

VILLAGE OF DOWNERS GROVE
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD

Village Hall – Betty Cheever Council Chambers

850 Curtiss Street

**December 17th, 2025
7:00 P.M.**

AGENDA

- 1. Roll Call**
- 2. Approval of Minutes from the September 17, 2025 meeting**
- 3. Public Hearing**
 - a. 25-CDA-0003:** A petition seeking a Certificate of Design Appropriateness to review the design of seven (7) attached homes for the property commonly known as 902 Maple Avenue, Downers Grove, IL (PIN 09-08-307-023). Adam Barry, Petitioner and Aran Holdings LLC, Owner.
- 4. Old Business**
- 5. New Business**
- 6. Public Comment**
- 7. Adjournment**

**VILLAGE OF DOWNERS GROVE
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD
MINUTES OF September 17th, 2025 7:00 P.M.**

Chairperson Gassen called the September 17th, 2025 of the Historic Preservation and Design Review Board to order at 7:00 p.m. and requested a roll call:

1. ROLL CALL

PRESENT: Ch. Gassen, Ms. Chalberg, Mr. VerVers, Ms. Purcell

ABSENT: Ms. Ciuffini-Kemp, Ms. Kolev

STAFF: Flora León, Senior Planner

VISITORS: Marty Acks

2. APPROVAL OF June 18th, 2025 MEETING MINUTES

Motion by Ms. Chalberg, second by Mr. VerVers to approve the minutes of the June 18th, 2025 meeting. Roll call:

AYE: Ms. Chalberg, Mr. VerVers, Ms. Purcell, Ch. Gassen

NAY: None

Motion passed.

3. OLD BUISNESS:

4. NEW BUSINESS:

Flora León, Senior Planner, shared that the presentation would provide an overview of the Historic Landmarks Inventory in the Village. To begin, Ms. León reminded the HPDRB that the ordinance was amended in 2015 and that the Historic Landmark application was an owner-initiated program. She then noted that the goal of the ordinance was to increase the number of historic landmarks and/or districts along with decreasing the loss of historically and architecturally significant places in the Village. Ms. León then shared a list of historically landmarked properties highlighting that the total of 33 local landmarks included both train stations and the Main Street Cemetery. She then provided a map of the existing landmarks and on the next slide highlighted that 6 local landmarks are within a five-minute walk from the Main Street Train Station. On the next slide Ms. Leon provided a timeline showing when the landmarks were originally constructed ranging from 1840 to 1964. She then provided a bar graph showing landmark designation of structures over time in the Village highlighting an increase in landmarks between 2016 and 2017.

Ms. León noted the Village has been consistently working with interested homeowners to landmark at least one home each year after the pandemic in 2020. In the next slide, Ms. León explained that the designation criteria that was most commonly included with applications was that a home had a "Distinguishing Characteristic." Then Ms. León provided the top architectural styles found within the inventory including: (7) Queen Annes, (3) American Four Squares, (3)

Bungalows, and (2) Mid-Century Modern homes. She then provided photos of each of the four styles for reference.

Ms. Chalberg shared that in Hinsdale there was a petition requesting to demolish a local landmark to construct a new single family home. She noted that this might be precedent setting for Hinsdale. While this example has not occurred in Downers Grove, she noted that situations tend to occur in a domino fashion. She then asked if in the Village of Downers Grove there could be a loophole that could possibly allow for something like that to happen. She provided the example fire damage as a possible loophole.

Ms. León asked if Ms. Chalberg was referring to structures not meeting current building and fire code requirements.

Ms. Chalberg clarified that her questions was about a local landmark that may have code violations that may then allow for its demolition.

Chairperson Gassen noted that the Historic Preservation Ordinance does not currently state that code violations would trigger demolition of a historic landmark. Ms. León agreed.

Chairperson Gassen also shared that a Certificate of Design Appropriateness is required for any demolition. Ms. León explained that Certificates of Design Appropriateness are more common for retrofits of existing landmarked structures.

Chairperson Gassen stated that these are also used for any proposal to demolish a historic landmark. Ms. León thanked Chairperson Gassen for the clarification.

Chairperson Gassen shared that perhaps an overview of the ordinance would be a good presentation since the board rarely reviews it in its entirety. She shared that she reviewed the ordinance recently due to the Hinsdale proposal. Ms. León agreed.

Ms. Chalberg then shared that in the promotion of the local landmark program that is one of the things that is shared, that the landmark designation would protect the home from being torn down.

Chairperson Gassen shared that based on what she read on the Hinsdale petition, the Historic Preservation Board denied the request to demolish the landmarked home and then their Village Board would make the final decision.

Ms. Purcell asked about what property in Hinsdale they were referring to. Chairperson Gassen explained that the property was known as the Hallmark House. She added that she always shares with people that locally landmarking your home is still the best thing to do to protect your home from demolition.

Ms. León agreed and highlighted that when a home is locally landmarked the resolution is recorded against the property and that would come up with a title search. Chairperson Gassen asked if anyone knew if the Hinsdale home was a local landmark on in a historic district. Ms. Chalberg shared that she thought it was a local landmark.

Ms. Purcell shared that she was familiar with the house in Hinsdale after completing a historic tour there. Ms. Chalberg shared that the address for the property was 142 East First Street Hinsdale, IL.

Chairperson Gassen noted that it would be good to keep an eye on the proposal and Hinsdale. She then kindly returned to the topic of the local landmarks in Downers Grove.

Ms. Chalberg shared that she would like to see more homes locally landmarked.

Chairperson Gassen said that she liked the slide showing the styles found in the inventory. She shared that this showed that there was a diverse and eclectic architecture represented in the landmarks.

Ms. Chalberg thanked staff for the presentation and expressed interest in reviewing the Downers Grove Historic Landmarks ordinance as a group.

5. PUBLIC COMMENT:

Mr. Acks shared that the Hinsdale home was found in the Robbins Park Historic District. He also shared an interest in the possibility of Avery Coonley being locally landmarked in Downers Grove. Mr. Acks also wondered if there were any other local landmarks currently under review by staff.

Ms. León shared there was one petition that was in the queue and staff continues to follow up with the resident monthly to see when they would like to proceed with the landmark petition.

Chairperson Gassen shared that the Downers Grove Historical Society would be hosting an event on September 24th at Alter Brewing. Marty would present information on their Historic Homes program while Flora would be presenting information on the Village local landmarks designation.

6. ADJOURNMENT

Ch. Gassen called for a motion to adjourn.

Ms. Chalberg moved, seconded by Ms. Purcell, to adjourn the meeting. The Motion carried unanimously.

/s/ Village Staff



VILLAGE OF DOWNERS GROVE
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD
DECEMBER 17, 2025 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
25-CDA-0003 902 Maple Avenue	Certificate of Design Appropriateness	Flora León, AICP Senior Planner

REQUEST

The petitioner is seeking a Certificate of Design Appropriateness for seven (7) attached homes at 902 Maple.

NOTICE

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

GENERAL INFORMATION

OWNER: Aran Holdings LLC
10 South La Salle Street, Unit 2750
Chicago, IL 60603

PETITIONER: Adam Barry
4915 Main Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: DT, Downtown Transition
EXISTING BUILDING USE: Commercial Building - Vacant
PROPERTY SIZE: 0.31 acres (13,706.6 square feet)
PIN: 09-08-307-023

ANALYSIS

SUBMITTALS

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

1. Narrative
2. Plat of Survey
3. CODA Petition
4. Certificate of Public Notice Information
5. Architectural Drawings
6. Photographs

PROJECT DESCRIPTION

The petitioners are seeking a Certificate of Design Appropriateness (CODA) for the property at 902 Maple Avenue under VoDG Section 7.2201 of the Certificate of Design Appropriate Ordinance. The petitioner is proposing to construct a single building containing seven (7) attached homes. The property is zoned DT, Downtown Transition. Per Section 28.5.010 of the Zoning Ordinance, attached houses (townhomes) are allowed by right in the DT zoning district.

It should be further noted that attached houses are a permitted use in the DT Zoning District. The proposed development complies with the bulk requirements of the Zoning Ordinance, including but not limited to density, height and setbacks. The use, zoning and building regulations are not subject to the review by the Historic Preservation and Review Board, only the design review as noted herein.

In 2024 a special use was granted to permit the construction of a three-story apartment/condo building with five (5) units. The special use has since lapsed and the project was not constructed.

The current proposal includes the construction of a single building containing seven (7) attached houses. The basement of each home will house mechanicals, utilities, storage, and a fitness room; while the first floor will contain a two-car garage along the rear side of each attached home, accessed by seven (7) individual garage doors. The second floor will include a kitchen and living room area; while the third floor will include the proposed bedrooms. Finally, the roof level includes an equipment penthouse and five of the seven units include a rooftop pergola.

The existing curb cut at the midpoint of Maple Avenue will be removed. One-way vehicular circulation includes entering along the southeastern corner of the lot on Maple Avenue and exiting along the western center of the lot on Washington Street. The petitioner is proposing a total of three (2) on-site parking spaces for visitors. All trash will be located within the attached houses. Lastly, the petitioner is also proposing extensive landscaping around the perimeter of the building along with an eight-foot solid fence along the northern and western lot lines which will meet all Village Code requirements.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property and a public meeting notice was posted on the building. Staff received two calls and one email with questions regarding the proposal. The two calls included resident concerns over the proposed density and lack of attention to the existing established single family residential neighborhood east of Washington Street. Staff also clarified that the existing building is neither a local landmark nor is it part of a Historic District.

COMPLIANCE WITH CERTIFICATE OF DESIGN APPROPRIATENESS ORDINANCE

The petitioner has outlined the request in the attached narrative letter and submission. The petitioner will further address the proposal and justification to support the requested CODA at the public meeting. The applicant has presented evidence to show that the proposed attached houses are substantially consistent with the applicable Village Downtown Design Guidelines.

The Downtown Design Guidelines provide guidance for building and site design which will assist in creating a vibrant downtown. The guidelines are divided into seven separate sections: site design, building design, building base, building middle, building top, utility considerations, and parking facilities. Each section describes elements which support good design and provides visual references which identify both encouraged and discouraged elements. As recommended by the Downtown Design Guidelines, the proposed development incorporates the following features:

Table 1 – Downtown Design Guideline Compliance

Downtown Design Guideline Elements	Summary of Compliance
Site Design	• The apparent mass and bulk of the proposed attached house development is reduced by structural articulation, windows or other architectural and functional elements, and by landscaping. • Proposed landscaping will complement nearby residential uses, providing four-season interest with evergreen, deciduous and perennial species. • The building includes front and side setbacks to create open green space around the building. • All attached house entrances face Maple Avenue and Washington Street, minimizing noise and privacy impacts to adjacent residential uses. • Walkways are provided from the street to each home in a residential setting. The walkway running from the street to the front porch provides unity to the streetscape. • Driveways are not provided midblock, which minimizes interrupting the pedestrian character.
Building Design	• The façade is visually appealing through articulation, detailing, openings and materials of each elevation. • Consistent building materials and detailing on all sides of the structure that are open to public view has been provided. • The attached house entrances create visual appeal and interest and follow up the vertical plane of the building. The entrances support a varied roofline while providing for the desired solid and void. • Exterior colors that complement the hues of nearby buildings are provided. • Brick and stone and materials are used throughout the building design, which are the preferred materials for new buildings • At the intersection of Maple and Washington, the building features a curved window bay creating differentiation, anchoring the building, and improving pedestrian/driver sightlines. • Lighting is proposed at the entrance of the buildings via recessed cans in the entry canopies.
Building Base	• Entries have been designed as prominent features of the base. • The front entrances are covered to provide human scale to the building and draw the eye. • Light fixtures are placed below the canopies to add visual interest while highlighting building details like the raised brick at the base. • Corbelled brick provides articulation on the first floor. • Horizontal expressions are provided via the entry awnings and a brick soldier course. • Awnings have been provided that are complimentary to the style and color of the building. • Building entrances are oriented to the public street.
Building Middle	• The middle of the building includes windows in rhythm with the base level, reflecting proportionate shapes and patterns. • The use of brick and clapboard allows the building to create a smooth transition to the single-family neighborhood directly adjacent to the subject property. • Visual interest is provided through the use of a brick soldier course that also provides a horizontal expression for the building base.
Building Top	• The varied roofline is accomplished with brick massing that extend higher than the adjacent glazed vertical zones. • A soldier course paired with a brick reveal help to accentuate the coping at the top of the wall.

Utility Considerations	• Trash will be located inside of each townhome. • Transformer equipment will be located along the rear of the building.
Parking Facilities	• All proposed parking for residents is within a garage, while visitor parking is provided on site with landscape screening and fencing provided. • The proposed development is decreasing the number of curb cuts on Maple Avenue.

RECOMMENDATIONS

Staff finds the petition includes external building and site improvements that are substantially consistent with the applicable Village Downtown Design Guidelines. Based on the findings above, staff recommends the Historic Preservation and Design Review Board approve a Certificate of Design Appropriateness for 902 Maple Avenue for the proposed seven (7) attached houses with the following conditions:

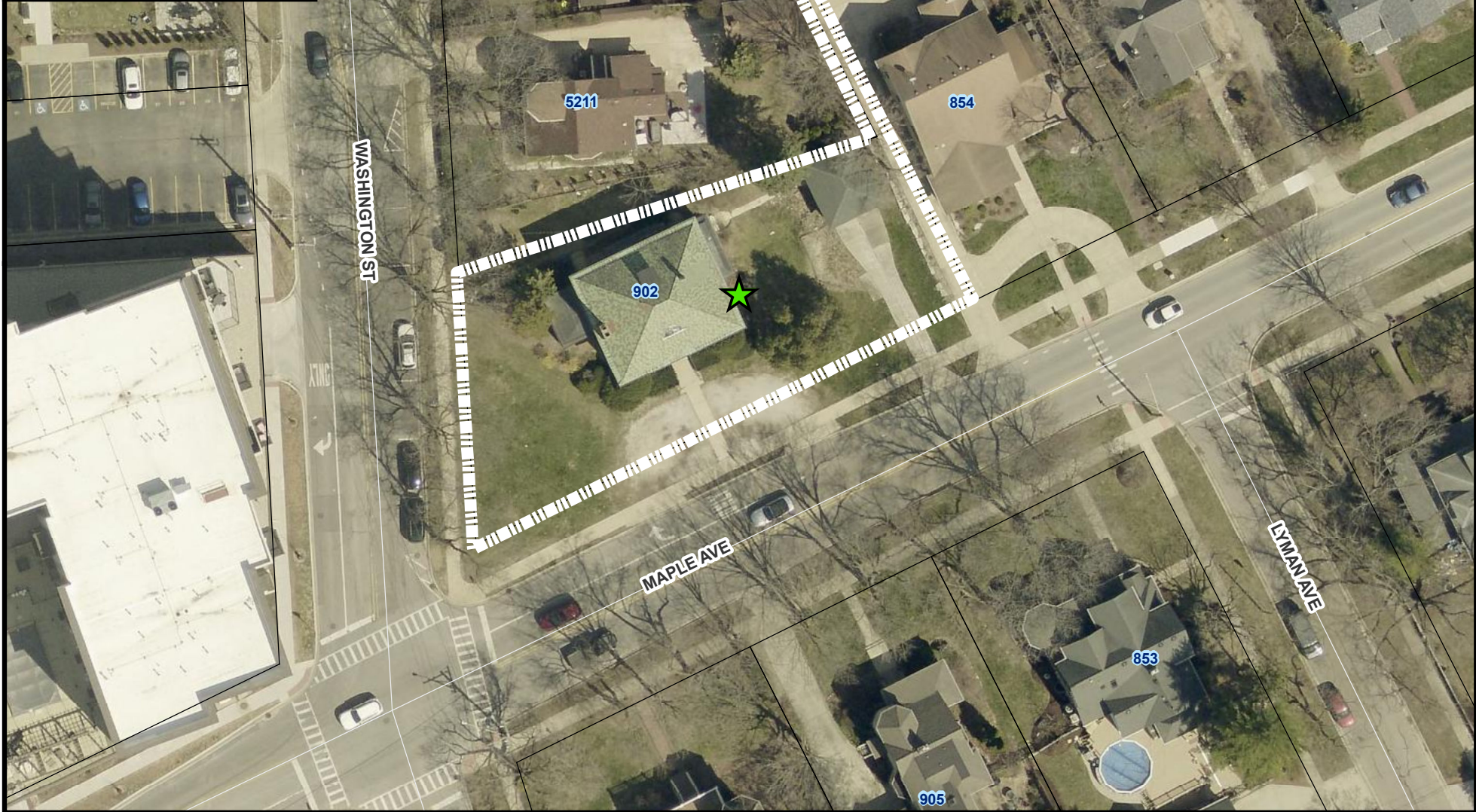
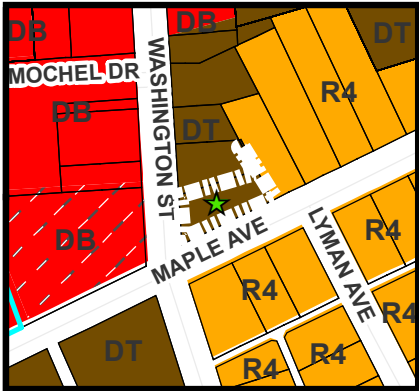
1. The building materials shall be substantially consistent with the approved plans and material board as verified by the Village and consistent with the Downtown Design Guidelines.

Staff Report Approved By:



Stan Popovich, AICP
Director of Community Development

SP: fl
-att



0 25 50 100 Feet

902 Maple Avenue - Location Map

 Subject Property
 Site Location



DOWNTOWN DESIGN GUIDELINE COMPLIANCE

MAPLE APARTMENTS

902 MAPLE AVE, DG

DOWNTOWN DESIGN GUIDELINE ELEMENTS	SUMMARY OF COMPLIANCE
SITE DESIGN	● The proposed townhouse development meets the Build-to Zone requirements. The main building massing aligns with the commercial massing to the west but is notched in honor of transitioning from the residential neighboring building to the east. SEE FIGURE 1 ● The building's façade composition, scale, and materials establish harmony with adjacent structures while maintaining a distinct contemporary identity. ● Architectural articulation aligns with neighboring rooflines and structural rhythms, ensuring a cohesive visual relationship within the streetscape. ● All townhouse entrances are oriented directly toward Maple Street or Washington Street, reinforcing an active and walkable streetscape. Each entrance contributes to a rhythm of activity and visual variation that aligns with the surrounding urban fabric. SEE FIGURE 2
BUILDING DESIGN	● The building's massing and height establish a transition between the smaller 1½-story residences along Maple Street to the east and the larger 6- to 7-story multifamily buildings immediately to the west. SEE FIGURE 3 ● The articulated bays along the façade serve to visually break down the overall mass, providing each townhouse with a distinct and identifiable character. SEE FIGURE 4 ● A deliberate material transition is incorporated to align the building's horizontal datum with both the base of the adjacent six-story multifamily structure to the west and the top of the brick wall of the neighboring building to the east, reinforcing continuity within the streetscape context. ● At the intersection of Maple and Washington, the building features a curved window bay that visually anchors the corner. This architectural gesture creates a smooth transition between street fronts, enhances the building's corner presence, and improves sightlines for pedestrians and drivers.
BUILDING BASE	● Brick with alternating pulled courses provides texture, depth, and a rusticated quality, grounding the building and establishing a durable, base. SEE FIGURE 5 ● The articulated bays and windows along the base create an inviting pedestrian experience. ● The glazed, set-back entries introduce a sense of openness that contrasts with the building's robust brick base
BUILDING MIDDLE	● The building middle begins with a brick soldier course, which matches in color that is pulled out. SEE FIGURE 5 ● Material use of brick and clapboard—draw inspiration from nearby residential and commercial buildings, reinforcing continuity ● Light-colored wood clapboard siding introduces a softer, residential quality that references nearby single-family dwellings on Maple Street. ● The interplay of materials creates visual depth, shadow, and rhythm across the façade.

BUILDING TOP	● To break up the building's overall mass, the roofline is intentionally varied rather than continuous, emphasizing the individuality of each townhouse; the brick masses extend higher, while the glazed vertical zones are shorter. SEE FIGURE 5 ● At the brick massing, A soldier course of brick is pulled out to emphasize the lower band, and a brick reveal is used to accentuate the coping at the top of the wall.
UTILITY CONSIDERATIONS	● Electrical power and transformation equipment will be located within the drive court interior as show on the site plan. ● Trash will be located within the townhomes. Trash Collectiion will be done within the development.
PARKING FACILITIES	● All proposed residential parking is located inside the townhomes. ● 3 visitor parking spaces are provided within the drive court interior. ● The existing curb cut at the midpoint of Maple Ave. will be removed. ● The proposed driveways are designed for one-way circulation, with entry from Maple Ave and exit onto Washington St.

PLAT OF SURVEY
OF

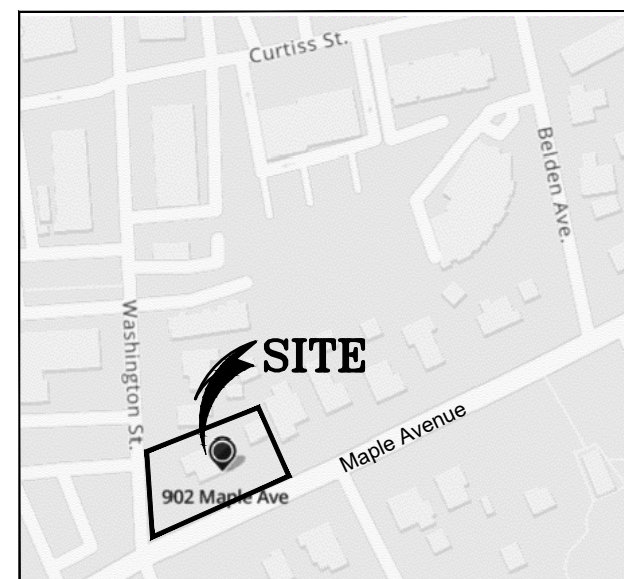
PARCEL ONE:
THE WEST 4.25 FEET OF THE SOUTH 132 FEET OF LOT 13 OF THE ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO:
THAT PART OF LOT 14 OF THE ASSESSOR'S SUBDIVISION OF SECTION 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON STAKE ON THE EASTERLY LINE OF SAID LOT 14, 2.50 CHAINS (165.0 FEET) SOUTHERLY OF THE NORTHEAST CORNER OF SAID LOT 14, FOR A PLACE OF BEGINNING; RUNNING SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 2.50 CHAINS (165.0 FEET) TO THE CENTER OF MAPLE AVENUE; THENCE SOUTH 85.5 DEGREES WEST ALONG THE CENTER OF MAPLE AVENUE, 3.60 CHAINS (237.6 FEET) TO THE CENTER OF WASHINGTON STREET; THENCE NORTH 1.5 DEGREES WEST ALONG THE CENTER OF WASHINGTON STREET, 3.60 CHAINS (237.60 FEET) TO THE SOUTHWEST CORNER OF THE LANDS HERETOFORE CONVEYED TO CYNTHIA S. ROGERS; THENCE EASTERLY 2.34 CHAINS (154.44 FEET) MORE OR LESS, TO THE PLACE OF BEGINNING; EXCEPTING FROM SAID DESCRIBED PREMISES THE FOLLOWING: THAT PART OF LOT 14 OF SAID ASSESSOR'S SUBDIVISION DESCRIBED BY COMMENCING AT AN IRON STAKE IN THE EASTERLY LINE OF SAID LOT 14, 2.50 CHAINS (165.0 FEET) SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT 14, FOR A PLACE OF BEGINNING; RUNNING THENCE SOUTH 85 3/4 DEGREES WEST 1.84 CHAINS (121.44 FEET) TO AN IRON STAKE IN THE EAST LINE OF WASHINGTON STREET; THENCE SOUTH ALONG THE EAST LINE OF SAID WASHINGTON STREET, 67 FEET; THENCE NORTHEASTERLY 143.5 FEET TO A POINT ALONG THE EASTERLY LINE OF SAID LOT 14, 53 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

LAND AREA = 30,234 SF
OR 0.69 ACRES MORE OR LESS

LEGEND

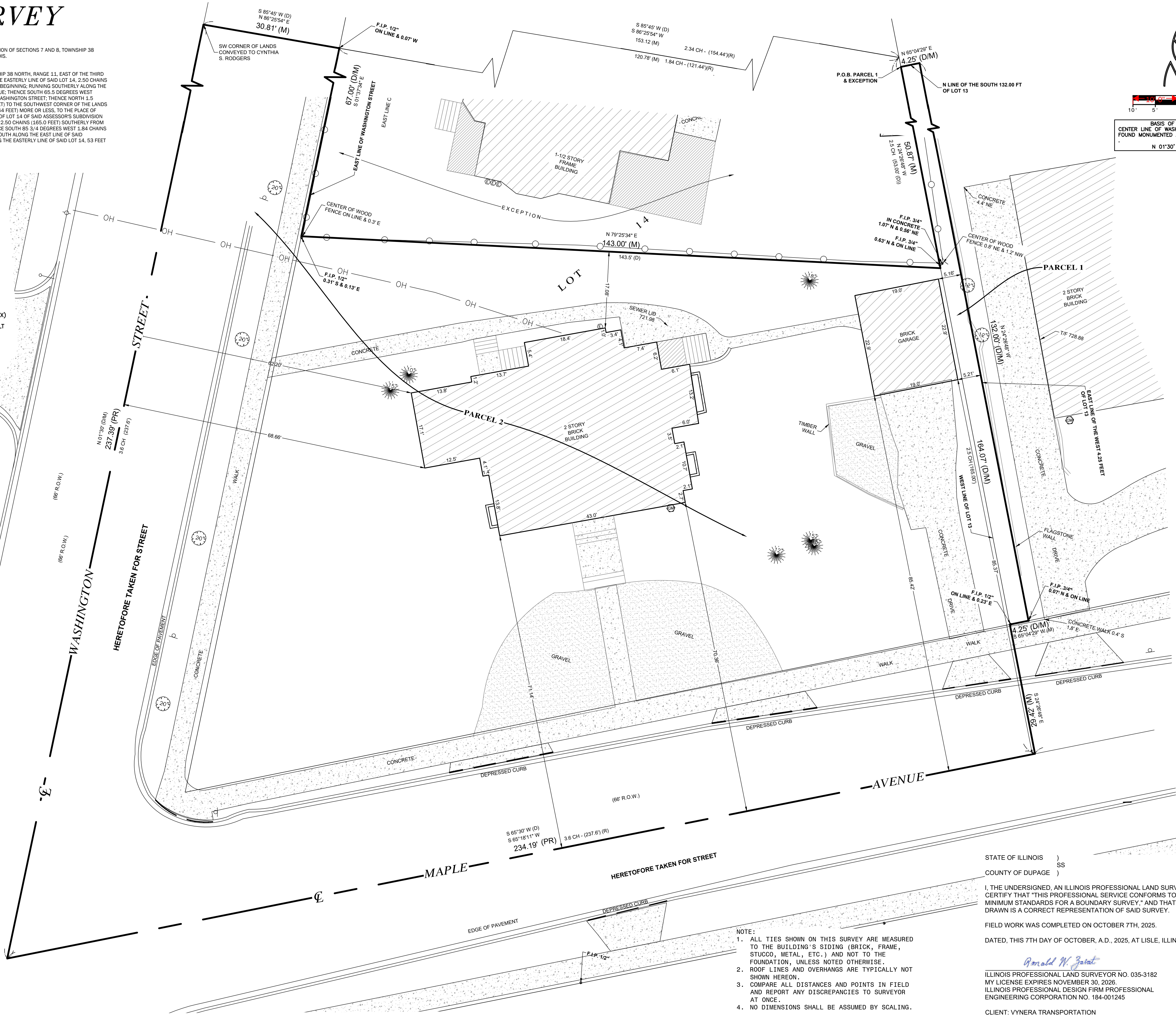
- | | | | |
|--------|------------------------|--------|---------------------|
| — | EXISTING BOUNDARY | — | EXIST. MANHOLE |
| - - - | EXISTING EASEMENT | - - - | EXIST. CATCH BASIN |
| - - - | EXISTING SETBACK | - - - | EXIST. CURB INLET |
| + | EXISTING FENCE | + | STORM SEWER |
| — | EXISTING BUILDING | — | SANITARY SEWER |
| - - - | CENTER LINE | - - - | WATER VALVE |
| B.L. | BUILDING LINE | ⊗ | BUFFALO BOX (B-BOX) |
| F.I.P. | FOUND IRON PIPE | ⊗ | WATER VALVE & VAULT |
| T/F | TOP OF FOUNDATION | ⊗ | FIRE HYDRANT |
| G/F | GARAGE FLOOR ELEVATION | ⊗ | GAS METER |
| ▨ | ASPHALT SURFACE | ⊗ | ELECTRIC METER |
| ▨ | BUILDING/STRUCTURE | ⊗ | ELECTRIC PEDESTAL |
| ▨ | CONCRETE SURFACE | — OH — | OVERHEAD WIRES |
| (PR) | PRORATED | ⊗ | UTILITY POLE |
| CH | CHAINS | ⊗ | PHONE PEDESTAL |
| SE'LY | SOUTHERLY | ⊗ | CABLE TV PEDESTAL |
| | | ⊗ | LIGHT POST |
| | | ⊗ | STREET SIGN |
| | | ⊗ | DOWNSPOUT |
| | | ⊗ | TREE |



LOCATION MAP



Know what's below.
Call before you dig.



BASIS OF BEARING:
CENTER LINE OF WASHINGTON STREET AS
FOUND MONUMENTED AND OCCUPIED.
N 01°30' W (DEED)

- NOTE:
- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 - ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 - COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 - NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

FIELD WORK WAS COMPLETED ON OCTOBER 7TH, 2025.

DATED, THIS 7TH DAY OF OCTOBER, A.D., 2025, AT LISLE, ILLINOIS.

Ronald W. Zarot

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3182
MY LICENSE EXPIRES NOVEMBER 30, 2026.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245

CLIENT: VYNERA TRANSPORTATION

DATE					
1	2	3	4	5	6

PLAT OF SURVEY
902 MAPLE AVENUE
DOWNERS GROVE, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.mecivil.com

MEI
BETTER INFRASTRUCTURE
BETTER ENVIRONMENTS
BETTER LIFE!

FIELD CREW:	PW
DRAWN BY:	NG
CHECKED BY:	RZ
APPROVED BY:	RZ
DATE:	10/06/2025
SCALE:	HORIZ 1"=10'
	VERT NONE

SHEET
1
OF 1 SHEETS
PROJ # 23-05-2000

PROJECT

MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
DOWNERS GROVE, IL 60515

PROJECT DESCRIPTION

TOWNHOME DEVELOPMENT
7 TOWNHOMES
STORIES - 3
GROSS FLOOR AREA - 29,534

OFF-STREET VEHICULAR
PARKING SPACES
12 (2 PER TOWNHOME)
2 VISITOR PARKING SPACES
INTERIOR BICYCLE PARKING

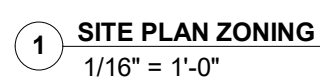
Drawing Sheet Index-PRESENTATION	
SN	Name
A000	Title Sheet
A001	Zoning Plan
A002	SITE PHOTOS
A003	CONTEXT PHOTOS
A005	DESIGN GUIDELINES + PRINCIPLES
A100	PLAT OF SURVEY
A101	902 MAPLE
A102	SITE PLAN
A103	LANDSCAPE PLAN
A200	LOWER LEVEL FLOOR PLAN
A201	ENTRY LEVEL FLOOR PLAN
A202	LEVEL 02 FLOOR PLAN
A203	LEVEL 03 FLOOR PLAN
A204	ROOF LEVEL FLOOR PLAN
A300	BUILDING VIEWS
A301	BUILDING VIEWS
A302	BUILDING VIEWS
A303	BUILDING VIEWS
A305	BUILDING ELEVATIONS
A306	BUILDING ELEVATIONS
A307	BUILDING ELEVATIONS
A308	BUILDING MATERIALS
A400	BUILDING SECTIONS
A500	Gross Area plans
A501	Rental Area plans

MAPLE AVE

WASHINGTON ST

902 MAPLE

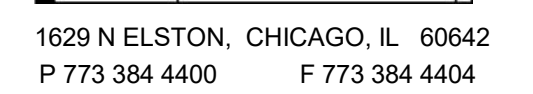




902 MAPLE AVE
DOWNERS GROVE, IL 60515

A001

Dwg Scale: As indicated



ISSUE	ORD REQ	PROPOSED (PER SURVEY)	PROPOSED (PER PROPERTY AREA)	REMARKS
Zoning District	DT	DT	DT	
Lot Area	30,234	30,234	16,592	
Maximum Floor Area Ratio	2.5	0.8	1.5	
Allowable Building Area	75,585	25,356	25,356	
Minimum Lot Area	1,800	4,319	2,370	
Maximum Dwelling Units	16	7	7	
Lot Coverage			7.728	
			34'-8.5" (MAPLE AVE)	
			35'-0" (WASHINGTON AVE)	
Building Height - No. of Floors	36/3	35		
Minimum Yards				
Front	10	10	10	MAPLE + WASHINGTON SETBACKS
Side	5	5	5	
Rear	20	20	20	EAST PROPERTY LINE
Grade Elevation (CCD)	0	0	GL=0'-0"; AVG GRADE = -2'-0"	
Driveway Access	25/9			
Off Street Parking	32.0	18.0	14 + 2 VISITORS	

1 OWNER REVIEW	09.17.25
2 SITE PLAN REVIEW	09.22.25
3 OWNER REVIEW	10.20.25
4 HPDRB SUBMITTAL	11.07.25
5 HPDRB REVISIONS-R1	11.26.25
6 HPDRB REVISIONS-R2	12.09.25



MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
DOWNERS GROVE, IL 60515

SITE PHOTOS

DRAWING SHEET REVISIONS		
1	OWNER REVIEW	09.17.25
2	SITE PLAN REVIEW	09.22.25
3	OWNER REVIEW	10.20.25
4	HPDR SUBMITTAL	11.07.25
5	HPDR REVISIONS-R1	11.26.25
6	HPDR REVISIONS-R2	12.09.25

A002

Dwg Scale: 1/2" = 1'-0"



1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404



926 MAPLE



SITE 902 MAPLE



854 MAPLE



5211 WASHINGTON ST



SITE WASHINGTON STREET

DRAWING SHEET REVISIONS		
1	OWNER REVIEW	09.17.25
2	SITE PLAN REVIEW	09.22.25
3	OWNER REVIEW	10.20.25
4	HPDR SUBMITTAL	11.07.25
5	HPDR REVISIONS-R1	11.26.25
6	HPDR REVISIONS-R2	12.09.25

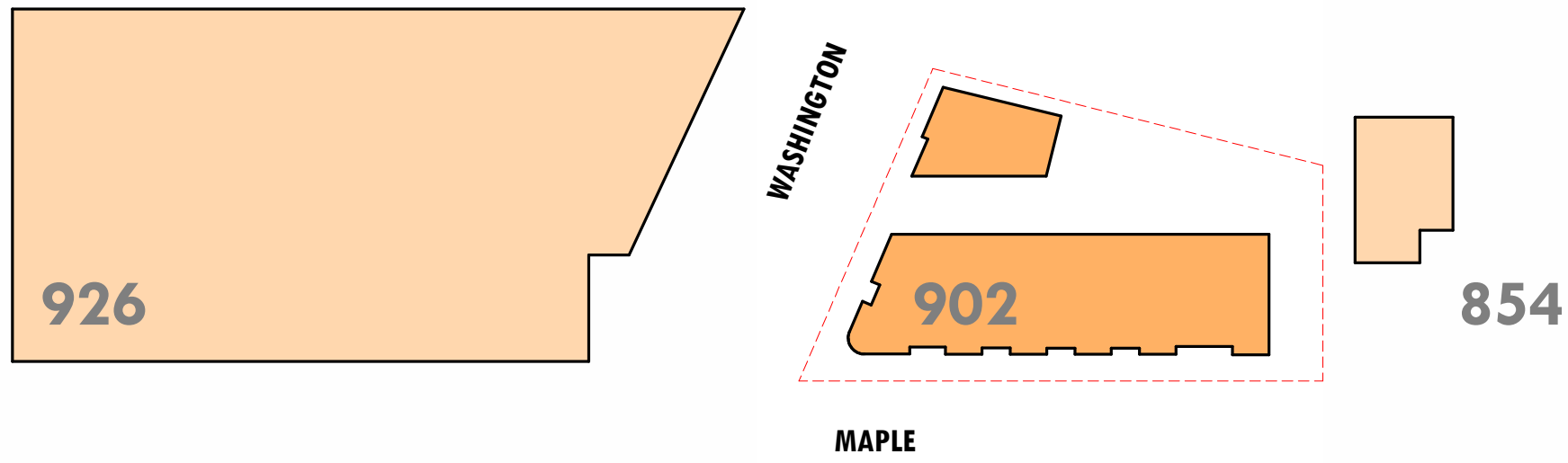


FIGURE 1

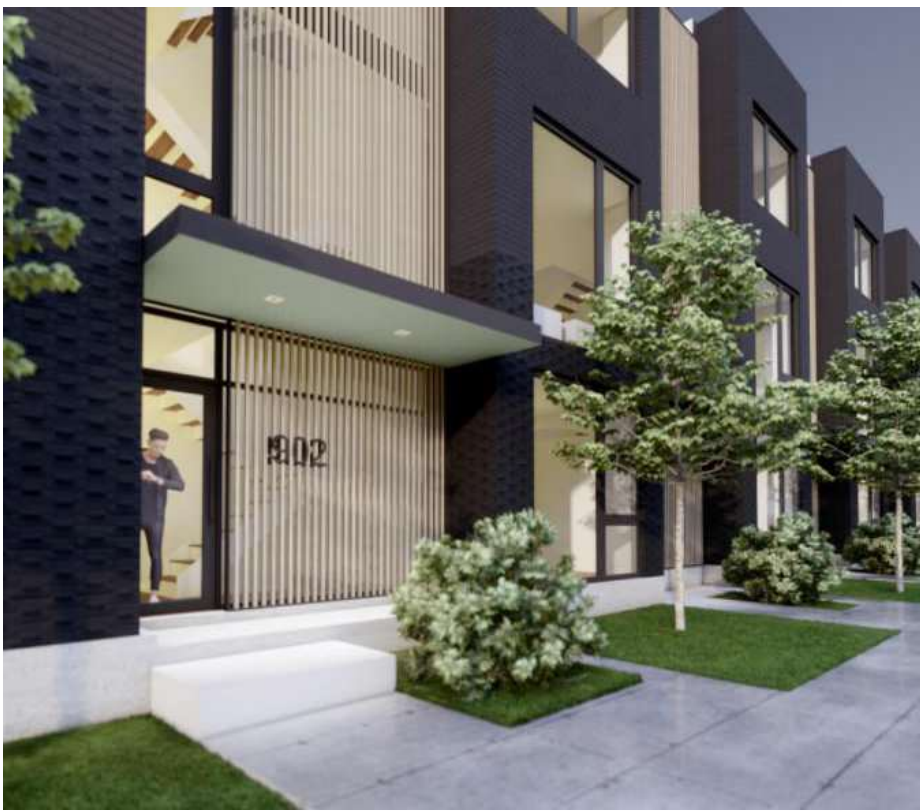


FIGURE 2



FIGURE 4



FIGURE 3



FIGURE 5

DOWNTOWN DESIGN GUIDELINE COMPLIANCE

MAPLE APARTMENTS

902 MAPLE AVE, DG

DOWNTOWN DESIGN GUIDELINE ELEMENTS	SUMMARY OF COMPLIANCE
SITE DESIGN	● The proposed townhouse development meets the Build-to Zone requirements. The main building massing aligns with the commercial massing to the west but is notched in honor of transitioning from the residential neighboring building to the east. SEE FIGURE 1 ● The building's facade composition, scale, and materials establish harmony with adjacent structures while maintaining a distinct contemporary identity. ● Architectural articulation aligns with neighboring rooflines and structural rhythms, ensuring a cohesive visual relationship within the streetscape. ● All townhouse entrances are oriented directly toward Maple Street or Washington Street, reinforcing an active and walkable streetscape. Each entrance contributes to a rhythm of activity and visual variation that aligns with the surrounding urban fabric. SEE FIGURE 2
BUILDING DESIGN	● The building's massing and height establish a transition between the smaller 1½-story residences along Maple Street to the east and the larger 6- to 7-story multifamily buildings immediately to the west. SEE FIGURE 3 ● The articulated bays along the facade serve to visually break down the overall mass, providing each townhouse with a distinct and identifiable character. SEE FIGURE 4 ● A deliberate material transition is incorporated to align the building's horizontal datum with both the base of the adjacent six-story multifamily structure to the west and the top of the brick wall of the neighboring building to the east, reinforcing continuity within the streetscape context. ● At the intersection of Maple and Washington, the building features a curved window bay that visually anchors the corner. This architectural gesture creates a smooth transition between street fronts, enhances the building's corner presence, and improves sightlines for pedestrians and drivers.
BUILDING BASE	● Brick with alternating pulled courses provides texture, depth, and a rusticated quality, grounding the building and establishing a durable, base. SEE FIGURE 5 ● The articulated bays and windows along the base create an inviting pedestrian experience. ● The glazed, set-back entries introduce a sense of openness that contrasts with the building's robust brick base
BUILDING MIDDLE	● The building middle begins with a brick soldier course, which matches in color that is pulled out. SEE FIGURE 5 ● Material use of brick and clapboard—draw inspiration from nearby residential and commercial buildings, reinforcing continuity ● Light-colored wood clapboard siding introduces a softer, residential quality that references nearby single-family dwellings on Maple Street. ● The interplay of materials creates visual depth, shadow, and rhythm across the facade.

BUILDING TOP	● To break up the building's overall mass, the roofline is intentionally varied rather than continuous, emphasizing the individuality of each townhouse; the brick masses extend higher, while the glazed vertical zones are shorter. SEE FIGURE 5 ● At the brick massing, A soldier course of brick is pulled out to emphasize the lower band, and a brick reveal is used to accentuate the coping at the top of the wall.
UTILITY CONSIDERATIONS	● Electrical power and transformation equipment will be located within the drive court interior as show on the site plan. ● Trash will be located within the townhomes. Trash Collection will be done within the development.
PARKING FACILITIES	● All proposed residential parking is located inside the townhomes. ● 3 visitor parking spaces are provided within the drive court interior. ● The existing curb cut at the midpoint of Maple Ave. will be removed. ● The proposed driveways are designed for one-way circulation, with entry from Maple Ave and exit onto Washington St.

DRAWING SHEET REVISIONS

1 OWNER REVIEW	09.17.25
2 SITE PLAN REVIEW	09.22.25
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5 HPDR REVISIONS-R1	11.26.25
6 HPDR REVISIONS-R2	12.09.25

MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
DOWNERS GROVE, IL 60515

DESIGN GUIDELINES + PRINCIPLES

A005

Dwg Scale: As indicated



1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404

PLAT OF SURVEY

PARCEL ONE:
THE WEST 4.25 FEET OF THE SOUTH 132 FEET OF LOT 13 OF THE ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO:
THAT PART OF LOT 14 OF THE ASSESSOR'S SUBDIVISION OF SECTION 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON STAKE ON THE EASTERLY LINE OF SAID LOT 14, 2.50 CHAINS (165.0 FEET) SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 14, FOR A PLACE OF BEGINNING, RUNNING SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 14, 2.50 CHAINS (165.0 FEET) TO THE CENTER OF MAPLE AVENUE; THENCE SOUTH 85.5 DEGREES WEST ALONG THE CENTER OF MAPLE AVENUE, 3.00 CHAINS (237.6 FEET) TO THE CENTER OF WASHINGTON STREET; THENCE NORTH 1.5 DEGREES WEST ALONG THE CENTER OF WASHINGTON STREET, 3.00 CHAINS (237.6 FEET) TO THE SOUTHWEST CORNER OF THE LANDS HERETOFORE CONVEYED TO CYNTHIA S. ROGERS; THENCE EASTERLY 2.34 CHAINS (154.44 FEET) MORE OR LESS, TO THE PLACE OF BEGINNING, EXCEPTING FROM SAID DESCRIBED PREMISES THE FOLLOWING: THAT PART OF LOT 14 OF SAID ASSESSOR'S SUBDIVISION DESCRIBED BY COMMENCING AT AN IRON STAKE IN THE EASTERLY LINE OF SAID LOT 14, 2.50 CHAINS (165.0 FEET) SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT 14, FOR A PLACE OF BEGINNING, RUNNING THENCE SOUTH 85 3/4 DEGREES WEST 1.84 CHAINS (121.44 FEET) TO AN IRON STAKE IN THE EAST LINE OF WASHINGTON STREET; THENCE SOUTH ALONG THE EAST LINE OF SAID WASHINGTON STREET, 67 FEET; THENCE NORTHEASTERLY 143.5 FEET TO A POINT ALONG THE EASTERLY LINE OF SAID LOT 14, 53 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

LAND AREA = 30,234 SF
OR 0.69 ACRES MORE OR LESS

LEGEND

EXIST. BOUNDARY	EXIST. MANHOLE
EXIST. EASEMENT	EXIST. CATCH BASIN
EXIST. SETBACK	EXIST. CURB INLET
EXIST. FENCE	STORM SEWER
EXIST. BUILDING	SANITARY SEWER
EXIST. FOUNDATION	WATER VALVE
EXIST. GARAGE FLOOR ELEVATION	BUFFALO BOX (B-BOX)
ASPHALT SURFACE	WATER VALVE & VAULT
BUILDING/STRUCTURE	FIRE HYDRANT
CONCRETE SURFACE	GAS METER
(PR) PRORATED	ELECTRIC METER
CH CHAINS	ELECTRIC PEDESTAL
SE'LY SOUTHERLY	OVERHEAD WIRES
	UTILITY POLE
	PHONE PEDESTAL
	CABLE TV PEDESTAL
	LIGHT POST
	STREET SIGN
	DOWNSPOUT
	TREE



LOCATION MAP



Know what's below.
Call before you dig.

MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
DOWNERS GROVE, IL 60515

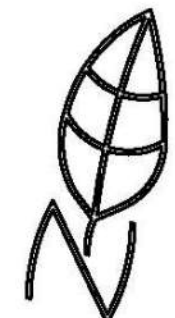
PLAT OF SURVEY

A100

Dwg Scale: 1/2" = 1'-0"



1629 N ELSTON, CHICAGO, IL 60642
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BASIS OF BEARING:
CENTER LINE OF WASHINGTON STREET AS
FOUND MONUMENTED AND OCCUPIED.
N 01°30' W (DEED)

DATE	
1	
2	
3	
4	
5	
6	

PLAT OF SURVEY
902 MAPLE AVENUE
DOWNERS GROVE, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Suite 110
Downers Grove, IL 60532
Phone: (630) 271-0770
Fax: (630) 271-0999
E-Mail: info@mei.com
Website: www.mei.com

DRAWING SHEET REVISIONS

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6	HPDS REVISIONS-R2	12.09.25



STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

FIELD WORK WAS COMPLETED ON OCTOBER 7TH, 2025.

DATED, THIS 7TH DAY OF OCTOBER, A.D., 2025, AT LISLE, ILLINOIS.

Ronald W. Zast

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3182
MY LICENSE EXPIRES NOVEMBER 30, 2026.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL
ENGINEERING CORPORATION NO. 184-001245

CLIENT: VYNERA TRANSPORTATION



- NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

FIELD CREW: PW
DRAWN BY: NG
CHECKED BY: RZ
APPROVED BY: RZ
DATE: 10/06/2025
SCALE: HORIZ 1"=10'
VERT NONE
SHEET 1
OF 1 SHEETS
PROJ # 23-05-2000



DRAWING SHEET REVISIONS

1 OWNER REVIEW	09.17.25
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6 HPDRS REVISIONS-R2	12.09.25

MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
DOWNERS GROVE, IL 60515

902 MAPLE

A101

Dwg Scale: 1/2" = 1'-0"



1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404



ELEVATION NOTES

MAPLE AVE AVERAGE GRADE CALCULATION
SPOT ELEVATION A 0'-0" = GRADE LEVEL
SPOT ELEVATION B -2'-1"
AVERAGE PROPOSED GRADE = (MINUS) -1'-0 1/2"

WASHINGTON ST AVERAGE GRADE CALCULATION
SPOT ELEVATION B -2'-1"
SPOT ELEVATION C -4'-0"
AVERAGE PROPOSED GRADE = (MINUS) -3'-1 1/2"

DRAWING SHEET REVISIONS

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6 HPDR REVISIONS-R2	12.09.25

GRADE ELEVATIONS

724'-0" = ELEV 0'-0"

1 SITE PLAN
1/16" = 1'-0"

MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
DOWNERS GROVE, IL 60515

SITE PLAN

A102

Dwg Scale: As indicated



1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404



GRADE ELEVATIONS
724'-0" = ELEV 0'-0"

DRAWING SHEET REVISIONS		
1	OWNER REVIEW	09.17.25
2	SITE PLAN REVIEW	09.22.25
3	OWNER REVIEW	10.20.25
4	HPDR SUBMITTAL	11.07.25
5	HPDR REVISIONS-R1	11.26.25
6	HPDR REVISIONS-R2	12.09.25

1 LANDSCAPE PLAN
1" = 10'-0"

MAPLE AVENUE TOWNHOMES
902 MAPLE AVE
DOWNERS GROVE, IL 60515

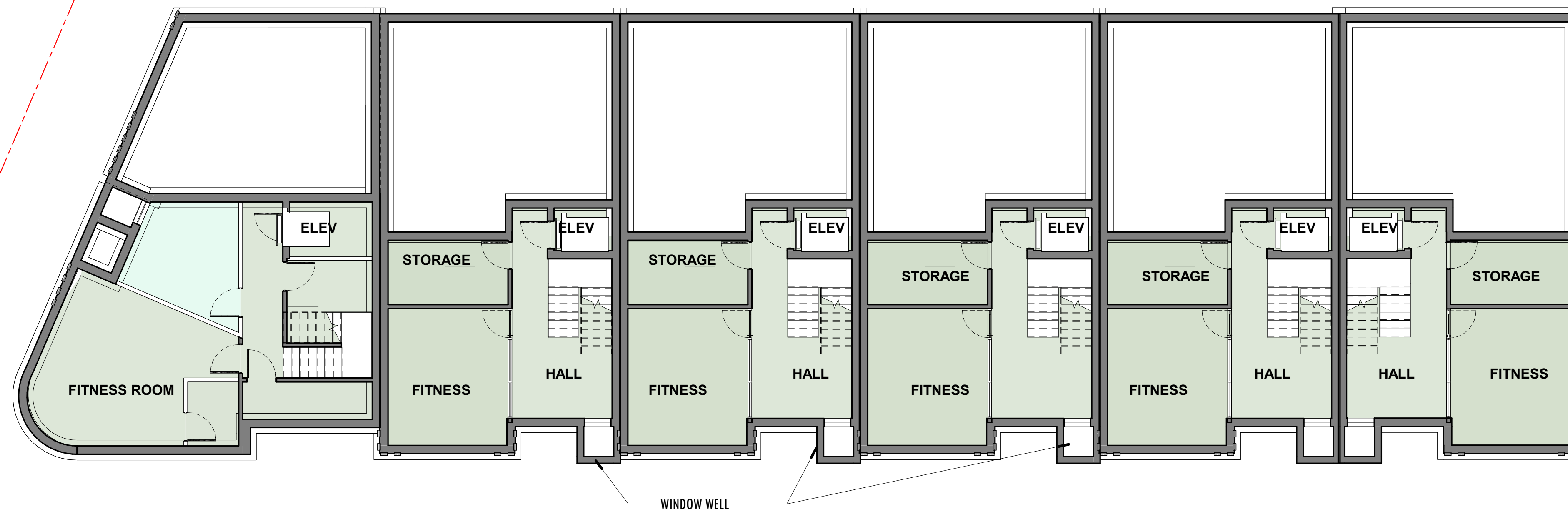
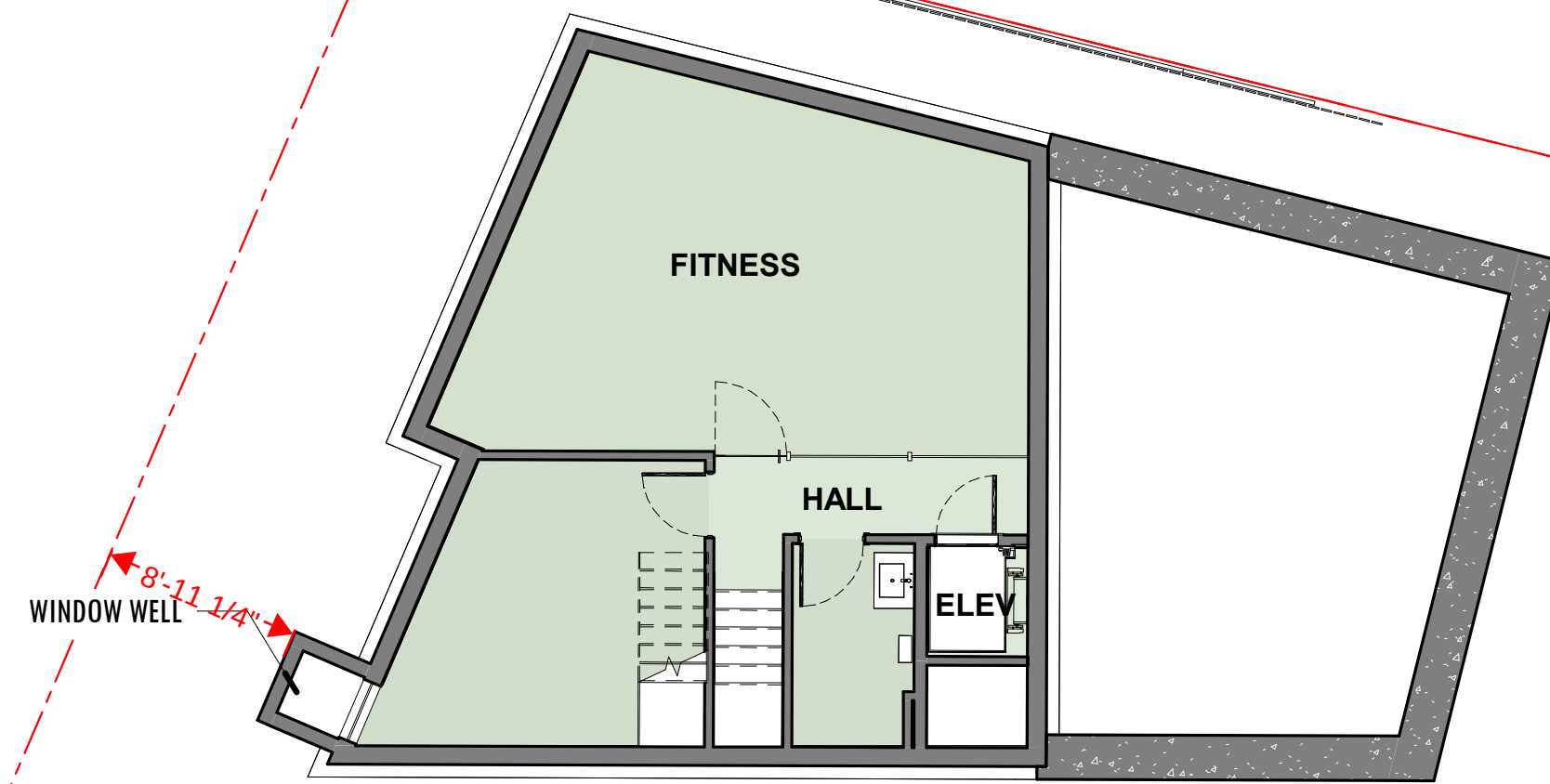
LANDSCAPE PLAN

A103



Dwg Scale: As indicated

1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404



1 BASEMENT PLAN
1/8" = 1'-0"

DRAWING SHEET REVISIONS		
1	OWNER REVIEW	09.17.25
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3	OWNER REVIEW	10.20.25
4	HPDR SUBMITTAL	11.07.25
5	HPDR REVISIONS-R1	11.26.25
6	HPDR REVISIONS-R2	12.09.25



DRAWING SHEET REVISIONS

1. OWNER REVIEW	09.12.25
2. SITE PLAN REVIEW	09.22.25
3. OWNER REVIEW	10.20.25
4. HPDR SUBMITTAL	11.07.25
5. HPDR REVISIONS-R1	11.26.25
6. HPDR REVISIONS-R2	12.09.25

1 LEVEL 01 PLAN
1/8" = 1'-0"

MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
DOWNERS GROVE, IL 60515

ENTRY LEVEL FLOOR PLAN

A201



1629 N ELSTON, CHICAGO, IL 60642
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Dwg Scale: As indicated



1 LEVEL 02 PLAN
1/8" = 1'-0"

FLOOR PLANS SUBJECT TO CHANGE

DRAWING SHEET REVISIONS

1 OWNER REVIEW	09.17.25
2 SITE PLAN REVIEW	09.22.25
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6 HPDR REVISIONS-R2	12.09.25

MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
DOWNERS GROVE, IL 60515

LEVEL 02 FLOOR PLAN

A202

Dwg Scale: As indicated



1629 N ELSTON, CHICAGO, IL 60642
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1 LEVEL 03 PLAN
1/8" = 1'-0"

FLOOR PLANS SUBJECT TO CHANGE

DRAWING SHEET REVISIONS	
1 OWNER REVIEW	09.17.25
2 SITE PLAN REVIEW	09.22.25
3 OWNER REVIEW	10.20.25
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5 HPDRS REVISIONS-R1	11.26.25
6 HPDRS REVISIONS-R2	12.09.25

MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
DOWNERS GROVE, IL 60515

LEVEL 03 FLOOR PLAN

A203

Dwg Scale: As indicated



1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404



DRAWING SHEET REVISIONS		
1	OWNER REVIEW	09.17.25
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4	HPDRS SUBMITTAL	11.07.25
5	HPDRS REVISIONS-R1	11.26.25
6	HPDRS REVISIONS-R2	12.09.25

1 LEVEL 04 PLAN
1/8" = 1'-0"

FLOOR PLANS SUBJECT TO CHANGE

MAPLE AVENUE TOWNHOMES
902 MAPLE AVE
DOWNERS GROVE, IL 60515

ROOF LEVEL FLOOR PLAN

A204

Dwg Scale: As indicated

2 R Z

architecture

1629 N ELSTON, CHICAGO, IL 60642
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DRAWING SHEET REVISIONS

1 OWNER REVIEW	09.17.25
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MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
DOWNERS GROVE, IL 60515

BUILDING VIEWS

A300

Dwg Scale: 1/2" = 1'-0"



1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404



DRAWING SHEET REVISIONS		
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MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
DOWNERS GROVE, IL 60515

BUILDING VIEWS

A301

Dwg Scale: 1/2" = 1'-0"



1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404



DRAWING SHEET REVISIONS

1 OWNER REVIEW	09.17.25
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6 HPDR REVISIONS-R2	12.09.25

MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
DOWNERS GROVE, IL 60515

BUILDING VIEWS

A302

Dwg Scale: 1/2" = 1'-0"



1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404



DRAWING SHEET REVISIONS

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6 HPDR REVISIONS-R2	12.09.25

MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
DOWNERS GROVE, IL 60515

BUILDING VIEWS

A303

Dwg Scale: 1/2" = 1'-0"



1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404



1 MAPLE AVENUE ELEVATION
1/8" = 1'-0"

ELEVATION NOTES

MAPLE AVE AVERAGE GRADE CALCULATION
SPOT ELEVATION A 0'-0" = GRADE LEVEL
SPOT ELEVATION B -2'-1"
AVERAGE PROPOSED GRADE = (MINUS) -1'-0 1/2"

WASHINGTON ST AVERAGE GRADE CALCULATION
SPOT ELEVATION B -2'-1"
SPOT ELEVATION C -4'-0"
AVERAGE PROPOSED GRADE = (MINUS) -3'-1 1/2"

Materials Legend-Exterior

- 3-01 CAST IN PLACE CONCRETE - BOARD FORMED
- 4-01 BRICK 1, GLEN GERY, FINE ART SMOOTH, MODULAR SIZE, GREY MORTAR
- 4-02 BRICK 2, GLEN GERY, FINE ART SMOOTH, W RAISED BRICK COURSE, MODULAR SIZE, GREY MORTAR
- 4-03 LIMESTONE SILL/COPING
- 5-01 WOOD VENEER LOUVER, GEOLAM OR EQUAL, COLOR: TEAK
- 5-02 WOOD VENEER CLAPBOARD, GEOLAM OR EQUAL, COLOR: TEAK
- 7-02 ALUMINUM PREFORMED / BREAK METAL, COLOR: MATTE BLACK
- 7-03 COMPOSITE DECKING WITH CONCEALED FASTENERS, MANUF TBD, FINISH TBD
- 8-01 WINDOW - GLASS DOORS, MANUF TBD, COLR TO MATCH 7-02 MATERIAL
- 8-04 OVERHEAD GARAGE DOOR, ALUMINUM COLOR BLACK
- 26-01 EXTERIOR WALL SCONCE - MODERN FORMS, BLOC WS-W9201-BK, COLOR BLACK

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MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
DOWNERS GROVE, IL 60515

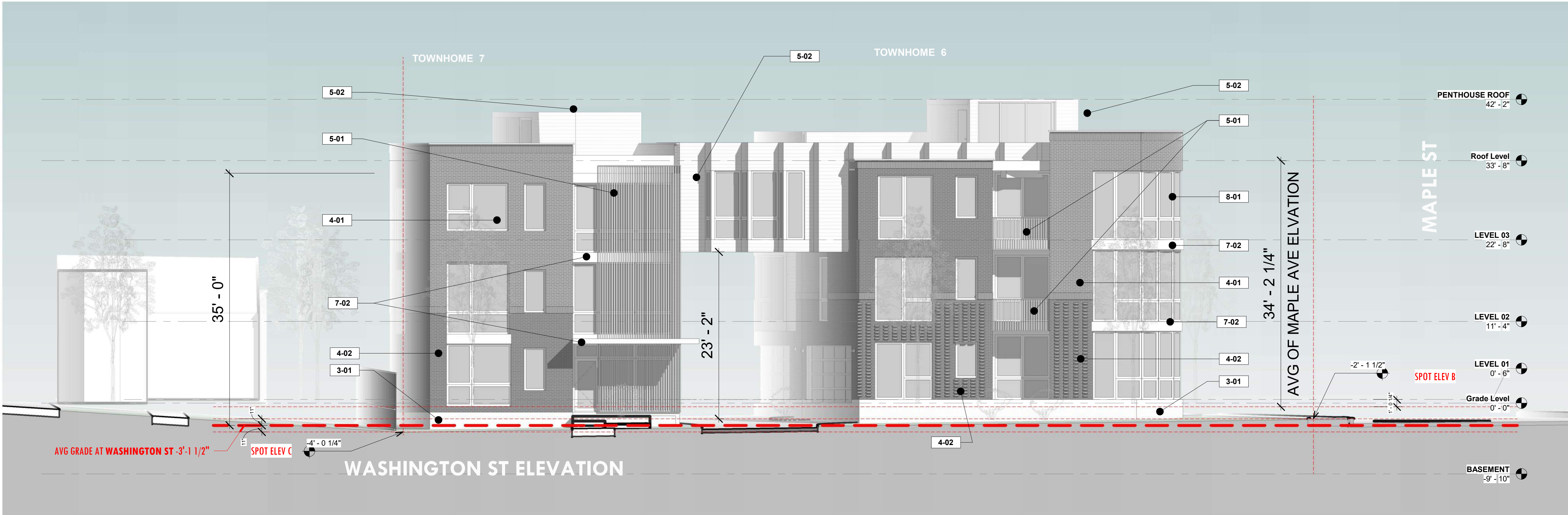
BUILDING ELEVATIONS

A305

Dwg Scale: As indicated



1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404



1 WASHINGTON STREET ELEVATION
1/8" = 1'-0"

Materials Legend-Exterior

- 3-01 CAST IN PLACE CONCRETE - BOARD FORMED
- 4-01 BRICK 1, GLEN GERY, FINE ART SMOOTH, MODULAR SIZE, GREY MORTAR
- 4-02 BRICK 2, GLEN GERY, FINE ART SMOOTH, W RAISED BRICK COURSE, MODULAR SIZE, GREY MORTAR
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- 26-01 EXTERIOR WALL SCONCE - MODERN FORMS, BLOC WS-W9201-BK, COLOR BLACK

ELEVATION NOTES

MAPLE AVE AVERAGE GRADE CALCULATION
SPOT ELEVATION A 0'-0" = GRADE LEVEL
SPOT ELEVATION B -2'-1"
AVERAGE PROPOSED GRADE = (MINUS) -1'-0 1/2"

WASHINGTON ST AVERAGE GRADE CALCULATION
SPOT ELEVATION B -2'-1"
SPOT ELEVATION C -4'-0"
AVERAGE PROPOSED GRADE = (MINUS) -3'-1 1/2"

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1 GARAGE ELEVATION
1/8" = 1'-0"



2 DRIVEWAY ELEVATION
1/8" = 1'-0"

Materials Legend-Exterior

- 3-01 CAST IN PLACE CONCRETE - BOARD FORMED
- 4-01 BRICK 1, GLEN GERY, FINE ART SMOOTH, MODULAR SIZE, GREY MORTAR
- 4-02 BRICK 2, GLEN GERY, FINE ART SMOOTH, W RAISED BRICK COURSE, MODULAR SIZE, GREY MORTAR
- 4-03 LIMESTONE SILL/COPING
- 5-01 WOOD VENEER LOUVER, GEOLAM OR EQUAL, COLOR: TEAK
- 5-02 WOOD VENEER CLAPBOARD, GEOLAM OR EQUAL, COLOR: TEAK
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- 26-01 EXTERIOR WALL SCONE - MODERN FORMS, BLOC WS-W9201-BK, COLOR BLACK

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WASHINGTON ST AVERAGE GRADE CALCULATION
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MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
DOWNERS GROVE, IL 60515

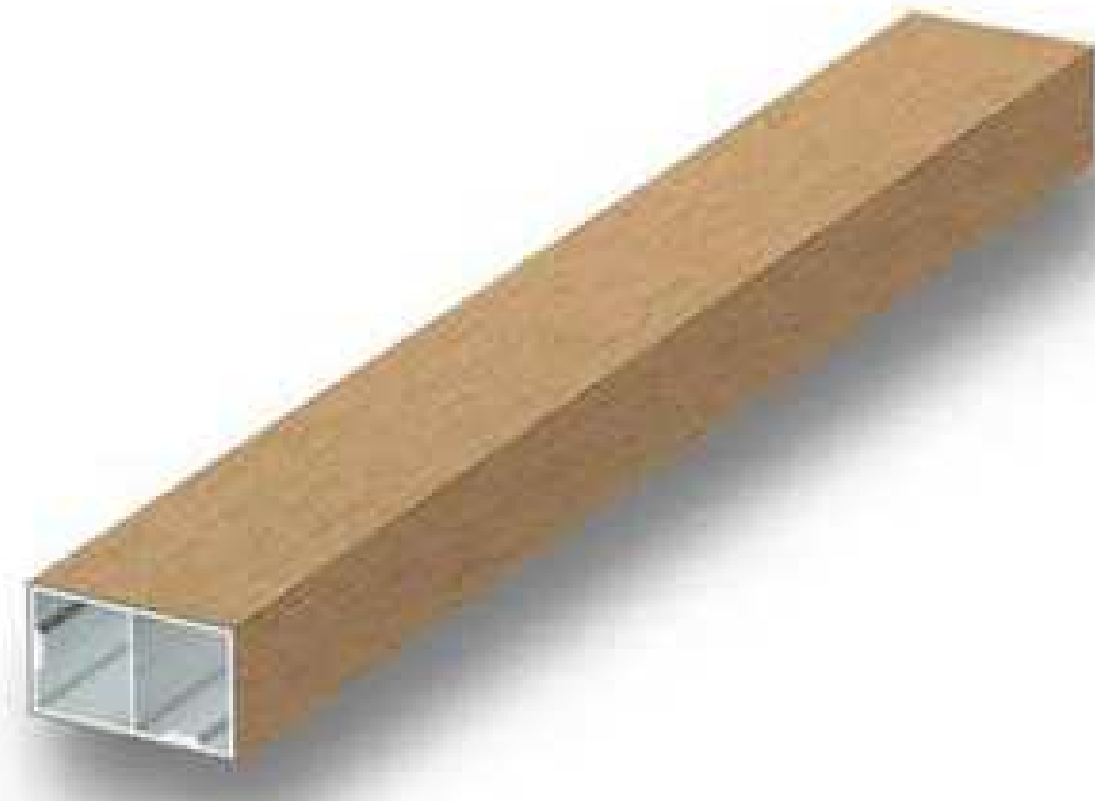
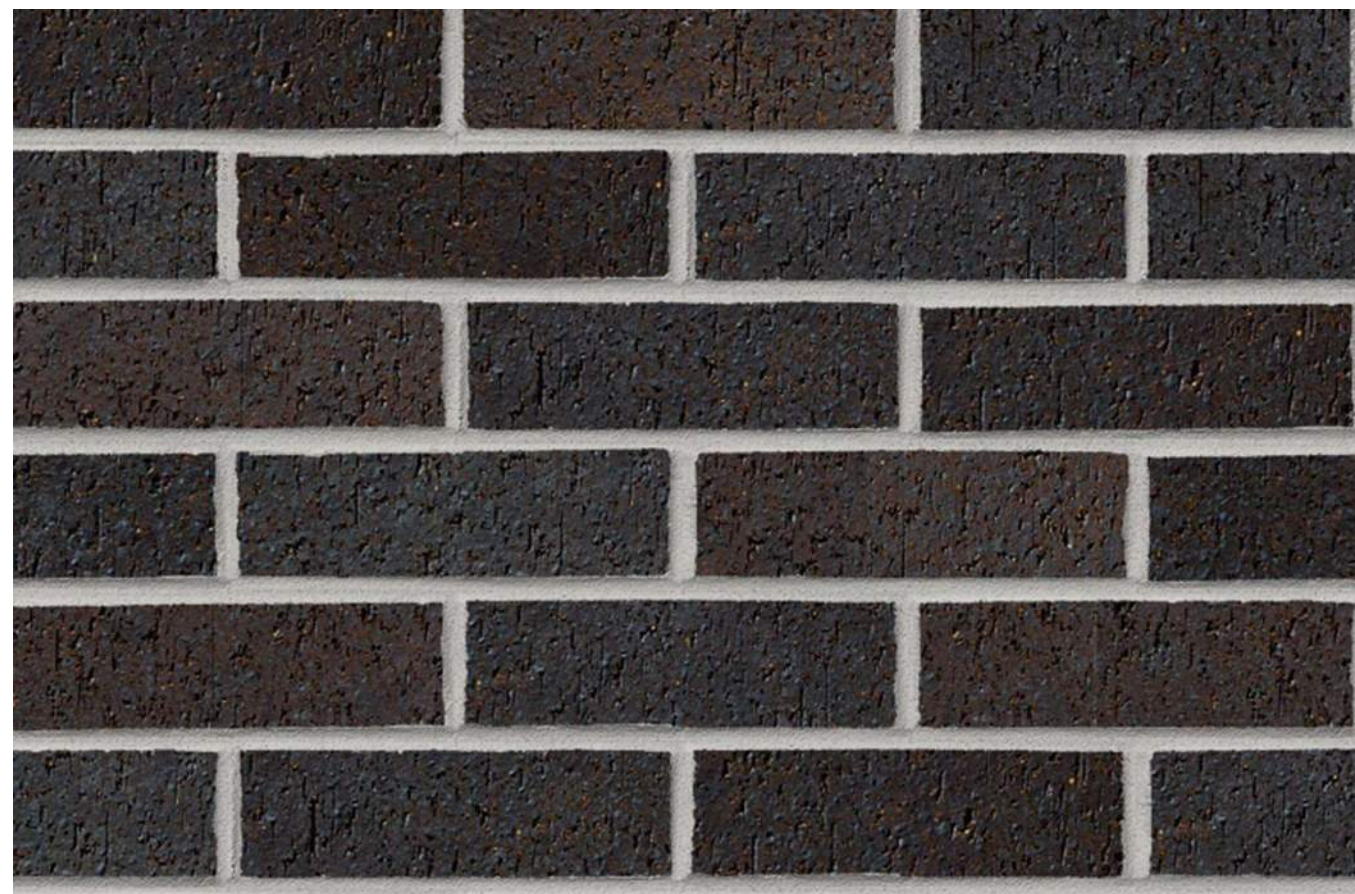
BUILDING ELEVATIONS

A307

Dwg Scale: As indicated



1629 N ELSTON, CHICAGO, IL 60642
P 773 384 4400 F 773 384 4404



BLOC LED Outdoor

WS-W920T/WS-W920Z

MODERN FORMS

PRODUCT DESCRIPTION

This die cast aluminum LED wall luminaire is wet location listed for a broad range of exterior lighting applications. Designed with a square profile, this version of BLOC mounts upward or downward.

FEATURES

- CEC Title 24 Compliant
- Energy Star® rated for WS-W920T
- Mounts in any direction
- Universal driver (120V-220V-277V)
- Color Temp: **3000°K** 2700K and 4000K available special order
- CRI > 90

Fixture Type:

Catalog Number:

Project:

Location:

SPECIFICATIONS

Construction: Die cast aluminum construction with silk screened glass

Light Source: High output LED.

Dimming: Dimm to 10% with 0-10V dimmer, ELV dimming

Mounting: Mounts directly to junction box.

Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GR), White (WT)

Standards: ETL & cETL Wet location listed, IP-66 rated
CEC Title 24 Compliant, Energy Star® rated for WS-W920T

Type	Model	Wattage	LED Lumens	Delivered Lumens	Rated Life	Photometric	Finish
	Dark Sky Friendship	WS-W920T	15.5W	1167	943	71,000 hr	 AL Brushed Aluminum BK Black BZ Bronze WT White
	Up & Down Light	WS-W920Z	35.5W	2334	1900	57,000 hr	

Example **WS-W920T-WT**

For 2700K add "-27"; 4000K add "-40" before the finish; **WS-W920T-27-WT**

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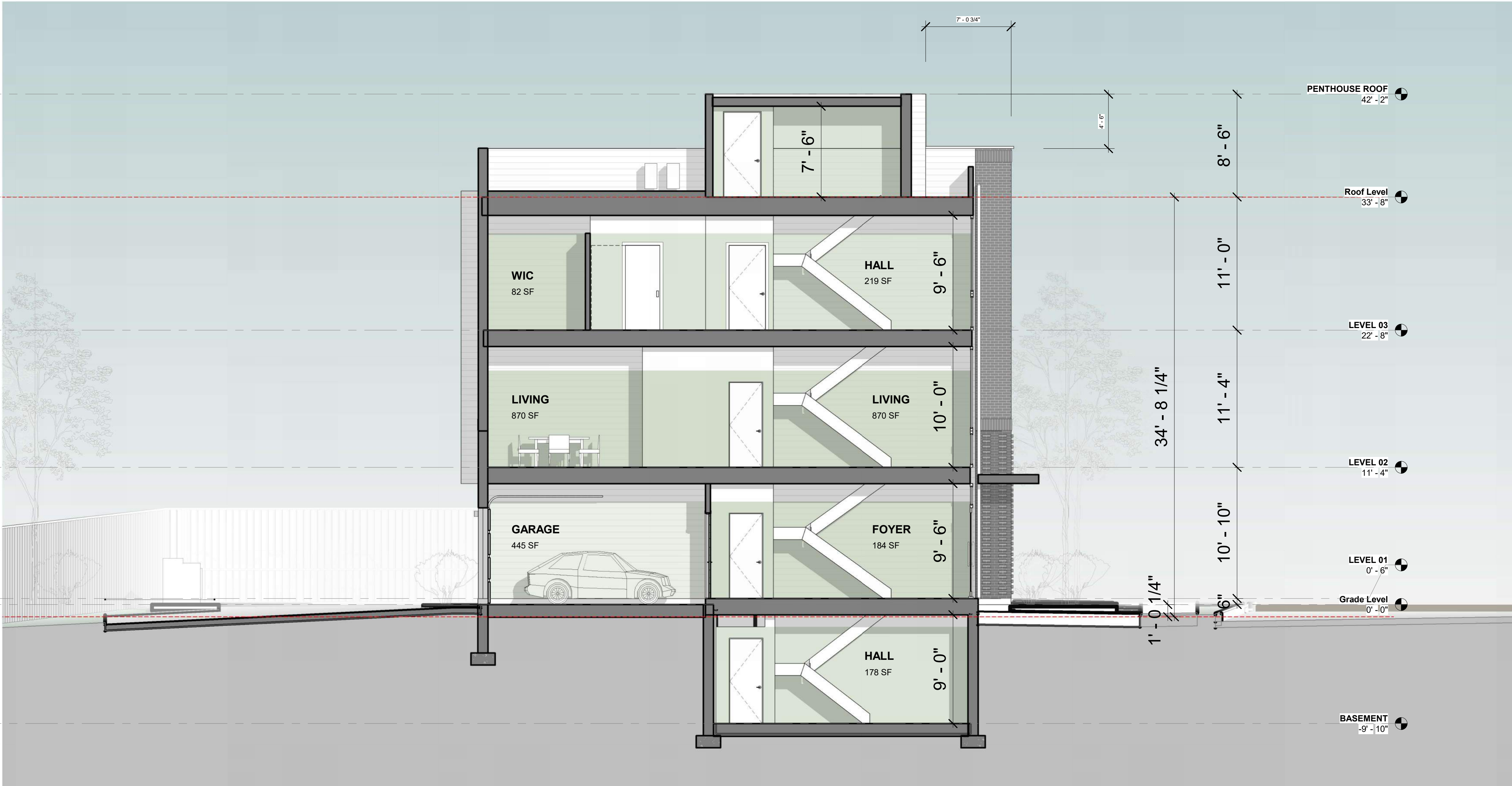
WAC Lighting retains the right to modify the design of our products at any time as part of a company's continuous improvement program. Nov 2015

Materials Legend-Exterior

3-01	CAST IN PLACE CONCRETE - BOARD FORMED
4-01	BRICK 1, GLEN GERY, FINE ART SMOOTH, MODULAR SIZE, GREY MORTAR
4-02	BRICK 2, GLEN GERY, FINE ART SMOOTH, W RAISED BRICK COURSE, MODULAR SIZE, GREY MORTAR
4-03	LIMESTONE SILL/COPING
5-01	WOOD VENEER LOUVER, GEOLAM OR EQUAL, COLOR: TEAK
5-02	WOOD VENEER CLAPBOARD, GEOLAM OR EQUAL, COLOR: TEAK
7-02	ALUMINUM PREFORMED / BREAK METAL, COLOR: MATTE BLACK
7-03	COMPOSITE DECKING WITH CONCEALED FASTENERS, MANUF TBD, FINISH TBD
8-01	WINDOW - GLASS DOORS, MANUF TBD, COLOR TO MATCH 7-02 MATERIAL
8-04	OVERHEAD GARAGE DOOR, ALUMINUM COLOR BLACK
26-01	EXTERIOR WALL SCONCE - MODERN FORMS, BLOC WS-W9201-BK, COLOR BLACK

DRAWING SHEET REVISIONS

1 OWNER REVIEW	09.17.25
2 SITE PLAN REVIEW	09.22.25
3 OWNER REVIEW	10.20.25
4 HPDRB SUBMITTAL	11.07.25
5 HPDRB REVISIONS-R1	11.26.25
6 HPDRB REVISIONS-R2	12.09.25



1 BUILDING SECTION 2
3/16" = 1'-0"

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MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
DOWNERS GROVE, IL 60515

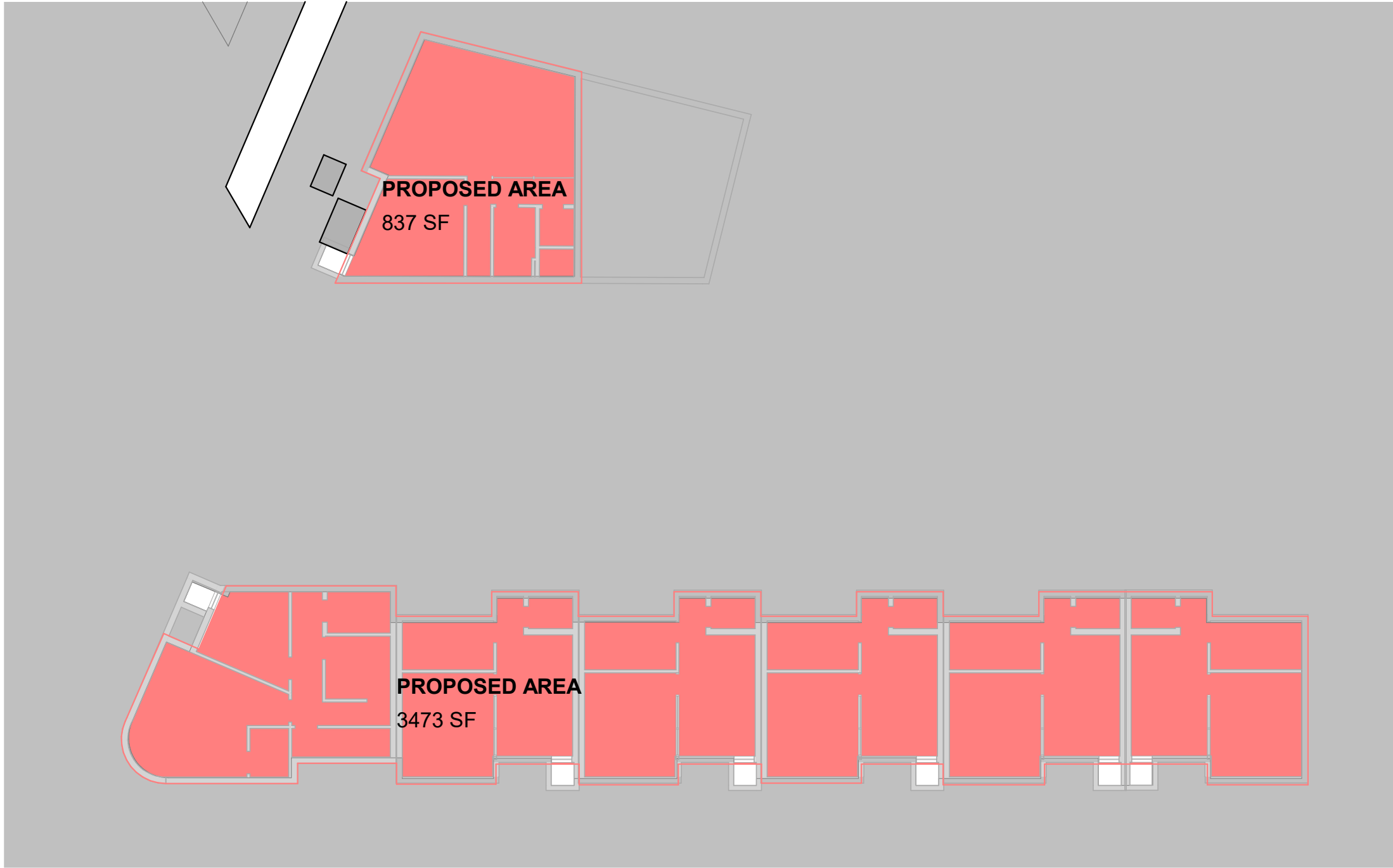
BUILDING SECTIONS

A400

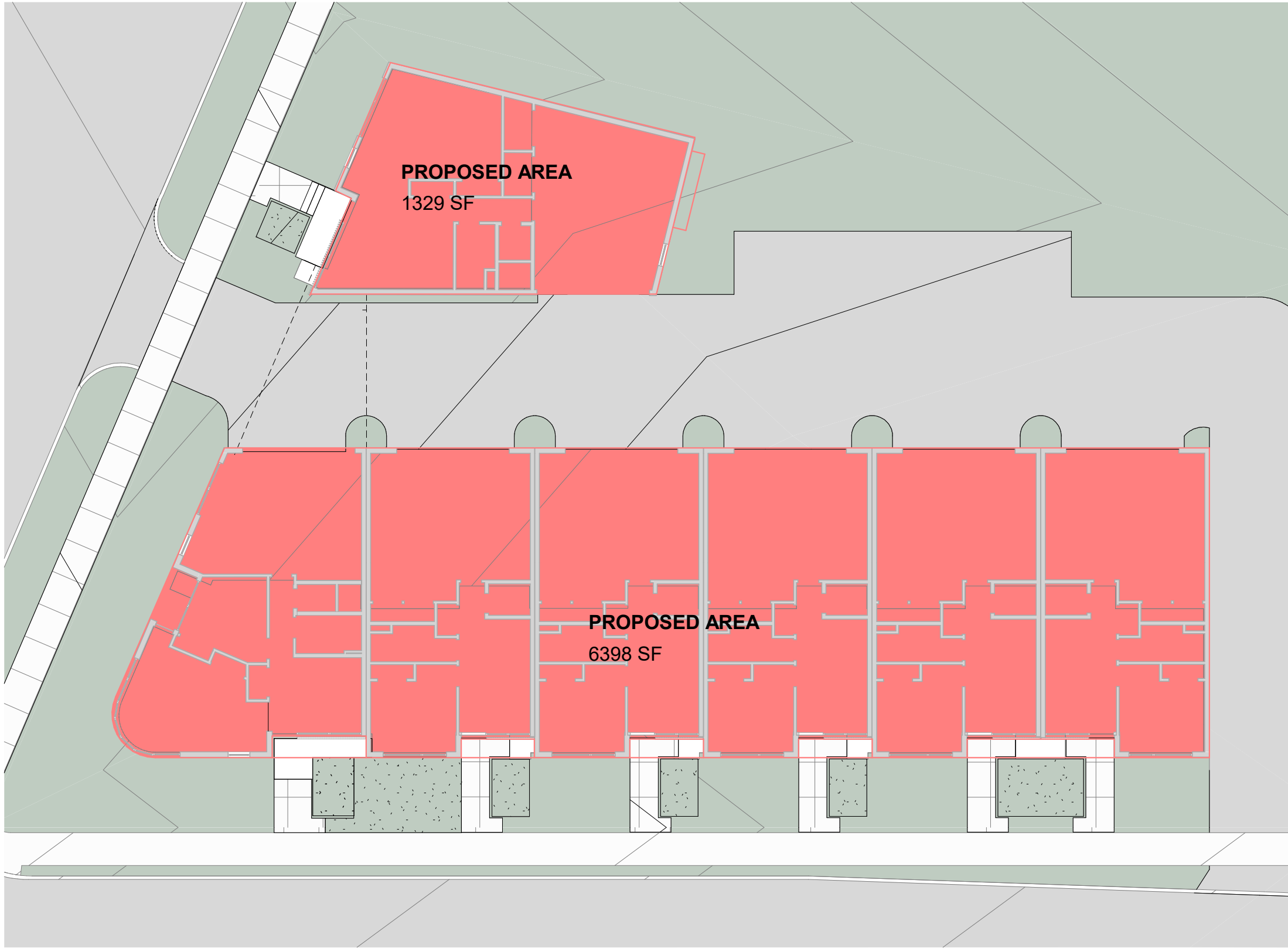
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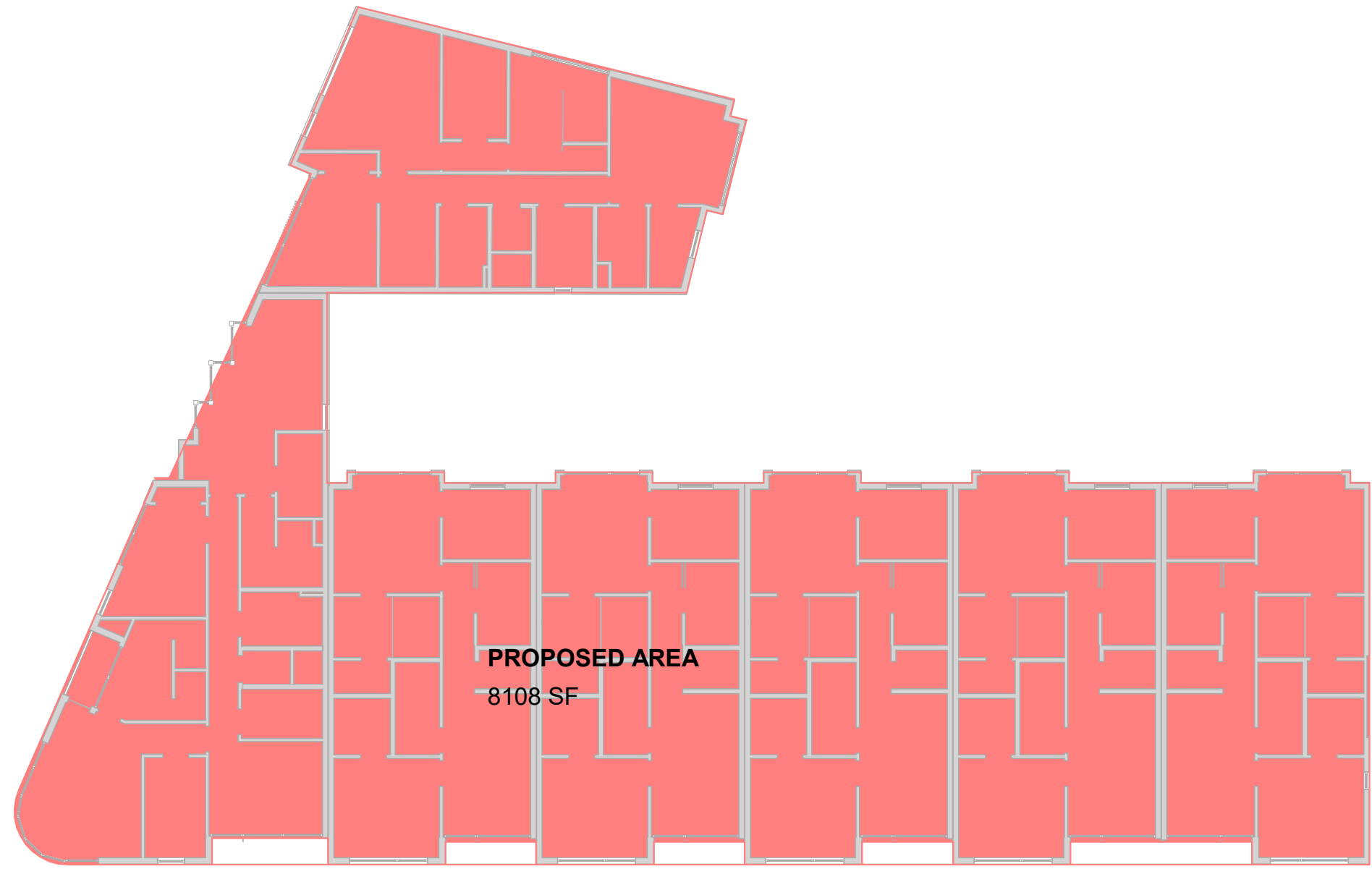
5 BASEMENT
1/16" = 1'-0"



1 Level 01 Gross Area Plan (GAP)
1/16" = 1'-0"



2 Level 02 GAP
1/16" = 1'-0"



3 Level 03 GAP
1/16" = 1'-0"



4 Level 04 GAP
1/16" = 1'-0"

AREA MEASUREMENT NOTES

GROSS AREAS (GAP)
ALL GROSS AREAS ARE CALCULATED BASED ON THE FOLLOWING AREA MEASUREMENTS:

THE FULL THICKNESS OF EXTERIOR ENCLOSING WALLS

RENTAL AREAS (RAP)
THE FULL THICKNESS OF EXTERIOR ENCLOSING WALLS

THE FULL THICKNESS OF WALLS BETWEEN UNITS AND ADJACENT COMMON AREAS.

HALF THICKNESS OF DEMISING WALLS BETWEEN A UNIT AND ADJACENT UNITS.

MAJOR VERTICAL PENETRATIONS ARE MEASURED TO CODE REQUIRED ENCLOSING FACE

Area Schedule-Gross		
Name	Level	Area
PROPOSED AREA	BASEMENT	837 SF
PROPOSED AREA	BASEMENT	3,473 SF
		4,310 SF
PROPOSED AREA	LEVEL 01	6,398 SF
PROPOSED AREA	LEVEL 01	1,329 SF
		7,728 SF
PROPOSED AREA	LEVEL 02	6,473 SF
PROPOSED AREA	LEVEL 02	1,359 SF
		7,832 SF
PROPOSED AREA	LEVEL 03	8,108 SF
		8,108 SF
PROPOSED AREA	Roof Level	272 SF
PROPOSED AREA	Roof Level	407 SF
PROPOSED AREA	Roof Level	203 SF
PROPOSED AREA	Roof Level	285 SF
PROPOSED AREA	Roof Level	203 SF
PROPOSED AREA	Roof Level	203 SF
		1,574 SF
		29,551 SF

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MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
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Gross Area plans

A500

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5 BASEMENT
1/16" = 1'-0"

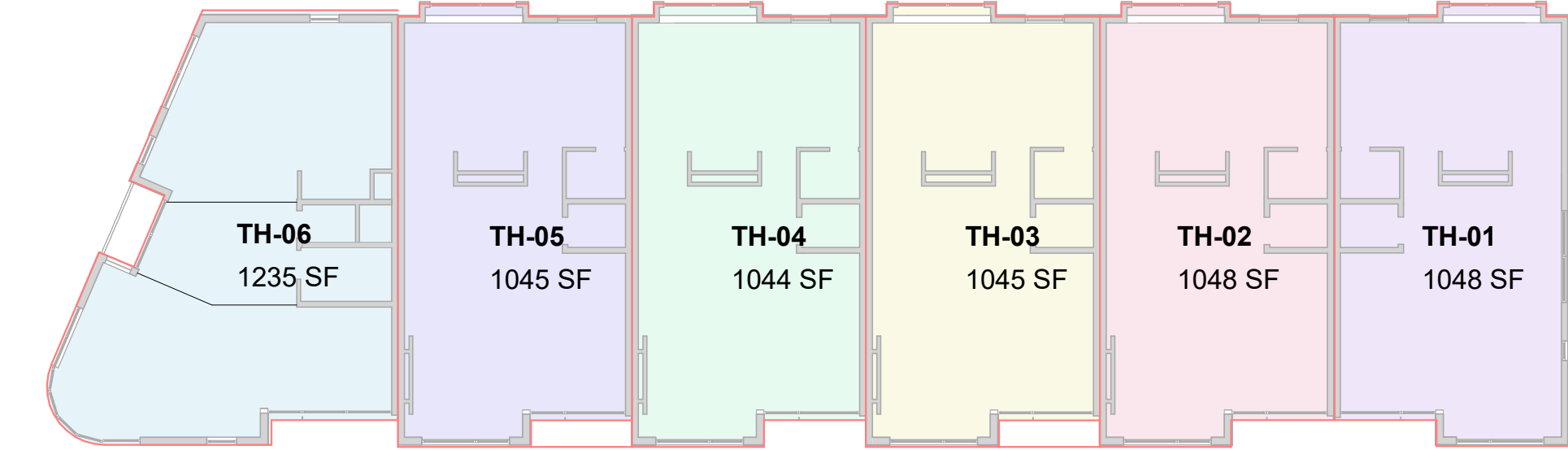
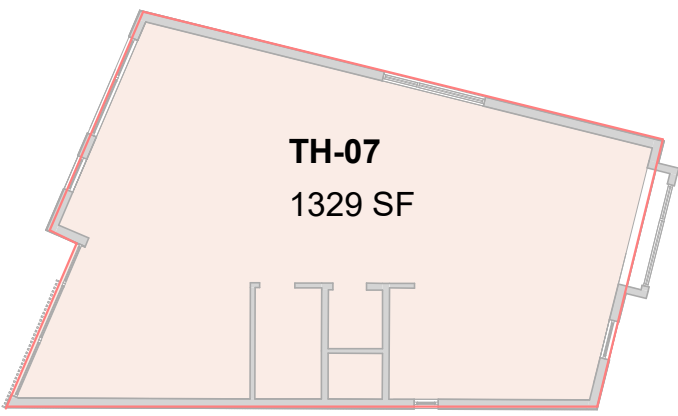


1 LEVEL 01 Rentable Area Plan (RAP)
1/16" = 1'-0"

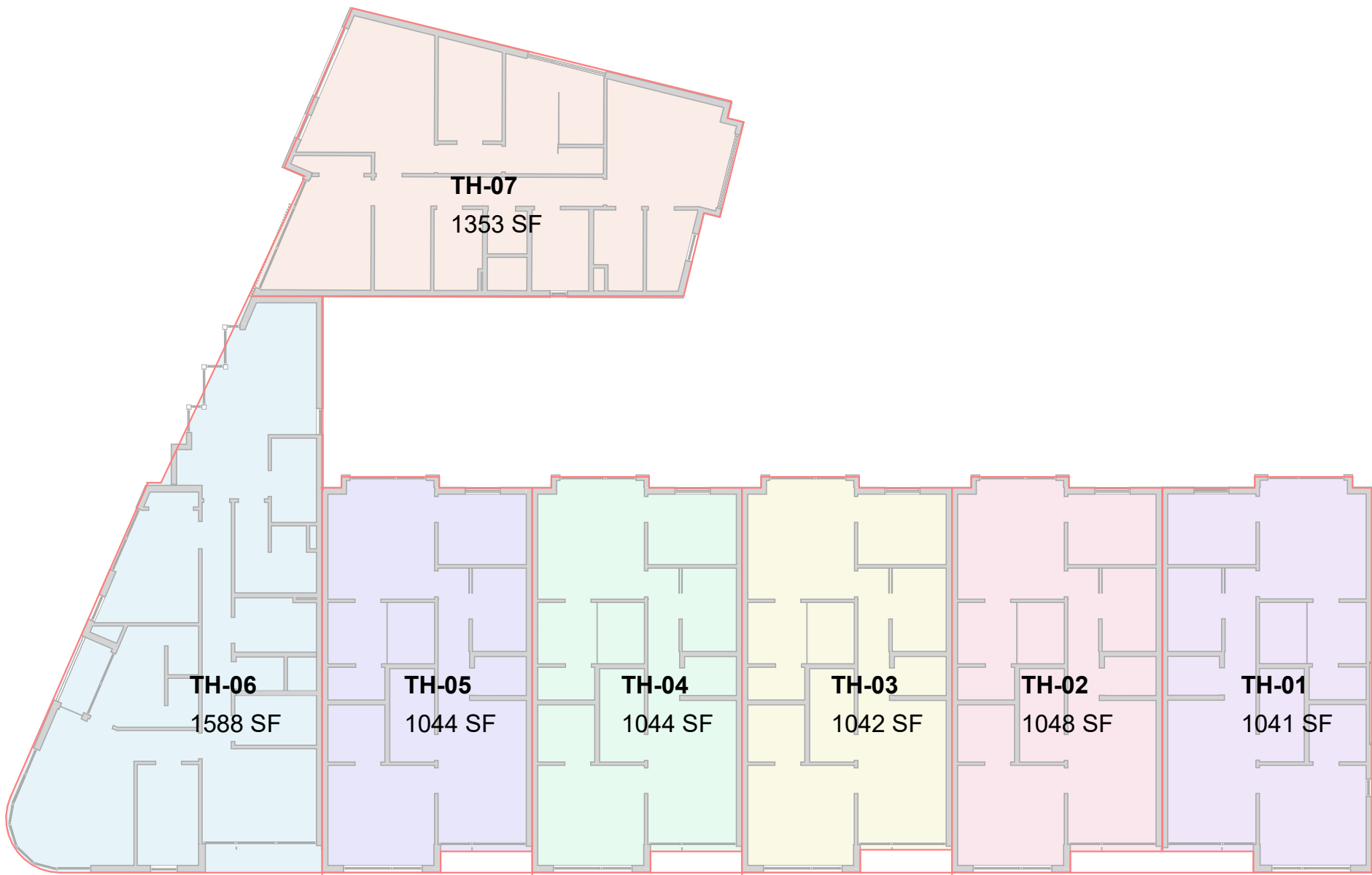
MAPLE AVENUE TOWNHOMES

902 MAPLE AVE
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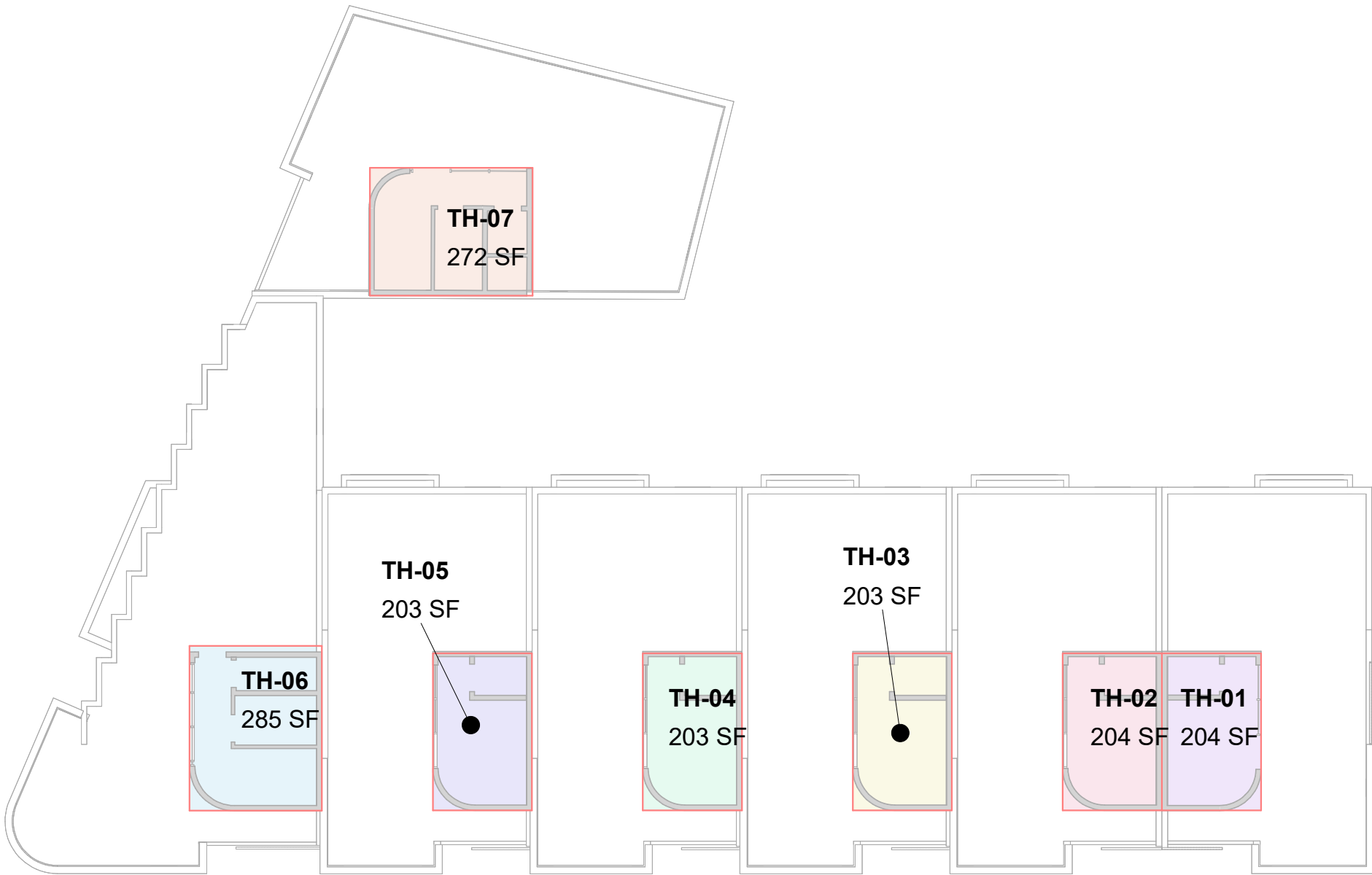
Rental Area plans



2 LEVEL 02 RAP
1/16" = 1'-0"



3 LEVEL 03 RAP
1/16" = 1'-0"



4 LEVEL 04 RAP
1/16" = 1'-0"

AREA MEASUREMENT NOTES

GROSS AREAS (GAP)
ALL GROSS AREAS ARE CALCULATED BASED ON THE FOLLOWING AREA MEASUREMENTS:

THE FULL THICKNESS OF EXTERIOR ENCLOSING WALLS

RENTAL AREAS (RAP)
THE FULL THICKNESS OF EXTERIOR ENCLOSING WALLS

THE FULL THICKNESS OF WALLS BETWEEN UNITS AND ADJACENT COMMON AREAS.

HALF THICKNESS OF DEMISING WALLS BETWEEN A UNIT AND ADJACENT UNITS.

MAJOR VERTICAL PENETRATIONS ARE MEASURED TO CODE REQUIRED ENCLOSING FACE

Area Schedule-Rentable	
Name	Area

TH-01	541 SF
TH-01	1027 SF
TH-01	1048 SF
TH-01	1041 SF
TH-01	204 SF
	3860 SF

TH-02	540 SF
TH-02	1034 SF
TH-02	1048 SF
TH-02	1048 SF
TH-02	204 SF
	3873 SF

TH-03	536 SF
TH-03	1057 SF
TH-03	1045 SF
TH-03	1042 SF
TH-03	203 SF
	3884 SF

TH-04	539 SF
TH-04	1030 SF
TH-04	1044 SF
TH-04	1044 SF
TH-04	203 SF
	3861 SF

TH-05	537 SF
TH-05	1030 SF
TH-05	1045 SF
TH-05	1044 SF
TH-05	203 SF
	3860 SF

TH-06	779 SF
TH-06	1251 SF
TH-06	1235 SF
TH-06	1588 SF
TH-06	285 SF
	5137 SF

TH-07	837 SF
TH-07	1329 SF
TH-07	1329 SF
TH-07	1353 SF
TH-07	272 SF
	5120 SF

35 29596 SF

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A501

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