Responses to Village Council Questions
July 14, 2026

ACTIVE AGENDA: ORD 2026-11260 A. Ordinance: Amending the Zoning Ordinance of the Village of Downers Grove, Illinois, to Designate the Property at 1020 31st Street as Planned Unit Development #75 (Forest Trail Luxury Apartments)

1. *Please provide information about the apartments located at the 2800 block of Easton Street (behind Home Depot on Butterfield). Was this a Planned Unit Development? What conditions were included as part of the approval? Have there been any notable issues or concerns with this apartment complex?*

   The 294 unit development was approved as Planned Unit Development #38 by Village Ordinance No. 4783 on December 19, 2006 (attached). Conditions of approval in the ordinance include:

   1. Payment of the required school and park district cash in lieu of land donations,
   2. Engineering corrections to the submitted plans, and
   3. Parameters for changes to the conditions and obligations to comply with all applicable Federal, State, County and Village laws, ordinance regulations and policies.

   There have been no notable issues or concerns with the operation of this apartment facility.

   More information about this apartment and townhome complex can be found in the Easton website.

ORDINANCE NO. 4827

AN ORDINANCE APPROVING FINAL PLANNED DEVELOPMENT PLANS TO PERMIT A MULTI-FAMILY RESIDENTIAL DEVELOPMENT FOR PLANNED DEVELOPMENT #38

WHEREAS, the Village Council has previously adopted Ordinance No. 4783 on June 6, 2006, designating the property described therein as Planned Development #38; and,

WHEREAS, the Owners have filed with the Director of Planning and Community Development, a written petition conforming to the requirements of the Comprehensive Zoning Ordinance and requesting approval of final planned development plans to Planned Development #38 to construct a multi-family residential development; and,

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and the Plan Commission has given the required public notice, conducted a public hearing for the petition on November 6, 2006, 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 had recommended approval of the requested petition, subject to certain conditions; and,

WHEREAS, the Village Council has considered the record before the Plan Commission, as well as the recommendations of Plan Commission.

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

SECTION 1. That the provisions of the preamble are incorporated into and made a part of this ordinance as if fully set forth herein.

SECTION 2. That a Final Planned Development Plans are hereby authorized for a multi-family residential development.

SECTION 3. That approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of the Downers Grove Plan Commission regarding File PC-45-06 as set forth in the minutes of their November 6, 2006 meeting.

SECTION 4. The approval set forth in Section 2 of this ordinance is subject to the following conditions:

1. The Planned Development shall substantially conform to the staff report dated November 6, 2006 and with the plans submitted to the Plan Commission dated December 16, 2005, revised February 16, 2006 and September 22, 2006 prepared by JEN Land Design, Incorporated; plans dated December 9, 2005, revised February 17, 2006, and August, 18, 2006 prepared by Spaceco, Incorporated; plans dated October 19, 2005, revised December 16, 2005, February 16, 2006 and September 12, 2006 prepared by Pugsley and Lahaie, Ltd.; and plans dated February 9, 2006, revised September 29, 2006 prepared by Cordogan, Clark and Associates, a copy of which is

attached hereto and incorporated herein by reference as Group Exhibit A, except as such plans may be modified to conform to Village Codes and Ordinances and the following conditions:

a. Prior to the approval of the Building permit, the petitioner shall make donations to the School and Park Districts in the following amounts: $46,311.42 to District 44; $17,787.24 to District 87 and $425,113.45 to the Butterfield East Park District (grand total of $489,212.11) subject to verification by the Department of Community Development.

b. Prior to the commencement of site development activities, the appropriate permits (water, stormwater, site development, right-of-way, etc.) shall be obtained from the appropriate permitting authority. The following comments shall be addressed on the plans prior to the commencement of any site development activities:

   i. A new six (6) foot fence shall be constructed along the north side of the property to provide a buffer to neighboring residences to the north.
   ii. The proposed fence along the west property line shall be solid and continuous and shall connect to the existing fence along the Home Depot property.
   iii. Final parking layout shall be revised to include 'No Parking' signage along the access drive and comply with ADA count and dimension requirements.
   iv. Final pedestrian and bike access to the site shall be submitted for approval by staff.
   v. The U.S. Army Corp of Engineers (COE) response letter of no objection is required prior to issuance of a storm water permit.
   vi. Final stormwater facilities and detention basin plans as well as long-term plans for wetland maintenance shall be submitted for staff review and approval in a manner acceptable to the Village Engineer.
   vii. The landscape plan should include and specify erosion control blanket, tree species approved by Village's Forestry Department, and wetland plants along shoreline zone.
   viii. Final utility plans and sizing specifications shall be submitted for staff review and approval in a manner acceptable to the Village Engineer.
   ix. Final easements for detention basins, parking lot, site access driveway, and all utilities shall be submitted for staff review and approval.
   x. Structural engineering drawings for retaining walls more than three (3) feet in height must be approved by staff.
   xi. The main access drive shall be modified to limit longitudinal slope of the vertical profile to 5%. Additional guard rails shall be provided along both access drives.
   xii. A cross-section detail for the main access drive, water line protection details and notes for storm and sanitary crossings shall be submitted for approval by staff
   xiii. Provide a signed fee reimbursement agreement to initiate stormwater permit review by Village consultants
   xiv. The 100 year water depth in the parking stalls shall be limited to six (6) inches.

2. Any changes to the conditions represented by the petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. Changes may require additional review of the subdivision and/or exceptions; and

3. 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 the multi-family residential development is consistent with and complimentary to the overall planned development site plan and with the requirements of the "*B-3, General Services and Highway Business*" zoning district.

SECTION 6. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

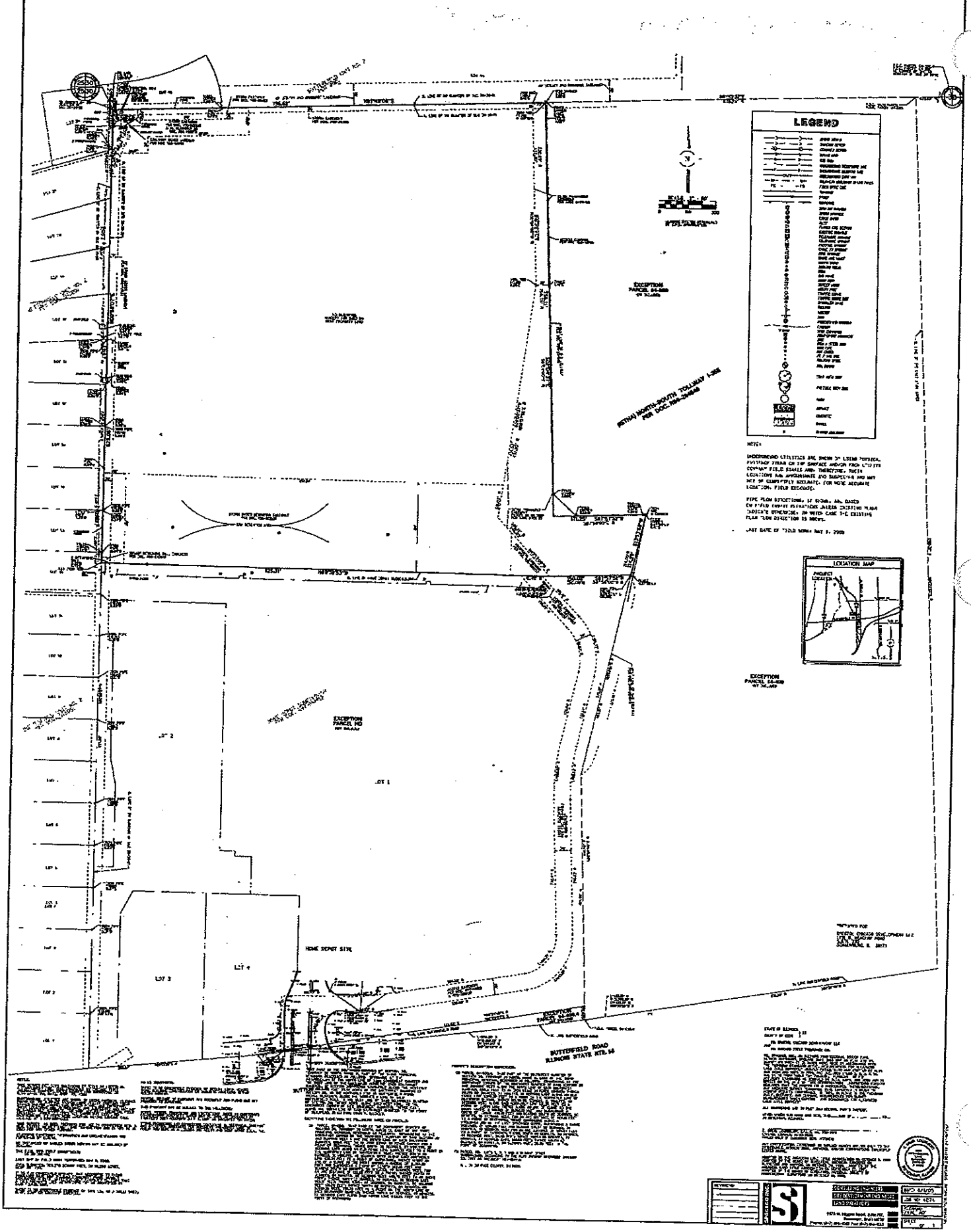
SECTION 7. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Brian Krajewski
Mayor

Passed: December 19, 2006
Published: December 20, 2006
Attest: Linda Sonow
Deputy Village Clerk

I\wp8\ord.06\PD#38-Res@Grove-Final-PC-45-06

A.L.T.A./A.C.S.M. Land Title Survey



Final Plat of Subdivision of Residence at the Grove

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PREPARED FOR
BRISTOL DREAM DEVELOPMENT LLC
[illegible] WISCHAN ROAD
SUITE [illegible]
SCHAUMBURG, IL 60173

LOCATION MAP

PROJECT LOCATION

SCALE 1" = 50'

LOT 1
AREA = 708,279 SQUARE FEET
16.260 ACRES

EXCEPTION PARCEL 04-030
NOT INCLUDED

EXCEPTION PARCEL 04-030
NOT INCLUDED

EXCEPTION PARCEL HD
NOT INCLUDED

HOME DEPOT SUBDIVISION PER DOC. R97-013492

LOT 2

LOT 3

LOT 4

BUTTERFIELD ROAD
ILLINOIS STATE RTE. 56

SURFACE WATER DRAINAGE STATEMENT

STATE OF ILLINOIS } SS
COUNTY OF COOK }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

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

DESIGN ENGINEER
PRESIDENT, SPACECO, INC.
ILLINOIS REGISTERED
PROFESSIONAL ENGINEER

OWNER OR ATTORNEY FOR OWNER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION DATE

PROPERTY DESCRIPTION

OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____ }

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE LAND DESCRIBED ON THE FOREGOING PLAT AND THAT, AS SUCH OWNER, IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT AND THE SAME UNDER HIS STYLE AND TITLE PERSON INDICATED.

DATED THIS _____ DAY OF _____, A.D. 200____

OWNER

STATE OF ILLINOIS } SS
COUNTY OF _____ }

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND DEED.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 200____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

DU PAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

I, _____ COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID TAX SALE OR FORFEITED TAXES, AND NO FORFEITED TAX SALE AGAINST ANY OF THE LAND INCLUDED IN THE AMNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED NO PAYMENT OF ESTIMATED TAXES IN COMPLETION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS.

THIS _____ DAY OF _____, A.D., 200____

COUNTY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 200____

CHAIRPERSON

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

I, _____ COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT DOWNERS GROVE, ILLINOIS, THIS _____ DAY OF _____

VILLAGE COLLECTOR

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. _____ AS DOCUMENT NUMBER _____

Recorder of Deeds

PLAT SUBMITTED BY CONTRACTOR

THIS PLAT SUBMITTED FOR RECORDING BY:

NAME _____
BUSINESS _____
ADDRESS _____
CITY _____
STATE/ZIP _____
DATE _____

BOWNERS GROVE SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

I, _____ COLLECTOR OF THE BOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS _____ DAY OF _____, A.D.

COLLECTOR

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

APPROVED BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
DATED THIS _____ DAY OF _____, A.D.

MAYOR

VILLAGE CLERK

STATE OF ILLINOIS } SS
COUNTY OF COOK }

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001-33 AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 708,279 SQUARE FEET OR 16.260 ACRES. NONE OR LESS.

WE FURTHER DECLARE THAT THE SUBJECT PROPERTY IS WITHIN THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S (IDOT) ADOPTED PLAN FOR A SPECIAL POWER PROVIDED BY SECTION 32 OF ARTICLE 11 OF THE ILLINOIS REVISED STATUTES AS AMENDED.

IT IS OUR CONSIDERED OPINION THAT ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 170200C0243 G DATED 19 DECEMBER 1984, THE LOT CONTAINED HEREIN IS EFFECTED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT ALL RE-INSPECTION FEES (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT OWNERS.

GIVEN UNDER MY HAND AND SEAL IN ROSEMONT, ILLINOIS, THIS _____ DAY OF _____, 20____.

[illegible] LICENSED LAND SURVEYOR, P.L.S. No. 035-2841
LICENSE EXPIRES 11-30-2006

VALID ONLY IF EMBOSSED SEAL APPEARS

REVISIONS

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4040 Fax: (847) 696-4045

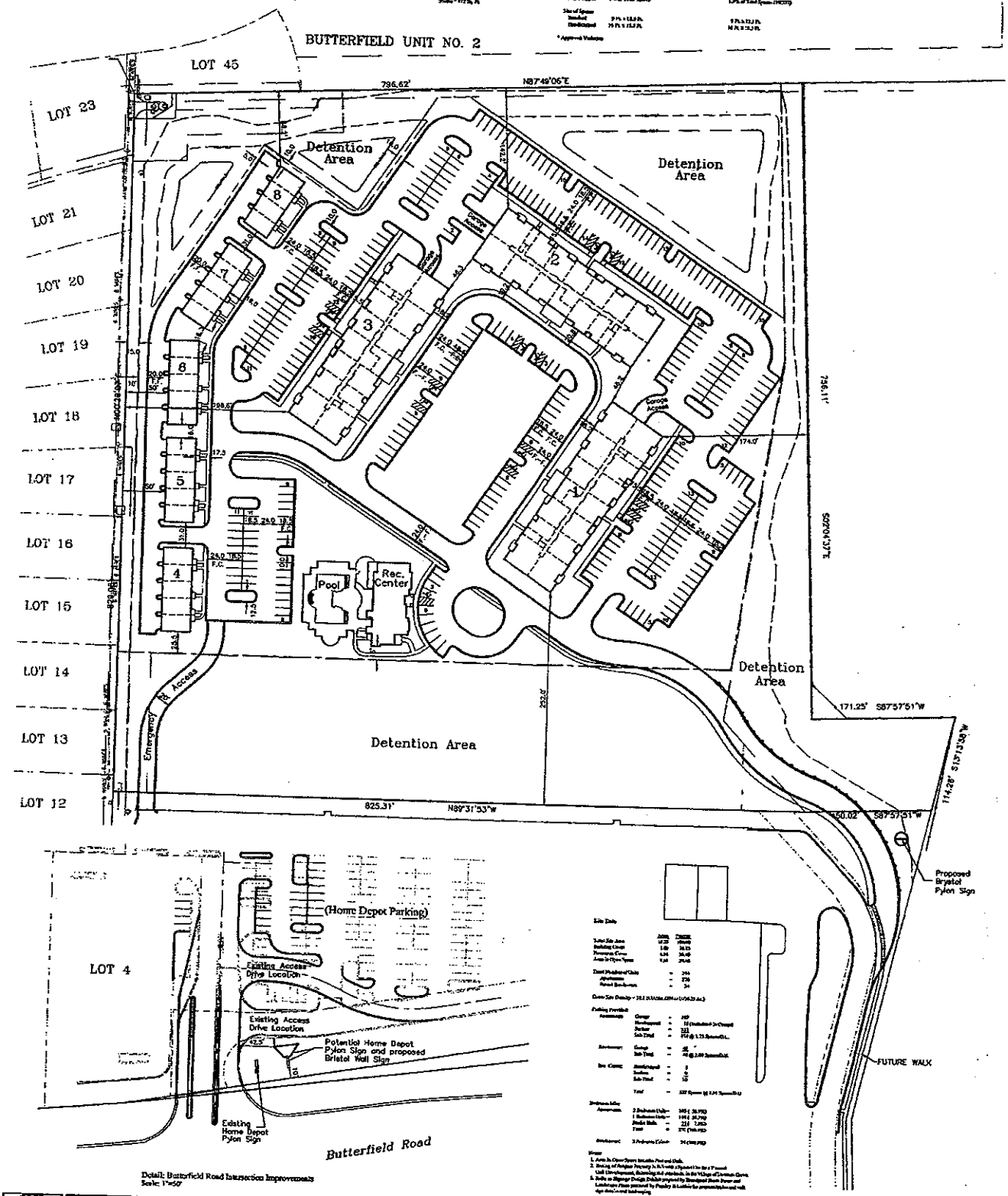
DATE: 8/16/06
JOB NO: 4074
FILENAME: 71506002.DGN
SHEET 1 OF 1

Comparison of Zoning Ordinance Provisions to Proposed Site Plan

Criteria	Ordinance	Proposed Plan
Frontage	200 ft.	279 ft.
Lot Area	250,000 Sq. Ft. Studio = 1 BR. 1.5 Bds. = 300 D.U.s @ 1,000 Sq. Ft./D.U. = 300,000 Sq. Ft. 2 BR. Units = 120 D.U.s @ 1,250 Sq. Ft./D.U. = 150,000 Sq. Ft. Total Area Required = 550,000 Sq. Ft.	792,599 Sq. Ft. (18.20 Ac.)
Lot Width	80 ft.	510 ft.
Building Height Apartment Buildings	3-3 Ft. (60% of 150.5 ft.)	80 ft.
Setbacks	30 ft.	77 ft.
Open Space	35% of Lot Area	50.13% of Lot Area
Lot Coverage	40% of Lot Area by buildings	18.13% of Lot Area for Buildings
Floor Area Unit	1 BR = 100 Sq. Ft. 1 BR = 300 Sq. Ft. Studio = 400 Sq. Ft.	2 BR = 1,050 Sq. Ft. 1 BR = 721 Sq. Ft. Studio = 472 Sq. Ft.

Criteria	Ordinance	Proposed Plan
Floor Area Ratio	3.5 = 1,941,750 Sq. Ft.	0.31 Apt. Bldg. = 245,650 Sq. Ft. (1.1) = 270,150 Sq. Ft. Residence = 1,000 Sq. Ft. (1.5) = 11,500 Sq. Ft. Total = 241,150 Sq. Ft.
		792,599 Sq. Ft./550,000 Sq. Ft. (18.20 Ac.) = 0.69
Front Yard	40 ft.	252 ft.
Side Yard	20 ft. (70%) 20 ft. (30%)	30 ft. (15%) 174.75 ft. (85%)
Rear Yard	30 ft. (70%) 40 ft. (30%)	30 ft. (15%) 102.95 ft. (85%)
Transitional Yard	30 ft. (70%) 40 ft. (30%)	30 ft. (15%) 102.95 ft. (85%)
Parking Number of Spaces Total	300 Spaces @ 1.0 Spaces/D.U.	320 Spaces* @ 1.31 Spaces/D.U., 20.3% of required spaces
Handicapped	2% of Total Spaces	1.8% of Total Spaces (16/320)
Size of Spaces Standard	9 ft. x 18.5 ft.	9 ft. x 18.5 ft.
Handicapped	13 ft. x 18.5 ft.	14 ft. x 18.5 ft.

* Approved Variation



Detail: Butterfield Road Intersection Improvements
Scale: 1"=50'

Job #1000.794	Revisions	Bristol/Moran, L.L.C.	Final Planned Development Site Plan
Date 09-22-05		1931 N. Meacham Road	*The Residences at The Grove*
Scale 1"=50'		Suite 330	Downers Grove, Illinois
		Schaumburg, Illinois 60173	
		(847) 397-7171	

JEN LAND DESIGN, INC.
PLANNING • LANDSCAPE ARCHITECTURE
5517 N. Cumberland, Suite 906 • Chicago, IL 60656
Ph: 773.763.3320 Fax: 773.763.3325 Email: jenlanddesign@aol.net

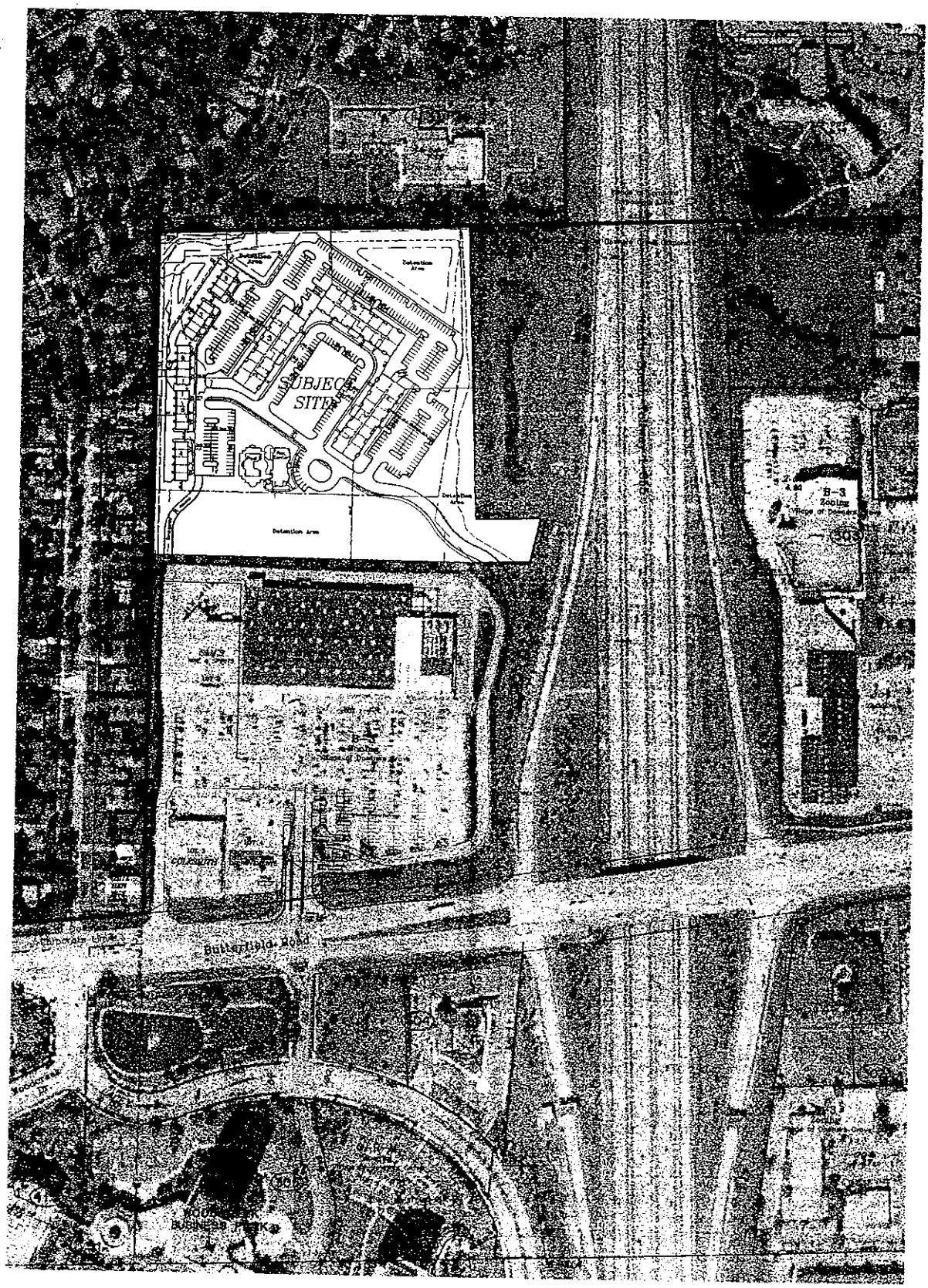


Photo Date: September, 2004

Job # 1000.794 Date 09-22-06 Scale 1"=100'	Revisions	Bristol/Moran, L.L.C. 1931 N. Meacham Road Suite 330 Schaumburg, Illinois 60173 (847) 397-7171	Aerial Photo & Zoning Exhibit *The Residences at The Grove* Downers Grove, Illinois

JEN LAND DESIGN, INC.
PLANNING · LANDSCAPE ARCHITECTURE
5517 N. Cumberland, Suite 908-Chicago, IL 60656
Ph: 773.763.5320 Fax: 773.763.3325 Email: jenlandarch@sbcglobal.net

Bristol Chicago Development L.L.C.

SITE IMPROVEMENT PLANS
for

THE RESIDENCES AT THE GROVE

DOWNERS GROVE, ILLINOIS

PROJECT NO:4074

DEVELOPER
BRISTOL CHICAGO DEVELOPMENT, LLC
1931 N. MEACHAM ROAD, SUITE 330
SCHAUMBURG, IL 60173
PHONE:(847) 397-7171
FAX:(847) 397-8597

RECEIVED
Jul 24 2006
Planning and Community Development

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY DUPAGE
CITY, TOWNSHIP DOWNERS GROVE, T39N
SEC. & ½ SEC. NO. R11E, SW ¼ OF SECTION 30
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET GN1 FOR BENCHMARK INFORMATION

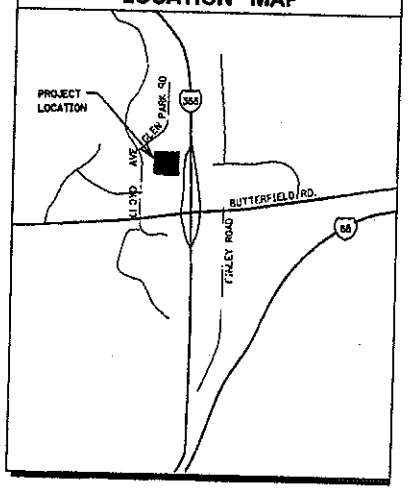
NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

ENGINEER DATE
BRETT M. DUFFY, P.E.
ILLINOIS REGISTRATION NO. 062-063158
CORPORATION DATE: 11/30/2007
PROFESSIONAL DESIGN FIRM NO. 184-001167
EXPIRATION DATE: 04/30/2007
THESE PLANS OR ANY PART THEREOF SHALL BE CONSTRUED NON-VALID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	GN1	GENERAL NOTES & TYPICAL SECTIONS
3-5	ET1-ET3	EXISTING CONDITIONS
6	DEMO	DEMOLITION PLAN
7-9	GM1-GM3	GEOMETRIC PLANS
10-12	GR1-GR3	GRADING PLANS
13	XSP	POND CROSS SECTIONS
14	OUT	OVERALL UTILITY PLAN
15-17	UT1-UT3	UTILITY PLANS
18-21	PP1-PP4	PLAN & PROFILE SHEETS
22-23	EC1-EC2	EROSION CONTROL PLAN
24	S1	SPECIFICATIONS
25-29	D1-D5	DETAILS

LOCATION MAP



REVISIONS

ORIGINAL PLAN DATE: AUGUST 18, 2006

#	SHEET #	REMARKS	DATE

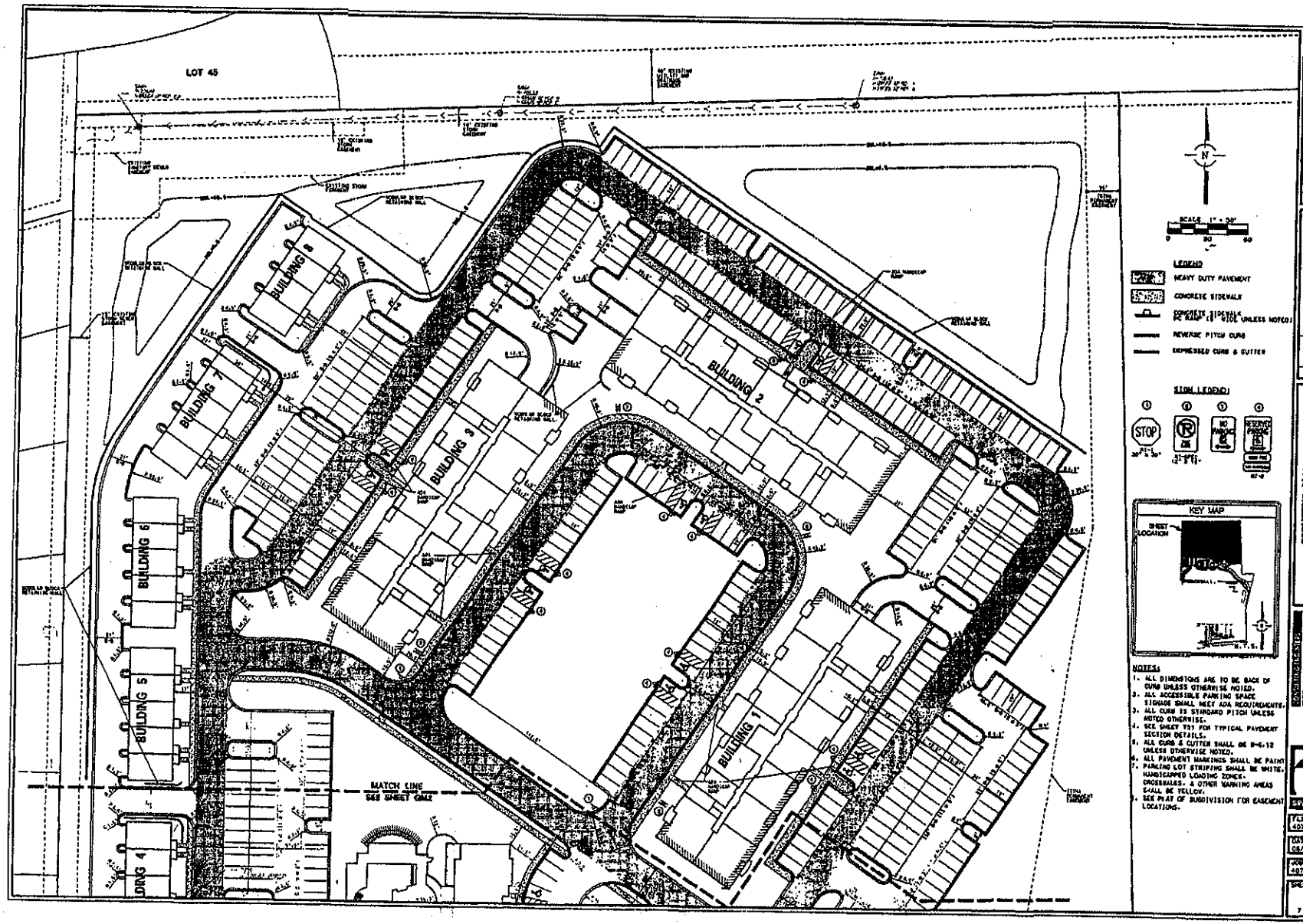
THE RESIDENCES AT THE GROVE
DOWNERS GROVE, ILLINOIS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

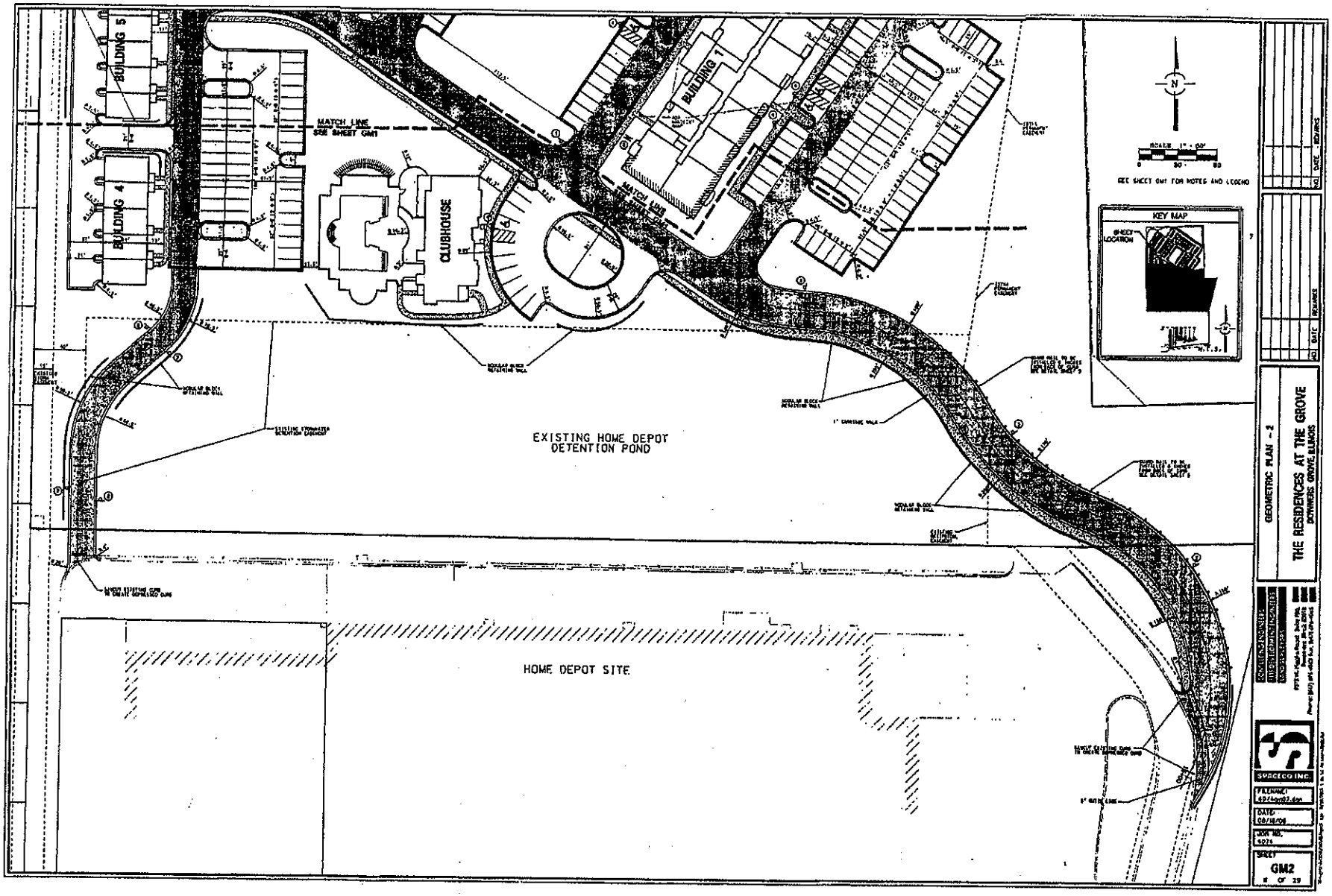
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

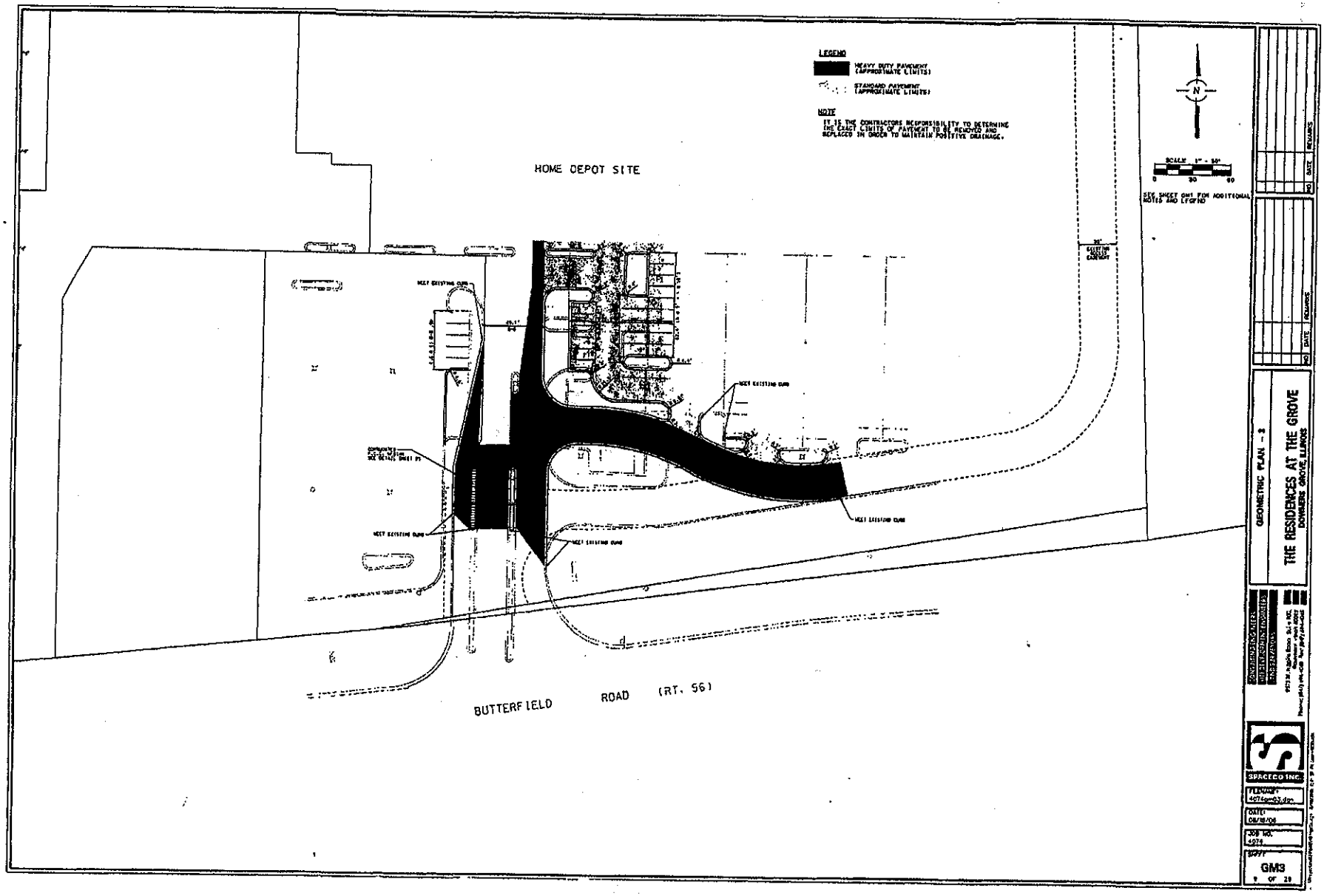
SPACECO INC.
FILENAME 4074title.dgn
DATE 08/18/06
JOB NO. 4074
SHEET C1
1 OF 29

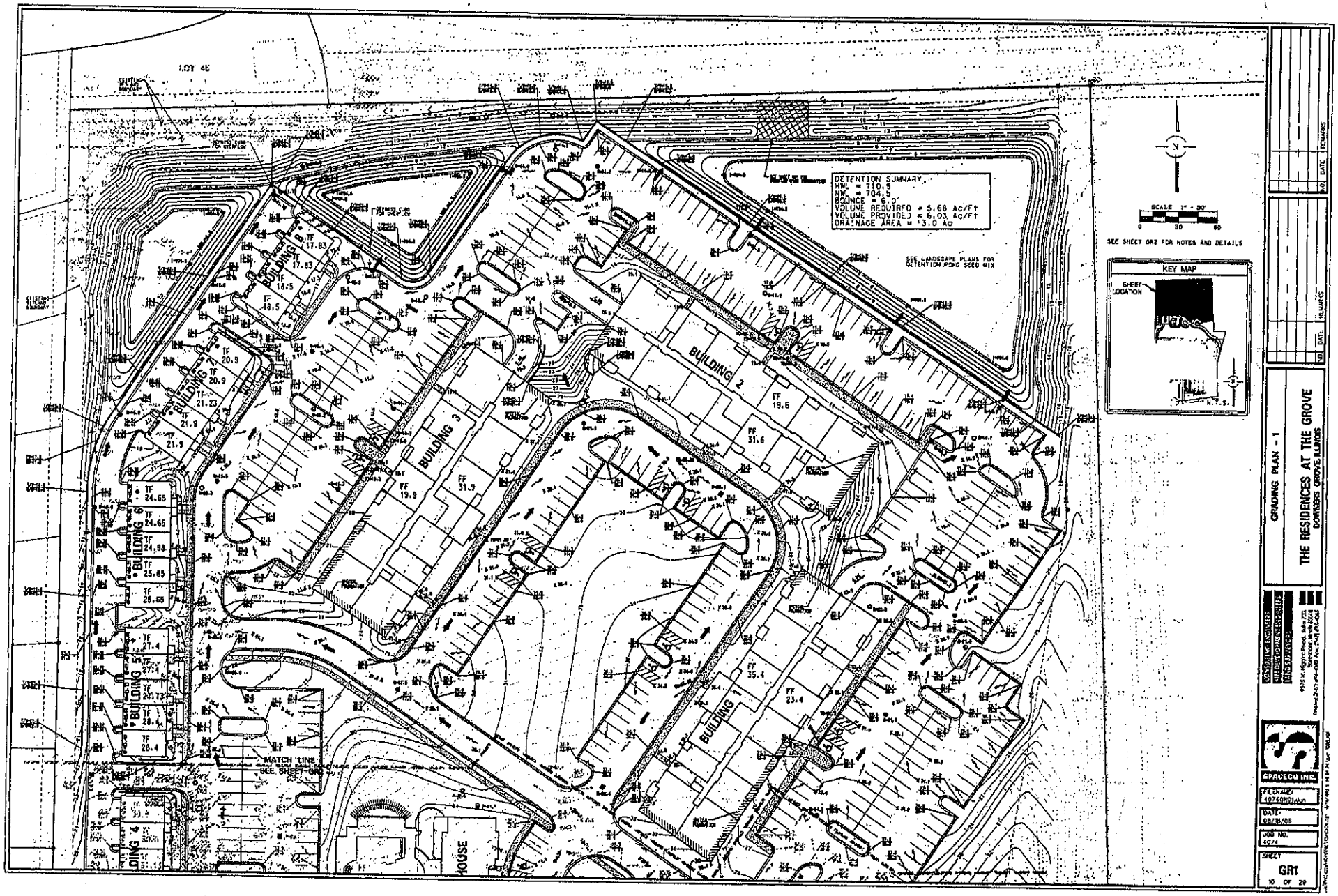
4827


LOT 45
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
MATCH LINE
SEE SHEET GM2
LEGEND
HEAVY DUTY PAVEMENT
CONCRETE SIDEWALK
REVERSE PITCH CURB
DEPRESSED CURB & GUTTER
SIGN LEGEND
STOP
NO PARKING
KEY MAP
SHEET LOCATION
NOTES:
1. ALL DIMENSIONS ARE TO BE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL MEET ADA REQUIREMENTS.
3. ALL CURB IS STANDARD PITCH UNLESS NOTED OTHERWISE.
4. SEE SHEET T01 FOR TYPICAL PAVEMENT SECTION DETAILS.
5. ALL CURB & GUTTER SHALL BE 6-6-12 UNLESS OTHERWISE NOTED.
6. ALL PAVEMENT MARKINGS SHALL BE PAINT
7. PARKING LOT STRIPING SHALL BE WHITE. HANDICAPPED LOADING ZONES, CROSSWALKS, & OTHER WARNING AREAS SHALL BE YELLOW.
8. SEE PLAT OF SUBDIVISION FOR EASEMENT LOCATIONS.
GEOMETRIC PLAN - 1
THE RESIDENCES AT THE GROVE
DOWNERS GROVE, ILLINOIS
SPACECO INC.
DATE: 08/18/06
JOB NO. 4074
SHEET GM1
7 OF 29

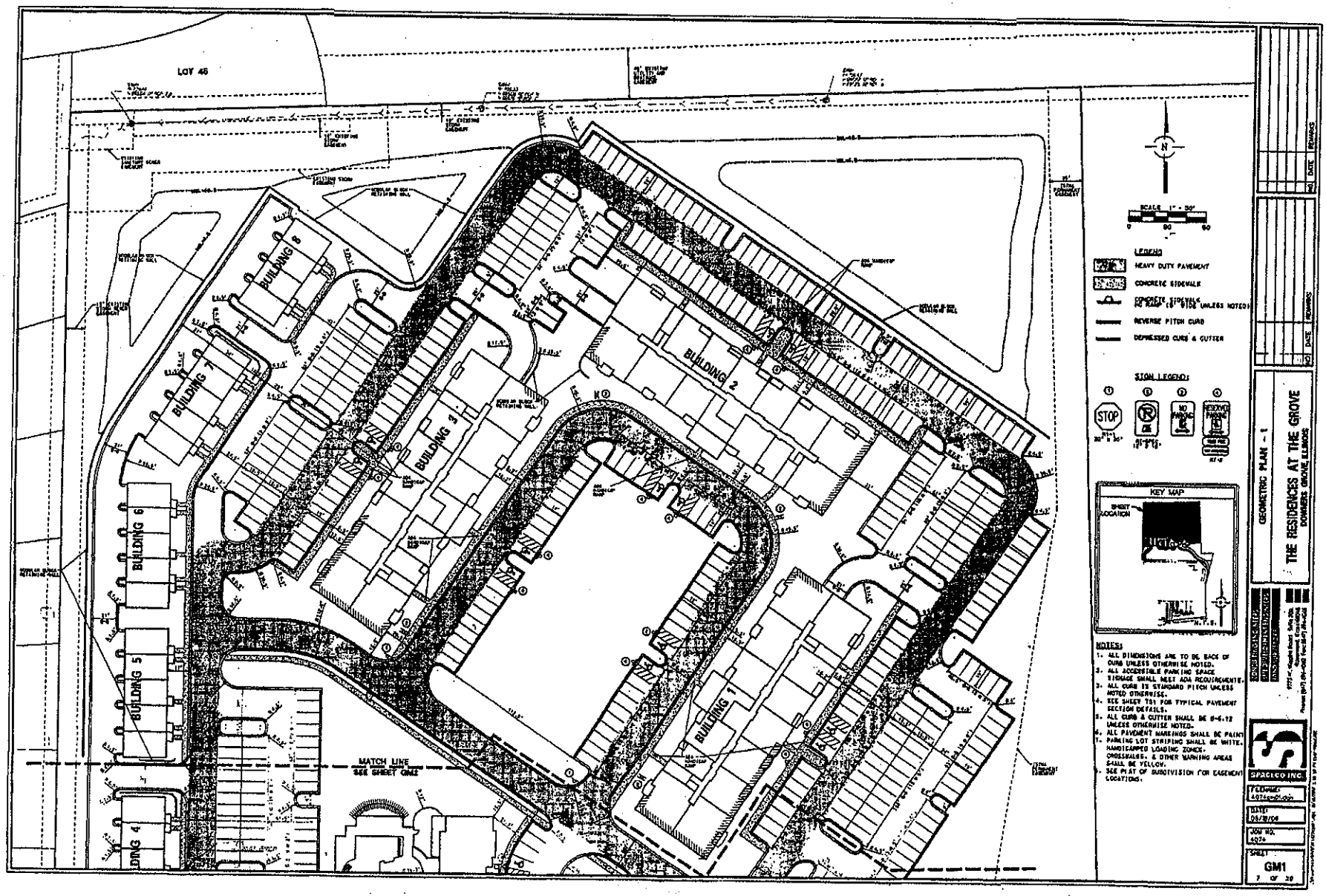
4827

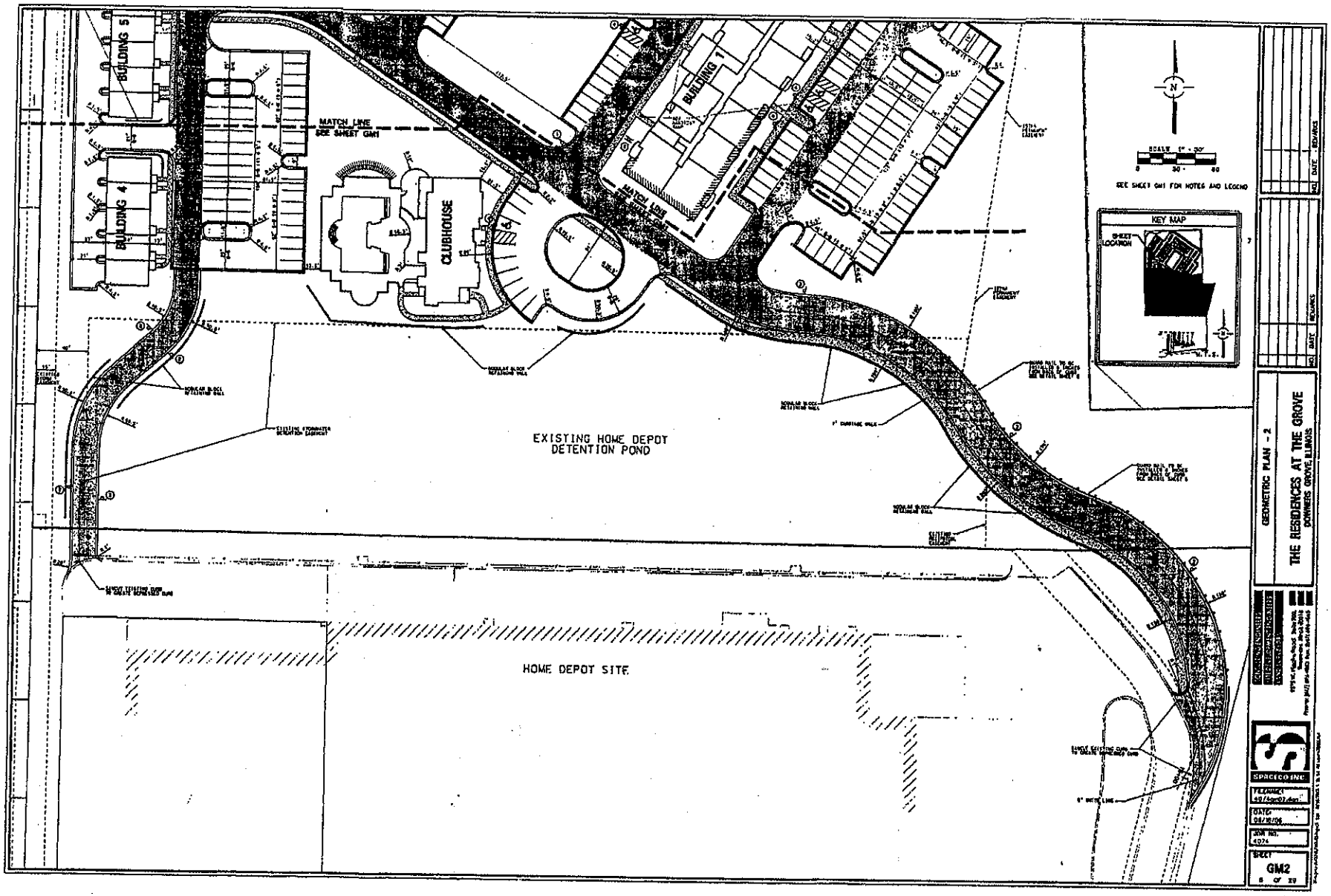

BUILDING 5
BUILDING 4
BUILDING 1
CLUBHOUSE
MATCH LINE
SEE SHEET GM1
EXISTING HOME DEPOT
DETENTION POND
HOME DEPOT SITE
KEY MAP
SHEET LOCATION
SEE SHEET GM1 FOR NOTES AND LEGEND
GEOMETRIC PLAN - 2
THE RESIDENCES AT THE GROVE
DOWNERS GROVE, ILLINOIS
SPACECO INC.
GM2


LEGEND
HEAVY DUTY PAVEMENT (APPROXIMATE LIMITS)
STANDARD PAVEMENT (APPROXIMATE LIMITS)
NOTE
IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LIMITS OF PAVEMENT TO BE REMOVED AND REPLACED IN ORDER TO MAINTAIN POSITIVE DRAINAGE.
HOME DEPOT SITE
BUTTERFIELD ROAD (RT. 56)
SCALE: 1" = 50'
0 30 60
SEE SHEET GM1 FOR ADDITIONAL NOTES AND LEGEND
NO. DATE REMARKS
GEOMETRIC PLAN - 3
THE RESIDENCES AT THE GROVE
DOWNERS GROVE, ILLINOIS
SPACECO INC.
DATE: 08/18/06
JOB NO. 4074
GM3
9 OF 29

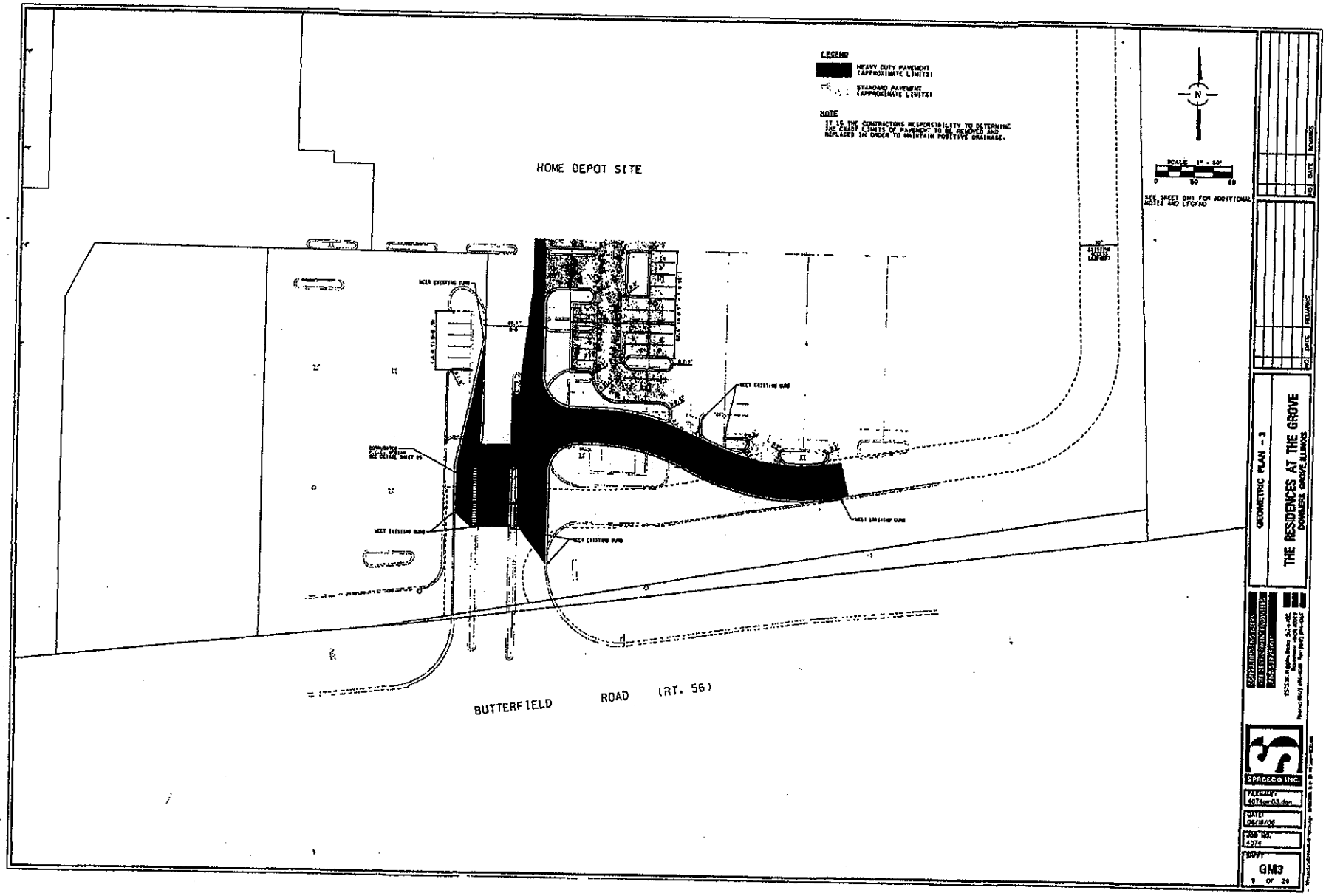

DETENTION SUMMARY
HWL = 710.5
NWL = 704.5
BOUNCE = 6.0'
VOLUME REQUIRED = 5.68 AC/Ft
VOLUME PROVIDED = 6.03 AC/Ft
DRAINAGE AREA = 13.0 Ac
SEE LANDSCAPE PLANS FOR DETENTION POND SEED MIX
SCALE 1" = 30'
0 30 60
SEE SHEET GR2 FOR NOTES AND DETAILS
KEY MAP
SHEET LOCATION
N.T.S.
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
HOUSE
MATCH LINE SEE SHEET GR2
LOT 4E
GRADING PLAN - 1
THE RESIDENCES AT THE GROVE
DOWNERS GROVE, ILLINOIS
GRACECO INC.
SHEET
GR1
10 OF 29

4827


LOT 46
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
MATCH LINE
SEE SHEET GM2
N
SCALE 1" = 30'
LEGEND
HEAVY DUTY PAVEMENT
CONCRETE SIDEWALK
REVERSE PITCH CURB
DEPRESSED CURB & GUTTER
SIGN LEGEND
STOP
NO PARKING
RESERVED PARKING
KEY MAP
SHEET LOCATION
NOTES:
1. ALL DIMENSIONS ARE TO BE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL MEET ADA REQUIREMENTS.
3. ALL CURB IS STANDARD PITCH UNLESS NOTED OTHERWISE.
4. SEE SHEET T01 FOR TYPICAL PAVEMENT SECTION DETAILS.
5. ALL CURB & GUTTER SHALL BE 6-6.12 UNLESS OTHERWISE NOTED.
6. ALL PAVEMENT MARKINGS SHALL BE PAINT.
7. PARKING LOT STRIPING SHALL BE WHITE. HANDICAPPED LOADING ZONES, CROSSWALKS, & OTHER WARNING AREAS SHALL BE YELLOW.
8. SEE PLAT OF SUBDIVISION FOR EASEMENT LOCATIONS.
NO. DATE REVISIONS
GEOMETRIC PLAN - 1
THE RESIDENCES AT THE GROVE
DOWNERS GROVE, ILLINOIS
SPACECO INC.
JOB NO. 4074
SHEET GM1
7 OF 20


BUILDING 5
BUILDING 4
BUILDING 1
CLUBHOUSE
MATCH LINE
SEE SHEET GM1
EXISTING HOME DEPOT
DETENTION POND
HOME DEPOT SITE
SEE SHEET GM1 FOR NOTES AND LEGEND
KEY MAP
SHEET LOCATION
GEOMETRIC PLAN - 2
THE RESIDENCES AT THE GROVE
DOWNERS GROVE, ILLINOIS
SPACECO INC.
JOB NO. 4074
SHEET
GM2
2 OF 29

4827


LEGEND
HEAVY DUTY PAVEMENT (APPROXIMATE LIMITS)
STANDARD PAVEMENT (APPROXIMATE LIMITS)
NOTE
IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LIMITS OF PAVEMENT TO BE REMOVED AND REPLACED IN ORDER TO MAINTAIN POSITIVE DRAINAGE.
SCALE: 1" = 30'
0 30 60
SEE SHEET GM1 FOR ADDITIONAL NOTES AND LEGEND
HOME DEPOT SITE
BUTTERFIELD ROAD (RT. 56)
NO. DATE REVISIONS
GEOMETRIC PLAN - 3
THE RESIDENCES AT THE GROVE
DOWNERS GROVE, ILLINOIS
SPACECO INC.
DATE: 06/18/06
JOB NO. 4074
SHEET GM3
9 OF 29

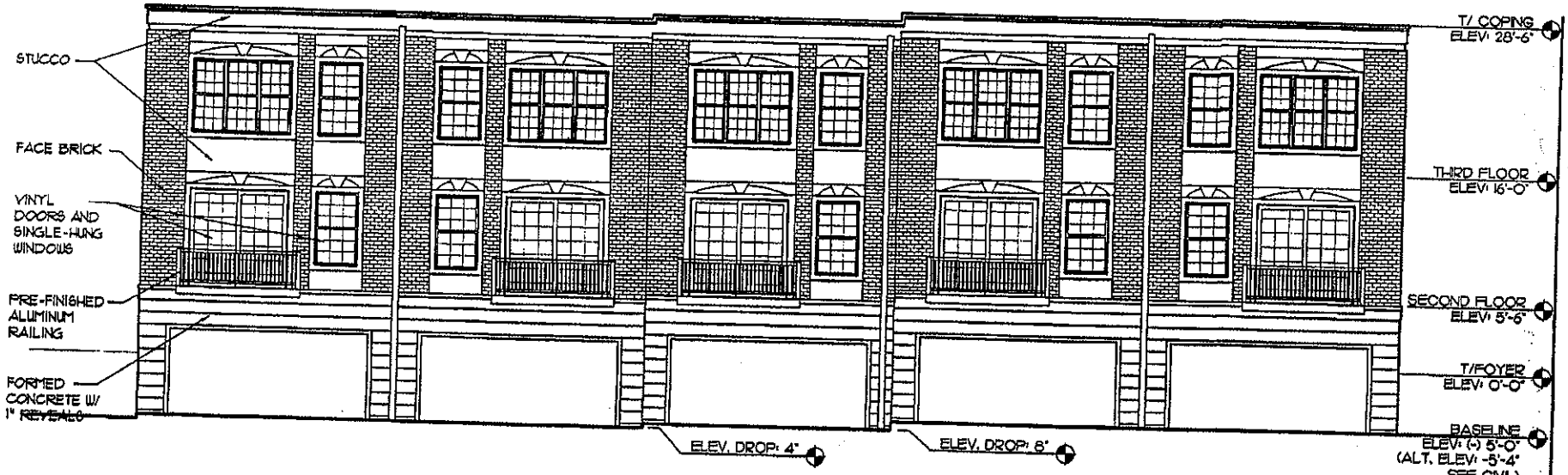
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

TITLE THE RESIDENCES AT THE GROVE - TOWNHOMES

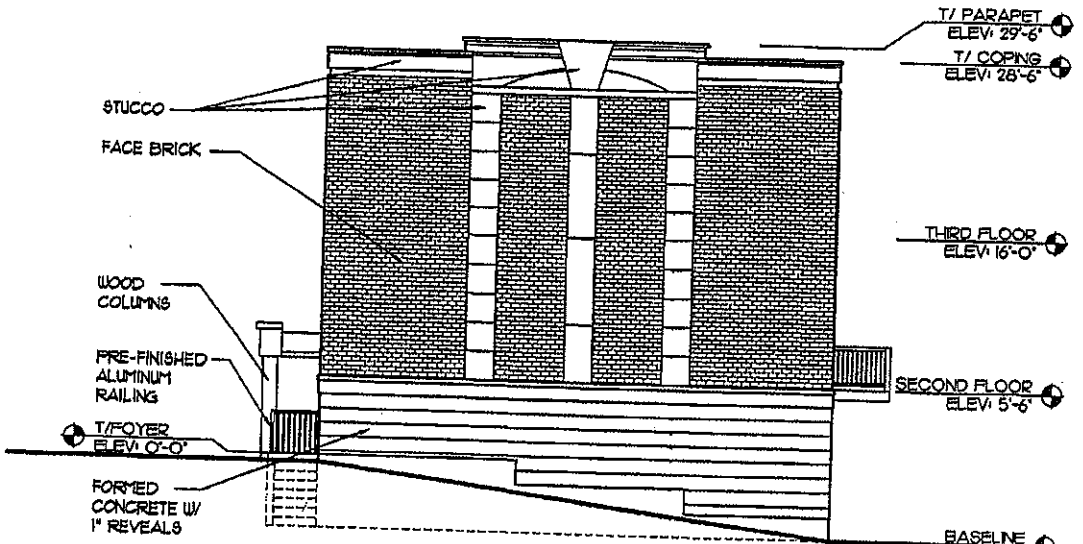
CORDOGAN, CLARK & ASSOCIATES INC.
960 RIDGEWAY AVENUE · AURORA, ILLINOIS 60506 · 630-896-4478

ARCHITECTS
AURORA · CHICAGO

DATE 09.29.06
JOB NO. 05339
SHEET EK-1 ELEV



2 BACK ELEVATION
SCALE: 1/8" = 1'-0"



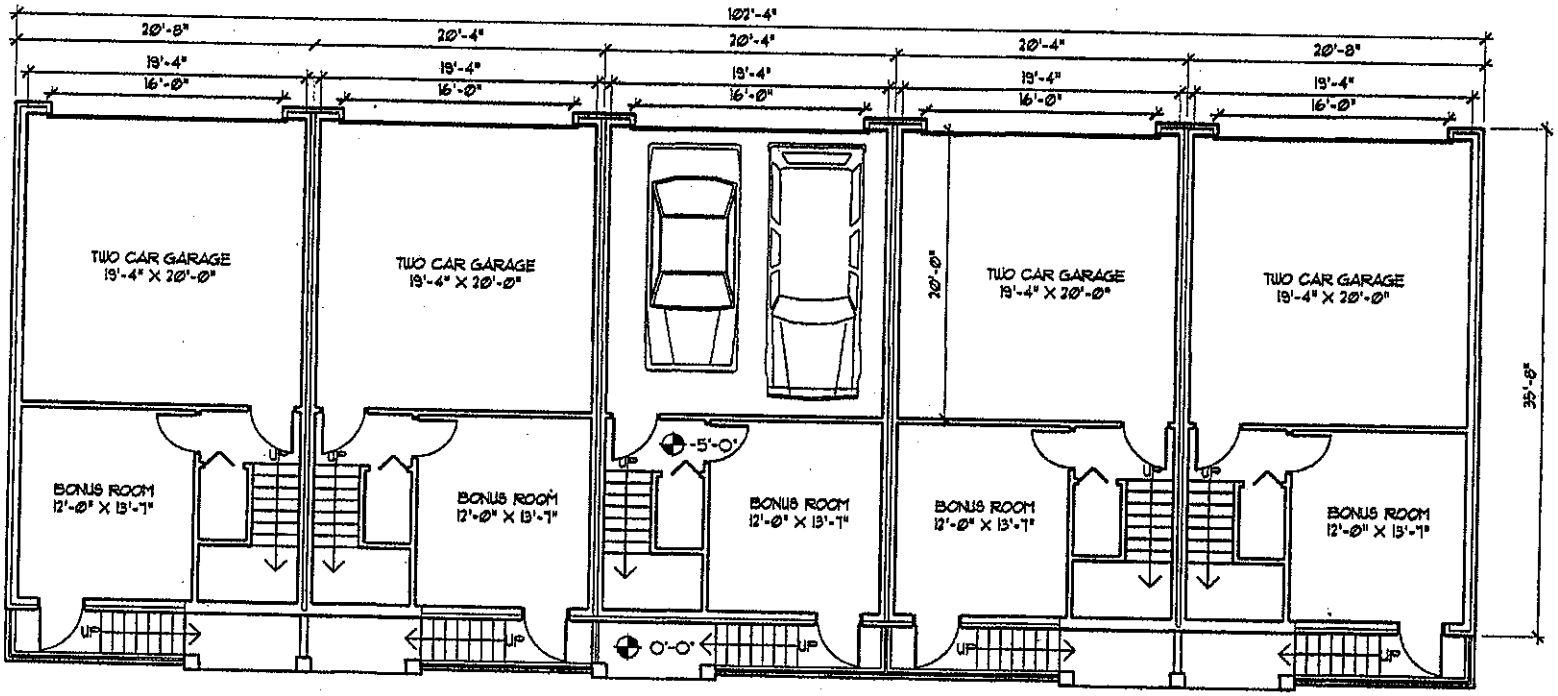
3 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

TITLE THE RESIDENCES AT THE GROVE - TOWNHOMES

CORDOGAN, CLARK & ASSOCIATES INC.
ARCHITECTS
AURORA · CHICAGO
965 BROADWAY AVENUE · AURORA, ILLINOIS 60506 · 630-896-4678

DATE 09.29.06
JOB NO. 05339
SHEET SK-2 ELEV

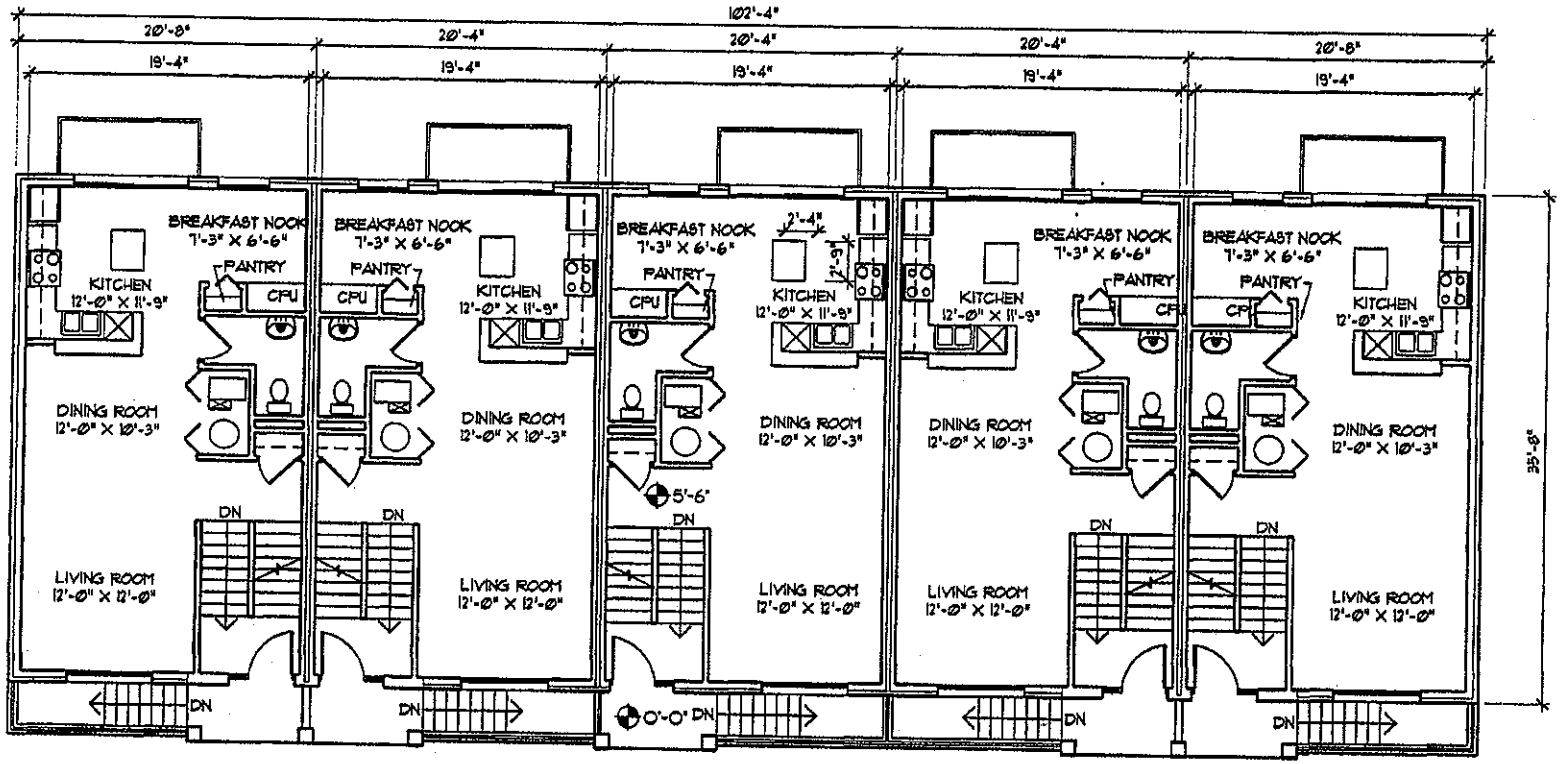
4827



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

TITLE THE RESIDENCES AT THE GROVE - TOWNHOMES
CORDOGAN, CLARK & ASSOCIATES INC.
940 BROADWAY AVENUE - AURORA, ILLINOIS 60506 - 630-896-4678
ARCHITECTS
AURORA - CHICAGO
DATE 09.29.06
JOB NO. 05393
SHEET SK-1 PLAN

4827



2 SECOND FLOOR PLAN

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

TITLE THE RESIDENCES AT THE GROVE - TOWNHOMES

CORDOGAN, CLARK & ASSOCIATES INC.

ARCHITECTS

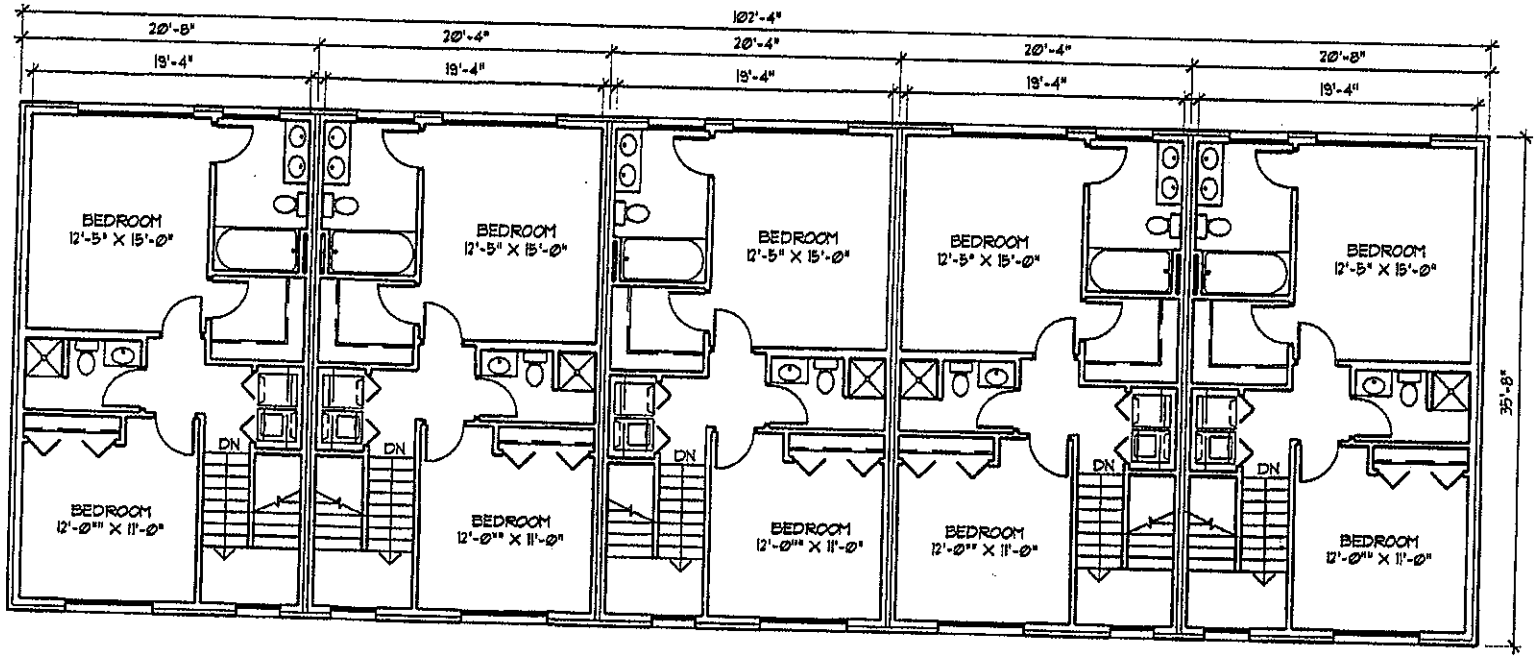
AURORA · CHICAGO

DATE 09.29.06

JOB NO. 05339

SHEET SK-2 PLAN

4827



3 THIRD FLOOR PLAN

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

TITLE THE RESIDENCES AT THE GROVE - TOWNHOMES

CORDOGAN, CLARK & ASSOCIATES INC.

960 BROADWAY AVENUE · AURORA, ILLINOIS 60506 · 630-896-4678

ARCHITECTS

AURORA · CHICAGO

DATE 09/29/06

JOB NO. 05339

SHEET SK-3 PLAN

4827

1 FOUR UNIT FRONT ELEVATION

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

TITLE THE RESIDENCES AT THE GROVE - TOWNHOMES

CORDOGAN, CLARK & ASSOCIATES INC.

ARCHITECTS

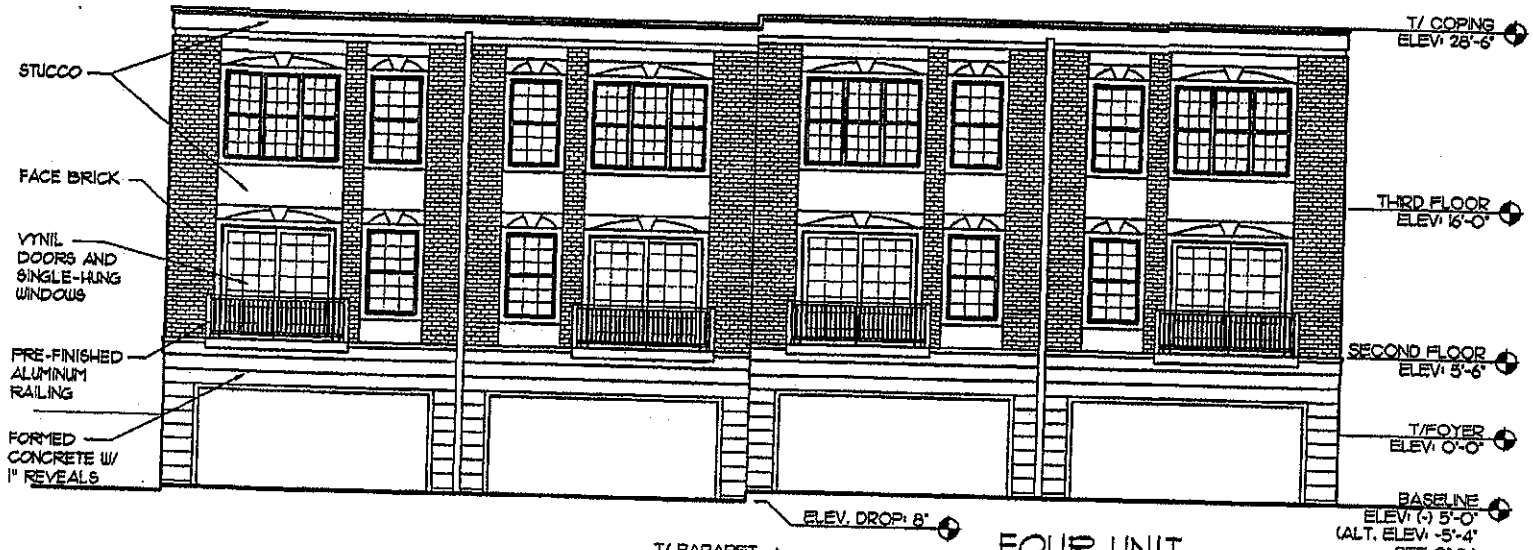
AURORA · CHICAGO

DATE 03.29.06

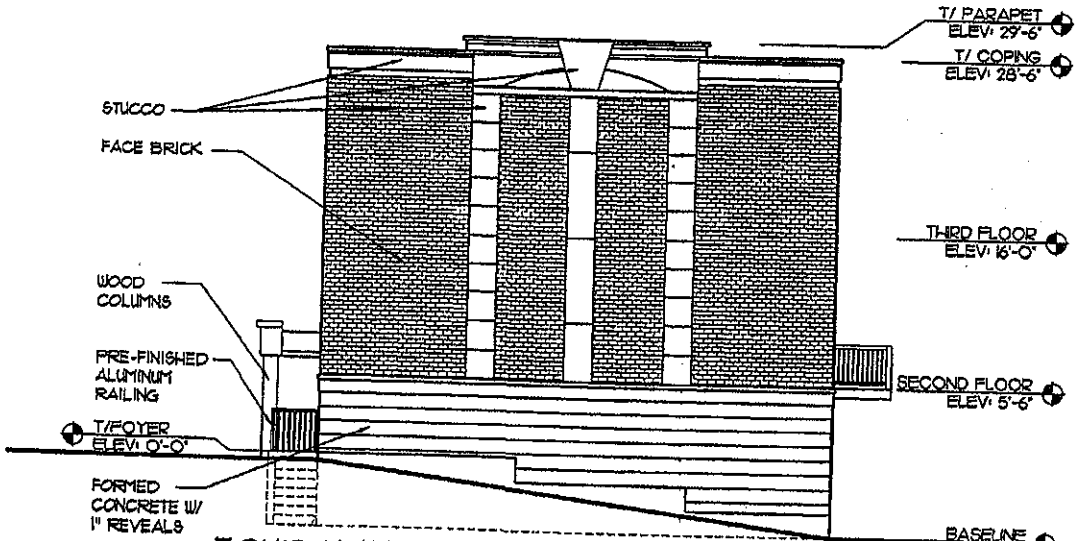
JOB NO. 05339

SHEET SK-1A ELEV

4827



2 FOUR UNIT BACK ELEVATION
SCALE: 1/8" = 1'-0"



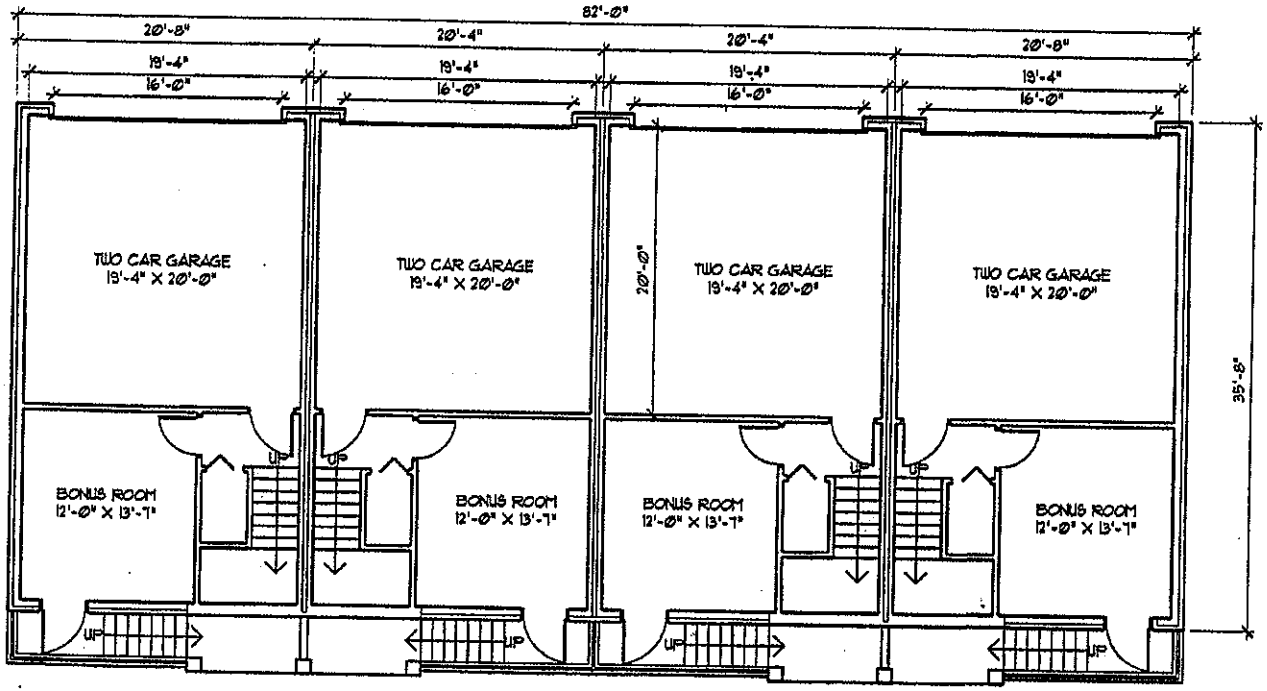
3 FOUR UNIT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

TITLE THE RESIDENCES AT THE GROVE - TOWNHOMES
CORDOGAN, CLARK & ASSOCIATES INC.
950 RIDGEWAY AVENUE · AURORA, ILLINOIS 60506 · 630-896-1678

ARCHITECTS
AURORA · CHICAGO

DATE 09.29.06
JOB NO. 05339
SHEET SK-2A ELEV

4827



1 FOUR UNIT FIRST FLOOR PLAN

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

TITLE THE RESIDENCES AT THE GROVE - TOWNHOMES

CORDOGAN, CLARK & ASSOCIATES INC.

ARCHITECTS

960 RIDGEWAY AVENUE · AURORA, ILLINOIS 60506 · 630-896-4678

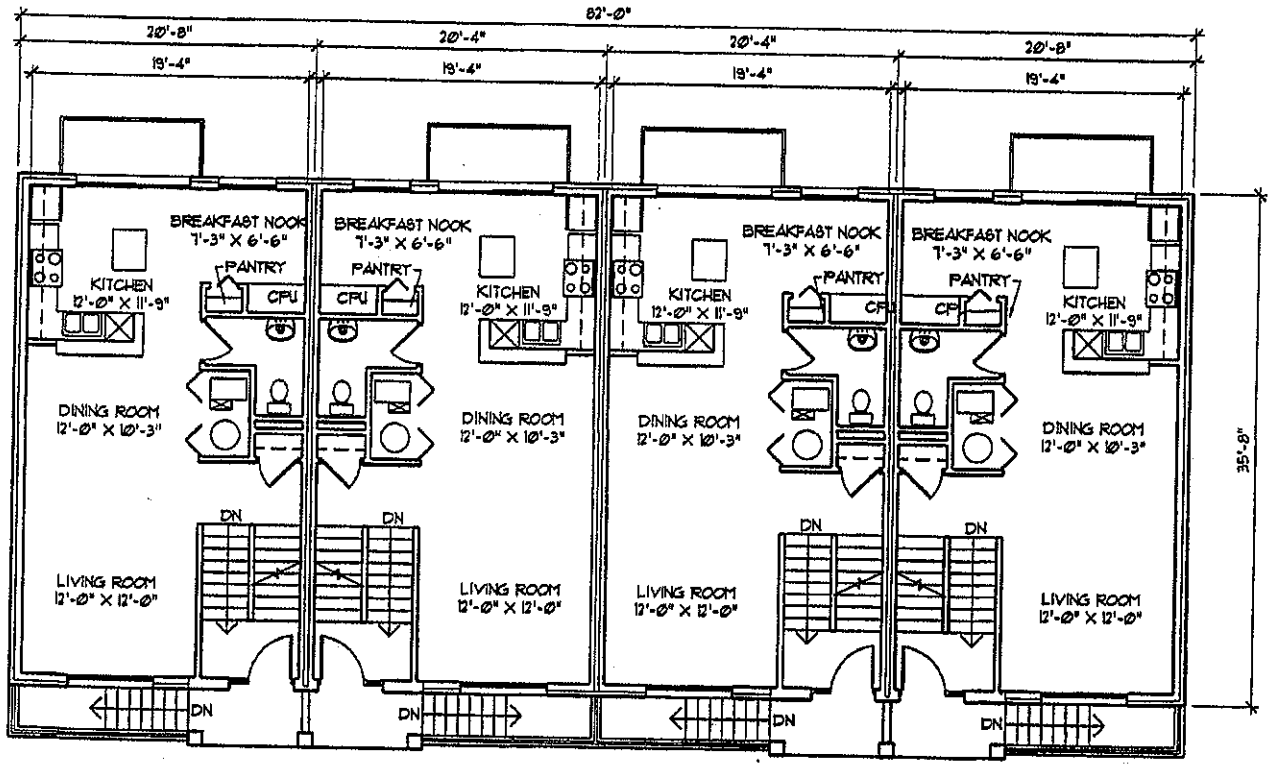
AURORA · CHICAGO

DATE 09.29.06

JOB NO. 05339

SHEET SK-1A PLAN

4827



2 FOUR UNIT SECOND FLOOR PLAN

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

TITLE THE RESIDENCES AT THE GROVE - TOWNHOMES

CORDOGAN, CLARK & ASSOCIATES INC.

ARCHITECTS

540 RIDGEWAY AVENUE · AURORA, ILLINOIS 60506 · 630-896-4575

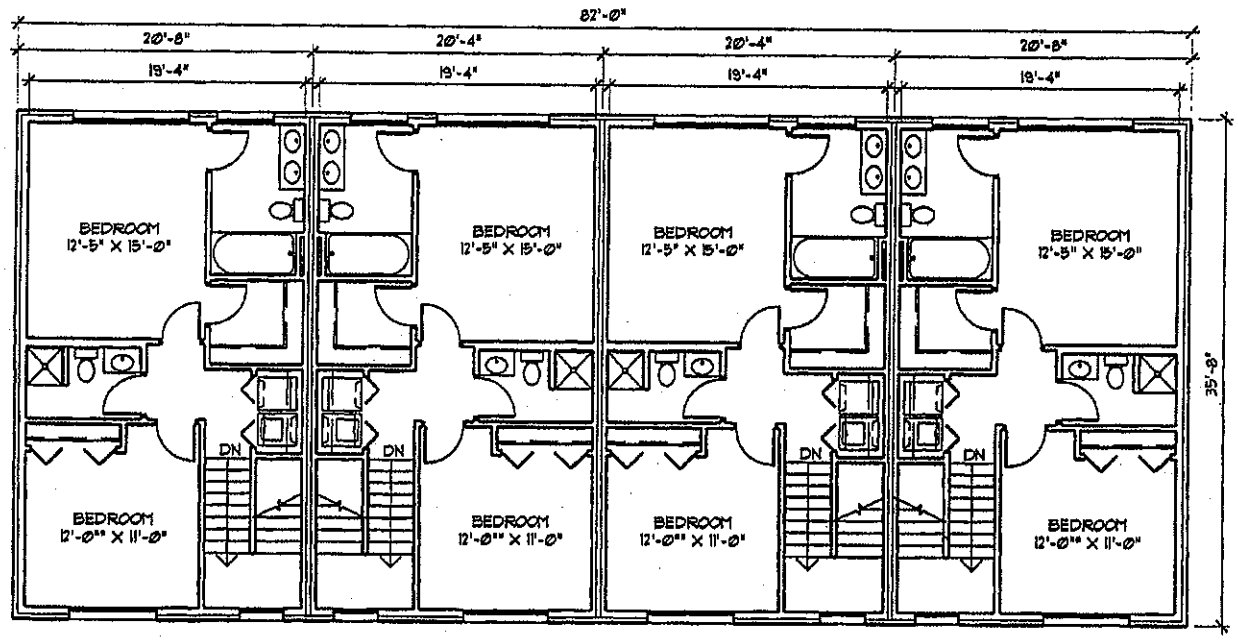
AURORA · CHICAGO

DATE 09.29.06

JOB NO. 05339

SHEET SK-2A PLAN

4827



3 FOUR UNIT
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

TITLE THE RESIDENCES AT THE GROVE - TOWNHOMES

CORDOGAN, CLARK & ASSOCIATES INC.

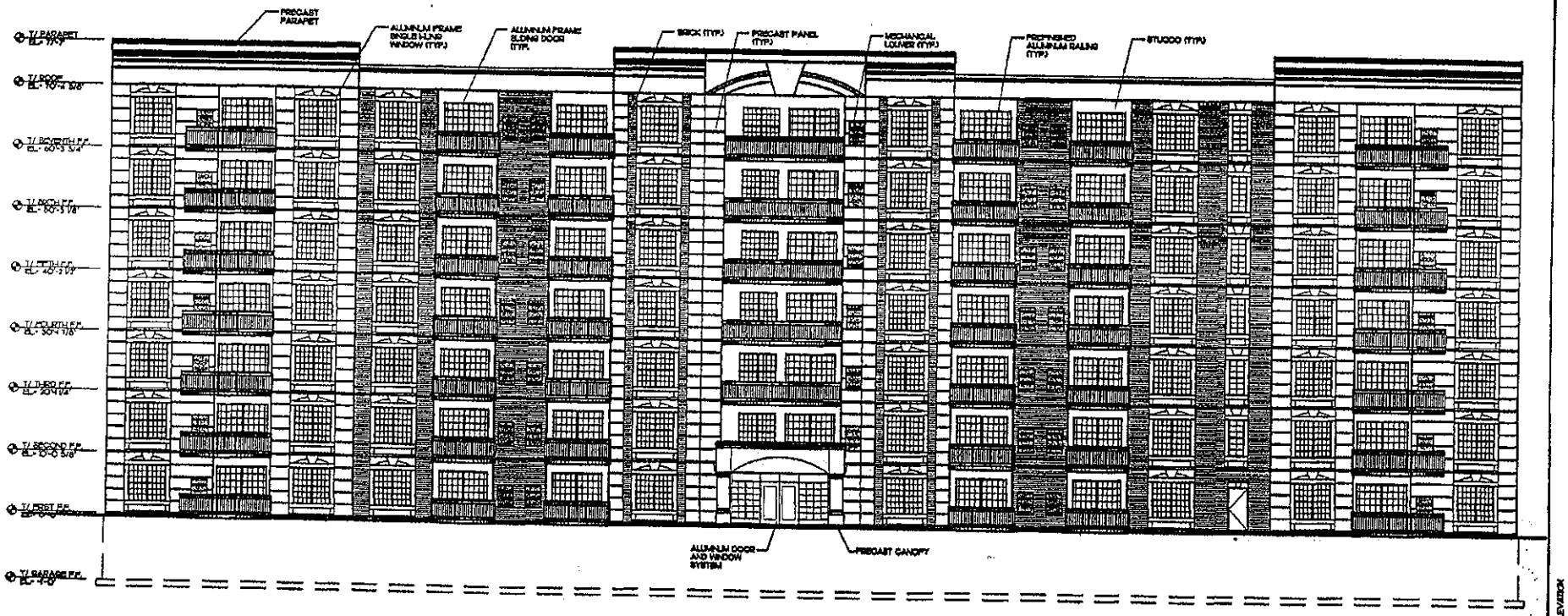
ARCHITECTS

AURORA · CHICAGO

DATE 09.29.06

JOB NO. 05339

SHEET SK-3A PLAN



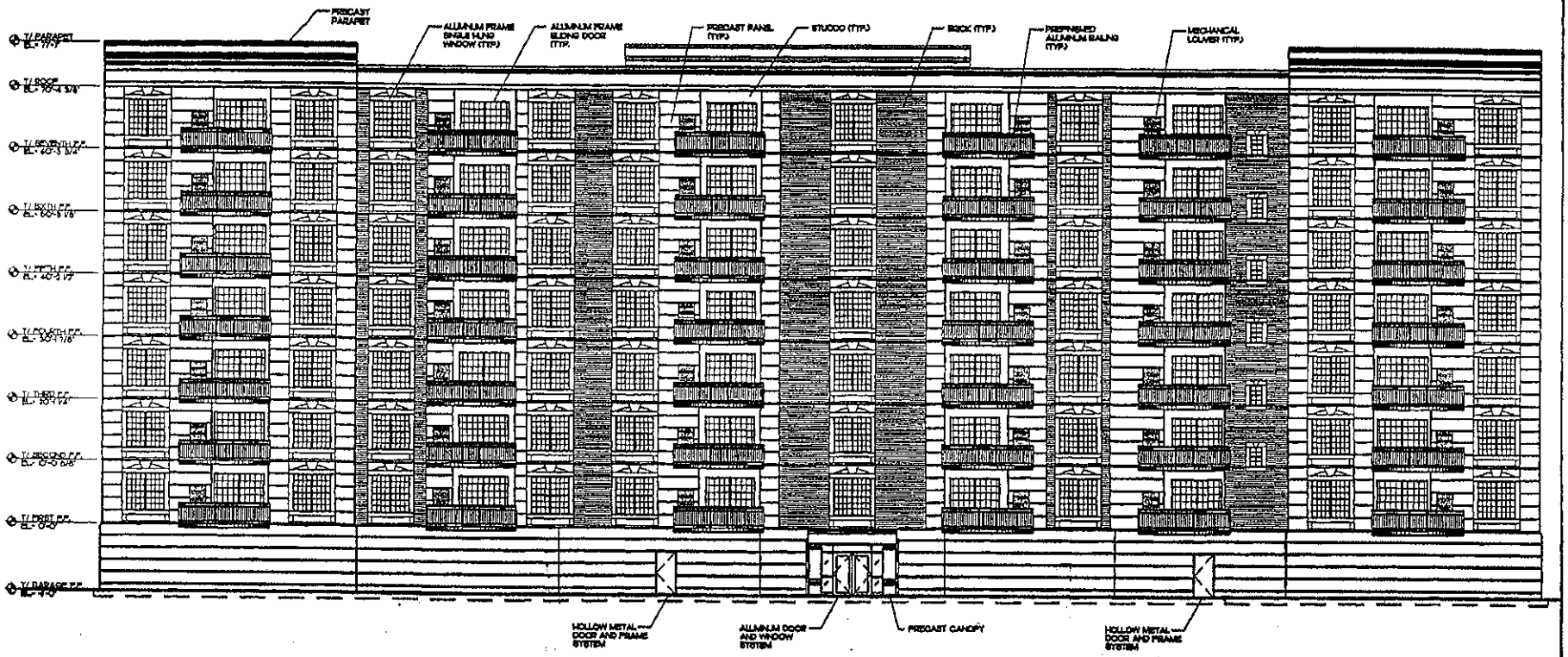
1 FRONT ELEVATION
SCALE: 1/16"= 1'-0"

TITLE PRELIMINARY EXTERIOR (FRONT) ELEVATION

CORDOGAN, CLARK & ASSOCIATES INC.
ARCHITECTS
960 RIDGEWAY AVE. AURORA, ILLINOIS 60506 630-896-4678
AURORA - CHICAGO

DATE 09-26-06
JOB NO. 05235
SHEET #5-1

4827



1 REAR ELEVATION
SCALE: 1/16" 1'-0"

TITLE PRELIMINARY EXTERIOR (REAR) ELEVATION

DATE 09-26-06

CORDOGAN, CLARK & ASSOCIATES INC.
ARCHITECTS

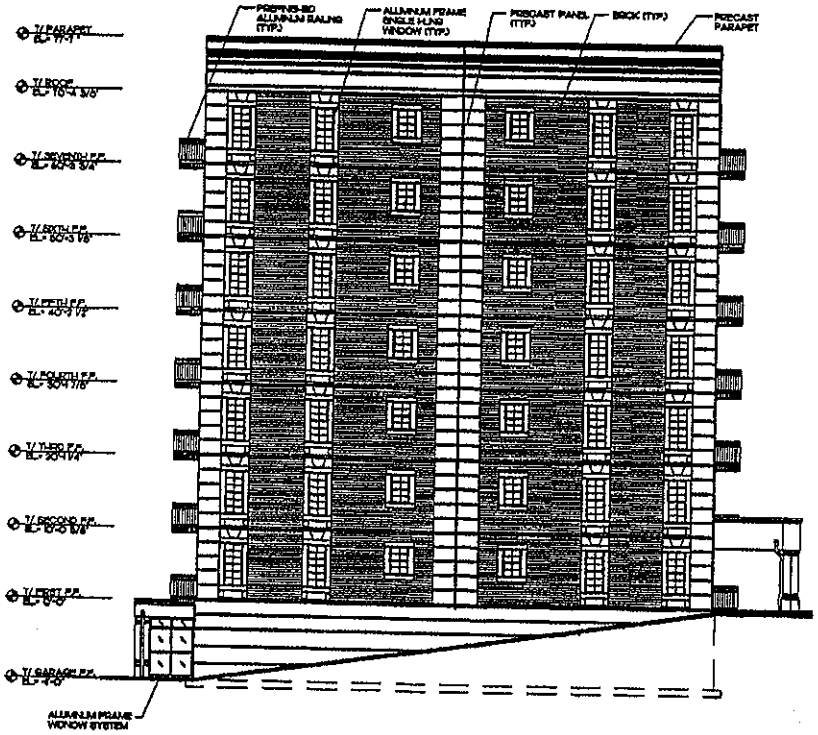
JOB NO. 05339

9950 RIDGEWAY AVE. AURORA, ILLINOIS 60506. 630-896-4675

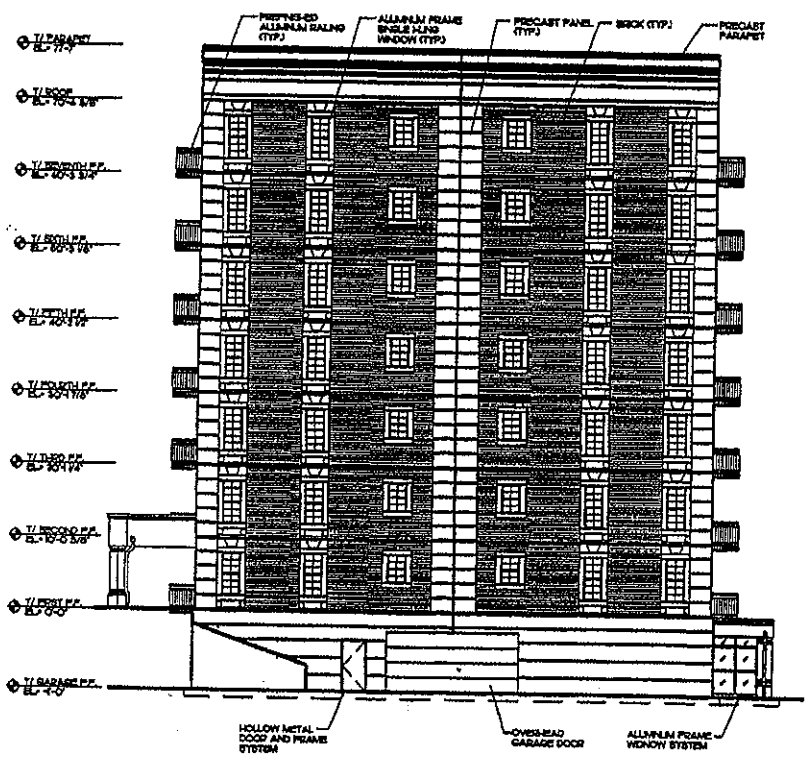
AURORA - CHICAGO

SHEET A5-3

4827



1 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



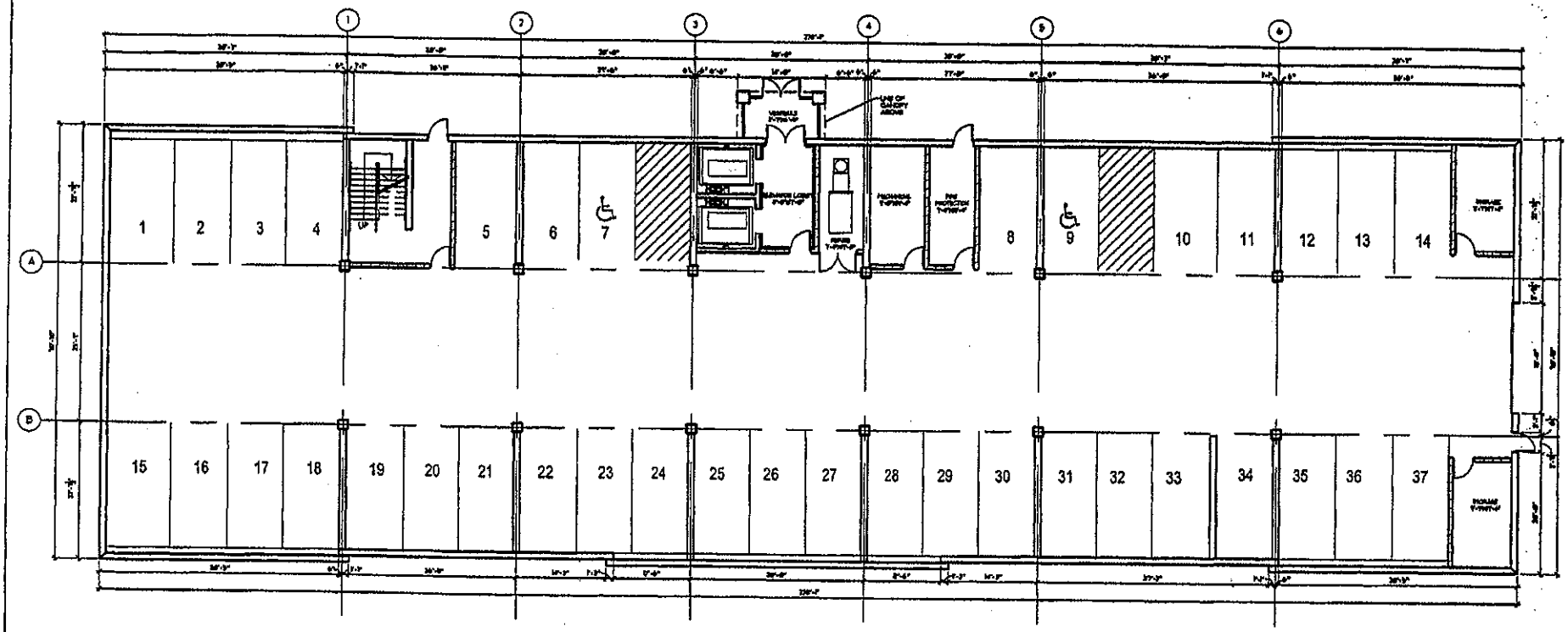
2 SIDE ELEVATION
SCALE: 1/16" = 1'-0"

TITLE PRELIMINARY EXTERIOR (SIDE) ELEVATIONS

CORDOGAN, CLARK & ASSOCIATES INC.
ARCHITECTS
960 RIDGEWAY AVE. AURORA, ILLINOIS 60506 630-896-4679
AURORA · CHICAGO

DATE 09-26-96
JOB NO. 95335
SHEET A5-3

4827



LOWER LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"
REFER TO CIVIL DRAWINGS FOR PLAN NORTH

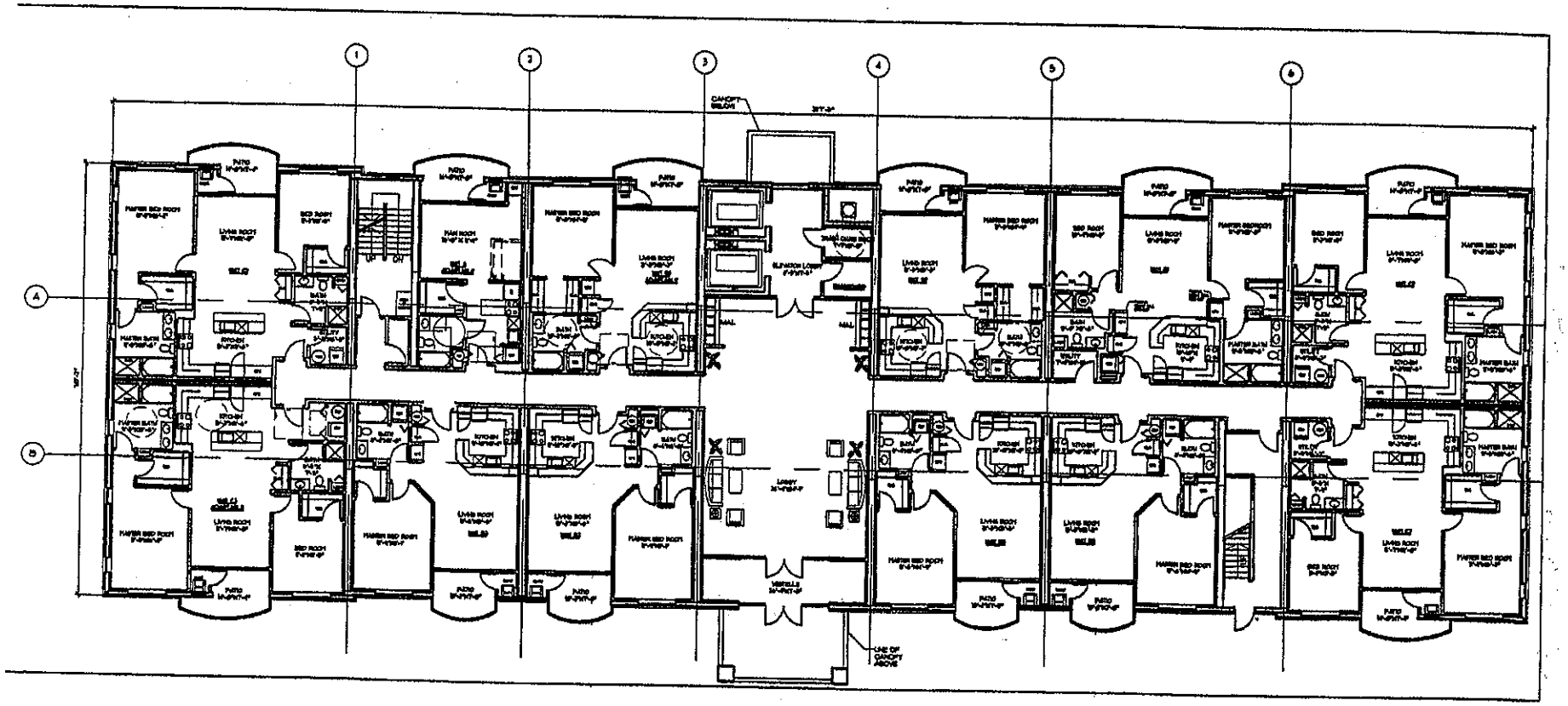
TITLE PRELIMINARY EXTERIOR (FRONT) ELEVATION

CORDOGAN, CLARK & ASSOCIATES INC.
960 RIDGEWAY AVE. AURORA, ILLINOIS 60506 630-896-4578

ARCHITECTS
AURORA · CHICAGO

DATE 09-25-06
JOB NO. 05509
SHEET A5-1

4827



FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"
REFER TO CIVIL DRAWINGS FOR PLAN NORTH

TITLE PRELIMINARY EXTERIOR FRONT ELEVATION

DATE 07-14-06

CORDOGAN, CLARK & ASSOCIATES INC.
ARCHITECTS

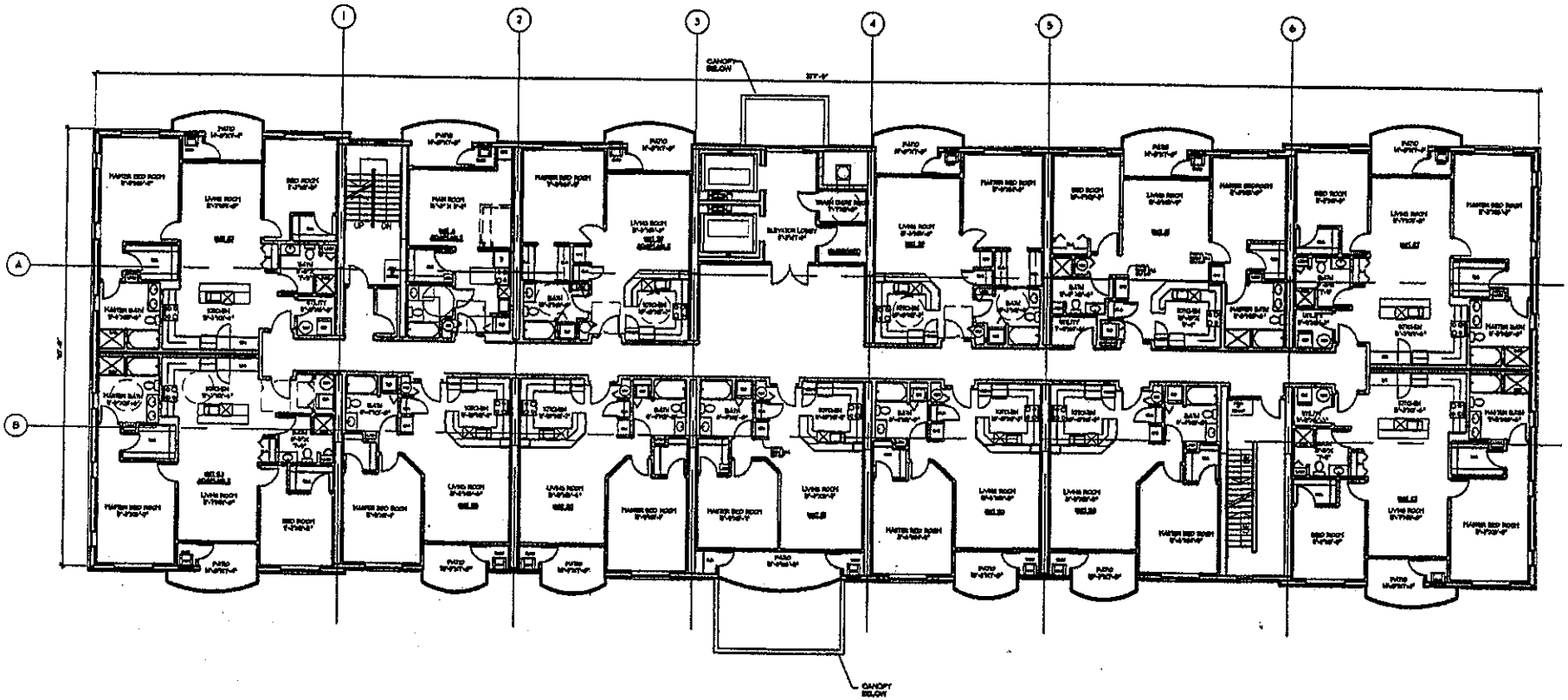
950 RIDGEWAY AVE. AURORA, ILLINOIS 60506 630-896-4670

JOB NO. 05399

AURORA · CHICAGO

SHEET A-1

4827



SECOND THROUGH SIXTH FLOOR PLAN

SCALE: 1/16" = 1'-0"
REFER TO CIVIL DRAWINGS FOR PLAN NORTH

TITLE PRELIMINARY EXTERIOR (FRONT) ELEVATION

DATE 09-26-06

CORDOGAN, CLARK & ASSOCIATES INC. ARCHITECTS

JOB NO. 05035

950 ROOSEVEY AVE. AURORA, ILLINOIS 60506 630-896-4478 AURORA - CHICAGO

SHEET A5-1

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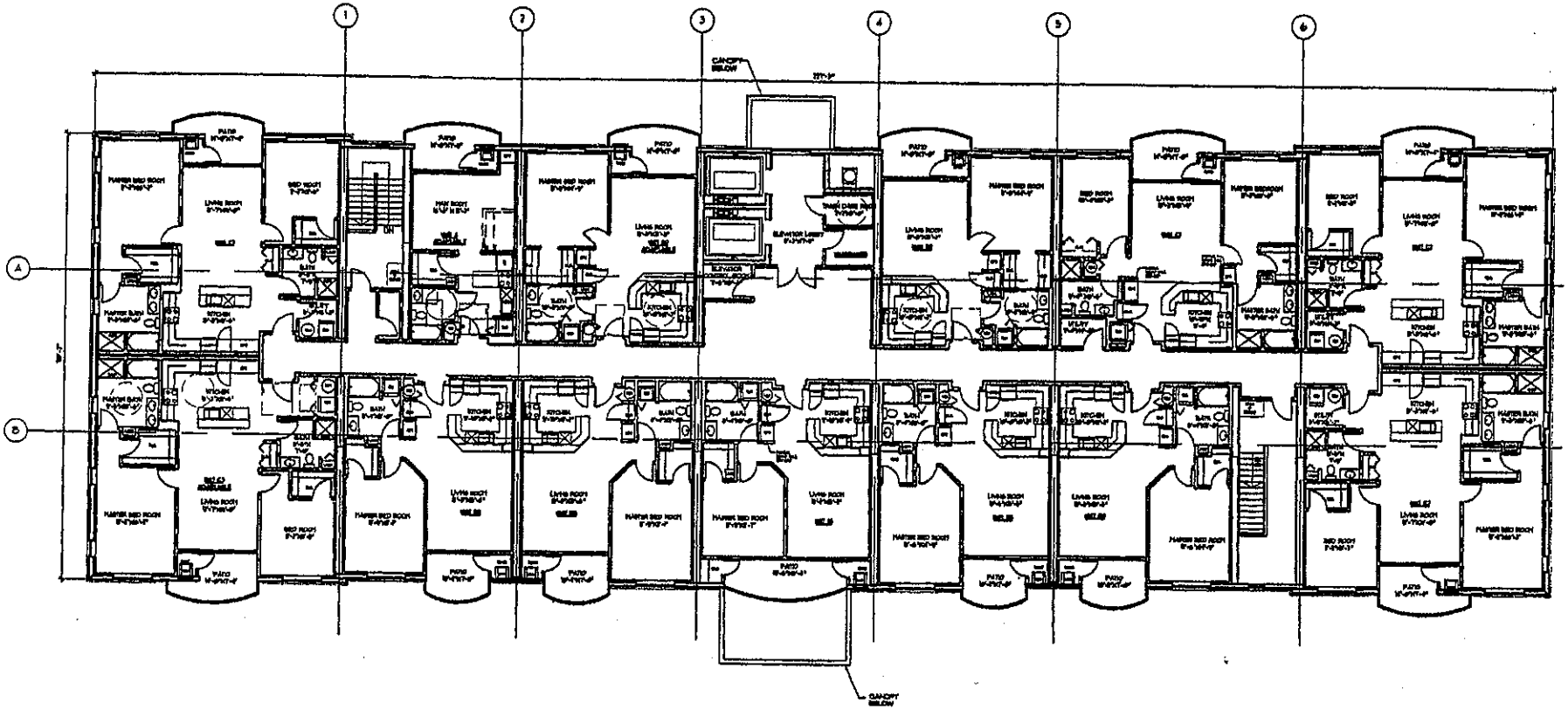


SEVENTH FLOOR PLAN

SCALE: 1/16" = 1'-0"
REFER TO CIVIL DRAWINGS FOR PLAN NORTH

TITLE: PRELIMINARY EXTERIOR (FRONT) ELEVATION

DATE 05-16-06

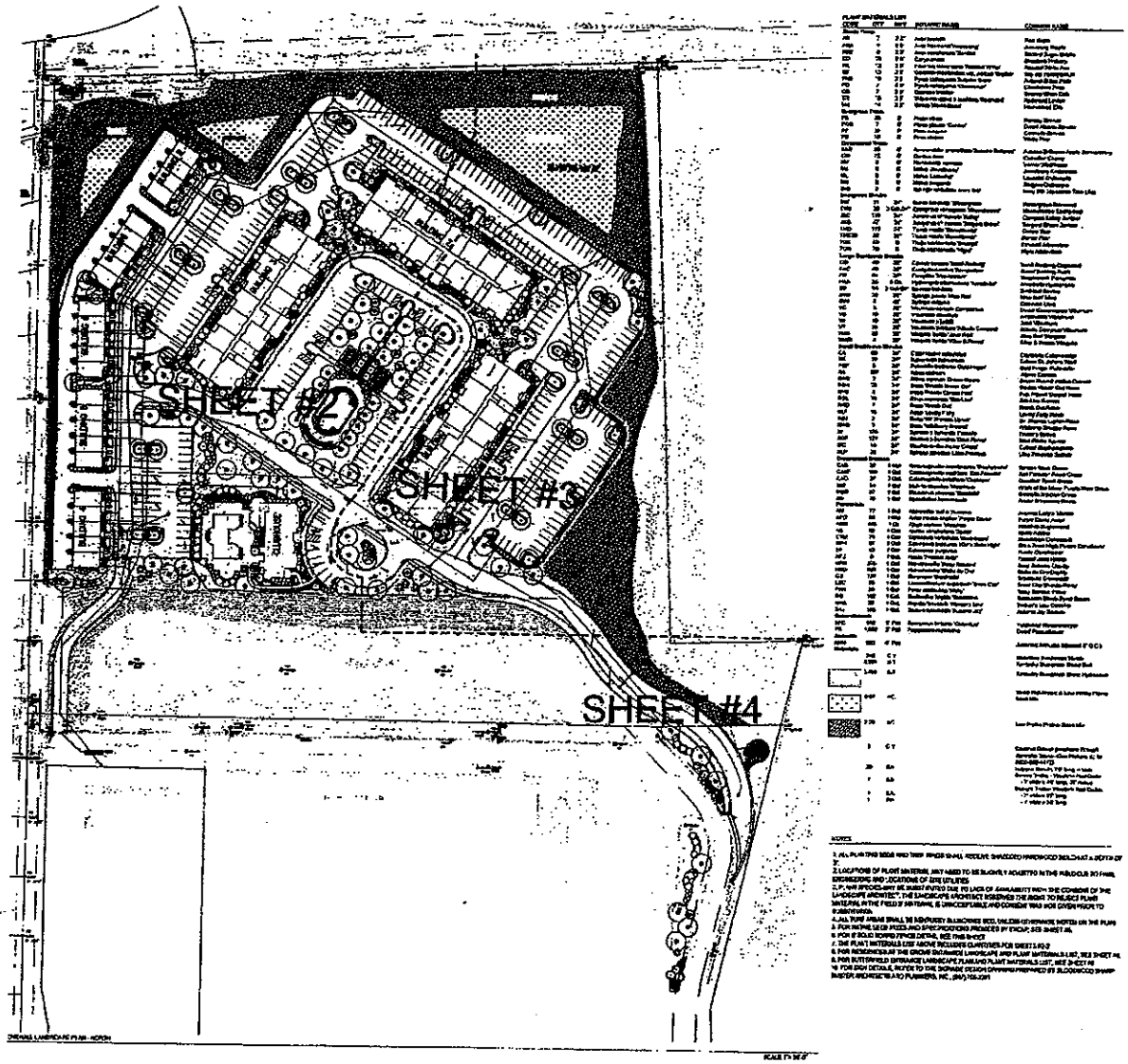
CORDOGAN, CLARK & ASSOCIATES INC.
ARCHITECTS

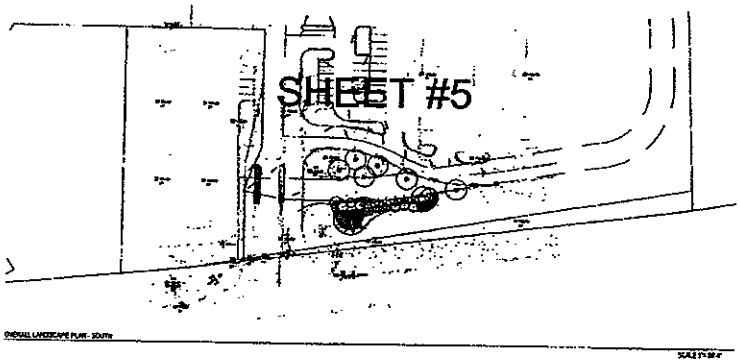
JOB NO. 05339

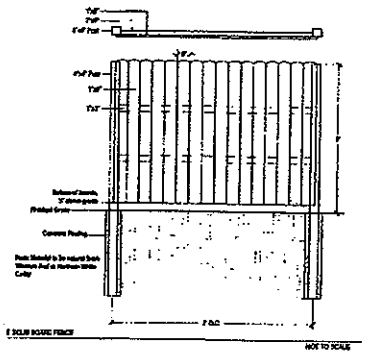
960 RIDGEWAY AVE. AURORA, ILLINOIS 60506 630-896-4678
AURORA · CHICAGO

SHEET A-1

4827

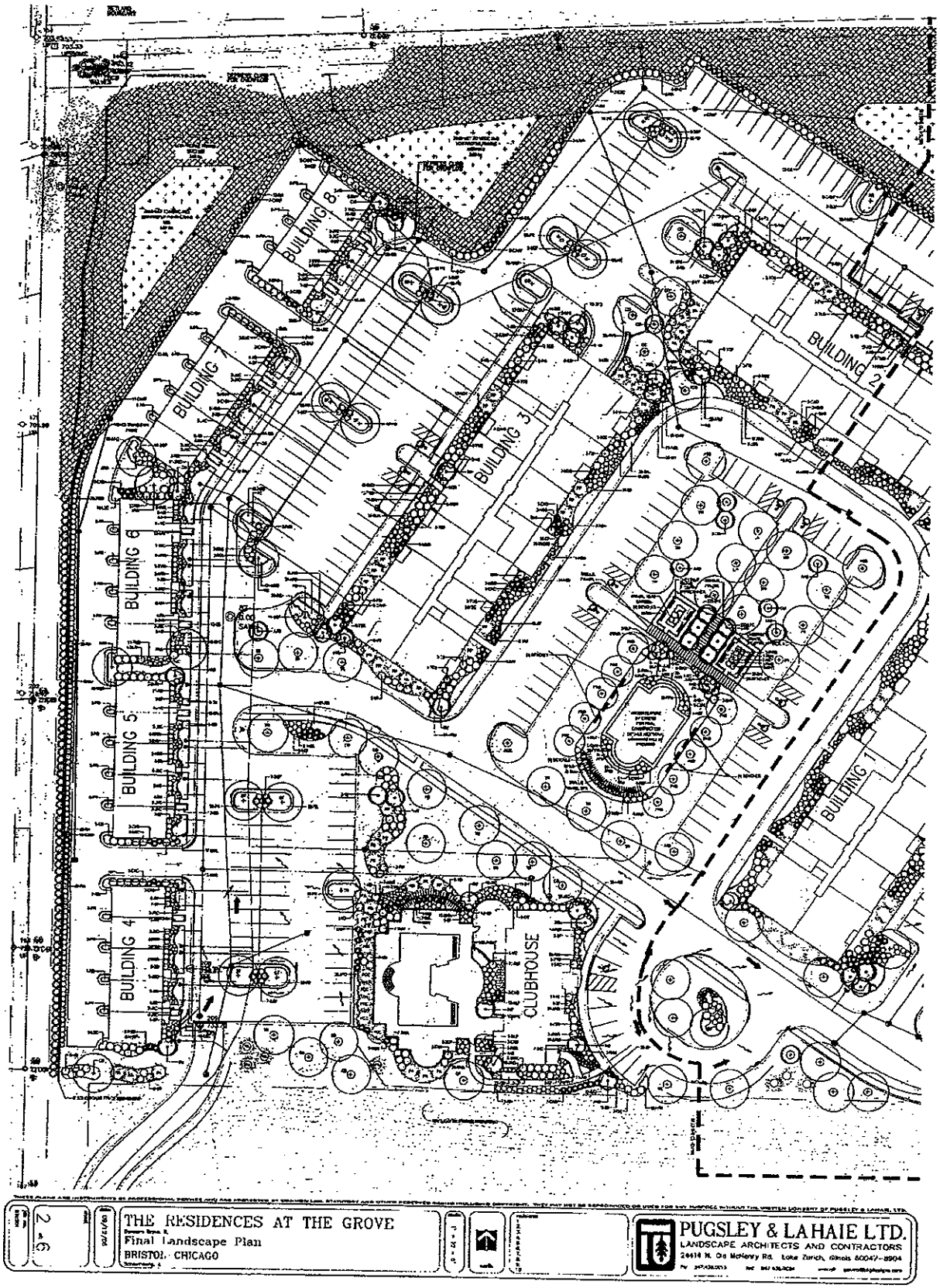






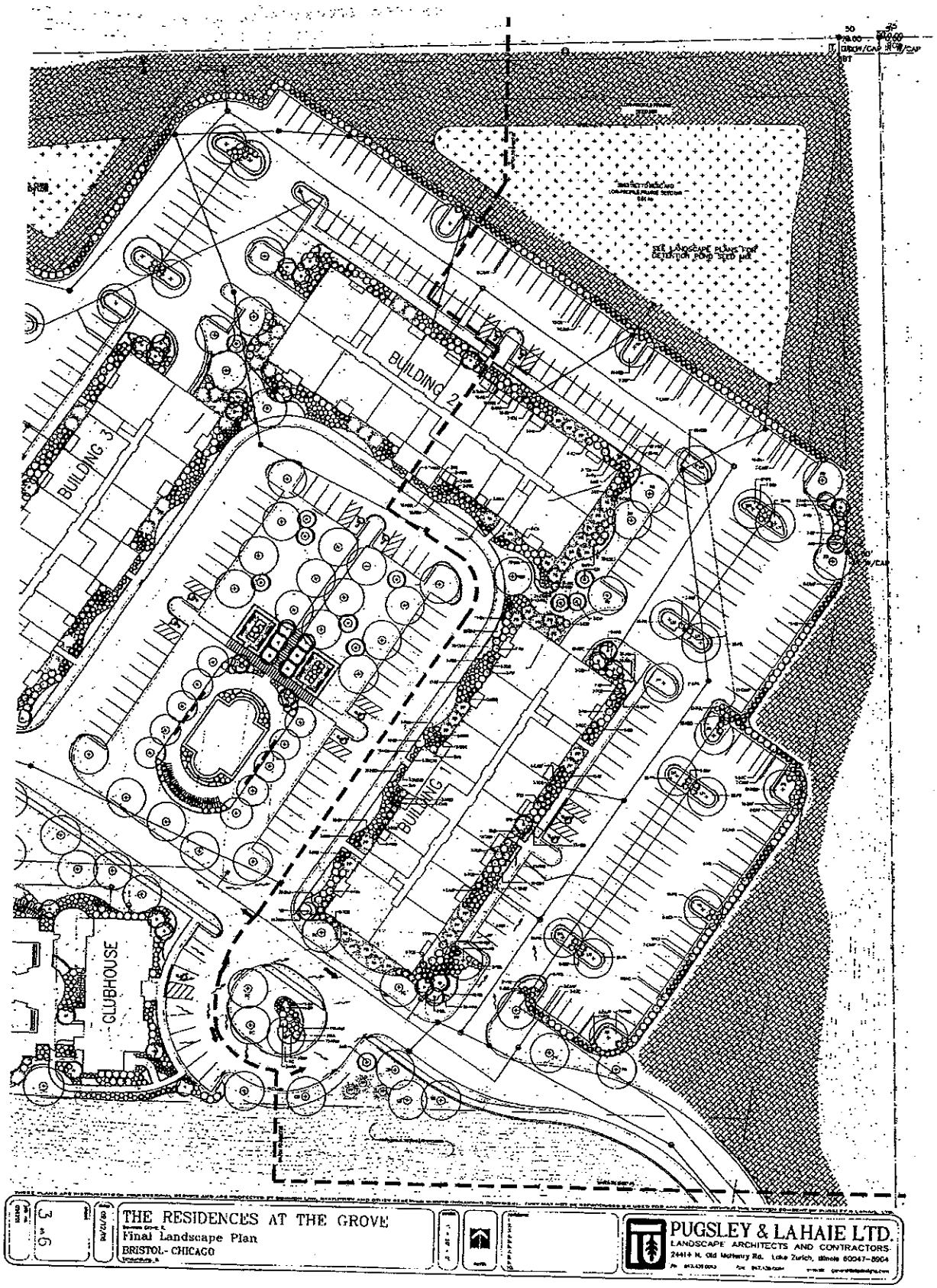
THE RESIDENCES AT THE GROVE
Final Landscape Plan
BRISTOL-CHICAGO

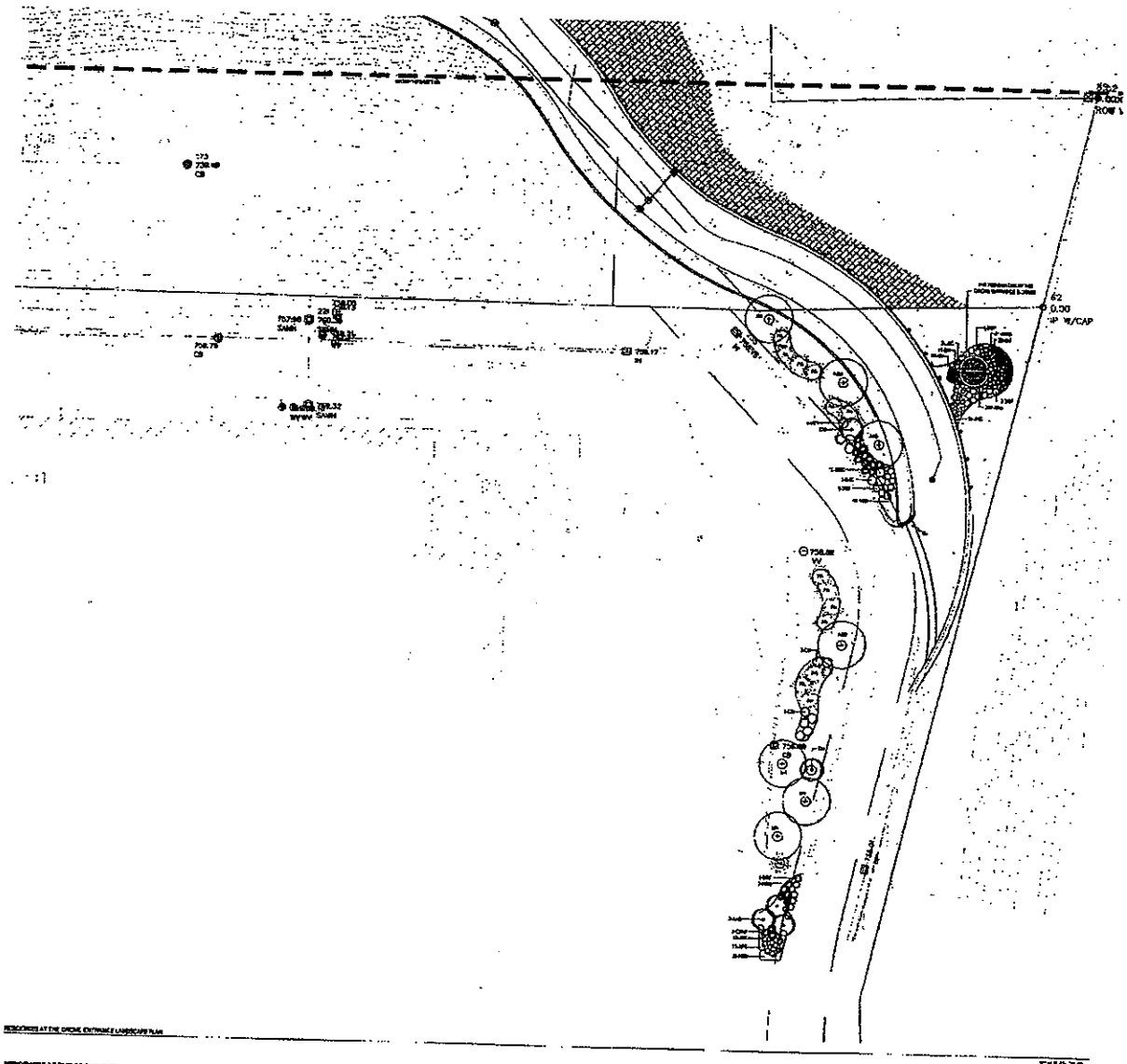
PUGSLEY & LAHAIE LTD.
LANDSCAPE ARCHITECTS AND CONTRACTORS
24474 N. Old McHenry Rd. Lake Zurich, Illinois 60047-8904



THE RESIDENCES AT THE GROVE
Final Landscape Plan
BRISTOL, CHICAGO

PUGSLEY & LAHAIE LTD.
LANDSCAPE ARCHITECTS AND CONTRACTORS
24414 N. Old McHenry Rd. Lake Zurich, Illinois 60047-8904


BUILDING 3
BUILDING 2
BUILDING 1
CLUBHOUSE
THE RESIDENCES AT THE GROVE
Final Landscape Plan
BRISTOL- CHICAGO
PUGSLEY & LAHAIE LTD.
LANDSCAPE ARCHITECTS AND CONTRACTORS



RESIDENCES AT THE GROVE ENTRANCE LANDSCAPE PLAN

SCALE 1"=20'

RESIDENCES AT THE GROVE ENTRANCE PLANT MATERIALS LIST

CODE	QTY.	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
ABg	3	2.5"	Acer saccharum 'Bonfire'	Bonfire Sugar Maple
GS	1	2.5"	Fraxinus pennsylvanica 'Marshall's Urbana'	Marshall Urbana Ash
GS	3	2.5"	Ulmus 'Homestead'	Homestead Elm
Evergreen Trees				
PN	11	6'	Pinus nigra	Norway Spruce
Ornamental Trees				
AJB	3	6'	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry
CCB	3	6'	Cornus mas	Cornelian Cherry
Evergreen Shrubs				
JSD	33	24"	Juniperus chinensis 'Kaizuka'	Compact Kaizuka Juniper
Deciduous Shrubs				
CR	8	36"	Cornus sericea 'Isanti Redtwig'	Isanti Redtwig Dogwood
FGD	3	36"	Forsythia x intermedia 'Gold Dancer'	Gold Dancer Bush
VT	4	36"	Viburnum trilobum 'Alpine Compact'	Alpine Compact Viburnum
Small Deciduous Shrubs				
RGF	30	24"	Rosa x hybrida 'Gold Flame'	Gold Flame Rose
Ornamental Grasses				
CAG	3	1 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Reed Grass
MSG	35	1 Gal.	Miscanthus sinensis 'Gracillimus'	Gracillimus Maiden Grass
PG	31	1 Gal.	Sporobolus heterolepis	Prairie Dropseed Grass
Perennials				
AFD	11	1 Gal.	Aster novae-angliae 'Purple Dome'	Purple Dome Aster
HSD	73	1 Gal.	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily
DS	13	1 Gal.	Sesleria autumnalis	Seashells Sedge
Annuals				
AAV	347	4" Pot		Assorted Annuals Spaced 8" O.C.)
Mulches				
	77	C.Y.		Shredded Hardwood Mulch
	1,346	S.Y.		Kentucky Bluegrass Sod Bed

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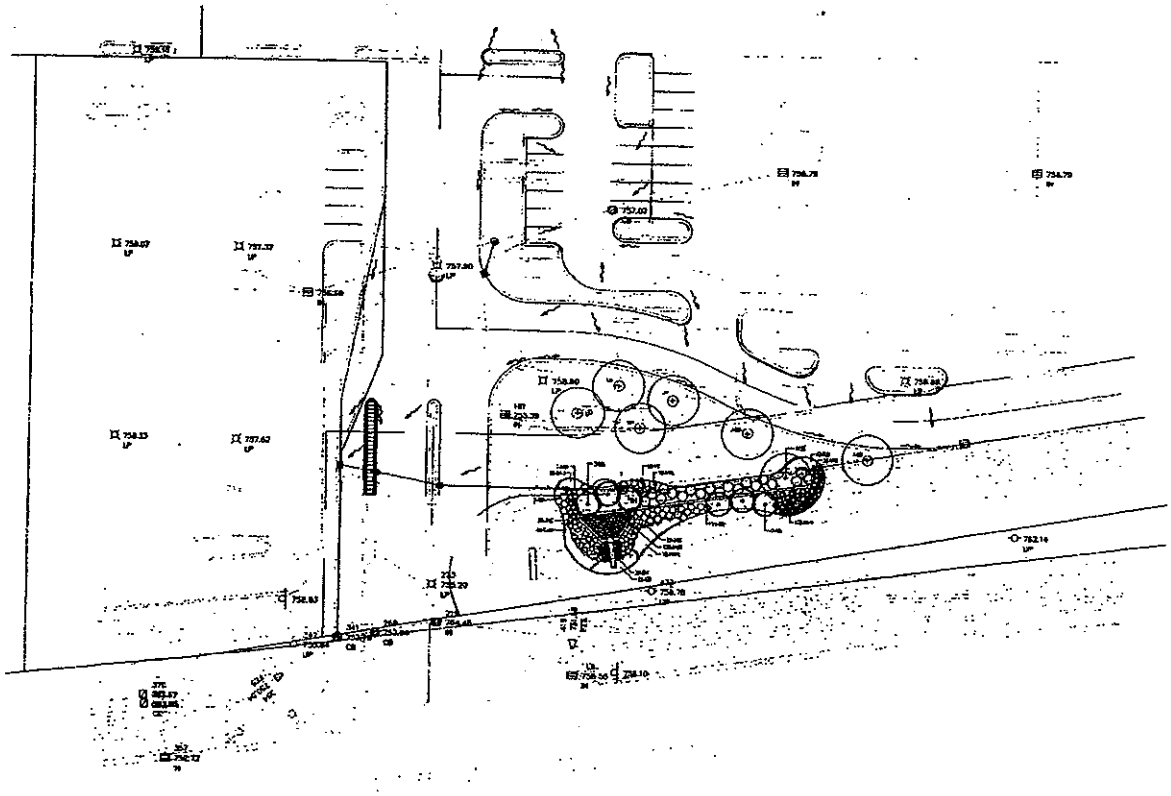
SHEET	4 of 6	DATE	10/12/90

THE RESIDENCES AT THE GROVE
Residence Group, L.
Final Landscape Plan
BRISTOL CHICAGO
Schaumburg, IL

PUGSLEY & LAHAIE LTD.
LANDSCAPE ARCHITECTS AND CONTRACTORS
24414 N. Old McHenry Rd. Lake Zurich, Illinois 60047-8904
Ph: 847-438-3012 Fax: 847-438-0389 e-mail: pugsleylahaie@aol.com



BUTTERFIELD ROAD ENTRANCE LANDSCAPE PLAN

SCALE 1"=20'-0"

BUTTERFIELD ROAD ENTRANCE PLANT MATERIALS LIST

CODE	QTY.	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
ABS	3	2 B	Acer saccharum 'Bonfire'	Bonfire Sugar Maple
HH	4	2 B	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly
Ornamental Trees				
PL	5	6'	Malus 'Laredo'	Laredo Crabapple
Evergreen Shrubs				
JHD	45	24"	Juniperus chinensis 'Kaizuka'	Compact Kaizuka Juniper
Large Deciduous Shrubs				
SB	34	3 Gal.(24")	Spiraea bumalda	Bumalda Spirea
VT	28	36"	Viburnum trilobum 'Wentworth'	Wentworth Cranberry Viburnum
Small Deciduous Shrubs				
ROL	16	24"	Rosa rubrifolia 'Red Leaf'	Red Leaf Rose
Ornamental Grasses				
MM	32	1 Gal.	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass
PV	39	1 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
Perennials				
CVS	49	1 Gal.	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis
RFR	72	1 Gal.	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan
GB	52	1 Gal.	Geranium 'Biokovo'	Biokovo Cranesbill
RC	33	1 Gal.	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan
AJ	38	1 Gal.	Sedum kamtschaticum 'Variegatum'	Variegated Jay Stonecrop
Annuals				
AAN	602	4" Pot		Assorted Annuals (spaced 8" O.C.)
Materials				
	33	C.Y.		Shredded Hardwood Mulch
	3,220	S.Y.		Kentucky Bluegrass Sod Sod

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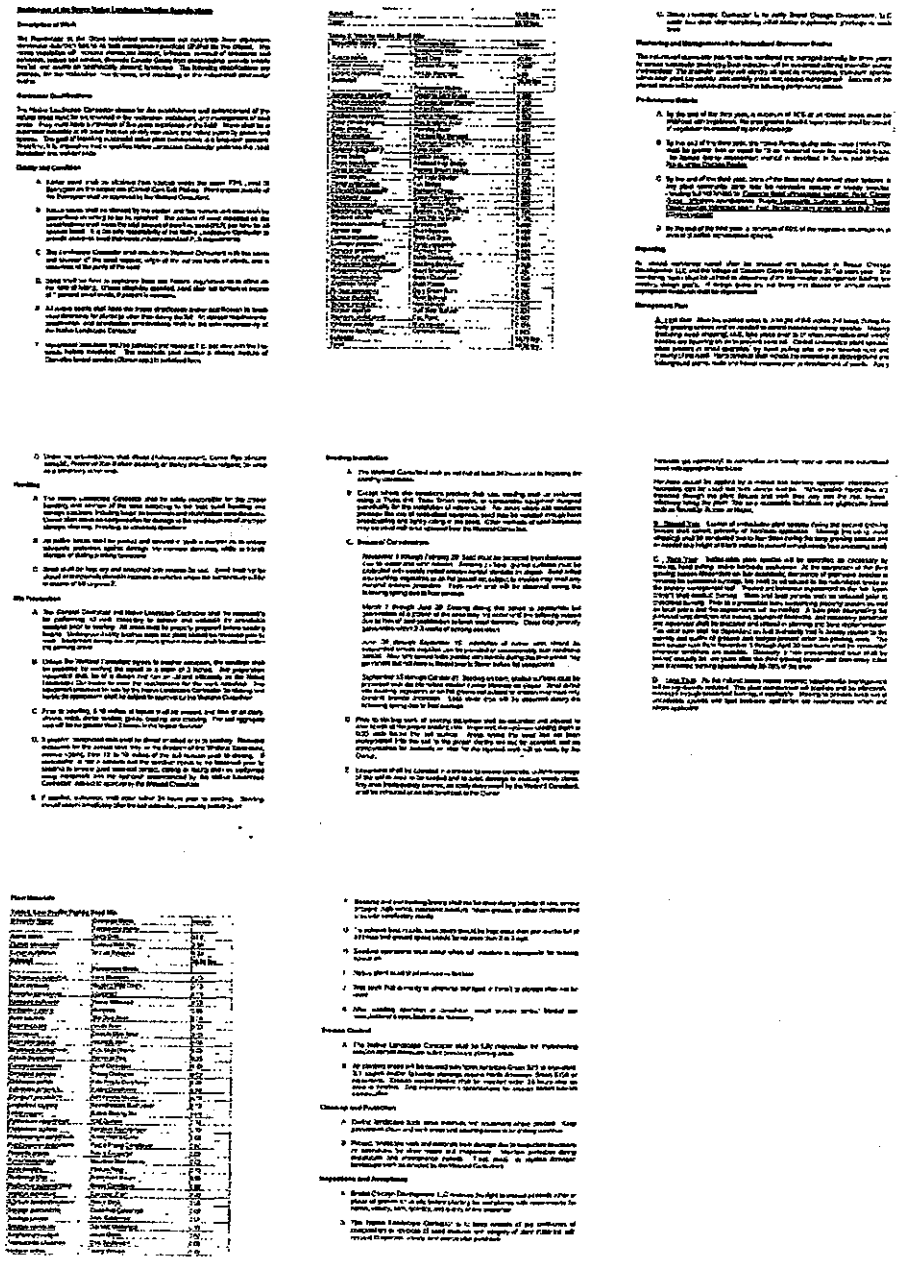
SHEET 5 of 6

DATE 10/15/04

THE RESIDENCES AT THE GROVE
Final Landscape Plan
BRISTOL-CHICAGO

PUGSLEY & LAHAIE LTD.
LANDSCAPE ARCHITECTS AND CONTRACTORS
24414 N. Old McHenry Rd. Lake Zurich, Illinois 60047-8904



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REVISIONS

DATE 6-9-98

RESIDENCES AT THE GROVE

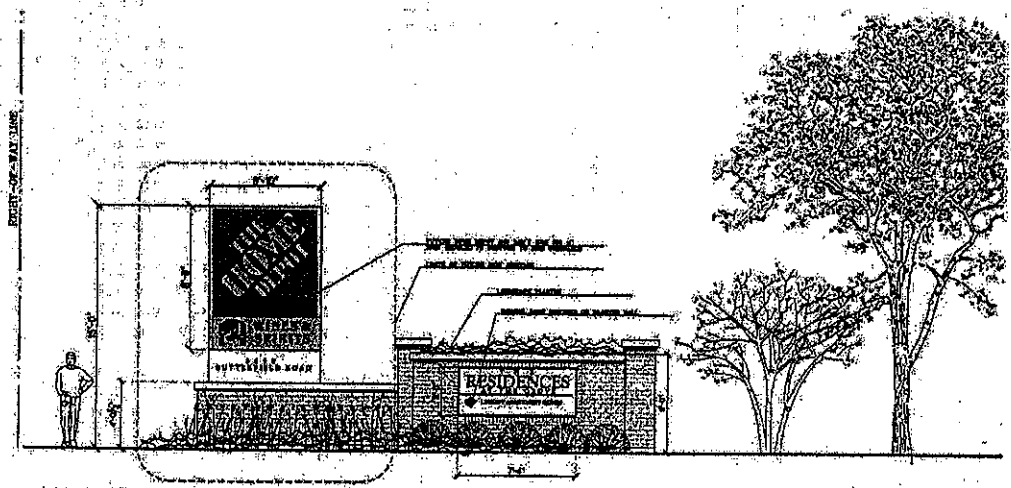
Final Landscape Plan

BRISTOL CHICAGO

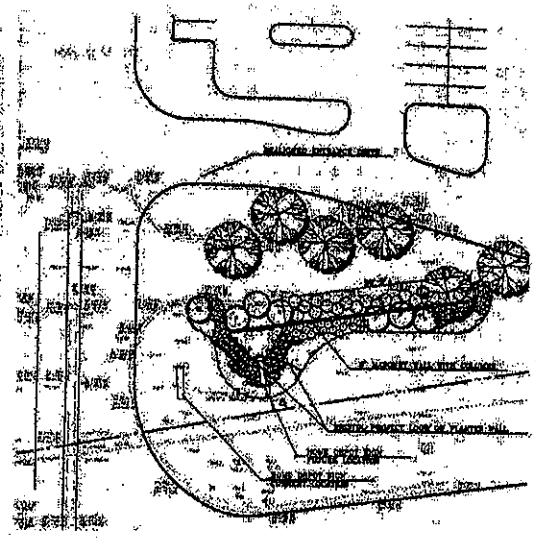
PUGSLEY & LAHAIE LTD.

LANDSCAPE ARCHITECTS AND CONTRACTORS

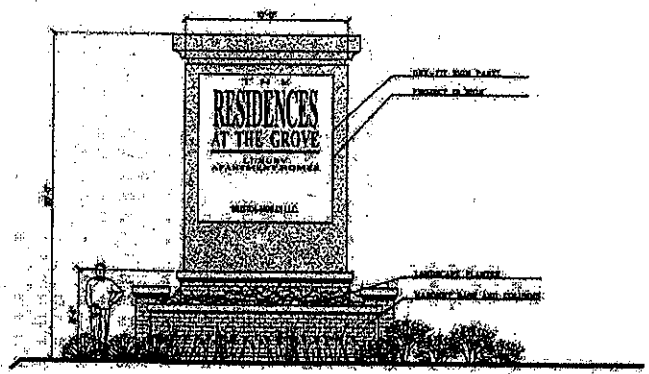
24414 N. Old Mchenry Rd. Lake Zurich, Illinois 60047-8904



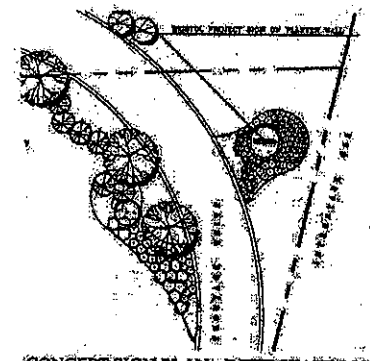
CONCEPT SIGN ELEVATION-BUTTERFIELD ROAD



CONCEPT SIGN PLAN - BUTTERFIELD ROAD



CONCEPT SIGN ELEVATION-INTERSTATE 355



CONCEPT SIGN PLAN - INTERSTATE 355

COMPANION SIGN ELEVATION

Bristol Moran

Signage Design

The Residences at the Grove

Downers Grove, Illinois

Bloodgood Sharp Buster