

**VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION**

VILLAGE HALL COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

March 4, 2024  
7:00 p.m.

**AGENDA**

**1. Call to Order**

- a. Pledge of Allegiance

**2. Roll Call**

**3. Approval of Minutes**

- a. February 5, 2024

**4. Public Hearings**

- a. 24-PCE-0005: A petition seeking approval for a Special Use approval to construct an accessory structure on a lot of record prior to the construction of a principal structure. The property is currently zoned R-4, Residential Detached House 4.  
The property is located directly southwest of the intersection of Randall Street and Webster Street, commonly known as 935 Maple Avenue, Downers Grove, IL. (PINs: 09-08-314-033, -032, -031). Downers Grove Park District, Petitioner and Owner.
- b. 23-PCE-0031: A petition seeking approval for a Special Use approval to construct a three story apartment/condominium building with a total of 5 residential units. The property is currently zoned DT, Downtown Transition  
The property is located on the northeastern corner of the intersection of Maple Avenue and Washington Street, commonly known as 902 Maple Avenue, Downers Grove, IL. (PIN:09-08-307-023). Aurimas Spucys, Petitioner, Aran Holdings, LLC, Owner.

**5. Adjournment**

**THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE**

VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING

January 22, 2024, 7:00 P.M.

Chairman Rickard called the January 22, 2024 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

**ROLL CALL:**

**PRESENT:** Chairman Rickard, Commissioners Boyle, Dmytryszyn, Frankovic, K. Patel, Toth, Roche

**ABSENT:** Commissioners Maurer, V. Patel

**STAFF:** Planning Manager Jason Zawila, Development Planner Emily Hepworth, Flora Leon, Senior Planner

**OTHERS PRESENT:** Terry Smith, Iris Olsen, Scott Richards, Diana Olsen, Kevin McKenna, Jay Cherwin, Luay Aboona.

**APPROVAL OF NOVEMBER 6, 2023 MINUTES**

Motion to approve by Commissioner Boyle, seconded by Commissioner Toth.

**PUBLIC HEARINGS**

Chairman Rickard explained the protocol for the public hearing process and swore in those individuals that would be speaking during the public hearing.

- a. **23-PCE-0009: A petition seeking a Final Plat of Subdivision and an Amendment to Planned Development #31 to construct a new multi-family residential development. The property is currently zoned O-R-M/P.D. #31, Office, Research, and Manufacturing and Planned Development #31. The property is generally located west of Lacey Road starting approximately 1,100 feet north of the intersection of Lacey Road and Finley Road and extending north to Butterfield Road and West of Woodcreek Drive, commonly known as the Esplanade at Locust Point, Downers Grove, IL (PINs: 05-25-413-009, 05-25-415-009, 05-25-415-010, 05-36-200-009, -011, 05-36-202-008, -015, -016, -017, 05-36-400-017, 06-30-301-007, 06-30-304-002, -003, 06-30-305-003, 06-31-100-019, -020, -021, -022, -023, -025, -027, -028, -029, 06-31-103-001, -002, -005, -006, -007). M&R Development, L.L.C., Petitioner and Various Owners**

Terry Smith, land planner and landscape architect for the project, introduced the team members and explained the subject property occupied a nine-acre tract on the northwest corner of Lacey Drive and Woodcreek Drive. He gave some of the background and context of the site. He discussed the original approval process and stated they are asking the Plan Commission for approval to an amendment to the PUD to construct the multifamily residential development. Mr. Smith stated they were asking for

four major things, such as an amendment to PD #31 to allow for construction of the proposed development, deviation of a parking requirement to allow 1.65 parking spaces per unit, a master signage plan amendment and approval for a plat of subdivision. He then explained the property and what they were proposing, which are three four-story L-shaped multifamily buildings, a club building, 65 space garage level and bicycle parking. He explained there was 195 garage spaces, 295 surface spaces, for a total of 490. The site is 9.2 acres and units comprised of 23% studio, 49% one bedroom, and 28% two bedroom.

Mr. Smith then further discussed the club amenities, which will have traditional features of a club, including pool, grilling area, clubroom, game room, leasing, fitness room at 8,000 square feet. Mr. Smith expressed they wanted to stay in context with the architecture that already exists and wanted to repeat some of the architectural features with the development. He described the buildings as contemporary flat roof facades. He expressed a lot of work went into the stormwater aspect, but they complied with both County and Village regulations. He discussed landscape architecture was an important part of their site. He stated the landscape plan was code compliant and the landscape mostly comprised of a combination of shade trees and foundation plantings to compliment the building architecture. Mr. Smith also discussed the signage package and the various signs included.

Commissioner Boyle asked if the parking coinciding the bedrooms would be in reference to a community a little bit further away. Mr. Smith, said they understood a suburban community would not have the ability of public transportation, but based on the number of bedrooms in the apartments they have sufficient parking, that was also similar to other developments they have recently constructed.

Commissioners Boyle followed up and asked if the spaces were first come first serve. Mr. Smith stated the spots in the garage would be assigned. Commissioner Boyle then asked if there was a plan B if they had residents calling and to say there was not enough parking. Iris Olson, with M&R Development, stated the last few developments they've built were with the 1.65 and they've had zero parking issues.

Commissioner Boyle asked if there would be any concern with people getting in and out in the morning and evening. Mr. Aboona explained they completed a traffic study and it showed the development would not have a negative effect. He also added they had done similar projects over the years with 1.65 and it was a common ratio.

Commissioner Boyle asked how many trees were already there and how many would be going back in there. Mr. Smith said he did not think they did an actual tree survey, but when they realized there was low quality vegetation that they were removing and their plan would be code compliant. Commissioner Boyle asked if there was any protected land. Mr. Smith answered there were no wetlands or restrictions on the property.

Chairman Rickard opened it up to the public for comment.

Scott Richards, resident, said he did not have a problem with the development, but wondered why developers were always wanting to come in and cut down the amount of parking spaces on the projects, and asked if that was really necessary. He said when he first saw the drawings and pictures

of the building it looked like a typical family hotel along the expressway and that area had some beautiful buildings, so he would like to see something that looked a little more expensive to blend in.

Diana Olson asked how many traffic lights or traffic stops signs along Lacey they would be installing and said that should be addressed. Chairman Rickard stated they would take questions now and have them address those when they come back up.

Chairman Rickard asked for the staff report.

Flora Leon, Senior Planner, explained the petition was a request for a planned unit development amendment along with a request for a subdivision. She displayed the location map, which show that the location of the project would be at the northwest intersection of Lacey Road and Woodcreek Drive. She said the existing zoning is ORM and all notice requirements were met, along with newspaper notices and mail to all resident within 250 feet. She said staff received correspondence from the DuPage County Forest Preserve, that was provided on the dias and they had no issues with the development. Staff also received one inquiry about the nature of the development.

Ms. Leon then included the history of the development. She explained Lot 2 would remain vacant and there was a plan for an office building and parking, but the proposal would be required to appear in front of the Plan Commission and Village Council for final site plan approval. Ms. Leon noted all the standards of approval had been met and additional utility and drainage easements would be provided for both lots. She then discussed the site plan, including 297 units, clubhouse and amenities, surface parking and interior parking, circulation with two full movement access points and turn lanes, drainage plan, elevations, and signage plan. Lastly, she provided an overview of how the development met the goals of the Comprehensive Plan and the planned unit development criteria. She stated that staff did find the PUD criteria and subdivision criteria were met.

Chairman Rickard asked to share where the design guidelines were applicable and if they were only applicable in certain plan areas or zoning districts or Village wide. Ms. Leon stated the downtown design guidelines are applicable only to the downtown zoning districts, so it would not apply to this development.

Chairman Rickard asked if it was accurate that staff felt the parking quantity ratio was adequate. Ms. Leon answered yes, they do comply with the findings of the traffic study prepared by the applicant.

Commissioner Dmytryszyn asked if they had any citizen complaints for any projects about the parking spaces. Mr. Zawila said he could not think of any complaints they had received for any development downtown.

Commissioner Frankovic said the only concerns she had was with parking but they answered a lot of the concerns.

Commissioner Boyle asked about the traffic signalization asked by the public. Chairman Rickman asked them to address the question about traffic signalization. Mr. Aboona stated everything there already would remain. Commissioner Boyle asked if that was reviewed and agreed to as a recommendation by the Downers Grove Traffic Department. Mr. Aboona answered that was correct.

DRAFT

Commissioner Toth said he felt the standards were met and there was an opportunity to put BMPs throughout the parking lots and this would be a good opportunity to take advantage of.

Chairman Rickard stated he did not have issues with the parking and seemed like a huge trend to have reduction in parking. He said he also did not see any issues with the project and believed the standards had been met for both requests.

Commissioner Roche added that the bulk of the units would be studio and one bedroom which would likely correlate with a one car need, so it made sense to use beds versus a square footage requirement.

**BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, COMMISSIONER DMYTRYSZYN MADE A MOTION THAT FOUND THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR A FINAL PLAT OF SUBDIVISION IN PLANNED UNIT DEVELOPMENT #31 AMENDMENT AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST AND THEREFORE THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 23-PCE-0009, SUBJECT TO CONDITIONS 1-5 LISTED ON PAGE 8 OF STAFF REPORT.**

**SECOND BY COMMISSIONER FRANKOVIC**

**ROLL CALL:**

**AYE: DMYTRYSZYN, FRANKOVIC, K. PATEL, TOTH, ROCHE, BOYLE, CHAIRMAN RICKARD**

**NAY: NONE**

**MOTION APPROVED. VOTE: 7-0**

- b. 23-PCE-0037: A petition seeking a Special Use approval for a second drive through facility at the White Castle Restaurant. The property is currently zoned B-2/P.D. #8, General Retail Business and Planned Development #8. The property is located approximately 315 feet north of the intersection of Lemont Road and 75<sup>th</sup> Street, commonly known as 1204 75<sup>th</sup> Street, Downers Grove, IL (PIN:09-30-201-021). Kevin McKenna, Petitioner, White Castle System Inc., Owner.**

Kevin McKenna, Petitioner, gave a presentation on the petition, which was seeking Special Use approval for a second drive through facility at this existing White Castle Restaurant. He explained that double drive through would permit less stacking, quicker time in the drive through, and allowed more time for the onsite staff to prep the meals. He displayed photos and explained how the drive through would work, landscaping of the area, two lanes merging into one, and photos of existing double line drive throughs.

Chairman Rickard asked if he could touch on how parking would be affected and what would be going on the exterior of the site. Mr. Burnham stated they would be doing a pedestrian connection at the north property lot, a sidewalk, and would be eliminating parking.

Commissioner Patel asked how many existing parking spots were there right now. Mr. Burnham said there were 61 provided. Commissioner Patel then followed up asked how many spaces would be eliminated. Mr. Burnham answered six. Commissioner Patel then asked if there would be modifications to the existing curb cuts. Mr. Burnham stated no.

Chair Rickard asked if they still had more parking than required even with the reduction. Mr. Burnham answered yes.

Chairman Rickard opened it up to the public. No public comment.

Chairman Rickard asked for the staff report.

Emily Hepworth, Development Planner for Downers Grove, presented for the special use at 1204 75th Street, White Castle Restaurant. She stated the public hearing notice sign was posted on the site and all property owners within 250 feet received mailing noticed and staff has not received any public comments on the hearing. She discussed the existing conditions on the site, including two curb cuts and one drive through line wrapping around the southside of the building and continuing on the east side of the building. She also shared the proposed improvements for the site, including no changes to the curb cuts and accesses would remain, a second drive thru lane would be added that merges back into one with 11 stacking spaces, new pedestrian connection, landscape improvements, and 56 parking spots provided. She discussed the landscape improvements further, stating there were three trees that would be preserved with an additional 17 trees proposed, including shrubs, trees, perennials, etc., with landscape improvements between the two lanes and western parameters. Ms. Hepworth provided the Comprehensive Plan recommendations and staff found it was in line with the recommendations. She also provided approval for special use criteria and stated staff found standards of approval had been met.

Commissioner Roche said it seemed straightforward and there was definitely enough space on the site and the proposed improvements would improve the site overall. She said it was a nice plan.

Commissioner Patel agreed.

Commissioner Toth said having two drive throughs was common and supported it.

Commissioner Frankovic commented it was a great plan and like the landscape improvements.

Chairman Rickard agreed and said it would help to soften that area up a little bit.

**BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, COMMISSIONER PATEL MADE THE MOTION THAT FOUND THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR THE SPECIAL USES AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST AND THEREFORE THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 23-PCE-0037, SUBJECT TO THE CONDITION LISTED ON PAGE 4 OF THE STAFF REPORT.**

**SECOND BY COMMISSIONER DMYTRYSZYN**

DRAFT

**ROLL CALL:**

**AYE: BOYLE, DMYTRYSZYN, FRANKOVIC, K. PATEL,, TOTH, ROCHE, CHAIRMAN RICKARD**

**NAY: NONE**

**MOTION APPROVED. VOTE: 7-0**

Mr. Zawila provided an update on upcoming meetings and previous cases.

**THE MEETING WAS ADJOURNED. UPON A MOTION BY COMMISSIONER BOYLE, SECOND BY COMMISSIONER DMYTRYSZYN. A VOICE VOTE FOLLOWED AND THE MOTION PASSED UNANIMOUSLY.**

/s/ Celeste K. Weilandt  
Recording Secretary

(As transcribed by Ditto Transcripts)



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
MARCH 4, 2024 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
24-PCE-0005 935 Maple Avenue	Special Use for an Accessory Structure	Flora León, AICP Senior Planner

**REQUEST**

The petitioner is requesting approval for a Special Use to construct an accessory structure on a lot of record prior to the construction of a principal structure.

**NOTICE**

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

**GENERAL INFORMATION**

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**OWNER/PETITIONER:** Paul Fyle, ASLA  
Downers Grove Park District  
2455 Warrenville Road  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**EXISTING ZONING:** R-4, Residential Detached House 4  
**EXISTING LAND USE:** Vacant Residential Lot  
**PROPERTY SIZE:** 26,423.4 square feet (0.61 acres)  
**PINS:** 09-08-314-033, -032, -031

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	DT, Downtown Transition	Downtown
<b>SOUTH:</b>	R-4, Residential Detached House 4	Single Family Detached
<b>EAST:</b>	R-4, Residential Detached House 4	Single Family Detached
<b>WEST:</b>	DT, Downtown Transition	Downtown

**ANALYSIS**

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**SUBMITTALS**

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

1. Project Summary/Narrative
2. Special Use Criteria
3. Plats of Survey
4. Plat of Consolidation
5. Architectural Plans



## 6. Engineering Plans

### PROJECT DESCRIPTION

The petitioner is requesting approval for a Special Use to construct an accessory structure on a lot of record prior to the construction of a principal structure. The Downers Grove Park District is proposing to construct a new picnic pavilion as part of the upcoming renovation project at Constitution Park. The pavilion is proposed to be constructed on a portion of the park facing Webster Street. The subject property is currently zoned R-4, Residential Detached House 4. Per the Zoning Ordinance, accessory structures may only be built on a lot with an existing principal structure unless a Special Use is granted.

It should be noted that the remainder of Constitution Park and the Lincoln Community Center is currently zoned DT, Downtown Transition and not subject to the request. The petitioner is proposing additional improvements for the remainder of the park including: a larger wheelchair-accessible playground, new walking paths and stormwater improvements. Only the picnic pavilion is subject to the Special Use request.

### COMPLIANCE WITH THE COMPREHENSIVE PLAN

According to the Future Land Use Plan the subject property is designated as Downtown. The Comprehensive Plan also places the subject site within the Downtown Functional Subarea - Downtown Transition, with public uses considered appropriate within the Downtown Transition area. The proposed accessory structure is also consistent with the existing use as a park. One of the goals listed in the Parks and Open Space section of the Comprehensive Plan is to work with the Downers Grove Park District to continue to provide opportunities for passive and active recreation through high-quality facilities and programming. Moreover, the Downtown Focus Area states there should be a focus on strengthening the ties of Constitution Park to the rest of the Downtown. The proposal is consistent with the intent of the Comprehensive Plan.

### COMPLIANCE WITH THE ZONING ORDINANCE

The subject property is zoned R-4, Single Family Residential. An accessory structure on a lot prior to a principal structure is an allowable special use in the R-4 district. The properties meet the requirements and are eligible for consideration of this special use. The three lots will be administratively consolidated during the building permit review process in order to accommodate the proposed pavilion location. The proposed pavilion will meet the bulk requirements of the Zoning Ordinance as outline in the table below:

935 Maple Avenue	Required	Proposed
Front Setback	25 ft.	101 ft.
Side Setback	5 ft.	5.9 ft. (north), 35 ft. (south)
Rear Setback	10 ft.	23.9 ft.
Size	N/A	1,040 sq. ft.
Height	35 ft. maximum	15.55 ft.

### ENGINEERING/PUBLIC IMPROVEMENTS

All engineering provisions including stormwater regulations have been reviewed for compliance with the Stormwater and Floodplain Ordinance. The proposed development will meet the ordinance.

### PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the application and has no concerns.

### NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing a legal notice in the *Daily Herald*. Staff received one neighborhood comment seeking additional information on the proposed plans.

### STANDARDS OF APPROVAL

Special Use

The petitioner is requesting approval for a Special Use to construct an accessory structure on a lot of record prior to the construction of a principal structure, as required by Section 28.6.010(a)(3). The review and approval criteria is listed below.

**Section 28.12.050.H Approval Criteria – Special Uses**

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

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

**DRAFT MOTION**

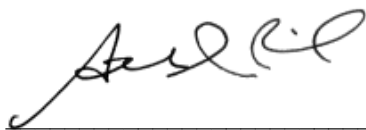
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Staff will provide a recommendation at the March 4, 2024 meeting. Should the Plan Commission find that the request meets the standards of approval for the Special Use, staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 24-PCE-0005:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for the Special Uses as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 24-PCE-0005, subject to the following conditions:

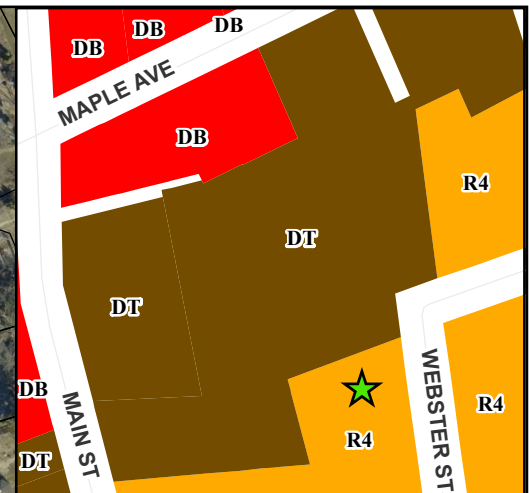
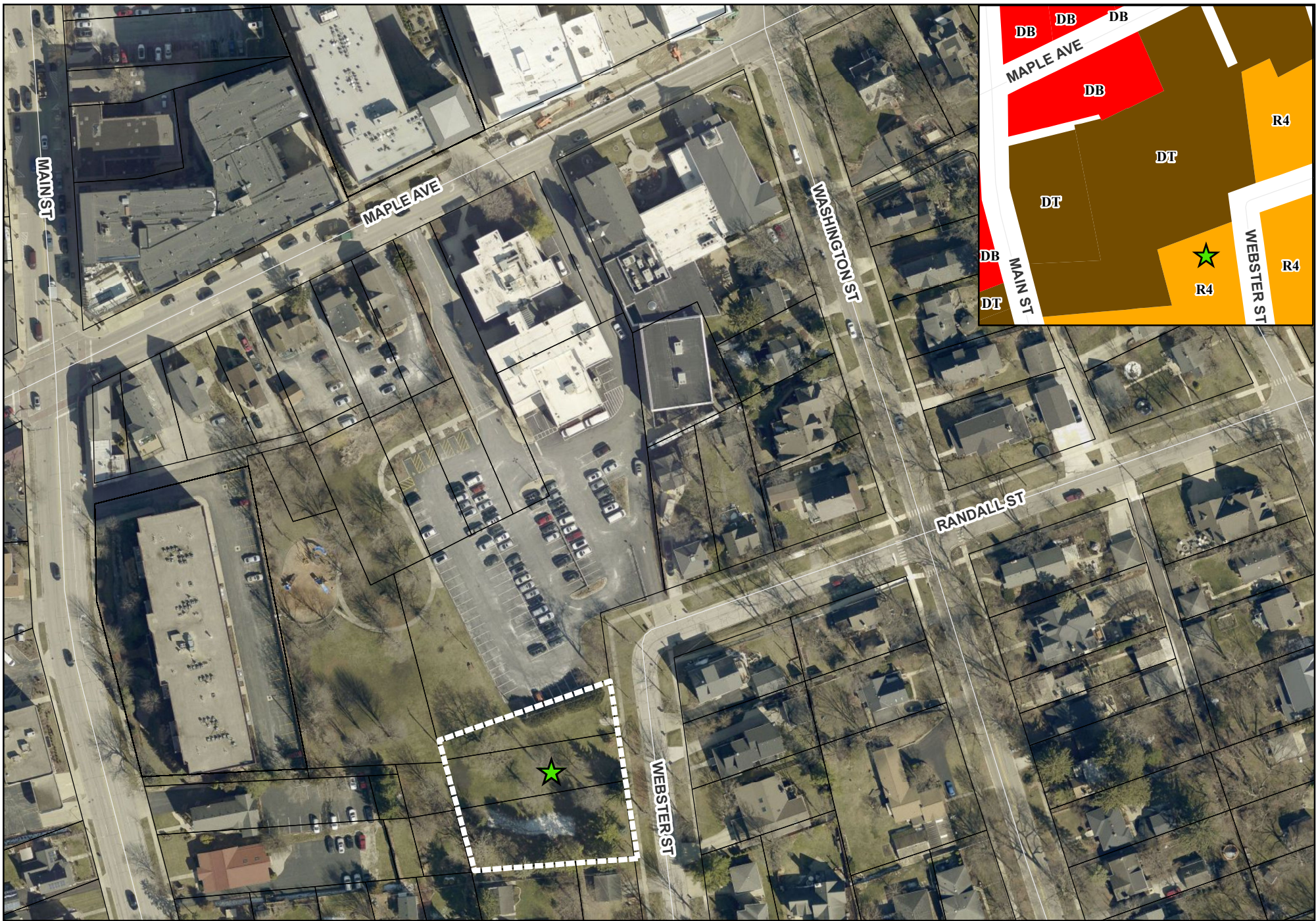
1. The proposed pavilion shall substantially conform to the plans and specifications attached to this report except as such plans may be changed to conform to Village codes, ordinances, and policies.
2. The petitioner shall administratively consolidate the lots into one lot of record prior to issuing a building permit.

Staff Report Approved By:





Stanley J. Popovich, AICP  
Community Development Director

SP:fl  
-att



300 150 0 300 Feet

### 935 Maple Avenue - Location Map

-  Subject Property
-  Project Location



**Administration Office**  
2455 Warrenville Road  
Downers Grove, IL 60515  
Phone: 630.960.7500  
Fax: 630.963.1543

**Recreation and Fitness Center**  
4500 Belmont Road  
Downers Grove, IL 60515  
Phone: 630.960.7250  
Fax: 630.960.7251

**Lincoln Center**  
935 Maple Avenue  
Downers Grove, IL 60515  
Phone: 630.963.1300  
Fax: 630.963.5884

**Golf Course**  
2420 Haddow Avenue  
Downers Grove, IL 60515  
Phone: 630.963.1306  
Fax: 630.963.9435

**Museum**  
331 Maple Avenue  
Downers Grove, IL 60515  
Phone: 630.963.1309  
Fax: 630.963.0496

**William F. Sherman, Jr. Interpretive Center**  
301 31st Street  
Downers Grove, IL 60515  
Phone: 630.963.9388  
Fax: 630.963.9389



February 6, 2024

Plan Commission  
Village of Downers Grove  
801 Burlington Avenue  
Downers Grove, IL 60515

**Re: Project Summary – Special Use Permit (935 Maple Avenue)**

Dear Commissioners,

I am writing to you today to request a Special Use Permit for a new picnic pavilion, proposed as part an upcoming park renovation project. The park space adjacent to the Lincoln Community Center, also known as Constitution Park, currently includes a playground and open lawn areas. In addition to serving as a neighborhood park to many residents in downtown Downers Grove, this open space also supports Park District programs based in the Lincoln Center, such as pre-school, summer camps and the Active Adult Center.

The Park District recently developed plans for improvements at Constitution Park, to include a larger, wheelchair-accessible playground, new walking paths, and a picnic pavilion (as shown on the attached drawings). The proposed pavilion would provide shade and shelter for park users, as well as supporting Park District programs operating within the park.

As is our standard practice, the Park District has solicited feedback from park neighbors on multiple occasions throughout the design process. Notice was mailed to all residents within 500 feet of the park, and two Open House public meetings were held at the Lincoln Center to review park designs and receive neighborhood feedback. During this process, changes were made to the park design based on resident input. For example, one of the top concerns expressed by neighbors was to preserve any high-quality existing trees within the park. As a result, Park District staff revised the playground and pathway layout to avoid impacting these trees.

Many of our existing parks currently contain picnic shelters, which provide shade on sunny days or a place to escape the rain during storms. These shelters support the District's mission and create a better recreation experience for all park users. The proposed pavilion at Constitution Park is especially important to help the Park District provide high-quality programs such as pre-school and summer camps to the residents of Downers Grove.

Thank you for your consideration of our Special Use Permit application.

Sincerely,

William McAdam  
Executive Director



# Special Uses

Form #PC02

Review and Approval Criteria

**Address of Project Site:** 935 Maple Avenue

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

## Section 28.12.050.H. Approval Criteria (Special Uses)

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

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

The proposed pavilion is authorized as an accessory structure in the R4 zoning district; however, a Special Use Permit is required since no primary structure exists on this parcel.

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

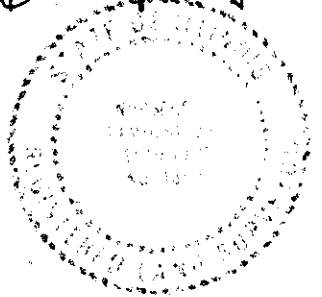
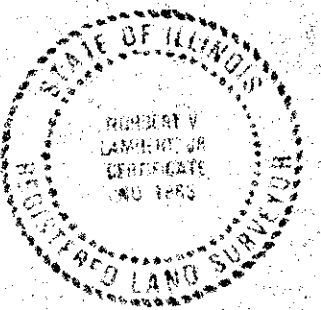
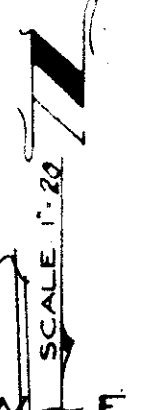
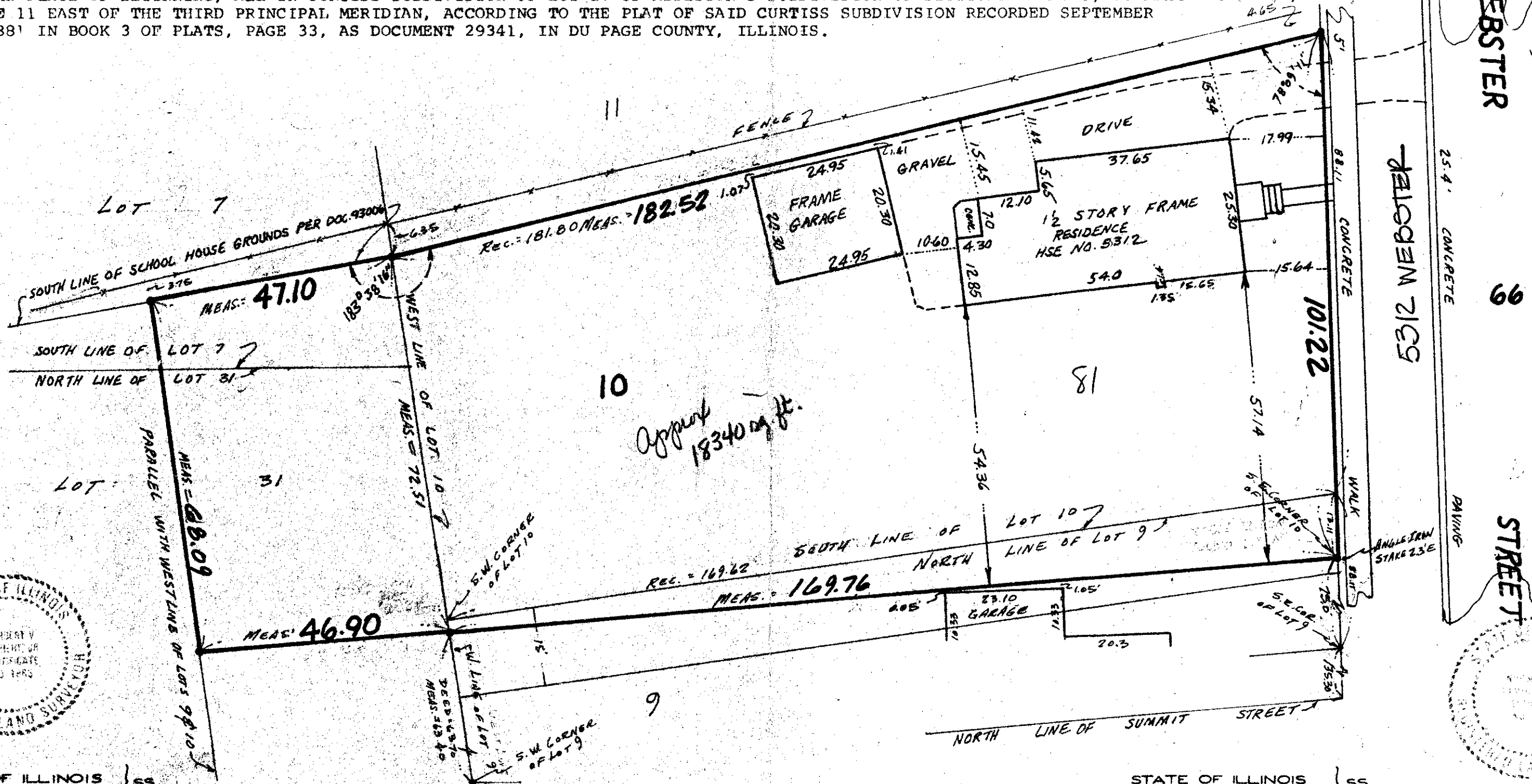
A new picnic pavilion will benefit Downers Grove residents by providing shade and shelter for Park District program participants, such as Preschool, summer camps for school-age children, and our Active Adult Center. In particular, the District's summer camps will use the pavilion for eating lunches in the shade, as well as activities during inclement weather. When not in use by Park District programs, the pavilion will be available to park users, including nearby neighborhood residents.

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

As a new park amenity within Constitution Park, the proposed pavilion will compliment other park uses and create a better recreation experience for park users, and will not be injurious to property values or improvements in the vicinity of this existing neighborhood park.

# PLAT OF SURVEY

OF LOT 10 AND THAT PART OF LOTS 7, 9 AND 31 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 9, 75.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST TO A POINT IN THE WEST LINE OF SAID LOT 9, 63.7 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING WEST ON THE SAME COURSE, 46.9 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE WEST LINE OF LOTS 9 AND 10 TO THE NORTH LINE OF LOT 31 AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF SCHOOL HOUSE GROUNDS TO THE EAST LINE OF LOT 7; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 10 TO THE SOUTHWEST CORNER OF LOT 10; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 10 TO THE SOUTHEAST CORNER THEREOF AND THENCE SOUTH ALONG THE EAST LINE OF LOT 9 TO THE PLACE OF BEGINNING, ALL IN CURTISS SUBDIVISION OF LOT 27 OF ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CURTISS SUBDIVISION RECORDED SEPTEMBER 3, 1881 IN BOOK 3 OF PLATS, PAGE 33, AS DOCUMENT 29341, IN DU PAGE COUNTY, ILLINOIS.

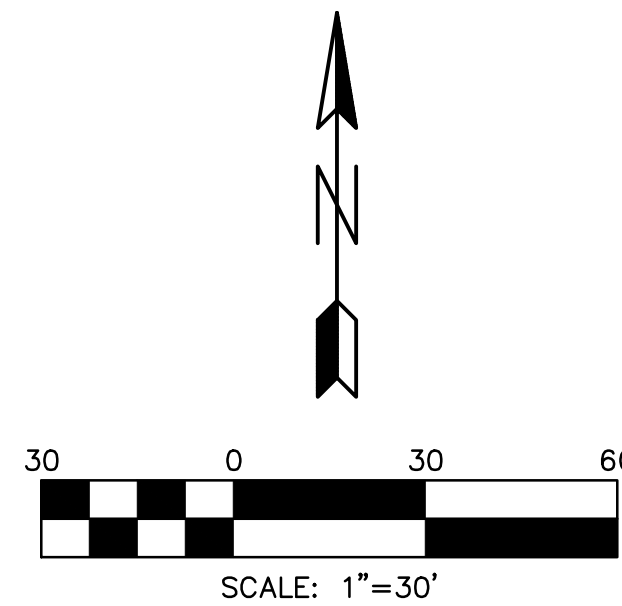


STATE OF ILLINOIS }  
 COUNTY OF DU PAGE } SS  
 THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.  
 GIVEN UNDER MY HAND AND SEAL THIS 10<sup>TH</sup> DAY OF DECEMBER A.D. 1985  
*Robert V. Lambert*  
 ILLINOIS LAND SURVEYOR NO. 1862

ORDERED BY: JONES & McJOYNT ORDER No. 85K166 FILE No. 851322  
**LAMBERT AND ASSOCIATES**  
 LAND SURVEYORS  
 323 S. HALE ST. WHEATON, ILL.  
 TELEPHONE: 653-6331

STATE OF ILLINOIS }  
 COUNTY OF DU PAGE } SS  
 10<sup>TH</sup> BUILDINGS LOCATED AS SHOWN ON THIS DAY OF DECEMBER A.D. 1985  
*Robert V. Lambert*  
 ILLINOIS LAND SURVEYOR NO. 1862  
 ● IRON STAKE FOUND  
 ○ IRON STAKE SET  
 REFER TO DEED OR GUARANTEE TITLE FOR RESTRICTIONS NOT SHOWN ON SURVEY.  
 ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL THEREOF





PROPOSED IMPERVIOUS AREA		
PAVILION	2160 S.F.	
SIDEWALK	4631 S.F.	
<b>TOTAL</b>	<b>6791 S.F.</b>	

NEW IMPERVIOUS AREA = 6,791 S.F.  
 6,791 S.F. > 700 S.F. THEREFOR PCBMPs ARE REQUIRED.  
 REQUIRED STORAGE: 6,791 S.F. \* (1.25/12)FT = 707 C.F.  
 PROPOSED STORAGE: 778.25 C.F. RAIN GARDEN

Rain Garden Storage		
Elevation	Area(Sq. Ft.)	Storage Volume(Cu. Ft.)
727.2	1203	-
727.7	1910	778.25
	<b>Total=</b>	<b>778.25</b>

- LEGEND
- PROP. STORM LINE
  - s — SILT FENCE
  - x — CHAIN LINK CONSTRUCTION FENCE
  - ORANGE CONSTRUCTION FENCE
  - ◊ INLET FILTER
  - RAIN GARDEN PLANTING AREA
  - CONC. PAVEMENT
  - ASPHALT PAVEMENT

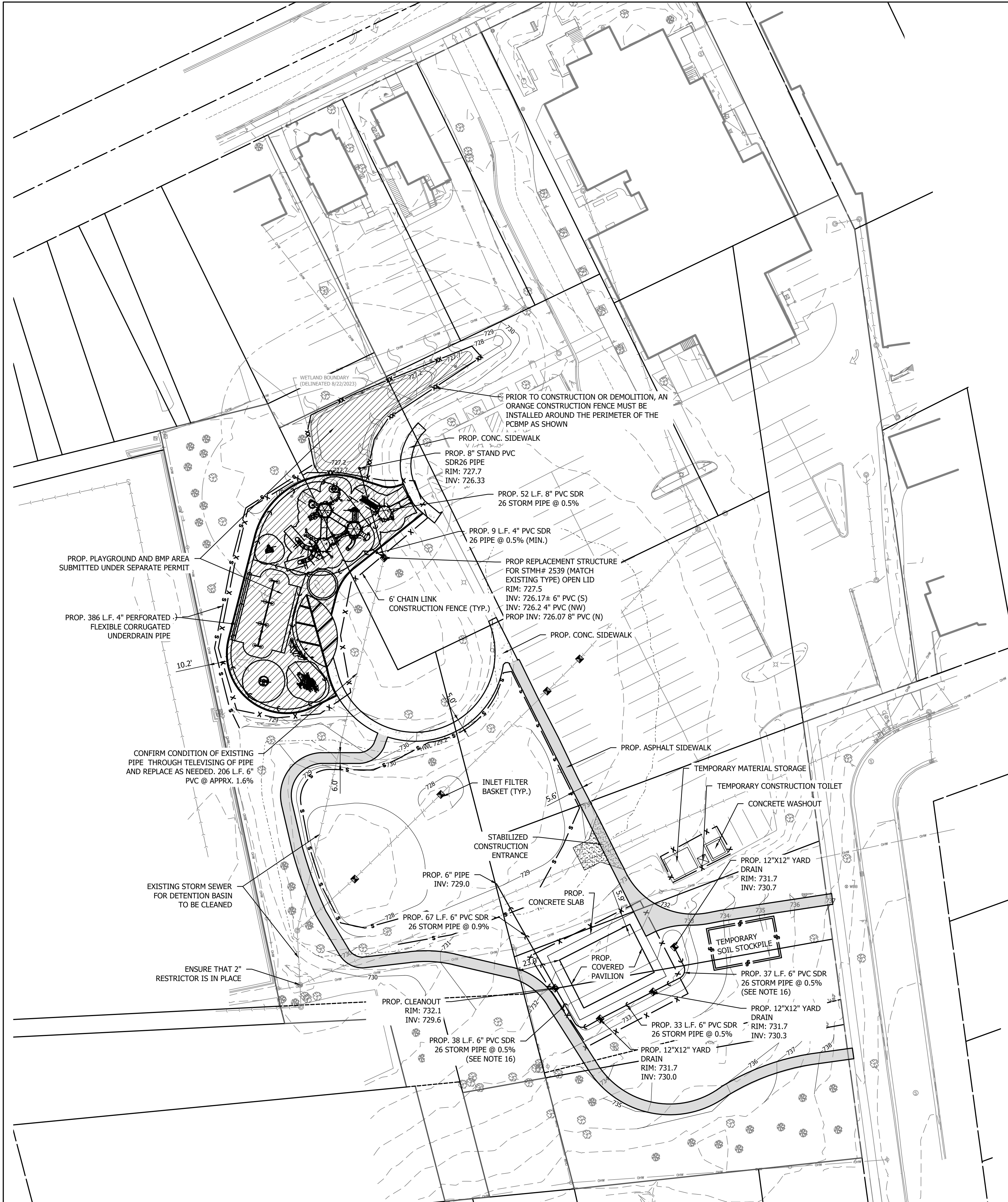
**NOTES:**

- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. THE CONTRACTOR WILL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- COORDINATE WITH GRADING PLANS & ALL CONSTRUCTION DETAILS.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
- LAYOUT OF ALL NEW PAVING SHALL BE SMOOTH CONTINUOUS DEFLECTION IN ALIGNMENT OR ABRUPT CHANGES WILL NOT BE ACCEPTED. ENGINEER SHALL REVIEW STAKED LAYOUT AND FRAMEWORK PRIOR TO PAVING OPERATIONS.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES ON WHICH THE WORK IS BEING DONE CLEAR OF RUBBISH AND DEBRIS.
- WATER PUMP OR OTHERWISE DISCHARGE FROM THE SITE DURING CONSTRUCTION SHALL BE FILTERED.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE PROVIDED ADEQUATE RECEPTACLES FOR THE DEPOSITION OF ALL CONSTRUCTION DEBRIS GENERATED DURING THE DEVELOPMENT PROCESS. THE APPLICANT SHALL NOT CAUSE OR PERMIT THE DUMPING, DEPOSITION, DROPPING, THROWING, BLOWING, DISCARDING, OR LEAVING OF CONSTRUCTION MATERIAL DEBRIS UPON OR INTO ANY DEVELOPMENT SITE, CHANNEL POND, LAKE, WETLAND, BUFFER, OR WATERS OF DUPAGE COUNTY. THE APPLICANT SHALL MAINTAIN THE DEVELOPMENT SITE FREE OF UNCONTROLLED CONSTRUCTION DEBRIS. CONSTRUCTION SITE OPERATORS SHALL IMPLEMENT APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL, AND CONTROL WASTE SUCH AS, DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER, AND SANITARY WASTE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
- ALL PROPOSED PVC STORM PIPE FITTING SHALL BE INCIDENTAL TO THE COST OF THE STORM PIPE.
- GEOMETRIC LAYOUT TO BE DESIGNED BY OTHERS.

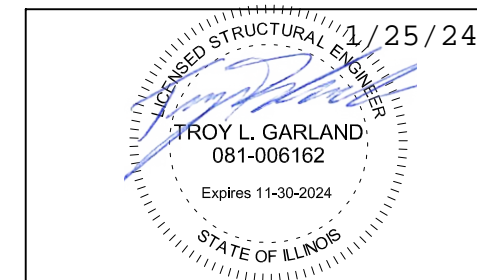
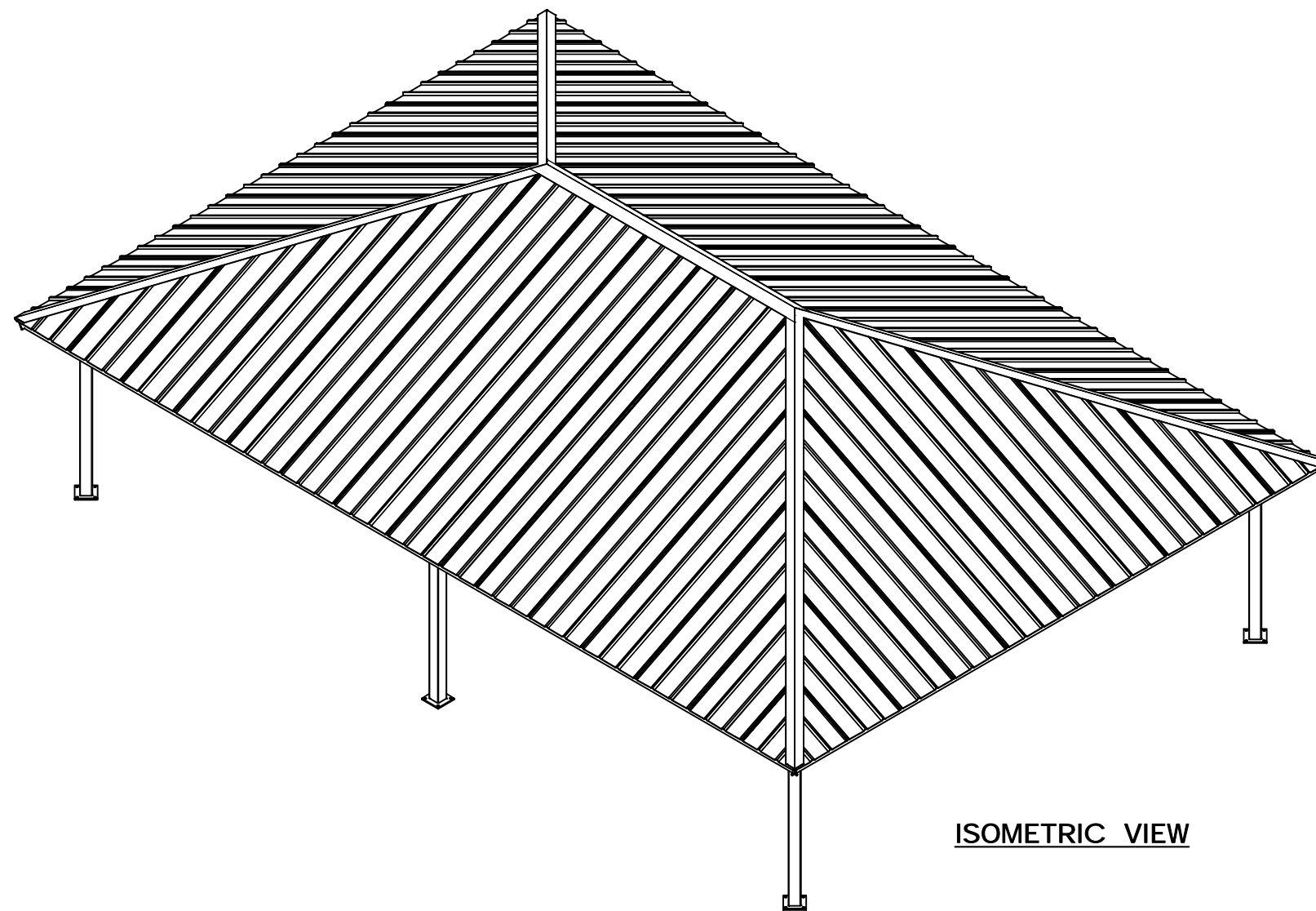
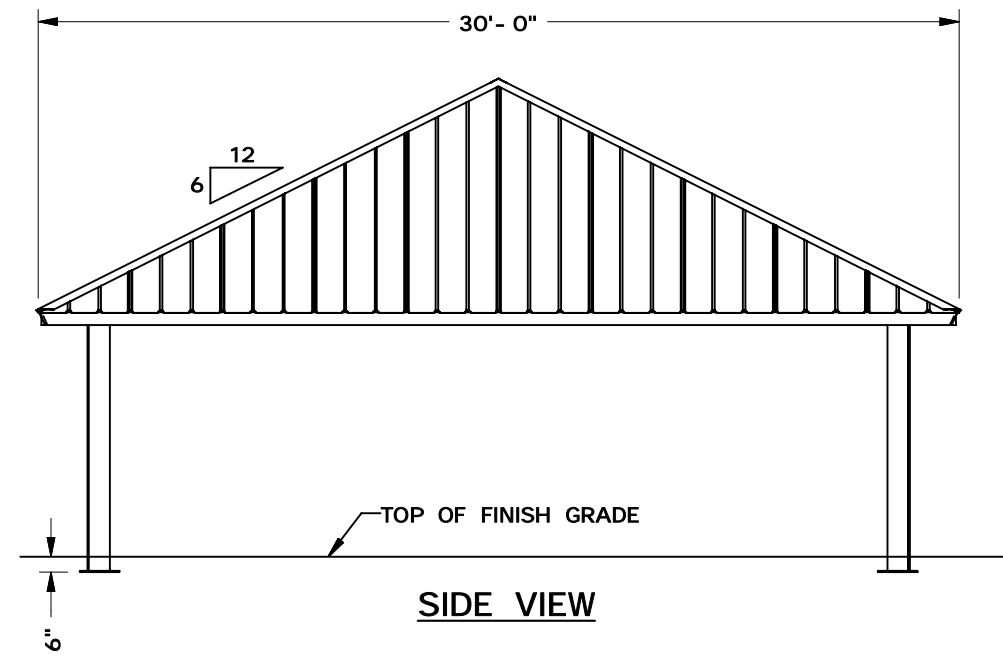
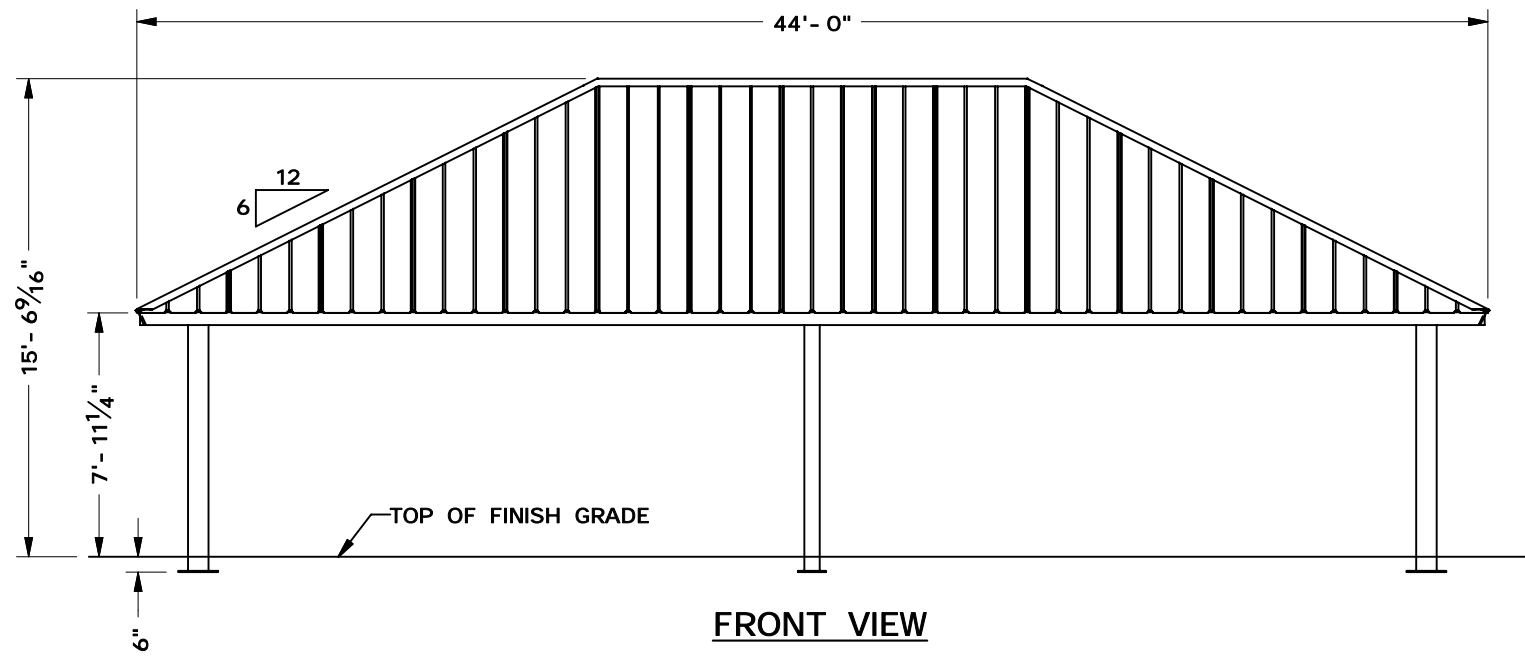
Rain Garden Plugs (20" centers)		
Botanical Name	Common Name	Quantity
Carex hystericina	Porcupine Sedge	50
Carex scoparia	Lanced Fruited Oval Sedge	50
Carex stipata	Awl-fruited Sedge	50
Carex vulpinoidea	Brown Fox Sedge	50
Helenium autumnale	Sneezeweed	50
Iris virginica shrevei	Blue Flag Iris	50
Juncus torreyi	Torrey's Rush	50
Lobelia cardinalis	Cardinal Flower	50
Mimulus ringens	Monkey Flower	50
Monarda fistulosa	Wild Bergamot	50
Physostegia virginiana	Obedient Plant	50
Scirpus atrovirens	Dark Green Rush	50
Sporobolus heterolepis	Prairie Dropseed	100
<b>Plant on 20" centers</b>		<b>700</b>

\*Plant around top slope of the rain garden

Rain Garden Seed Mix		
Botanical Name	Common Name	PLS Oz./Acre
<b>Permanent Grasses/Sedges/Rushes:</b>		
Carex hystericina	Porcupine Sedge	1
Carex scoparia	Lanced Fruited Oval Sedge	2
Carex stipata	Awl-fruited Sedge	2
Carex vulpinoidea	Brown Fox Sedge	8
Helenium autumnale	Sneezeweed	2
Juncus torreyi	Torrey's Rush	1
Lobelia cardinalis	Cardinal Flower	2
Physostegia virginiana	Obedient Plant	2
Scirpus atrovirens	Dark Green Rush	4
Scirpus cyperinus	Wool Grass	2
Verbena hastata	Blue Vervain	4
<b>Total</b>		<b>30</b>
<b>Temporary Cover:</b>		
Avena sativa	Common Oat	360
Lolium multiflorum	Annual Rye	100
<b>Total</b>		<b>460</b>







THIS SEAL PERTAINS ONLY TO THE MATERIALS AND INFORMATION SHOWN ON THESE DRAWINGS. THIS SEAL DOES NOT SERVE AS - OR REPRESENT - THE PROJECT ENGINEER OF RECORD AND SHALL NOT BE CONSTRUED AS SUCH.

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HOLLAND MI, 49423  
616.396.0919  
800.748.0985  
616.396.0944 FX

**ELEVATION**

<b>DRAWN BY:</b>	JMD
<b>DATE:</b>	1/22/2024
<b>JOB NO.:</b>	10143
<b>REVISION:</b>	A
<b>BUILDING TYPE:</b>	RH30X44TM- P6
<b>PROJECT NAME:</b>	CONSTITUTION PARK DOWNERS GROVE, IL 60515

**SHEET**  
**2.0**



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
MARCH 4, 2024 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
23-PCE-0031 902 Maple Avenue	Special Use – Apartments/Condo	Emily Hepworth, AICP Development Planner

**REQUEST**

The petitioner is requesting approval of a Special Use in the Downtown Transition (DT) zoning district to permit the construction of a three-story apartment/condo building with five units.

**NOTICE**

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

**GENERAL INFORMATION**

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

**PETITIONER:** Aurimas Spucys  
515 Warrenville Road  
Lisle, IL 60532

**PROPERTY INFORMATION**

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**EXISTING ZONING:** DT, Downtown Transition  
**EXISTING LAND USE:** Commercial  
**PROPERTY SIZE:** 0.31 acres (13,706.6 square feet)  
**PINS:** 09-08-307-023

**SURROUNDING ZONING AND LAND USES**

**ZONING**

**NORTH:** DT, Downtown Transition  
**SOUTH:** R4, Residential Detached House 4  
**EAST:** R4, Residential Detached House 4  
**WEST:** DB/PUD, Downtown Business, PUD

**FUTURE LAND USE**

Downtown (Business)  
Single Family Detached  
Single Family Detached  
Downtown (Business)

**ANALYSIS**

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**SUBMITTALS**

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

1. Application/Petition for Public Hearing
2. Location Map

3. Project Narrative
4. Plat of Survey
5. Engineering Plans
6. Architectural Drawings
7. Building Material Samples
8. Landscape Plan

**PROJECT DESCRIPTION**

The petitioner is requesting approval of a Special Use to permit the construction of a three-story apartment/condo building with five (5) units. The subject property was previously occupied by commercial office uses. The property is zoned Downtown Transition (DT) and is additionally governed by Court Order 1980CH000988. This court order permitted commercial uses (offices) on the property prior to the rezoning of the property to DT. As a condition of approval, the court order will be vacated, as it is no longer necessary, as DT currently allows certain commercial uses.

The proposed development includes construction of a three-story residential building, with five (5) residential units. The basement of the building will house mechanicals, utilities and storage; while the first floor will contain indoor parking on the east side of the building, accessed by five (5) individual garage doors and one (1) unit on the west side of the building. The second and third floors will each house two units. All proposed units will have three (3) bedrooms. Each unit will have an assigned garage to accommodate up to two vehicles, parked in tandem. Vehicular access to the site will occur at the southeastern corner of the lot, with the garage doors facing east. A trash enclosure will be provided at the north end of the driveway. Lastly, the petitioner is also proposing extensive landscaping around the perimeter of the building, which will meet all Village Code requirements.

**COMPLIANCE WITH THE ZONING ORDINANCE**

The property is zoned DT, Downtown Transition. Per Section 28.5.010 of the Zoning Ordinance, apartments/condos are allowed as Special Uses in the DT zoning district. Compliance with the applicable bulk and parking requirements of the Zoning Ordinance are highlighted in the table below:

**Table 1: Zoning Requirements**

902 Maple Avenue	Downtown Transition Bulk Requirements	Proposed
Lot Area per Dwelling Unit	1,800 sq. ft. (min)	3,474 sq. ft.
Rear Setback – East property line	20 feet	38.3 feet
Side Setback – North property line	5 feet	10.22 feet
Street Setback – West property line	10 feet	21.6 feet
Street Setback – South property line	10 feet	11 feet
Building Height	36 feet	36 feet
Parking Spaces	10	10
Floor Area Ratio	2.5	1.3

*Signage*

Signage is not proposed as part of this petition, and any signage proposed for the development shall comply with the Zoning Ordinance requirements through a separate sign permit application.

**COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The Comprehensive Plan places this property within the Downtown Focus Area. The Downtown Focus Area key concepts include:

- Development that is pedestrian-oriented and walkable

- Maintain a sense of enclosure
- Maintain a commitment to quality architecture
- Future development that takes into account pedestrian-oriented design, architectural detailing, a mix of land uses and appropriate building heights

The Comprehensive Plan also places the subject site within the Downtown Functional Subarea - Downtown Transition. The Comprehensive Plan notes this area should function as a transition between the more intensive downtown uses and the surrounding residential neighborhoods. The Comprehensive Plan identified the following key concepts for this subarea:

- Buffer nearby residential areas from taller and denser developments
- Buildings that are smaller than what is found in the Core and Edge subareas
- Denser development compared to the surrounding neighborhoods outside of the downtown
- Buildings that are respectful of the height of surrounding neighborhoods
- The built form should not include a streetwall but instead provide a front and side yard

The proposed development will provide a transition between the Downtown Business (DB) zoning district to the west and the residential zoning district to the east and south. The development is oriented towards Maple Avenue and provides front and side yards. The materials and modern design of the development continues the Village’s commitment to quality architecture. The massing of the building takes into account the adjacent developments and is respectful of adjacent residential heights, providing a tiered connection between the apartments to the west and the single family residential to the east.

The Comprehensive Plan also encourages transit oriented development to take advantage of transportation opportunities. The proposed development is consistent with the transit oriented development approach as it provides higher density residential uses within a 10-minute walk of the Main Street Metra station.

Lastly, the Residential Policy Recommendations in the Comprehensive Plan notes that future multi-family development should be located near significant activity centers. The proposed multifamily development is located in the downtown and maintains density in the downtown area.

The proposed development is consistent with the intent of the Comprehensive Plan.

**COMPLIANCE WITH 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 3 – Downtown Design Guideline Compliance**

Downtown Design Guideline Elements	Summary of Compliance
Site Design	<ul style="list-style-type: none"> <li>• The apparent mass and bulk of the combined facility is reduced by structural articulation, windows or other architectural and functional elements, and by landscaping.</li> <li>• Proposed landscaping will complement nearby residential uses, providing four-season interest with evergreen, deciduous and perennial species.</li> <li>• The buildings includes front and side setbacks to create open green space around the building.</li> <li>• A pedestrian walkway is provided to the main entrance on the south side of</li> </ul>

	<p>the building from the existing sidewalk along Maple Avenue.</p> <ul style="list-style-type: none"> <li>• All balconies faces Maple Avenue and Washington Street, minimizing noise and privacy impacts to adjacent residential uses.</li> </ul>
Building Design	<ul style="list-style-type: none"> <li>• The façade is visually appealing through articulation, detailing, openings and materials of each elevation.</li> <li>• Consistent building materials and detailing on all sides of the structure that are open to public view has been provided.</li> <li>• Inset balconies and patios create visual appeal and interest, and follow rhythmically up the vertical plane of the building. They provide the desired solid and void.</li> <li>• The rounded center of the building provides differentiation.</li> </ul>
Building Base	<ul style="list-style-type: none"> <li>• Entries have been designed as prominent features of the base.</li> <li>• The front entrance is covered to provide human scale to the building and draw the eye.</li> <li>• Light fixtures are placed on the building to add visual interest while highlighting building details.</li> </ul>
Building Middle	<ul style="list-style-type: none"> <li>• The middle of the building includes windows in rhythm with the base level, reflects proportionate shapes and patterns.</li> <li>• The use of reclaimed brick allows the building to create a smooth transition to the single family neighborhood directly east of subject property.</li> <li>• Visual interest is provided through limestone window sills.</li> </ul>
Building Top	<ul style="list-style-type: none"> <li>• The proposed roof is a black flat canopy with black aluminum gutters, creating a frame around the fiber cement molding accent panels.</li> </ul>
Utility Considerations	<ul style="list-style-type: none"> <li>• The design of maintenance, utility and service areas were integrated into the overall design of the building. Trash screening is provided for the enclosure on the northeast side of the building.</li> </ul>
Parking Facilities	<ul style="list-style-type: none"> <li>• All proposed parking is interior.</li> <li>• The proposed development is decreasing the number of curb cuts on the site from three (3) to one (1).</li> </ul>

**COMPLIANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE**

The Subdivision Ordinance requires that developments requesting special use approval for multi-family developments provide park and school donations to offset the impact of new residential units. The proposed development will include five (5) units (all three bedrooms). Based upon the number of units and the number of bedrooms, the total donation is \$71,233.60 (\$45,756.85 to the Park District, \$18,766.15 to Elementary School District 58, and \$6,710.60 to High School District 99). Payment of these donations must be made to the Village prior to the issuance of any site development or building permits.

The existing 13,706.6 square foot site consists of two lots. Section 28.11.020 of the Zoning Ordinance requires the construction of a principal structure to occur on a single lot of record. Should the proposed development be approved, the petitioner will be required to administratively consolidate the two lots pursuant to Section 20.507 of the Subdivision Ordinance prior to building permit issuance.

**ENGINEERING/PUBLIC IMPROVEMENTS**

Currently there are three (3) curb cuts on the site providing access to Maple Avenue (South). The petitioner is proposing to reduce the number of curb cuts to one (1). There are no existing or proposed curb cuts to Washington Street.

Based on the existing impervious area on the site and the proposed impervious area, the proposed development requires Post Construction Best Management Practices (PCBMPs). Storage volume for PCBMPs will be provided in a drywell located beneath a portion of the west and southwest side of the site. This will collect runoff onsite to allow for regulated stormwater discharge into the municipal storm

sewer. Permeable pavers are proposed for the entirety of the driveway on the east side of the site. The proposed development will comply with the Village's Stormwater and Flood Plain Ordinance.

Lastly, a new water service and sanitary sewer service will be provided off of main lines located underneath Maple Avenue. The Downers Grove Sanitary District conceptually approved the request for sanitary sewer service to this development.

### **TRAFFIC AND PARKING**

The existing use on the site is commercial, with offices in the current structure and associated parking with access onto Maple Avenue via three (3) curb cuts. As mentioned above, the proposed development will reduce the number of curb cuts to only one (1) access point on the southeastern corner of the property. This reduces conflict points near the intersection of Maple Avenue and Washington Street.

Per the petitioner's traffic impact study, the proposed development will reduce the number of trips generated on the site. Per the Institute of Transportation Engineers' (ITE) publication Parking Generation (10<sup>th</sup> edition), office uses typically generate 4.1 trips during peak PM hour, while multifamily development would generate 2.8 trips during peak PM hour. The proposed development meets the parking requirements for an apartment/condo in the DT zoning district, with two (2) spaces required per unit. A total of ten (10) indoor garage spaces are provided.

### **PUBLIC SAFETY REQUIREMENTS**

The Fire Prevention Division reviewed the proposal. Access for the Fire Department will be along Maple Avenue and Washington Street. All floors will be equipped with fire alarms and will be sprinkled, as required by Village regulations.

### **NEIGHBORHOOD COMMENT**

Notice was provided to all property owners 250 feet or less from the subject property in addition to posting the public hearing sign on the property and publishing a legal notice in the *Daily Herald*. Staff received four public comments prior to the public hearing. Two comments were inquiring about the parking provided on the site, and two were general in nature.

### **STANDARDS OF APPROVAL**

The petitioner is requesting a Special Use approval for the development of a three-story apartment/condo building with a total of five (5) units. The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met:

#### ***Special Use***

#### ***Section 28.12.050.H Approval Criteria – Special Uses***

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

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

## DRAFT MOTION

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Staff will provide a recommendation at the March 4, 2024 meeting. Should the Plan Commission find that the request meets the standards of approval for a Special Use staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 23-PCE-0031:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 23-PCE-0031, subject to the following conditions:

1. The Special Use shall substantially conform to the staff report, renderings, architecture plans prepared by N. Batistich, Architects, dated February 6, 2024 and January 21, 2024 engineering plans prepared by Morris Engineering, Inc. dated February 2, 2024, landscape plans prepared by Morris Engineering, Inc. dated November 3, 2024, except as such plans may be modified to conform to the Village codes and ordinances.
2. The petitioner shall consolidate the two lots into a single lot of record pursuant to Section 20.507 of the Subdivision Ordinance prior to the issuance of any site development or building permits.
3. Prior to issuing any site development or building permits, the petitioner shall make park and school donations in the amount of \$71,233.60 (\$45,756.85 to the Park District, \$18,766.15 to Elementary School District 58, and \$6,710.60 to High School District 99).
4. The building materials shall be substantially consistent with the approved plans as verified by the Village and consistent with the Downtown Design Guidelines.
5. Court Order 1980CH000988 shall be vacated prior to the issuance of a building permit.

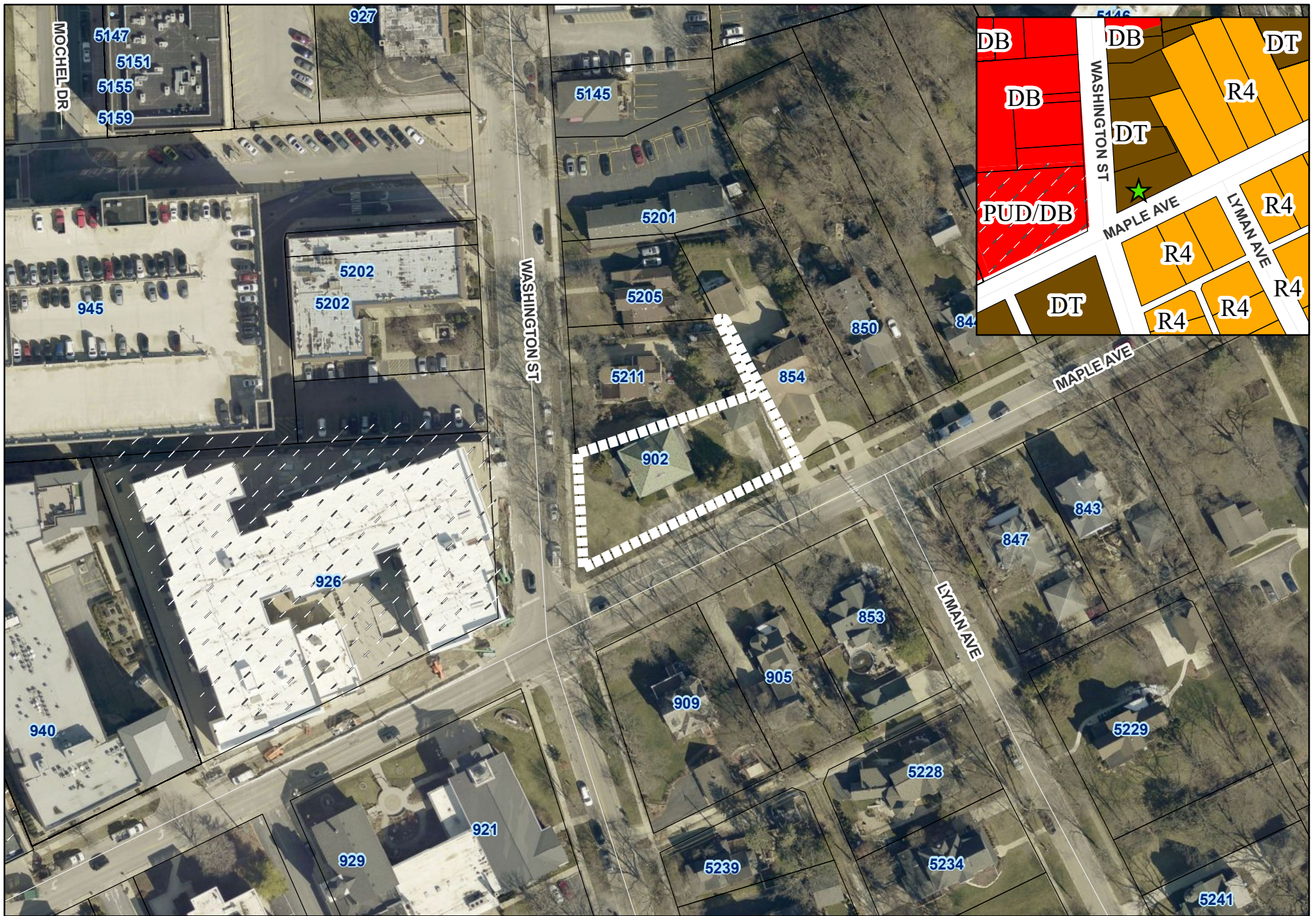
Staff Report Approved By:



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Stan Popovich, AICP  
Director of Community Development

-att



0 40 80 160 Feet

### 902 Maple Avenue - Location Map

 Subject Property  
 Project Location



# BOUNDARY AND TOPOGRAPHIC SURVEY

PROPERTY ADDRESS: 9002 MAPLE AVENUE, DOWNERS GROVE, ILLINOIS

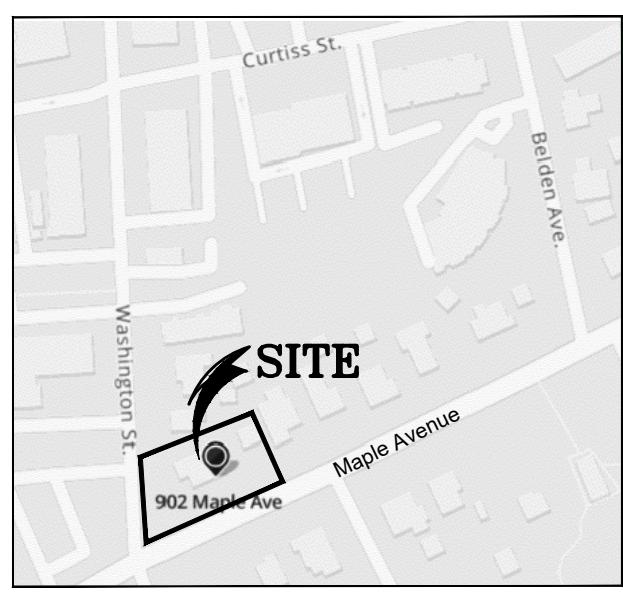
PARCEL ONE: THE WEST 4.25 FEET OF THE SOUTH 132 FEET OF LOT 13 OF THE ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

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 65.5 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 (237.6 FEET) TO THE SOUTHWEST CORNER OF THE LANDS HERETOFORE CONVEYED TO CYNTHIA S. RODGERS; 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 (122.44 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       | — | STORM SEWER         |
| - - -  | EXISTING FENCE         | — | SANITARY SEWER      |
| - - -  | EXISTING BUILDING      | — | WATER VALVE         |
| - - -  | CENTER LINE            | ⊙ | BUFFALO BOX (B-BOX) |
| B.L.   | BUILDING LINE          | ⊙ | WATER VALVE & VAULT |
| F.I.P. | FOUND IRON PIPE        | ⊙ | FIRE HYDRANT        |
| T/F    | TOP OF FOUNDATION      | ⊙ | GAS METER           |
| G/F    | GARAGE FLOOR ELEVATION | ⊙ | ELECTRIC METER      |
| ▨      | ASPHALT SURFACE        | ⊙ | ELECTRIC PEDESTAL   |
| ▨      | BUILDING/STRUCTURE     | — | OVERHEAD WIRES      |
| ▨      | CONCRETE SURFACE       | — | UTILITY POLE        |
| (PR)   | PRORATED               | ⊙ | PHONE PEDESTAL      |
| CH     | CHAINS                 | ⊙ | CABLE TV PEDESTAL   |
| SE'LY  | SOUTHERLY              | ⊙ | LIGHT POST          |
|        |                        | ⊙ | STREET SIGN         |
|        |                        | ⊙ | DOWNSPOUT           |
|        |                        | ⊙ | TREE                |



LOCATION MAP

**SOURCE BENCHMARK**

DESIGNATION - ST JOSEPH CREEK RESET  
PID - DP0963  
STATE/COUNTY - IL/DUPAGE  
COUNTRY - US  
USGS QUAD - WHEATON (2018)

DESCRIPTION: THE STATION IS LOCATED 27 FT WEST OF THE CENTERLINE OF BELMONT STREET, 280 FT SOUTH OF THE CENTERLINE OF CURTISS STREET AND 33 FT NORTH-NORTHWEST OF A STORM WATER MANHOLE COVER.

NAVD88 ELEVATION: 792.42

**SITE BENCHMARK #1**

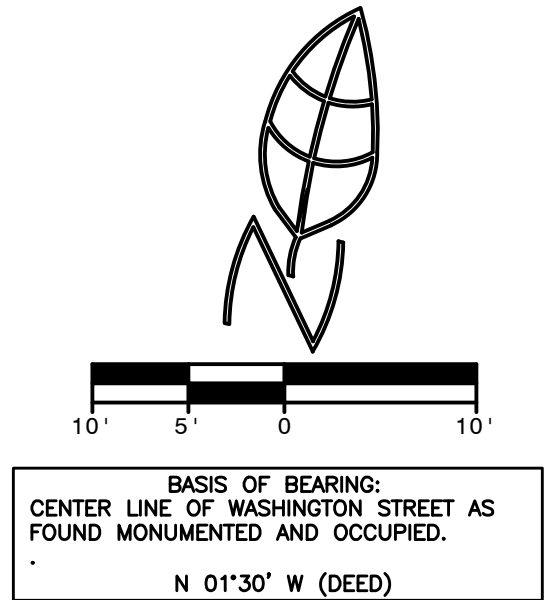
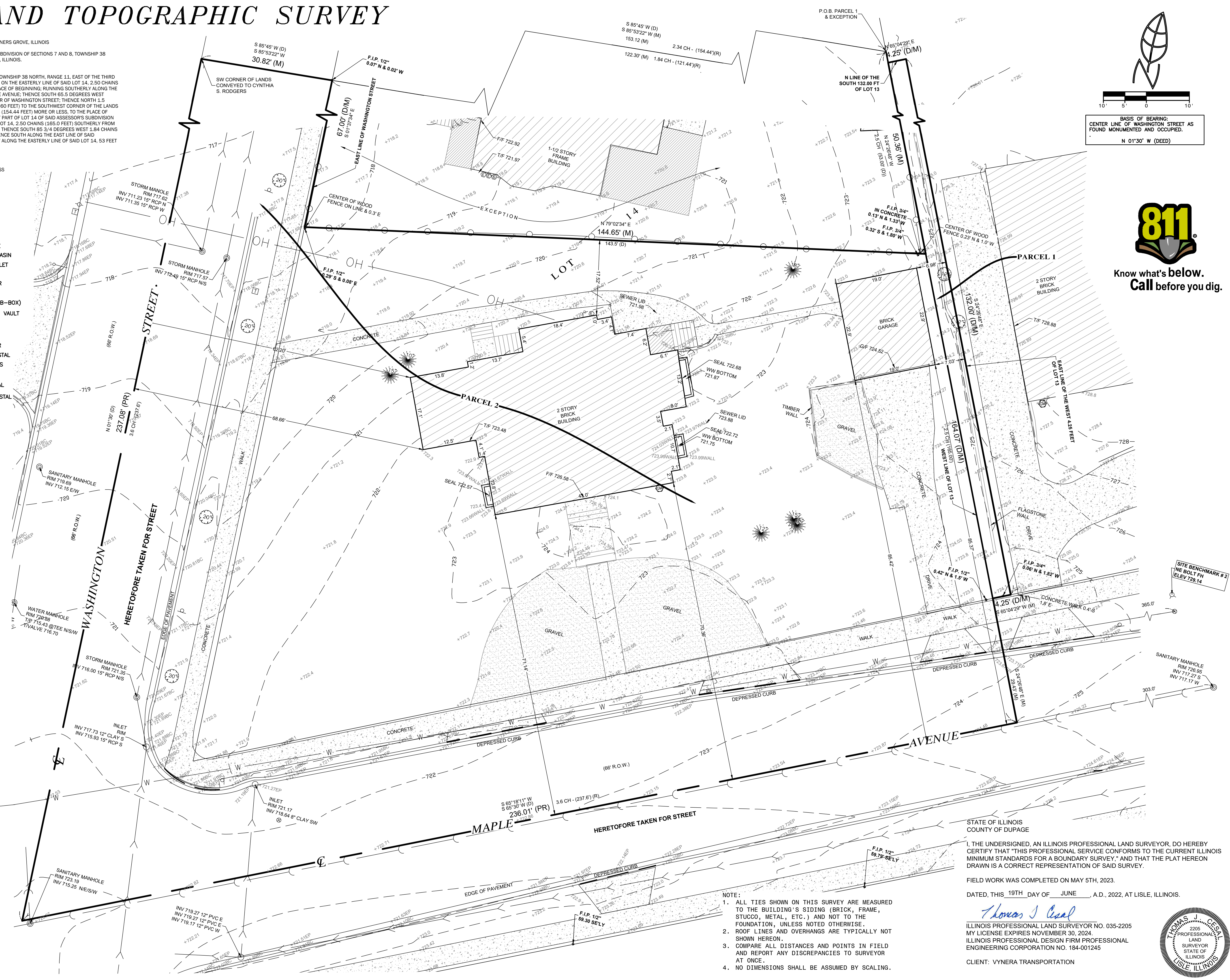
NORTHWEST FLANGE BOLT ON HYDRANT  
APPROXIMATELY 31 FT NORTH & 30 FT WEST FROM THE SOUTHWEST PROPERTY CORNER.

ELEVATION = 724.37

**SITE BENCHMARK #2**

NORTHEAST FLANGE BOLT ON HYDRANT  
APPROXIMATELY 20 FT NORTH & 99 FT EAST OF THE SOUTHWEST CORNER OF PROPERTY CORNER

ELEVATION = 729.14



Know what's below.  
Call before you dig.

- 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.

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 MAY 5TH, 2023.  
DATED, THIS 19TH DAY OF JUNE, A.D., 2022, AT LISLE, ILLINOIS.

*Thomas J. Casal*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205  
MY LICENSE EXPIRES NOVEMBER 30, 2024.  
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245



CLIENT: VYNERA TRANSPORTATION

DATE	1	2	3	4	5	6
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BOUNDARY AND TOPOGRAPHIC 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) 271-0699  
FAX: (630) 271-0774  
Website: www.ecivil.com



FIELD CREW: PW  
DRAWN BY: NG  
CHECKED BY: TJC  
APPROVED BY: TJC  
DATE: 5/18/2023  
SCALE: HORIZ 1"=10'  
VERT NONE

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

## **PROJECT DESCRIPTION**

The petitioner is proposing to construct a three-story, 5 unit condominium building located at 902 Maple Avenue on the northeast corner of Maple Avenue and Washington Street. The petitioner is requesting approval of a Special Use in the DT (Downtown Transition), to permit the construction of a multi-unit condominium structure. An apartment building is Special Use in the DT zoning district per Section 5.010 of the Zoning Ordinance. The property is proximate to housing in the R-4 Residential Detached Housing District (R-4) to the south and east and proximate to structures in the DT and Downtown Business District to the north and west. The project includes the demolition of an existing and deteriorating house and garage to be replaced with new, modern and upscale condominium units that promote the goals and policies of the Downtown Design Guidelines and Comprehensive Plan of the Village.

The 5 units of the condominium project consist of a 3-story building with height of approximately 36 ft with the following 5 condominium units:

One 1<sup>st</sup> Floor Unit with 2900 square feet

Two 2<sup>nd</sup> Floor Units each with 2900 square feet

Two 3<sup>rd</sup> Floor Units, one with 2900 square feet and one with 3750 square feet

The project includes a ground level parking lot to accommodate each unit having an owned parking space at grade level.

The building design, as depicted on the site plan and schematics which are a part of this petition, follows the intent of the Village zoning code to provide attractive housing units in the DT zoning district while respecting the proximity and design of the adjacent and proximate residential properties.

The development will significantly improve the current condition of the site, providing aesthetic appeal for the owners of the new condominium units as well as providing visual appeal to the neighborhood. Components of the project includes an attractive landscaping plan, as depicted on the site plan which is included in the application.

## REVIEW AND APPROVAL CRITERIA - SPECIAL USE

### APPLICANT'S RESPONSE TO QUESTIONS

#### QUESTION 1:

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

The property is zoned Downtown Business Transition (DT) Zoning District in the Downers Grove Zoning Ordinance. An apartment/condo building with 3 or more units is an allowable Special Use in the DT Zoning District under Section 5.010 of the Zoning Ordinance..

#### QUESTION 2:

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

The proposed 5 unit condominium building is desirable to provide a facility that is in the interest of the adjacent residential areas and the adjacent downtown district. The development will provide convenience to its residents and will contribute to the general welfare of the community. Pursuant to the Downtown Design Guidelines of the Village for the Downtown Transitional District, the redevelopment of this site as proposed will enhance the character of downtown and support a nexus of the downtown to the proximate housing in the area. Consistent with the Comprehensive Plan, the proposed building will demolish an existing and deteriorated house and garage, and will provide new and modern housing to facilitate a vibrant and energetic downtown. The proposed building will also provide additional housing opportunities for people who wish to live and enjoy the amenities of the downtown area.

#### QUESTION 3:

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

The proposed 5 unit condominium building will not have a negative impact on the health, safety or general welfare of the general vicinity. The development will contribute to the general welfare of the community by demolishing an existing and deteriorating house and garage and provide new, modern and upscale housing units to provide housing options for residents who desire to work or enjoy the amenities of the downtown area, thereby having the high probability of improving the property values in the vicinity.



# 902 MAPLE

DOWNERS GROVE, ILLINOIS

PROJECT NAME	902 MAPLE AVENUE				
ADDRESS	902 MAPLE AVENUE ( MAPLE AVE. AND WASHINGTON ST )				
PIN ( S )					
ZONING DISTRICT	DOWNTOWN TRANSITION DISTRICT				
EXISTING USE	COMMERCIAL				
PROPOSED USE	MULTI- FAMILY DEVELOPMENT				
PETITION USE	PLANNED UNIT DEVELOPMENT				
DEVIATIONS	NONE				
REQUIREMENTS	FACTOR	REQUIRED	PROPOSED	MEETS REQ	DIFFERENCE
LOT FRONTAGE	MINIMUM	50'-0"	236.0'	YES	+186.0'
LOT AREA	MINIMUM	9,000 SQ. FT.	17,368 SQ. FT	YES	+8,368 SQ. FT
LOT WIDTH	MINIMUM	50'-0"	164.0'	YES	+114.0'
STREET YARD	MINIMUM	10'-0"	10'-2"	YES	+0'-2"
REAR YARD	MINIMUM	20'-0"	38'-3"	YES	+18'-3"
SIDE YARD	MINIMUM	5'-0"	10'-3"	YES	+5'-3"
HEIGHT	MAXIMUM	36'-0"	36'-0"	YES	+0'-0"
OPEN SPACE	MINIMUM	32 %	46 %	YES	+14 %
FAR	MAXIMUM	2.5	1.2	YES	+1.3
PARKING	MINIMUM	2 PER UNIT	2 PER UNIT 10 TOTAL	YES	+0 SPACES

**n. battistich, architects**  
 MEADOWBROOK OFFICE CENTER  
 16N475 S. FRONTAGE RD., SUITE 201  
 BURK RIDGE, IL 60527 (630) 966-1773  
 IL DESIGN FIRM LIC. NO. 184.004493

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES

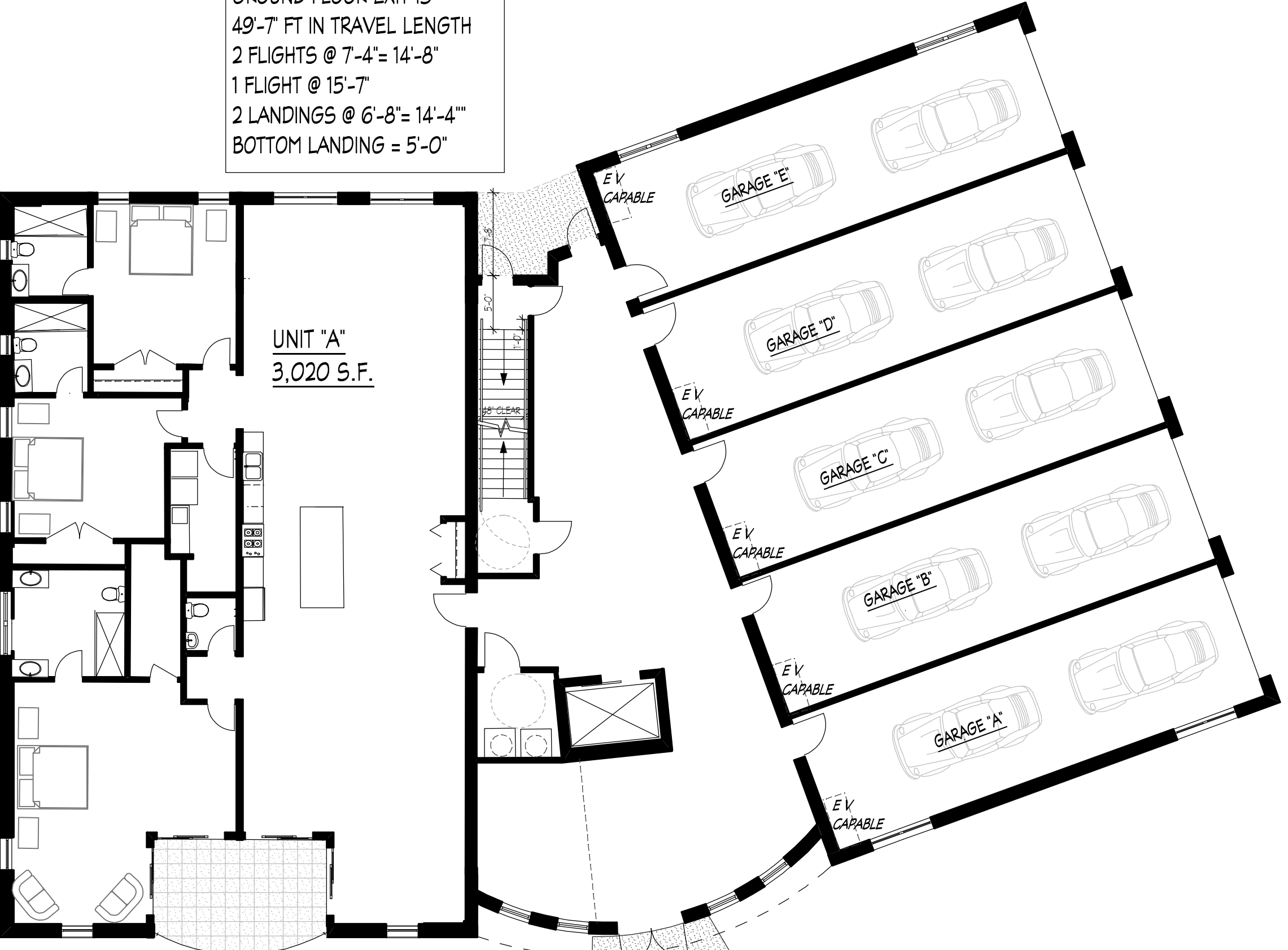
DO NOT SCALE DRAWINGS  
 CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME

DATE: 02 - 06 - 24  
 DRAWN BY:  
 SCALE:  
 APPROVED BY:

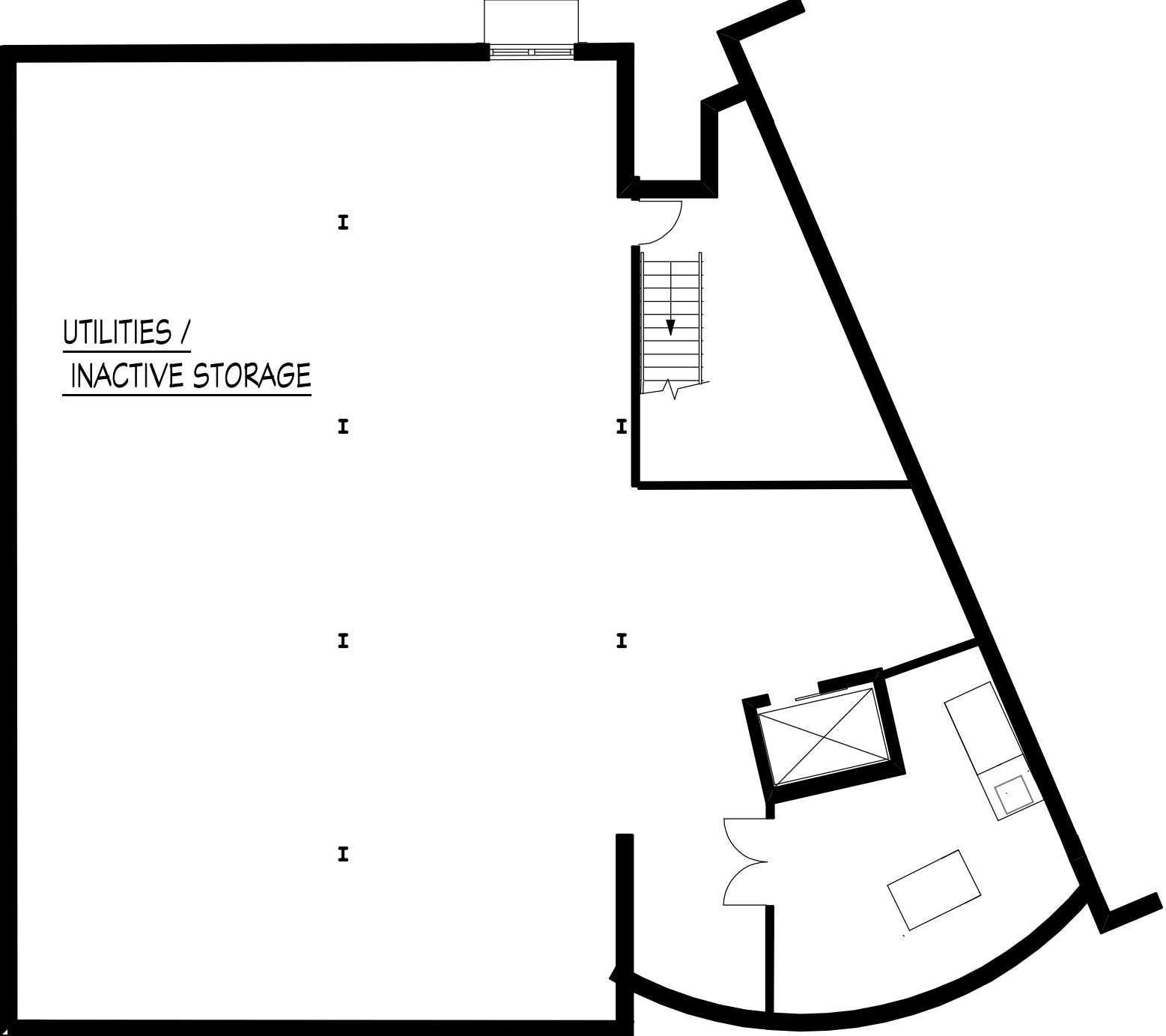
REVISIONS

902 MAPLE  
 DOWNERS GROVE, ILLINOIS  
 PLAN No. C1  
 SHEET No. C1

NOTE: STAIR ENTRANCE TO GROUND FLOOR EXIT IS 49'-7" FT IN TRAVEL LENGTH  
 2 FLIGHTS @ 7'-4" = 14'-8"  
 1 FLIGHT @ 15'-7"  
 2 LANDINGS @ 6'-8" = 14'-4"  
 BOTTOM LANDING = 5'-0"

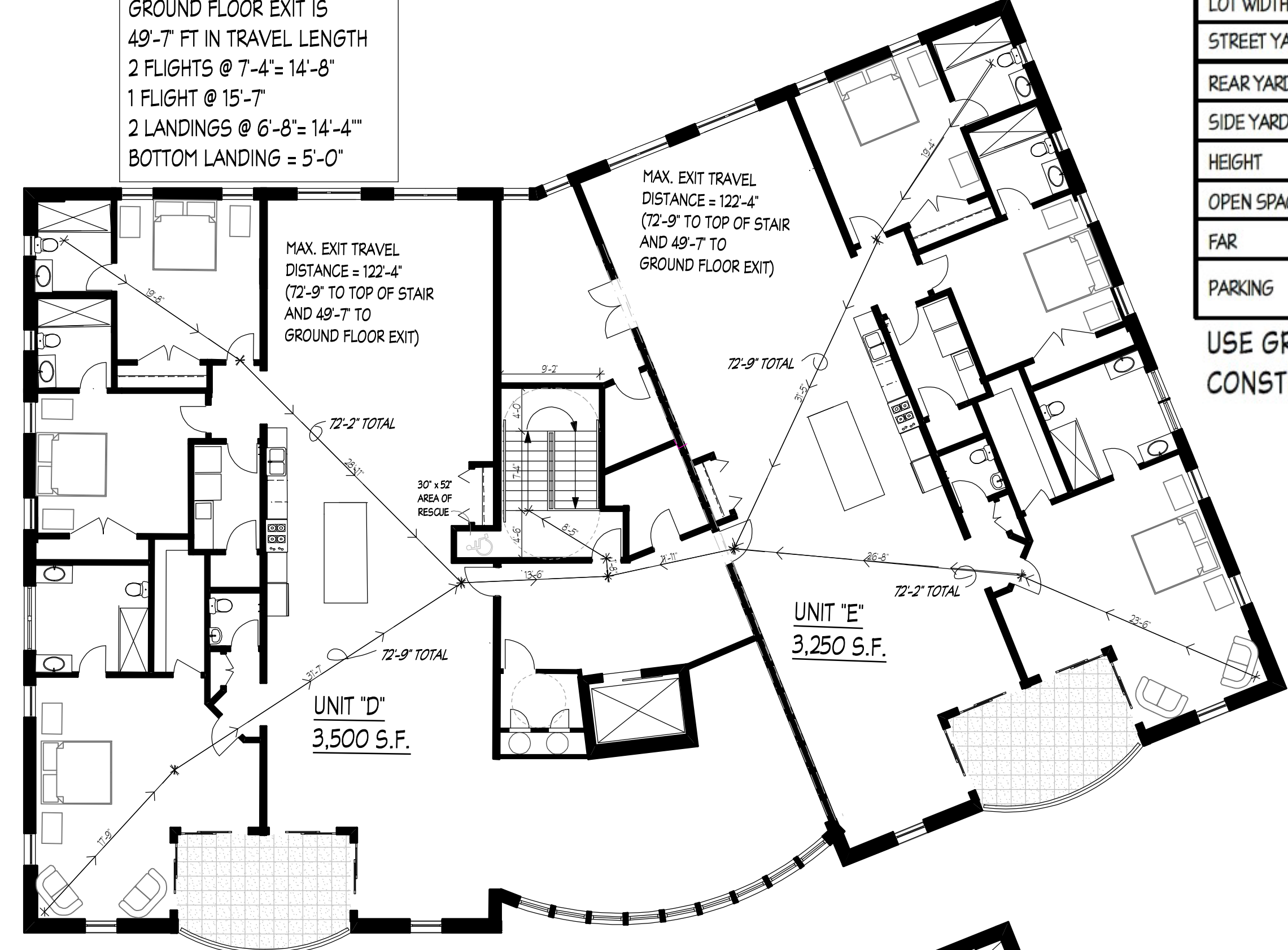


GROUND FLOOR PLAN

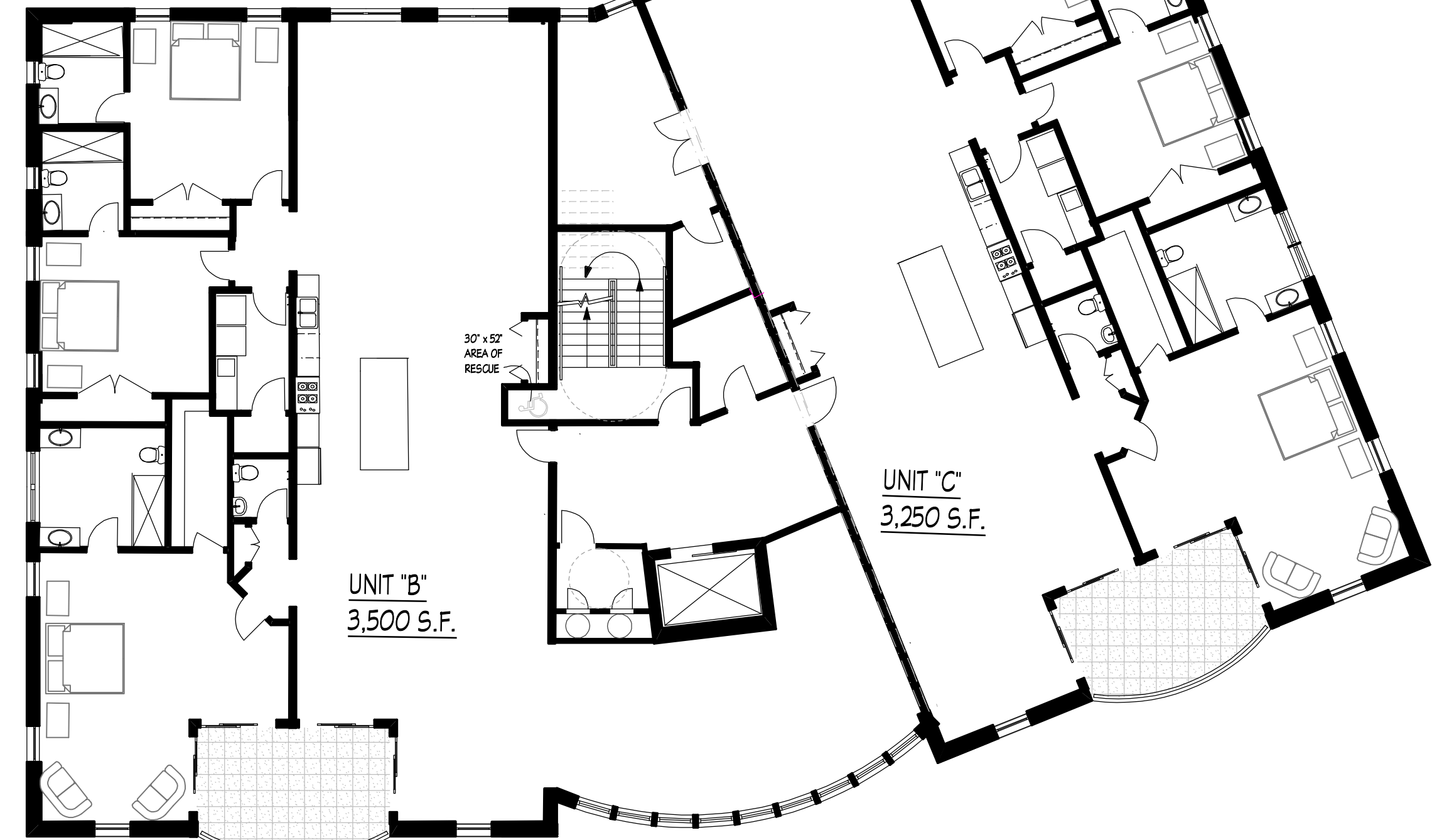


BASEMENT PLAN

NOTE: STAIR ENTRANCE TO GROUND FLOOR EXIT IS 49'-7" FT IN TRAVEL LENGTH  
 2 FLIGHTS @ 7'-4" = 14'-8"  
 1 FLIGHT @ 15'-7"  
 2 LANDINGS @ 6'-8" = 14'-4"  
 BOTTOM LANDING = 5'-0"



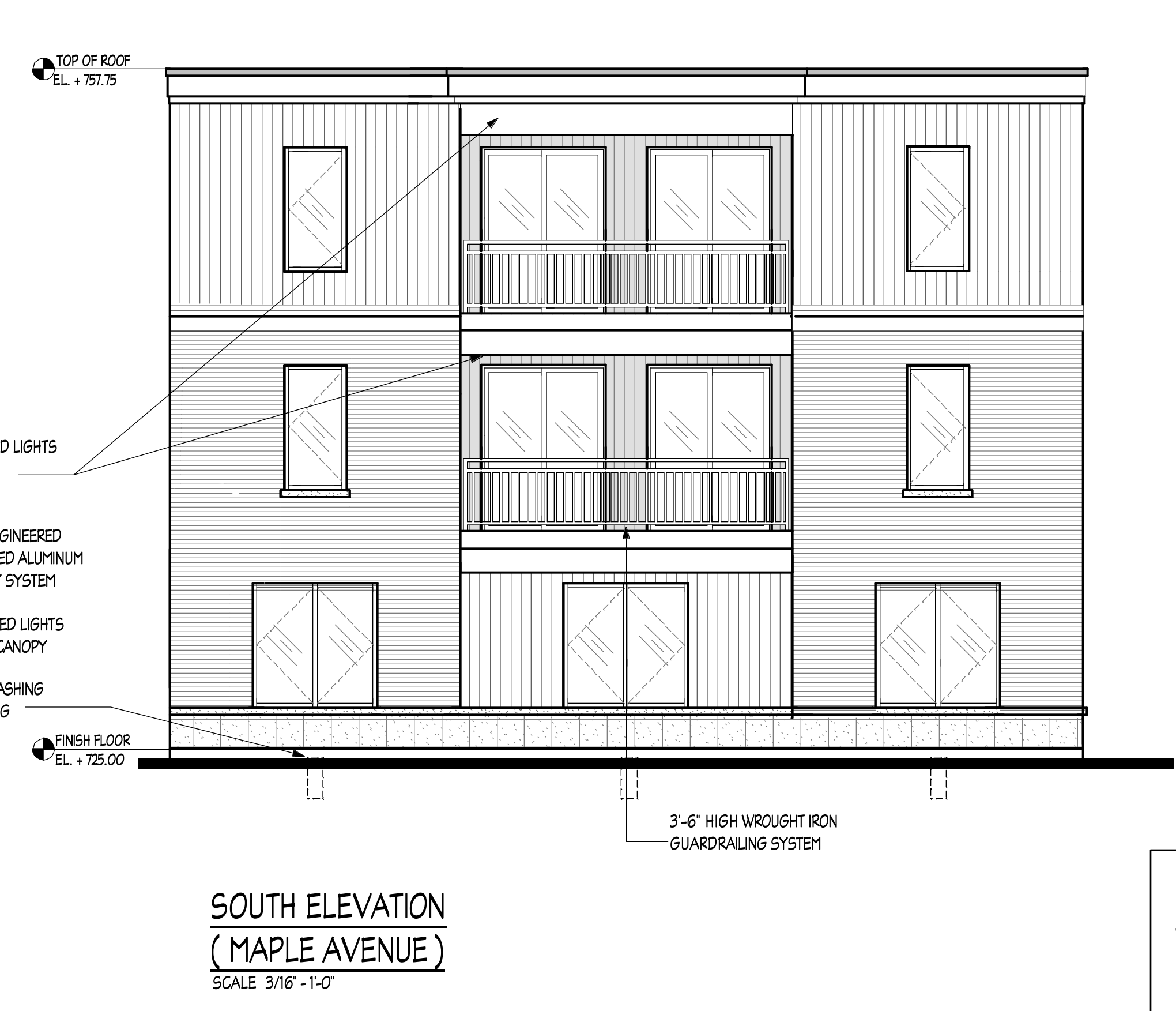
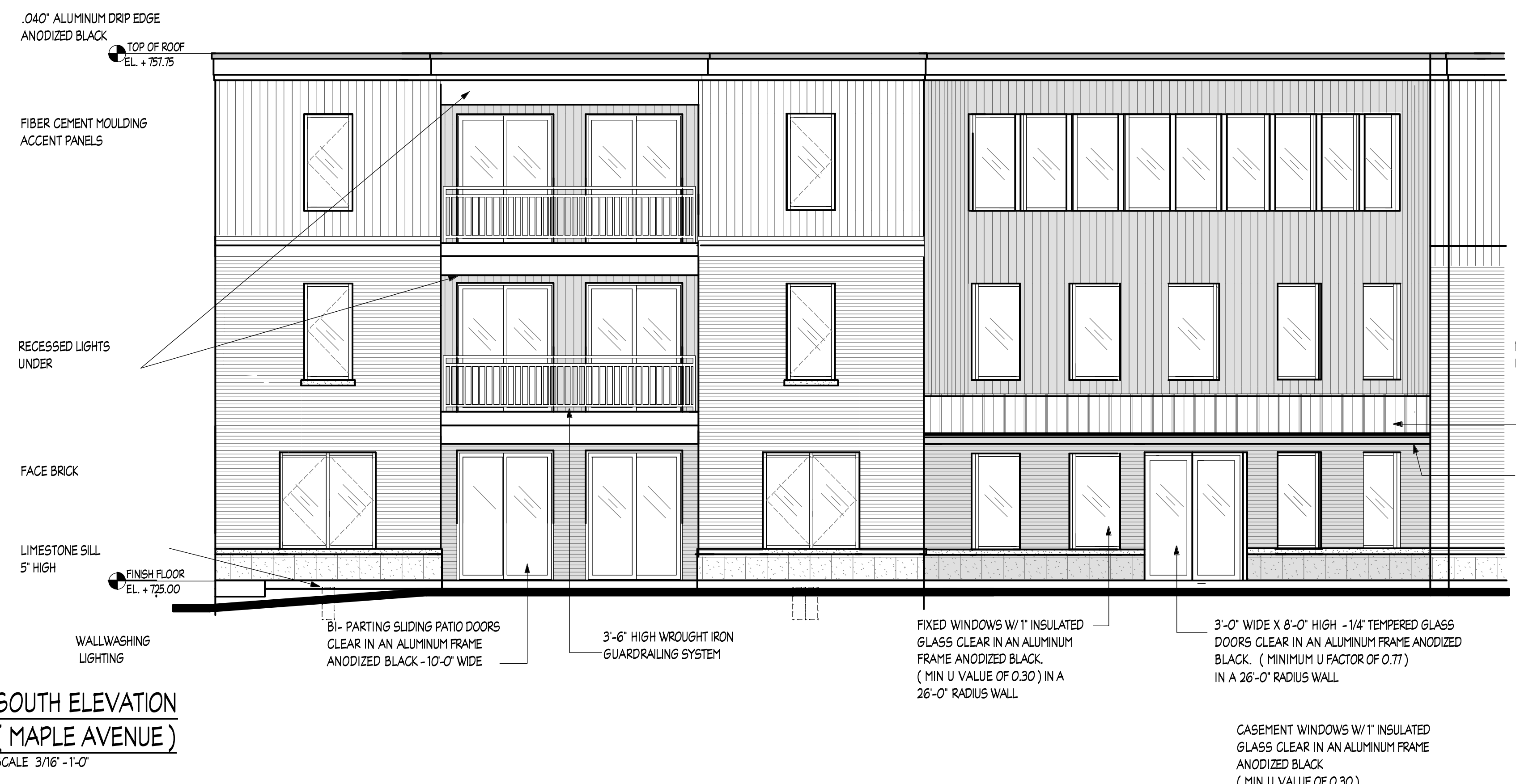
THIRD FLOOR PLAN



SECOND FLOOR PLAN

LIFE SAFETY PLANS  
 SCALE: 1" = 10'-0"  
 OCCUPANT LOAD:  
 6,720 S.F. / 200 = 34 OCCUPANTS





**n. battistich, architects**  
 MEADOWBROOK OFFICE CENTER  
 16W475 S. FRONTAGE RD., SUITE 201  
 BURK RIDGE, IL 60527 (630) 986-1773  
 IL DESIGN FIRM LIC. NO. 184.004493

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES

DO NOT SCALE DRAWINGS  
 CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS AND MATERIALS AGAINST THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECTS IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME

DATE: 01 - 21 - 24  
 DRAWN BY:  
 SCALE:  
 APPROVED BY:

REVISIONS

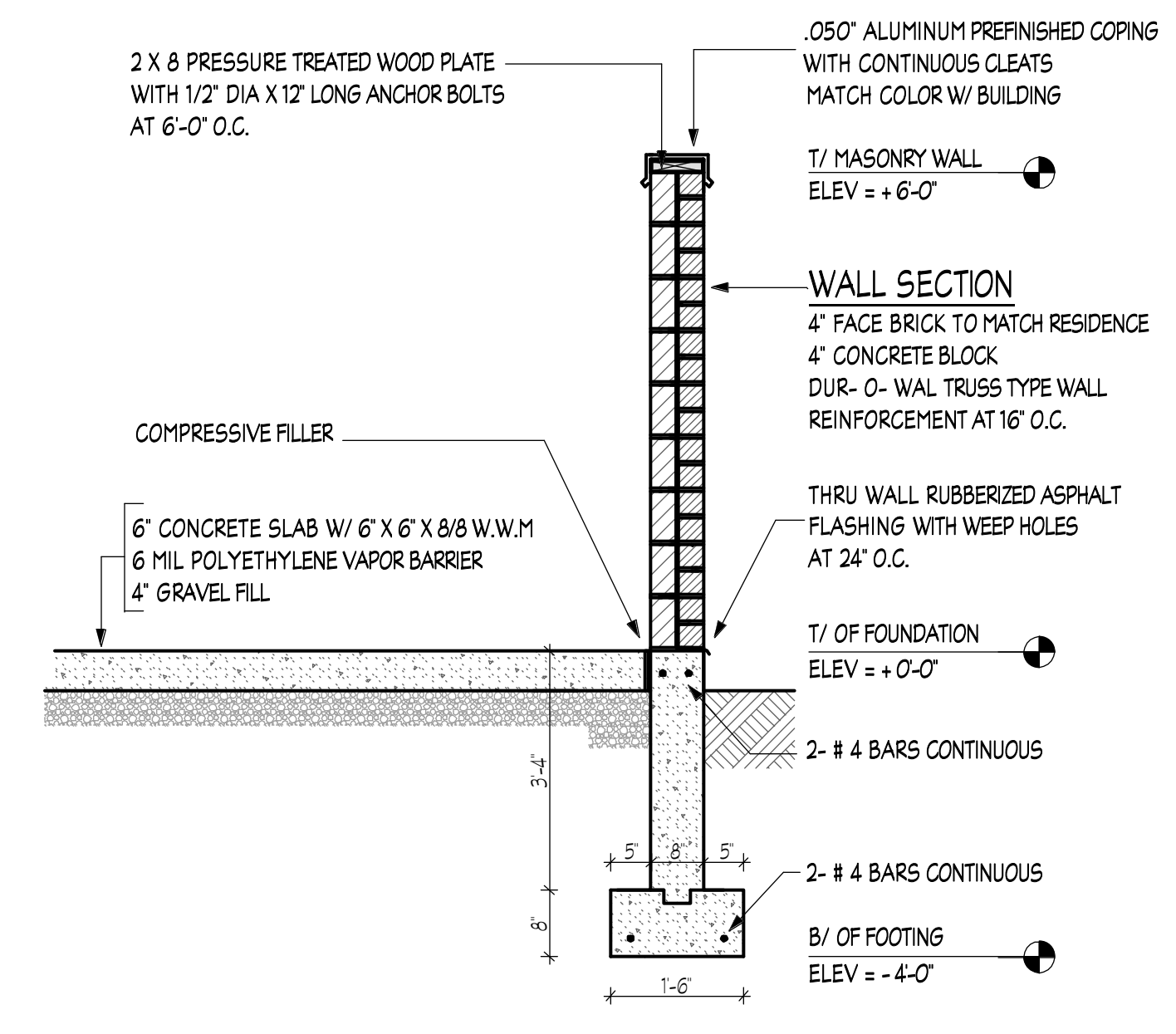
**902 MAPLE**  
 DOWNERS GROVE, ILLINOIS

PLAN No. \_\_\_\_\_  
 SHEET No. **A1**

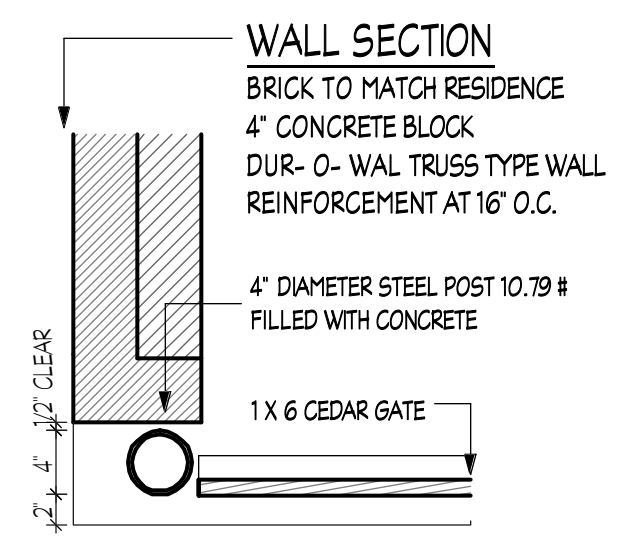
.040" ALUMINUM DRIP EDGE ANODIZED BLACK  
 FIBER CEMENT BOARD EXTERIOR TRIM 12" WIDE  
 FIBER CEMENT MOULDING ACCENT PANELS  
 FIBER CEMENT SIDING  
 CASEMENT WINDOWS W/ 1" INSULATED GLASS CLEAR IN AN ALUMINUM FRAME ANODIZED BLACK (MIN U VALUE OF 0.30)  
 FACE BRICK

TOP OF ROOF EL. + 757.75  
 RECESSED LIGHTS UNDER  
 3'-6" HIGH GUARDRAILING SYSTEM TO CONSIST OF 1 1/2" SCHEDULE 40 ALUMINUM PIPE RAILING W/ 3/4" SQ. ALUMINUM PICKETS TO BE ANODIZED BLACK IN COLOR  
 RECESSED LIGHTS UNDER  
 3'-6" HIGH GUARDRAILING SYSTEM TO CONSIST OF 1 1/2" SCHEDULE 40 ALUMINUM PIPE RAILING W/ 3/4" SQ. ALUMINUM PICKETS TO BE ANODIZED BLACK IN COLOR  
 RECESSED LIGHTS UNDER  
 FINISH FLOOR EL. + 725.00  
 S.E. CORNER EL. + 722.00  
 AVERAGE WEST EL. + 721.75  
 WALLWASHING LIGHTING

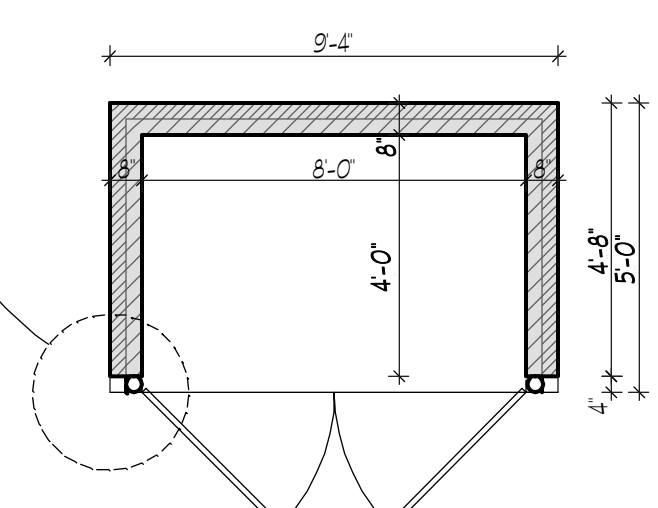
**WEST ELEVATION ( WASHINGTON STREET )**  
 SCALE 3/16" = 1'-0"



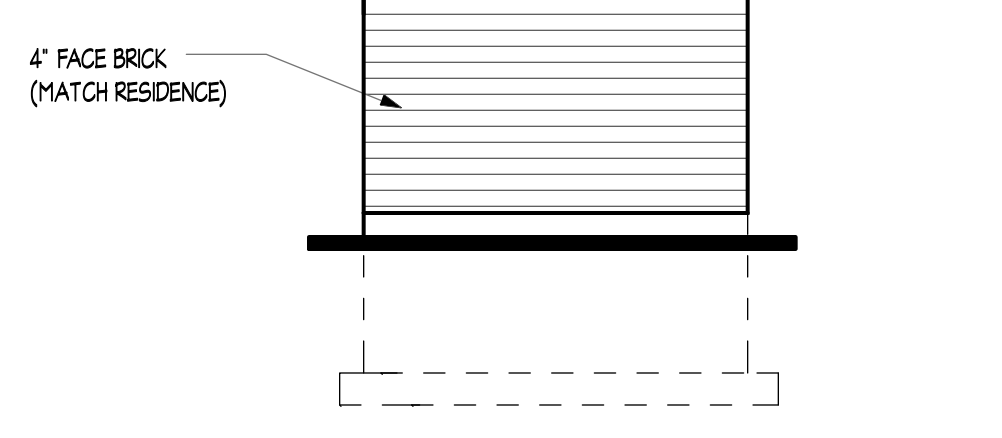
**SECTION B**  
 SCALE 1/2" = 1'-0"



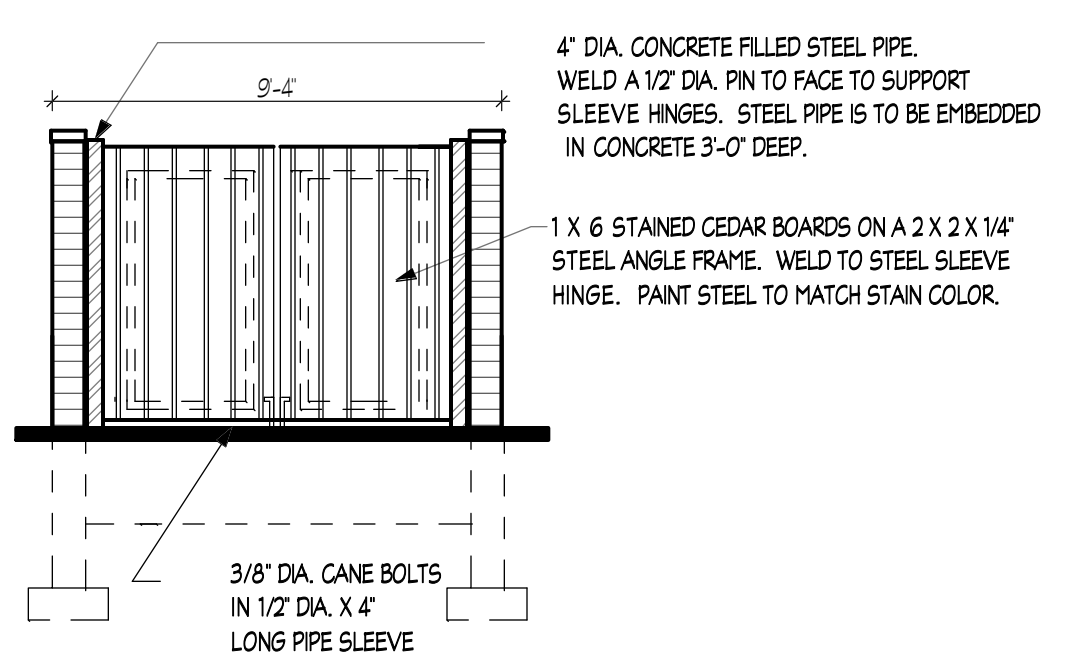
**DETAIL 1-1**  
 SCALE 1" = 1'-0"



**NORTH ELEVATION ( EAST & WEST SIMILAR )**  
 SCALE 1/4" = 1'-0"



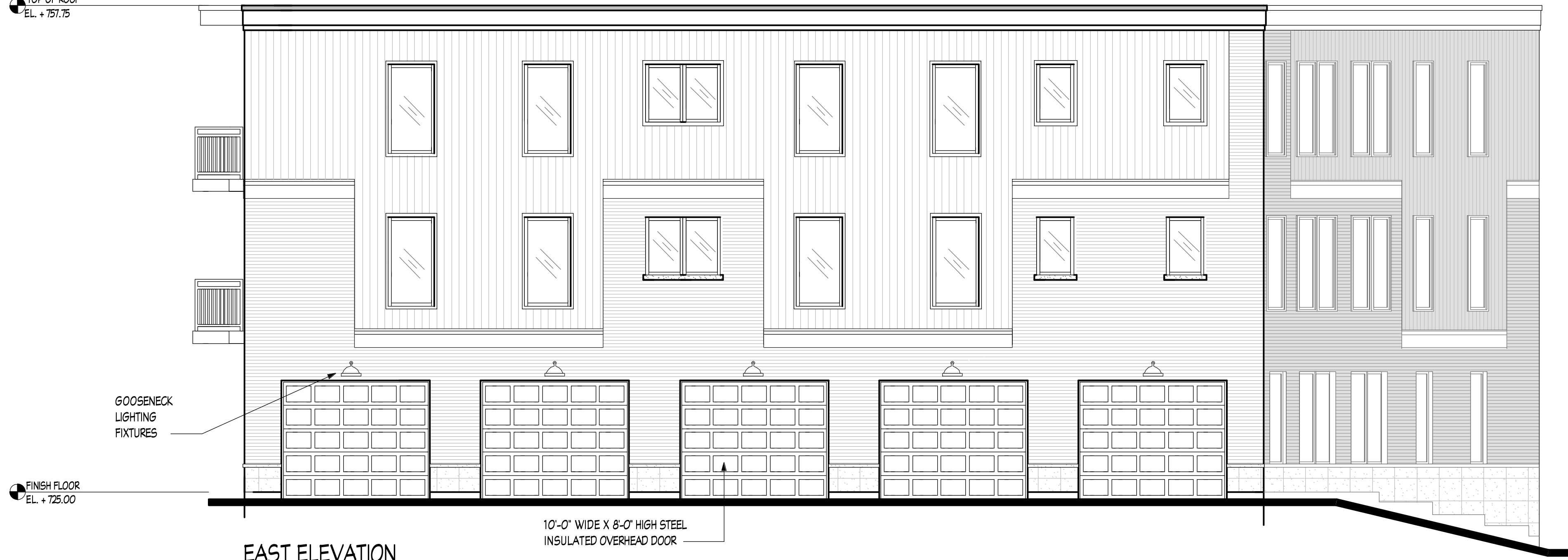
**SOUTH ELEVATION**  
 SCALE 1/4" = 1'-0"



TOP OF ROOF EL. + 757.75

FINISH FLOOR EL. + 725.00

**EAST ELEVATION**  
 SCALE 3/16" = 1'-0"



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DATE: 01-21-24  
 DRAWN BY:  
 SCALE:  
 APPROVED BY:

REVISIONS

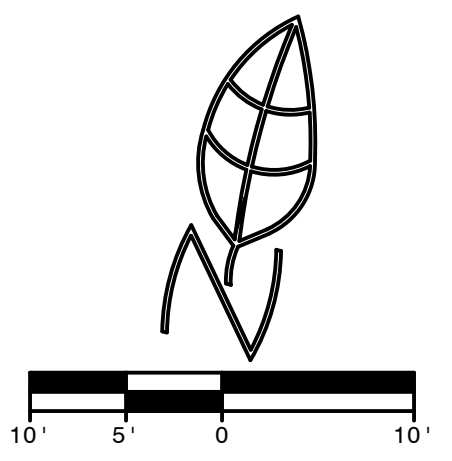
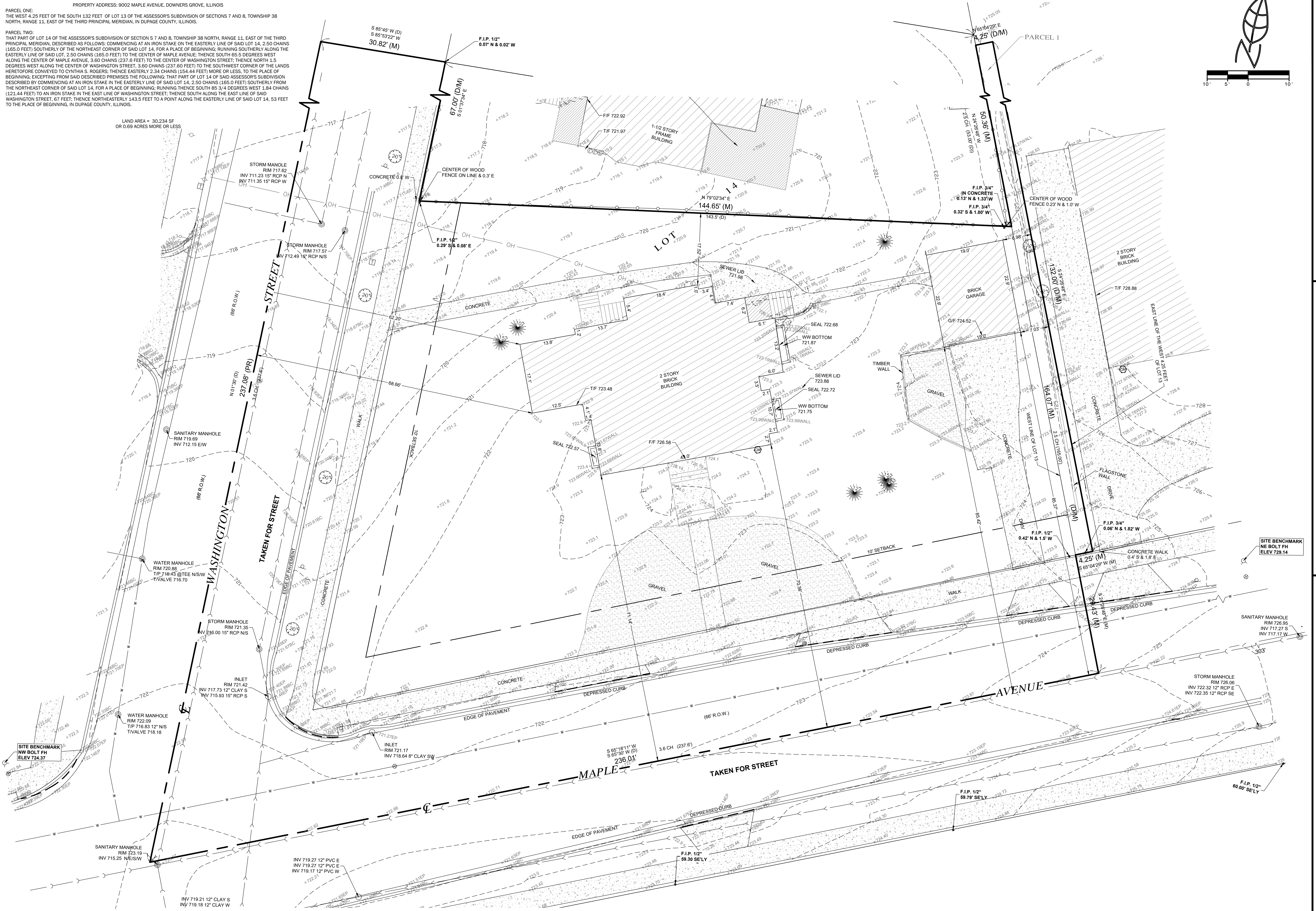
**902 MAPLE**  
 DOWNERS GROVE, ILLINOIS

PLAN No.  
 SHEET No. **A2**

PROPERTY ADDRESS: 9002 MAPLE AVENUE, DOWNERS GROVE, ILLINOIS  
 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 65.5 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, 3.80 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



DATE	REVISED PER VILLAGE COMMENTS
1 10/20/2023	REVISED PER VILLAGE COMMENTS
2 11/3/2023	REVISED PER VILLAGE COMMENTS
3 11/30/2023	REVISED PER VILLAGE COMMENTS
4 1/15/2024	REVISED PER VILLAGE COMMENTS
5 2/2/2024	REVISED PER VILLAGE COMMENTS
6	

EXISTING CONDITIONS  
 902 MAPLE AVENUE  
 DOWNERS GROVE, ILLINOIS

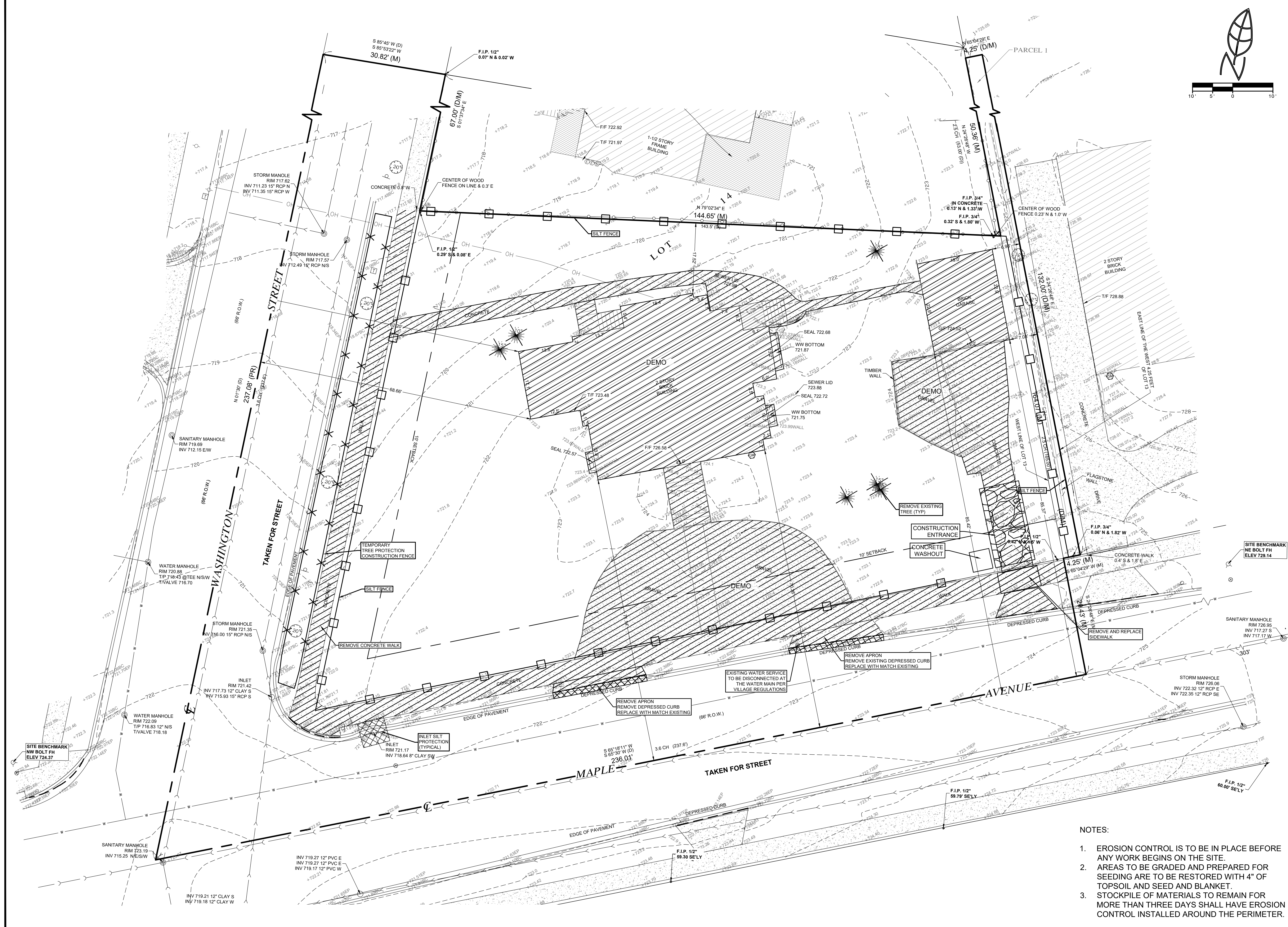
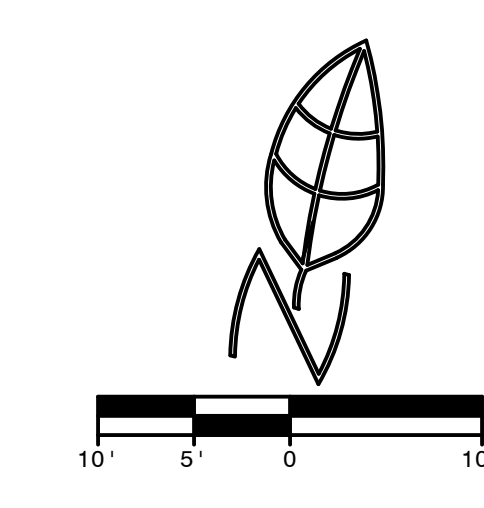
Morris Engineering, Inc.  
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 515 Warrenville Road, Lisle, IL 60532  
 Phone: (630) 271-0770  
 Survey: (630) 271-0599  
 FAX: (630) 271-0774  
 Website: www.ecivil.com



FIELD CREW: PW  
 DRAWN BY: CJS  
 CHECKED BY: AS  
 APPROVED BY: EF  
 DATE: 6/13/2023  
 SCALE: HORIZ 1"=10'  
 VERT

SHEET  
**3**  
 OF 8 SHEETS  
 PROJ # 23-05-2000

2/6/2024, 12:16:58 PM I:\2023\23-05-2000- 902 Maple Ave., Downers Grove\Engineering\Rev-5\23-05-2000\_SITE\_2024-05-01.dwg



DATE	REVISED PER VILLAGE COMMENTS
1 10/20/2023	REVISED PER VILLAGE COMMENTS
2 11/3/2023	REVISED PER VILLAGE COMMENTS
3 11/30/2023	REVISED PER VILLAGE COMMENTS
4 1/15/2024	REVISED PER VILLAGE COMMENTS
5 2/2/2024	REVISED PER VILLAGE COMMENTS
6	

**EROSION CONTROL AND DEMOLITION PLAN**  
**902 MAPLE AVENUE**  
**DOWNERS GROVE, ILLINOIS**

**Morris Engineering, Inc.**  
 Civil Engineering • Consulting  
 Land Surveying  
 515 Warrenville Road, Suite 110, IL 60532  
 Phone: (630) 271-0770  
 Survey: (630) 271-0599  
 FAX: (630) 271-0774  
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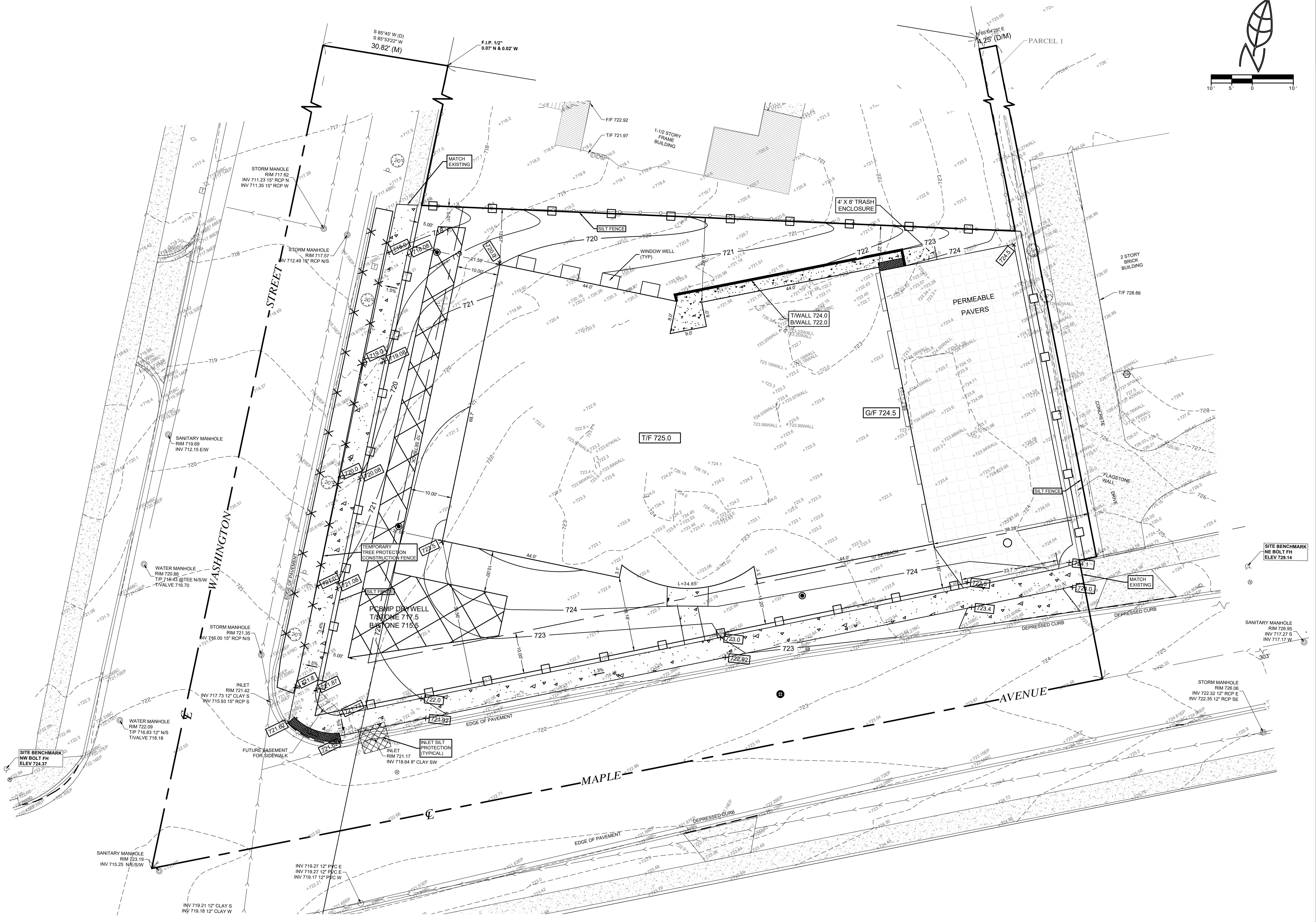
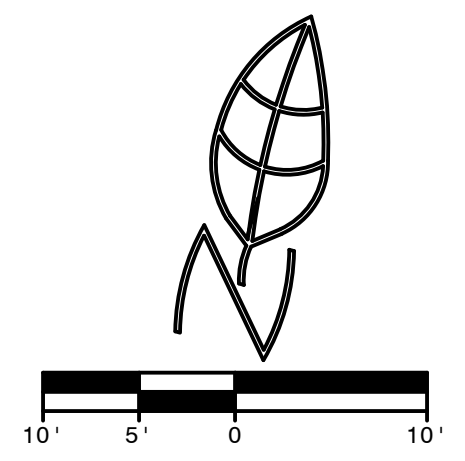


FIELD CREW:	PW
DRAWN BY:	CJS
CHECKED BY:	AS
APPROVED BY:	EF
DATE:	6/13/2023
SCALE:	HORIZ 1"=10' VERT
SHEET	<b>4</b>
OF 8 SHEETS	
PROJ #	23-05-2000

- NOTES:**
1. EROSION CONTROL IS TO BE IN PLACE BEFORE ANY WORK BEGINS ON THE SITE.
  2. AREAS TO BE GRADED AND PREPARED FOR SEEDING ARE TO BE RESTORED WITH 4" OF TOPSOIL AND SEED AND BLANKET.
  3. STOCKPILE OF MATERIALS TO REMAIN FOR MORE THAN THREE DAYS SHALL HAVE EROSION CONTROL INSTALLED AROUND THE PERIMETER.

2/6/2024 12:16:58 PM 1:020323-0523-05-2000 - 902 Maple Ave., Downers Grove Engineering Rev-523-05-2000 SITE\_2024-05-01.dwg





2/6/2024 12:16:58 PM  
 I:\030323-0523-05-2000 - 802 Maple Ave. - Downers Engineering\Rev-523-05-2000\_SITE\_2024-05-01.dwg

DATE	REVISED PER VILLAGE COMMENTS
1 10/20/2023	REVISED PER VILLAGE COMMENTS
2 11/3/2023	REVISED PER VILLAGE COMMENTS
3 11/30/2023	REVISED PER VILLAGE COMMENTS
4 1/15/2024	REVISED PER VILLAGE COMMENTS
5 2/2/2024	REVISED PER VILLAGE COMMENTS
6	

**GRADING PLAN**  
**902 MAPLE AVENUE**  
**DOWNERS GROVE, ILLINOIS**

Morris Engineering, Inc.  
 Civil Engineering • Consulting  
 Land Surveying • Consulting  
 515 Warrenville Road, Suite 110, 60632  
 Phone: (630) 271-0770  
 Survey: (630) 271-0599  
 FAX: (630) 271-0774  
 Website: www.ecivil.com



FIELD CREW:	PW
DRAWN BY:	CJS
CHECKED BY:	AS
APPROVED BY:	EF
DATE:	6/13/2023
SCALE:	HORIZ 1"=10'
	VERT
<b>SHEET</b>	
<b>5</b>	
OF 8 SHEETS	
PROJ # 23-05-2000	

TOTAL SITE AREA 17,368 SF

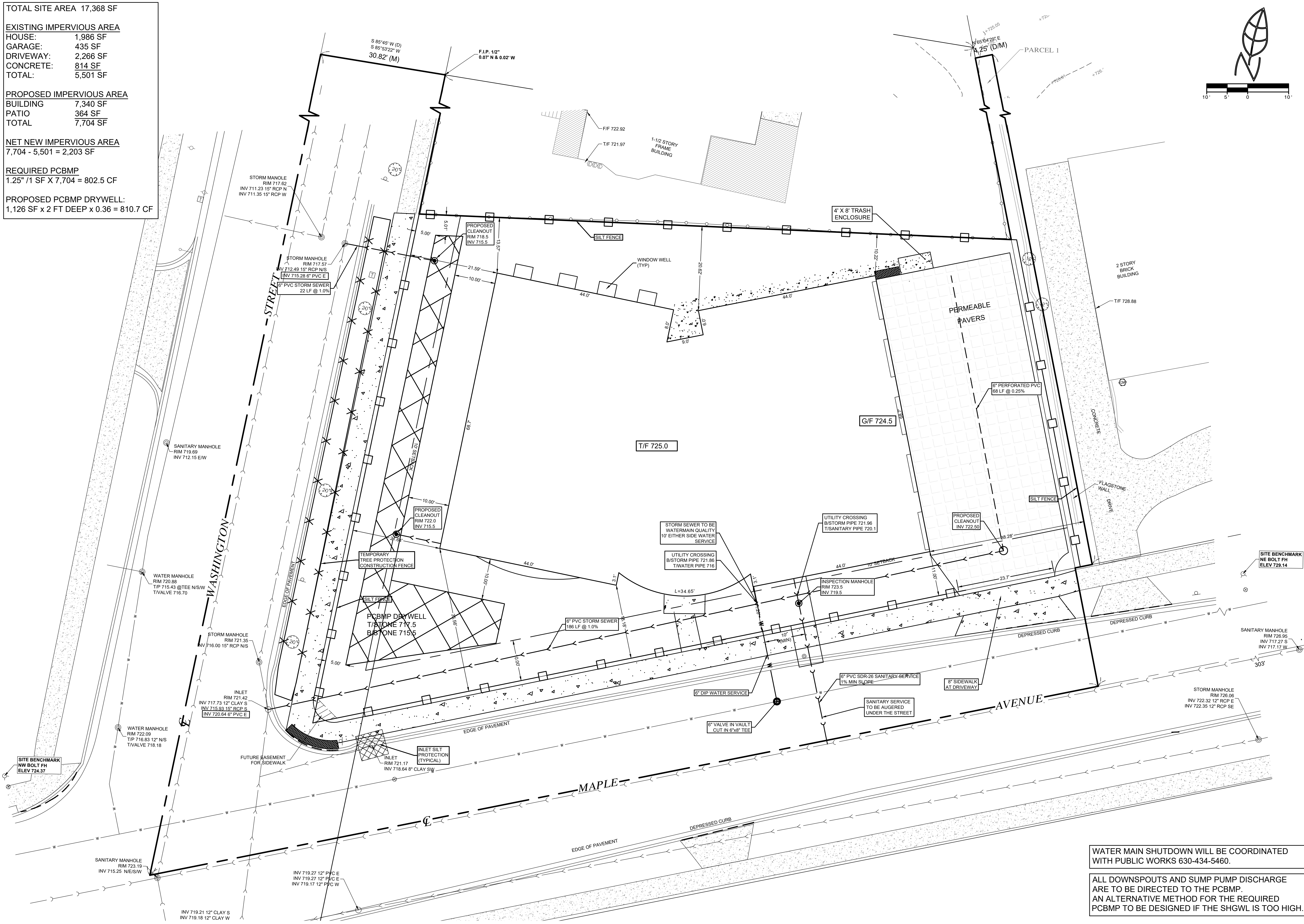
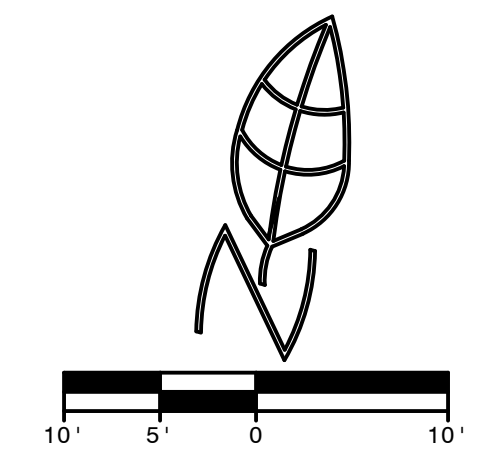
**EXISTING IMPERVIOUS AREA**  
 HOUSE: 1,986 SF  
 GARAGE: 435 SF  
 DRIVEWAY: 2,266 SF  
 CONCRETE: 814 SF  
 TOTAL: 5,501 SF

**PROPOSED IMPERVIOUS AREA**  
 BUILDING 7,340 SF  
 PATIO 364 SF  
 TOTAL 7,704 SF

**NET NEW IMPERVIOUS AREA**  
 7,704 - 5,501 = 2,203 SF

**REQUIRED PCBMP**  
 1.25" / 1 SF X 7,704 = 802.5 CF

**PROPOSED PCBMP DRYWELL:**  
 1,126 SF x 2 FT DEEP x 0.36 = 810.7 CF



WATER MAIN SHUTDOWN WILL BE COORDINATED WITH PUBLIC WORKS 630-434-5460.

ALL DOWNSPOUTS AND SUMP PUMP DISCHARGE ARE TO BE DIRECTED TO THE PCBMP. AN ALTERNATIVE METHOD FOR THE REQUIRED PCBMP TO BE DESIGNED IF THE SHGWL IS TOO HIGH.

DATE	REVISION	COMMENTS
10/20/2023	1	REVISED PER VILLAGE COMMENTS
11/3/2023	2	REVISED PER VILLAGE COMMENTS
11/30/2023	3	REVISED PER VILLAGE COMMENTS
1/15/2024	4	REVISED PER VILLAGE COMMENTS
2/2/2024	5	REVISED PER VILLAGE COMMENTS
	6	

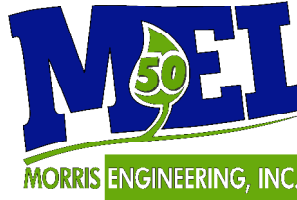
UTILITY PLAN  
 902 MAPLE AVENUE  
 DOWNERS GROVE, ILLINOIS

Morris Engineering, Inc.  
 Civil Engineering • Consulting  
 Land Surveying  
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2/6/2024 12:16:58 PM I:\2023\23-05-2000-902 Maple Ave., Downers Grove\Engineering\Rev-5\23-05-2000\_SITE\_2024-05-01.dwg



TO: Aran Holdings, LLC

FROM: Eric Foytik  
Morris Engineering, Inc.

DATE: November 3, 2023

RE: Parking Impact Study  
Residential Condominium  
902 Maple Avenue  
Downers Grove, Illinois

This memorandum analyzes the parking demand for the redevelopment of 902 Maple Avenue from the Lawyers and Attorneys office to a 5 Unit Residential Condominium in Downtown Downers Grove, Illinois. The purpose of this study is to determine the impact of the proposed residential development in the area.

### **Redevelopment Plan**

The redevelopment site is located at 902 Maple Avenue on the northeast corner of Maple Avenue and Washington Street. Property is within Downtown Transitional (DT) zoning with the commuter parking and railroad tracks to the north, businesses to the west, and residential uses to the north and east.

Lawyers and Attorneys office occupies the building (3,564 square feet) with 8 parking spaces and an access on Maple Avenue via three curb cuts.

The three story five-unit condominium will be constructed to about 6,720 square feet per floor. Five tandem garage units were proposed for this development and three outdoor loading/unloading/queuing spaces provided for the use of the residents.

### **Downers Grove Parking Requirement**

The Village staff has determined that 10 parking spaces would be required for this development, and all will be provided within the indoor garage. Given the building location in the downtown area and nearby public parking, all guest parking could be accommodated utilizing public parking garage just west of the property.

## **National Parking Data**

National parking data for existing and proposed use was reviewed to estimate the parking demand for the site. The Institute of Transportation of Engineers' (ITE) publication Parking Generation, 10th Edition provides parking survey data for General Office Building (2.45 trips per 1,000 SF GFA) and for Multifamily Housing (low-rise 0.56 trips per unit).

Based on original business use by Law office PM peak hour would generate 4.1 trips.

Proposed multi family housing would generate 2.8 trips per PM peak hour.

## **Analysis**

Per national parking data for existing and proposed use of the property traffic impact will be improved from the current condition. Removal of the horseshoe driveway and eliminating two curb cuts will improve impact to the intersection approach lanes during peak hours.

Based on the Village requirement of 8 parking spaces and the estimated PM peak demand of 2.8 trips all parking requirements will be accommodated by the indoor garage and loading/unloading/queuing spaces.

Guests could utilize an existing parking garage located a short distance away from the proposed development, as well as there are couple off-street parking stalls in front of the property.

On-site vehicle movement and garbage pickup is indicated on the provided Traffic Exhibits utilizing AutoTURN software by AutoCAD.

# INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
<b>PORT AND TERMINAL</b>					
30	Intermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
<b>INDUSTRIAL</b>					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.67		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouse	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.64		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.97		
<b>RESIDENTIAL</b>					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.56		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→		
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.19
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.46		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	1,000 SF GFA	0.48		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
265	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.69		
<b>LODGING</b>					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→	0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
330	Resort Hotel	Rooms	0.41		
<b>RECREATIONAL</b>					
411	Public Park	Acres	0.11		
416	Campground / Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		

$5 \times 0.56 = 2.8$

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
432	Golf Driving Range	Tees/Driving Positions	1.25		
433	Batting Cages	Cages	2.22		
434	Rock Climbing Gym	1,000 SF GFA	1.64		
435	Multi-Purpose Recreational Facility	1,000 SF GFA	3.58		
436	Trampoline Park	1,000 SF GFA	1.50		
437	Bowling Alley	1,000 SF GFA	1.16		
440	Adult Cabaret	1,000 SF GFA	2.93		
444	Movie Theater	1,000 SF GFA	6.17		
445	Multiplex Movie Theater	1,000 SF GFA	4.91		
452	Horse Racetrack	Seats	0.06		
454	Dog Racetrack	Attendees	0.15		
460	Arena	1,000 SF GFA	0.47		
462	Professional Baseball Stadium	Attendees	0.15		
465	Ice Skating Rink	1,000 SF GFA	1.33		
466	Snow Ski Area	Slopes	26.00		
473	Casino/Video Lottery Establishment	1,000 SF GFA	13.49		
480	Amusement Park	Acres	3.95		
482	Water Slide Park	Parking Spaces	0.28		
488	Soccer Complex	Fields	16.43		
490	Tennis Courts	Courts	4.21		
491	Racquet/Tennis Club	Courts	3.82		
492	Health/Fitness Club	1,000 SF GFA	3.45		
493	Athletic Club	1,000 SF GFA	6.29		
495	Recreational Community Center	1,000 SF GFA	2.31		
<b>INSTITUTIONAL</b>					
520	Elementary School	1,000 SF GFA	1.37		
522	Middle School / Junior High School	1,000 SF GFA	1.19		
530	High School	1,000 SF GFA	0.97		
534	Private School (K-8)	Students	0.26		
536	Private School (K-12)	Students	0.17		
537	Charter Elementary School	Students	0.14		
538	School District Office	1,000 SF GFA	2.04		
540	Junior / Community College	1,000 SF GFA	1.86		
550	University/College	1,000 SF GFA	1.17		
560	Church	1,000 SF GFA	0.49		
561	Synagogue	1,000 SF GFA	2.92		
562	Mosque	1,000 SF GFA	4.22		
565	Daycare Center	1,000 SF GFA	11.12		
566	Cemetery	Acres	0.46		
571	Prison	1,000 SF GFA	2.91		
575	Fire and Rescue Station	1,000 SF GFA	0.48		
580	Museum	1,000 SF GFA	0.18		
590	Library	1,000 SF GFA	8.16		

# INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
<b>MEDICAL</b>					
610	Hospital	1,000 SF GFA	0.97		
620	Nursing Home	1,000 SF GFA	0.59		
630	Clinic	1,000 SF GFA	→	3.28	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF GFA	3.53		
650	Free-Standing Emergency Room	1,000 SF GFA	1.52		
<b>OFFICE</b>					
710	General Office Building	1,000 SF GFA	→	1.15	0.87
712	Small Office Building	1,000 SF GFA	2.45		
714	Corporate Headquarters Building	1,000 SF GFA	0.60		
715	Single Tenant Office Building	1,000 SF GFA	1.74*		
720	Medical-Dental Office Building	1,000 SF GFA	3.46		
730	Government Office Building	1,000 SF GFA	1.71		
731	State Motor Vehicles Department	1,000 SF GFA	5.20		
732	United States Post Office	1,000 SF GFA	11.21		
733	Government Office Complex	1,000 SF GFA	2.82		
750	Office Park	1,000 SF GFA	1.07		
760	Research and Development Center	1,000 SF GFA	0.49		
770	Business Park	1,000 SF GFA	0.42		
<b>RETAIL</b>					
810	Tractor Supply Store	1,000 SF GFA	1.40		
811	Construction Equipment Rental Store	1,000 SF GFA	0.99		
812	Building Materials and Lumber Store	1,000 SF GFA	2.06		
813	Free-Standing Discount Superstore	1,000 SF GFA	4.33		
814	Variety Store	1,000 SF GFA	6.84		
815	Free Standing Discount Store	1,000 SF GFA	4.83		
816	Hardware / Paint Store	1,000 SF GFA	2.68		
817	Nursery (Garden Center)	1,000 SF GFA	6.94		
818	Nursery (Wholesale)	1,000 SF GFA	5.18		
820	Shopping Center	1,000 SF GFA	3.81	3.81	4.92
823	Factory Outlet Center	1,000 SF GFA	2.29		
840	Automobile Sales (New)	1,000 SF GFA	2.43		
841	Automobile Sales (Used)	1,000 SF GFA	3.75		
842	Recreational Vehicle Sales	1,000 SF GFA	0.77		
843	Automobile Parts Sales	1,000 SF GFA	4.91		
848	Tire Store	1,000 SF GFA	3.98		
849	Tire Superstore	1,000 SF GFA	2.11		
850	Supermarket	1,000 SF GFA	9.24		
851	Convenience Market (Open 24 Hours)	1,000 SF GFA	49.11		
853	Convenience Market with Gasoline Pumps	1,000 SF GFA	49.29		
854	Discount Supermarket	1,000 SF GFA	8.38		
857	Discount Club	1,000 SF GFA	4.18		
860	Wholesale Market	1,000 SF GFA	1.76		
861	Sporting Goods Superstore	1,000 SF GFA	→	2.02	1.65
862	Home Improvement Superstore	1,000 SF GFA	→	2.33	3.35
863	Electronics Superstore	1,000 SF GFA	4.26		

$3.564 \times 1.15 = 4.1$

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
864	Toy/Children's Superstore	1,000 SF GFA	5.00		
865	Baby Superstore	1,000 SF GFA	1.82		
866	Pet Supply Superstore	1,000 SF GFA	3.55		
867	Office Supply Superstore	1,000 SF GFA	2.77		
868	Book Superstore	1,000 SF GFA	15.83		
869	Discount Home Furnishing Superstore	1,000 SF GFA	1.57		
872	Bed and Linen Superstore	1,000 SF GFA	2.22		
875	Department Store	1,000 SF GFA	1.95		
876	Apparel Store	1,000 SF GFA	→	4.12	1.12
879	Arts and Craft Store	1,000 SF GFA	6.21		
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF GFA	8.51		
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	10.29		
882	Marijuana Dispensary	1,000 SF GFA	21.83		
890	Furniture Store	1,000 SF GFA	0.52		
897	Medical Equipment Store	1,000 SF GFA	1.24		
899	Liquor Store	1,000 SF GFA	16.37		
<b>SERVICES</b>					
911	Walk-In Bank	1,000 SF GFA	12.13		
912	Drive-In Bank	1,000 SF GFA	20.45		
918	Hair Salon	1,000 SF GFA	1.45		
920	Copy, Print, and Express Ship Store	1,000 SF GFA	7.42		
925	Drinking Place	1,000 SF GFA	11.36		
926	Food Cart Pod	Food Carts	3.08		
930	Fast Casual Restaurant	1,000 SF GFA	14.13		
931	Quality Restaurant	1,000 SF GFA	7.80		
932	High-Turnover (Sit-Down) Restaurant	1,000 SF GFA	→	9.77	9.80
933	Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	28.34		
934	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	→	32.67	78.74
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF GFA	42.65		
936	Coffee/Donut Shop without Drive-Through Window	1,000 SF GFA	36.31		
937	Coffee/Donut Shop with Drive-Through Window	1,000 SF GFA	→	43.38	83.19
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF GFA	83.33		
939	Bread / Donut / Bagel Shop without Drive-Through Window	1,000 SF GFA	28.00		
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF GFA	19.02		
941	Quick Lubrication Vehicle Shop	1,000 SF GFA	8.70		
942	Automobile Care Center	1,000 SF GFA	3.11		
943	Automobile Parts and Service Center	1,000 SF GFA	2.26		
944	Gasoline / Service Station	1,000 SF GFA	109.27		
945	Gasoline / Service Station with Convenience Market	1,000 SF GFA	88.35		
947	Self Service Car Wash	Wash Stalls	5.54		
948	Automated Car Wash	1,000 SF GFA	14.20		
949	Car Wash and Detail Center	Wash Stalls	13.60		
950	Truck Stop	1,000 SF GFA	22.73		
960	Super Convenience Market/Gas Station	1,000 SF GFA	69.28		
970	Winery	1,000 SF GFA	7.31		

**Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 ft<sup>2</sup> or a reduction of 40% if equal to or greater than 50,000ft<sup>2</sup>.**

\*From 9th edition, no PM peak hour in 10th

An area designated as **General Urban/Suburban** in the *Trip Generation Manual* is an area associated with almost homogeneous vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle.

The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land uses are typically concentrated at intersections or spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind or surrounded by parking.

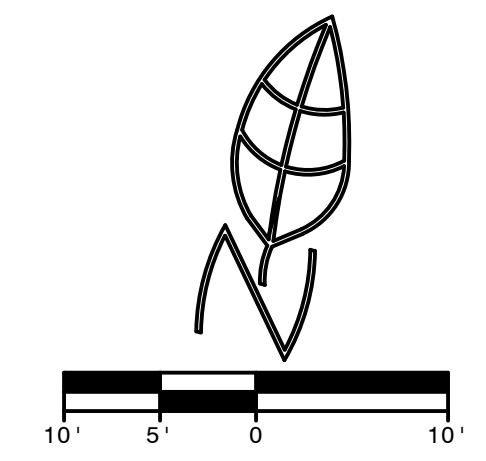
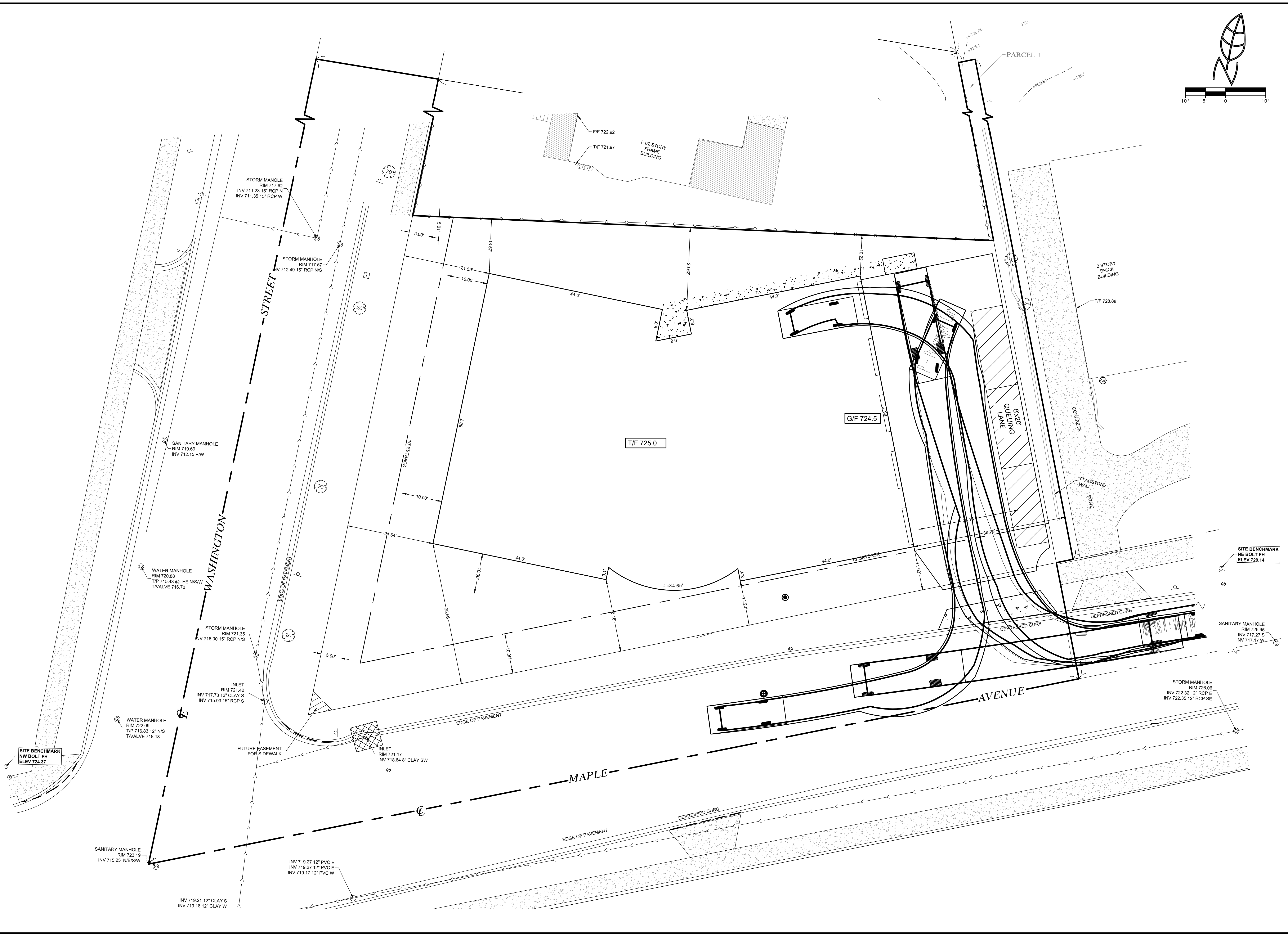
The mixing of land uses is only in terms of their proximity, not in terms of function. A retail land use may focus on serving a regional clientele or a services land use may target motorists or pass-by vehicle trips for its customers. Even if the land uses are complementary, a lack of pedestrian, bicycling, and transit facilities or services limit non-vehicle travel.

An area designated as **Dense Multi-Use Urban** in the *Trip Generation Manual* is a fully developed area (or nearly so), with diverse and complementary land uses, good pedestrian connectivity, and convenient and frequent transit. This area type can be a well-developed urban area outside a major metropolitan downtown or a moderate size urban area downtown.

The land use mix typically includes office, retail, residential, and often entertainment, hotel, and other commercial uses. The residential uses are typically multifamily or single-family on lots no larger than one-fourth acre. The commercial uses often have little or no setback from the sidewalk. Because the motor vehicle still represents the primary mode of travel to and from the area, there typically is on-street parking and often public off-street parking.

The complementary land uses provide the opportunity for short trips within the Dense Multi-Use Urban area, made conveniently by walking, biking, or transit. The area is served by significant transit (either rail or bus) that enables a high level of transit usage to and from area development.

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DATE	REVISED PER VILLAGE COMMENTS
1 10/20/2023	REVISED PER VILLAGE COMMENTS
2 11/3/2023	REVISED PER VILLAGE COMMENTS
3 11/30/2023	REVISED PER VILLAGE COMMENTS
4 1/15/2024	REVISED PER VILLAGE COMMENTS
5	
6	

TRASH COLLECTION EXHIBIT  
 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.ecivil.com



FIELD CREW: PW  
 DRAWN BY: CJS  
 CHECKED BY: AS  
 APPROVED BY: EF  
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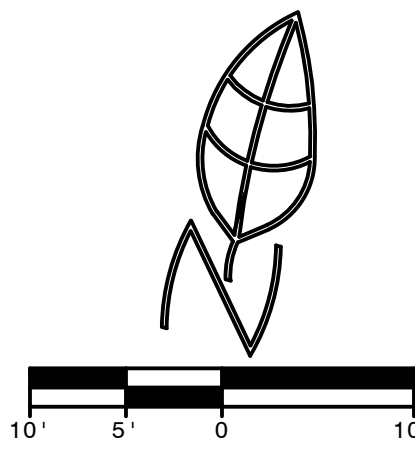
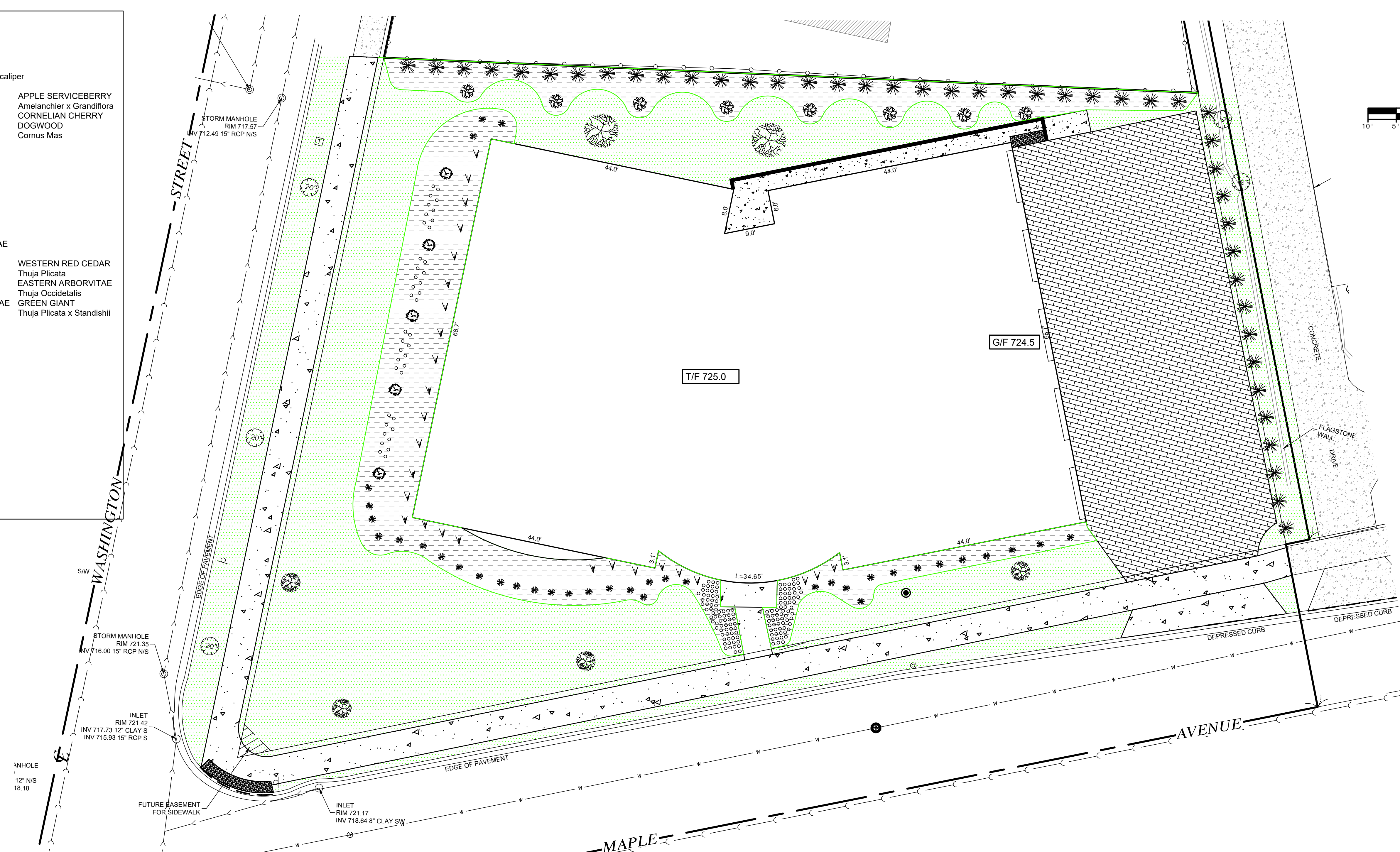
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**2**  
 OF 2 SHEETS  
 PROJ # 23-05-2000





**LEGEND**

- RED SUNSET MAPLE  
Acer Rubrum 'Franksred'
- NORWAY MAPLE  
Acer Plantanoides  
2 EA. (1 EA TYPE) 2.5" dia tree caliper
- EASTERN REDBUD  
Cercis Canadensis
- STAR MAGNOLIA  
Magnolia Stellata
- 4 EA. (1 EA TYPE) 6" BB
- ALPINE CURRANT  
Ribes alpinum  
4 EA. #3 pot
- TAUNTON YEW  
Taxus media x. Tauntonii  
8 EA. #2 pot
- EMERALD GREEN ARBORVITAE  
Thuja occidentalis  
GOLDEN GLOBE  
Thuja Occidentalis  
AMERICAN ARBORVITAE  
Thuja Occidentalis  
BERKMAN'S GOLD ARBORVITAE  
Thuja Orientalis  
44 EA. 3-4" BB, 36" O.C.
- FIRE CHIEF ARBORVITAE  
Thuja occidentalis x. Fire Chief  
37 EA. #2 pot
- DAYLILIES (To be installed with  
triangular spacing)
- "KARL FOERSTER"  
FEATHER REED GRASS  
27 EA. #1 pot, 36" O.C.
- SOD
- MULCH
- APPLE SERVICEBERRY  
Amelanchier x Grandiflora
- CORNELIAN CHERRY  
DOGWOOD  
Cornus Mas
- WESTERN RED CEDAR  
Thuja Plicata
- EASTERN ARBORVITAE  
Thuja Occidentalis  
GREEN GIANT  
Thuja Plicata x Standishii



**GENERAL NOTES:**  
Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements. Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "1.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

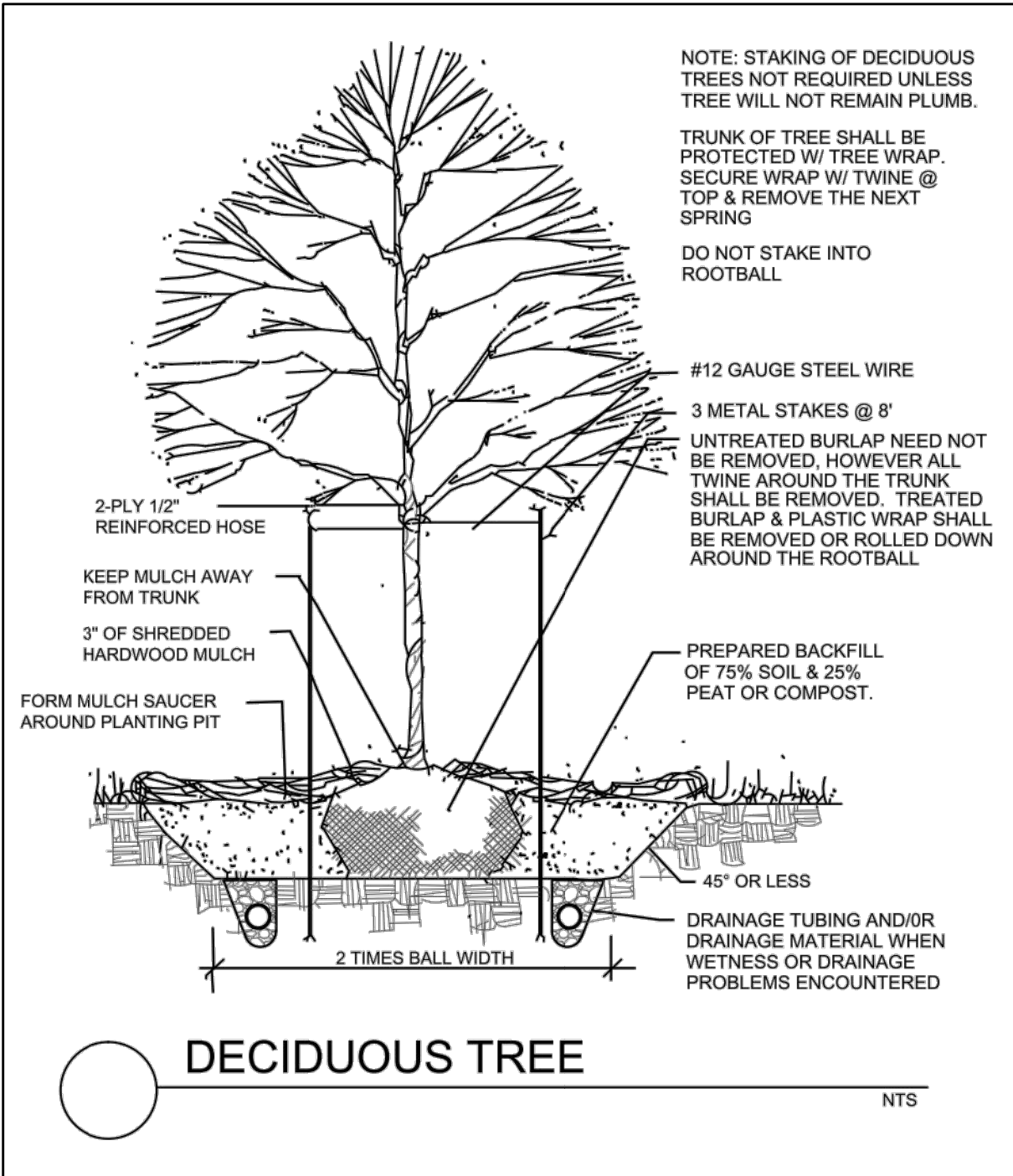
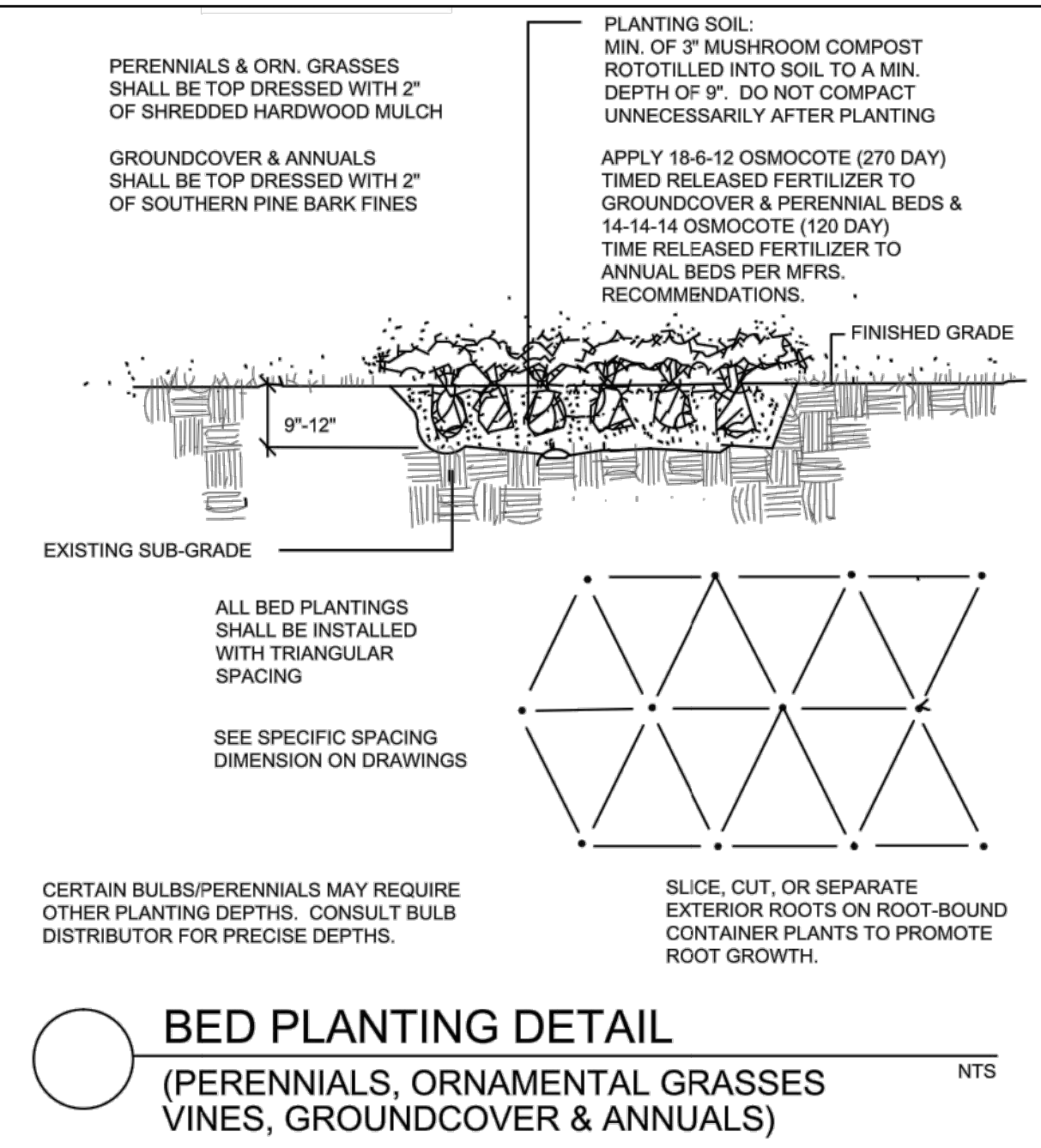
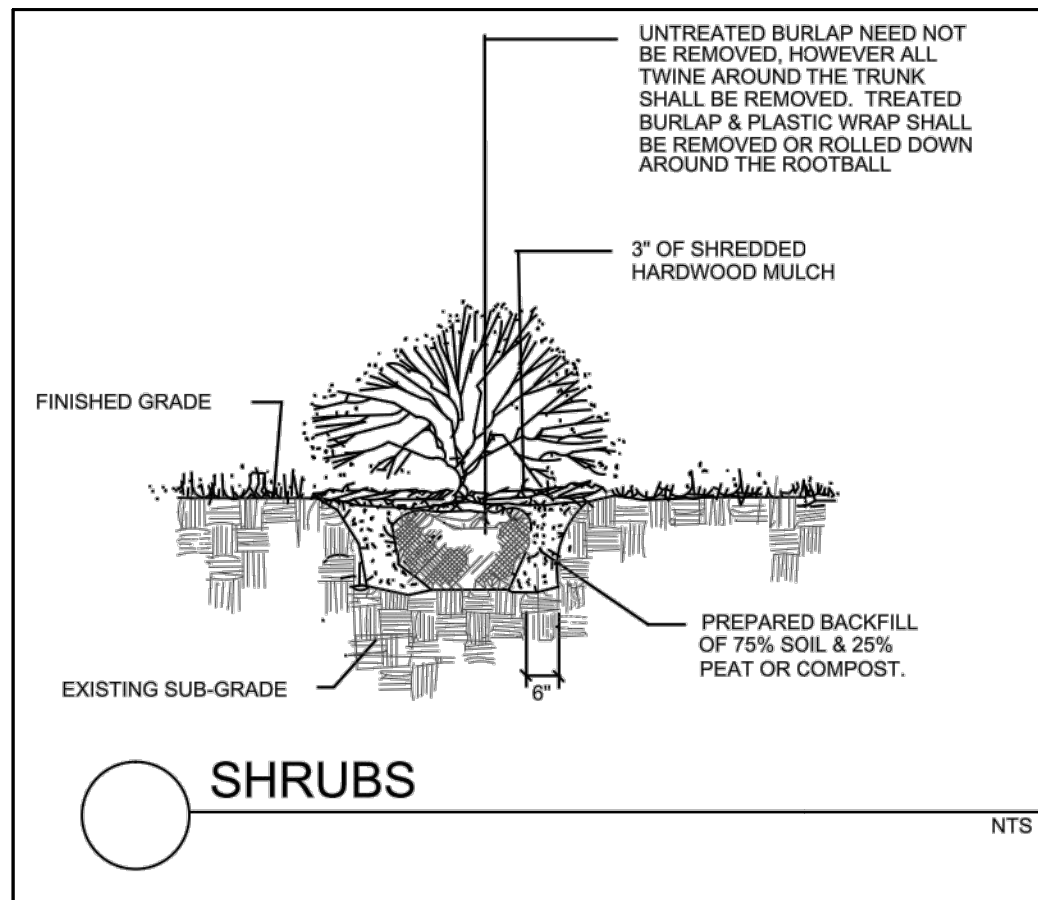
All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.



DATE	REVISED PER VILLAGE COMMENTS	REVISED PER VILLAGE COMMENTS	REVISED PER VILLAGE COMMENTS	REVISED PER VILLAGE COMMENTS
10/20/2023				
11/3/2023				
11/30/2023				
1/15/2024				

**LANDSCAPING PLAN**  
**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.ecivil.com



FIELD CREW:	PW
DRAWN BY:	CJS
CHECKED BY:	AS
APPROVED BY:	EF
DATE:	11/03/2023
SCALE:	HORIZ 1"=10' VERT -
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<b>1</b>	
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