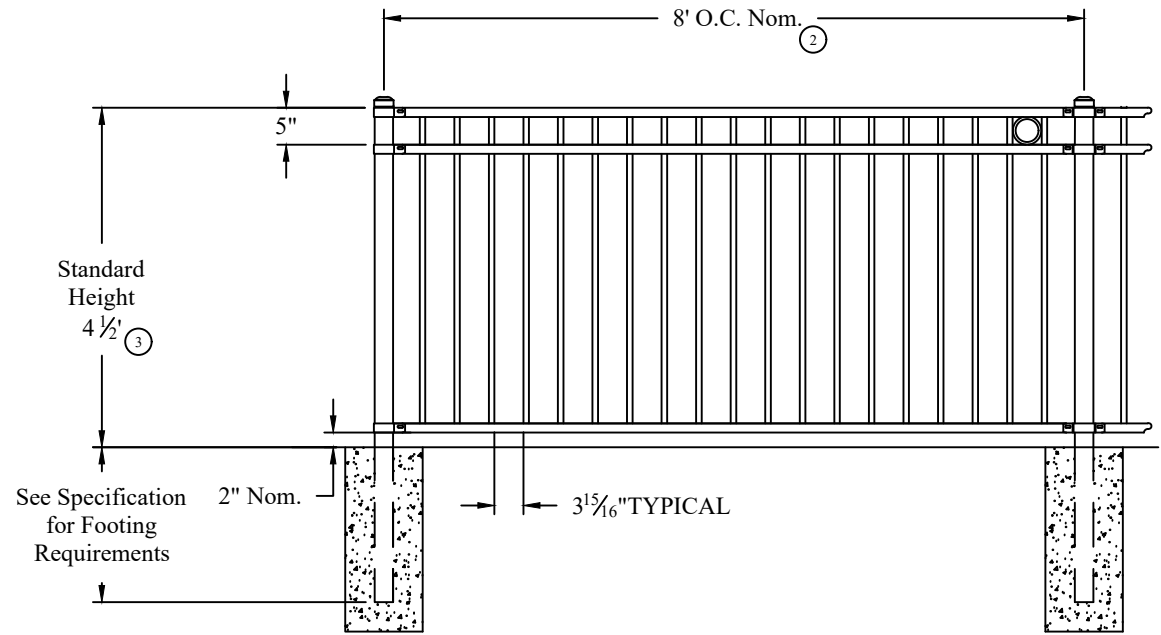
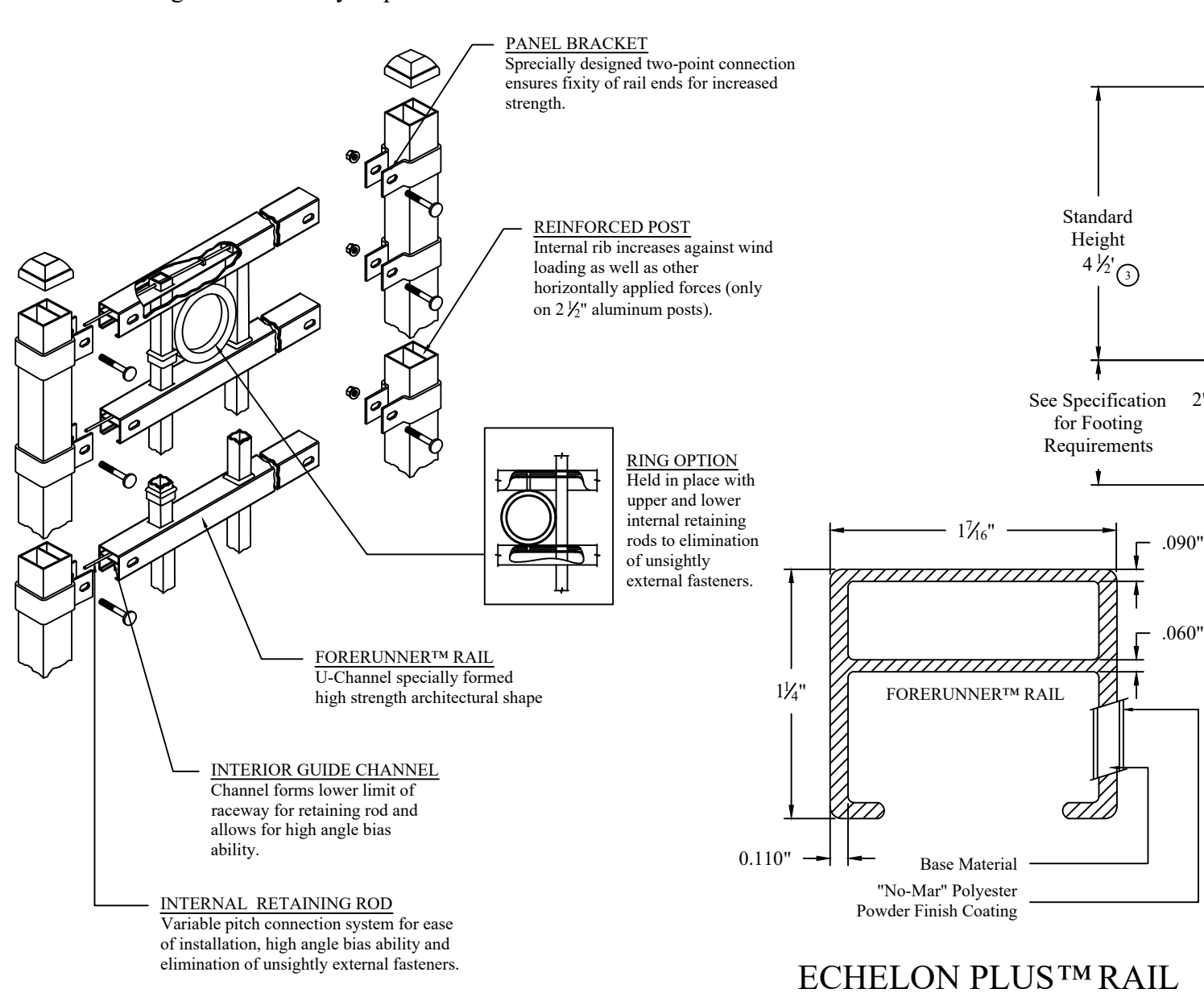
**Manhard**  
CONSULTING

333 East Burlington Road, Suite 600, Lombard, IL 60148  
ph 630.631.8670 fx 630.631.8696  
manhard.com

Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers

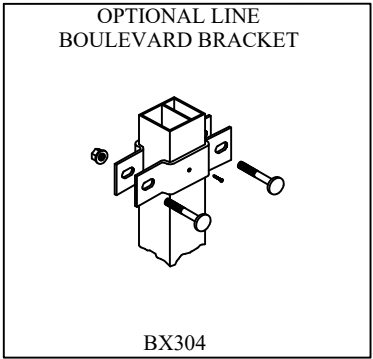
NOTES:

- 1. Post size and gauge depends on fence height and wind loads. See ECHELON PLUS™ specifications for post sizing chart.
- 2. Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.
- 3. Additional heights available by request.



ECHELON PLUS™  
PANEL

**IBC COMPLIANCE**  
Majestic style with 3-rail configurations shall meet IBC compliance. Panel, post and bracket assemblies shall be subjected to structural performance testing according to Chapter 17 - Structural Tests and Special Inspections - International Building Code (IBC) 2018. Physical testing to be completed by accredited third party testing facility. Completed assembly shall demonstrate loading capacity of 2.5 times prescribed design loads found in section 1607.8.1, 1607.8.1.1 and 1607.8.1.2 of IBC 2018 for Handrails and Guards.



ECHELON PLUS™ MAJESTIC 3-RAIL POOL PANEL



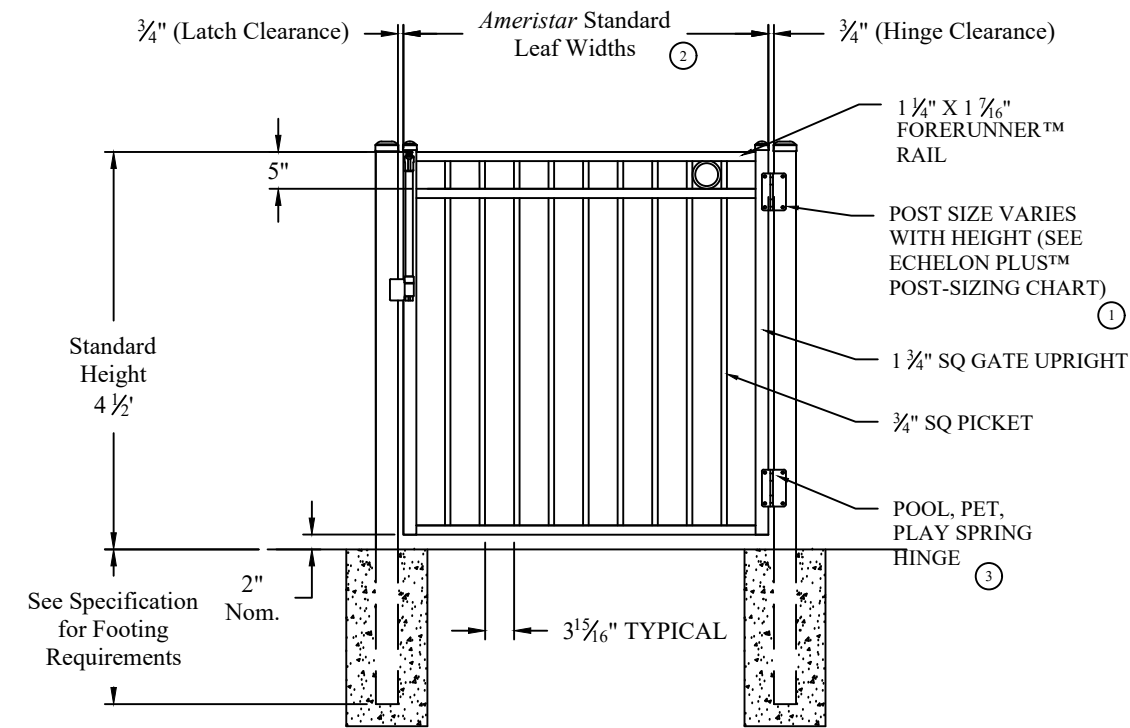
AMERISTARFENCE.COM | 800-321-8724

ASSA ABLOY, the global leader in door opening solutions

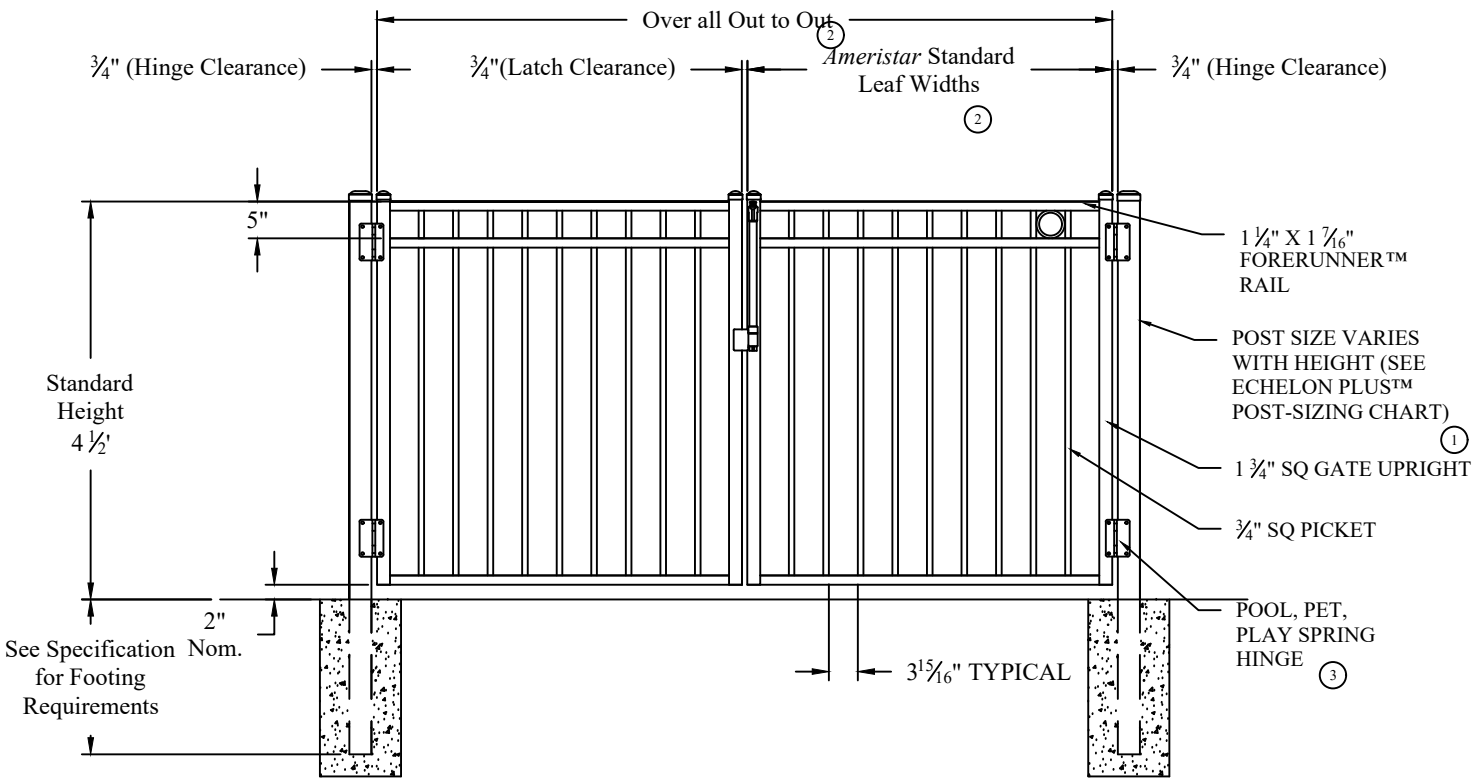


NOTES:

- 1. Post size depends on fence height, weight, and wind loads. See Echelon Plus™ post sizing chart.
- 2. See Ameristar Gate Table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
- 3. Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.



ECHELON PLUS™  
Single Gate Arrangement



ECHELON PLUS™  
Double Gate Arrangement

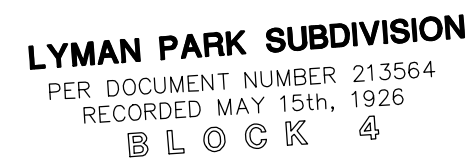
ECHELON PLUS™ MAJESTIC 3-RAIL POOL GATE



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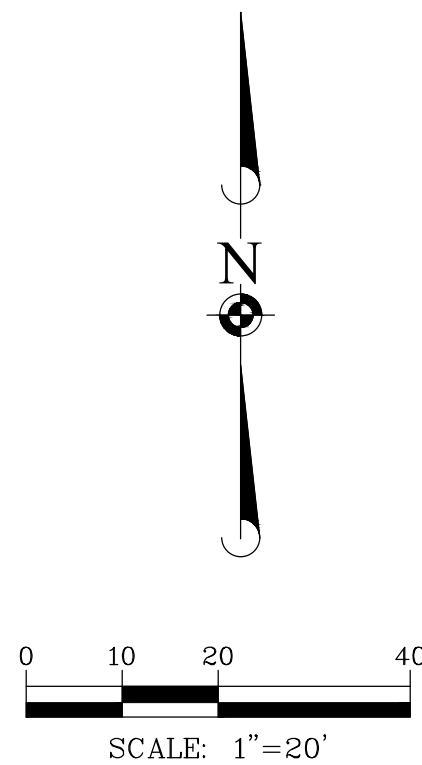




WASHINGTON STREET

ODGEN AVENUE

**ELM STREET**

[illegible]

## ANDY'S FROZEN CUSTARD

VILLAGE OF DOWNERS GROVE, ILLINOIS

## CAR STACKING EXHIBIT

PROJ. MGR.: SMS  
PROJ. ASSOC.: DDS  
DRAWN BY: KNS  
DATE: 08/29/24  
SCALE: 1"=60'

SHEET  
**EX.**  
AFC.DGIL01









SOUTH ELEVATION



EAST ELEVATION

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
AS-1	DRIVE-THRU CANOPY MATERIAL: LONGBOARD 6" V-GROOVE EXTRUDED ALUM SOFFIT PANELS COLOR: CHILI PEPPER
AS-2	PATIO CANOPY MATERIAL: LONGBOARD 6" V-GROOVE EXTRUDED ALUM SOFFIT PANELS COLOR: BONE WHITE
C-1	COPING/ROOF EDGE TYPE 1: PRE-FINISHED ALUMINUM CAP AND SILL FLASHING AT MASONRY VENEER AND, TYP. COLOR: MATCH MASONRY COLOR
C-2	COPING/ROOF EDGE TYPE 2: ANNOZIZED ALUMINUM CAP AND SILL FLASHING AT STOREFRONT, TYP. COLOR: MATCH STOREFRONT FRAMING
GL-1	GLAZING TYPE 1: STOREFRONT MINFR: KAWNEER 451T COLOR: CLEAR ANODIZED
M-1	MASONRY TYPE 1: MODULAR BRICK GLEN GERY COLOR: EBONITE VELOUR GROUT: TO MATCH BRICK
N-1	PERIMETER FASCIA BY PINNACLE SIGN GROUP ANODIZED ALUM. FASCIA

Hufft

PROJECT INFORMATION:

Andy's Frozen Custard #207

816 Ogden Ave  
Downers Grove, IL 60515

OWNER:

ANDY'S FROZEN CUSTARD

211 E. Water Street  
Springfield, MO 65806

www.eatandys.com

ARCHITECT:

HUFFT

3612 Karnes Boulevard  
Kansas City, MO 64111

P: 816-531-0200

www.hufft.com

STRUCTURAL:

METTEMAYER ENGINEERING, LLC

2225 W. Chesterfield Blvd., Suite 300  
Springfield, MO 65807

P: 417-590-5500

CIVIL:

Manhard Consulting

700 Springer Drive,  
Lombard, IL 60148

P: 630.925.1216

MEP:

RTM ENGINEERING CONSULTANTS

3333 E. Bathfield Road, Suite 1000  
Springfield, MO 65804

P: 417-881-0020

LANDSCAPE ARCHITECT:

Manhard Consulting

700 Springer Drive,  
Lombard, IL 60148

P: 630.925.1216

ISSUE:

PLANNING COMMISSION

8/9/2024

REVISION SCHEDULE:

NO. DATE ISSUE

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Architect:

License Number:

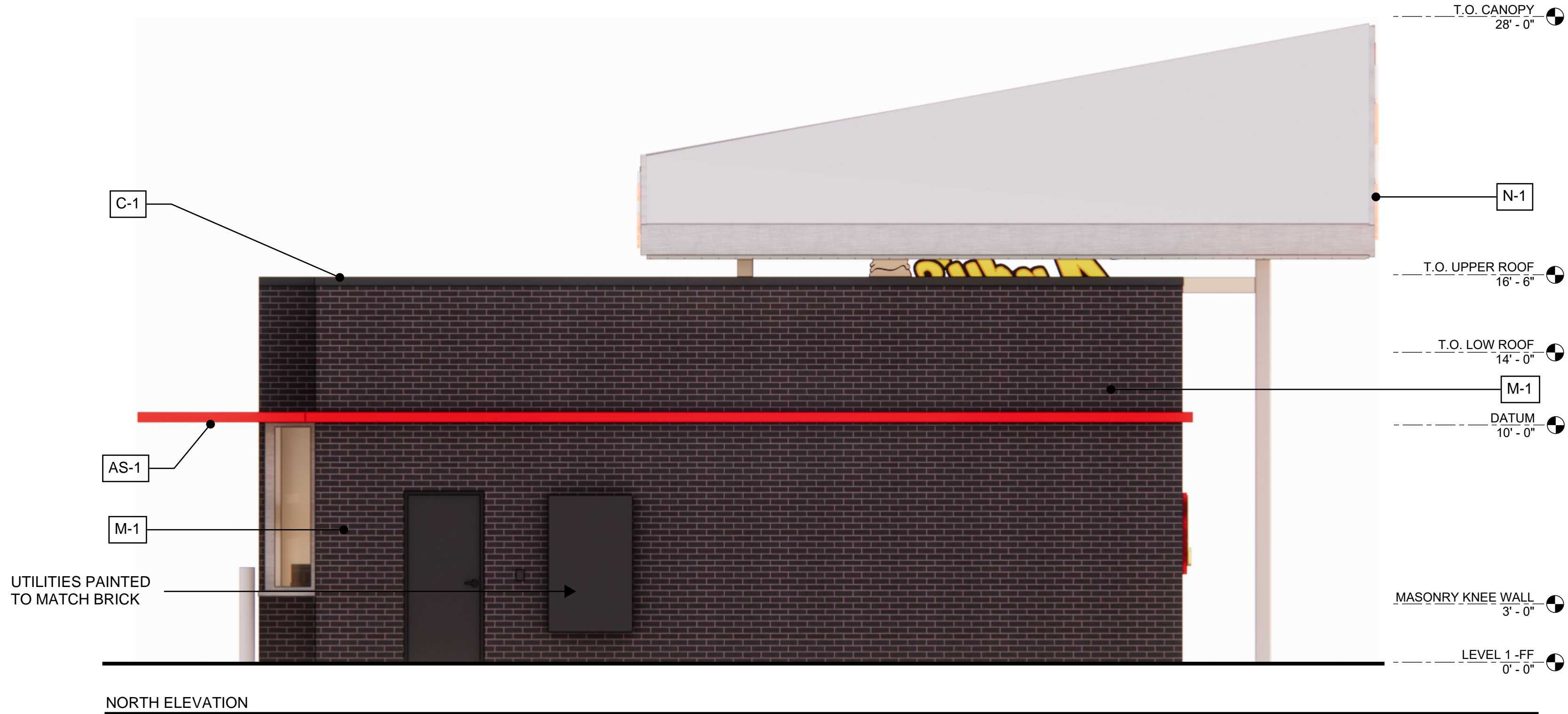
Drawn By:

Project Number:

ELEVATIONS

A301





EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
AS-1	DRIVE-THRU CANOPY MATERIAL: LONGBOARD 6" V-GROOVE EXTRUDED ALUM SOFFIT PANELS COLOR: CHILI PEPPER
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Hufft

PROJECT INFORMATION:  
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816 Ogden Ave  
Downers Grove, IL 60515

OWNER:  
**ANDY'S FROZEN CUSTARD**  
211 E. Water Street  
Springfield, MO 65806  
www.eatandys.com

ARCHITECT:

**HUFFT**

3612 Karnes Boulevard  
Kansas City, MO 64111  
P: 816-531-0200

www.hufft.com

STRUCTURAL:

**METTEMAYER ENGINEERING, LLC**

2225 W. Chesterfield Blvd., Suite 300  
Springfield, MO 65807  
P: 417-590-5100

CIVIL:

**Manhard Consulting**

700 Springer Drive,  
Lombard, IL 60148  
P: 630.925.1216

MEP:

**RTM ENGINEERING CONSULTANTS**

3333 E. Battlefield Road, Suite 1000  
Springfield, MO 65804  
P: 417-881-0020

LANDSCAPE ARCHITECT:

**Manhard Consulting**

700 Springer Drive,  
Lombard, IL 60148  
P: 630.925.1216

ISSUE:

**PLANNING COMMISSION**  
**8/9/2024**

REVISION SCHEDULE:

NO.	DATE	ISSUE
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Architect:

License Number:

Drawn By:

Project Number:

ELEVATIONS

A302



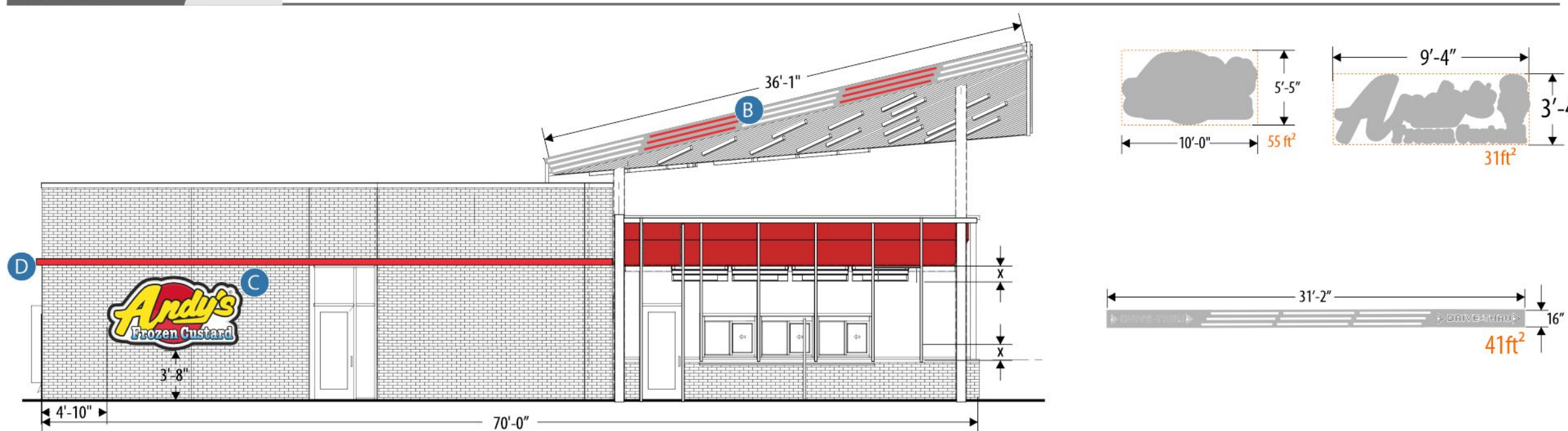


**PINNACLE SIGN**  
GROUP  
VISUAL BRANDING THAT MAKES A DIFFERENCE



DOWNERS GROVE, IL





WANDY'S FROZEN CUSTARD LOCATIONS 1814 OGDEN AVE. DOWNERS GROVE IL ART RENDERINGS

EXTERIOR Ff <sup>2</sup> :	
ALLOWABLE ft <sup>2</sup> : Total street frontage x 1.5	160
S. DRIVE THRU FASCIA: 41ft <sup>2</sup> x 1	41
S. CHANNEL CABINETS: 31ft <sup>2</sup> x 1	31
W. 10' ANDY'S LOGO: 55ft <sup>2</sup> x 1	55
MONUMENT: 32ft <sup>2</sup> x 1	32
TOTAL SIGNAGE ft <sup>2</sup> :	159



- H

MONUMENT (0703-24-MONU-1)

Illuminated Pan-Face Logo; Changeable Copy Board; Address Number FCOs
- I

DIRECTIONAL SIGN (AFC-STND-DIRE-1)

3' Height; 2-Sided Illuminated Directional
- J

1-SIDED MENU BOARD (AFC-STND-MENU-1-SS)

3 Over 3 Panel Standard Menu; "Order at Window" Sign Panel w/ Bracket; Located at Drive-Thru
- K

2-SIDED MENU BOARD (AFC-STND-MENU-1-DS)

3 Over 3 Panel Standard Menu; Located at Patio
- L

CLEARANCE SIGN (AFC-STND-BAR-2)

9' Clearance Standard Clearance Bar; "No Trailers" Sign Panel
- M

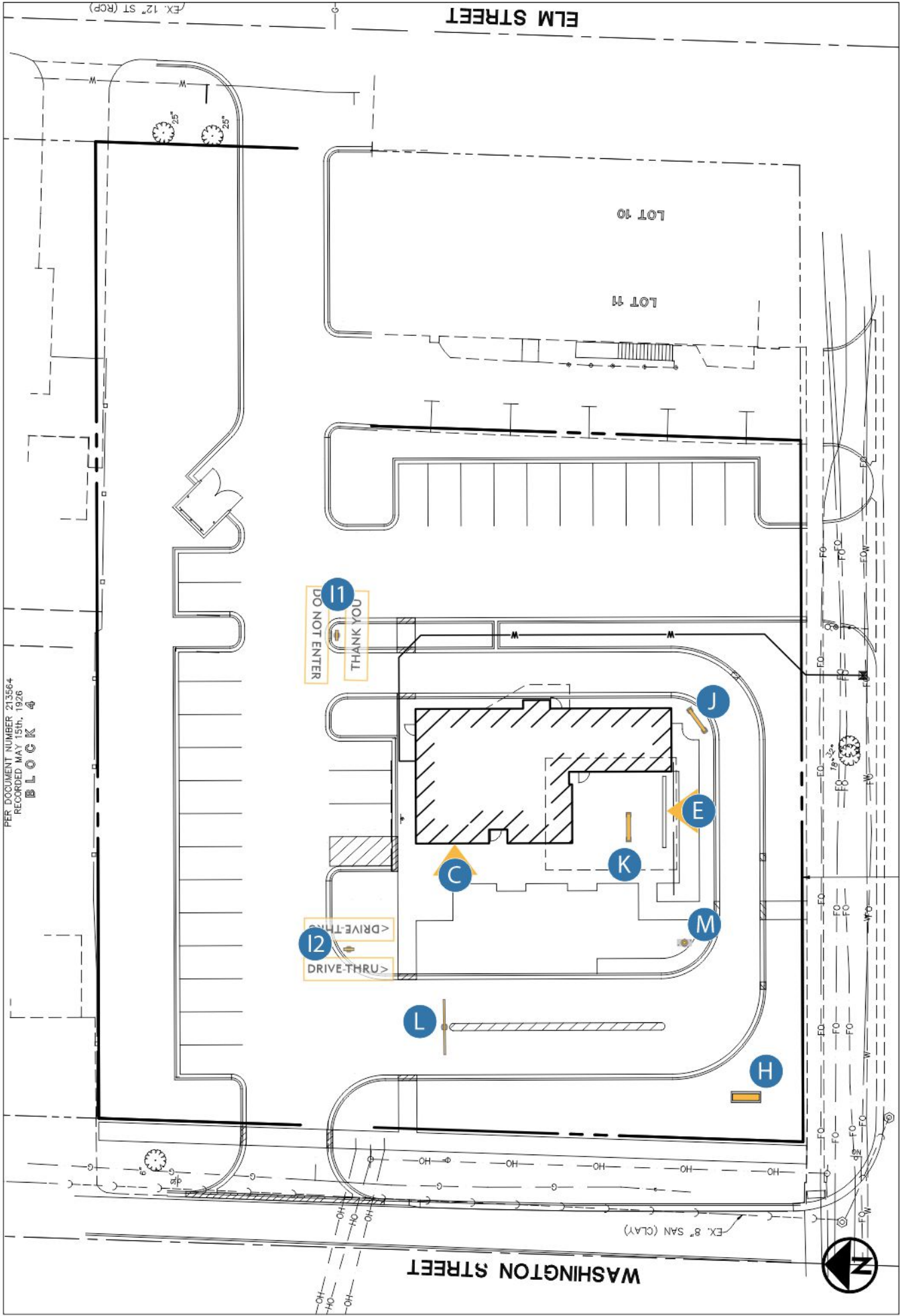
30' FLAG POLE (0703-24-FLAG-1)

30' Flag Pole; 8' x 5' American Flag; Flood Lighting



PLACEMENT DETAIL SCALE: NTS

SITE MAP SCALE: 1" = 25'



ANDY'S FROZEN CUSTARD

CUSTOMER

0703-24-SITE-1

AS SHOWN

DRAWING NUMBER

ELEVATION

08.30.24

DATE REVISED

DEREK CROUCH

TIM SWAIM

DESIGNER

PROJECT MANAGER

DOWNERS GROVE, IL

LOCATION

SIGN SCHEDULE

QUANTITY

BUILDING SIGNAGE

- C

Pan Embossed Wall Logo (AFC-STND-EWAL-2)

1
- E

Channel Cabinets (AFC-OPT-EWAL-2)

1

DETACHED SIGNAGE

- H

Monument (0703-24-MONU-1)

1
- I

2-Sided Illuminated Directional (AFC-STND-DIRE-1)

2
- J

1-Sided Menu Board (AFC-STND-MENU-1-SS)

1
- K

2-Sided Menu Board (AFC-STND-MENU-1-DS)

1
- L

Clearance Bar (AFC-STND-BAR-2)

1
- M

30' Flag Pole (0703-24-FLAG-1)

1



ORTHOGRAPHIC VIEWS    SCALE: 3/4"=1'

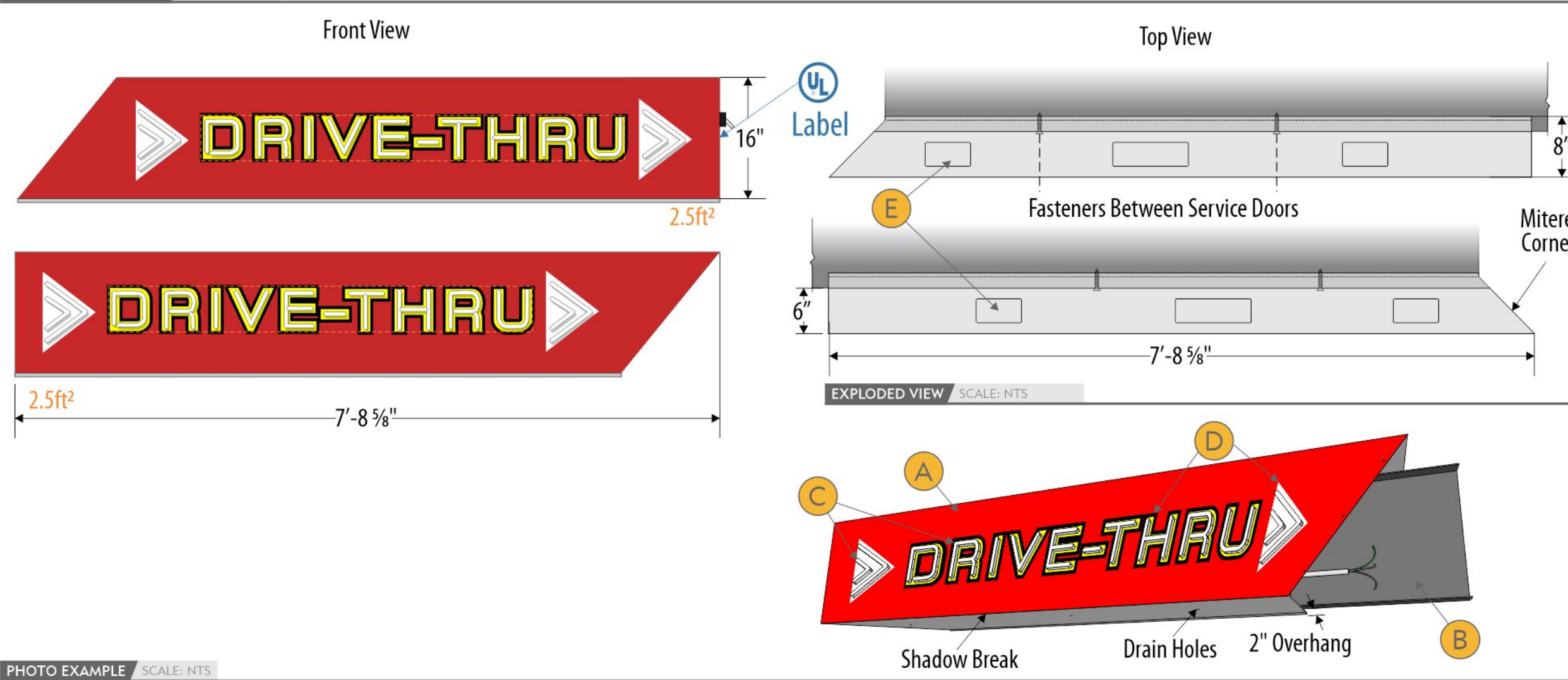


PHOTO EXAMPLE    SCALE: NTS

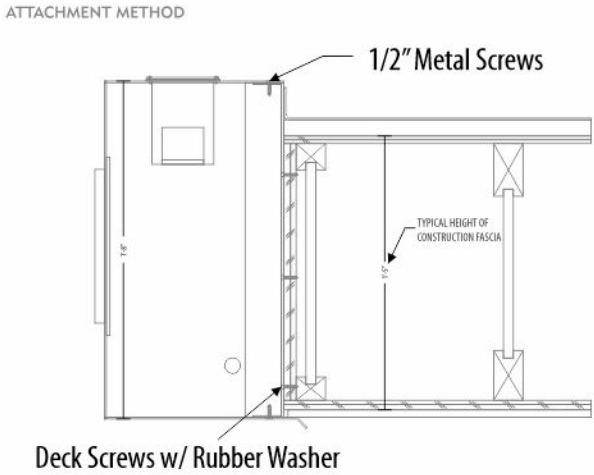


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ANDY'S FROZEN CUSTARD	
CUSTOMER	
AFC-OPT-FASC-1	AS SHOWN
DRAWING NUMBER	ELEVATION
03.21.23	
DATE REVISED	
DEREK CROUCH	TIM SWAIM
DESIGNER	PROJECT MANAGER

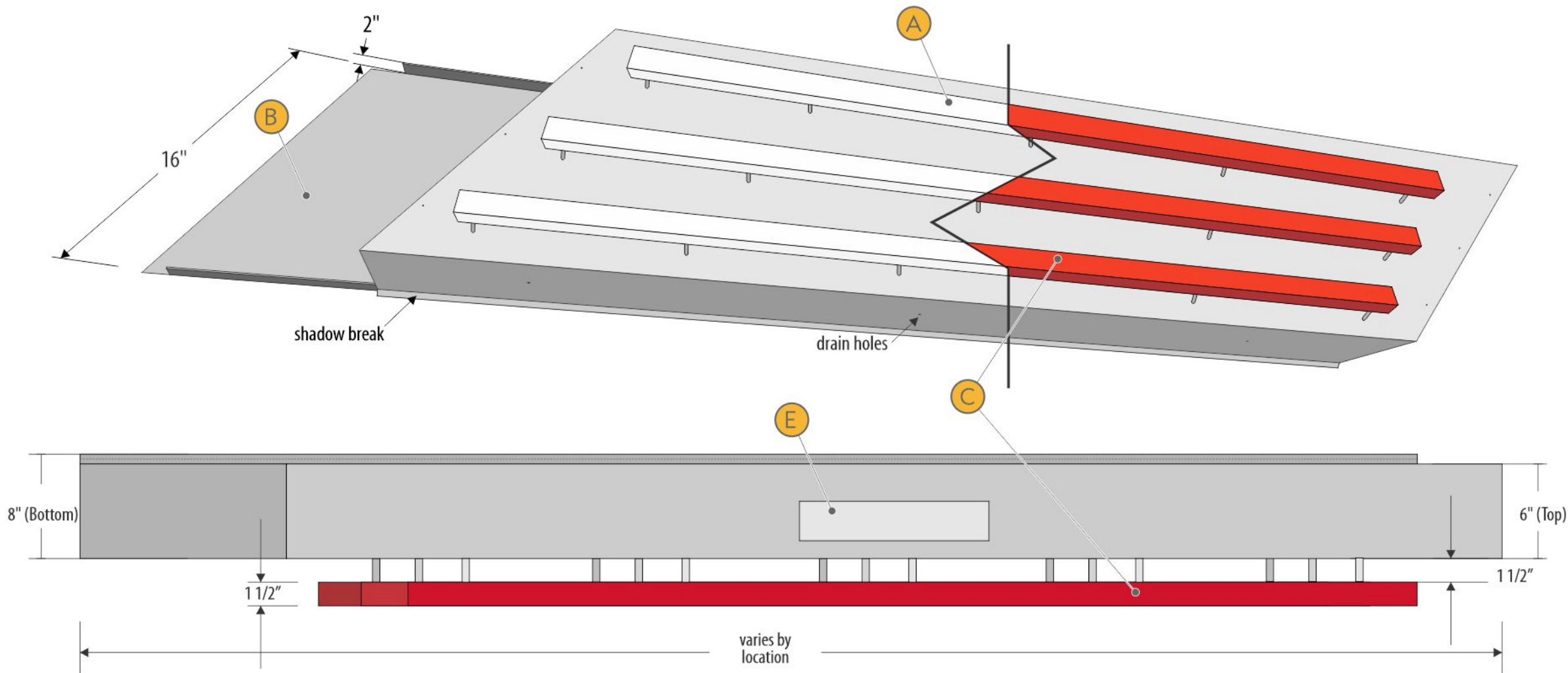
ALL	
LOCATION	
SCOPE OF WORK	
A	.040 Polished Aluminum Face
B	.063 Aluminum Backpan
C	1" Internally LED Illuminated Acrylic Push Thrus - White Translucent Front/Back
D	Vinyl Applied to Face <ul style="list-style-type: none"><li>Vinyl - 3M 2080 Hot Rod Red (Opaque)</li><li>Vinyl - Digital Print Applied to Red Vinyl (Opaque)</li></ul>
E	Access Panel

ELECTRICAL REQUIREMENTS	
120V; 2.75A per Cabinet	
ARCHITECT SHALL COORDINATE ALL FLASHING DETAILS TO PROVIDE WEATHERTIGHT SEAL BETWEEN FASCIA AND ROOF SYSTEM	



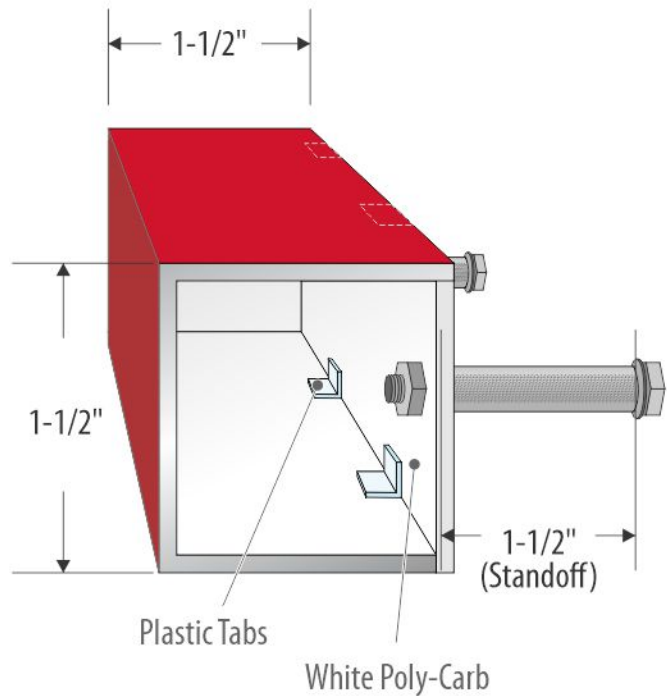


ORTHOGRAPHIC VIEWS SCALE: NTS



ILLUMINATING CENTER ELEMENT DETAIL SCALE: NTS

SCALE: NTS



ANDY'S FROZEN CUSTARD

CUSTOMER

AFC-OPT-FASC-3

DRAWING NUMBER

AS SHOWN

ELEVATION

09.27.22

DATE REVISED

DEREK CROUCH

DESIGNER

TIM SWAIM

PROJECT MANAGER

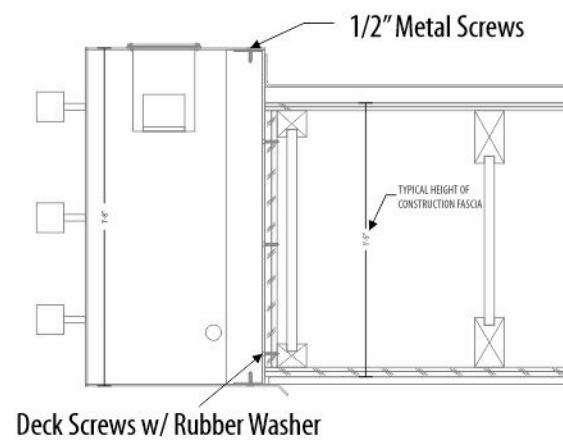
ALL

LOCATION

SCOPE OF WORK

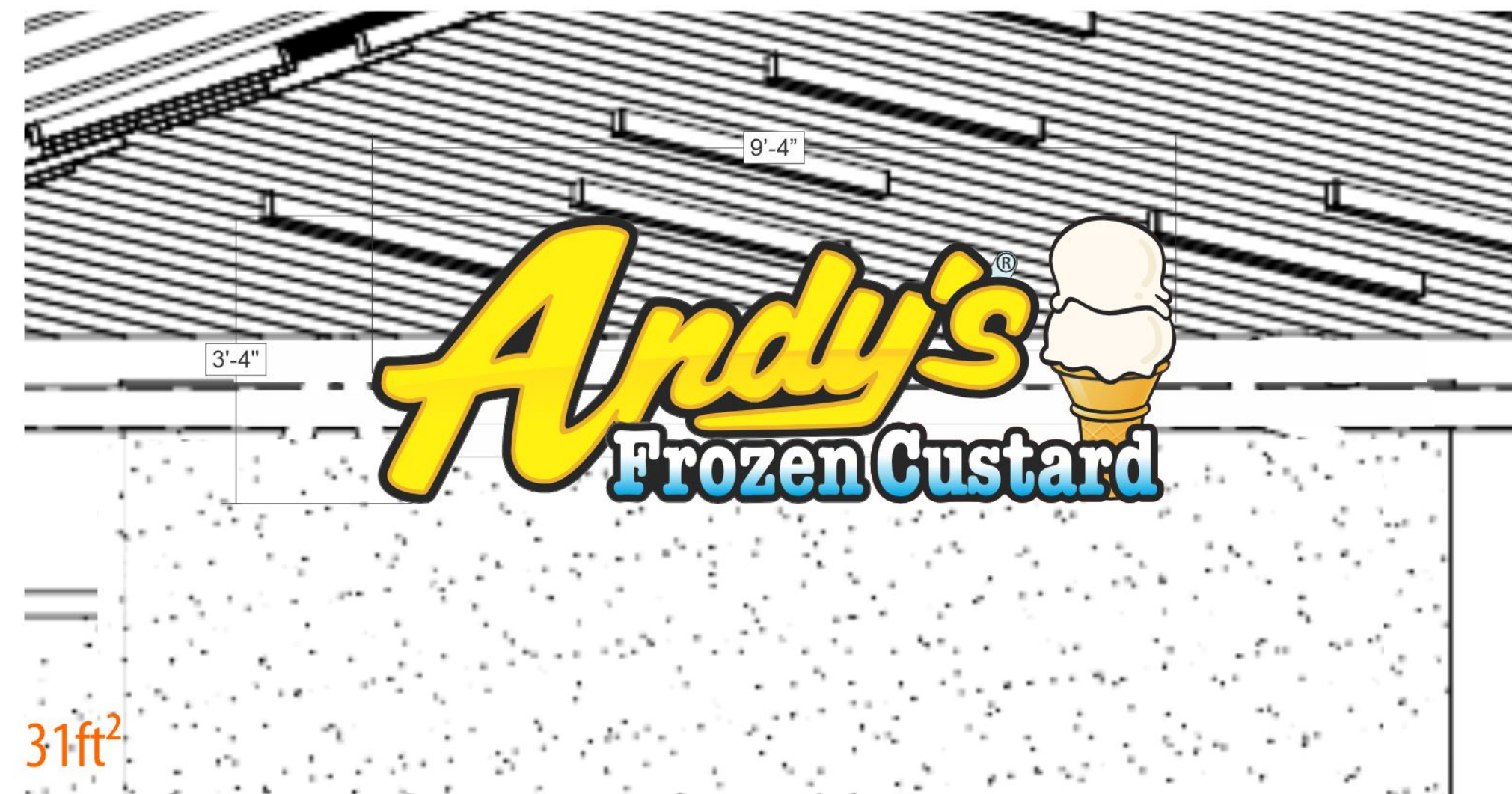
- A .040 Polished Aluminum Face**
  - Finish - Bright Clear Anodized Aluminum
- B .063 Aluminum Backpan**
- C Painted Aluminum Reverse Channel**
  - Paint - White (Gloss)
  - Paint - MP 10224 Hot Rod Red (Gloss)
- E Access Panel**

ATTACHMENT METHOD

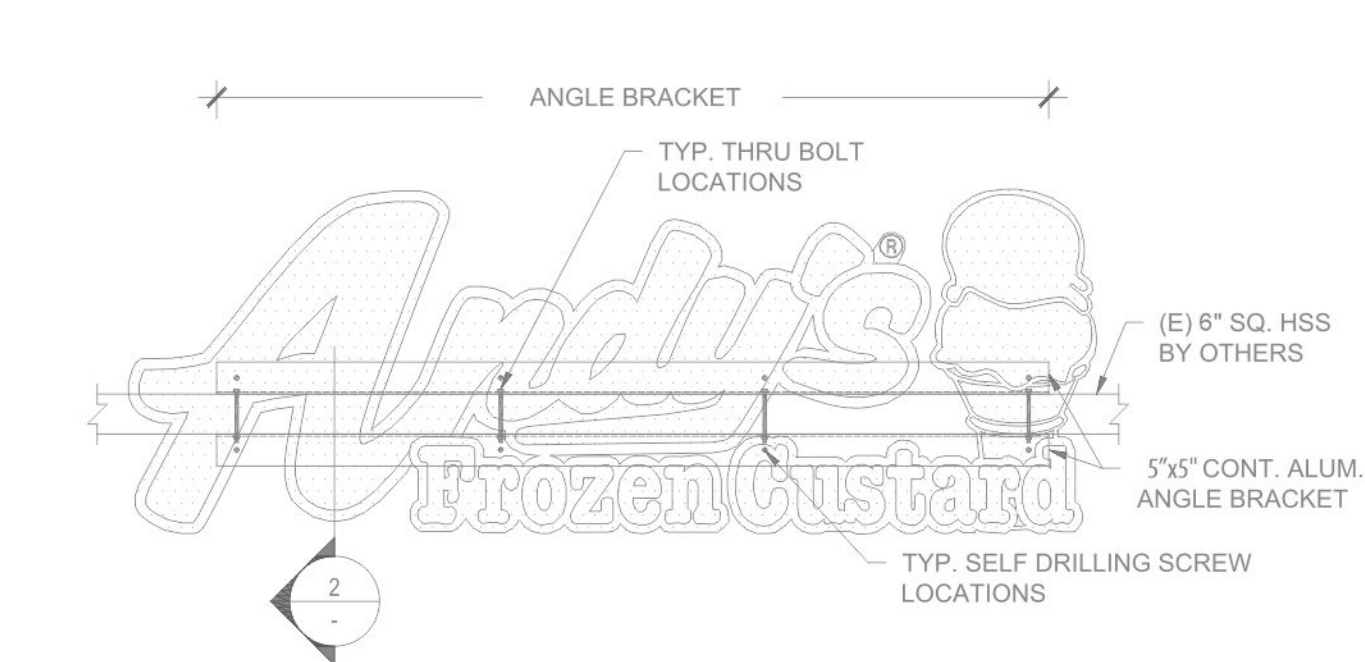




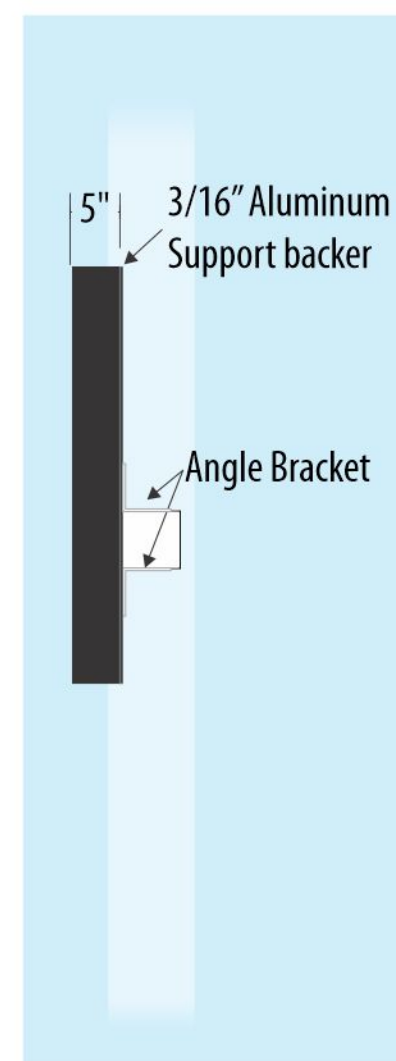
ELEVATION VIEW SCALE: 1:20



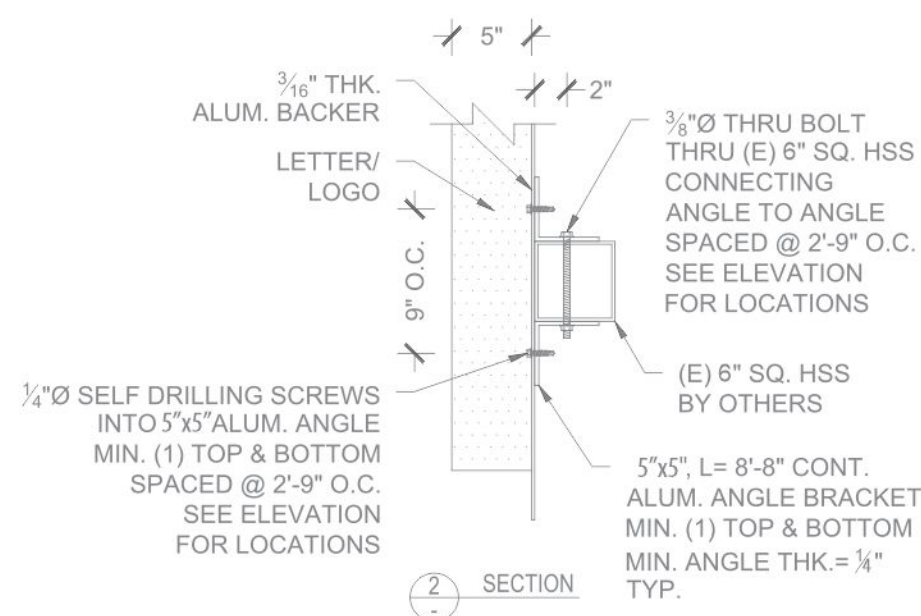
BACK VIEW SCALE: NTS



SIDE/CUTAWAY VIEW SCALE: NTS



ATTACHMENT VIEW SCALE: NTS



ANDY'S FROZEN CUSTARD	
CUSTOMER	
0703-24-EWAL-2	SEE 0703-24-ELEV-1
DRAWING NUMBER	ELEVATION
08.28.24	
DATE REVISED	
DEREK CROUCH	TIM SWAIM
DESIGNER	PROJECT MANAGER
ALL	
LOCATION	
SCOPE OF WORK	
Internally Illuminated Channel Cabinets	
A	Trimcap
	● Black
B	5" Returns
	● Black
C	Digitally Printed Graphics Applied To Acrylic Faces
	● Vinyl - Digital Print
D	Mounted to Aluminum Backer
	- Backer mounted to horizontal beam w/ aluminum angle brackets
	● Paint - Black (Satin)(Back)
	○ Paint - White (Satin)(FACE)
E	Clear acrylic tab for Register Trademark
	- Vinyl applied to acrylic tab
	● Vinyl - Black
	● Acrylic - Clear
	Power supply self contained within Andy's Cabinet

ATTACHMENT METHOD





ORTHOGRAPHIC VIEWS SCALE: 3/4" = 1'



PHOTO EXAMPLE SCALE: NTS



ILLUMINATED VIEW SCALE: NTS



ANDY'S FROZEN CUSTARD - MASTER

CUSTOMER

AFC-STND-EWAL-2

DRAWING NUMBER

AS SHOWN

ELEVATION

07.29.22

DATE REVISED

DEREK CROUCH

DESIGNER

TIM SWAIM

PROJECT MANAGER

ALL

LOCATION

SCOPE OF WORK

Internally Illuminated Panfaced Wall Sign

A Internally LED Illuminated Contour Cabinet

● Paint - Black (Gloss)

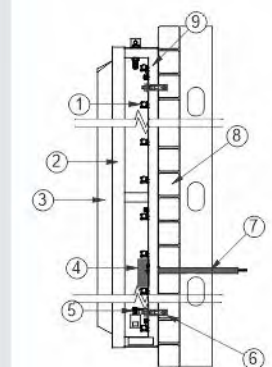
B Multi-Level Embossed Pan Face; Back Spray-Painted (2nd Surface)

● See Logo Chart for Color Specs

C Flush Mounted to Exterior Wall

Electrical Requirements - 120V; 7A

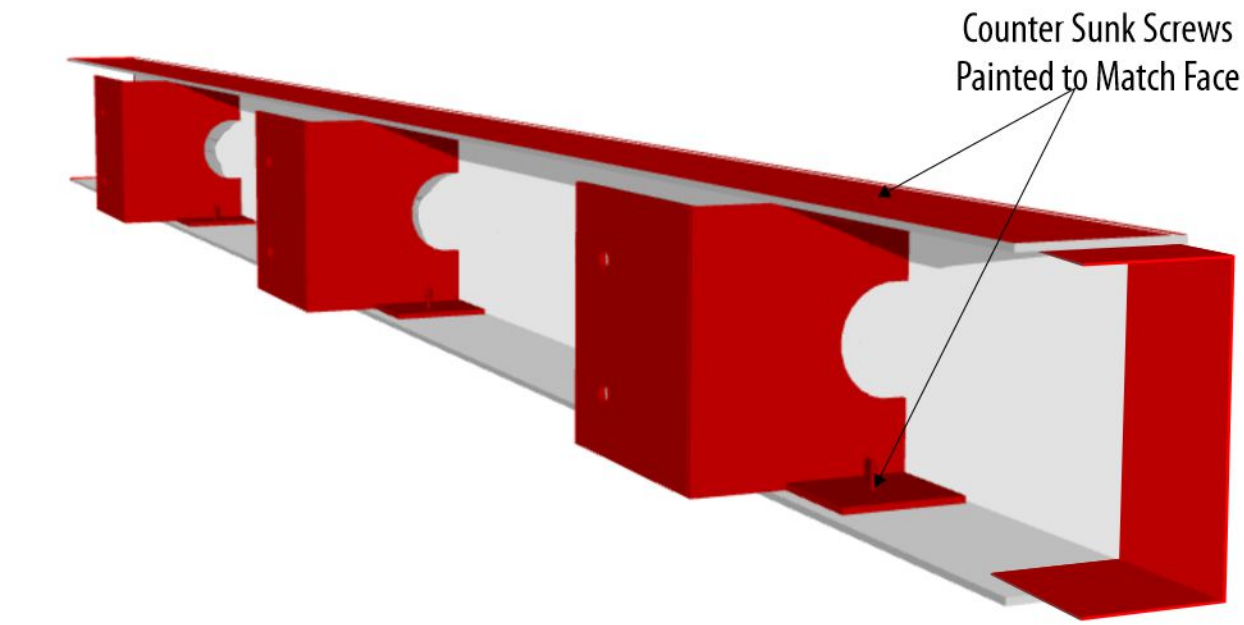
ATTACHMENT METHOD



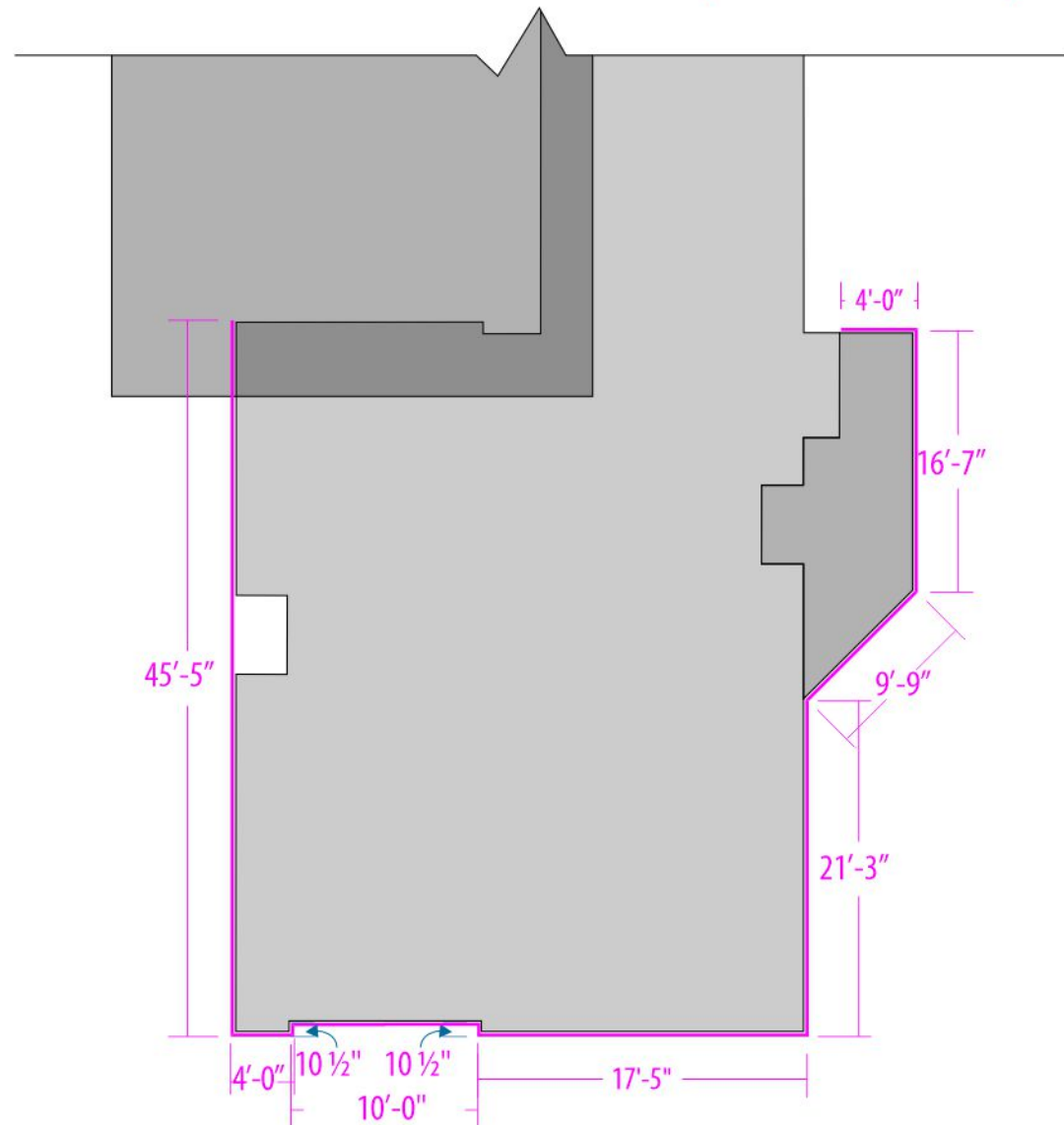
1. WHITE LED STICK LIGHTING
2. PAN FACE RETAINER
3. EMBOSSED PAN FACE
4. 12 VOLT DC TRANSFORMER
5. TOGGLE ON/OFF SWITCH
6. 1/4" WEDGE ANCHORS
7. POWER PASS THROUGH
8. WALL - BRICK
9. ALUMINUM .063" BACKS/.080" RETURNS



MOUNTING VIEW SCALE: NTS



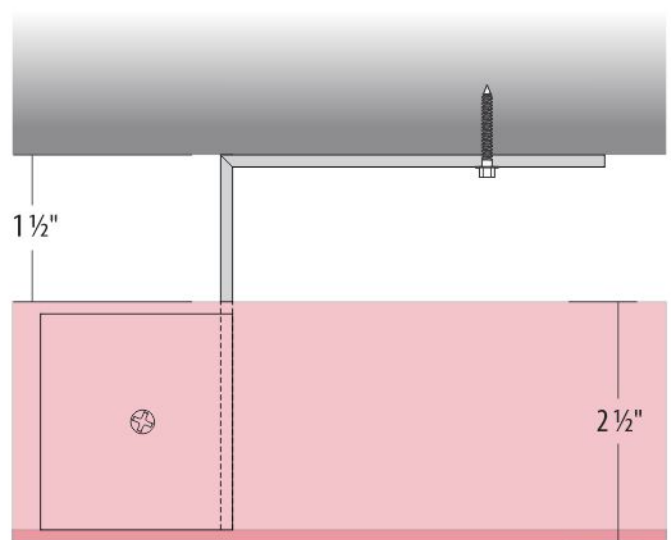
OVERHEAD VIEW SCALE: 1"=10'



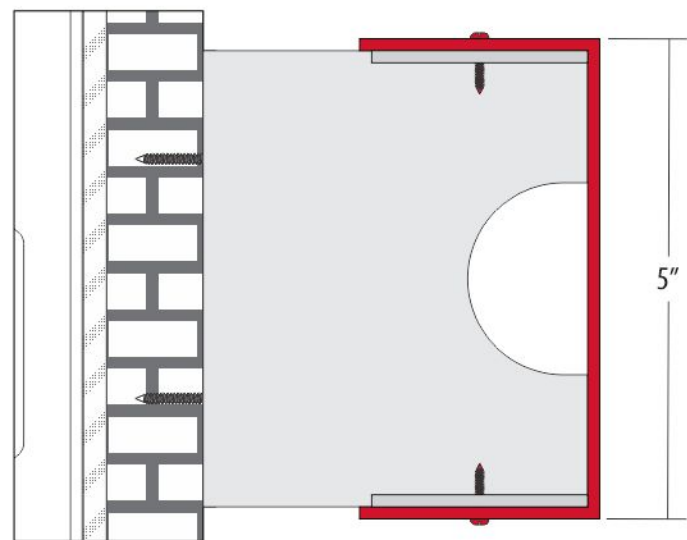
\*Drawings are Typical Pending Architectural Renderings  
\*See Instalation packet for final circuit layout

ATTACHMENT VIEW SCALE: 1:2

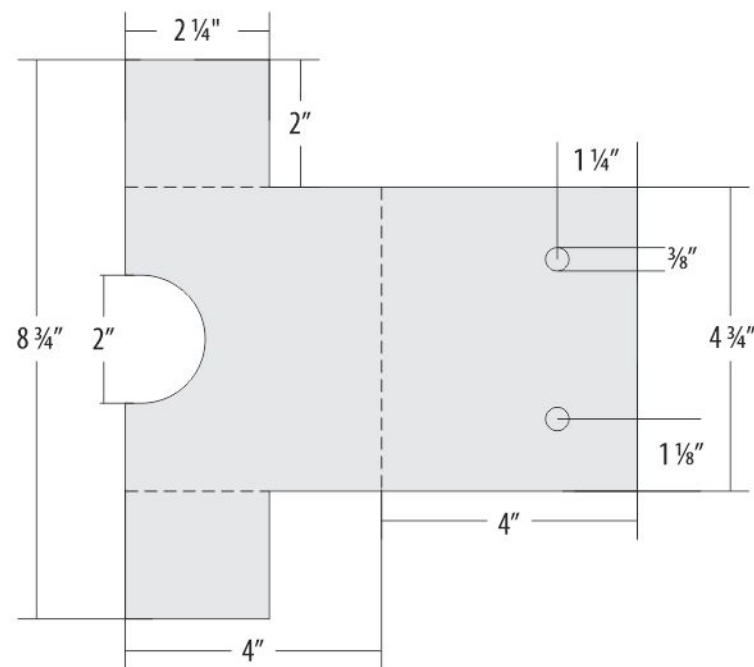
TOP VIEW



SIDE VIEW



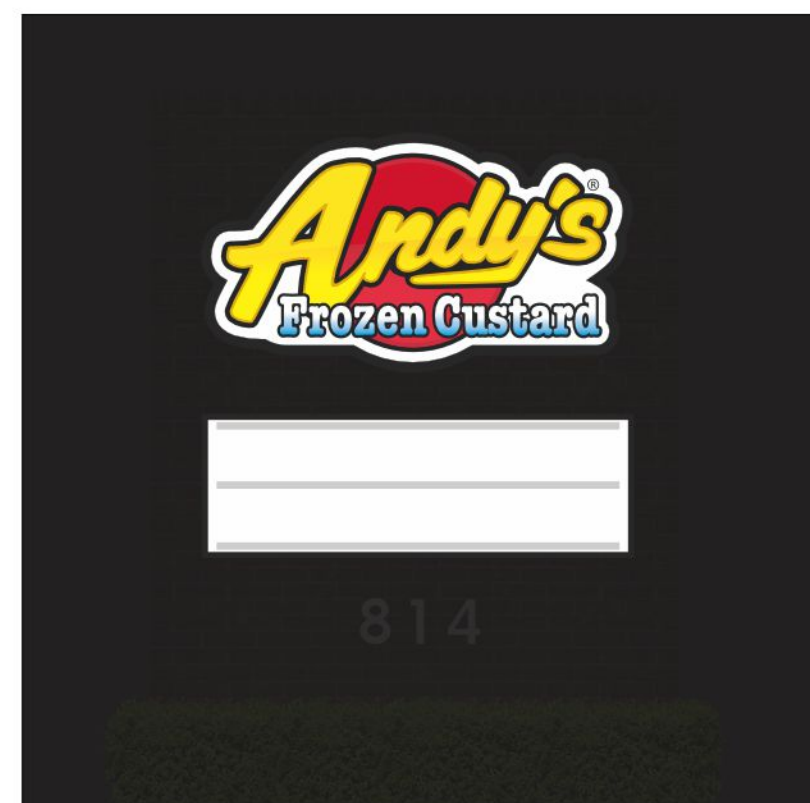
EXPLODED BRACKET VIEW SCALE: 1:3



ANDY'S FROZEN CUSTARD	
CUSTOMER	
0703-24-BAND-1	AS SHOWN
DRAWING NUMBER	ELEVATION
07.03.24	
DATE REVISED	
DEREK CROUCH	TIM SWAIM
PROJECT MANAGER	DESIGNER
DOWNERS GROVE, IL	
LOCATION	
SCOPE OF WORK	

- Reverse Channel Light Stripe**
- A Non-Lit Channel Aluminum Band**
    - Painted Aluminum Reverse Channel
    - Mechanically Fastened w/ Painted Hardware
  - B Aluminum Mount Brackets**
    - Painted
    - Mechanically Fastened to Exterior Wall
- Paint (Interior) - White  
● Paint - MP 10224 Hot Rod Red (Gloss)  
● Paint - MP 10224 Hot Rod Red (Gloss)

Electrical Info:

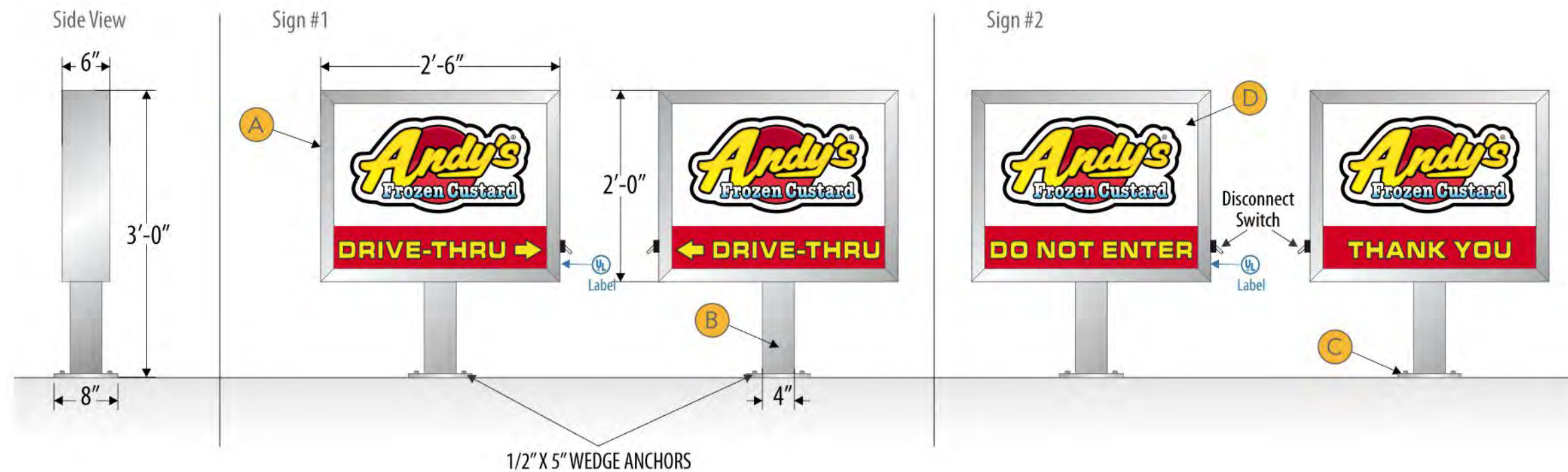


**PINNACLE SIGN GROUP**

• **Electrical Requirements - 120V; 7A**



ORTHOGRAPHIC VIEWS SCALE: 3/4"=1'



ACRYLIC FACES SCALE: 1"=1'



PHOTO EXAMPLE SCALE: NTS



ANDY'S FROZEN CUSTARD - MASTER

CUSTOMER: AFC-STND-DIRE-1 AS SHOWN  
DRAWING NUMBER: ELEVATION

09.15.22  
DATE REVISED

DEREK CROUCH TIM SWAIM  
DESIGNER PROJECT MANAGER

ALL

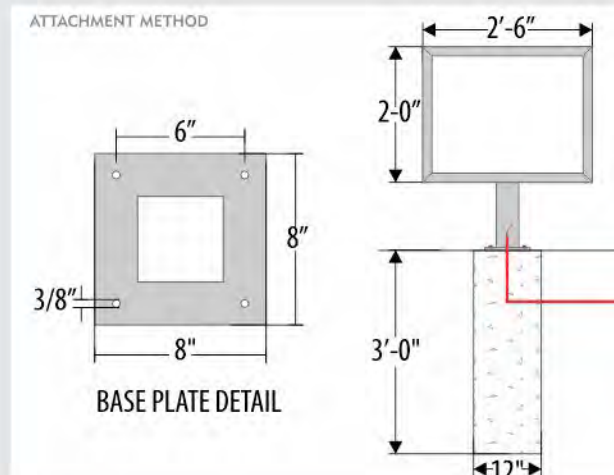
LOCATION

SCOPE OF WORK

2-Sided Internally Illuminated Directional

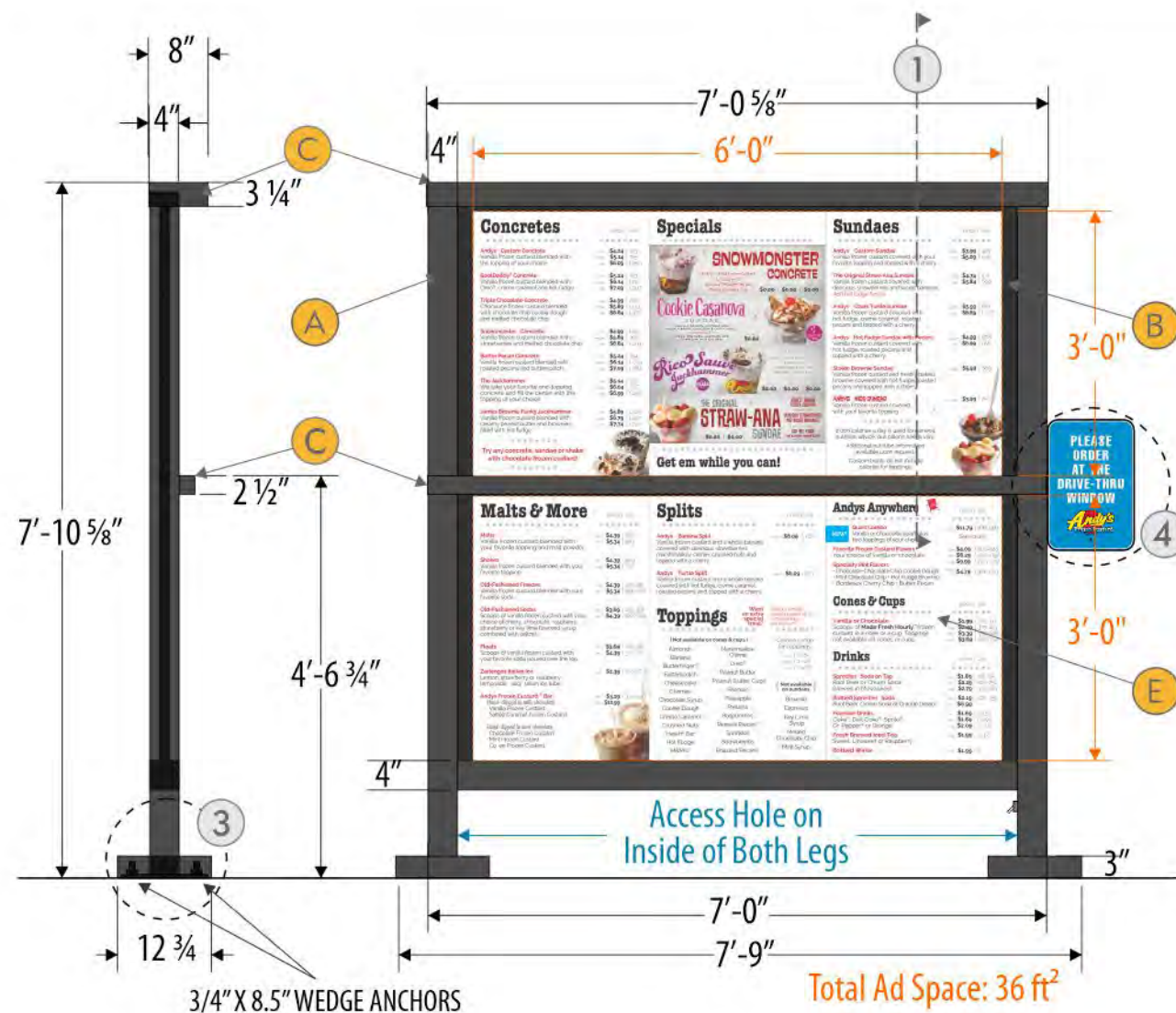
- A Aluminum Extruded Cabinet**
  - Paint - MP LV5953 Super Sparkle Silver (Satin)
- B 4" Aluminum Square Post**
  - Paint - MP LV5953 Super Sparkle Silver (Satin)
- C 1/4" Aluminum Mounting Bracket**
  - Paint - MP LV5953 Super Sparkle Silver (Satin)
- D Clear Acrylic w/ Printed Vinyl Graphics**
  - 1st Layer Vinyl - Digital Print on Clear Applied to 1st Surface
  - 2nd Layer Vinyl - Digital Print on Translucent Applied to 1st Surface
- Electrical Requirements - 120V; 1.2A**

ATTACHMENT METHOD

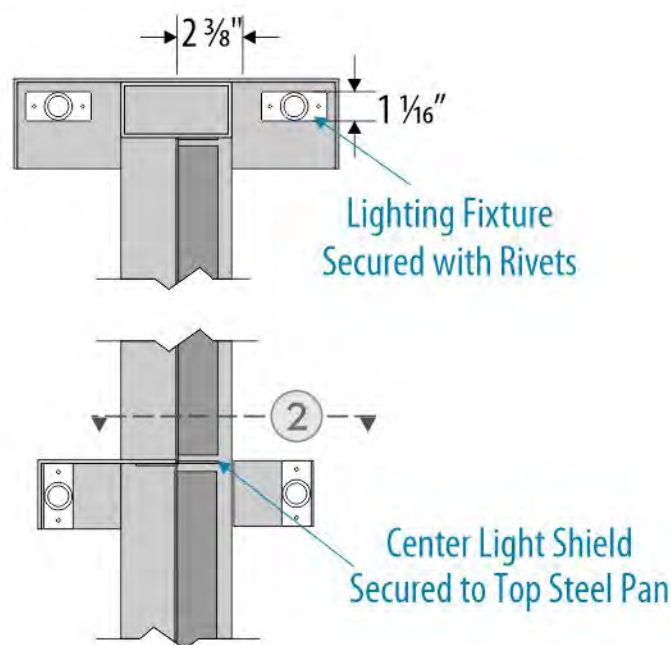




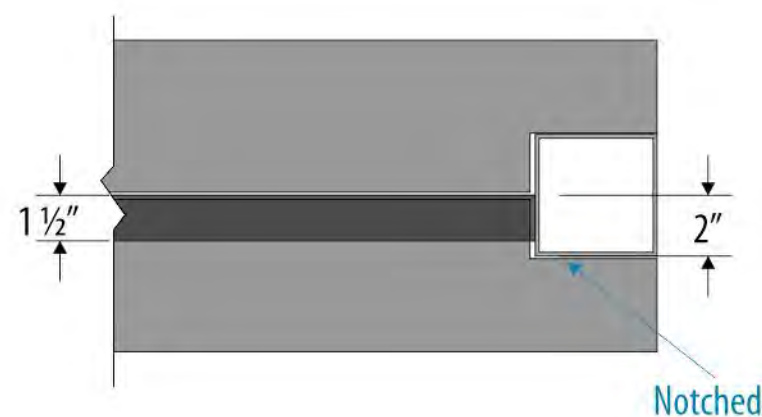
ORTHOGRAPHIC VIEWS SCALE: 1/2" = 1'



1 - CROSS-SECTION VIEW SCALE: NTS



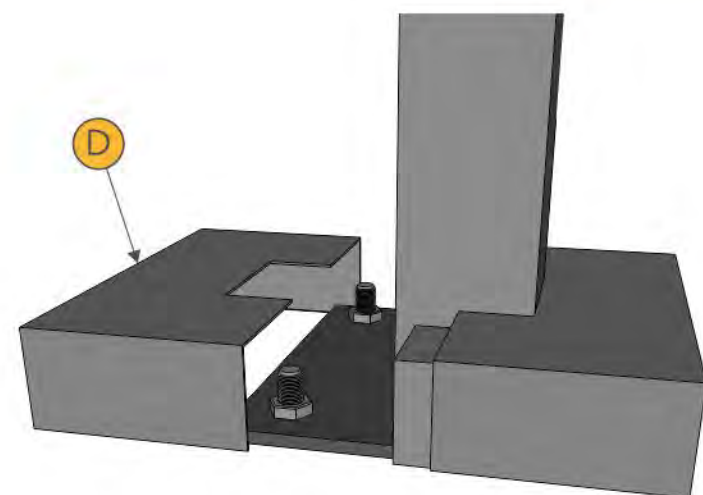
2 - MIDDLE LIGHT SHIELD SCALE: NTS



4 - ORDER PANEL DETAIL SCALE: NTS



3 - BASEPLATE COVER SCALE: NTS



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD - MASTER

CUSTOMER

AFC-STND-MENU-1-SS

DRAWING NUMBER

AS SHOWN

ELEVATION

03.17.22

DATE REVISED

DEREK CROUCH

DESIGNER

TIM SWAIM

PROJECT MANAGER

ALL

LOCATION

SCOPE OF WORK

1-Sided Internally Illuminated Menu

A Painted 4" Aluminum Tube Frame

● Paint - Black (Satin)

B Painted Steel Pan Magnet Backer

● Paint - Black (Satin)

C Fabricated Aluminum Light Shield

D Bolt Covers Painted to Match

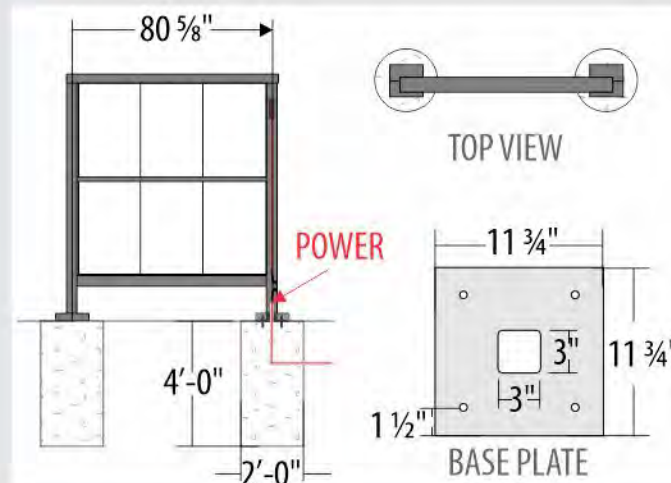
E Magnetic Menu Panels by Others

F .080 Aluminum "Drive Thru" Sign

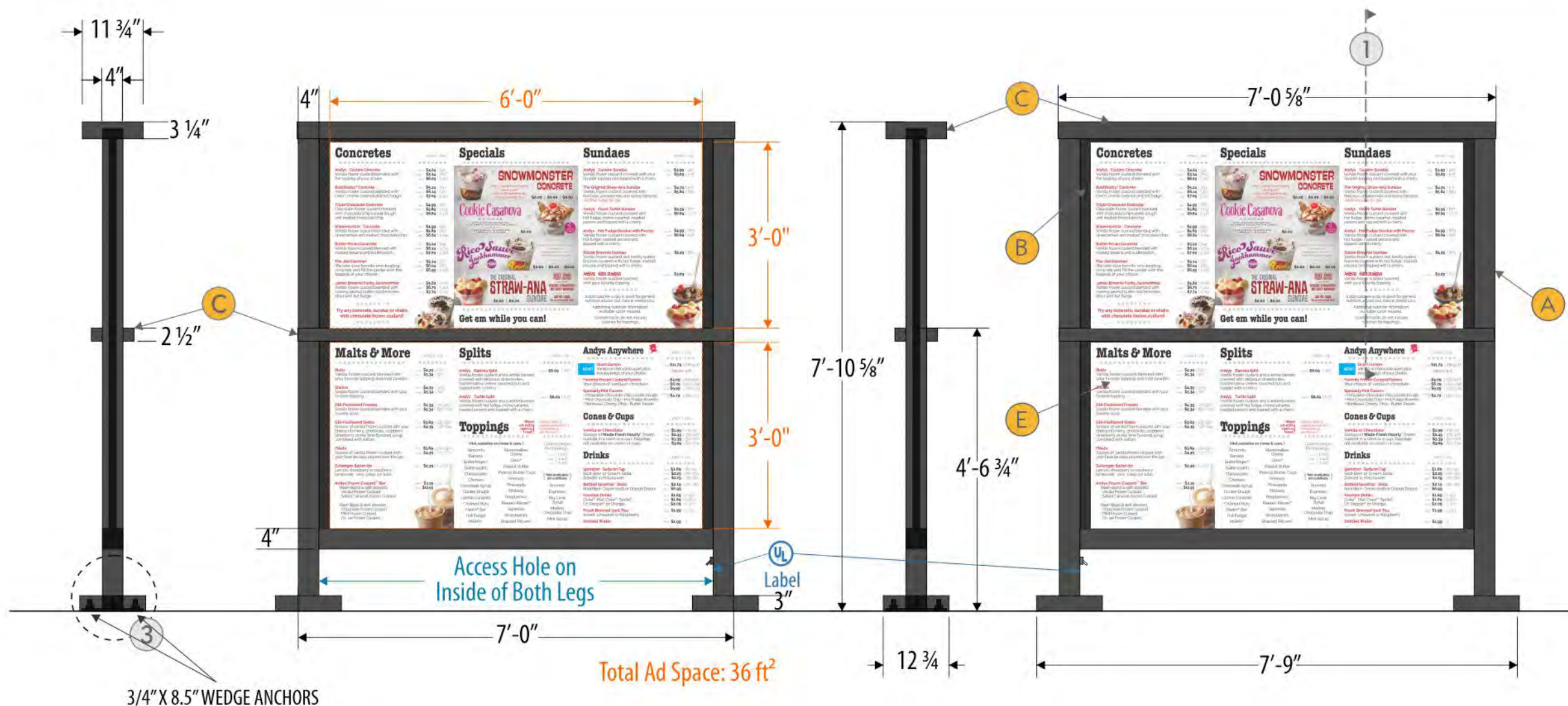
G Painted .080 Aluminum Bracket

● Paint - Black (Satin)

Electrical Requirements - 120V; 2A





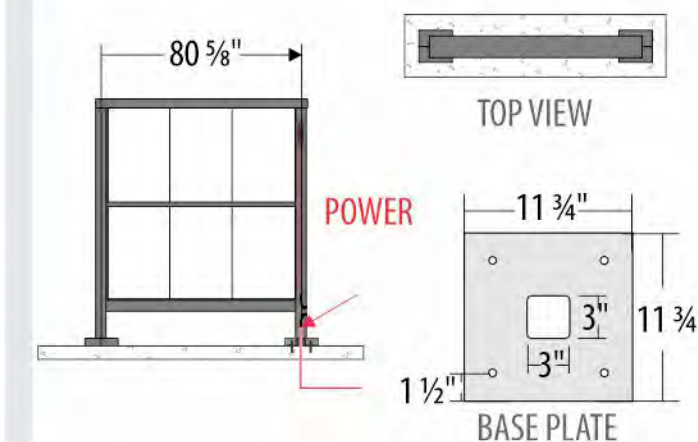
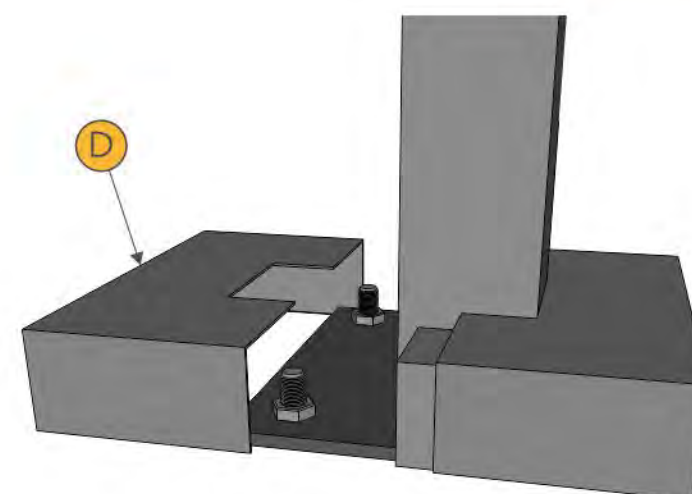
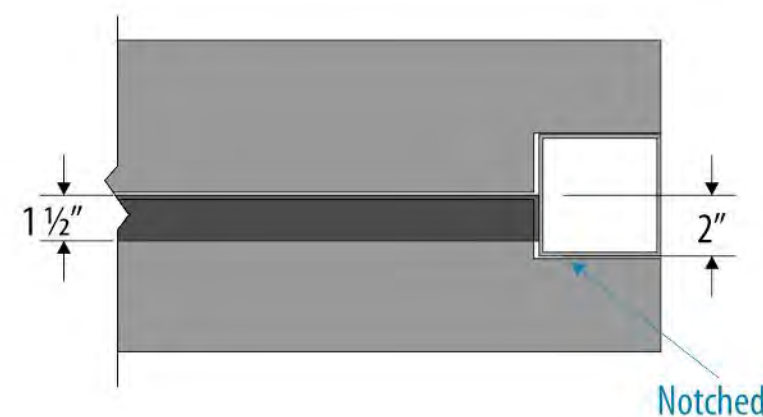
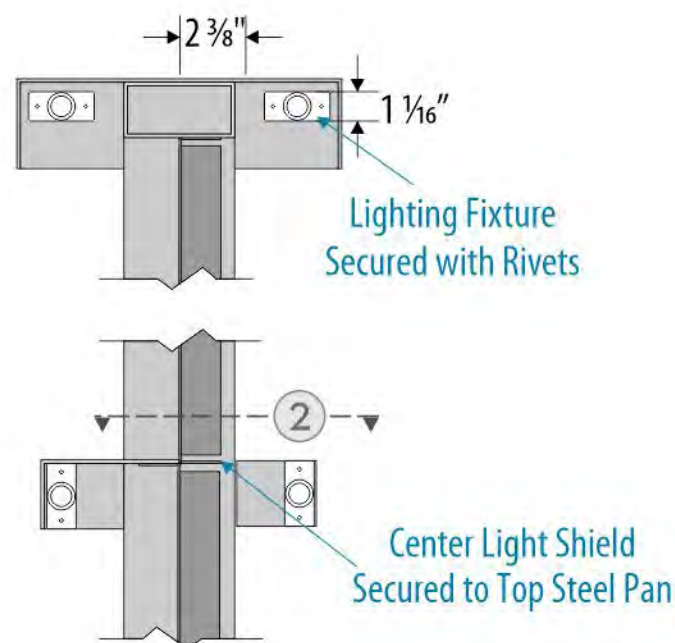


**1 - CROSS-SECTION VIEW** SCALE: NTS

**2 - MIDDLE LIGHT SHIELD** SCALE: NTS

**3 - BASEPLATE COVER** SCALE: NTS

### Shim to Level, Flush



### ANDY'S FROZEN CUSTARD - MASTER

CUSTOMER

AFC-STND-MENU-1-DS

AS SHOWN

DRAWING NUMBER

ELEVATION

03.17.22

DATE REVISED \_\_\_\_\_

DEREK CROUCH

TIM SWAIM

DESIGNER

PROJECT MANAGER

ALL

LOCATION

## SCOPE OF WORK

### 2-Sided Internally Illuminated Menu

**Painted 4" Aluminum Tube Frame**

● Paint - Black (Satin)

### Painted Steel Pan Magnet Backer

● Paint - Black (Satin)

 **Fabricated Aluminum Light Shield**

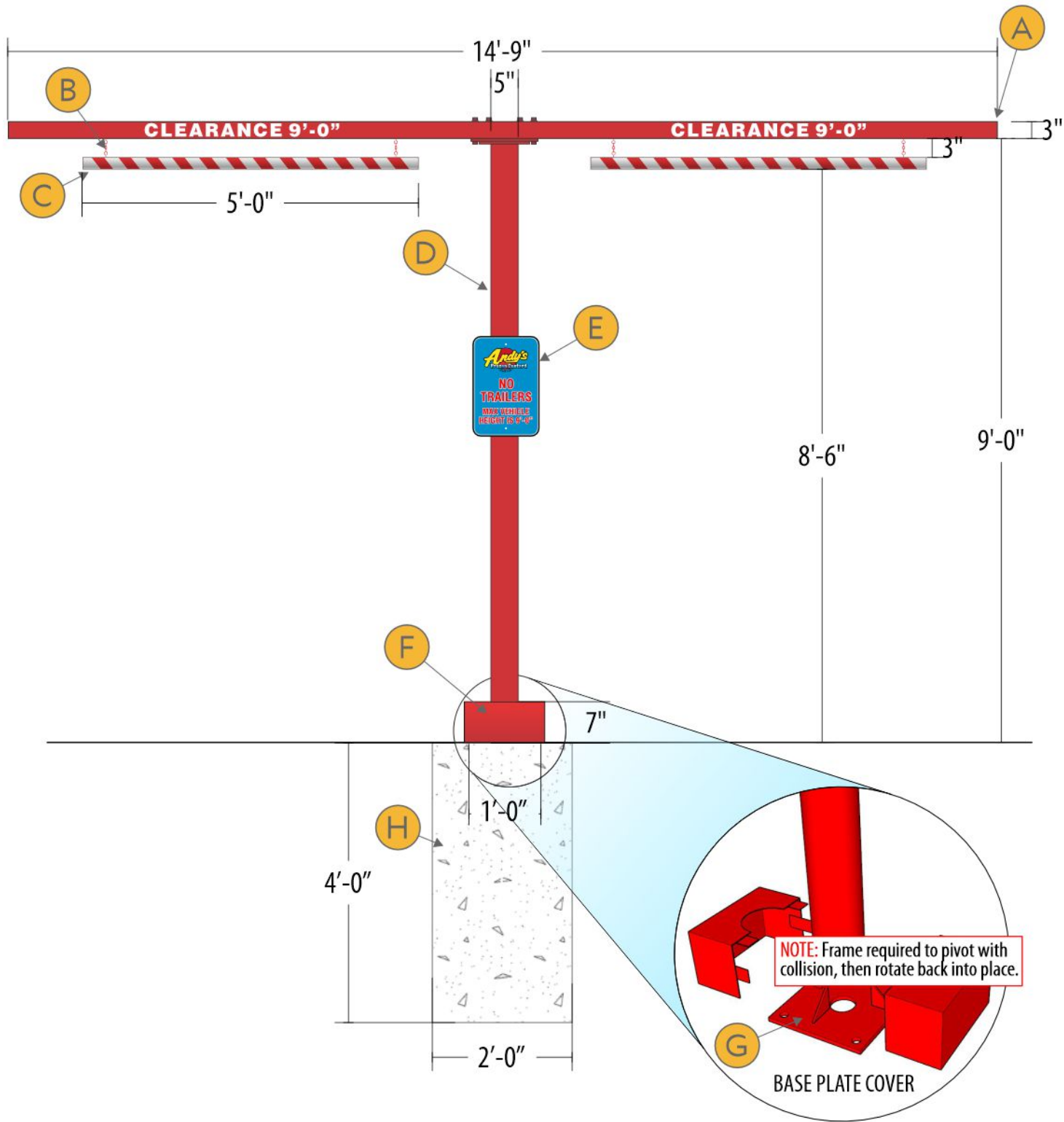
**D Bolt Covers Painted to Match**

### Magnetic Menu Panels by Others

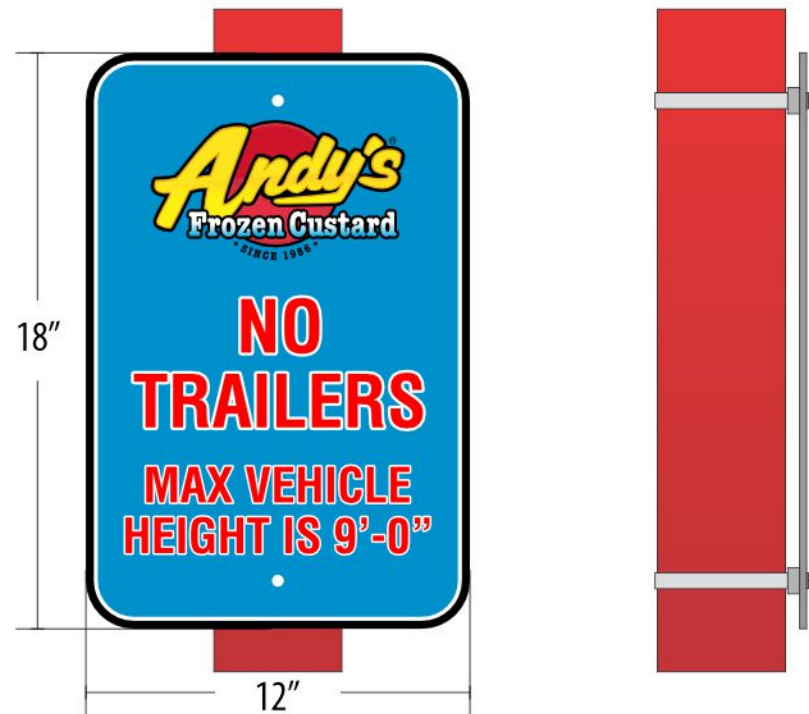
 **Electrical Requirements - 120V; 4A**



ELEVATION VIEW SCALE: 1:25

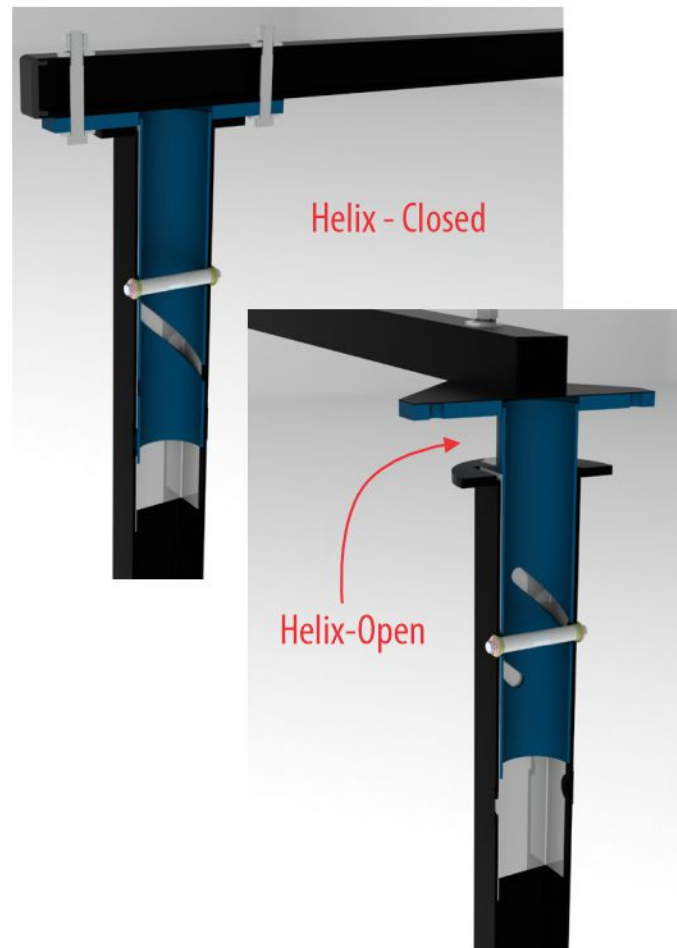


ELEVATION VIEW SCALE: 1:6



EXAMPLE VIEW SCALE: NTS

Bi-Directional Helix



ANDY'S FROZEN CUSTARD  
CUSTOMER

AFC-STND-BAR-2 AS SHOWN  
DRAWING NUMBER ELEVATION

02.18.22  
DATE REVISED

DEREK CROUCH TIM SWAIM  
DESIGNER PROJECT MANAGER

ALL  
LOCATION

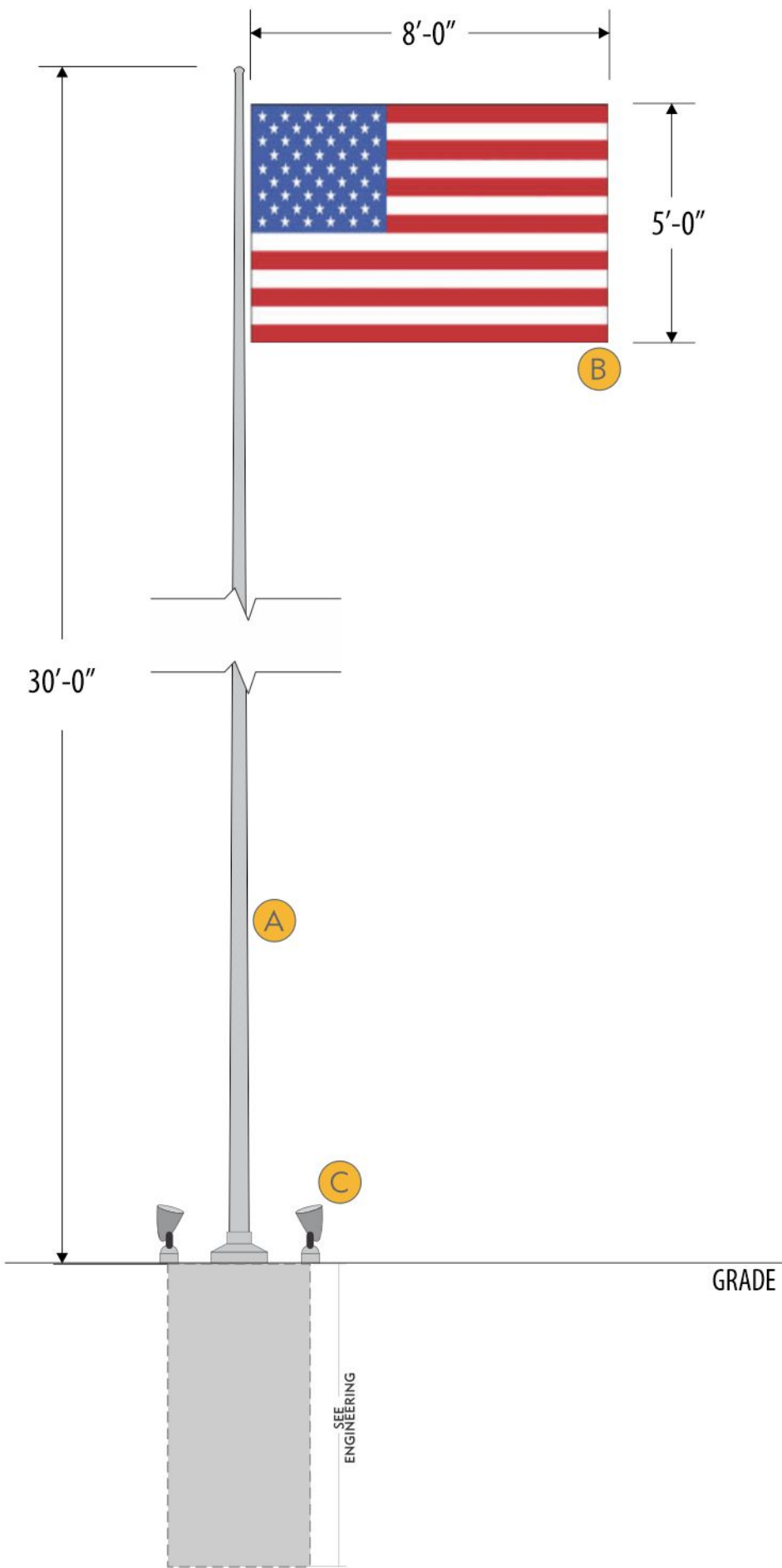
SCOPE OF WORK

- A Painted Crossbar with White Reflective Vinyl Applied to Both Sides**
  - Paint - MP 10224 Hot Rod Red
  - Vinyl - 3M 680cr
- B Hanging Metal Chain**
  - Paint - MP 10224 Hot Rod Red
- C Painted 4" PVC Pipe Capped on Ends; White Reflective Vinyl Applied**
  - Paint - MP 10224 Hot Rod Red
  - Vinyl - 3M 680cr
- D Painted Upright bar**
  - Paint - MP 10224 Hot Rod Red
- E Digital Printed .080 Aluminum Sign; Fastened with Adjustable Hose Clamp Brackets**
  - Digital Print Graphics
- F Painted Bolt Head Cover**
  - Paint - MP 10224 Hot Rod Red
- G 14" Base Plate w/ Wedge Anchors into Concrete**
- I 24" x 48" Round Pier Footing**

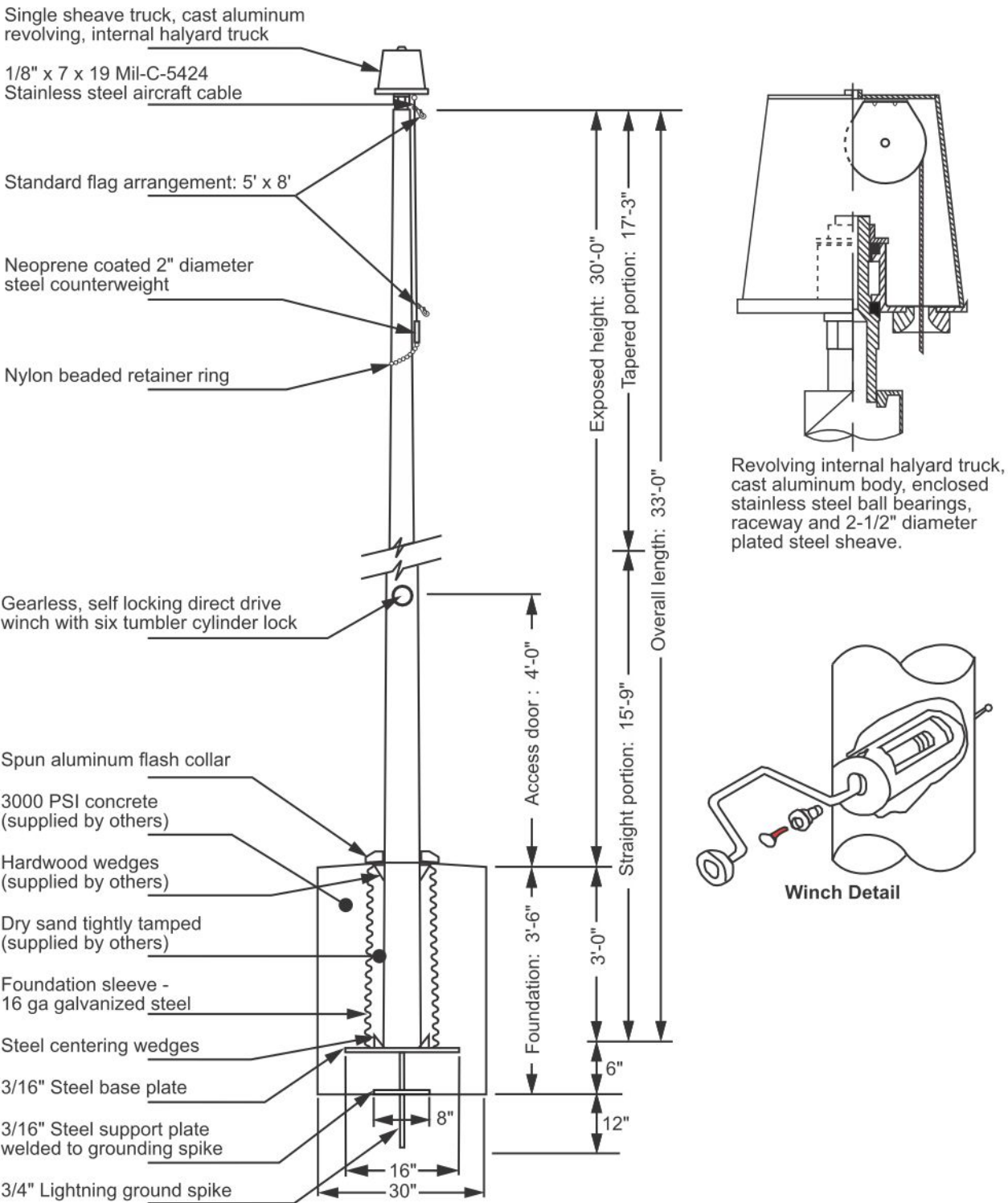
ATTACHMENT METHOD



ADJUSTABLE HOSE CLAMP BRACKETS



Model EC30 IH - Deluxe Internal Halyard



ANDY'S FROZEN CUSTARD-MASTER

CUSTOMER

0703-24-FLAG-1

AS SHOWN

DRAWING NUMBER

ELEVATION

07.03.24

DATE REVISED

DEREK CROUCH

TIM SWAIM

PROJECT MANAGER

DESIGNER

DOWNERS GROVE, IL

LOCATION

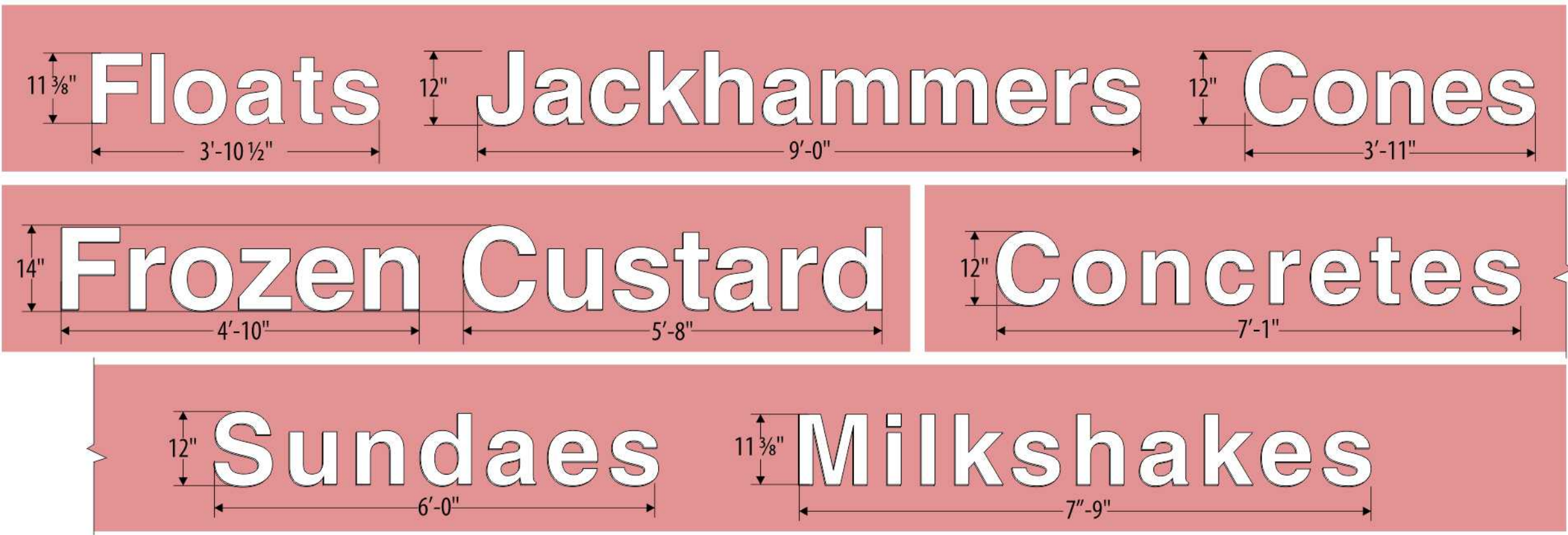
SCOPE OF WORK

- A 30' flag pole (.156 w) standard aluminum finish 8" dia, with internal halyard
- B 8' x 5' American flag, hi-quality - double weave
- C LED up lights (qty 2), RAB model HSLED B, cool LED SPOT LT FX (dart #470-9262)
- D Power run and controllers by others
- E Foundation TBD per site specific engineering

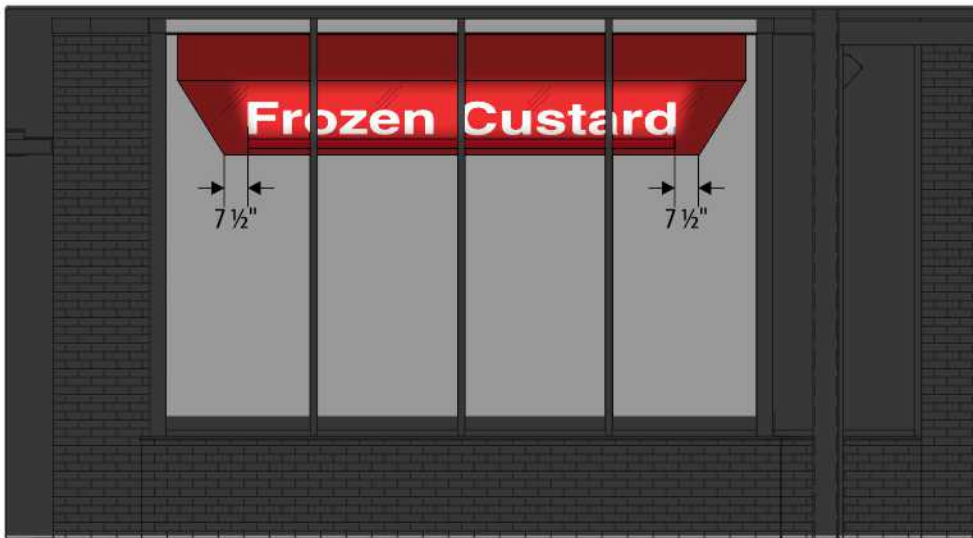




ELEVATION VIEW SCALE: 1:20



PROPOSED VIEW SCALE: 1" = 5'



ILLUMINATED VIEW SCALE: NTS

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ANDY'S FROZEN CUSTARD  
CUSTOMER

0905-24-SPEC-1 AS SHOWN  
DRAWING NUMBER ELEVATION

09.05.24  
DATE REVISED

DEREK CROUCH TIM SWAIM  
DESIGNER PROJECT MANAGER

DOWNERS GROVE, IL  
LOCATION

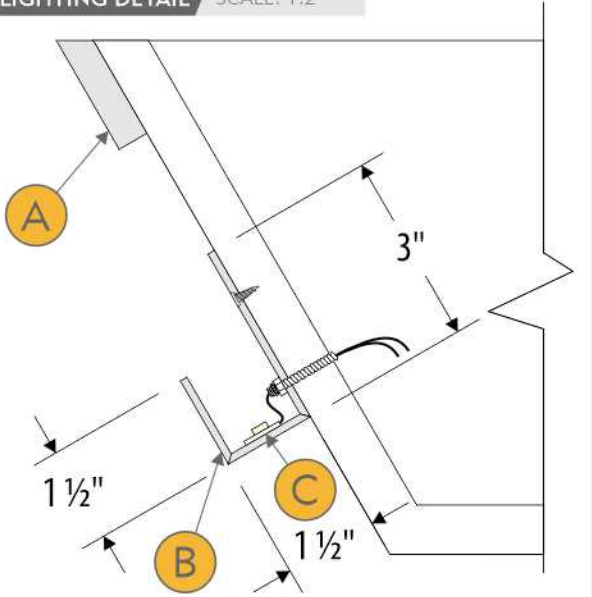
SCOPE OF WORK

Interior FCOs

- A 1/2" PVC Lettering; Flush Mounted to Ceiling Element w/ 2-Sided Tape & Studs
  - PVC - White
- B Fabricated Aluminum Light Shield
  - to Match SW 6869 STOP
- C LED Tape Lighting

SIGNAGE TO BE SETBACK 24" FROM GLASS

LIGHTING DETAIL SCALE: 1:2

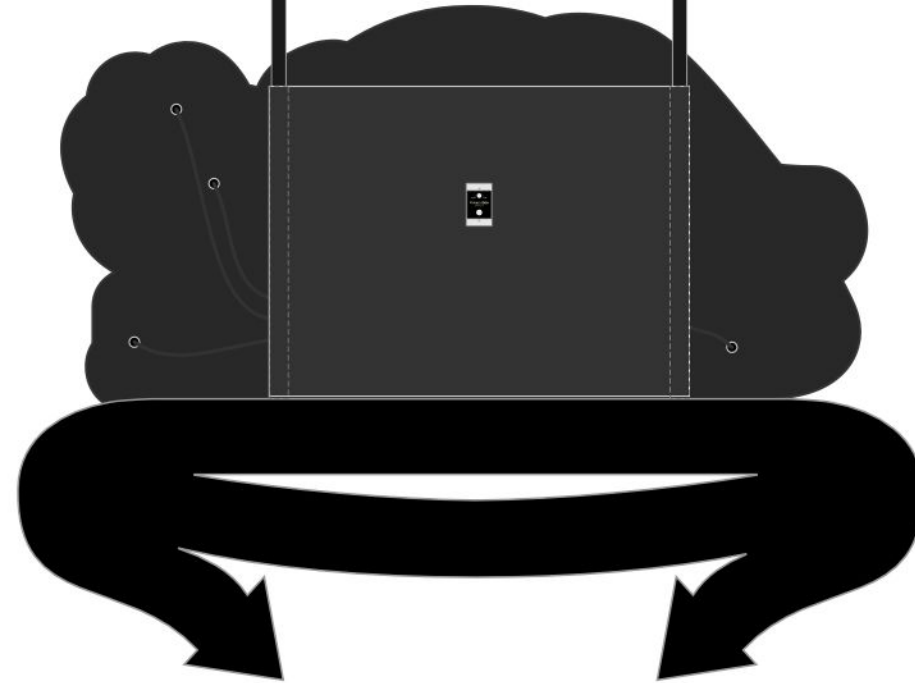




1 Orthographic Views - scale: 1:20



support tube  
left long for  
field adjustments



weight approx. 175lbs.

2 Placement - scale: 1:40



ANDY'S FROZEN CUSTARD

CUSTOMER

AFC-STND-IWAL-4

AS SHOWN

DRAWING NUMBER

ELEVATION

09.06.24

DATE REVISED

DEREK CROUCH

TIM SWAIM

DESIGNER

PROJECT MANAGER

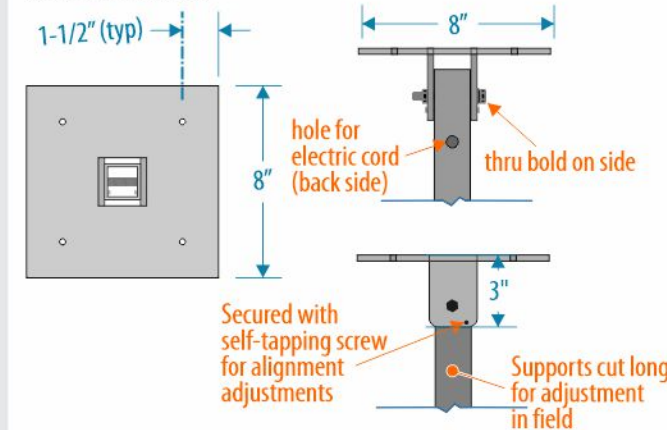
DOWNERS GROVE, IL

LOCATION

SCOPE OF WORK

- A Hanging Painted Backsplash with Vinyl Graphics
  - See Logo Chart for Color Specs
- B LED Lighted Letter and Outline
- C Painted Enclosed Wireway with Bulb Bases, LED Lighted Blinky Bulbs with 3 on 1 Off 4-Point Animated Sequence from Center Out
  - PMS 186 (Gloss)
  - Red LED Bulbs
- D Static Lighting Option when Regulated
- E 1" Push Thru
  - Cardinal Red 3M Translucent Vinyl on face
  - White Translucent Vinyl on back
  - Red GE Tetra Max LEDs
- SIGNAGE TO BE SETBACK 24" FROM GLASS

ATTACHMENT METHOD



**Hufft**

PROJECT INFORMATION:

**Andy's Frozen Custard #207**

816 Ogden Ave  
Downers Grove, IL 60515

OWNER:

**ANDY'S FROZEN CUSTARD**

211 E. Water Street  
Springfield, MO 65806

www.eatandys.com

ARCHITECT:

**HUFFT**

3612 Karnes Boulevard  
Kansas City, MO 64111

P: 816-531-0200

www.hufft.com

STRUCTURAL:

**METTEMAYER ENGINEERING, LLC**

2225 W. Chesterfield Blvd., Suite 300  
Springfield, MO 65807

P: 417-690-5100

CIVIL:

**Manhard Consulting**

700 Springer Drive,  
Lombard, IL 60148

P: 630.925.1216

MEP:

**RTM ENGINEERING CONSULTANTS**

3333 E. Bathfield Road, Suite 1000  
Springfield, MO 65804

P: 417-881-0020

LANDSCAPE ARCHITECT:

**Manhard Consulting**

700 Springer Drive,  
Lombard, IL 60148

P: 630.925.1216

ISSUE:

**PLANNING COMMISSION**  
**8/9/2024**

REVISION SCHEDULE:

NO.	DATE	ISSUE
-----	------	-------

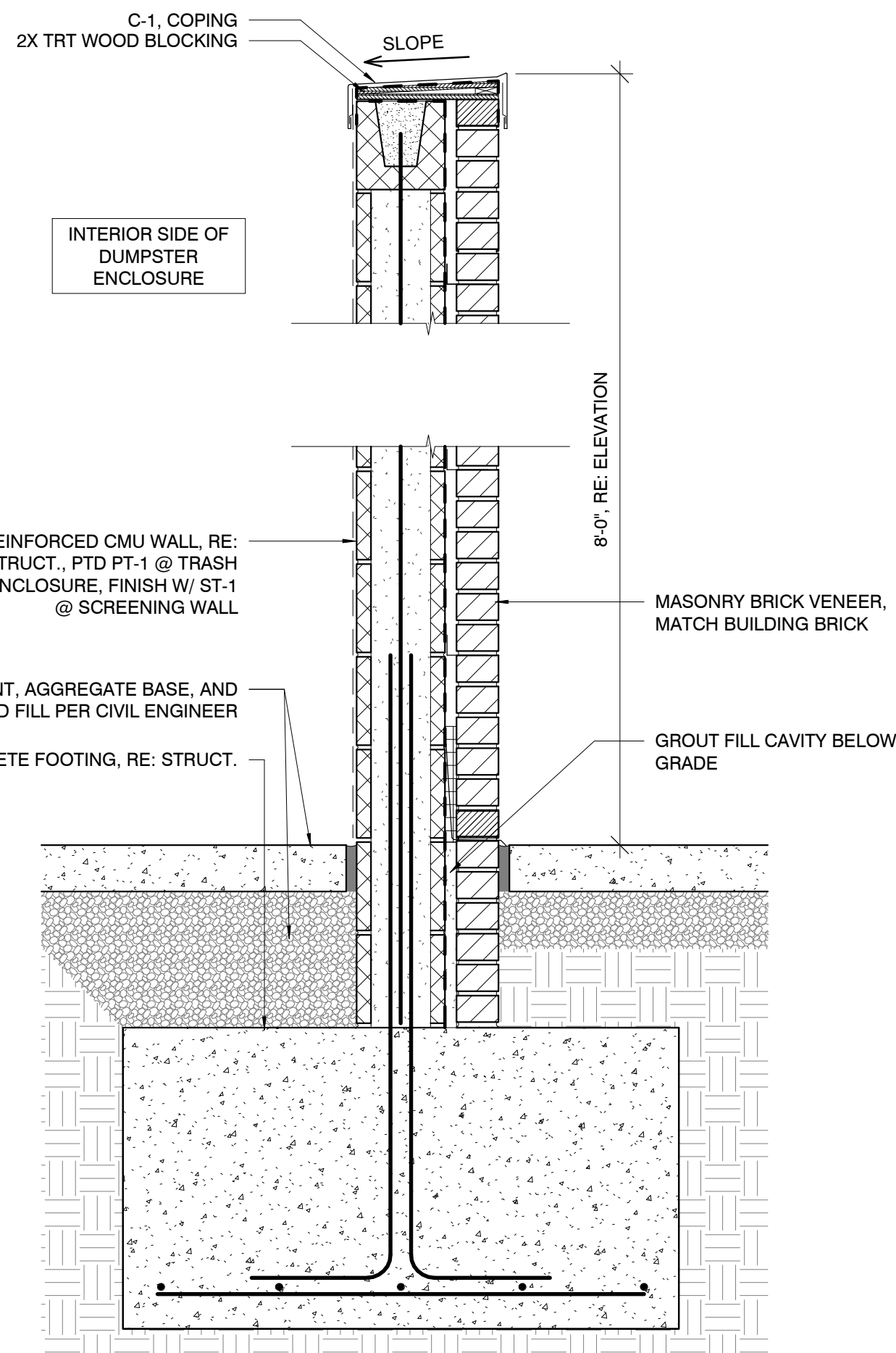
THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2023 by Hufft Projects LLC.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

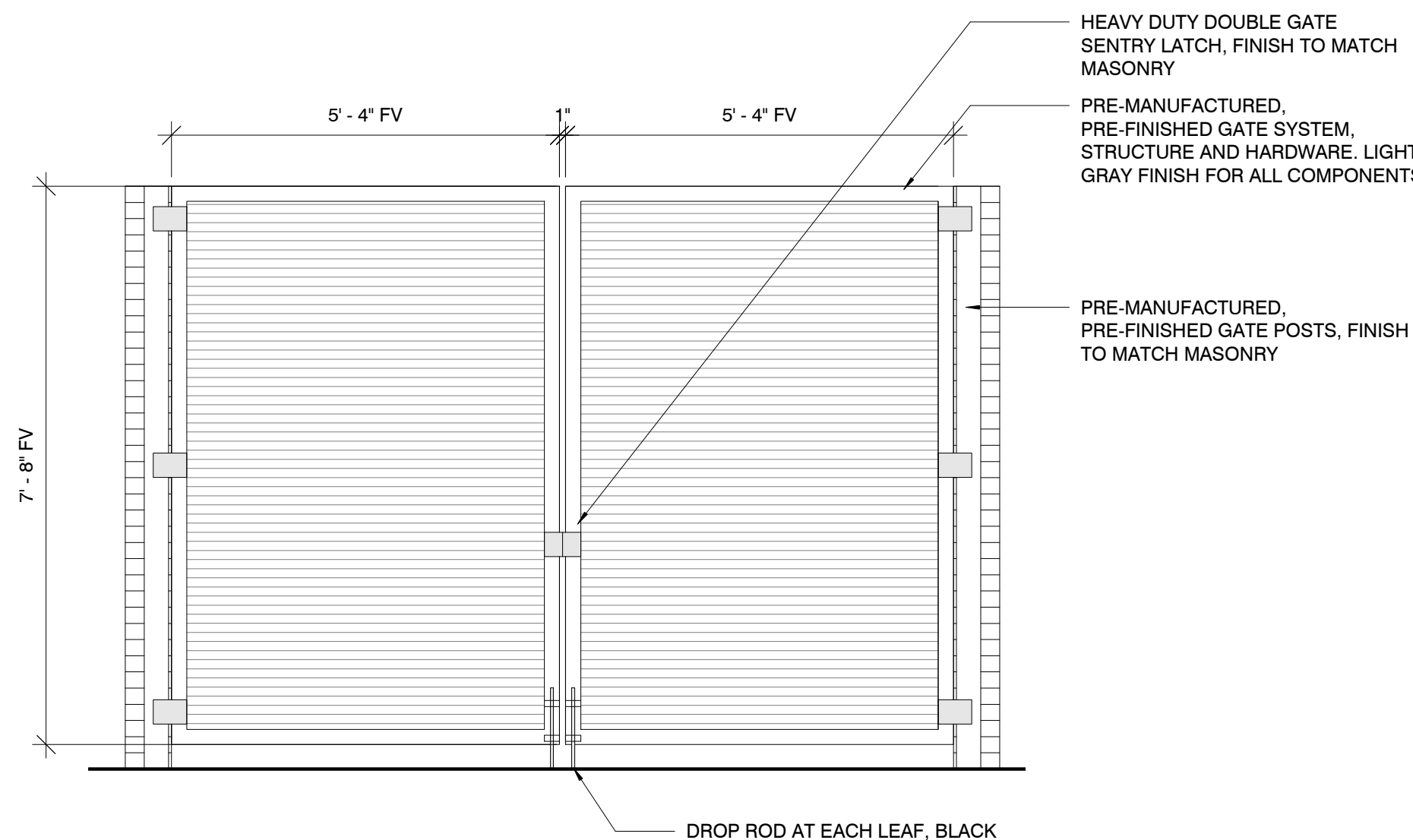
Architect:  
License Number:  
Drawn By: MS  
Project Number: 791

**DETAILS - SITE**

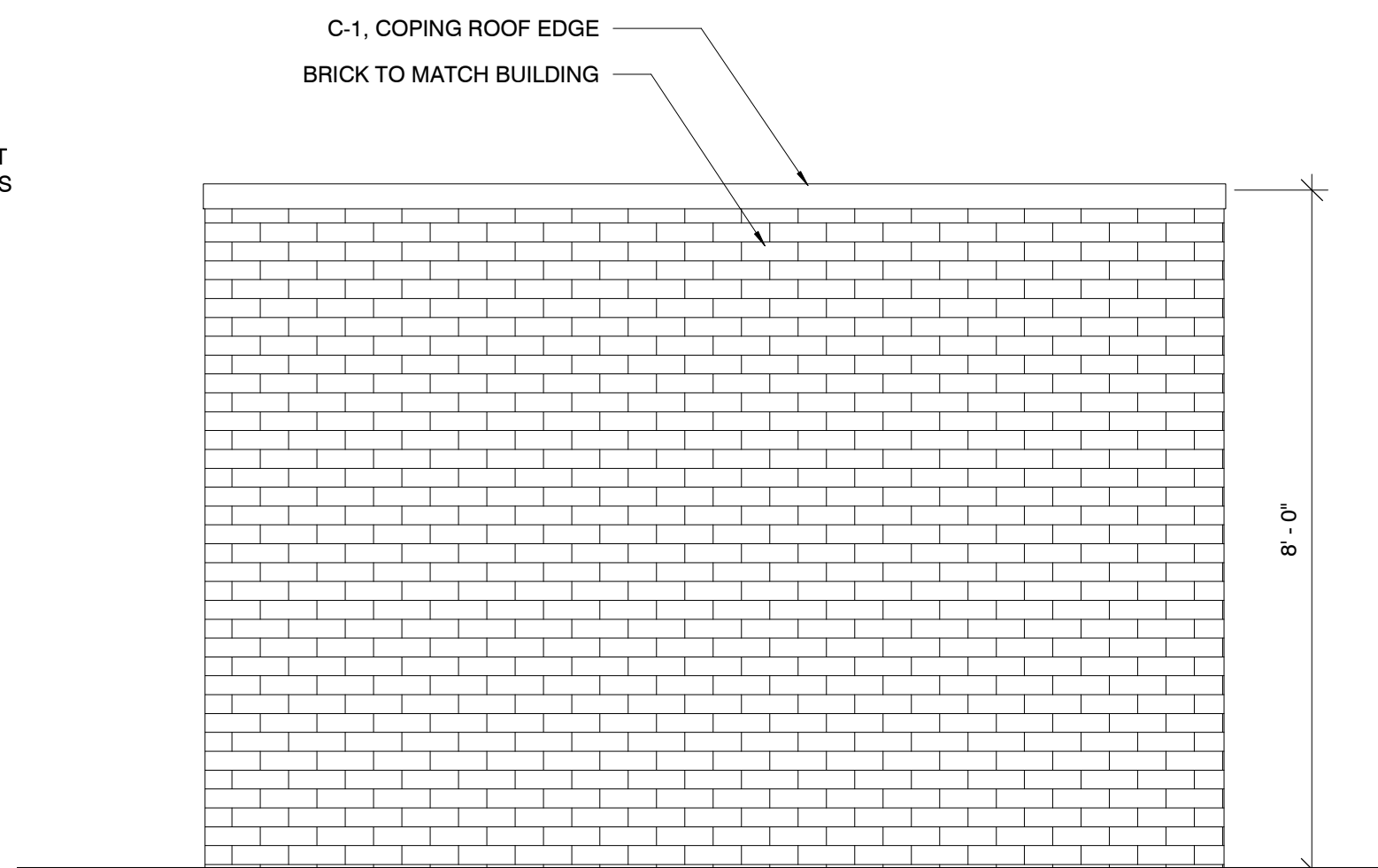
**A508**



**4** DUMPSTER ENCLOSURE - SECTION  
1" = 1'-0"

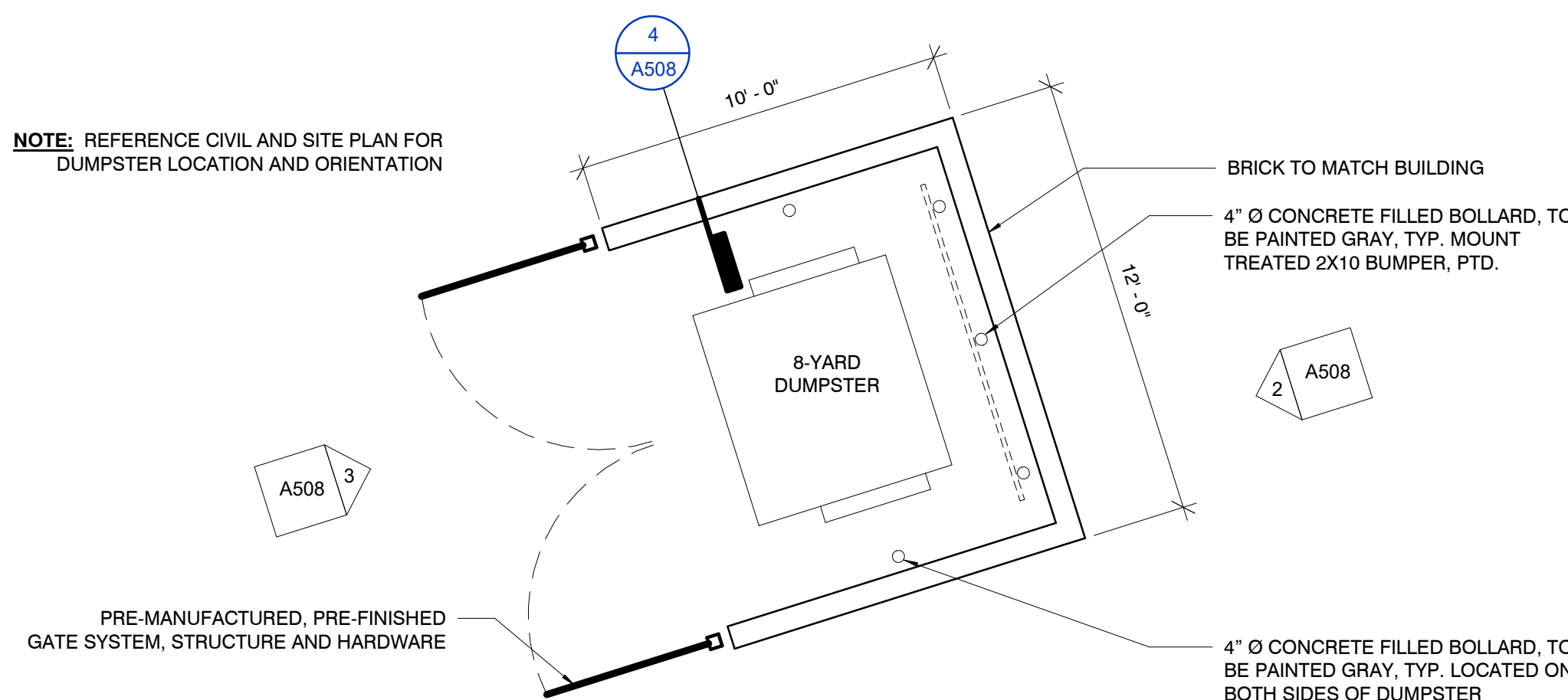


**3** ELEVATION - DUMPSTER GATE  
1/2" = 1'-0"



**2** TYP. ELEVATION - DUMPSTER ENCLOSURE  
1/2" = 1'-0"

**NOTE:** REFERENCE CIVIL AND SITE PLAN FOR  
DUMPSTER LOCATION AND ORIENTATION



**1** ENLARGED PLAN - DUMPSTER ENCLOSURE  
1/4" = 1'-0"

**NOT FOR  
CONSTRUCTION  
DO NOT COPY/  
DISTRIBUTE**




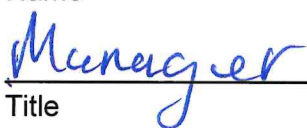
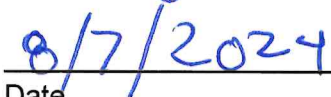


Downer's Grove Equity Group LLC  
745 McClintock Dr., Suite 305  
Burr Ridge, IL 60527  
August 7, 2024

Re: Vacation of Village owned Alley; 814-818 Ogden Ave. Consent Letter

Downers Grove Equity Group LLC is the petitioning the Village of Downers Grove to vacate the alley located to the rear of the properties commonly known as 800-818 Ogden Ave. Downers Grove, IL.

As an authorized representative of the owner of an abutting property, I do hereby consent to the vacation of the Village of Downers Grove owned alley abutting the property.

  
\_\_\_\_\_  
Name  
  
\_\_\_\_\_  
Title  
  
\_\_\_\_\_  
Date

Downers Grove Equity Group LLC



Downer's Grove Equity Group LLC  
 745 McClintock Dr., Suite 305  
 Burr Ridge, IL 60527  
 August 6, 2024

Re: Vacation of Village owned Alley

Company is the petitioning the Village of Downers Grove to vacate the alley located to the rear of the properties commonly known as 800-818 Ogden Ave. Downers Grove, IL.

The abutting owners are as follows:

Property Address	Owner	Frontage Abutting Alley (Linear Ft)
814-818 Ogden Ave.	K&M Corp of Arizona	324.3
800 Ogden Ave.	AIM OGDEN LL	75
4244 Elm St	K&M Corp of Arizona	133.1

Currently the alley has the following public service facilities that run over, under, or upon the parcel:

Public Utility Owner	Type of Utility	Location
Comed	Electric	Overhead Electric Poles
Downers Grove Sanitary District	8 Inch Sanitary Pipe	Underground

Current legal description of alley:

ALL THAT PART OF THE 20 FOOT WIDE VACATED ALLEY LYING BETWEEN WASHINGTON STREET AND ELM STREET, NORTH OF AND ADJOINING LOTS 10 TO 19 IN BLOCK 4 IN LYMAN PARK SUBDIVISION OF THE EAST 281.7 FEET OF LOT 2 AND ALL OF LOT 4 OF THE PLAT OF CIRCUIT COURT PARTITION OF HENRY M. LYMAN'S ESTATES, IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF LYMAN PARK SUBDIVISION, AFORESAID, RECORDED ON MAY 15, 1926 AS DOCUMENT 213564, MODIFIED BY DECESS ENTERED MARCH 8, 1940 IN CASE NUMBER 39-938 CIRCUIT COURT OF DUPAGE COUNTY, ILLINOIS AND AMENDED BY INSTRUMENT DATED FEBRUARY 27, 1941 AND RECORDED MARCH 31, 1941 AS DOCUMENT 421692, IN DUPAGE COUNTY, ILLINOIS.

Downers Grove Equity Group, LLC hereby requests the Village of Downers grove to vacate the alley.

Sincerely,



Brett Paul

Downers Grove Equity Group LLC  
745 McClintock Dr. Suite 305  
Burr Ridge, IL 60527  
August 6, 2024

Re: Vacation of Village owned Alley; 4244 Elm St. Consent Letter


Downers Grove Equity Group LLC is the petitioning the Village of Downers Grove to vacate the alley located to the rear of the properties commonly known as 800-818 Ogden Ave. Downers Grove, IL.

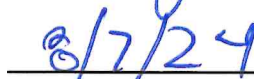
As an authorized representative of the owner of an abutting property, I do hereby consent to the vacation of the Village of Downers Grove owned alley abutting the property.

745 McClintock Dr., Suite 305, Burr Ridge, IL 60527

Address

  
Brett Paul

  
Title

  
Date

Downers Grove Equity Group LLC





9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018  
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Ms. Liana Moore  
Andy's Frozen Custard

FROM: Shahrzad Ainkeshavarzi  
Consultant

Michael A. Werthmann, P.E., PTOE  
Principal

DATE: August 7, 2024

SUBJECT: Preliminary Traffic Statement  
Proposed Andy's Frozen Custard  
Downers Grove, Illinois

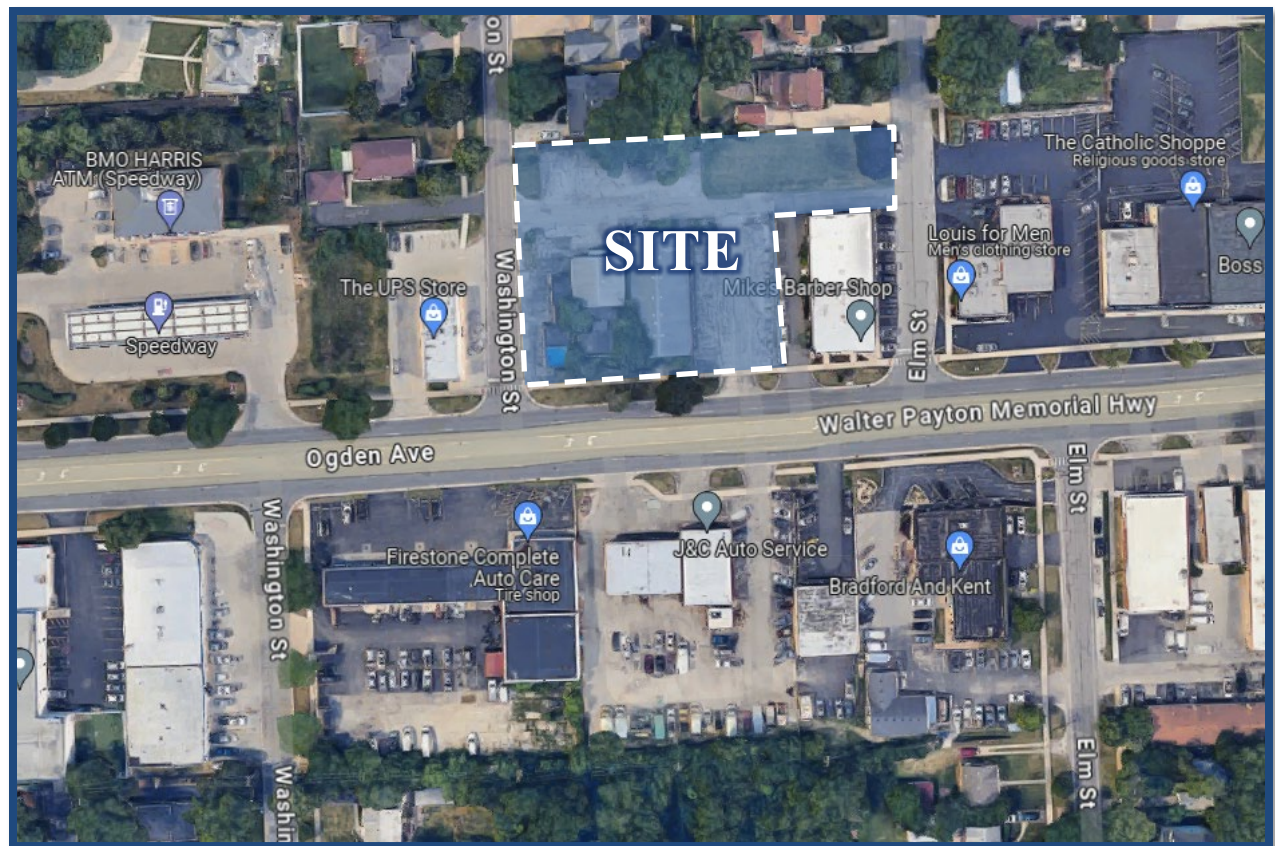
This memorandum summarizes the results and findings of a preliminary traffic statement prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Andy's Frozen Custard in Downers Grove, Illinois. The site, which is currently occupied by two vacant buildings, is generally located on the north side of Ogden Avenue between Elm Street and Washington Street. A commercial building with several uses is located within the northwest corner of the intersection of Ogden Avenue with Elm Street directly east and south of the site. As proposed, the site is to be redeveloped with an approximately 1,960 square-foot Andy's Frozen Custard store with a drive-through lane and approximately 29 parking spaces. Access to the development will be provided via existing access drives located on Ogden Avenue, Washington Street, and Elm Street. **Figure 1** shows an aerial view of the existing site. A copy of the site plan is located in the Appendix.

The purpose of this memorandum is to summarize the existing roadway conditions, estimate the volume of traffic that will be generated by the development, and to review the access system.

## Existing Roadway Characteristics

The following summarizes the physical and operating characteristics of the area roadways.

*Ogden Avenue* is generally an east-west, other principal arterial roadway that in the vicinity of the site provides two travel lanes in each direction with a two-way, left-turn lane (median). At its unsignalized intersection with Washington Street/Firestone Auto Care access drive and its unsignalized intersection with Elm Street/Bradford and Kent access drive, Ogden Avenue provides a through lane and a shared through/right-turn lane on the eastbound and westbound approaches. Left-turn movements from Ogden Avenue to Washington Street and Elm Street are accommodated via the existing two-way, left-turn lane along Ogden Avenue. Ogden Avenue is under the jurisdiction of the Illinois Department of Transportation (IDOT), is not classified as a Strategic Regional Arterial (SRA), has an Annual Average Daily Traffic (AADT) volume of 27,100 vehicles (IDOT 2023), and has a posted speed limit of 35 miles per hour.



Aerial View of Site

Figure 1



*Washington Street* is a north-south, local roadway that provides one lane in each direction. The north leg and south leg of Washington Street at Ogden Avenue are offset by approximately 185 feet with the north leg of Washington Street aligned opposite the Firestone Auto Care access drive. At its unsignalized intersection with Ogden Avenue/Firestone Auto Care access drive, Washington Street provides a shared left-turn/through/right-turn lane and a high visibility crosswalk on the southbound approach. Left-turn and right-turn movements from Ogden Avenue to the north leg of Washington Street are prohibited between 6:00 A.M. to 9:00 A.M. Washington Street is under the jurisdiction of the Village of Downers Grove, has a posted speed limit of 25 miles per hour, and has a five-ton weight limit north of the subject site.

*Elm Street* is a north-south local roadway north of Ogden Avenue and a minor collector roadway south of Ogden Avenue. The north leg and south leg of Elm Street at Ogden Avenue are offset by approximately 135 feet with the north leg of Elm Street aligned opposite the Bradford and Kent access drive. At its unsignalized intersection with Ogden Avenue/Bradford and Kent access drive, Elm Street provides a shared left-turn/through/right-turn lane on the southbound approach. High visibility crosswalks are provided on both legs of Elm Street at its intersections with Ogden Avenue. North of Ogden Avenue, Elm Street is under the jurisdiction of the Village of Downers Grove and has a posted speed limit of 25 miles per hour.

## Development Generated Traffic Volumes

Since the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition, does not have a similar land use that represents this use, the number of peak hour vehicle trips estimated to be generated by the proposed development was based on information provided by officials at Andy's and surveys conducted by KLOA, Inc. at the existing Andy's Frozen Custard located in Burbank, Illinois. The existing surveys were performed during the weekday commuter peak period and the Saturday midday peak period. While it is anticipated a portion of the trips generated by the development will be diverted from the existing traffic on the adjacent roadway system, in order to provide a conservative analysis, no pass-by reductions were applied to the estimated trips to be generated by the development. **Table 1** summarizes the trip generation estimates during the weekday and Saturday evening peak hours.

From Table 1 it can be seen that the Andy's is projected to generate a limited volume of traffic, particularly during the critical weekday morning and evening peak periods. This is due to the fact that Andy's Frozen Custard locations in the Chicagoland area are generally open between 11:00 A.M. and 11:00 P.M. Sunday through Thursday and between 11:00 A.M. and 11:30 P.M. on Friday and Saturday. Additionally, the peak period for Andy's operation occurs typically from 7:00 P.M. to 9:00 P.M. As such, the peak traffic generated by the proposed development occurs outside of the weekday commuter morning and evening peak periods.

Table 1  
PROJECTED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

Type/Size	Weekday Evening Peak Hour			Saturday Midday Peak Hour		
	In	Out	Total	In	Out	Total
Andy's Frozen Custard (1,960 s.f.)	21	22	43	29	31	60

## Site Access

Access to the proposed Andy's Frozen Custard is to be provided via the following three existing access drives serving the subject site and the commercial building located adjacent to the subject site:

- An existing full-movement access drive located on the north side of Ogden Avenue approximately 140 feet west of Elm Street and just west of an access drive serving the commercial building located adjacent to the subject site. The proximity of the two access drives should not pose any operational issues given the limited traffic that currently and is projected to use the two access drives. This access drive provides one inbound lane and one outbound lane. The outbound lane should be under stop sign control. It should be noted that inbound left-turn movements to this access drive are accommodated via the existing two-way left-turn lane along Ogden Avenue.
- An existing full-movement access drive located on the east side of Washington Street approximately 185 feet north of Ogden Avenue. This access drive provides one inbound lane and one outbound lane. The outbound lane should be under stop sign control.
- An existing full-movement access drive located on Elm Street approximately 180 feet north of Ogden Avenue. This access drive provides one inbound lane and one outbound lane. The outbound lane should be under stop sign control.

The three existing access drives will continue to provide efficient and orderly access to and from the development with limited impact on the existing through traffic.

## Drive-Through Operation

As proposed, the development will provide a drive-through facility that will be located on the west, south, and east sides of the building. The portion of the drive-through facility on the west side of the building will provide two southbound lanes that will provide access to dual ordering boards located at the southwest corner of the building. A single lane will be provided along the south and east portions of the building. Vehicles will enter the drive-through facility from the northwest corner of the building and travel in one of the two lanes south towards the dual ordering boards. After ordering, vehicles will merge into one lane and then travel along the south and east sides of the building to the pick-up window located on the east side of the building. All vehicles will exit the drive-through facility at the northeast corner of the building.



## Drive-Through Stacking

According to the site plan, the drive-through facility will provide stacking for approximately 17 vehicles to queue from the entrance of the drive-through while advancing to the order/pick-up window without blocking the parking spaces. Based on surveys conducted by KLOA, Inc. at the Andy's Burbank location on Saturday, September 3, 2022 during the evening (5:00 P.M. to 9:00 P.M.) peak period, the following was observed:

- 121 vehicles utilized the drive-through over the four-hour period with an average of approximately 30 vehicles per hour.
- The maximum number of queued vehicles was 10 occurring once with an average of less than six vehicles.
- The maximum queue observed at the order board was seven vehicles.
- Average service time was between five and six minutes.

As such, the proposed stacking of approximately 17 vehicles will be adequate to accommodate the maximum observed queue at a similar facility.

## Impact of the Development on the Residential Roads North of the Site

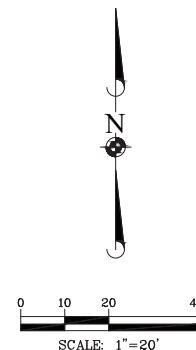
Most of the traffic generated by the development will be traveling to and from the site via Ogden Avenue as it provides the quickest and most direct route to and from the development. This is due to the fact that Washington Street and Elm Street north of the site are both narrow two-lane residential roads that have low 25 mph speed limits and only serve the residential areas north of the site. As such, the volume of development-generated traffic projected to traverse Washington Street and Elm Street north of the site should be limited and will have a limited traffic impact on the residential area north of the site. Further, it is important to note that most of the commercial and office developments located along Ogden Avenue in the vicinity of the site have direct access to the north-south residential roads that intersect Ogden Avenue, which is similar to the access conditions serving the subject site. If the development-generated traffic results in impacts on the residential roads north of the site, consideration should be given to prohibiting the movements between the access drives and the residential roads north of the development.

# Appendix

## Site Plan






## Site Plan



PAVEMENT MARKING LEGEND	
(A)	24" WHITE STOP BAR
(B)	4" YELLOW LINE
(C)	LETTERS AND SYMBOLS PAVEMENT MARKINGS
(D)	TRAFFIC FLOW DIRECTIONAL ARROWS
(E)	4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
(F)	12" SOLID WHITE SPACED 3' O.C.

SIGN LEGEND	
①	R1-1 STOP SIGN
②	R7-8 HANDICAP PARKING SIGN
③	R5-1 DO NOT ENTER SIGN
④	W11-2 PEDESTRIAN CROSSWALK SIGN

PAVEMENT LEGEND	
	<u>HEAVY DUTY PAVEMENT</u> 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 12" AGGREGATE BASE COURSE, TYPE C
	<u>CONCRETE PAVEMENT</u> 8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 x 6 Wt.4 WWF 4" COMPACTED AGGREGATE BASE, TYPE B
	<u>CONCRETE SIDEWALK</u> 5" PORTLAND CEMENT CONCRETE 4" COMPACTED AGGREGATE BASE COURSE, TYPE B

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, BIKE RACKS, FLAG POLES, ETC., DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS



# LAND APPRAISAL REPORT



## LOCATED AT

814 Ogden Ave # 818  
Downers Grove, IL 60515  
See attached Plat Map.

## FOR

Brett Paul

## OPINION OF VALUE

16,000

## AS OF

08/19/2024

## BY

Caleb Arthur  
Banks Appraisal Group  
125 S Wacker Dr, Suite 300  
Chicago, IL 60606  
(312) 868-0200  
caleb1@banksag.com  
www.banksag.com

*Caleb R. Arthur*

*Mark P. ...*

Borrower	N/A					File No.	2408814		
Property Address	814 Ogden Ave # 818								
City	Downers Grove		County	DuPage		State	IL	Zip Code	60515
Lender/Client	Brett Paul								

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LAND APPRAISAL REPORT

File No.: 2408814

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): MRED/Public Records

1st Prior Subject Sale/Transfer

Date:

Price:

Source(s):

Analysis of sale/transfer history and/or any current agreement of sale/listing: Per public records, the subject has no 36-month prior transfer history.

2nd Prior Subject Sale/Transfer

Date:

Price:

Source(s):

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	814 Ogden Ave # 818 Downers Grove, IL 60515	2440 63rd St Downers Grove, IL 60516		3916 Fairview Ave Downers Grove, IL 60515		7940 Lemont Rd Downers Grove, IL 60516	
Proximity to Subject		3.10 miles SW		0.70 miles NE		4.58 miles S	
Sale Price	\$ N/A		\$ 27,500		\$ 155,000		\$ 600,000
Price/ Sq.Ft.	\$	\$ 3.61		\$ 5.68		\$ 2.49	
Data Source(s)	Inspection,Plat	MRED #12048663;DOM 14		MRED#11754562;DOM 176		MRED#11282544;DOM 51	
Verification Source(s)	Assessor,Remine	Assessor,Remine		Assessor,Remine		Assessor,Remine	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) % Adjust	DESCRIPTION	+ (-) % Adjust	DESCRIPTION	+ (-) % Adjust
Sales or Financing	N/A	Cash		Cash		Conventional	
Concessions	N/A	\$0		\$0		\$0	
Date of Sale/Time	08/19/2024	06/14/2024		11/06/2023		03/17/2023	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Res;Comm	Busy Road		Busy Road		Busy Road	
Site Area (in Sq.Ft.)	5,323	7,625		27,300		241,322	
Shape	Irregular	Typical	-6	Typical	-6	Typical	-6
Zoning	Commercial	Residential	-32	Residential	-32	Commercial	
Neighborhood	North	South	+10	North		South	+10
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-7,707	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-58,924	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	24,036
Net Adjustment (Total, in % of \$ / Sq.Ft.)			(-28 % of \$/Sq.Ft.)		(-38 % of \$/Sq.Ft.)		(4 % of \$/Sq.Ft.)
Adjusted Sale Price (in \$ / Sq.Ft.)		\$	2.6	\$	3.52	\$	2.59

Summary of Sales Comparison Approach See attached addendum.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 15,969 or \$ 3 per Sq.Ft.

Final Reconciliation See attached addenda.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 16,000 , as of: 08/19/2024 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 29 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Scope of Work ☒ Additional Sales

☒ Limiting cond./Certifications ☒ Narrative Addendum ☒ Location Map(s) ☐ Flood Addendum ☒ Additional Sales

☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐ Hypothetical Conditions

SIGNATURES

Client Contact: Brett Paul  
E-Mail: brett@paul@xsiterealestate.com  
Serial:F6E899B0

Client Name: Brett Paul  
Address: N/A  
Serial:A2569BC4

APPRaiser

Caleb R Arthur

Appraiser Name: Caleb Arthur

Company: Banks Appraisal Group

Phone: (312) 868-0200 Fax:

E-Mail: caleb1@banksag.com

Date of Report (Signature): 09/09/2024

License or Certification #: 556.005283 State: IL

Designation: Certified Residential

Expiration Date of License or Certification: 09/30/2025

Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)

Date of Inspection: 08/19/2024

SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)

Matthew F. Nieman

Supervisory or Co-Appraiser Name: Matthew F. Nieman

Company: Banks Appraisal Group

Phone: (312) 868-0200 Fax:

E-Mail: mattn1@banksag.com

Date of Report (Signature): 09/09/2024

License or Certification #: 556.005119 State: IL

Designation: Certified Residential

Expiration Date of License or Certification: 09/30/2025

Inspection of Subject: ☐ Did Inspect ☒ Did Not Inspect

Date of Inspection: N/A



**File No.:** 2408814

## SALES COMPARISON APPROACH

Supplemental Addendum

File No. 2408814

Borrower	N/A					
Property Address	814 Ogden Ave # 818					
City	Downers Grove	County	DuPage	State	IL	Zip Code 60515
Lender/Client	Brett Paul					

NEIGHBORHOOD

Predominant Value

The predominant value indicated on page 1 of the main form pertains to all sales in the neighborhood of the subject's type (i.e., single-unit, condo, manufactured, and so on). The subject's opinion of value is derived from comparable sales and may not align with the predominant value. Nevertheless, this does not have any adverse impact on the subject's marketability, as shown by the presence of comparable sales. Considering the attributes of the subject, it is reasonable to expect its value to deviate from the predominant value indicated on page 1.

Uniform Appraisal Dataset (UAD) Formatting

The appraiser used the UAD condition ratings, quality of construction ratings, and other abbreviations and phrases in this report, to objectively and consistently describe the characteristics of the subject property and comparable sales. A UAD definition page has been added for exact descriptions of each rating.

SALES COMPARISON APPROACH

Search Process for Sales of Comparable Properties

The research process for this appraisal involved a thorough investigation of the immediate market area to identify properties that align in location, size, condition, shape, and utility. For a comprehensive understanding, the search incorporated transactions over the past twelve months from the effective date. Moreover, to ensure a wide-ranging set of comparables, the search parameters were broadened to encompass areas with similar characteristics.

Selection of Comparable Sales

Sales were selected based on their close alignment with the subject property from available transactions. Sell-to-ask adjustments, grounded in observed market research ratios, have been applied to the listings to reflect current market activity; however, predicting future sale prices is beyond the scope of this appraisal. Listings in the comparable grid, exhibiting reasonable days-on-market, are adjusted based on sell-to-ask ratio estimates derived from actual sales performance. The adjusted prices are in line with trends discussed in this report, and their role in the reconciliation is detailed within.

Adjustments to Comparables

Due to a lack of similar style closed sales within three months, it was necessary to research and analyze comparable sales going back two years from the effective date. However, no time adjustments have been applied due to the overall marketing trends. Infospartks, the Market Conditions Addendum and independent market research were utilized in determining marketing conditions.

Comparable sales 1, 2, 3, and 5 are on busy roads and have similar overal external obsolesence as the subject whihc is situated next to commercial property. No adjustments were necessary. Comparable sale 4 has a superior residnetial location that required adjustments.

The subject has an irregular long shape that renders it as unbuildable on its own. Across the board adjustments were required to account for this lack of utility.

The appraiser notes that comparable sales 1, 2, 3, 4, and 5 are residential zoning. This does have an impact on overall marketability. Through the appraiser's research using paired sales analysis it was determined that residential zoned properties sell for more than commercial zoned properties. Proper adjustments have been applied on the zoning line of the sales comparison grid.

The subject is located in North Downers Grove, which has higher median property sales. Proper adjustments have been applied in the neighborhood line.

Adjustments have been applied to comparables due to location, shape, zoning, and neighborhood. The adjustments were based on paired sales analysis, sensitivity adjustments, and current market trends.

Multiple comparable sales used are located over a mile from the subject. They may be located across major dividing streets and roadways. However, they are still within the subject's city and neighborhood boundaries and considered to be located in areas with similar appeal as the subject. They would be considered equally by the typical potential buyer. No adjustments have been applied.

RECONCILIATION

The indicated value of the subject property is based on all comparable sales. However, more weight has been given to comparable sale 3 due to it having the lowest net adjustments and 2 due to it being the closest proximity. Less weight has been given to comparable sale 4 and 5 due to it having the high number of adjustments.

ADDITIONAL COMMENTS

Comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address "standards of practice" as defined in the Home Inspector License Act[225 ILCS 441] and 68 Ill. Adm. Code 1410 and are not to be considered a home inspection or home inspection report.

This appraisal was performed in accordance with the requirements of Title XI of the Financial Institution Reform, Recovery and Enforcement Act of 1989, (12 U.S.C.3331 et seq.), and any implementing regulations.

Intended Use and Intended Users Comments

This report is specifically for the intended uses and users outlined. Its reliance or use by any other purpose or party is not allowed and not intended.

No additional parties, including purchasers, borrowers, sellers, real estate agents, or others, have been identified as intended users of this appraisal. These parties should not use or rely on this appraisal for any purpose. Obtaining an independent appraisal from a chosen appraiser is advised if needed.

Even if this appraisal might inform a borrower's decision in a purchase transaction, it's not meant for the borrower's use or reliance. No liability will be assumed for such use of this appraisal.

Caleb R. Arthur

*[Signature]*



Supplemental Addendum

File No. 2408814

Borrower	N/A					
Property Address	814 Ogden Ave # 818					
City	Downers Grove	County	DuPage	State	IL	Zip Code 60515
Lender/Client	Brett Paul					

There is no obligation, liability, or accountability assumed for unauthorized use of this report or its conclusions by the appraisal firm and related parties.

Acceptance and Use

Acceptance and use of this Appraisal Report is direct evidence that the client has exercised reasonable diligence in review and acceptance of the quality, completeness, and accuracy of this entire report including the final opinion of value.

Acceptance and use of this report are explicit and direct evidence establishing the date of the report as the accepted and agreed upon point of discovery for any and all subsequent proceedings.

Communication with the Appraiser

To ensure compliance with the Confidentiality section of the Ethics Rule of USPAP, the appraiser can discuss the appraisal report with the Client. The "Client" is the party that engages the appraiser's services (regardless of who pays for the appraisal and regardless of who any additional Intended User/s are). The Client is named within the appraisal report. If a party other than the Client has questions regarding the appraisal report, those questions can be directed to the Client named in the appraisal report. If the Client is unable to answer the question, the Client can forward the question to the appraiser, who can respond in writing to the Client. Regarding the distribution of the appraisal report by the Client to other parties (such as to banks, lenders, GSEs, investors or other entities not named as a Client, such as distribution that might occur in lending-related procedures by the Client), the appraiser-Client relationship is NOT changed, expanded or otherwise altered to include those parties.

Privacy Notice

The appraiser understands, in compliance with the Gramm-Leach-Bliley Act of 1999, that privacy of information is important.

Types of Nonpublic personal information we collect

In the course of performing appraisals, the appraiser may collect what is known as "nonpublic personal information". This information is used to facilitate the appraisal services and may include the information provided to the appraiser by a homeowner and/or borrower directly or by other parties.

Parties to whom we disclose information

The appraiser does not disclose any nonpublic personal information obtained in the course of the engagement with the Client to non-affiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to employees, and in certain situations to unrelated third parties assisting in work related to the appraisal services. All parties are informed that any information they see is to be maintained in strict confidence. A disclosure required by law would be a disclosure by the appraiser that is ordered by a court of competent jurisdiction with regard to a legal action.

Confidentiality and security

The appraiser will retain records relating to services provided for a reasonable time or as required by law. In order to protect nonpublic personal information from unauthorized access by third parties, the appraiser maintains physical, electronic and procedural safeguards that comply with professional standards to ensure the security and integrity of information.

Uses Allowed Under Current Zoning

*Adult Entertainment Establishment.* Adult entertainment establishments are defined in the village's adult use licensing ordinance (see Chapter 8 of this Code). See also DGMC Section 28.6.020.

- Animal Service.* Uses that provide goods and services for care of companion animals.
- Grooming. Grooming of dogs, cats and similar companion animals, including dog bathing and clipping salons and pet grooming shops.
  - Boarding or Shelter/Kennel. Animal shelters, care services and kennel services for dogs, cats and companion animals, including boarding kennels, pet resorts/hotels, pet day care, pet adoption centers, dog training centers and animal rescue shelters. For purposes of this ordinance, the keeping of more than four (4) dogs, cats or similar household companion animals over four (4) months of age or the keeping of more than two (2) such animals for compensation or sale is deemed a boarding or shelter-related animal service use and is allowed only in those zoning districts that allow such uses.
  - Veterinary Care. Animal hospitals and veterinary clinics.

*Assembly and Entertainment.* Uses that provide gathering places for participant or spectator recreation, entertainment or other assembly activities. Assembly and entertainment uses may provide incidental food or beverage service. Typical uses include arenas, billiard centers, video game arcades, auditoriums, bowling centers, cinemas and theaters. The following uses are included in the assembly and entertainment use subcategory but are expressly prohibited in the Village, regardless of any underlying or overlay zoning designation:

- off-track wagering locations (as defined in 230 ILCS 5/1); and
- hookah lounges, which are defined as facilities or locations whose business operation, whether as a principal use or as an accessory use, includes the smoking of tobacco or other substances through one or more hookah pipes (also commonly referred to as a hookah, waterpipe, shisha or narghile), including but not limited to establishments known variously as hookah bars, hookah parlors or hookah cafés.

*Broadcast or Recording Studio.* Uses that provide for audio or video production, recording or broadcasting.

- Commercial Service.* Uses that provide for consumer or business services and for the repair and maintenance of a wide variety of products.
- Building Service.* Uses that provide maintenance and repair services for all structural and mechanical elements of structures, as well as the exterior spaces of a premise. Typical uses

Caleb R. Arthur  
[Signature]

Supplemental Addendum

File No. 2408814

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Lender/Client	Brett Paul					

include contractor offices, janitorial, landscape maintenance, extermination, plumbing, electrical, HVAC, window cleaning and similar services.

Business Support Service. Uses that provide personnel services, printing, copying, photographic services or communication services to businesses or consumers. Typical uses include employment agencies, copy and print shops, caterers, telephone answering services and photo developing labs.

Consumer Maintenance and Repair Service. Uses that provide maintenance, cleaning and repair services for consumer goods on a site other than that of the customer (i.e., customers bring goods to the site of the repair/maintenance business). Typical uses include laundry and dry cleaning pick-up shops, tailors, taxidermists, dressmakers, shoe repair, picture framing shops, locksmiths, vacuum repair shops, electronics repair shops and similar establishments. Business that offer repair and maintenance service technicians who visit customers’ homes or places of business are classified as a “building service.”

Personal Improvement Service. Uses that provide a variety of non-medical services associated with frequent, recurrent, and instructional needs.

General Personal Improvement Services. Uses serving individual necessities, such as personal grooming and general well-being. Typical uses include barbers, beauty and nail salons, day spas, microblading and businesses purporting to offer fortune-telling or psychic services.

Health and Fitness Services. Uses that provide physical fitness services and leisure time activities. Typical uses include health clubs, yoga studios, martial arts studios, dance studios, and gymnastics studios

Studio or Instructional Services. Uses in an enclosed building that focus on providing education, individual or group instruction or training in music, drama, fine arts, arts studios, language or similar activities. Also includes artist studios and photography studios.

Massage Therapy Services. Establishments whose primary business is that of providing massage – defined as any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating of the external soft parts of the body with the hands or with aid of any mechanical electrical apparatus or appliances with or without rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments or other similar preparations used in this practice, under such circumstances that it is reasonably expected that the person to whom treatment is provided, or some third party on such persons behalf, will pay money or give other consideration or any gratuity therefor. See also DGMC Section 28.6.070.

Tattoo and body piercing establishments as defined in 410 ILCS 54/1.

Research Service. Uses engaged in scientific research and testing services leading to the development of new products and processes. Such uses resemble office buildings or campuses and do not involve the mass production, distribution or sale of products. Research services do not produce odors, dust, noise, vibration or other external impacts that are detectable beyond the property lines of the subject property.

Day Care. Uses providing care, protection and supervision for children or adults on a regular basis away from their primary residence for less than twenty-four (24) hours per day. Examples include state-licensed child care centers, preschools, nursery schools, head start programs, after-school programs and adult day care facilities. Day care expressly includes state-accredited adult day care facilities and facilities for child care, as defined in the Illinois Child Care Act.

Day Care Center. A facility licensed by the State of Illinois that provides day care for more than eight (8) children or any number of adults. See also Sec. 6.030.

Day Care Home. A dwelling unit licensed by the State of Illinois in which day care is provided for a maximum of eight (8) children, excluding all natural, adopted and foster children of the residents of the dwelling unit. See also DGMC Section 28.6.030.

Eating and Drinking Establishments

Restaurant. Uses that prepare and serve food and beverages for on- or off-premise consumption as their principal business. Typical uses include cafés, restaurants, cafeterias, ice cream/yogurt shops, coffee shops and similar establishments, which may include a bar area that is customarily incidental and subordinate to the principal use as an eating establishment and that complies with Chapter 3 of this Code.

Wine and/or Beer Boutique. An establishment where the retail sale of wine and/or beer, wine and/or beer tastings and wine and/or beer education seminars/classes are conducted on a regular basis and on-site consumption of wine and beer is allowed subject to provisions of the wine and/or beer boutique license classification (see Chapter 3 of this Code).

Financial Service. Uses related to the exchange, lending, borrowing and safekeeping of money. Typical examples are banks, credit unions and consumer loan establishments. All of the following are also included in the financial service use subcategory but are expressly prohibited in the Village, regardless of any underlying or overlay zoning designation:

- pawnshops and pawn brokers (as defined in 205 ILCS 510 and in Chapter 8 of this Code);
- establishments that provide (vehicle) title-secured loans or payday loans (as defined in 815 ILCS

Caleb R. Arthur

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Supplemental Addendum

File No. 2408814

Borrower	N/A					
Property Address	814 Ogden Ave # 818					
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Lender/Client	Brett Paul					

122) and similar services; and establishments primarily engaged in buying gold or other precious metals (e.g., cash-for-gold businesses).

**Funeral or Mortuary Service.** Uses that provide services related to the death of humans or companion animals, including funeral homes, mortuaries, crematoriums and similar uses.

**Lodging.** Uses that provide temporary lodging for less than thirty (30) days where rents are charged by the day or by the week. Lodging uses may provide food or entertainment on premises.

**Bed and Breakfast.** An owner-occupied private residence that offers sleeping accommodations to guests for rent, in the owner’s principal residence. Food may only be served to overnight guests of the bed and breakfast establishment.

**Office.** Uses in an enclosed building, customarily performed in an office, that focus on providing executive, management, administrative, professional or medical services. Specific use types include:

**Business and Professional Office.** Office uses for companies and non-governmental organizations. Examples include corporate office, law offices, architectural firms, therapists, counselors, insurance companies and other executive, management or administrative offices for businesses and corporations. See also DGMC Section 28.6.090.

**Medical, Dental and Health Practitioner.** Office uses related to diagnosis and treatment of human patients’ illnesses, injuries and physical maladies that can be performed in an office setting with no overnight care. Surgical, rehabilitation and other medical centers that do not involve overnight patient stays are included in this subcategory, as are medical and dental laboratories.

**Parking, Non-Accessory.** Parking that is not provided to comply with minimum off-street parking requirements and that is not provided exclusively to serve occupants of or visitors to a particular use, but rather is available to the public at-large. A parking facility that provides both accessory and non-accessory parking will be classified as non-accessory parking if it leases twenty-five percent (25%) or more of its spaces to non-occupants of or persons other than visitors to a particular use.

**Retail Sales.** Uses involving the sale, lease or rental of new or used goods to the ultimate consumer within an enclosed structure, unless otherwise specified.

**Convenience Goods.** Retail sales uses that sell or otherwise provide: (1) sundry goods; (2) products for personal grooming and for the day-to-day maintenance of personal health or (3) food or beverages for off-premise consumption, including grocery stores and similar uses that provide incidental and accessory food and beverage service as part of their primary retail sales business. Typical uses include drug stores, grocery and specialty food stores, wine or liquor stores, gift shops, newsstands and florists.

**Consumer Shopping Goods.** Retail sales uses that sell or otherwise provide wearing apparel, fashion accessories, furniture, household appliances and similar consumer goods, large and small, functional and decorative, for use, entertainment, comfort or aesthetics. Typical uses include clothing stores, department stores, appliance stores, TV and electronics stores, bike shops, book stores, costume rental stores, uniform supply stores, stationery stores, art galleries, hobby shops, furniture stores, pet stores and pet supply stores, shoe stores, antique shops, second-hand stores, record stores, toy stores, sporting goods stores, variety stores, video stores, musical instrument stores, office supplies and office furnishing stores and wig shops. Stores whose primary business is the sale of guns and/or firearm supplies are expressly prohibited in the Village.

**Building Supplies and Equipment.** Retail sales uses that sell or otherwise provide goods to repair, maintain or visually enhance a structure or premises. Typical uses include hardware stores, home improvement stores, paint and wallpaper supply stores and garden supply stores.

**Self-service Storage Facility.** An enclosed use that provides separate, small-scale, self-service storage facilities leased or rented to individuals or small businesses. Facilities are designated to accommodate only interior access to storage lockers or drive-up access only from regular size passenger vehicles and two-axle non-commercial vehicles. See also DGMC Section 28.6.130.

**Trade School.** Uses in an enclosed building that focus on teaching the skills needed to perform a particular job. Examples include schools of cosmetology, modeling academies, computer training facilities, vocational schools, administrative business training facilities and similar uses. Truck driving schools are classified as “trucking and transportation terminals” (wholesale, distribution and storage use category).

**Vehicle Sales and Service.** Uses that provide for the sale, rental, maintenance or repair of new or used vehicles and vehicular equipment. The vehicle sales and service subcategory includes the following specific use types:

**Commercial Vehicle Repair and Maintenance.** Uses, excluding vehicle paint finishing shops, that repair, install or maintain the mechanical components or the bodies of large trucks, mass transit vehicles, large construction or agricultural equipment, aircraft or similar large vehicles and vehicular equipment. Includes truck stops and truck fueling facilities.

**Commercial Vehicle Sales and Rentals.** Uses that provide for the sale or rental of large trucks, large construction or agricultural equipment, aircraft, or similar large vehicles and vehicular

Caleb R. Arthur  
[Signature]

Supplemental Addendum

File No. 2408814

Borrower	N/A				
Property Address	814 Ogden Ave # 818				
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Lender/Client	Brett Paul				

equipment.

Fueling Station. Uses engaged in retail sales of personal or commercial vehicle fuels, including natural gas fueling stations and rapid vehicle charging stations and battery exchange facilities for electric vehicles. See also DGMC Section 28.6.040.


Personal Vehicle Repair and Maintenance. Uses engaged in repairing, installing or maintaining the mechanical components of autos, small trucks or vans, motorcycles, motor homes or recreational vehicles including recreational boats. Also includes uses that wash, clean or otherwise protect the exterior or interior surfaces of these vehicles. Does not include vehicle body or paint finishing shops. See also DGMC Section 28.6.100.

Personal Vehicle Sales and Rentals. Uses that provide for the sale or rental of new or used autos, small trucks or vans, trailers, motorcycles, motor homes or recreational vehicles including recreational watercraft. Typical examples include automobile dealers, auto malls, car rental agencies and moving equipment rental establishments (e.g., U-haul).

Vehicle Body and Paint Finishing Shop. Uses that primarily conduct vehicle body work and repairs or that apply paint to the exterior or interior surfaces of vehicles by spraying, dipping, flow-coating or other similar means.

Automobile Dealership Off-Site Storage. A use that provides for the storage of for sale personal vehicles that are parked on a separate parcel that is not contiguous to the principal business location. See also DGMC Section 28.6.190.

Caleb R. Arthur





Assumptions, Limiting Conditions & Scope of Work

File No.: 2408814

Property Address: 814 Ogden Ave # 818		City: Downers Grove		State: IL		Zip Code: 60515	
Client: Brett Paul		Address: N/A					
Appraiser: Caleb Arthur		Address: 125 S Wacker Dr, Suite 300, Chicago, IL 60606					

**STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS**

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.

- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Certifications & Definitions

File No.: 2408814

Property Address: 814 Ogden Ave # 818	City: Downers Grove	State: IL	Zip Code: 60515
Client: Brett Paul	Address: N/A		
Appraiser: Caleb Arthur	Address: 125 S Wacker Dr, Suite 300, Chicago, IL 60606		

APPRaiser's Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

DEFINITION OF MARKET VALUE \*:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

SIGNATURES

Client Contact: Brett Paul	Client Name: Brett Paul
E-Mail: brettspaul@xsiterealestate.com	Address: N/A

APPRaiser's Signature

esign.alamode.com/verify

Serial:F6E899B0

Caleb R Arthur

Appraiser Name: Caleb Arthur

Company: Banks Appraisal Group

Phone: (312) 868-0200

Fax:

E-Mail: caleb1@banksag.com

Date Report Signed: 09/09/2024

License or Certification #: 556.005283

State: IL

Designation: Certified Residential

Expiration Date of License or Certification: 09/30/2025

Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)

Date of Inspection: 08/19/2024

SUPERVISOR's Signature

esign.alamode.com/verify

Serial:A2569BC4

Matthew F. Nieman

Supervisory or Co-Appraiser Name: Matthew F. Nieman

Company: Banks Appraisal Group

Phone: (312) 868-0200

Fax:

E-Mail: mattn1@banksag.com

Date Report Signed: 09/09/2024

License or Certification #: 556.005119

State: IL

Designation: Certified Residential

Expiration Date of License or Certification: 09/30/2025

Inspection of Subject: ☐ Did Inspect ☒ Did Not Inspect

Date of Inspection: N/A



Borrower	N/A			File No.	2408814
Property Address	814 Ogden Ave # 818				
City	Downers Grove	County	DuPage	State	IL Zip Code 60515
Lender/Client	Brett Paul				

## APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- ☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

## Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

## Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 30 - 60 Days

## Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:


[esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:F6E899B0

[esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:A2569BC4

### APPRAISER:

*Caleb R Arthur*

Signature: \_\_\_\_\_  
 Name: Caleb Arthur  
Certified Residential  
 State Certification #: 556.005283  
 or State License #: \_\_\_\_\_  
 State: IL Expiration Date of Certification or License: 09/30/2025  
 Date of Signature and Report: 09/09/2024  
 Effective Date of Appraisal: 08/19/2024  
 Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only  
 Date of Inspection (if applicable): 08/19/2024

### SUPERVISORY or CO-APPRAISER (if applicable):

*Matthew F. Nieman*  
 Signature: \_\_\_\_\_  
 Name: Matthew F. Nieman  
Certified Residential  
 State Certification #: 556.005119  
 or State License #: \_\_\_\_\_  
 State: IL Expiration Date of Certification or License: 09/30/2025  
 Date of Signature: 09/09/2024  
 Inspection of Subject: ☒ None ☐ Interior ☐ Exterior  
 Date of Inspection (if applicable): N/A

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.



UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner’s site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from “stock” standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:  
3.2 indicates three full baths and two half baths.


UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Caleb R. Arthur





Subject Photo Page

Borrower	N/A					
Property Address	814 Ogden Ave # 818					
City	Downers Grove	County	DuPage	State	IL	Zip Code 60515
Lender/Client	Brett Paul					



Subject Front

814 Ogden Ave # 818



Subject Street View 1



Subject Street View 2

Caleb R. Arthur

Mike P...



Photograph Addendum

Borrower	N/A					
Property Address	814 Ogden Ave # 818					
City	Downers Grove	County	DuPage	State	IL	Zip Code 60515
Lender/Client	Brett Paul					



Side View 1



Side View 2



Street View 2



Rear View



View 2



Alley View 1



Photograph Addendum

Borrower	N/A					
Property Address	814 Ogden Ave # 818					
City	Downers Grove	County	DuPage	State	IL	Zip Code 60515
Lender/Client	Brett Paul					



Alley View 2



Alley View 3



Alley View 4



Alley View 5



Alley View 6



Alley View 7



Photograph Addendum

Borrower	N/A					
Property Address	814 Ogden Ave # 818					
City	Downers Grove	County	DuPage	State	IL	Zip Code 60515
Lender/Client	Brett Paul					



Alley View 8



Alley View 9



Alley View 10

Caleb R. Arthur



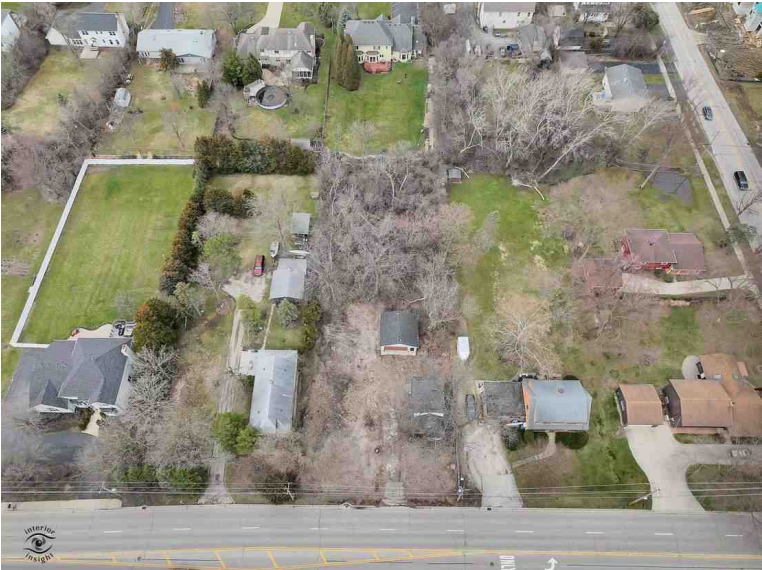
Comparable Photo Page

Borrower	N/A					
Property Address	814 Ogden Ave # 818					
City	Downers Grove	County	DuPage	State	IL	Zip Code 60515
Lender/Client	Brett Paul					



Comparable 1

2440 63rd St



Comparable 2

3916 Fairview Ave



Comparable 3

7940 Lemont Rd

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Comparable Photo Page

Borrower	N/A					
Property Address	814 Ogden Ave # 818					
City	Downers Grove	County	DuPage	State	IL	Zip Code 60515
Lender/Client	Brett Paul					



Comparable 4

LOT 1 Main St




Comparable 5

5744 Main St

Comparable 6

Caleb R. Arthur



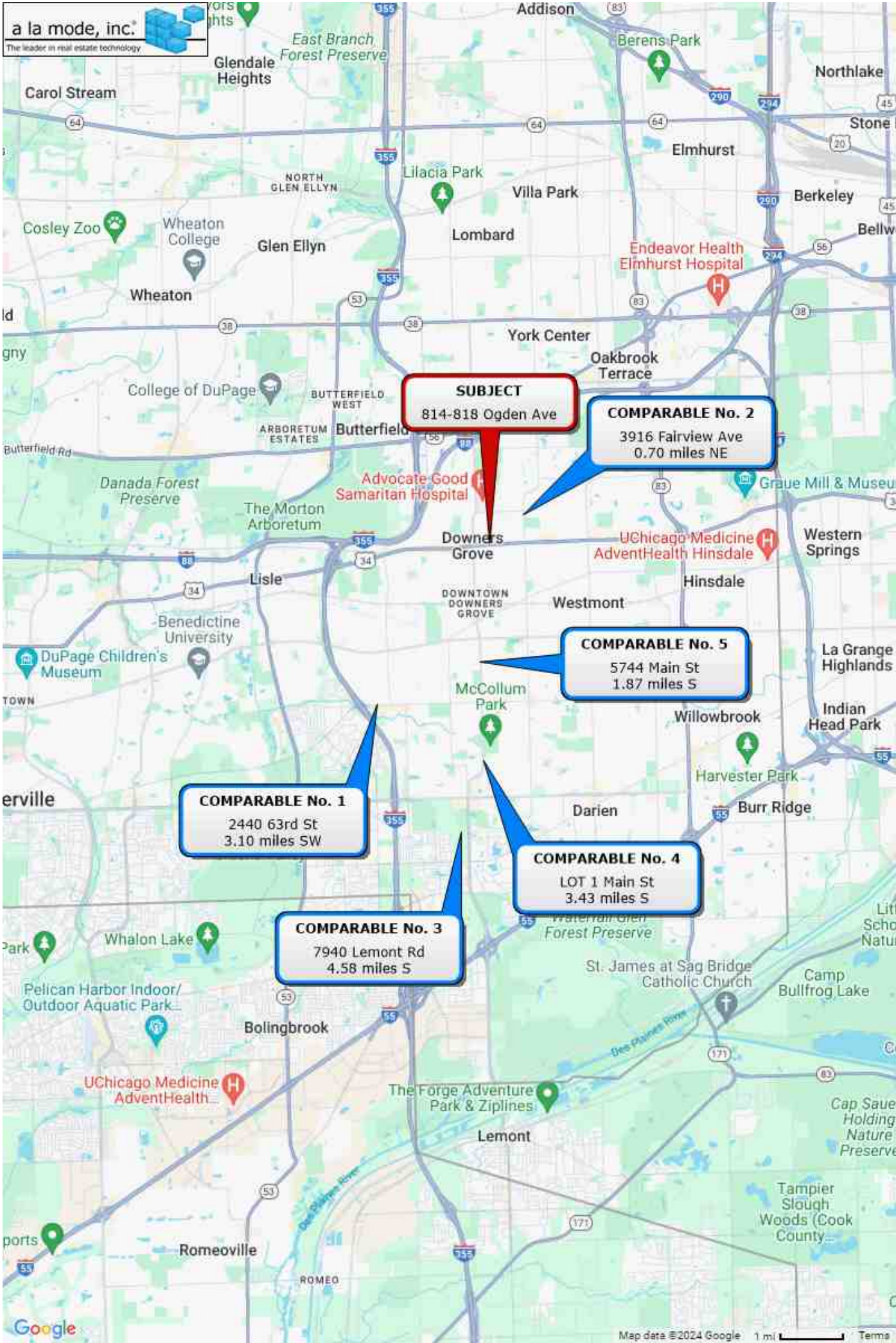


PROJECT		PLAT OF SUBDIVISION	
CAD NAME 02-023-SUB-000		184 - 818 OGDEN AVENUE DOWNERS GROVE, IL 60515	
SCALE 1" = 20'		SHEET 1 OF 2	
DRAWN BY [Signature]		DATE [Date]	
<b>OWNER CERTIFICATE</b> STATE OF ILLINOIS ) S.S. COUNTY OF ) THIS IS TO CERTIFY THAT THE GALERIA DEVELOPMENT, IS THE OWNER OF THE LAND HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STATE AND TITLE AFORESAID. DATED THIS ____ DAY OF ____ A.D. 2024. BY: _____ TITLE _____ BY: _____ TITLE _____		<b>OWNER CERTIFICATE</b> STATE OF ILLINOIS ) S.S. COUNTY OF ) THIS IS TO CERTIFY THAT THE GALERIA DEVELOPMENT, IS THE OWNER OF THE LAND HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STATE AND TITLE AFORESAID. DATED THIS ____ DAY OF ____ A.D. 2024. BY: _____ TITLE _____ BY: _____ TITLE _____	
<b>NOTARY CERTIFICATE</b> STATE OF ILLINOIS ) S.S. COUNTY OF ) I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT AND PERSONALLY KNOW TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF GALERIA DEVELOPMENT. DATED THIS ____ DAY OF ____ A.D. 20____ NOTARY PUBLIC MY COMMISSION EXPIRES ____		<b>NOTARY CERTIFICATE</b> STATE OF ILLINOIS ) S.S. COUNTY OF ) I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT AND PERSONALLY KNOW TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF GALERIA DEVELOPMENT. DATED THIS ____ DAY OF ____ A.D. 20____ NOTARY PUBLIC MY COMMISSION EXPIRES ____	
<b>COMMUNITY DEVELOPMENT CERTIFICATE</b> STATE OF ILLINOIS ) S.S. COUNTY OF ) APPROVED BY THE VILLAGE OF DOWNERS GROVE DIRECTOR OF COMMUNITY DEVELOPMENT, THIS ____ DAY OF ____ A.D. 20____ DIRECTOR OF COMMUNITY DEVELOPMENT VILLAGE CLERK		<b>COMMUNITY DEVELOPMENT CERTIFICATE</b> STATE OF ILLINOIS ) S.S. COUNTY OF ) APPROVED BY THE VILLAGE OF DOWNERS GROVE DIRECTOR OF COMMUNITY DEVELOPMENT, THIS ____ DAY OF ____ A.D. 20____ DIRECTOR OF COMMUNITY DEVELOPMENT VILLAGE CLERK	
<b>PLAN COMMISSION CERTIFICATE</b> STATE OF ILLINOIS ) S.S. COUNTY OF ) APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS THIS ____ DAY OF ____ A.D. 20____ BY: _____ CHAIRMAN		<b>PLAN COMMISSION CERTIFICATE</b> STATE OF ILLINOIS ) S.S. COUNTY OF ) APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS THIS ____ DAY OF ____ A.D. 20____ BY: _____ CHAIRMAN	
<b>RECORDING OF DEEDS CERTIFICATE</b> STATE OF ILLINOIS ) S.S. COUNTY OF ) THIS INSTRUMENT NO. _____ WAS FILED FOR RECORDING IN THE RECORDER'S OFFICE OF DUPage COUNTY, ILLINOIS, AFORESAID ON THIS ____ DAY OF ____ A.D. ____ AT ____ O'CLOCK RECORDED BY DEEDS		<b>RECORDING OF DEEDS CERTIFICATE</b> STATE OF ILLINOIS ) S.S. COUNTY OF ) THIS INSTRUMENT NO. _____ WAS FILED FOR RECORDING IN THE RECORDER'S OFFICE OF DUPage COUNTY, ILLINOIS, AFORESAID ON THIS ____ DAY OF ____ A.D. ____ AT ____ O'CLOCK RECORDED BY DEEDS	
<b>PREPARED FOR:</b> XSITE REAL ESTATE 745 McCLINTOCK DR. SUITE 305 BURR RIDGE, IL 60527		<b>PREPARED FOR:</b> XSITE REAL ESTATE 745 McCLINTOCK DR. SUITE 305 BURR RIDGE, IL 60527	
<b>CRISCHELL LAND SURVEYING LLC</b> P.O. Box 929 PLAINFIELD, IL 60544-0929 PHONE (630) 627-5589 / FAX (630) 627-5594 www.kriscHELLlandsurveying.com IL PROFESSIONAL DESIGN FIRM LICENSE NO. 184-008866 COPYRIGHT © 2017 ALL RIGHTS RESERVED		<b>CRISCHELL LAND SURVEYING LLC</b> P.O. Box 929 PLAINFIELD, IL 60544-0929 PHONE (630) 627-5589 / FAX (630) 627-5594 www.kriscHELLlandsurveying.com IL PROFESSIONAL DESIGN FIRM LICENSE NO. 184-008866 COPYRIGHT © 2017 ALL RIGHTS RESERVED	



Location Map

Borrower	N/A				
Property Address	814 Ogden Ave # 818				
City	Downers Grove	County	DuPage	State	IL Zip Code 60515
Lender/Client	Brett Paul				



Caleb R. Arthur

Map



## Aerial Map

Borrower	N/A						
Property Address	814 Ogden Ave # 818						
City	Downers Grove	County	DuPage	State	IL	Zip Code	60515
Lender/Client	Brett Paul						



Ans B:



License



Caleb R Arthur

Mark P...


License



Caleb R. Arthur  
Nick Nieman



E&O - Page 1

Prior Policy Number: N/A Policy Number: 83 OH 0595376-23		HARTFORD FIRE INSURANCE CO., HARTFORD PLAZA, HARTFORD, CT 06115 A stock insurance company, herein called the Insurer	
THE HARTFORD PREMIER CHOICE PROFESSIONAL LIABILITY INSURANCE POLICY <sup>SM</sup> Real Estate Appraiser Professional Liability Coverage			
THIS IS A CLAIMS MADE AND REPORTED POLICY. PLEASE READ IT CAREFULLY.			
NOTICE: COVERAGE APPLIES ONLY TO CLAIMS FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD OR APPLICABLE EXTENDED REPORTING PERIOD AND WHICH HAVE BEEN REPORTED TO THE INSURER IN ACCORDANCE WITH THE APPLICABLE NOTICE PROVISIONS. THE LIMITS OF LIABILITY AVAILABLE TO PAY DAMAGES SHALL BE REDUCED BY AMOUNTS INCURRED AS DEFENSE COSTS. THE RETENTION IS APPLICABLE TO DEFENSE COSTS AND DAMAGES. PLEASE READ THE POLICY CAREFULLY AND DISCUSS THE COVERAGE WITH YOUR INSURANCE AGENT OR BROKER.			
DECLARATIONS			
ITEM 1.	NAMED ENTITY: ADDRESS:	BANKS APPRAISAL GROUP, LLC 125 S WACKER DR CHICAGO, IL 60606-4424	
ITEM 2.	PRODUCER:	83859389 TROXELL 214 SOUTH GRAND AVE WEST SPRINGFIELD, IL 62704	
ITEM 3.	POLICY PERIOD EFFECTIVE FROM (Inception Date): 12/14/2023 TO (Expiration Date):12/14/2024 (AT 12:01 A.M. STANDARD TIME AT ADDRESS OF THE NAMED INSURED AS STATED HEREIN.)		
ITEM 4.	LIMITS OF LIABILITY  (A) Professional Liability per claim \$1,000,000 (B) Personal Injury Liability per claim \$1,000,000 (C) Personally Identifiable Information Liability per claim \$1,000,000  Aggregate Limit All Liability Claims \$1,000,000  Is Defense outside of the Limit of Liability provided <input type="checkbox"/> yes <input checked="" type="checkbox"/> no  Extensions  Disciplinary Proceeding Extension \$25,000  Supplementary payments Extension \$25,000  Subpoena Assistance extension \$25,000		
ITEM 5.	RETENTION: \$1,000 per Claim, including Damages and Defense Costs.		
ITEM 6.	PREMIUM:		
ITEM 7.	RETROACTIVE DATE: 12/14/2016		

ITEM 8.	PRIOR or PENDING DATE: 12/14/2023	
ITEM 9.	EXTENDED REPORTING PERIOD	
	Number of Years	Percentage of Annual Premium
	1	100%
	3	165%
	5	200%
ITEM 10.	ADDRESS FOR NOTICES TO THE INSURER:	
	FOR CLAIMS:	FOR ALL NOTICES OTHER THAN CLAIMS:
	The Hartford Hartford Financial Lines One Hartford Plaza Hartford, CT 06115  <u>HFPClaims@thehartford.com</u> Fax: (917) 464-6000	The Hartford Hartford Financial Lines One Hartford Plaza Hartford, CT 06115  <u>HFPEXpress@thehartford.com</u> Fax: (866) 586-4550
ITEM 11:	ENDORSEMENTS ATTACHED AT EFFECTIVE DATE:	
	SEE FORM GU207 (SCHEDULE OF ENDORSEMENTS)	

Caleb R. Arthur





VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING

September 16, 2024, 7:00 P.M.

**FILE 24-PCE-0026: A PETITION SEEKING APPROVAL FOR A ZONING MAP AMENDMENT FROM R-4, RESIDENTIAL DETACHED HOUSE 4 TO B-3, GENERAL SERVICES AND HIGHWAY BUSINESS, A SPECIAL USE TO ALLOW FOR A DRIVE-THROUGH AND A RIGHT-OF-WAY VACATION. THE PROPERTY IS CURRENTLY ZONED B-3, GENERAL SERVICES AND HIGHWAY BUSINESS AND R-4, RESIDENTIAL DETACHED HOUSE 4. THE PROPERTY IS LOCATED DIRECTLY NORTH OF OGDEN AVENUE AND 4244 ELM STREET, DOWNERS GROVE, IL (PIN: 09-05-120-009, -018 AND 09-05-120-019, -20, -021, -022, -023, AND -024). BRETT PAUL, PETITIONER AND K&M CORPORATION OF ARIZONA, OWNER**

Brett Paul, Petitioner and President of XSITE Real Estate, discussed the proposal for an Andy's Frozen Custard at 818 Ogden Avenue. He gave an overview of their development team. He said they are requesting three different approvals, a zoning map amendment to zone two parcels from R-4 to B-3, a special use permit for the side-by-side drive-through for Andy's Frozen Custard, and right-of-way vacation for the alley behind the property. He noted the property has been vacant for over 15 years. He discussed the site plan that includes a patio area and double drive-through. The existing alley will be repaved and providing easement to the adjacent property to the east. Mr. Paul talked about the landscape plan, elevations of the building, and the alley vacation. He went over the questions and concerns they received. He said they would be doing a dimmed down version of Andy's lighting, bringing the existing fence up to standards and which will have a height of 8 feet on the northern boundary, in addition to landscaping on the northwest portion corner of the building to block lights. The development will also have security cameras inside and out of the property that will be monitored. The project will provide 25 to 35 part and full-time employment opportunities for students and managerial positions. They noted they will only be taking manual orders with no speaker box to keep noise volumes down. He noted that traffic seemed to be the biggest concern.

Michael Worthman, Traffic Engineer from KLOA, gave a brief summary of the traffic impact study. He talked about characteristics that will help reduce traffic, including the peak hours being in the evening when traffic volumes are much slower and the traffic for this property is a drop in a bucket compared to traffic on Ogden Avenue. He said access will be provided via the three existing access drives at the site and explained it will have two lanes, where they can accommodate 17 vehicles. He felt the impact on the neighborhood will be limited. He also stated that they agreed to place turning restriction signage on the site to prevent northbound movements from Andy's.

Brett Paul discussed the standards related to the special use of a drive-through, the zoning map amendment to rezone the two north parcels from R-4 to B-3, and alley vacation.

Robert De La Fuente, Andy's representative, gave a background of Andy's and stated he would love to have his business here. He expressed they made all the changes that were requested to meet code. He said Andy's is a great place to work that allows good jobs for people in the community and a lot of promotion within.

Chairman Rickard asked the commissioners for any questions for the petitioner.

Commissioner Boyle asked if this is the typical configuration with the store facing the street front edge and the drive-through coming around towards that frontage. He also asked about the configuration of exiting on and off a side street and the intent there. Mr. La Fuente responded that they usually do not do a double stack drive, but they will have two people on iPads walking to the cars and showing the menu and once they hit the window they have their food within 90 seconds. The middle entrance off Ogden will be the main entrance and exit.

Commissioner Boyle asked if there will be a screening there to block headlights facing Ogden. Mr. Paul said that looking at the landscape plan; he noted that the bushes and trees around the perimeter that will help with screening.

Commissioner Boyle asked if the alley would be a private drive maintained by Andy's. Mr. Paul answered that is correct.

Commissioner Boyle inquired about how many cars typically travel north and southbound on the side streets. Mr. Worthman shared they do not have daily volume, but there was a neighborhood traffic study done in 2018 for that and a number of traffic calming techniques have been done there.

Chairman Rickard asked for public input.

Brian Gay, with the Downers Grove Economic Development Corporation, commented that this property was identified as a key strategic area in the 2021 Comprehensive Economic Development Strategic Plan and he has been working with the petitioner and the property owner over the last 18 months to work through this process. He found the site to be a great addition to positive economic impact and a great way to continue positive growth on Ogden Avenue.

Brandon Thiele, resident, said he was the one who filed the traffic-calming petition for Elm Street north of Ogden due to safety concerns. He stated that Elm Street is a residential street with many families and small children, and there are already multiple high traffic volume businesses in this area. He said Elm Street is used to bypass Ogden traffic during busy times and people are speeding through there. He stated that he has dumpsters within 200 feet of his house and they deal with illegal dumping constantly and their front yards are currently used as overflow parking and the empty lots of the proposed development are being used as parking areas for residents and patrons of nearby businesses, and removing those lots will only increase parking pressures on Elm Street and Washington Street. Mr. Thiele demonstrated several photos from different times of cars parked on Elm and Washington. He voiced that pedestrian safety in this area is horrible and there is no safe way to cross Ogden here. He discussed environmental impacts, including cars idling in the drive-through, lights, noise from cars, water runoff due to total disrepair of the parking lot, and trash is already an issue. He noted that while he is all for the rundown buildings there to be improved upon, he thinks the use of the alley does not make sense.

Chad Walz discussed light pollution. He said the proposed location is supposed to have lighting under the canopy 24 hours a day and would like that addressed. He said the trees they want to remove gives them privacy and now they will see and hear everything. He added the no right hand or left hand turns do not work. Mr. Walz expressed he did his own traffic study and was told that putting in stop signs makes people drive faster.



Melodee Miller, resident, stated she lives 50 feet from this property and would like Downers Grove to step up and protect them from the increase in traffic and the corner of 41st and Washington is a nightmare and a major accident waiting to happen. She stated that she and her neighbors are tired of picking up dead bodies and taking their lives in their hands just to cross the streets. She shared that speed bumps would really help the residents of Elm and Washington, but she is told Downers Grove does not believe in speed bumps. She asked for the Commission to let her know if it was possible to get those. Ms. Miller suggested lighting at the corners of the street to help with safety in that area.

Chairman Rickard said it is becoming clear there a lot of concern about traffic throughout the neighborhood, but tonight they are tasked with reviewing an application for this project on this site and deal with impacts that it would create. He stated there have been efforts in the past to mitigate safety with lights at corners and other safety improvements, but that is not anything they are dealing with here today. He suggested approaching the Village Council with those issues or calling staff.

Mark Dziedzic stated that vacating an alleyway on the property and not restricting the traffic flow back onto the residential streets did not make sense to him, and they were not addressing the property configuration in that respect. He noted that there is signage in front of the site saying it is restricting turns from Ogden Ave during 6 a.m. and 9 a.m., and that has not been addressed in the proposal. He wanted to know how they will address that, because it is a traffic turn concern he had put in 30 years ago to protect his children. He expressed he is all for economic development in Downers Grove, but more concern should be given to the site and how it is configured to protect the residents.

Adam Carr commented that the configuration of the property makes no sense with an exit on both sides, and they need to reconfigure that. He added CVS is vacating their property on Ogden and Fairview and that would be an excellent location for Andy's instead.

Another resident approached the podium and said it was mentioned in the presentation that there was a curb cut in at Elm and Washington for the current alleyway, and he has never seen a car drive down that alley ever, so turning that into a drive-through is going to add traffic there. He recognized they proposed to have signs that say no left turn, but those do not stop anybody.

Tim Nash stressed that the way the drive-through is configured is a U, so to make it an exit back out onto Ogden, you would have to do a 180 degree turn right there to come back out, so all traffic will be exiting on residential streets.

Paul Quillia stated that if they have anybody coming in off of Ogden Avenue, the proposal is showing them making a left and turning directly into the traffic as you exit out of the drive-through, and that will delude the people that want to come in from Ogden and will be come from either Washington or Elm Street. He pointed out that Washington is supposed to be the Village's secondary route for any sort of emergency traffic. He said he also had not seen any other business in Downers Grove with three different entrances and exits, and recommended that if this is going to go through as proposed, they should look at closing off Elm and make it a dead-end street.

Alyssa Szponder expressed concerns on the traffic situation they currently have and the increasing problem she can see happening with this development. She said you often get a backup three to five cars waiting to turn onto Ogden Avenue and if she was coming out of Andy's and saw that backup, she would ignore the no turn sign and go through residential streets to find an alternate route out to

Ogden Avenue. She said the other concern is the site will be open at late hours. She added that they see a lot of trash in their front yards from the businesses and foot traffic, and wants to know what they are going to ensure that is cleaned up. Ms. Szponder expressed she was also concerned about sewage and wants to see mitigation for that.

Ethan Roesch stated he has been battling flooding in his basement for 24 years, and so that is a big concern of his. He said there is not a sidewalk on the correct side of Washington Street, which is a huge safety concern. He added the street they are proposing people will pull in off of Washington Street is a hospital route that does not need to get backed up.

Jessica Quillia appreciates Andy's wanting to do things for the community and schools, but is concerned about school safety. She said the amount of traffic they get down their street is concerning and feels like they are giving up their emergency exit and entrance to the hospital. She has recently seen ambulances struggle to get past Downers North with all the construction going on. She agreed that at least Elm should be cut off, but there needs to be more things in place to protect residents of Washington Street as the secondary emergency exit. Ms. Quillia said the trash needed to be screened for rodents. Mrs. Guillia gave a suggestion to the Commission on things to change, including the entrance off of Ogden and parking. She is concerned why the establishment is staying open until 11 when the curfew is at 10. She suggested a brick wall to block out lights and noise.

Bill Miller, commercial owner on Washington and Ogden, stated it seems like all the traffic is going to be coming north on Washington to take a right. He said traffic is going to be backed up on Ogden and it does make sense to run everything in on Washington. At his store he can normally never get out of the lot without two people in front of him any time of the day and taking a left turn out of it is going to be a wait. Mr. Miller expressed his surprise that Downers Grove will give away property when normally they would be paying taxes if it is not being used as a thorough way.

Tarik Tahini said he has three kids and supports having an additional ice cream place, and it would be nice to be able to walk to get it instead of driving downtown.

Another resident approached the podium and shared his main concern is the Planning Commission giving up residential space to commercial business that impacts the neighborhood.

Peter Cervanka explained that his property borders the proposed property behind the fence line and he is concerned about reduction in his property value. He said he likes it the way it is right now without people and cars near his house. He noted that in the proposal it shows cars facing his house and anticipates an issue with lights coming into the house. He shared his number one concern is the removal of the trees that gives all the shade in his yard right now and currently blocks out any noise from Ogden, because without the trees they will have no privacy. He said it sounded like the Village Council has already made up their mind on this issue, and asked the Plan Commission to review that, because a Village Council should not be getting involved in issues before it comes to them.

Another resident approached the podium and commented that as a parent it would be nice to have a local ice cream place.

Rob Johnson discussed people trying to turn left out of the UPS Store on Ogden. He said the entrance off Ogden into Andy's will back up cars and they will not be able to get out and will be a complete



mess. He supports businesses coming in, but does not know how they can do it with three entrances. He added that there is no way for anybody south of Ogden to walk to Andy's safely.

Rob Roe talked about the inaccuracies with the petition, which does not accurately portray the traffic on Washington and Elm. He noted that the traffic study disregarded that Washington is an ambulance route. He talked about Andy's being open late with congestion until 11:30 in a residential neighborhood. He expressed the most important part is the congestion danger at an already hazardous intersection.

Jason Shirk stated he can see the store will benefit the community a little bit for people to take their kids out for ice cream, but it is a very disproportionate hit to the immediate neighborhood and not fair to them. He suggested asking Andy's what percent of their stores have three entrances and what does the dimming of the lights mean.

Pam Bianco commented that the existing Andy's property is loud, fun, happy, and it does not belong where it is going to be. She is concerned about the hospital and safety. She added the quality of life of the neighborhood is very important. She talked about her grandson being hit by a car on the way to school in this area when he was younger because there was so much traffic, the car did not see the pedestrians walking down.

Nicole Davis voiced that the big concerns for her is there is not a safe sidewalk to get into the Andy's property, especially for the residents living on Washington and Elm Street, and removal of the trees on the north side, and light exposure. She suggested putting in full size landscaping to replace what is being taken down. She added there should be some reconsideration about moving to a different part of Downers Grove.

Ronald Jalovec stated he has been driving and dealing with Washington and Ogden since 1967, but many people get scared about making the left turn there and will do anything to avoid the Washington intersection and take alternate routes whenever they can.

Mary Puccini respectfully requested that the Commission think of all the commentary they have heard. It is not necessary to have them spill out onto Elm and Washington.

Chairman Rickard then asked for the staff report.

[Recess was called at 8:59 and the hearing resumed at 9:05PM]

Flora Leon, Senior Planner, explained the petition requesting a zoning map amendment, special use, and right-of-way vacation and provided a location map for the Commission to review. She stated they sent out public hearing signs, sent out mailers to all neighbors within 200 feet, and the notice was placed in the newspaper. They received two separate calls wanting additional information, and after it was posted online, they received additional inquiries regarding the project and that was placed on the dias. She noted the petitioner held a separate neighborhood meeting. She provided the existing plat of survey, plat of vacation, and plat of consolidation. She said the petitioner included an access easement with their plat of consolidation. They are asking two residential properties on the proposed development be changed from R-4 to B-3. Ms. Leon discussed the map amendment request, right-of-way vacation of the alley, and the special use for the side by side drive-through. She walked through some of the proposed improvements, including access points, proposed footprint, canopy for

outdoor seating, drive-through, pedestrian connections, removal of the Washington Street parking and additional landscaping, and moving trash enclosure. Ms. Leon said it does meet the regulations of the zoning ordinance. She discussed the landscape plan and signage. She provided key goals from the comprehensive plan, including a parking lot screening, properly screened dumpsters, providing buffer to nearby residential areas, consolidating multiple lots, beautification, ensuring materials and design are architecturally attractive, and enhance sales tax and improved pedestrian connectivity. Staff finds the standards have been met, special use criteria has been met, and map amendment criteria has been met, and staff recommends approval of the proposed development.

Chairman Rickard asked for questions for staff.

Commissioner V. Patel asked if fire and police had an opportunity to review these plans and any potential traffic going northbound on Washington. Ms. Leon said the plans were routed to the fire department and they did not express any concerns over the traffic.

Commissioner Frankovic inquired if there has been any discussion any reduction measures for Washington. Jason Zawila, Planning Manager responded that the Village is currently undergoing a set of four plans and one is a pedestrian plan that will offer recommendation on how to improve certain streets throughout the Village.

Commissioner Boyle asked to help him understand more about the compliance with the procedure to vacate the alley. Mr. Zawila stated the vacation is up to the discretion of the Council, and there were two property owners adjacent to the proposed vacation area were aware of the vacation request.

Commissioner Boyle asked if having three points of access is just specific to this site or are there other sites with that in the vicinity. Mr. Zawila said Fresh Thyme Market has three points of access, with two access points that go out to residential neighborhoods. He said they have several businesses with two points of access, one of which and it is almost directly across the street from this property, with access to a residential street.

Commissioner Frankovic inquired if the alleyway has to have two access points even if it is vacated, and if they closed off the access point on Washington would that alleviate some of the issues the neighborhood has. Ms. Flora said her understanding of the right-of-way vacation policy does not speak to that.

Chairman Rickard said there are currently two curb cuts off of Ogden. He asked if there are requirements up and down Ogden for minimal separation between curb cuts and driveways there. Ms. Flora shared that the traffic engineer did not make any note or express any concerns about the separation distance, likely because it is an existing condition they are not making it any wider.

Chairman Rickard brought up that it has been mentioned several times on if people should be able to turn north to either Washington to Elm coming out of the property, and the petitioner mentioned the willingness to put up signage to prohibit that. He asked if that was the petitioner stating they are willing to do that or if it was a requirement from the Village. Ms. Flora answered it was not a requirement from the Village.



Chairman Richard stated he knows firsthand traffic can be crazy there at times, and questioned asking people who live just north of the development to head south on Ogden and loop around and come back into their neighborhood.

Chairman Rickard asked the petitioner for any comments or closing statement.

Mr. Paul said Andy's operates first class real estate and keep the property very clean. He said a sidewalk will be added where the parking is being removed that will be helpful for safety and the parking on the property is enough for Andy's and meets the codes and other parking in the area is not something they can deal with as a property owner. He noted the trash will be inside a trash enclosure and they will clean up the look.

Civil Engineer, Steve Shanholtzer, said the majority of the site drains down to the Ogden Ave right-of-way, and a small portion on the northeast that drains into Elm Street, so they are putting new storm sewer and drains to help promote drainage.

Mr. La Fuente said he appreciates all those that came out and their concerns, but feels a lot of existing conditions that are being attributed to them unfairly. He said they have done and met everything they could within the code. He noted they do not have 24/7 lighting and there are LED canopy lights that face directly down and the lighting fixtures around the building have been taken off to accommodate the code. He stated this should not affect property values, as there are three existing vacant buildings that have been there for 15 to 20 years.

Commissioner Frankovic asked if the access on Washington is something they would considered removing to mitigate concerns for hospital and traffic. She added it would also alleviate left turns coming in close proximity and so close to the intersection. Mr. La Fuente responded they may be able to tweak the entrance off of Ogden, but he would have to go back to see how that affects the entire site. He went over other properties that have three access points. Regarding taking away the left turn, he understands that Elm is a full access to serve the property owner on that corner, and did not know if they could minimize his full access.

Commissioner Frankovic responded she did not think it would affect the corner business there at all. Mr. Worthman asked which two left turns she is worried about. Commissioner Frankovic responded either one, as the point is to alleviate two lanes of left turning that close together.

Mr. Worthman stated they do not see any issue with it and current traffic using that existing access drive to the east is very low. He said they have also been working with IDOT and they have not had an issue with it and neither does staff. He suggested keeping it open and monitor it and decide at a later date if they want additional restrictions. He said they do not have a problem looking at it to see what they can do. He understands what the community is feeling, but it is not a significant volume of traffic, and the amount in the neighborhood should be low. He stated as to the existing issues in the neighborhood, it was examined and a comprehensive study was done in the past. Mr. Worthman expressed their peak times are 7PM to 9PM, when it is slower on Ogden Ave. He said there are two or three cars waiting at a time, but you see that everywhere and you can make left turns onto Ogden. He explained they are providing three drives to maintain the alley that is an existing use and it helps to distribute the traffics over three different locations. He added there are also other restaurants that have access onto residential streets. They pulled accident data from IDOT, and in a five-year period, Elm and Ogden had two accidents, and Washington and Ogden had eight. He said they understand it

is an emergency route, but they do not see it as being blocked or congested. Mr. Worthman discussed pedestrian access; including sidewalks provided on the west side of Washington Street and east side of Elm Street and the high visibility crosswalks there on Ogden.

Commissioner Frankovic asked if there was any possibility to maintain the trees instead of removing them for the homeowner. Mr. La Fuente said as long as there is no utility work or anything that has to happen there he is okay with that.

Chairman Rickard asked the Commission for discussion.

Chairman Rickard commented on the site layout. He feels it is more safe to have additional access off of Washington and Elm than people trying to get on and off of Ogden only. He said it does not make sense to force everybody south and put people on Ogden that do not need to get on Ogden. He said all three standards for approval have been met.

Commissioner Frankovic said it is a great addition potentially for the neighborhood, but the option to close the access point for Washington is mostly for the fact that it needs to stay an emergency access point for the hospital, and there is concern that people trying to turn into the drive-through could cause some potential backup. She added that keeping trees for the neighbors would be nice.

Chairman Rickard commented that no matter what type of business goes on that property, there will be a lot of the same concerns, and the real concern is people and kids on the south side of Ogden Avenue trying to make their way across to get there, but is not this petitioner's problem to solve and is a larger picture that needs to be addressed.

Commissioner Frankovic suggested making it a condition to have the signage to not go northbound on Elm and Washington.

Commissioner Boyle agreed with the sentiment of trying to keep people going into neighborhoods. He said the concerns being voiced here are no different from concerns he has in his own neighborhood with children going to school and people do not pay attention to signs. He agreed that keeping the trees there would be great and ask them to consider putting up a more substantial barrier. He agrees with putting more of the traffic towards Ogden where the noise already is. Commissioner Boyle noted that all standards have been met and they are meeting most of the obligations that are set forth before them. He supports putting signs up and enhancing the landscaping buffer.

Chairman Rickard said he is not opposed for the signs to go up, and not opposed to not turning northbound into the two residential streets, but it will not stop everybody and there are people that will need to go north.

Commissioner Boyle said there is a major update to the comprehensive plan with community meetings and community engagement and that is where people will be able to push for more compliance in terms of bike path, sidewalks, and compliance issues.

Commissioner V. Patel feels the standards for the three components have been met. He said restricting northbound traffic on Washington would be more problematic.



Commissioner K. Patel stated he did not know if there should be restrictions northbound, even though a little bit of thinning is better than none. He agrees with the other commissioners on the standards being met. He said putting speed bumps in is not in their purview here, but it sounds like that needs to be resolved. He urged everyone to continue to go to the meetings and stay engaged.

Chairman Rickard asked if anyone wanted to make a motion.

**WITH RESPECT TO FILE 24-PCE-0026 AND BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, IT IS FOUNDED THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR THE ZONING MAP AMENDMENT FROM R-4 RESIDENTIAL DETACHED HOUSE TO BE B-3 GENERAL SERVICES AND HIGHWAY BUISNESS USE, SPECIAL USE TO ALLOW FOR A SIDE BY SIDE DRIVE-THROUGH, AND ALLEY VACATION AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST, AND THEREFORE, COMMISSIONER FRANKOVIC MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF FILE 24-PCE-0026, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. REZONING SPECIAL USE AND ALLEY VACATION TO SUBSEQUENTLY CONFORM TO THE STAFF REPORT, ARCHITECTURAL DRAWINGS PREPARED BY HUFFT DATED AUGUST 9, 2024. LAST READ BY SEPTEMBER 9, 2024, AND LANDSCAPE DRAWINGS PREPARED BY MANHARD CONSULTING DATED AUGUST 9, 2024. LAST TO ADVISE ON SPTEMBER 9, 2024. ACCEPT THAT SUCH CLAIMS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINNACES.**
- 2. RECORDED ACCESS EASEMENT WILL BE REQUIRED PRIOR TO OCCUPANCY WITH APPROVAL.**
- 3. PETITIONER SHALL ADMINSTRATIVELY CONSOLIDATE THE LOTS INTO ONE LOT OF RECORD PRIOR TO ISSUING A BUILDING PERMIT.**
- 4. PRIOR TO THE EXECUTION OF THE VACATION PLAT, THE PEITIONER SHALL PAY THE VILLAGE A TOTAL \$16,000 PER THE PETITIONER'S APPRAISAL.**
- 5. SUBMIT A TREE RISK ASSESSMENT REPORT FROM CERTIFIED ARBORHISTS FOR TWO PARKWAY TREES LOCATED ON THE ELM STREET SIDE NEAREST WHERE THE HYDRANT WILL BE RELOCATED**
- 6. AN 8-FOOT SOLID FENCE WILL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE NORTH PROPRETY LINE.**
- 7. ADDITIONAL SIGNAGE FOR NO NORTHBOUND TURNS ONTO WASHINGTON AND ELM STREET ON THE PROPERTY.**
- 8. ADDITIONAL LANDSCAPE SCREEN ON NORTHERN PROPERTY LINE.**

**SECOND BY COMMISSIONER V. PATEL**

**ROLL CALL:**

**AYE: CHAIRMAN RICKARD, BOYLE, FRANKOVIC, K. PATEL, V. PATEL**

**NAY: NONE**

**MOTION APPROVED. VOTE: 5-0**

/s/ Celeste K. Weilandt  
Recording Secretary

(As transcribed by Ditto Transcripts)



Flora Leon &lt;fleon@downers.us&gt;

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## AIM 800 Ogden LLC

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AIM Real Estate [REDACTED]@aimrg.com&gt;

Mon, Sep 16, 2024 at 10:19 AM

To: "fleon@downers.us" &lt;fleon@downers.us&gt;

Cc: Terry Lally &lt;[REDACTED]@aimrg.com&gt;, "rjs aimrg.com" [REDACTED]@aimrg.com&gt;, Robert Renfro &lt;[REDACTED]@huckbouma.com&gt;

Good Morning Flora,

Here are our concerns for our property at [800 E Ogden Ave Downers Grove](#).

1. Alley to the North of 800 E. Ogden is imperative to the operation and value of 800 E. Ogden Av., specifically to its ingress/egress and parking. Without this access, the building's value is greatly diminished
  - If Alley is vacated to petitioner, the southern 50% of alley -along the entire property line of 800 E. Ogden- needs to be vacated to Aim 800 Ogden Av. LLC for its exclusive and permanent use.
  - During construction ingress and egress to the subject alley cannot be interrupted without petitioner arranging - at their 100% exclusive expense- alternate parking for the businesses and residents of 800 E. Ogden av.
2. The 800 Ogden Av. dumpster area must remain in its present location or relocated to an area acceptable to AIM 800 Ogden LLC.
3. There should be a greenspace area with a fence (where there is currently one) on the western property line of 800 E. Ogden Av. , immediately adjacent to this property's current parking lot.

Thank you,

Christine

AIM 800 Ogden LLC

600 Enterprise Dr, Suite 120

Oak Brook, IL 60523

[REDACTED]

[REDACTED]@aimrg.com





**Bradford  
& Kent**

HOME REMODELING

Community Development Department  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, IL 60515

Dear Members of the Community Development Department,

I am writing on behalf of Bradford and Kent Remodeling to express our strong support for the proposed development at 818 Ogden Avenue by Downers Grove Equity Group LLC, specifically the addition of Andy's Frozen Custard. As a business located at 807 Ogden Avenue, just down the street, we understand the importance of revitalizing the Ogden Avenue corridor to enhance both its economic viability and community appeal.

The property at 818 Ogden Avenue has been vacant and blighted for a considerable amount of time, creating an eyesore in an otherwise thriving commercial area. The proposed development will transform this underutilized site into a vibrant and attractive business that will benefit both the local community and neighboring businesses. The addition of Andy's Frozen Custard will not only provide a new, desirable amenity for residents and visitors but will also help breathe new life into this portion of Ogden Avenue.

The project aligns well with the Village's long-term vision for this area, as outlined in the Comprehensive Plan, and will improve the overall appearance and functionality of the site. With landscaping, improved traffic management, and a thoughtful site plan, the development will enhance both the pedestrian experience and the economic vitality of the corridor.

I encourage the Village to approve this project and look forward to seeing it become a valuable part of our community. Thank you for your consideration.

Sincerely,

Joe Pavone  
Owner, Bradford and Kent Remodeling  
807 Ogden Avenue  
Downers Grove, IL 60515



Flora Leon &lt;fleon@downers.us&gt;

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**Re: Andy's frozen custard**

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**Jason Zawila** <jzawila@downers.us>  
To: Carl Hirschman <carl1729@gmail.com>  
Bcc: fleon@downers.us

Mon, Sep 16, 2024 at 8:32 AM

Carl -

Thank you for your email. We will forward this comment to the Plan Commission for their consideration this evening.

**Jason Zawila, AICP | Planning Manager | Community Development Department**

(630) 434 5520 | [jzawila@downers.us](mailto:jzawila@downers.us)

Downers Grove | [850 Curtiss Street | Downers Grove, IL 60515](https://www.downers.us) | [www.downers.us](http://www.downers.us)

**Get involved with the Planning Process! Visit [guidingdg.com](http://guidingdg.com)**

On Sat, Sep 14, 2024 at 12:20 PM Carl Hirschman <[REDACTED]@gmail.com> wrote:

I had someone drop off a letter at my house asking to sign a petition against the Andy's frozen custard.

I read through the concerns listed and really don't feel they're valid. In fact I'm really excited about this opening and look forward to walking over to it with my kids. I've been wishing there was a neighborhood ice cream place in DG since moving here almost 3 years ago.. There may be challenges that come up after it opens, but I don't see valid ones blocking it at the moment.

--

Carl Hirschman  
[REDACTED] Washington Street  
Downers Grove  
cell: [REDACTED]



Flora Leon &lt;fleon@downers.us&gt;

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## Fwd: Rezoning for Andy's - Washington and Ogden

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Jason Zawila &lt;jzawila@downers.us&gt;

Fri, Sep 13, 2024 at 8:31 AM

To: Flora Leon &lt;fleon@downers.us&gt;

Cc: Joseph Weesner &lt;jweesner@downers.us&gt;, Scott Vasko &lt;svasko@downers.us&gt;, Stanley Popovich &lt;spopovich@downers.us&gt;

**Jason Zawila, AICP | Planning Manager | Community Development Department**(630) 434-5520 | [jzawila@downers.us](mailto:jzawila@downers.us)Downers Grove | [850 Curtiss Street | Downers Grove, IL 60515](https://www.downers.us) | [www.downers.us](https://www.downers.us)**Get involved with the Planning Process! Visit [guidingdg.com](https://guidingdg.com)**

----- Forwarded message -----

From: **Melodee Miller** <m[REDACTED]@yahoo.com>

Date: Thu, Sep 12, 2024 at 10:21 PM

Subject: Rezoning for Andy's - Washington and Ogden

To: [jzawila@downers.us](mailto:jzawila@downers.us) <[jzawila@downers.us](mailto:jzawila@downers.us)>, [mayorcouncil@downers.us](mailto:mayorcouncil@downers.us) <[mayorcouncil@downers.us](mailto:mayorcouncil@downers.us)>

Attn: Plan Commission

Thursday, September 12, 2024

Once upon a time there were 7 streets north of Ogden that went directly through to 39th Street (Lindley not included). Then one day, the residents of Douglas didn't want a thoroughfare, so they got their street blocked off. Then when Walgreen's was built, the neighbors on Highland got their street blocked off. It's actually blocked off at Ogden and also 39th Street. Washington is a direct route to Good Sam and the hours to turn onto it has been regulated. This means a lot of traffic has even diverted to the four remaining streets – mainly Elm Street.

Most of us are not against a business coming in but would like Downers Grove to step up and protect us from the increase in traffic. The corner of 41st and Washington is a nightmare and we don't understand why a 4 way stop wasn't put in. If you're driving, you practically have to pull out to the middle of the street because so many things block your view; it's a major accident waiting to happen, especially children walking home from school. There have already been accidents but do we need a devastating one before a 4 way is put up? What does it take to get on installed?

And because so much traffic is being diverted to Elm Street, the neighbors would like DG to help us out. Stop signs have finally been put up on all corners but that doesn't even slow down the speed of the drivers. We're getting tired of picking up dead bodies and taking our lives into our hands just to cross the street. It's very dangerous. I am hearing impaired and have been close to being hit by a speeding cars several times. Speed limit signs and the electric signs telling you your speed are of little use. It's not only traffic coming from Ogden; it's also traffic coming from 39th Street.

Speed bumps would greatly help the residents of Elm and Washington. Supposedly Downers Grove doesn't believe in them but since DG is continually rezoning for contractors and businesses, it would be nice if DG would rezone for those of us who live there. If it's not possible, please let us know of a plan or alternative plan to help us residents before the business opens. Seriously, something has to be done to protect us homeowners. There are about 12 children living in the 4200 block of Elm. Public safety should be a priority vs. allowing Elm to be a drag strip at times.



9/16/24, 4:30 PM

The Village of Downers Grove Mail - Fwd: Rezoning for Andy's - Washington and Ogden

Also, I talked to the prospective buyers and they assured me the vacant lot would stay a green space. Will that be in the contract/zone ordinance or will they eventually be able to sell it or build commercial property, which none of us living nearby would want. Also, the present owner never plows the alley. I thought the alley would be Downers Grove's responsibility but you can't walk let alone drive down there when there is any amount of snow.

Melodee Miller

████ Elm Street

Downers Grove

████@yahoo.com

## Homeowners of Washington and Elm St Petition

**This Petition concerns the building of Andy's Frozen Custard located on the NE Corner of Washington St and Ogden Ave in Downers Grove, IL**

Rezoning the property from R-4 to B-3 should be denied for the following issues

1. The Andy's lights that will be on 24/7 and the noise caused by Andy's that does not exist that close to the homes at the end of the street will make those homes untenable reduction in the value of the homes in the surrounding area.
2. Special use for a double drive-thru. This will add a large amount of traffic onto Washington and Elm Street. Washington Street, specifically the intersection with Ogden, is already congested and dangerous to pedestrians and bicyclists with the UPS parking and congestion from Ogden, not to mention the secondary route for the alternate ambulance for Good Samaritan Hospital.
3. Washington Street has a problem with cars speeding and using Washington Street as a cut-through. The Washington Street intersection is a broken intersection that backs up at rush hour. The intersection is already overly congested with the UPS and parking on Washington Street. A traffic light would be needed to control the broken intersection at Washington and Ogden. Wallingford Park (on Elm) is only one block away from the proposed Andy's site. The additional Andy's traffic will undoubtedly create more safety issues.
4. The current Andy's proposal should be denied. Andy's should come back with an updated plan removing entrances on Washington Street and Elm to remove the congestion on Washington and Elm. Address the traffic congestion issue Andy's will create on Washington and Elm and specifically how this will interact with the UPS and Ambulance route. Finally, Andy's needs to address the noise and light pollution and the anticipated reduction in property values for the properties bordering the project.

Address 4224 ELM STREET

Signature R. O. [Signature]

**Please return by 9-15 to 4117 Washington St see the box marked in the yard**

**The hearing is set for 09-16-2024 at 7.00 pm 850 Curtis St please be there in person to fight this issue**

# Homeowners of Washington St, Elm St, and others impacted Petition

**This Petition concerns the building of Andy's Frozen Custard located on the NE Corner of Washington St and Ogden Ave in Downers Grove, IL.**

Rezoning the property from R-4 to B-3 should be **denied** for the following issues:

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Address

4241 Elm

Signature



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## Homeowners of Washington and Elm St Petition

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Address 4237 ELM

Signature 

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# Homeowners of Washington St, Elm St, and others impacted Petition

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Address 4236 Elm  
Signature Melodie Miller

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Address 4020 Washington St

Signature [Handwritten Signature]

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# Homeowners of Washington St, Elm St, and others impacted Petition

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Address 4220 Elm St

Signature Ryan Oltman

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# Homeowners of Washington St

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Address 4100 Washington

Signature [Handwritten Signature]

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# Homeowners of Washington St

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Address 4013 Washington St.

Signature Patricia Chigano

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# Homeowners of Washington St

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Address

4233 Washington St

Signature

Alyssa Spence

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Address 4229 Washington St.

Signature Shannon Roush

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# Homeowners of Washington St

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Address 4117 Washington St.

Signature 

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## Homeowners of Washington and Elm St Petition

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Address 4213 Elm

Signature Matthew Jameson

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# Homeowners of Washington St

## Petition

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Address 4213 Washington Street

Signature Tim McJr

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# Homeowners of Washington St

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Address 900 Ogden

Signature 

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# Homeowners of Washington St

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Address 4148 ELm

Signature R. Pearson

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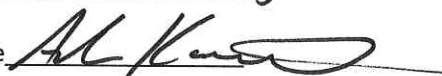
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Address 4222 Washington St.

Signature  9/13/2024

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# Homeowners of Washington St, Elm St, and others impacted Petition

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Address 4104 Elm St

Signature [Handwritten Signature]

[Handwritten Signature]

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Address 4148 EARLESTON  
Signature Louie J. Standa

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# Homeowners of Washington St

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Address 745 40th Street (40th + Elm corner)

Signature Lisa A Parro Lisa A. Parro

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Address 41225 Washington

Signature [Signature]

**Please return by 9-15 to 4117 Washington St see the box marked in the yard**

**The hearing is set for 09-16-2024 at 7.00 pm 850 Curtis St please be there in person to fight this issue**



# Homeowners of Washington St Petition

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Address 4241 Washington Street

Signature 

**Please return by 9-15 to 4117 Washington St see the box marked in the yard**

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# Homeowners of Washington St

## Petition

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Address 4236 Washington St. Downers Grove, IL

Signature Tyler

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# Homeowners of Washington St

## Petition

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Address 3942 WASHINGTON ST. DE7

Signature 

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# Homeowners of Washington St Petition

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Address 3945 Washington DB 60515

Signature Katuleen Phuron

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# Homeowners of Washington St Petition

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Address 4148 Washington

Signature 

**Please return by 9-15 to 4117 Washington St see the box marked in the yard**

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# Homeowners of Washington St Petition

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Address 4237 Washington St.

Signature 

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# Homeowners of Washington St

## Petition

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Address 4125 Washington St.

Signature 

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# Homeowners of Washington St

## Petition

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Address

4113 WASHINGTON ST

Signature

 ROBERT

**Please return by 9-15 to 4117 Washington St see the box marked in the yard**

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## Homeowners of Washington and Elm St Petition

**This Petition concerns the building of Andy's Frozen Custard located on the NE Corner of Washington St and Ogden Ave in Downers Grove, IL**

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Address 4225 Elm St.

Signature  Cara M. Shirk

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# Homeowners of Washington St Petition

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Address 4232 Washington

Signature Wendy Jalovec

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Address 4216 Washington

Signature Pamela Bianco

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Address 4244 Washington

Signature Mary Super

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Address 4117 WASHINGTON

Signature 

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# Homeowners of Washington St Petition

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Address P. W. Holcom - 4116 WASHINGTON D.G.

Signature Brian Holcom

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Address 4142 Washington St. Downers Grove, IL 60515  
Signature 

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# Homeowners of Washington St, Elm St, and others impacted Petition

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Address 740 40TH ST.

Signature

*Mary Purman* ) *Frank A. Purman*

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## Homeowners of Washington and Elm St Petition

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Address 4136 Elm Street, DG, IL 60515

Signature 

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## Homeowners of Washington and Elm St Petition

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3. Washington Street has a problem with cars speeding and using Washington Street as a cut-through. The Washington Street intersection is a broken intersection that backs up at rush hour. The intersection is already overly congested with the UPS and parking on Washington Street. A traffic light would be needed to control the broken intersection at Washington and Ogden. Wallingford Park (on Elm) is only one block away from the proposed Andy's site. The additional Andy's traffic will undoubtedly create more safety issues.
4. The current Andy's proposal should be denied. Andy's should come back with an updated plan removing entrances on Washington Street and Elm to remove the congestion on Washington and Elm. Address the traffic congestion issue Andy's will create on Washington and Elm and specifically how this will interact with the UPS and Ambulance route. Finally, Andy's needs to address the noise and light pollution and the anticipated reduction in property values for the properties bordering the project.

Address 4229 Elm St.

Signature 

**Please return by 9-15 to 4117 Washington St see the box marked in the yard**

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# Homeowners of Washington St

## Petition

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Rezoning the property from R-4 to B-3 should be **denied** for the following issues:

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Address DZIEDZIC; 4021 Washington St.

Signature 

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# Homeowners of Washington St Petition

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Address 4107 Washington St Downers Grove IL 60515

Signature John SAFFORD John Safford

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# Homeowners of Washington St Petition

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Address 3925 WASHINGTON ST.

Signature Matthew L Beck

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Address 3906 Washington Street

Signature Ann Brown

**Please return by 9-15 to 4117 Washington St see the box marked in the yard**

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# Homeowners of Washington St, Elm St, and others impacted Petition

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Address 4224 Earlston

Signature 

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Address 4026 Elm

Signature George M. Schreck

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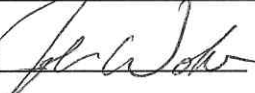
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Address 908 40th St

Signature 

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Address 4030 Washington St

Signature Ryan Wilson

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Address 4030 Washington St. DG

Signature 

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Address 4030 Washington street

Signature 

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# Homeowners of Washington St Petition

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Address 3912 Washington St D.J.

Signature 

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Address 4146 Washington St

Signature Rebecca A Redman ; Sam Al

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Address 3919 Washington St.

Signature 

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Address 3919 Washington St.

Signature 

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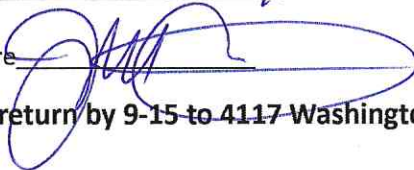
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Address 4130 Washington Street

Signature 

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# Homeowners of Washington St, Elm St, and others impacted Petition

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Address 4020 ELM

Signature Lyn Fisher

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*They can find a better place.*

# Homeowners of Washington St

## Petition

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Address

**4228 WASHINGTON ST.**

Signature

**[Handwritten Signature]**

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**This Petition concerns the building of Andy's Frozen Custard located on the NE Corner of Washington St and Ogden Ave in Downers Grove, IL.**

Rezoning the property from R-4 to B-3 should be **denied** for the following issues:

1. The Andy's lights that will be on 24/7 and the noise caused by Andy's that does not exist that close to the homes at the end of the street will make those homes untenable reduction in the value of the homes in the surrounding area.
2. Special use for a double drive-thru. This will add a large amount of traffic onto Washington and Elm Street. Washington Street, specifically the intersection with Ogden, is already congested and dangerous to pedestrians and bicyclists with the UPS parking and congestion from Ogden, not to mention the secondary route for the alternate ambulance for Good Samaritan Hospital.
3. Washington Street has a problem with cars speeding and using Washington Street as a cut-through. The Washington Street intersection is a broken intersection that backs up at rush hour. The intersection is already overly congested with the UPS and parking on Washington Street. A traffic light would be needed to control the broken intersection at Washington and Ogden.
4. The current Andy's proposal should be denied. Andy's should come back with an updated plan removing entrances on Washington Street and Elm to remove the congestion on Washington and Elm. Address the traffic congestion issue Andy's will create on Washington and Elm and specifically how this will interact with the UPS and Ambulance route. Finally, Andy's needs to address the noise and light pollution and the anticipated reduction in property values for the properties bordering the project.

Address 912 40th St Downers Grove IL

Signature Mary & Pete Ogden

**Please return by 9-15 to 4117 Washington St see the box marked in the yard**

**The hearing is set for 09-16-2024 at 7.00 pm 850 Curtis St please be there in person to fight this issue**



12.15.2020

**PETITION FOR IMMEDIATE TRAFFIC RESPONSE ON WASHINGTON ST  
BETWEEN OGDEN AVE AND 39<sup>TH</sup> STREET IN DOWNERS GROVE ILLINOIS**

Petitioner the residence of Washington St., Downers Grove, IL 60515 hereby states the following in support of their petition for immediate action on Washington Street.

- 1) Washington Street is a narrow residential street between Ogden Avenue and 39<sup>th</sup> Street (hereinafter "Washington") that is too narrow the current traffic, bikes and parking for the residents.
- 2) The volume and speed of vehicles on Washington are far in excess of what is intended on purely residential streets.
- 3) Washington has become a high speed cut through for Good Samaritan Hospital.
- 4) Washington is not safe for children. There have been a number of close calls I have witnessed with cars driving far in excess of the posted speed limit and children on bicycles and crossing streets.
- 5) There is no freedom of movement on Washington due to the congestion caused by many vehicles that park on the street daily and the number of drivers speeding in excess of the posted speed limit.
- 6) Washington is not a quiet place devoid of excessive traffic. Washington constantly has cars driving in excess of the speed.
- 7) Washington is not a place where vehicles travel slowly or share the space with pedestrians and bikes. There have been a number of close calls with pedestrians and bikes and vehicles speeding. It is just a matter of time before a child is killed on Washington due to the excessive speeds.
- 8) The Village has attempted to remedy this problem with speeding drivers on Washington to no avail.
  - a) The Village has posted a no turning sign on Ogden onto Washington between 7 am and 9 am. This has had no positive effect. There are still a number of cars using Washington as a cut-through to the hospital between 7 am and 9 am.
  - b) The Village has posted a stop sign at 40<sup>th</sup> and Washington. This has done nothing to slow down speeding drivers between Ogden Avenue and 39<sup>th</sup> Street and should be moved to 41<sup>st</sup> and Washington.
  - c) The Village has recently resurfaced Washington and striped the street for the first time since I have lived in Downers Grove. This has exasperated the speeding problem. Since the street has been resurfaced and striped the speed of automobiles on the street has increased with no noticeable end.

- 9) Immediate attention is needed to reduce the speed of the drivers on Washington immediately.
- 10) The actions previously taken by Downers Grove to calm the traffic on Washington have done nothing to improve excessive traffic and speed on this residential street.
- 11) Downers Grove must take more than just remedial actions to solve the traffic and excessive speed problem on Washington.
- 12) We request the Village take action to deter non-resident drivers and drivers speeding through Washington as a cut-through by adding at least 2 winter removable speed humps on the south bound of Washington st.
- 13) We would also request that the village install a Pork Chop Traffic Island when exiting south bound from Good Samaritan Hospital at the corner of Washington and 39<sup>th</sup> St.

**SECTION V – RECOMMENDATIONS**

Recommendations are categorized by short-, mid- and long-term timeframes, which correspond to the level of effort and cost associated with each improvement.

**Short-term Recommendations**

The following short-term improvement recommendations generally have lower costs or address immediate concerns.

<b>Table 2 – Short-term Recommendations</b>		
<b>Location</b>	<b>Identified Issue</b>	<b>Recommendation</b>
39 <sup>th</sup> Street, immediately east of Glendenning Road (eastbound)	MUTCD compliance & speed limit clarity	Install “School zone ends” signage (MUTCD sign code S5-3)
39 <sup>th</sup> Street, east of Elm Street (westbound)	Speed limit clarity	Install additional school zone 20 mph sign, indicating the beginning of the westbound school zone corresponding with the location of sidewalk on the north side of 39 <sup>th</sup> .
Washington Street; Elm Street; Earlston Road; Glendenning Road; Cumnor Road  (full limits of study area)	Speeding Issues	Install centerline pavement marking, with stop bars at stop signs, clearly defining a northbound and southbound lane, creating a narrower feel to the roadway
Intersection: 39 <sup>th</sup> /Washington	Sidewalk network connectivity	Install new sidewalk ramps and crosswalk across the west leg of the intersection, connecting the sidewalks on the north and south sides of 39 <sup>th</sup> Street
Crosswalks within School Zones	Driver awareness of the crosswalks	Install continental crosswalk pavement markings at all crosswalks within and near the school zones
Intersection: Fairview/Ogden	Driver awareness of the crosswalks	Install continental crosswalk pavement markings, since existing (traditional crosswalk) marking are worn away
Intersection: Fairview/40 <sup>th</sup>	Pedestrian network connectivity; Driver awareness of the crosswalks	Install continental crosswalk pavement markings with pedestrian crossing warning signage on the north leg of the intersection, increasing awareness of the crosswalk connecting the community west of Fairview to Whitlock Park



Village of Downers Grove  
Neighborhood Traffic Study – Area 6

June 26, 2018  
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Table 2 – Short-term Recommendations (continued)		
Location	Identified Issue	Recommendation
Full neighborhood, with a focus on school and park zones	Excessive Speeding	Increase police enforcement, especially in the school and park zones

The following table recommends intersection traffic control modifications:

Table 3 – Short-term Recommendations – Intersection Control		
Intersection Location	Existing Condition	Recommended Condition
Earlston Rd / 40 <sup>th</sup> St	Yield Control (on 40 <sup>th</sup> )	All-way stop
Glendenning Rd / 40 <sup>th</sup> St	Yield Control (on 40 <sup>th</sup> )	Stop signs on both Glendenning Rd approaches
Sterling Rd / 40 <sup>th</sup> St	Yield Control (on 40 <sup>th</sup> )	Stop signs on both 40 <sup>th</sup> St approaches
Douglas Rd / 40 <sup>th</sup> St	Yield Control (on Douglas)	All-way stop
Washington St / 40 <sup>th</sup> St	Uncontrolled T	All-way stop
Elm St / 40 <sup>th</sup> St	Uncontrolled T	All-way stop
Elm St / 41 <sup>st</sup> St	Uncontrolled T	All-way stop
Earlston Rd / 41 <sup>st</sup> St	Uncontrolled 4-way	All-way stop
Douglas Rd / 41 <sup>st</sup> St	Uncontrolled 4-way	Stop signs on both Douglas Road approaches
Biltmore Rd / 39 <sup>th</sup> St	Uncontrolled T	Stop sign on Biltmore Rd
40 <sup>th</sup> Pl / 41 <sup>st</sup> St / Shady Ln	Uncontrolled T	Stop sign on the 40 <sup>th</sup> Place approach
School St / 39 <sup>th</sup> St	Uncontrolled T	Stop Sign on School St
School St / Herbert St	Uncontrolled T	Stop Sign on School St
Cumnor Rd / Tower Rd	Uncontrolled T	Stop Sign on Tower Rd
Cumnor Rd / 41 <sup>st</sup> St	Uncontrolled T	Stop sign on 41 <sup>st</sup> St
Cumnor Rd / Foxfire Ct	Uncontrolled T	Stop sign on Foxfire Ct
Longmeadow Rd / Tower Rd	Uncontrolled T	Stop sign on Longmeadow Rd
Longmeadow Rd / 41 <sup>st</sup> St	Uncontrolled T	Stop sign on Longmeadow Rd
West End Rd / Tower Rd	Uncontrolled T	Stop sign on West End Rd
West End Rd / 41 <sup>st</sup> St	Uncontrolled T	Stop sign on West End Rd
Roslyn Rd / Tower Rd	Uncontrolled T	Stop sign on Roslyn Rd
Roslyn Rd / 41 <sup>st</sup> St	Uncontrolled T	Stop sign on Roslyn Rd
Williams St / 39 <sup>th</sup> St	Uncontrolled 4-way	Stop signs on both Williams St approaches
Williams St / Tower Rd	Uncontrolled T	Stop sign on Tower Rd
Williams St / 40 <sup>th</sup> St	Uncontrolled T	Stop sign on 40 <sup>th</sup> St



reasonable to conclude that Cumnor Road is experiencing some degree of cut-through traffic and would benefit from a traffic volume deterrent.

West of Fairview Avenue, the east/west roadway network is discontinuous: 40<sup>th</sup> Street and 41<sup>st</sup> Street do not connect Main Street to Fairview Avenue. The measured volume on these roads is near or close to the cutoff of a "very low volume road" of 400 vehicles/day, which is based roughly on a volume when the number of vehicles in the busiest hour of the day is about 1 vehicle per minute. No cut-through traffic has been identified on these east/west streets. In the north/south direction, there are five roadways with local functional classifications that connect Ogden Avenue with 39<sup>th</sup> Street. Measured daily traffic volumes on these local north/south streets range from 350 to 770 vehicles with the heaviest volume occurring on Washington Street between 40<sup>th</sup> and 39<sup>th</sup> and on Elm Street next to Wallingford Park. Cut-through traffic may be occurring on these roadways, but the traffic volumes indicate that the five roadways are sharing the traffic. If a volume deterrent is installed on one or several of these roadways, traffic volume would likely re-balance with the adjacent north/south roadways. Elm Street, with its access to Wallingford Park and relatively daily traffic volume, is a reasonable candidate for a traffic volume deterrent. Glendenning Road, too, may be a reasonable candidate for a volume deterrent or closure based on the natural land use surrounding the intersection of Glendenning and 40<sup>th</sup>. Note that none of the traffic volumes on these roadways is greater than 1,000 vehicles per day, which is considered a typical cut off for low-volume to high-volume.

### Intersection Traffic Control

The study area intersections that are currently uncontrolled, under yield control, or under stop control have been evaluated. Uncontrolled and yield controlled intersections are proposed to be converted to stop controlled intersections, in accordance with the Village's goals to reduce crash potential and clarify right of way assignment. The Manual on Uniform Traffic Control Devices (MUTCD) provides criteria to assist in determining whether side-street stop control and all-way stop control are warranted at a given intersection. The following relevant criteria were considered per MUTCD (*in italics*).

#### Side street stop control:

MUTCD Section 2B.06: *The use of STOP signs on the minor-street approaches should be considered if engineering judgment indicates that a stop is always required because of one or more of the following conditions:*

- A. *The vehicular traffic volumes on the through street or highway exceed 6,000 vehicles per day;*
- B. *A restricted view exists that requires road users to stop in order to adequately observe conflicting traffic on the through street or highway; and/or*
- C. *Crash records indicate that three or more crashes that are susceptible to correction by the installation of a STOP sign have been reported within a 12-month period, or that five or more such crashes have been reported within a 2-year period. Such crashes include right-angle collisions involving road users on the minor-street approach failing to yield the right-of-way to traffic on the through street or highway.*

#### All-way stop control:

## Downers Grove - Neighborhood Traffic Study Area 6



Location #	On Road	Location	Street Direction	Posted Speed	Count Date	Count Duration	EB/NB	Volume WB/SB	Total	85th Percentile Speed		Differential: (85th Percentile Speed) - (Posted Speed)	Veh Length < 24'		Veh Length: 24' - 35'		Veh Length > 35'	
										EB/NB	WB/SB		EB/NB	WB/SB	Total	EB/NB	WB/SB	Total
001	39th St	Washington to Elm	E/W	30	10/3/2017	24 hrs	3303	3076	6379	34	32	3	3139	2973	6112	121	76	197
002	39th St	Elm to Earlston	E/W	30	10/3/2017	24 hrs	3297	3042	6339	41	37	40	3078	2930	6008	180	86	266
003	39th St	Earlston to Glendenning	E/W	30	10/3/2017	24 hrs	3256	2986	6242	36	35	35	3182	2911	6093	55	42	104
004	39th St	Sterling to Douglas	E/W	30	10/3/2017	24 hrs	3136	2843	5979	35	37	36	3068	2761	5829	51	60	111
005	39th St	Cumnor to Williams	E/W	25	10/3/2017	24 hrs	637	539	1176	37.3	36	37	604	504	1108	25	25	50
006	Tower Rd	Williams to Roslyn	E/W	25	10/3/2017	24 hrs	88	73	161	28.65	27.9	28	75	62	137	9	9	18
007	Tower Rd	Longmeadow to Cumnor	E/W	25	10/3/2017	24 hrs	168	179	347	30	30	30	143	168	311	16	8	24
008	Cumnor Rd	Tower to 39th	N/S	25	10/3/2017	24 hrs	807	666	1473	31	33	32	782	617	1399	20	40	60
009	Williams St	39th to 40th	N/S	25	10/3/2017	24 hrs	331	579	910	38	34	35	290	530	820	32	31	63
010	Roslyn Rd	Tower to 41st	N/S	25	10/17/2017	24 hrs	94	66	160	29	32	30	86	61	147	7	4	11
011	W End Rd	Tower to 41st	N/S	25	10/3/2017	24 hrs	39	85	124	28	31	30	36	79	115	2	4	6
012	Longmeadow Rd	Tower to 41st	N/S	25	10/3/2017	24 hrs	66	63	129	30	33.8	31.8	55	50	105	6	11	17
013	Cumnor Rd	Tower to 41st	N/S	25	10/3/2017	24 hrs	779	657	1436	34	34	34	752	626	1378	20	25	45
014	41st St	Cumnor to Longmeadow	E/W	25	10/3/2017	24 hrs	357	492	849	29	28.05	28	333	463	796	14	15	29
015	41st St	Roslyn to Williams	E/W	25	10/3/2017	24 hrs	331	384	715	31	31	31	313	370	683	16	8	24
016	Williams St	41st to US-34	N/S	25	10/3/2017	24 hrs	532	426	958	31.05	30	31	470	406	876	45	14	59
017	Cumnor Rd	41st to US-34	N/S	25	10/3/2017	24 hrs	1030	941	1971	33	32	32.5	948	863	1811	61	57	118
018	Fairview Ave	40th to 41st	N/S	35	10/17/2017	24 hrs	7191	7917	15108	41	40	41	7016	7737	14753	122	112	234
019	40th St	Fairview to Douglas	E/W	25	10/3/2017	24 hrs	258	102	360	29	36	30	242	88	330	10	10	20
020	40th St	Glendenning to Earlston	E/W	25	10/3/2017	24 hrs	173	111	284	30	30	30	162	103	265	8	3	11
021	40th St	Earlston to Elm	E/W	25	10/3/2017	24 hrs	173	98	271	28	29	28	162	92	254	6	5	11
022	40th Street	Glendenning to Sterling	E/W	25	10/3/2017	24 hrs	148	111	259	31	30	30	141	95	236	3	12	15
023	41st St	Highland to Lindley	E/W	25	10/3/2017	24 hrs	594	424	1018	27	31	30	582	398	980	8	22	30
024	41st St	Washington to Elm	E/W	25	10/3/2017	24 hrs	295	200	495	25	19	25	289	189	478	3	4	7
025	41st St	Elm to Earlston	E/W	25	10/3/2017	24 hrs	19	18	37	17	11	10.6	18	17	35	0	0	0
026	41st St	Earlston to Glendenning	E/W	25	10/3/2017	24 hrs	57	63	120	29	34.4	33	54	59	113	3	2	5
027	41st St	Glendenning to Sterling	E/W	25	10/3/2017	24 hrs	120	138	258	27	28	28	112	132	244	5	5	10
028	41st St	Sterling to Douglas	E/W	25	10/3/2017	24 hrs	237	249	486	33.3	36	34	220	236	456	16	10	26
029	41st St	Douglas to Fairview	E/W	25	10/3/2017	24 hrs	197	266	463	29	32	31	188	260	448	6	4	10
030	Douglas Rd	US-34 to 41st	N/S	25	10/3/2017	24 hrs	56	32	88	16.45	20.05	18	52	31	83	3	1	4
031	Douglas Rd	40th to 39th	N/S	25	10/3/2017	24 hrs	206	115	321	31	36	32	195	104	299	7	9	16
032	Sterling Rd	39th to 40th	N/S	25	10/3/2017	24 hrs	216	187	403	31	32	31	196	162	360	11	17	28
033	Sterling Rd	40th to 41st	N/S	25	10/3/2017	24 hrs	227	210	437	33	32	33	196	198	394	27	9	36
034	Sterling Rd	41st to US-34	N/S	25	10/3/2017	24 hrs	370	365	735	30	32	31	334	339	673	28	19	47
035	Glendenning Rd	US-34 to 41st	N/S	25	10/3/2017	24 hrs	335	371	706	31	35	34	312	357	669	15	9	24
036	Glendenning Rd	40th to 39th	N/S	25	10/3/2017	24 hrs	258	274	532	34.15	37	36	240	249	489	11	16	27
037	Earlston Rd	39th to 40th	N/S	25	10/3/2017	24 hrs	186	166	352	32	32	32	179	159	338	6	7	13
038	Earlston Rd	40th to 41st	N/S	25	10/3/2017	24 hrs	213	212	425	36	40	39	198	196	394	12	8	20
039	Earlston Rd	41st to US-34	N/S	25	10/3/2017	24 hrs	342	265	607	31	32	31	235	255	490	6	4	10
040	Elm St	US-34 to 41st	N/S	25	10/3/2017	24 hrs	328	190	518	31	34.35	32	313	174	487	10	13	23
041	Elm St	41st to 40th	N/S	25	10/3/2017	24 hrs	433	338	771	36	37	37	380	294	674	43	32	75
042	Elm St	40th to 39th	N/S	25	10/3/2017	24 hrs	293	217	510	33	34	33	281	201	482	10	11	21
043	Washington St	39th to 40th	N/S	25	10/3/2017	24 hrs	476	296	772	31	35	32	449	270	719	10	16	26
044	Washington St	40th to 41st	N/S	25	10/3/2017	24 hrs	366	368	734	32	33	33	351	343	694	13	14	27
045	Washington St	41st to US-34	N/S	25	10/3/2017	24 hrs	270	490	760	33	30	31	242	473	715	18	10	28





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Professional Engineering  
Professional Surveying

**ANDY'S FROZEN CUSTARD**

**VILLAGE OF DOWNERS GROVE, ILLINOIS**

**FINAL LANDSCAPE PLAN**

PROJ. MGR.: SMS  
 PROJ. ASSOC.: MN  
 DRAWN BY: MN  
 DATE: 07/26/24  
 SCALE: 1"=20'

SHEET

**L2 OF L4**

AFC.DGIL01