

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION**

VILLAGE OF DOWNERS GROVE CIVIC CENTER
850 CURTISS AVENUE

September 16, 2024
7:00 p.m.

AGENDA

1. Call to Order

- a. Pledge of Allegiance

2. Roll Call

3. Approval of Minutes

- a. August 5, 2024

4. Public Hearings

- a. 24-PCE-0025: A petition seeking approval for a Special Use for a Trade School. The property is currently zoned O-R-M/P.D. #20, Office-Research-Manufacturing/Planned Unit Development #20. The property is located approximately 1,439 feet northwest of the intersection of Woodcreek Drive and Lacey Road, with a common address of 3110 Woodcreek Drive. (PIN: 05-36-201-015). Brett Webster, Petitioner and SMART Woodcreek LLC, Owner.
- b. 24-PCE-0026: A petition seeking approval for a Zoning Map Amendment from R-4, Residential Detached House 4 to B-3, General Services and Highway Business, a Special Use to allow for a drive-through, and a right-of-way vacation. The property is currently zoned B-3, General Services and Highway Business and R-4, Residential Detached House 4. The property is located directly north of Ogden Avenue between Washington Street and Elm Street, commonly known as 814-818 Ogden Avenue and 4244 Elm Street, Downers Grove, IL (PIN: 09-05-120-009, -018 and 09-05-120-019, -20, -021, -022, -023, and -024). Brett Paul, Petitioner and K&M Corporation of Arizona, Owner

5. Adjournment

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

June 3, 2024, 7:00 P.M.

Chairman Rickard called the June 3, 2024 meeting of the Downers Grove Plan Commission to order at 7:18 p.m.

ROLL CALL:

PRESENT: Chairman Rickard, Commissioners Frankovic, Toth, Roche, V. Patel

ABSENT: Commissioners Boyle, K. Patel,

STAFF: Planning Manager Jason Zawila

OTHERS PRESENT: Scott Richards

APPROVAL OF THE JANUARY 17, 2024 MINUTES

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

APPROVAL OF THE JUNE 3, 2024 MINUTES

Motion to approve by Commissioner Frankovic, seconded by Commissioner Roche.

A VOICE VOTE FOLLOWED AND THE MOTION PASSED UNANIMOUSLY.

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.

24-PCE-0021: A PETITION SEEKING APPROVAL TO CONSIDER TEXT AMENDMENTS TO VARIOUS ARTICLES WITHIN CHAPTER 28 (ZONING ORDINANCE) OF THE MUNICIPAL CODE TO CONSIDER COMBINING THE PLAN COMMISSION AND ZONING BOARD OF APPEALS INTO ONE BOARD OR COMMISSION AND TO UPDATE SPECIAL USE APPROVAL STANDARDS. VILLAGE OF DOWNERS GROVE, PETITIONER.

Jason Zawila, Planning Manager, provided an overview of the request. He stated that the Village is requesting multiple text amendments to the Municipal Code in order facilitate the merger of the Plan Commission and Zoning Board of Appeals. The duties and responsibilities of both the Plan Commission and Zoning Board of Appeals would be assumed by a newly created Planning and Zoning Commission. The Village is also requesting an update to the Special Use standards of approval as shown in the Zoning Ordinance.

Mr. Zawila then provided a little more background detailing the meeting history of both PC and ZBA and noted that during discussion at the Village Council meeting it was stated that there has been a dramatic decrease in ZBA cases over the last few years, which is largely due to changes in the Zoning Ordinance. It was also expressed that a combination of the boards could provide more efficiency and effectiveness with regard to having a holistic view of the Village's Zoning Ordinance and its application. Lastly, he stated that the proposed amendments provides for the creation and composition of a new Planning and Zoning Commission including terms of office, which will include nine voting members with staggered terms of three years each. Throughout the amendments, references to the PC or ZBA have been modified to state Planning and Zoning Commission.

Mr. Zawila then provided an overview of the new requests the Planning and Zoning Commission would need to undertake including: variances, expansion of nonconforming uses, re-establishment of an abandoned nonconforming use, vertical and horizontal extensions for nonconforming structures and appeals. Then he provided an overview of the amended language for the special use standards.

Mr. Zawila concluded his presentation by stating the proposed text amendments meet the findings of fact as specified in the staff report and recommend approval. He said he was available for any questions.

Ch. Rickard asked the commissioners for any questions.

Ch. Rickard noted that he likes the way the special use standards are these are amended, especially finding number 2 that emphasizes how a particular special use impacts the entire community and not just the adjacent property. Chairman Rickard inquired if the standards are based on the state statute. Mr. Zawila stated that this was amended with legal review and staff did not see any issues.

Commissioner Roche suggested that additional training should be offered with the new Planning and Zoning Commission. Mr. Zawila offered that training is always offered to new members and in addition to the staff reports that offer enough background for case consideration, in addition to staff's technical presentation. Ch. Rickard offered that there is a lot of training through APA and recommended that the Plan Commission look at those resources too.

Commissioner Rickard asked if any members of the public would like to speak.

Mr. Scott Richards offered that this made sense and was surprised how little meetings the ZBA held

Commissioner Frankovic noted that the proposed amendments made sense.

Ch. Rickard suggested the idea of an associate plan commission member. This would be an appointed, but non-voting members that would attend meetings and participate in the questions and discussions, but would not vote, nor would be part of the quorum. This would offer residents an understanding of the operations of Plan Commission and when somebody resigns or a new member needs to be appointed the associate plan commission member would be eligible to be a voting member. This would make the onboarding process smoother too. The other Plan Commissioners thought that this would be a good idea.

Chairman Rickard than requested a motion for the recommendation.

DRAFT

BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, COMMISSIONER PATEL FOUND THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR A ZONING TEXT AMENDMENT AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST AND THEREFORE, MOVED THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 24-PCE-0021 REGARDING THE PROPOSED AMENDMENTS TO ARTICLES 1, 5, 6, 11, 12 AND 13 OF

SECOND BY COMMISSIONER FRANKOVIC

ROLL CALL:

AYE: PATEL, FRANKOVIC, ROCHE, TOTH, CH. RICKARD

NAY: NONE

MOTION APPROVED. VOTE: 5-0

ADJOURNMENT

Mr. Zawila provided an update on previous cases and noted that the next meeting will be located in the Civic Center. He also stated for the Plan Commission to watch for communication from him as they are going to start scheduling special meetings because of Guiding DG. Lastly he thanks the commissioners for attending the Guiding DG Visioning workshops in July.

THE MEETING WAS ADJOURNED. UPON A MOTION BY COMMISSIONER ROCHE, SECOND BY TOTH. A VOICE VOTE FOLLOWED AND THE MOTION PASSED UNANIMOUSLY.

/s/ Village Staff
Recording Secretary



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

SUBJECT:	TYPE:	SUBMITTED BY:
24-PCE-0025 3110 Woodcreek Drive	Special Use for Trade School	Emily Hepworth, AICP Planner

REQUEST

The petitioner is requesting approval of a Special Use to allow for a trade school in the Office, Research and Manufacturing (O-R-M) Zoning District at 3110 Woodcreek Drive.

NOTICE

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

GENERAL INFORMATION

OWNER: SMART Woodcreek, LLC
205 Alexandra Way
Carol Stream, IL 60108

PETITIONER: Brett Webster
1315 22nd Street
Oakbrook, IL 46628

PROPERTY INFORMATION

EXISTING ZONING: O-R-M, Office, Research and Manufacturing (PD #20)
EXISTING LAND USE: Office
PROPERTY SIZE: 176,082.6 square feet (4.04 Acres)
PINS: 05-36-201-015

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	O-R-M, Office, Research and Manufacturing	Office/Corporate Campus
SOUTH:	R-1, Residential Detached House 1	Office/Corporate Campus
EAST:	O-R-M, Office, Research and Manufacturing	Office/Corporate Campus
WEST:	O-R-M, Office, Research and Manufacturing	Office/Corporate Campus

ANALYSIS

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. ALTA/Land Title Survey
3. Project Summary
4. Review and Approval Criteria
5. Traffic Narrative
6. Zoning Analysis Table
7. Site Plan
8. Floor Plans
9. Exterior Elevation Photos

PROJECT DESCRIPTION

The petitioner is requesting approval of a Special Use in the Office, Research and Manufacturing (O-R-M) Zoning District to operate a trade school in conjunction with office space at 3110 Woodcreek Drive. The subject property is zoned O-R-M and is part of the Woodcreek Planned Unit Development (P.D. #20). The subject property was originally developed as an office building. The Woodcreek Planned Unit Development is a 12 lot business park that consists of an assortment of office buildings. The PUD is located immediately west of the Esplanade Business Park.

The petitioner, Sheet Metal Workers (SMART) Local 265, has purchased 3110 Woodcreek Drive and is proposing to use the building to house their administrative offices and apprenticeship program, which is classified as a trade school. Trade schools are defined by the Zoning Ordinance as “an enclosed building that focus on teaching the skills needed to perform a particular job.” Currently, the organization has 31 employees. The apprenticeship program divides the apprentices into cohorts of 15-25 people. These cohorts, in their four year tenure as apprentices, only meet one week out of every ten at the proposed training campus, with the remainder of the time spent away from the training campus. No more than 15-25 students will be on campus at a time.

The petitioner plans to improve the property with an interior renovation to accommodate the proposed use. Additionally the petitioner is proposing site improvements including the provision of a trash enclosure on the southwestern edge of the property and a new pedestrian connection to the front entrance of the building from the public sidewalk located on Woodcreek Drive.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The subject property is designated as Office/Corporate Campus in the Comprehensive Plan. The Office/Corporate Campus includes large-scale buildings and office parks that have a significant presence in Downers Grove and should continue to play an important role in the local economy. As prominent features along major regional roadways, office parks should be of high quality and reflect the character of the Village in the manner of the Esplanade and the Highland Landmark.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned O-R-M. As noted above, with the exception of the interior renovations, pedestrian connection and trash enclosure, no other changes will be made. A trade school is listed as an allowable special use in this district.

Parking

A total of 142 parking spaces are provided on the site. This is a reduction of four spaces from the existing 146 spaces, to accommodate the addition of a trash enclosure and to offset the increase in impervious coverage through the addition of the pedestrian connection. This proposal exceeds the 123 parking spaces required per DGMC 28.7.030. No new access points, roadway improvements or traffic control modifications are proposed or required.

TRAFFIC AND CIRCULATION

The proposed use as an office building and trade school is a complementary use that is not anticipated to have any negative impact on existing traffic patterns in the area and no roadway improvements or traffic control modifications will be necessary for access to the subject property.

The proposed office and trade school will have a minimal impact on traffic operations of the adjacent intersections. The existing access system will be adequate in accommodating site traffic. The proposed trade school use in conjunction with the proposed office is expected to generate lower volumes of traffic than the sole office use that previously occupied the development site.

ENGINEERING/PUBLIC IMPROVEMENTS

To offset the increase in impervious coverage through the addition of the pedestrian connection, two parking spaces are removed to provide additional green space. The existing utilities servicing the building are sufficient for the existing and proposed uses. The current proposal will be reviewed for compliance with the Stormwater Ordinance during the building permit review.

PUBLIC SAFETY REQUIREMENTS

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

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 has received one inquiry from the DuPage County Forest Preserve. The inquiry was general in nature.

STANDARDS OF APPROVAL

The petitioner is requesting approval of a Special Use in the O-R-M, Office, Research and Manufacturing Zoning District to operate a trade school. The review and approval criteria is listed below.

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

Section 28.12.050.H Standards for Approval of Special Uses

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

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

DRAFT MOTION

Staff will provide a recommendation at the September 16, 2024 meeting. Should the Plan Commission find that the request meets the standards of approval for a Zoning Ordinance Text Amendment and Special Use, staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 24-PCE-0025:

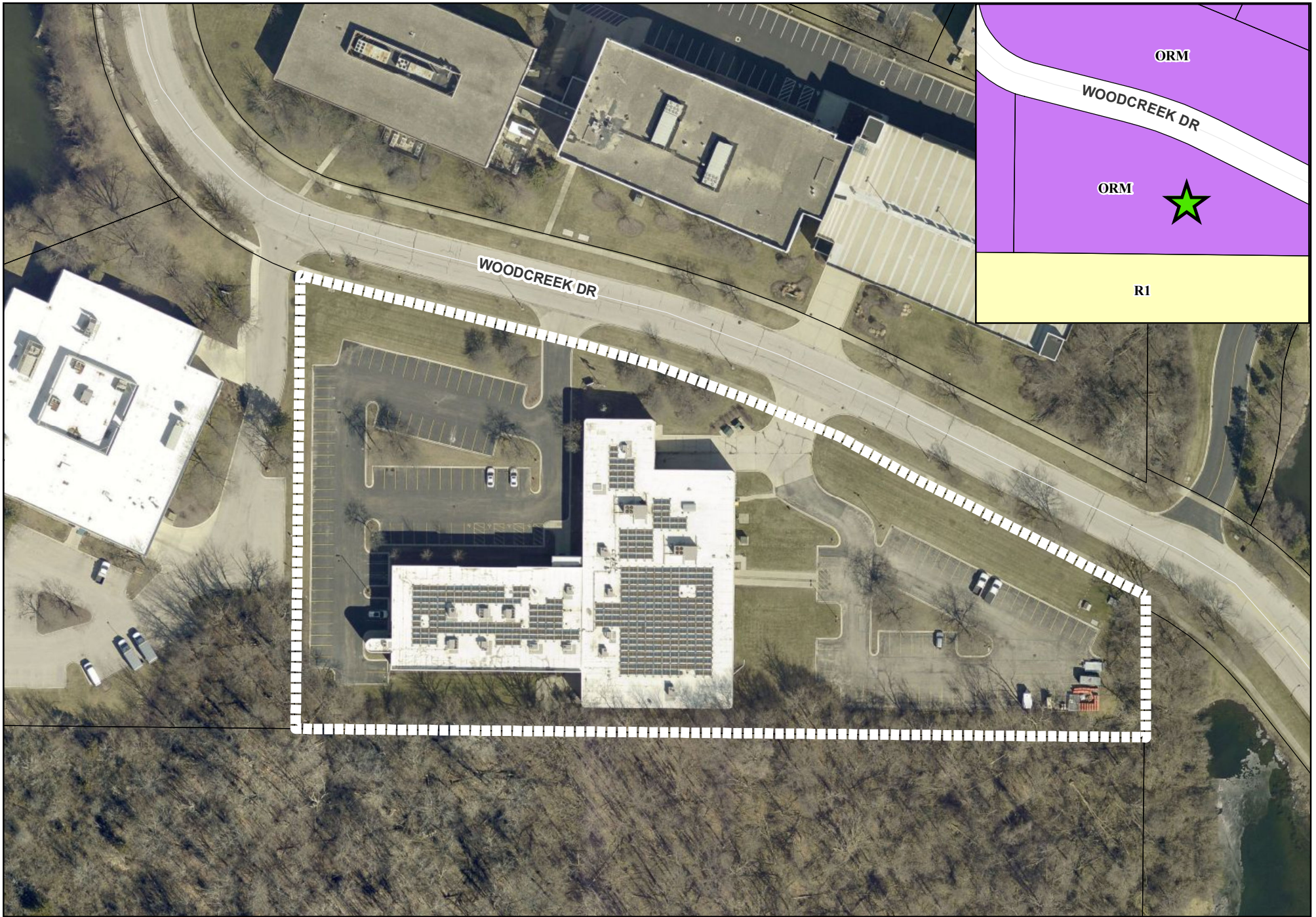
Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 24-PCE-0025, subject to the following conditions:

1. The proposed Special Use shall substantially conform to the attached proposed drawings prepared by JLH Land Surveying dated May 9, 2024 except as such plans may be modified to conform to Village codes, ordinances, and policies.

Staff Report Approved By:





Stanley J. Popovich, AICP
Director of Community Development
SP; eih
-att



300 150 0 300 Feet



3110 Woodcreek - Location Map

-  Subject Property
-  Sign Location

6Dii LEGEND AND ABBREVIATIONS

UTILITY POLE	MANHOLE	P.O.C. POINT OF COMMENCEMENT
LIGHT POLE	SANITARY MANHOLE	P.O.B. POINT OF BEGINNING
TRANSFORMER	STORM STRUCTURE (CLOSED)	DEGREES
UTILITY PEDESTAL	STORM STRUCTURE (OPEN)	FEET/MINUTES
TRAFFIC SIGNAL	CURB INLET	INCHES/SECONDS
SMALL VAULT	WALK VAULT	S.F. SQUARE FEET
UTILITY VAULT	CLEAN OUT	(REC) RECORD BEARING/DISTANCE
GAS VALVE	FLARED END SECTION	TF TOP OF FOUNDATION
WATER VALVE	WATER LINE	FF FINISHED FLOOR
ELECTRIC METER	TELEPHONE/CATV LINE	TP TOP OF PIPE
GAS METER	GAS LINE	B.S.L. BUILDING SETBACK LINE
FIRE HYDRANT	ELECTRIC LINE	P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
AUTO SPRINKLER	OVERHEAD WIRES	L ARC LENGTH
MONITORING WELL	STW STORM SEWER	R RADIUS LENGTH
GROUND LIGHT	SAN SANITARY SEWER	C CHORD LENGTH
BOLLARD	CHAIN LINK FENCE	CB CHORD BEARING
B-BOX	STOCKADE FENCE	OMP CORRUGATED METAL PIPE
SIGN	GUARD RAIL	CONCRETE SURFACE
FLAG POLE	IRON FENCE	

5Ei SCHEDULE "B" ITEMS

- 17** COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS DATED FEBRUARY 14, 1983 AS DOCUMENT NO. R83-0812 AND AMENDMENTS THERETO, RELATING TO THE CREATION OF WOODCREEK BUSINESS PARK ASSOCIATES, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AND REGARDING RIGHTS THE OWNERS OF WOODCREEK BUSINESS PARK, CREATING CERTAIN RESTRICTIONS REGARDING THE TYPE AND LOCATION OF BUILDINGS TO BE ERRECTED AND THE LAND COVERAGE USED FOR SAID BUILDINGS, ALSO RESTRICTIONS RELATING TO UNDERGROUND UTILITIES, LANDSCAPING, SIGNS, RUBBISH, FENCES, VEHICULAR PARKING AND GENERAL ARCHITECTURAL CONTROL BY APPROVAL OVER ANY PLANS FOR DESIGN (INCLUDING THERETO THE COLOR, QUALITY AND TYPE OF EXTERIOR CONSTRUCTION MATERIALS), OR LOCATION OF IMPROVEMENTS ON THE LAND OR ADDITIONS THERETO AND PROVIDING FOR MAINTENANCE BY THE ASSOCIATION OF WATER DETENTION AREA, ROADS, CURBS, LIGHTS, ETC (TO THE EXTENT NOT OTHERWISE MAINTAINED BY THE VILLAGE AND/OR DOWNERS GROVE SANITARY DISTRICT), PROVIDING FOR THE TRANSFER AND ASSIGNMENT OF THE WATER DETENTION AREA TO THE ASSOCIATION ONCE FORMED AND LIMITING THE USE OF THE LAND TO THOSE RESTRICTED IN APPLICABLE ZONING LAWS OF THE VILLAGE OF DOWNERS GROVE, FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR WOODCREEK BUSINESS PARK RECORDED OCTOBER 13, 1983 AS DOCUMENT NUMBER R83-74680. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FUTURE REVERSION OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION. ITEM IS BLANKET IN NATURE.
- 18** BUILDING LINE SHOWN ON PLAT OF WOODCREEK BUSINESS PARK RECORDED AS DOCUMENT NO. R81-40687 AND WOODCREEK BUSINESS PARK RESUBDIVISION RECORDED AS DOCUMENT NO. R83-68220, AS FOLLOWS: 40 FEET ALONG THE NORTHEASTERLY LINE AND 30 FEET ALONG THE WEST, EAST AND SOUTH LINES OF THE LAND. ITEM IS SHOWN.
- 19** PUBLIC UTILITY AND DRAINAGE EASEMENT SHOWN ON THE PLAT AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF WOODCREEK BUSINESS PARK RECORDED AS DOCUMENT NO. R81-40687, AND WOODCREEK BUSINESS PARK RESUBDIVISION RECORDED AS DOCUMENT NO. R83-68220, AS FOLLOWS: 5 FEET ALONG THE WEST LINE AND 10 FEET ALONG THE EAST AND SOUTH LINES AND 10 FEET ALONG THE NORTHEASTERLY LINE OF THE EASTERLY 475.95 FEET OF THE LAND. ITEM IS SHOWN.
- 20** DECLARATION OF RESTRICTIVE COVENANTS SHOWN ON THE PLAT OF WOODCREEK BUSINESS PARK RESUBDIVISION, AFORESAID, AS FOLLOWS: (A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, FIRE HYDRANT, MARKERS, AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE. (B) AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE, TELEPHONE, GAS, ELECTRIC AND OTHER PUBLIC UTILITY SERVICES, IS RESERVED TO THE VILLAGE OF DOWNERS GROVE, WHETHER LOCATED ON SANITARY DISTRICT, THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, AND NORTHERN ILLINOIS GAS COMPANY. (C) NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE WATER DETENTION AREA EASEMENTS AS DESCRIBED IN THE PLAT EXCEPT FOR LANDSCAPING AND THE INSTALLING OF UNDERGROUND EASEMENTS. (D) EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE WATER DETENTION AREA EASEMENT APPLICABLE TO HIS LOT IN SUCH A MANNER TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION. (E) IN THE EVENT ANY OWNER OR PURCHASER SHALL FAIL TO PROPERLY MAINTAIN THE WATER DETENTION AREA EASEMENT, THE VILLAGE OF DOWNERS GROVE, SHALL UPON TEN DAYS' PRIOR NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK AND CHARGE FOR SAME. ITEM BLANKET IN NATURE.
- 21** EASEMENT IN, UPON, UNDER, OVER AND ALONG THE SOUTHERLY 30 FEET OF THE NORTHERLY 40 FEET OF THE WESTERLY 140 FEET OF THE EASTERLY 150 FEET OF LOT 6 FOR CONTROLLED ENVIRONMENT VAULTS AND ASSOCIATED EQUIPMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, RECORDED OCTOBER 3, 1986 AS DOCUMENT NO. R86-121507. ITEM IS SHOWN.

6A ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
MINIMUM LOT AREA (SQ.FT.)	20,000	176,427
MINIMUM LOT DEPTH	MINIMUM LOT DEPTH	
MINIMUM LOT WIDTH	NONE	700'
MAXIMUM BLDG. COVERAGE	NONE	22%
MAX FLOOR AREA RATIO	1.00	0.3
MAX BUILDING HEIGHT	140'	28.2'
MINIMUM SETBACKS		
FRONT	41'	42.25'
SIDE	NONE	77.4'
REAR	20'	20.04'

PARKING REQUIREMENTS:

REQUIRED	OBSERVED
INDUSTRIAL: 1.17 SPACES PER 1,000 SQUARE FEET	
OFFICE: 3 SPACES PER 1,000 SQUARE FEET	
TOTAL: 107 SPACES MINIMUM	

NOTES: KEY ZONING ASSESSMENTS, LLC ZONING REPORT #2024.1062.1 DATED APRIL 29, 2024.

ZONING DISTRICT: O-R-M/PD 20 (OFFICE-RESEARCH-MANUFACTURING/PLANNED DEVELOPMENT 20)

5Ciii SIGNIFICANT OBSERVATIONS

NONE WERE OBSERVED.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17043C0158J, WHICH BEARS AN EFFECTIVE DATE OF 08/01/2019, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2	TABLE "A" PROPERTY ADDRESS	5F	CEMETERY NOTE	6Dii	LEGEND & ABBREVIATIONS
3	TABLE "A" FLOOD INFORMATION	6A	TABLE "A" ZONING INFORMATION	6Dii	VICINITY MAP
4	TABLE "A" LAND AREA	6B	TITLE DESCRIPTION	6Dik	TYPE OF SURVEY
5Biv	ACCESS TO PROPERTY	6Biv	BEARING BASIS	7	SURVEYOR'S CERTIFICATE
5Ciii	SIGNIFICANT OBSERVATIONS	6Biii	TITLE INFORMATION	8	SURVEYOR'S NOTES
5Ei	SCHEDULE "B" ITEMS	6Dii	NORTH ARROW & SCALE	9	TABLE "A" PARKING SPACES

SURVEY PREPARED FOR AND ON BEHALF OF:
 AMERICAN SURVEYING AND MAPPING, INC.
 221 CIRCLE DRIVE
 MAITLAND, FL 32751
 CERTIFICATE OF AUTHORIZATION # 184.006647
 PHONE: (407) 426-7979
 FAX: (407) 426-9741
 INFO@ASMCORPORATE.COM

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF ILLINOIS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DATE	REVISIONS	TECH	FIELD	JD & MC	DRAWING SCALE	1"=40'
04/26/24	FIRST DRAFT	JAH	DRAWN BY	RTH	CHECKED BY	JLH
05/09/24	CLIENT COMMENTS	JAH	DRAWING NAME	24-511-106.DWG		

6Dii VICINITY MAP



6Bxii TITLE COMMITMENT INFORMATION

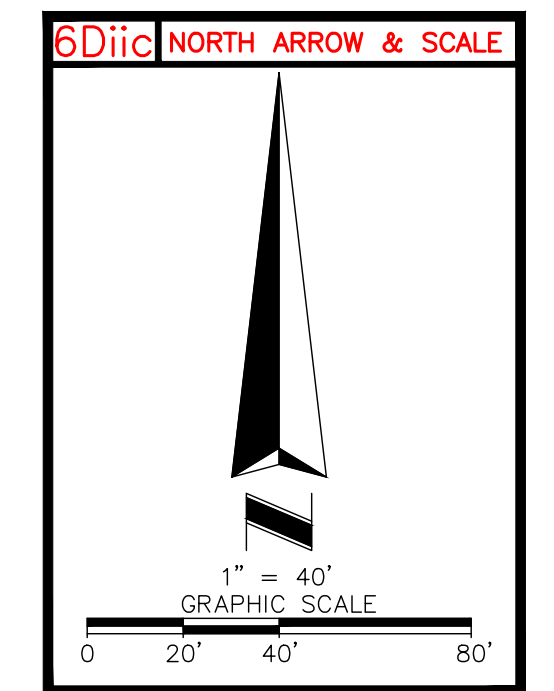
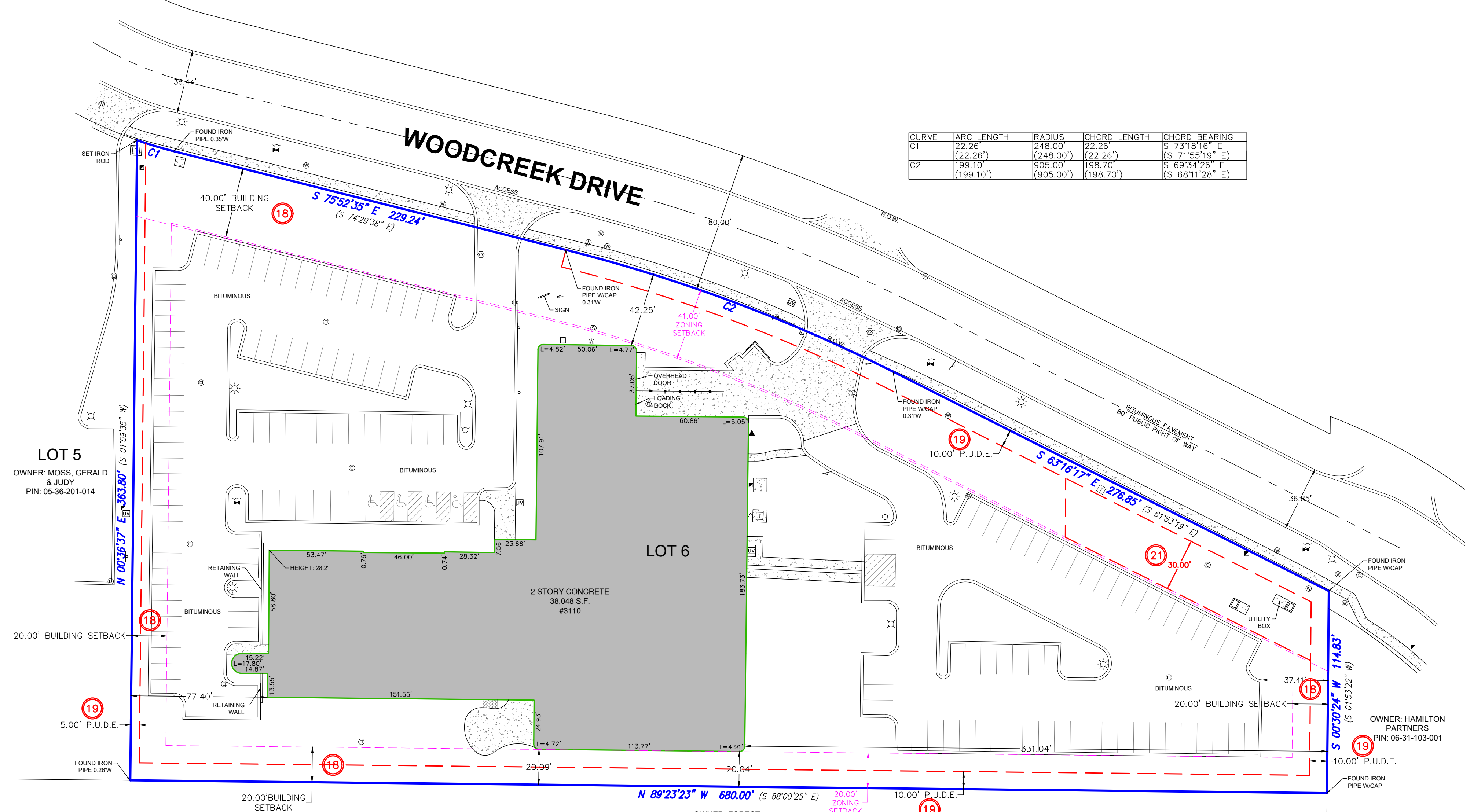
THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CCH2400306U, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2024.

SHEET 1 OF 1

6B I TITLE DESCRIPTION

LOT 6 IN WOODCREEK BUSINESS PARK RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 THROUGH 14 AND VACATED EDGE BROOK PLACE IN WOODCREEK BUSINESS PARK, BEING A SUBDIVISION OF PARTS OF SECTIONS 25 AND 36, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1983 AS DOCUMENT R83-68220 IN DU PAGE COUNTY, ILLINOIS.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.



8 SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- IN REGARDS TO TABLE "A" ITEM 10, AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.
- IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECORD STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- IN REGARDS TO TABLE "A" ITEM 18, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT PROPERTY REFLECTED IN THE TITLE COMMITMENT OR THAT THE SURVEYOR HAS BEEN MADE AWARE OF.
- NO APPARENT WETLANDS ARE LOCATED ON THE SUBJECT PROPERTY ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY LOCATED AT WWW.FWS.GOV/WETLANDS.
- THE PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS OR OVERLAPS.
- THE PERMANENT INDEX NUMBER IS 05-36-201-015-0000.

4 LAND AREA 176,427± SQUARE FEET 4.05± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF WOODCREEK DRIVE, WHICH IS ASSUMED TO BEAR SOUTH 63 DEGREES 16 MINUTES 17 SECONDS EAST.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 142 HANDICAP = 4 TOTAL = 146

5Biii ACCESS TO PROPERTY

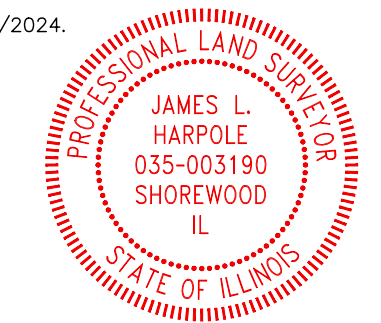
THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WOODCREEK DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.

7 SURVEYOR'S CERTIFICATE

TO: SMART WOODCREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS; BARAK FERRAZZANO KIRSCHBAUM & NAGELBERG LLP AND CHICAGO TITLE INSURANCE COMPANY.

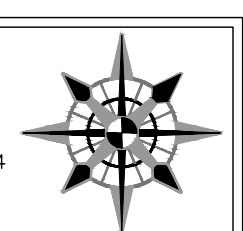
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(i), 6(j), 7(i), 7(ii), 7(iii), 7(iv), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/18/2024.

DATE OF PLAT OR MAP: 07/09/2024.



JAMES L. HARPOLE
 PROFESSIONAL LAND SURVEYOR NO: 3190
 STATE OF ILLINOIS
 EXPIRES 11-30-2024

SURVEYED BY:
 JLH LAND SURVEYING INC.
 810 GENEVA STREET
 SHOREWOOD, IL 60404
 815.729.4000
 info@jlsurvey.com



PROJECT NO: 2420353 THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

6Dik ALTA/NSPS LAND TITLE SURVEY
 OF
 3110 WOODCREEK DR
 DOWNERS GROVE, IL 60515
 DUPAGE COUNTY, ILLINOIS
 2
ASMA AMERICAN SURVEYING & MAPPING INC.
 MAITLAND, FLORIDA 32751
 WWW.NATIONALDIJELICENSEESERVICES.COM
 221 CIRCLE DRIVE
 PHONE (407) 426-7979

205 Alexandra Way
Carol Stream, IL 60188-2080

Kevin Galass
Fin. Sec y-Treas./Bus. Rep.

Jay Jones
Recording Secretary

SHEET METAL | AIR | RAIL | TRANSPORTATION



Phone: 630-668-0110
Fax: 630-668-0932

Business Representatives:

Brian McSherry
Brian Dahlman
Ron Mika
Tom Syron

Matt Gugala
President/Business Manager

August 8, 2024

Via E-Mail

Mr. Stan Popovich, AICP
Director of Community Development
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515

RE: Sheet Metal Workers Local 265
3110 Woodcreek Drive
Project Summary/Narrative Letter

Dear Downers Grove Plan Commission:

As Business Manager of SMART Local 265 and Co-Chairman of the SMART Local 265 Pension Fund, I am pleased to submit this Project Summary/Narrative Letter in support of our petition for a Special Use Permit allowing for a Trade School use in an O-R-M zoning district. It is my understanding that while a Trade School use is allowed under O-R-M zoning, Special Use Permit is required. We appreciate the opportunity to advance our project through this process as it gives a platform to introduce our organization to the community.

Sheet Metal Workers Local 265 (now more commonly referred to as SMART Local 265) has been a fixture in DuPage County since its formation in 1913. The members of SMART Local 265 provide skilled labor relating to ductwork, flashing, architectural metalwork, waterproofing and heating, ventilation and air conditioning installation, repair and maintenance. The nearly 2,000 members of the union serve the western suburbs of greater Chicago.

A title holding entity (SMART Woodcreek, LLC) which is wholly owned by the SMART Local 265 Pension Fund recently closed on the purchase of an approximately 54,022 square foot office/warehouse building located at 3110 Woodcreek Drive. The building is currently occupied by Arco Murray Construction who will be relocating to a larger building across the street when renovations to that building are completed later this year. The 3110 Woodcreek Drive building was constructed in 1984 and has been occupied by Arco Murray since 2014. The building has ample parking and is a rare combination of office (32,325 SF) and warehouse (21,697 SF) which is ideal for the needs of the SMART organization. The SMART organization is presently located in a 33,190 square foot building located at 205 Alexandra Way in Carol Stream. This building will be sold once the organization takes occupancy at 3110 Woodcreek.

The SMART organization is comprised of three separate legal entities which include its union, its pension fund and its apprenticeship fund. The union will occupy approximately 13.5% of the building largely in the office portion. The pension fund will occupy 13.7% of the building wholly in the office portion. The remaining 72.7% of the building will be occupied by the apprentice fund. The occupancy of the apprentice fund will include the warehouse portions of the building as well as significant segments of the office segments of the building.

The employee headcount is modest relative to the size of the building. The union has 13 employees with about half of those employees working in the field the majority of the time. The pension fund has 10 full-time employees and one part-time employee. The majority of those employees are in the office on a daily basis, but some have work from home optionality a few days each week. The apprenticeship fund has 7 full-time employees. The building presently has 146 parking spaces resulting in parking usage that even with the modest expected visitor load and the occasional board meetings to be held at the building, the expected parking load and trip generation will be materially less than the use of the current occupant.

The SMART Local 265 apprenticeship fund has for decades operated the only union sheet metal training program in DuPage County. Over its long history SMART's apprentice program has trained thousands of skilled tradesmen, many of whom live and work in Downers Grove. Since the apprenticeship training program falls under the description of a trade school in the Downers Grove zoning code a special use permit is necessary for its operation. The apprenticeship fund is currently training 150 apprentices. The training program requires four years. Apprentices are accepted into the program once each year resulting in a fall class start. Depending on the class size, they are usually divided into two groups, a A class and a B Class. This results in 8 different class cohorts or about 15 to 25 students per cohort. The training program is largely comprised of on-the-job training with the apprentices working and earning money as they train. Each cohort spends one week out of every 10 weeks in the classroom. Therefore, on any given day approximately 25 students will be in the building and there are 12 weeks per year when there are no apprentices scheduled in the building. The goal is to grow the training program to approximately 240-250 apprentices over the next 5-7 years. This would result in class cohorts averaging about 30 students.

The exterior appearance of the building will not noticeably change as a result of SMART's occupancy. The only changes to the exterior we are aware of will be the addition of a double-door student entrance on the east side of the building where there is currently a single door. A sidewalk will be added to meet pedestrian access requirements and a new trash enclosure will be constructed to meet current City code. The interior of the building will be modified somewhat to add some classroom space in areas currently improved as offices and the addition of conference room space in an area currently improved as office space. As you may know, Arco Murray had improved half of the warehouse area with a regulation sized basketball court which resulted in some material additional activity in the building. While the court is nice, it will be going away as the space will be needed for specific training.

Our expectation will be for the apprentices to use the east parking lot associated with the building and the employees to use the west parking lot. Both are going to be more than adequate for the proposed use. We believe the only noticeable change between the SMART occupancy and the current use will be a somewhat reduced level of activity in and out of the building and a less intensive use of the parking areas.

We are looking forward to our occupancy in the Woodcreek building. We believe our apprenticeship use and the free training it provides is a valuable service to the community and contributes to its general welfare. As previously noted, we do not believe the proposed use will be noticeably different than the current use of the building and will not be detrimental in any way to the neighboring property owners.

We appreciate this opportunity to introduce our organization to the community and we look forward to a long and mutually beneficial relationship with the community.

Sincerely,



Matt Gugala
Business Manager
SMART Local 265



Special Uses

Form #PC02

Review and Approval Criteria

Address of Project Site: 3110 Woodcreek Drive

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 current zoning of the property is O-R-M/PD 20. A Trade School is a special use per table 5.1 Allowed Uses.

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

The existing building has been the home of Arco Murray Construction for the past 10 years. The property consists of 54,000+/- square feet of office/warehouse areas with ample parking counts for both occupant loads. The proposed use being requested is a Trade School which is allowed under O-R-M zoning within this district however requires a Special Use Permit. SMART Local 265 Pension Fund project is projected to have a significant decrease in occupant load and similar uses of the warehouse and office areas as they exist today which will be consistent with the uses of this property since it's construction in 1984.

Further, the members of SMART Local 265 provide skilled labor relating to ductwork, flashing, architectural metalwork, waterproofing and heating, ventilation and air conditioning installation, repair and maintenance. Over its long history SMART's apprentice program has trained thousands of skilled tradesmen, many of whom live and work in Downers Grove.

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

The proposed use and current uses of this property are virtually the same. The proposed use will decrease the amount of occupants which will decrease automobile traffic and circulation which we see as a benefit to the site and neighboring properties.

Traffic Narrative

SMART Local 265 – Special Use Permit – Trade School

3110 Woodcreek Drive - Downers Grove, Illinois

Existing Conditions

The building at 3110 Woodcreek Drive in Downers Grove has been occupied for many years by Arco Murray Construction. The building contains approximately 54,022 square feet which is presently comprised of about 32,325 square feet of office space and about 21,697 square feet of warehouse space. Parking is provided in two separate parking lots generally referred to as the west parking lot containing about 89 spaces generally serving the office area and the east parking lot containing about 57 spaces generally serving the warehouse area. Total onsite parking is currently 146 spaces.

Arco Murray has purchased a larger building directly across the street from 3110 Woodcreek and will be moving out once its improvement package is completed across the street. Arco Murray had grown out of the building at 3110 Woodcreek and could not expand further. Arco Murray's new building at 3113 Woodcreek contains (according to CoStar) approximately 125,000 square feet and about 280 parking spaces which should better meet their needs.

Arco Murray has a strong commitment to providing fitness and activity space for its employees. Arco Murray improved approximately 50% of the warehouse area of the building with a regulation sized basketball court comprised of a nice hardwood floor raised somewhat from the concrete floor, a weight training area and men's and women's locker rooms. Arco Murray allowed some community use of the basketball court which kept it busy on many nights and weekends mostly during the winter months.



The foregoing is a Google Earth photo reportedly taken in the early summer of 2024 showing what we believe to be typical usage for Arco Murray. A little more than 90% of the striped parking spaces are in use with the bulk of the empty spaces being either handicapped spaces in the front or reserved spaces for Arco Murray senior management also near the front of the building. This is resulting in a few cars parked in the drive aisles as well as some street parking being utilized. Generally speaking, this shows the intensity of use by Arco Murray and provides support for their having out-grown the space with the need to move into the larger space across the street.

Proposed Conditions

The SMART organization is comprised of three separate legal entities which include its union, its pension fund/health fund and its apprentice fund. The union will occupy 13.5% of the building largely in the office portion. The pension fund will occupy 13.7% of the building wholly in the office portion. The remaining 72.7% of the building will be occupied by the apprentice fund. The occupancy of the apprentice fund will include the warehouse portions of the building as well as significant segments of the office area.

The employee headcount for the SMART organization is modest relative to the size of the building. The union has 13 employees with about half of those working in the field the majority of the time. The pension fund has 10 full-time employees and one part-time employee. The majority of those employees are in the office on a daily basis, but some do have work from home optionality a few days each week. The apprentice fund has 7 full-time employees who are expected to be in the building when classes are in session, which is about 40 weeks each year. It is expected that these 31 employees will mostly park in the 89 parking spaces in the east parking lot. The organization has occasional Trustee Meetings which will bring another 5-10 visitors into the building approximately one day per month.

SMART Local 265 has operated its apprentice training program in DuPage County for many decades. The apprentice fund is currently training 150 apprentices. The training program requires four years to complete. Apprentices are accepted into the program once each year resulting in a fall class start. Each class is divided into two groups, an A class and a B class. This results in 8 different class cohorts of about 15-25 students per cohort. The training program is largely comprised of on-the-job training with the apprentices working and earning income as they train. Each cohort spends only one week out of every ten in the classroom and the remainder of the time on the job. Therefore, on any given day only about 15-25 students will be in the building and there are 12 weeks each year when there are no classes scheduled at all. The goal in this new space is to expand the training program to approximately 240-250 apprentices. This would result in class cohorts ranging up to 30 students. The 57 spaces provided in the east parking lot will be well in excess of any projected apprentice needs.

This non-professional traffic narrative is being provided with the permission of Staff under the supposition that from a traffic perspective if it can be demonstrated that the proposed use generates materially fewer trips than the current use the purposes of the traffic analysis as it relates to the application for a special use permit have been served. We are hopeful that the information

provided in this traffic narrative supports our view that the proposed SMART Local 265 usage of the building is far less intensive than the current Arco Murray usage and as such will result in a materially reduced trip counts and lower overall traffic demand on the existing street and parking infrastructure.

Project Name	SMART Local 265					
Address:	3110 Woodcreek Drive, Downers Grove, IL					
PIN(s):	05-36-201-015-0000					
Zoning District:	O-R-M / PD 20					
Existing Use:	Office					
Proposed Use:	Office					
Petition Type:	Special Use: Trade School					
Deviations:	None					
<i>Requirement</i>	<i>Factor</i>	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>	<i>Meets Req.?</i>	<i>Difference</i>
Lot Frontage	Minimum	100'	705.19'	705.19'	Yes	+ 605.19'
Lot Area	Minimum	0.46 acres (20,000 sq ft)	4.05 acres (176,427 sq ft)	4.05 acres (176,427 sq ft)	Yes	+ 156,427 sq ft (3.59 acres)
Lot Width	Minimum	NONE	700'	700'	Yes	+ 700'
Street Yard	Minimum	41'	42.25'	42.25'	Yes	+ 1.25'
Rear Yard	Minimum	20'	20.04'	20.04'	Yes	+ 0.04'
Side Yard	Minimum	NONE	77.4'	77.4'	Yes	+ 77.40'
Height	Maximum	140'	28.2'	28.2'	Yes	- 111.80'
Open Space	Minimum	15%	41.28%	existing	Yes	+26.8%
FAR	Maximum	1.00	0.3	existing	Yes	0.7
Parking	Minimum	3 space/1,000 sq ft (115+8=123)*1.	3.84 spaces/1,000 sq ft (146)	144	Yes	+21
Donations		N/A		N/A		

REMARKS:

*1. Trade school parking ratio: 1 space per 4 occupants (maximum capacity=30) 8 stalls required

6Dii LEGEND AND ABBREVIATIONS

UTILITY POLE	MANHOLE	P.O.C. POINT OF COMMENCEMENT
LIGHT POLE	SANITARY MANHOLE	P.O.B. POINT OF BEGINNING
TRANSFORMER	STORM STRUCTURE (CLOSED)	DEGREES
UTILITY PEDESTAL	STORM STRUCTURE (OPEN)	FEET/MINUTES
TRAFFIC SIGNAL	CURB RILET	INCHES/DECIMALS
SMALL VAULT	VAULT	S.F. SQUARE FEET
UTILITY VAULT	CLEAN OUT	(REC) RECORD BEARING/DISTANCE
GAS VALVE	FLARED END SECTION	TF TOP OF FOUNDATION
WATER VALVE	WATER LINE	FF FINISHED FLOOR
ELECTRIC METER	TELEPHONE/CATV LINE	TP TOP OF PIPE
GAS METER	GAS LINE	B.S.L. BUILDING SETBACK LINE
FIRE HYDRANT	ELECTRIC LINE	P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
AUTO SPRINKLER	OVERHEAD WIRES	L ARC LENGTH
MONITORING WELL	STW- STORM SEWER	R RADIUS LENGTH
GROUND LIGHT	SN- SANITARY SEWER	C CHORD LENGTH
BOLLARD	CHAIN LINK FENCE	CB CHORD BEARING
B-BOX	STOCKADE FENCE	OMP CORRUGATED METAL PIPE
SON	GUARD RAIL	CONCRETE SURFACE
FLAG POLE	IRON FENCE	

5Ei SCHEDULE "B" ITEMS

- 17** COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS DATED FEBRUARY 14, 1993 AND AMENDMENTS THERETO, RELATING TO THE CREATION OF WOODCREEK BUSINESS PARK ASSOCIATES, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AND REGARDING RIGHTS THE OWNERS OF WOODCREEK BUSINESS PARK, CREATING CERTAIN RESTRICTIONS REGARDING THE TYPE AND LOCATION OF BUILDINGS TO BE ERRECTED AND THE LAND COVERAGE USED FOR SAID BUILDINGS, ALSO RESTRICTIONS RELATING TO UNDERGROUND UTILITIES, LANDSCAPING, SIGNS, RUBBISH, FENCES, VEHICULAR PARKING AND GENERAL ARCHITECTURAL CONTROL BY APPROVAL OVER ANY PLANS FOR DESIGN (INCLUDING THERETO THE COLOR, QUALITY AND TYPE OF EXTERIOR CONSTRUCTION MATERIALS), OR LOCATION OF IMPROVEMENTS ON THE LAND OR ADDITIONS THERETO AND PROVIDING FOR MAINTENANCE BY THE ASSOCIATION OF WATER DETENTION AREA, ROADS, CURBS, LIGHTS, ETC (TO THE EXTENT NOT OTHERWISE MAINTAINED BY THE VILLAGE AND/OR DOWNERS GROVE SANITARY DISTRICT), PROVIDING FOR THE TRANSFER AND ASSIGNMENT OF THE WATER DETENTION AREA TO THE ASSOCIATION ONCE FORMED AND LIMITING THE USE OF THE LAND TO THOSE RESTRICTED IN APPLICABLE ZONING LAWS OF THE VILLAGE OF DOWNERS GROVE, FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR WOODCREEK BUSINESS PARK RECORDED OCTOBER 13, 1993 AS DOCUMENT NUMBER R83-74680. NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FUTURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION. ITEM IS BLANKET IN NATURE.
- 18** BUILDING LINE SHOWN ON PLAT OF WOODCREEK BUSINESS PARK RECORDED AS DOCUMENT NO. R81-40687 AND WOODCREEK BUSINESS PARK RESUBDIVISION RECORDED AS DOCUMENT NO. R83-68220, AS FOLLOWS: 40 FEET ALONG THE NORTHEASTERLY LINE AND 20 FEET ALONG THE WEST, EAST AND SOUTH LINES OF THE LAND. ITEM IS SHOWN.
- 19** PUBLIC UTILITY AND DRAINAGE EASEMENT SHOWN ON THE PLAT AND CONTAINED IN THE CERTIFICATE APPENDED TO THE PLAT OF WOODCREEK BUSINESS PARK RECORDED AS DOCUMENT NO. R81-40687, AND WOODCREEK BUSINESS PARK RESUBDIVISION RECORDED AS DOCUMENT NO. R83-68220, AS FOLLOWS: 5 FEET ALONG THE WEST AND 10 FEET ALONG THE EAST AND SOUTH LINES AND 10 FEET ALONG THE NORTHEASTERLY LINE OF THE EASTERLY 475.95 FEET OF THE LAND. ITEM IS SHOWN.
- 20** DECLARATION OF RESTRICTIVE COVENANTS SHOWN ON THE PLAT OF WOODCREEK BUSINESS PARK RESUBDIVISION, AFORESAID, AS FOLLOWS: (A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, FIRE HYDRANT, MARKERS, AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE. (B) AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE, TELEPHONE, GAS, ELECTRIC AND OTHER PUBLIC UTILITY SERVICES, IS RESERVED TO THE VILLAGE OF DOWNERS GROVE, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSFORMER PADS, LIGHT POLES, REGULATORS, VALVES, FIRE HYDRANT, MARKERS, AND SIMILAR STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE. (C) NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE WATER DETENTION AREA EASEMENTS AS DESCRIBED IN THE PLAT EXCEPT FOR LANDSCAPING AND THE INSTALLING OF UNDERGROUND EASEMENTS. (D) EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE WATER DETENTION AREA EASEMENT APPLICABLE TO HIS LOT IN SUCH A MANNER TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE SUBDIVISION. (E) IN THE EVENT ANY OWNER OR PURCHASER SHALL FAIL TO PROPERLY MAINTAIN THE WATER DETENTION AREA EASEMENT, THE VILLAGE OF DOWNERS GROVE, SHALL UPON TEN DAYS' PRIOR NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK AND CHARGE FOR SAME. ITEM BLANKET IN NATURE.
- 21** EASEMENT IN, UPON, UNDER, OVER AND ALONG THE SOUTHERLY 30 FEET OF THE NORTHERLY 40 FEET OF THE WESTERLY 140 FEET OF THE EASTERLY 150 FEET OF LOT 6 FOR CONTROLLED ENVIRONMENT VAULTS AND ASSOCIATED EQUIPMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, RECORDED OCTOBER 3, 1986 AS DOCUMENT NO. R86-121507. ITEM IS SHOWN.

6A ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
MINIMUM LOT AREA (SQ.FT.)	20,000	176,427
MINIMUM LOT DEPTH	MINIMUM LOT DEPTH	
MINIMUM LOT WIDTH	NONE	700'
MAXIMUM BLDG. COVERAGE	NONE	22%
MAX FLOOR AREA RATIO	1.00	0.3
MAX BUILDING HEIGHT	140'	28.2'
MINIMUM SETBACKS		
FRONT	41'	42.25'
SIDE	NONE	77.4'
REAR	20'	20.04'
NOTES: KEY ZONING ASSESSMENTS, LLC ZONING REPORT #2024.1062.1 DATED APRIL 29, 2024.		
ZONING DISTRICT: O-R-M/PD 20 (OFFICE-RESEARCH-MANUFACTURING/PLANNED DEVELOPMENT 20)		

5Ciii SIGNIFICANT OBSERVATIONS

NONE WERE OBSERVED.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17043C0158J, WHICH BEARS AN EFFECTIVE DATE OF 08/01/2019, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2 TABLE "A" PROPERTY ADDRESS	5F CEMETERY NOTE	6Dii LEGEND & ABBREVIATIONS
3 TABLE "A" FLOOD INFORMATION	6A TABLE "A" ZONING INFORMATION	6Dii VICINITY MAP
4 TABLE "A" LAND AREA	6Bii TITLE DESCRIPTION	6Diii TYPE OF SURVEY
5Biii ACCESS TO PROPERTY	6Biv BEARING BASIS	7 SURVEYOR'S CERTIFICATE
5Ciii SIGNIFICANT OBSERVATIONS	6Bvii TITLE INFORMATION	8 SURVEYOR'S NOTES
5Ei SCHEDULE "B" ITEMS	6Dii NORTH ARROW & SCALE	9 TABLE "A" PARKING SPACES

SURVEY PREPARED FOR AND ON BEHALF OF:
AMERICAN SURVEYING AND MAPPING, INC.
221 CIRCLE DRIVE
MAITLAND, FL 32751
CERTIFICATE OF AUTHORIZATION # 184.006647
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF ILLINOIS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DATE	REVISIONS	TECH	FIELD	JD & MC	DRAWING SCALE	1"=40'
04/26/24	FIRST DRAFT	JAH	DRAWN BY	RTH	CHECKED BY	JLH
05/09/24	CLIENT COMMENTS	JAH	DRAWING NAME	24-511-106.DWG		

6Dii VICINITY MAP



6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CCH2400306U, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2024.

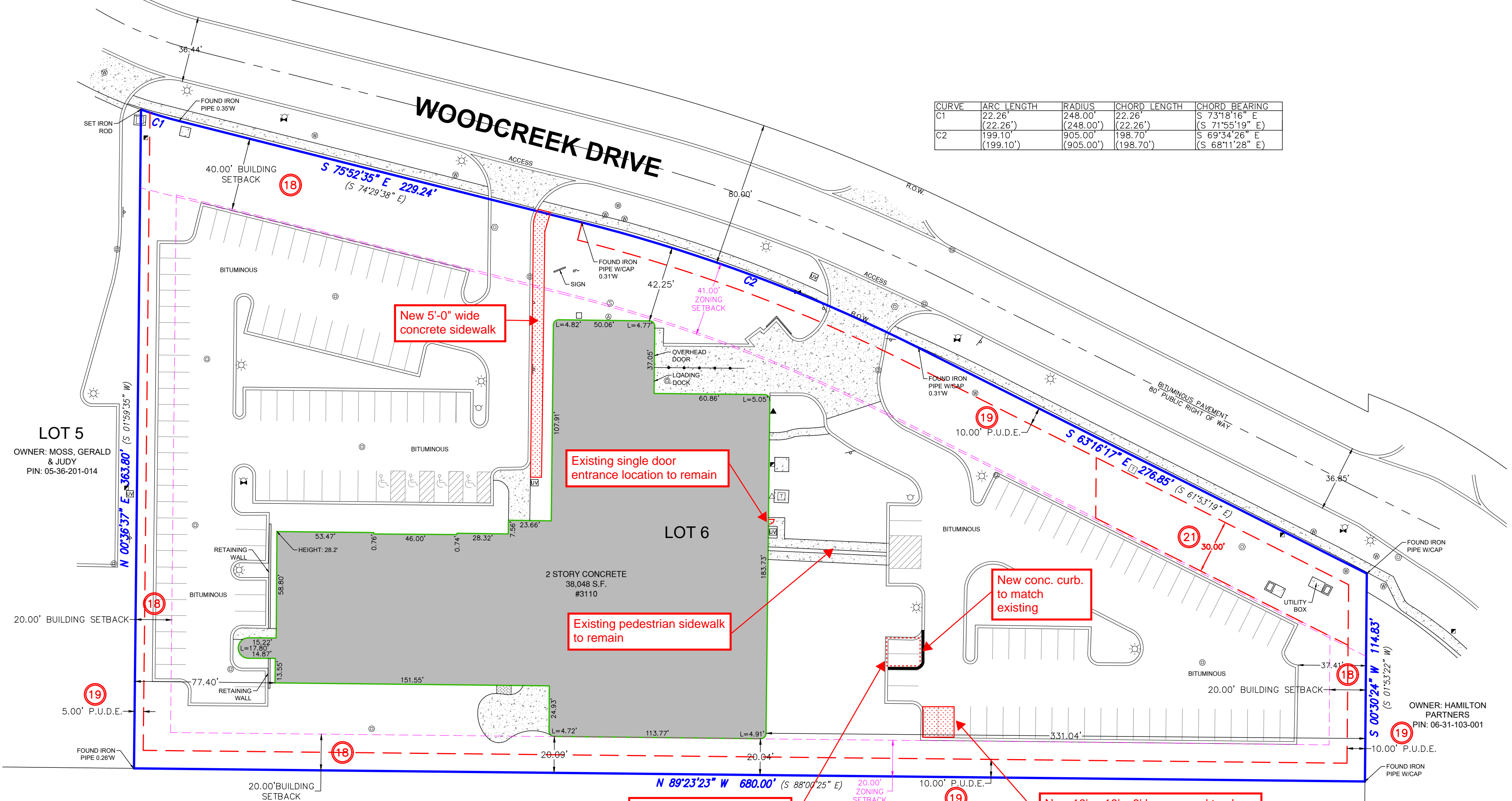
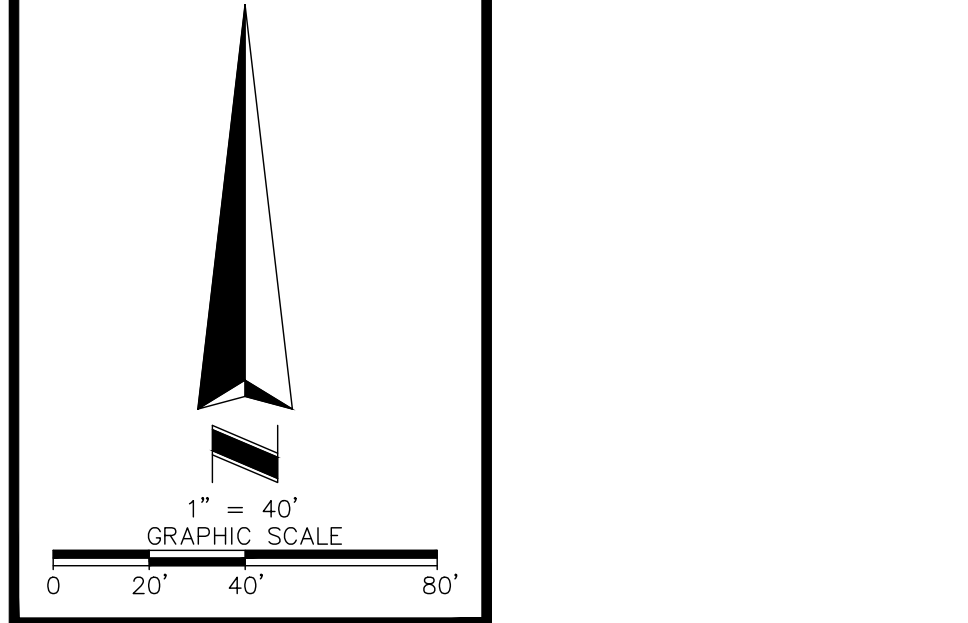
SHEET 1 OF 1

6Bii TITLE DESCRIPTION

LOT 6 IN WOODCREEK BUSINESS PARK RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 THROUGH 14 AND VACATED EDGE BROOK PLACE IN WOODCREEK BUSINESS PARK, BEING A SUBDIVISION OF PARTS OF SECTIONS 25 AND 36, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1993 AS DOCUMENT R83-68220 IN DU PAGE COUNTY, ILLINOIS.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Dii NORTH ARROW & SCALE



CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	22.26' (22.26')	248.00' (248.00')	22.26' (22.26')	S 73°16'18" E (S 71°55'19" E)
C2	199.10' (199.10')	905.00' (905.00')	198.70' (198.70')	S 69°34'26" E (S 68°11'28" E)

8 SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- IN REGARDS TO TABLE "A" ITEM 10, AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.
- IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO CURRENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- IN REGARDS TO TABLE "A" ITEM 18, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT PROPERTY REFLECTED IN THE TITLE COMMITMENT OR THAT THE SURVEYOR HAS BEEN MADE AWARE OF.
- NO APPARENT WETLANDS ARE LOCATED ON THE SUBJECT PROPERTY ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY LOCATED AT WWW.FWS.GOV/WETLANDS.
- THE PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS OR OVERLAPS. 10. THE PERMANENT INDEX NUMBER IS 05-36-201-015-0000.

4 LAND AREA

176,427.74± SQUARE FEET 4.05± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF WOODCREEK DRIVE, WHICH IS ASSUMED TO BEAR SOUTH 63 DEGREES 16 MINUTES 17 SECONDS EAST.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 142 HANDICAP = 4 TOTAL = 146

5Biii ACCESS TO PROPERTY

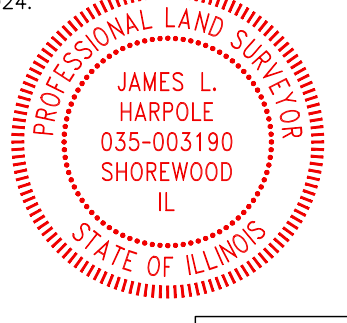
THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WOODCREEK DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.

7 SURVEYOR'S CERTIFICATE

TO: SMART WOODCREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS; BARACK FERRAZZANO KIRSCHBAUM & NAGELBERG LLP AND CHICAGO TITLE INSURANCE COMPANY.

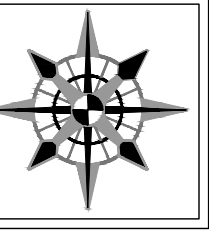
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(i), 6(ii), 7(i), 7(ii), 7(iii), 7(iv), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF PLATE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/18/2024.

DATE OF PLAT OR MAP: 07/09/2024.



JAMES L. HARPOLE
PROFESSIONAL LAND SURVEYOR NO: 3190
STATE OF ILLINOIS
EXPIRES 11-30-2024

SURVEYED BY:
JLH LAND SURVEYING INC.
910 GENEVA STREET
SHOREWOOD, IL 60404
815.729.4000
info@jlsurvey.com

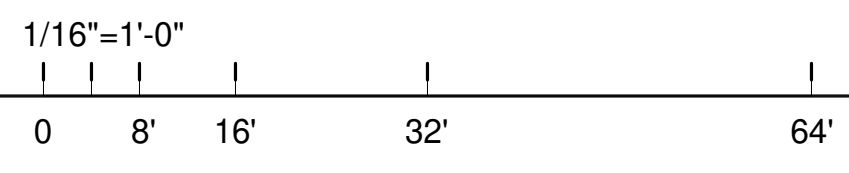
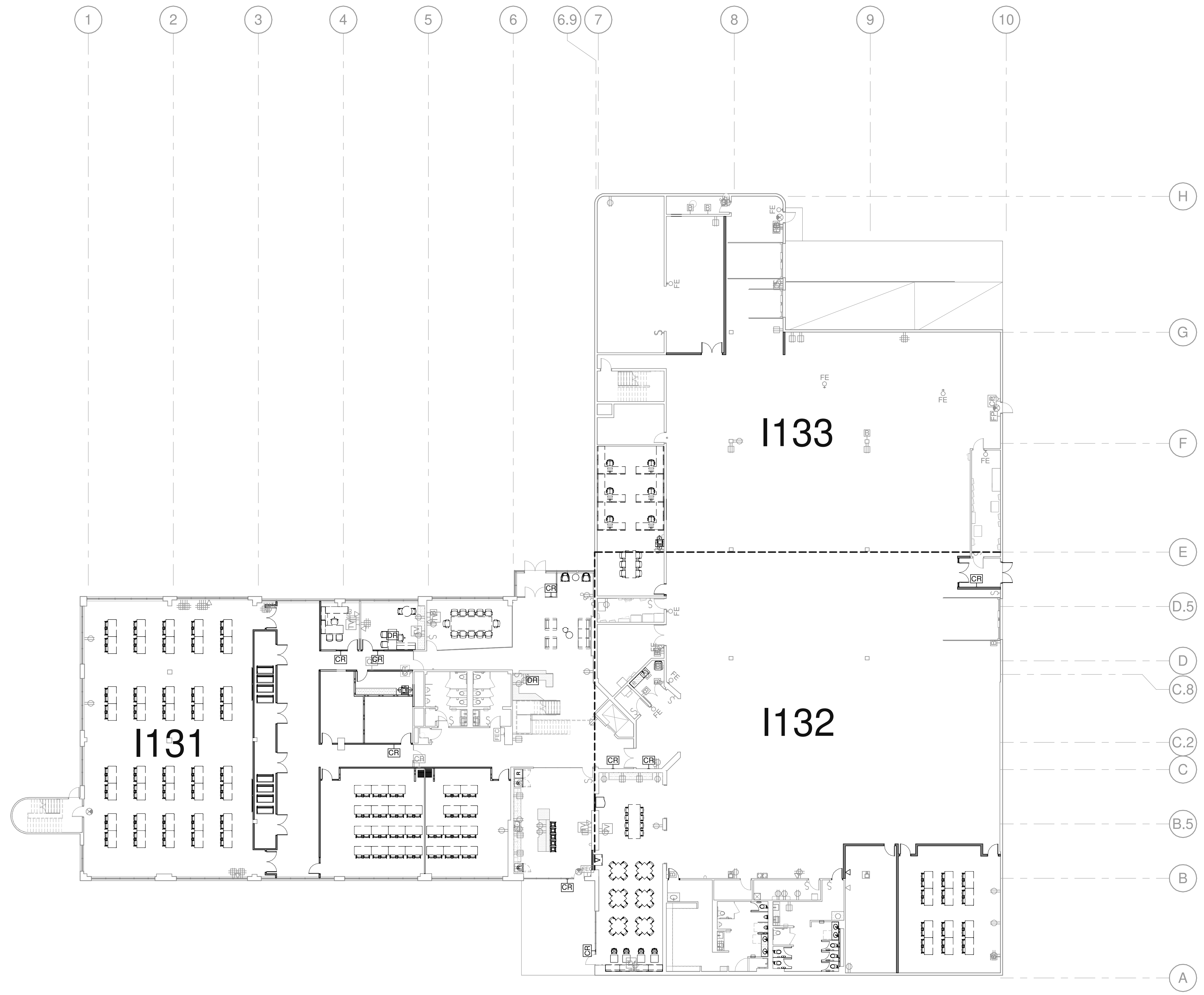


PROJECT NO: 2420353 THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

6Diii ALTA/NSPS LAND TITLE SURVEY OF 3110 WOODCREEK DR DOWNERS GROVE, IL, 60515

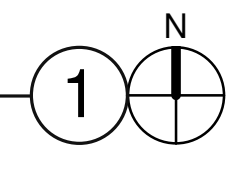


ArchiCAD 2024 (64-bit) - SMART Local 2024 Project File - Revision: 07/30/2024



FIRST FLOOR - OVERALL POWER AND SIGNAL PLAN

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



FIRST FLOOR - OVERALL POWER AND SIGNAL PLAN

DATE	REMARKS

P.A.P.M.:	C.M. / B.W. / M.P.
DRAWN BY:	D.V. / V.O.
JOB NO.:	CH23-6124-00

SHEET
I130

SMART (LOCAL 265)
3110 WOODCREEK DRIVE
DOWNERS GROVE, ILLINOIS 60515

State of Illinois Design Firm Registration No. 124-004689

WARE MALCOMB

ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDS
INTERIORS BUILDING MEASUREMENT

1312 25th St. #410
Oak Brook, IL 60521
P: 630.218.0063

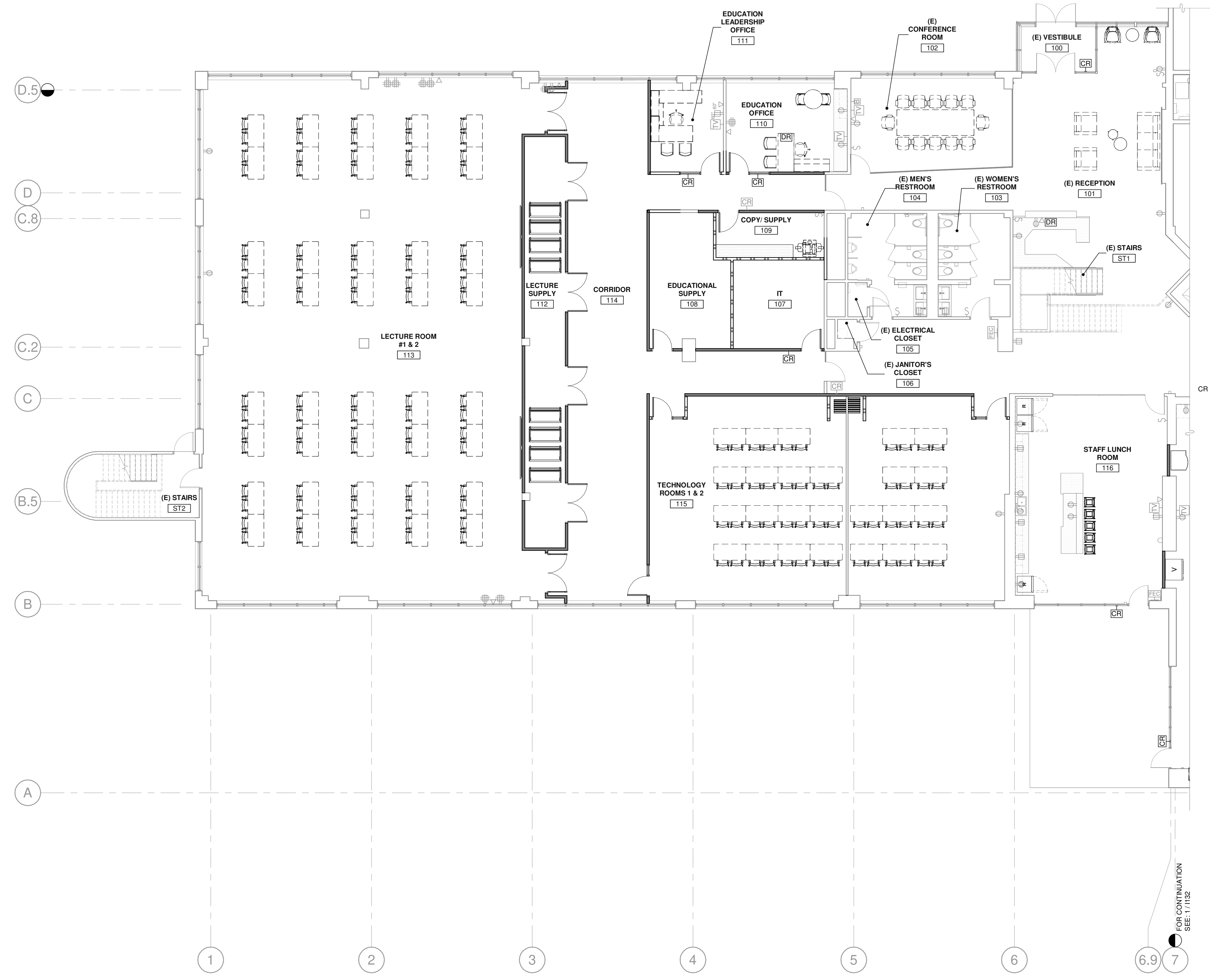
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FIRST FLOOR - PARTIAL POWER AND SIGNAL PLAN

DATE	REMARKS

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DRAWN BY:	D.V. / V.O.
JOB NO.:	CH23-6124-00

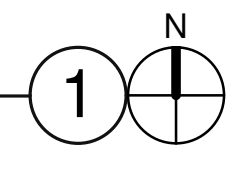


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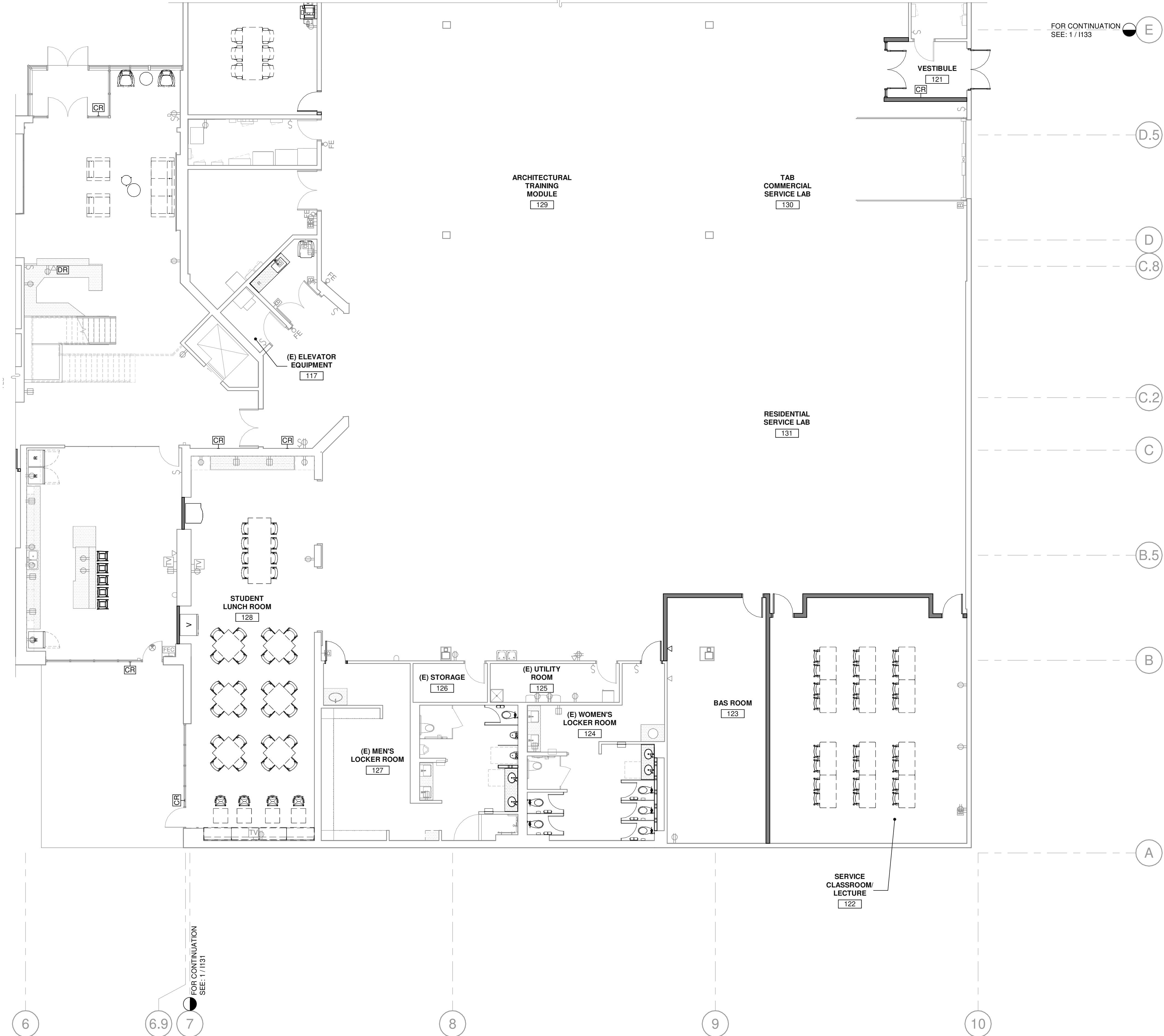
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FIRST FLOOR - PARTIAL POWER AND SIGNAL PLAN

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



ArchiCAD 2024 CH223-6124-00 - SMART Local 2024 Project File - Reservations.dwg - ARCH-TX.dwg

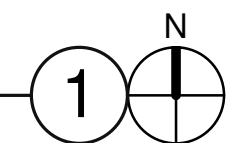


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0 4' 8' 16' 32'

FIRST FLOOR - PARTIAL POWER AND SIGNAL PLAN

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



FIRST FLOOR - PARTIAL POWER AND SIGNAL PLAN

DATE	REVISIONS

P.A.P.M.: C.M. / B.W. / M.P.

DRAWN BY: D.V. / V.O.

JOB NO.: CH23-6124-00

SHEET

I132

SMART (LOCAL 265)

3110 WOODCREEK DRIVE
DOWNERS GROVE, ILLINOIS 60515

State of Illinois Design Firm Registration No. 284-004069

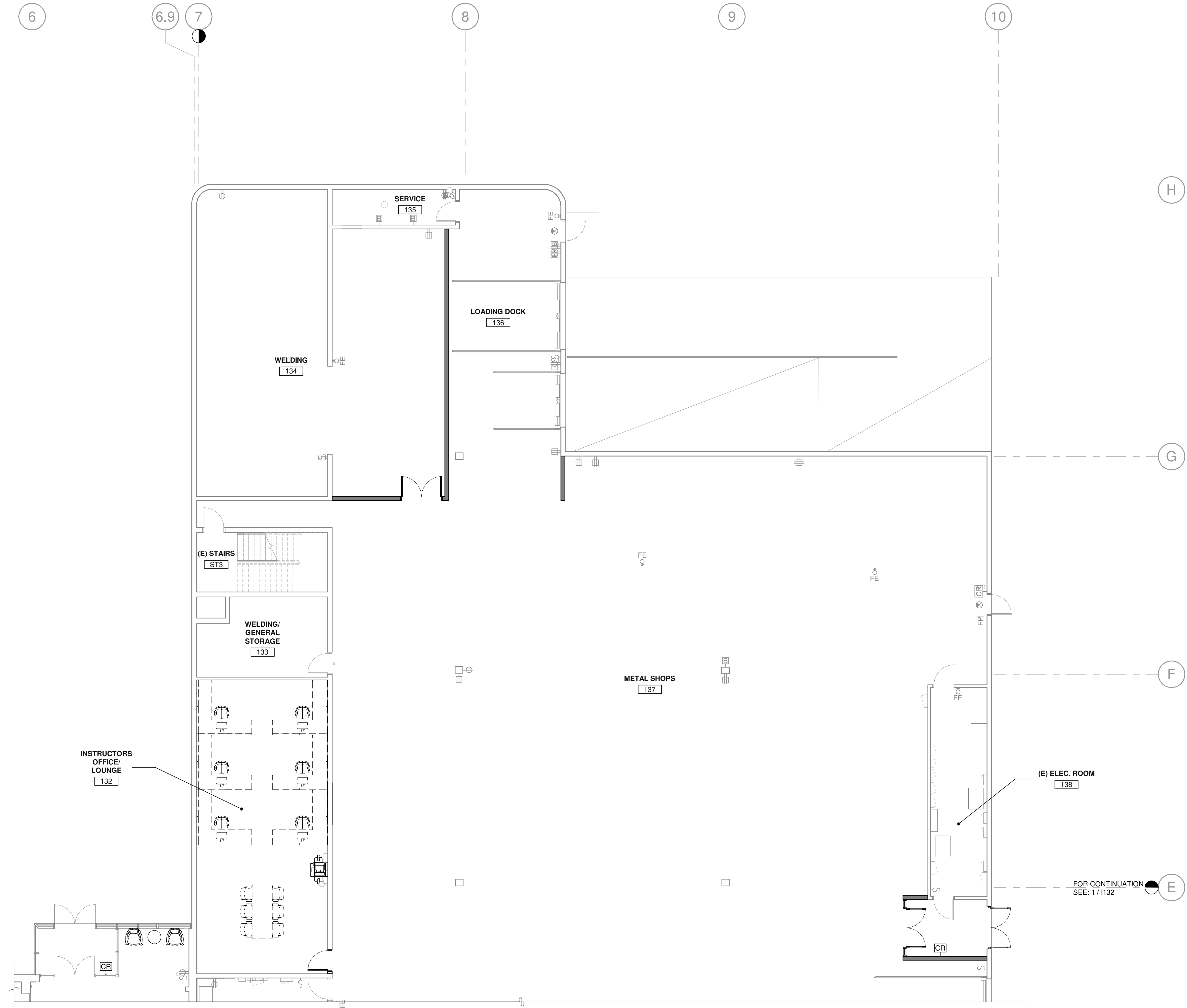
WARE MALCOMB

ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDS BUILDING MEASUREMENT
INTERIORS

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Oak Brook, IL 60521
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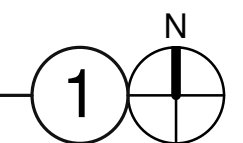
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FIRST FLOOR - PARTIAL POWER AND SIGNAL PLAN

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



FIRST FLOOR - PARTIAL POWER AND SIGNAL PLAN

DATE	REMARKS

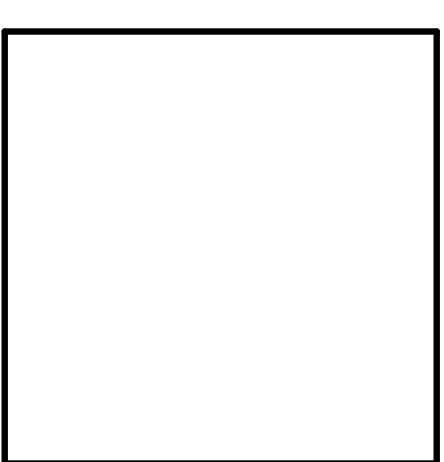
P.A.P.M.:	C.M. / B.W. / M.P.
DRAWN BY:	D.V. / V.O.
JOB NO.:	CH23-6124-00

SHEET
I133

SMART (LOCAL 265)
 3110 WOODCREEK DRIVE
 DOWNERS GROVE, ILLINOIS 60515

State of Illinois Design Firm Registration No. 124-004069
WARE MALCOMB
 ARCHITECTURE CIVIL ENGINEERING
 PLANNING BRANNING BUILDING MEASUREMENT
 INTERIORS
 1312 25th St. #110
 Oak Brook, IL 60521
 P: 630.218.0063

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SMART (LOCAL 265)
3110 WOODCREEK DRIVE
DOWNERS GROVE, ILLINOIS 60515

SECOND FLOOR - PARTIAL POWER AND SIGNAL PLAN	
DATE	REMARKS

P.A.P.M.: C.M. / B.W. / M.P.
 DRAWN BY: D.V. / V.O.
 JOB NO.: CH23-6124-00

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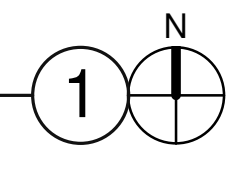
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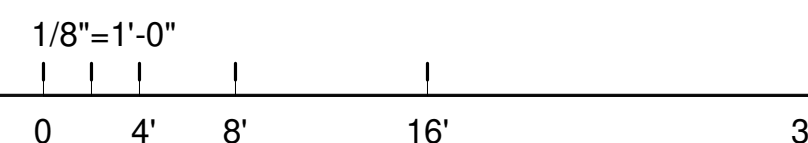
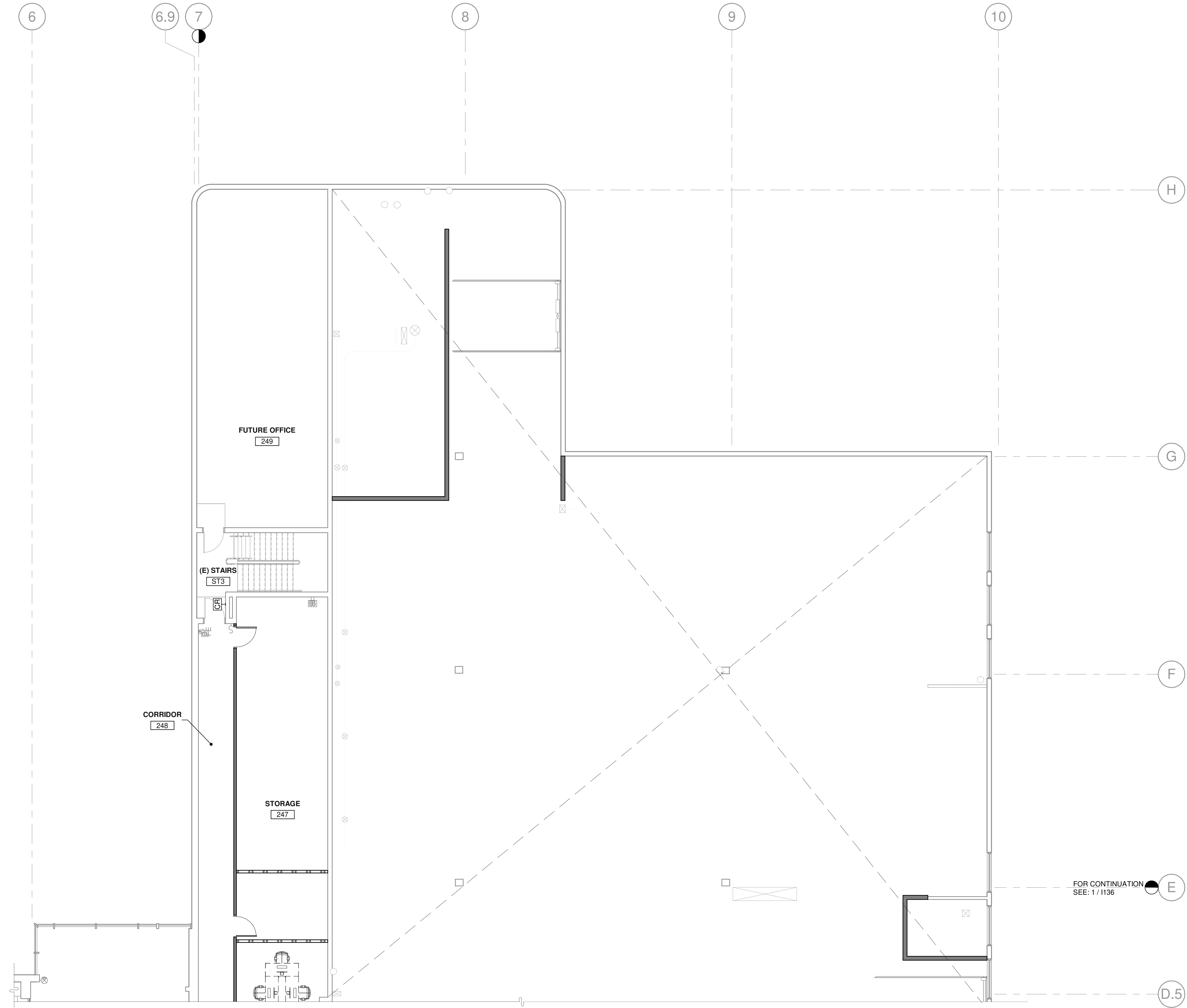
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SECOND FLOOR - PARTIAL POWER AND SIGNAL PLAN

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

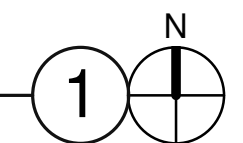


ArchiCAD 2023 6214-00 SMART Local 265 Project Path: Reservations\234_ARCH\114



SECOND FLOOR - PARTIAL POWER AND SIGNAL PLAN

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



SECOND FLOOR - PARTIAL POWER AND SIGNAL PLAN

DATE	REMARKS

P.A.P.M.:	C.M. / B.W. / M.P.
DRAWN BY:	D.V. / V.O.
JOB NO.:	CH23-6124-00

SHEET
I137

SMART (LOCAL 265)
3110 WOODCREEK DRIVE
DOWNERS GROVE, ILLINOIS 60515

State of Illinois Design Firm Registration No. 284-004689
WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING BUILDING MEASUREMENT
INTERIORS
1312 25th St. #400
Oak Brook, IL 60521
PES0218.0063



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



Existing single solid metal door to be replaced with new single storefront entrance door

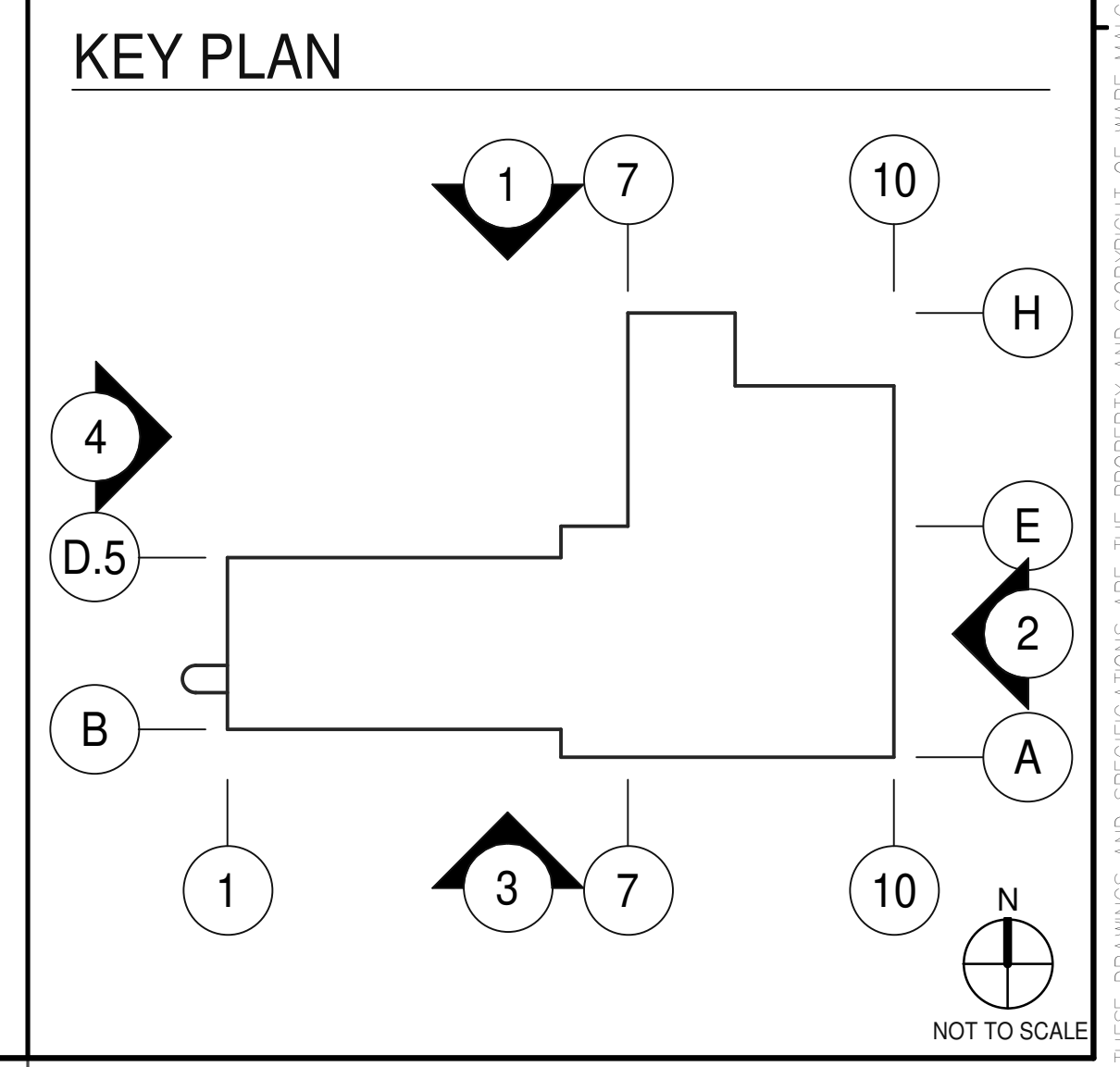
EAST EXTERIOR ELEVATION ②
SCALE: 3/8" = 1'-0"



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



WEST EXTERIOR ELEVATION ④
SCALE: 3/8" = 1'-0"



State of Illinois Design Firm Registration No. 124-004689
WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDS BUILDING MEASUREMENT
INTERIORS
1312 25th St. #400
Oak Brook, IL 60521
P: 630.218.0063

CLIENT LOGO

SMART (LOCAL 265)
3110 WOODCREEK DRIVE
DOWNERS GROVE, ILLINOIS 60515

EXTERIOR ELEVATIONS - PHOTOS	
DATE	REMARKS

PAPM: C.M. / B.W. / M.P.
DRAWN BY: D.V. / V.O.
JOB NO.: CH23-6124-00

SHEET
I210



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

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

REQUEST

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

NOTICE

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

GENERAL INFORMATION

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

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

PROPERTY INFORMATION

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

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

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

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

SURROUNDING ZONING AND LAND USES

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

ANALYSIS

SUBMITTALS

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

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

PROJECT DESCRIPTION

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

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

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

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

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

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

COMPLIANCE WITH ZONING ORDINANCE

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

Table 1: Zoning Requirements

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

Signage

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

COMPLIANCE WITH THE COMPREHENSIVE PLAN

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

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

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

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

The proposed development is consistent with the Comprehensive Plan.

ENGINEERING/PUBLIC IMPROVEMENTS

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

PUBLIC SAFETY REQUIREMENTS

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

NEIGHBORHOOD COMMENT

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

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

STANDARDS OF APPROVAL

The petitioner is requesting a Zoning Map Amendment, a Special Use, and an alley vacation. The review and approval criteria is listed below. The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

Zoning Map Amendment Request

Section 28.12.030(i) Review and Approval Criteria for Zoning Map Amendments

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors:

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

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

Special Use Request

Section 28.12.050(h) Special Use Approval Criteria

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

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

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

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

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

DRAFT MOTION

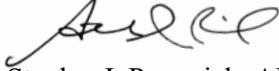
Staff will provide a recommendation at the September 16, 2024 meeting. Should the Plan Commission find that the request is consistent with the Comprehensive Plan and meets the requirements of the Zoning Ordinance, staff has prepared a draft motion that the Plan Commission may make for the recommendation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

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Zoning Map Amendment from R-4, Residential Detached House 4 to B-3, General Services and Highway Business, a Special Use to allow for a side-by-side drive-through, and an alley vacation as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 24-PCE-0026, subject to the following conditions:

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

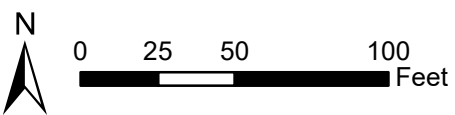
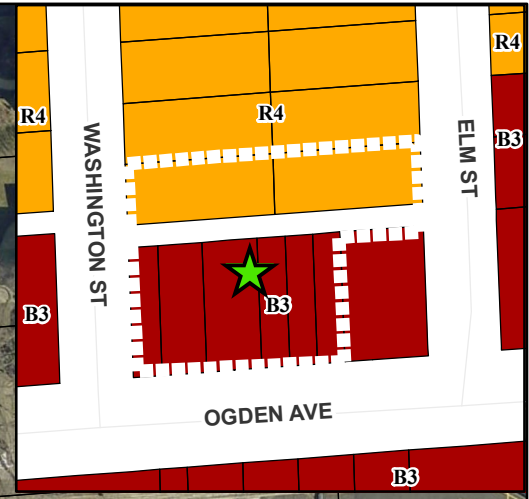
3. The petitioner shall administratively consolidate the lots into one lot of record prior to issuing a building permit.
4. Prior to execution of the vacation plat, the petitioners shall pay the Village a total of \$16,000 per the petitioner's appraisal.
5. Submit a tree risk assessment report (TRAQ)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

Staff Report Approved By:





Stanley J. Popovich, AICP
Director of Community Development

SP; fl



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

-  Subject Property
-  Project Location

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

The Plan Commission Application for Special Use includes the following:

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

Introduction

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

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

Location:

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

Tenant:

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

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

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

Site Plan:

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

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

Zoning Entitlements:

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

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

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

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

Regards,

Downers Grove Equity Group LLC
Brett Paul - Manager

Neighborhood Meeting Sign-In Sheet

Date: September 4, 2024, 5:30 PM

Location: Panera Bread, Downers Grove, IL

Company: Downers Grove Equity Group LLC

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

#	Name	Address	Phone Number	Email
1	Mary Super	4244 Washington	630 9	
2	LOUIS IMBRAGNO	748 OGDEN AVE		
3	Alyssa Szporder	4233 Washington St		
4	Chad Wala	4297 Washington St		
5	Adam K	4117 Washington St		
6	Katie+Rob	4136 Washington		
7	Jason Shick	4225 Elm St		
8				
9				
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17				
18				

Neighborhood Meeting Feedback

Date: September 4, 2024, 5:30 PM

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

Developer: Downers Grove Equity Group LLC

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

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

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

Developer representatives: Brett Paul and Michael Gatto

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

Attendee Feedback

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Zoning Map Amendments

Form #PC03

Review and Approval Criteria

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

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

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

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors:

1. The existing uses and zoning of nearby property.
West- B3/R4- Professional Services and Single Family Residential; North- R4- Single Family Residential;
East- B3- Retail; South- B3- Auto Related Services
2. The extent to which the particular zoning restrictions affect property values.
The zoning restrictions should not have a material impact on property values.
3. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.
There should not be any diminution of property values.
4. The suitability of the subject property for the zoned purposes.
This property is contiguous to the proposed zoning district, and part of a larger assemblage. If approved, this new parcel will maintain similar boundaries and depths to the neighboring B3 zoned properties.
5. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.

The subject property has been vacant as zoned for over 15 years.
6. The value to the community of the proposed use.
The subject property will be assembled into a larger parcel, and redeveloped into a quick service restaurant. This process will benefit the greater community in the following ways: Utilization of a current vacant site; increased property tax revenue; increased food and bev tax revenue; and adding a national company to the community who is not conducting business locally currently.
7. The Comprehensive Plan.
The comprehensive plan keys in on the shallow lot depths located on Ogden Ave. parcels. Rezoning and assembling these parcels would create a solution to that problem (Comp Plan, Pg 114).
The comprehensive plan also notes that the Village should "encourage commercial expansion into residential areas" (Comp Plan, Pg 120). This is an opportunity to further this enumerate goal.



Special Uses

Form #PC02

Review and Approval Criteria

Address of Project Site: _____

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

Section 28.12.050.H. Approval Criteria (Special Uses)

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

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

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

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

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

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

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

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

Re: Vacation of Village owned Alley

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

The abutting owners are as follows:

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

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

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

Current legal description of alley:

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

Alley Vacation Criteria:

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

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

Sincerely,

Brett Paul

FINAL LANDSCAPE PLAN for **ANDY'S FROZEN CUSTARD** NEC OF WASHINGTON STREET AND OGDEN AVENUE VILLAGE OF DOWNERS GROVE, ILLINOIS

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

Village of Downers Grove Required Landscaping

STREET TREE REQUIREMENT

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

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

PARKING LOT PERIMETER LANDSCAPING

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

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

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

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

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

PARKING LOT INTERIOR LANDSCAPING

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

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

Required - 7 island trees

On Plan - 7 island trees

OPEN SPACE REQUIREMENT PER ZONING DISTRICT

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

Total Site: ± 40,782.9 sf

10% Open Space: 4,078.3 sf (2,039.15 sf in street yard)

Required - 4,078.3 sf Landscaped Open Space (2,039.15 of it in street yard)

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

SIGN LANDSCAPING

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

On Plan - Meets Ordinance



LOCATION MAP



Landscape Notes:

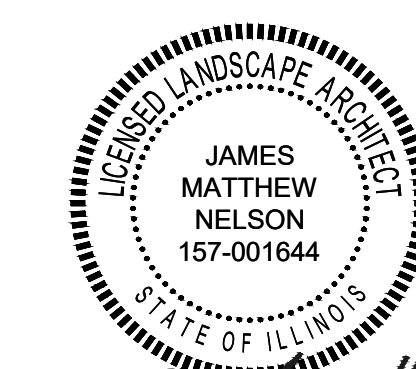
- Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
- Contractor responsible for erosion control in all seeded/ sodded areas.
- Tree mulch rings in turf areas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

PLANT SCHEDULE

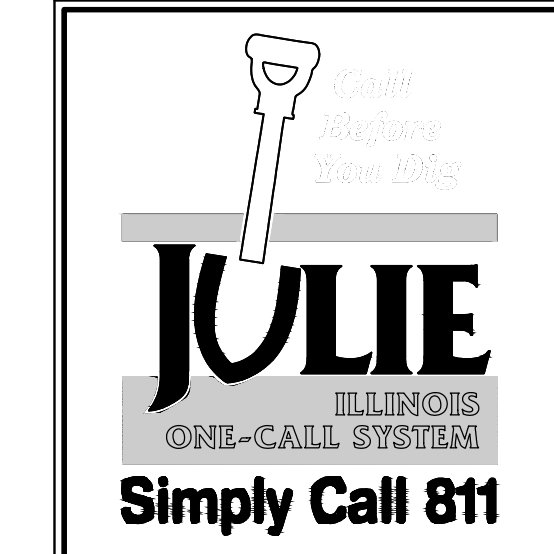
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES					
AA	4	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	2.5" Cal.	B&B
GI	3	Gleditsia triacanthos inermis	Thornless Honey Locust	2.5" Cal.	B&B
DECIDUOUS SHRUBS					
AB	15	Aronia melanocarpa 'UCONNAM166'	Low Scape Hedger® Black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

LANDSCAPE LEGEND

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



SEAL
Date: 08/01/24
James Matthew Nelson, ASLA, PLA, LEED
Illinois Registered Landscape Architect
157-001644
Expires 08/31/2025



DATE	REVISIONS	COMMENTS
08/29/24	REVISED PER VILLAGE COMMENTS	

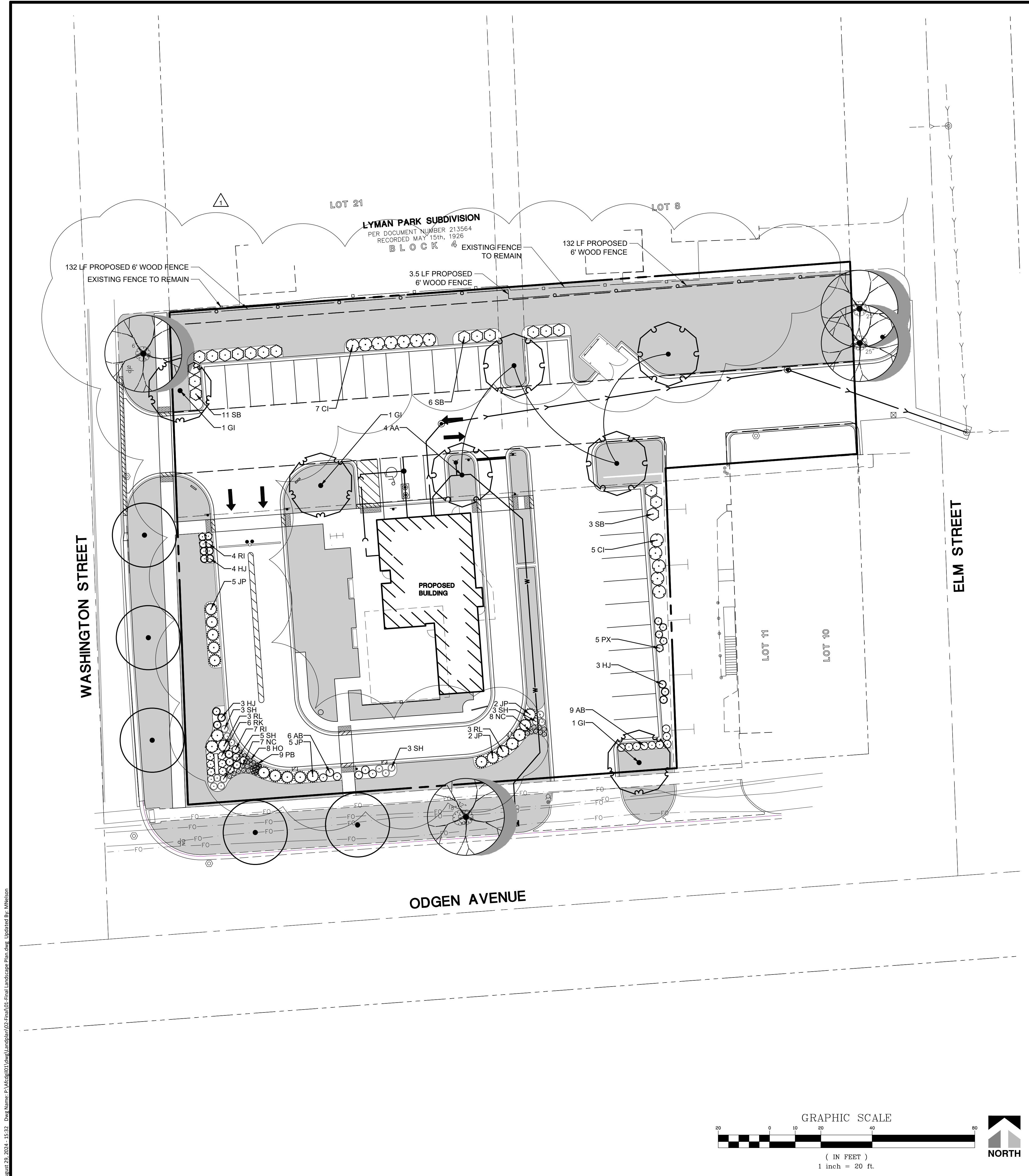
Manhard CONSULTING

2024 Manhard Consulting, Inc. All Rights Reserved. 1000 N. Lincoln Ave., Suite 100, Downers Grove, IL 60155
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers • Construction Managers • Environmental Scientists • Landscape Architects • Planners

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

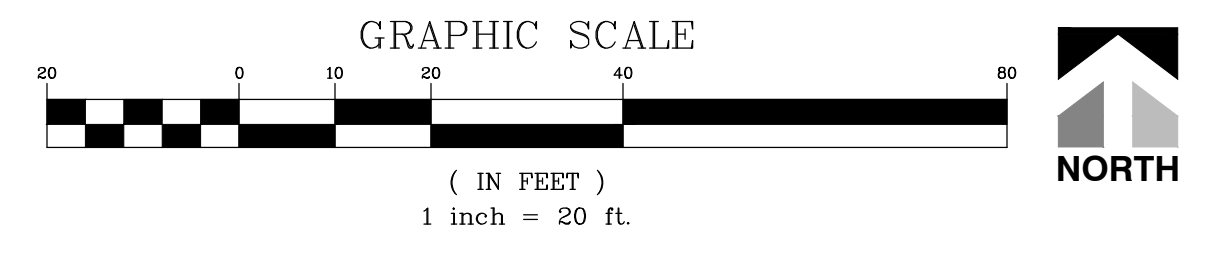
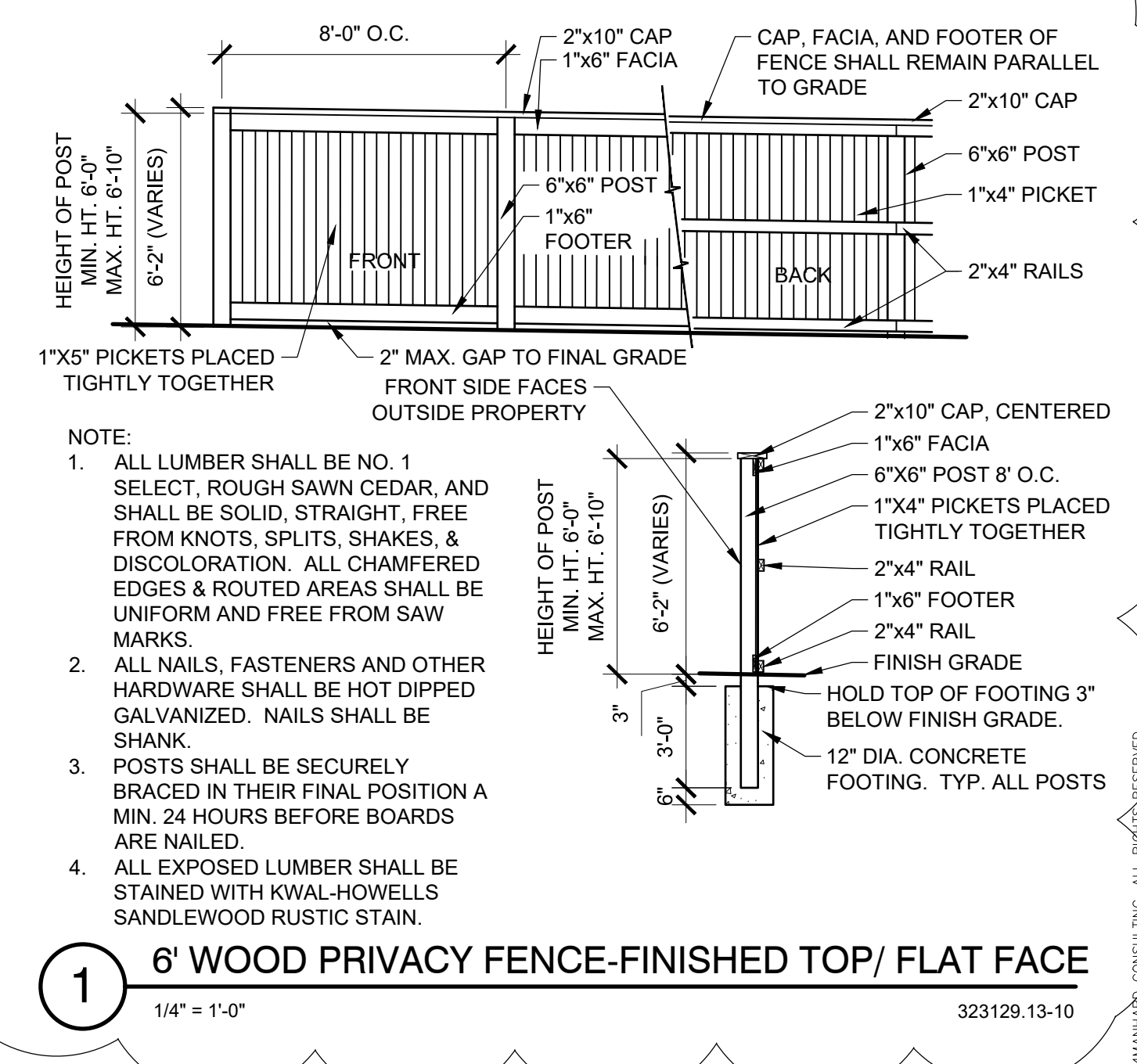
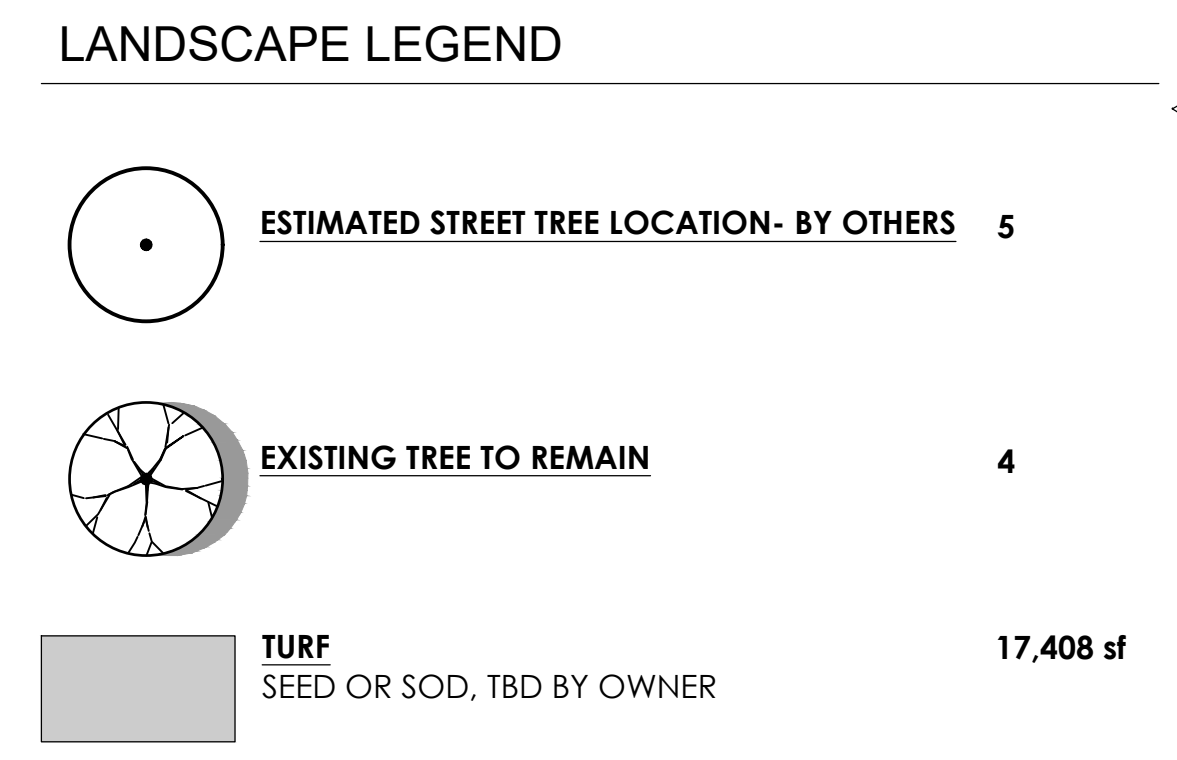
PROJ. MGR.: SMS
PROJ. ASSOC.: MN
DRAWN BY: MN
DATE: 07/26/24
SCALE: NTS
SHEET
L1 OF L4
AFC.DGL01

August 29, 2024 - 15:32 - Draw Name: P:\16169031\Draws\Landscaping\02-Final\02-Final Landscape Plan.dwg, Updated By: MNelson



PLANT SCHEDULE

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



MANHARD CONSULTING

150 East Randolph Street, Suite 200, Chicago, IL 60601

312.467.1100

www.manhardconsulting.com

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150 East Randolph Street, Suite 200, Chicago, IL 60601

312.467.1100

www.manhardconsulting.com

PROJ. MGR.: SMS

PROJ. ASSOC.: MN

DRAWN BY: MN

DATE: 07/26/24

SCALE: 1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION

ANDY'S FROZEN CUSTARD

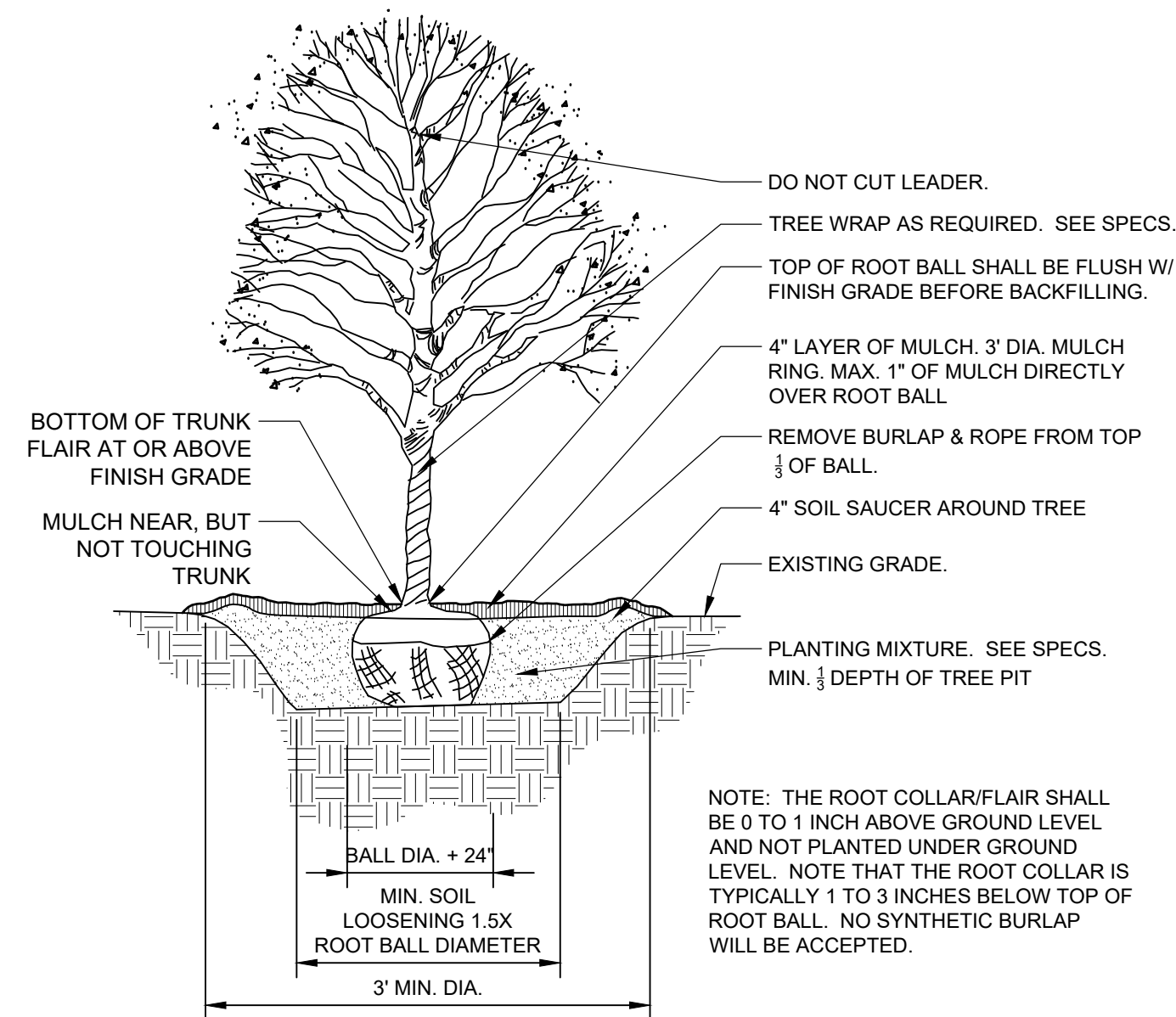
VILLAGE OF DOWNERS GROVE, ILLINOIS

FINAL LANDSCAPE PLAN

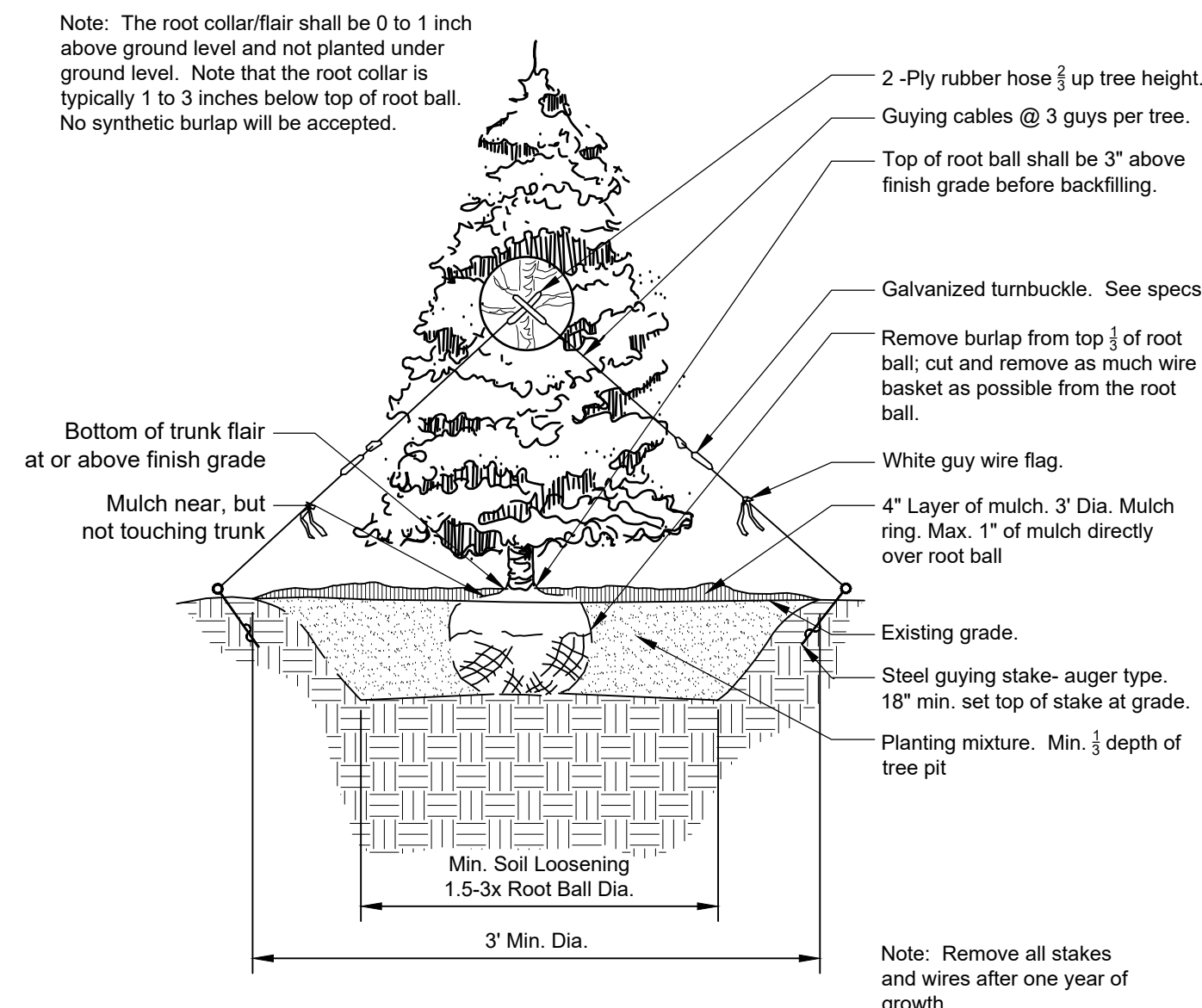
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L2 OF **L4**

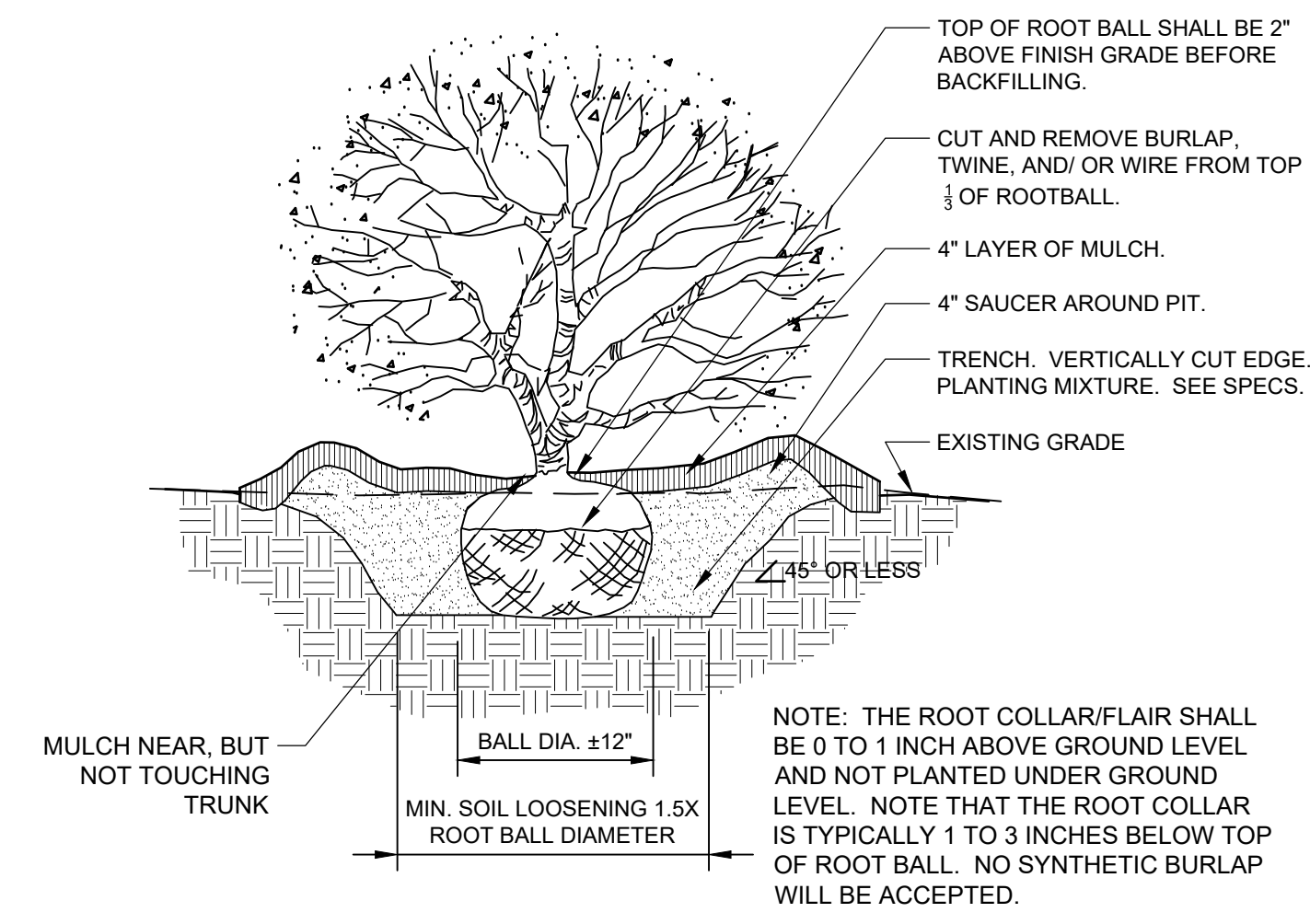
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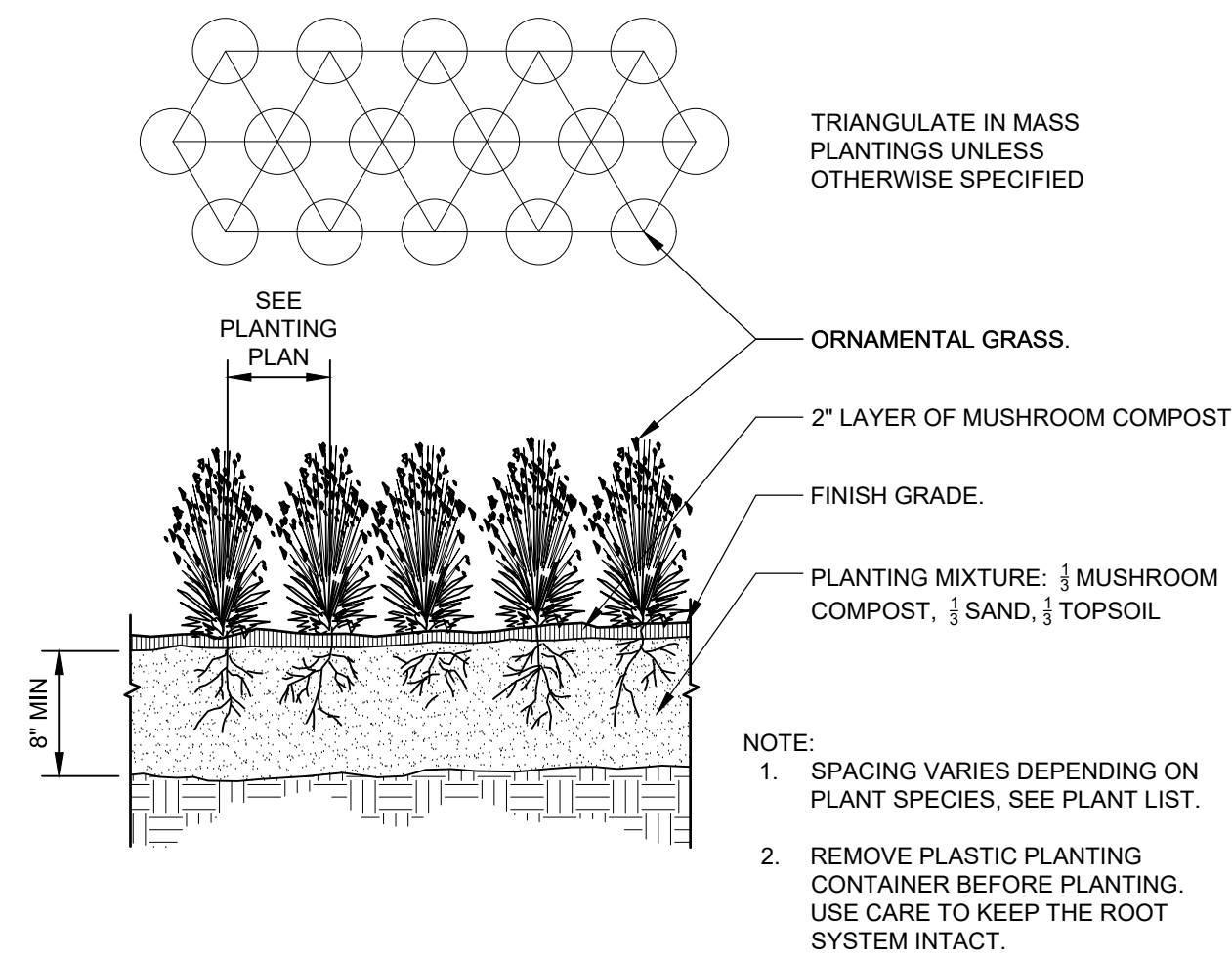
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1/4" = 1'-0" 329343.33-23



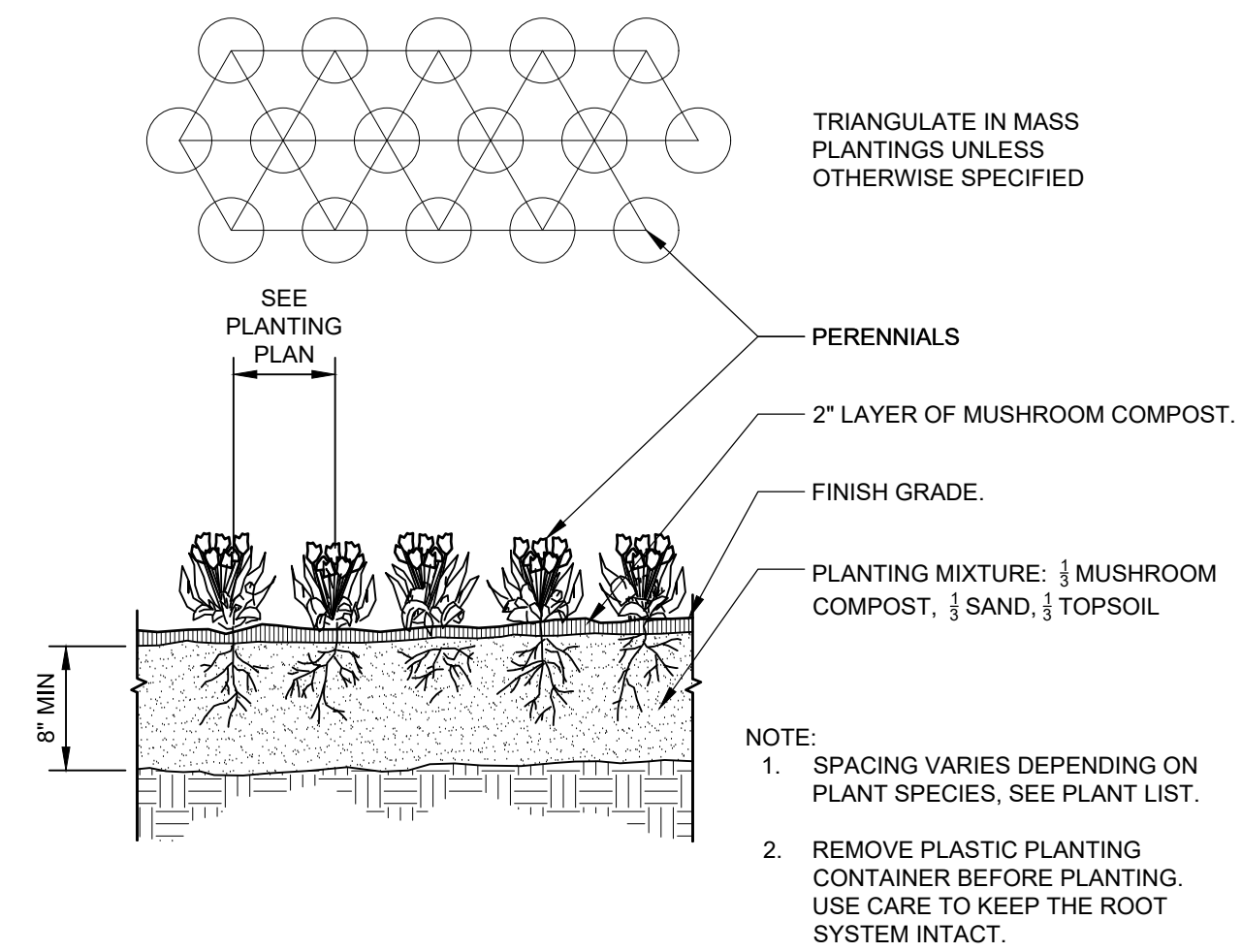
2 CONIFER TREE PLANTING - ANSI A300
1/4" = 1'-0" 329343.46-03



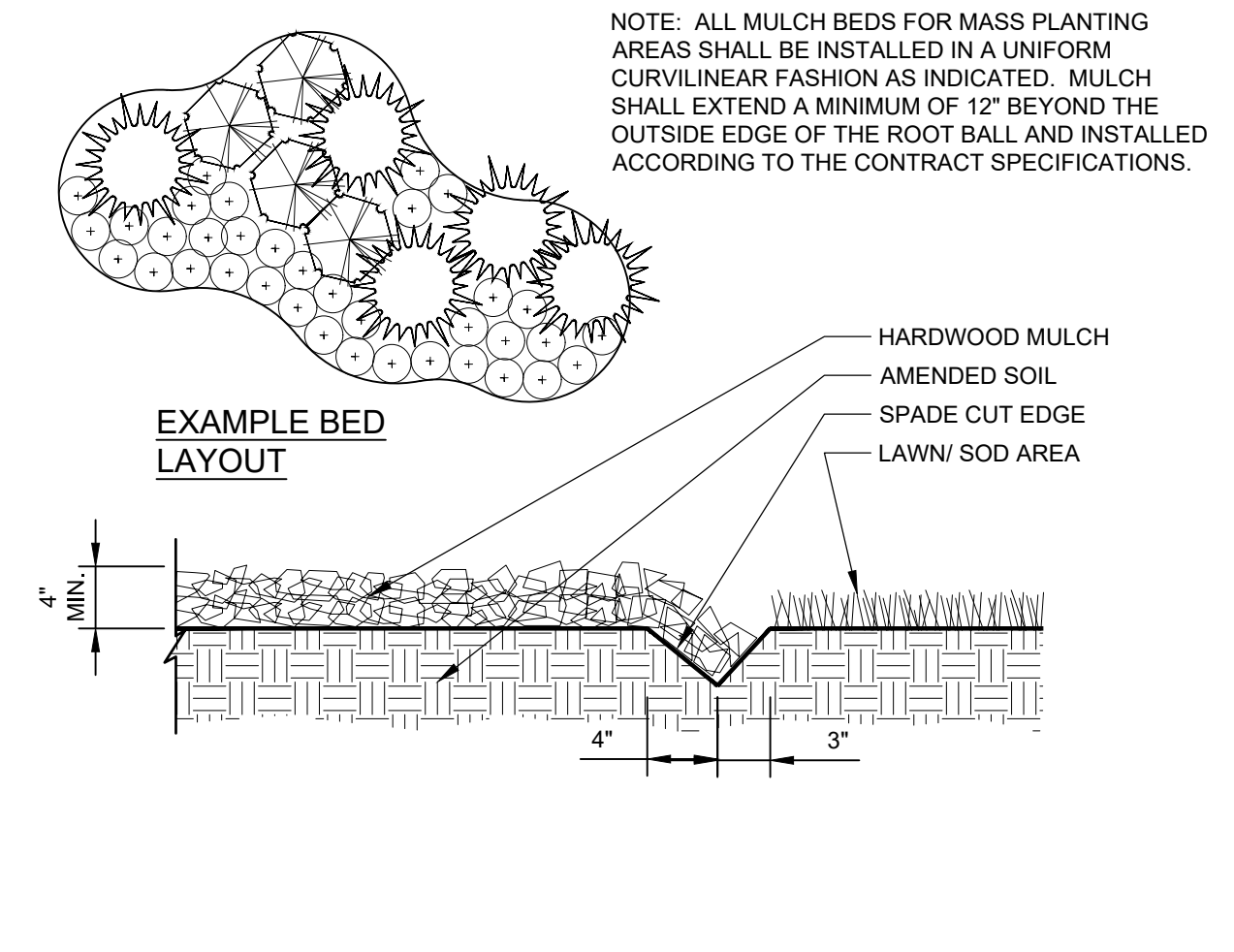
3 SHRUB PLANTING DETAIL - ANSI A300
3/4" = 1'-0" 329333.16-07



4 ORNAMENTAL GRASS PLANTING
1" = 1'-0" 329313-01



5 PERENNIAL / ANNUAL PLANTING
1" = 1'-0" 329313-02



6 CONTINUOUS MULCH EDGING
1" = 1'-0" 329113.26-01

August 29, 2024 - 15:32 - Draw Name: P:\M\690312\Draw\Landscap\02 Final\01 Final Landscape Plan.dwg, Updated By: ANK/ton

DATE	REVISIONS	BY	CHK
07/26/24	REVISED PER VILLAGE COMMENTS	MN	NIN

Manhard CONSULTING
 300 East Randolph Street, Suite 200, Chicago, IL 60601
 (773) 327-7000
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 Civil Engineers • Surveyors • Water Resource Engineers • Urban & Watershed Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

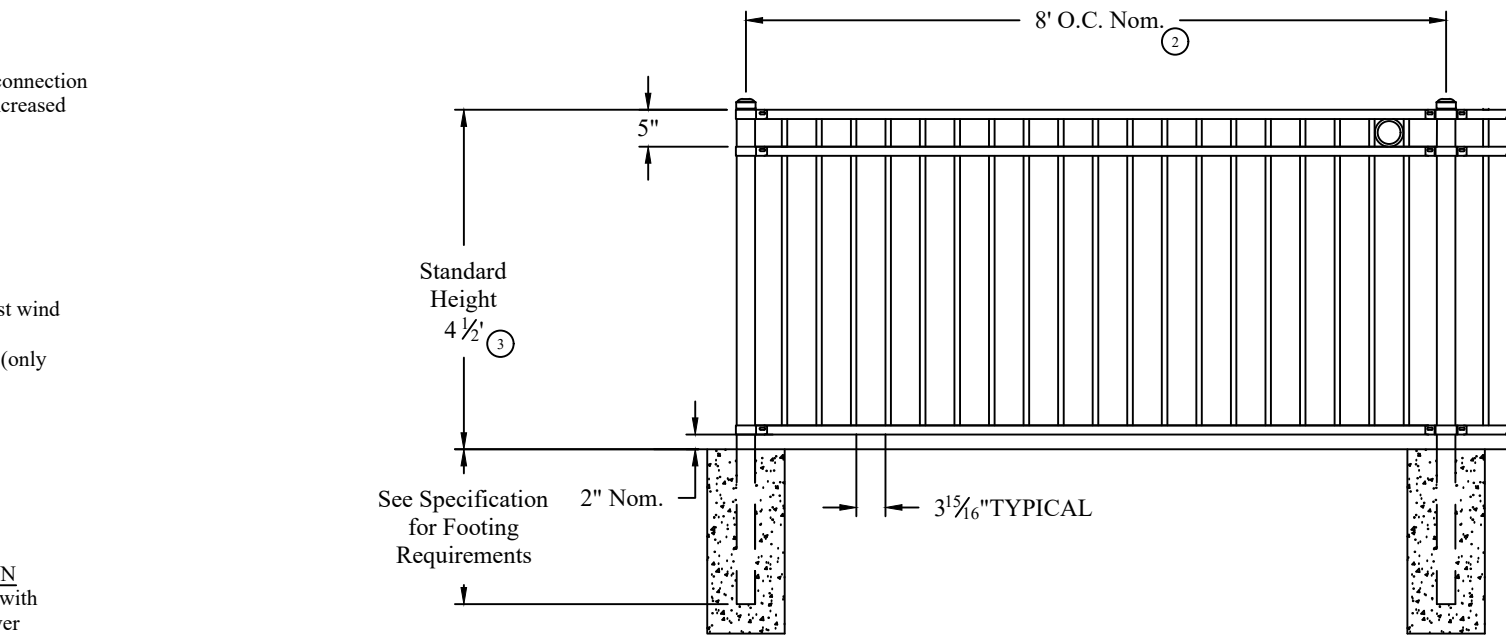
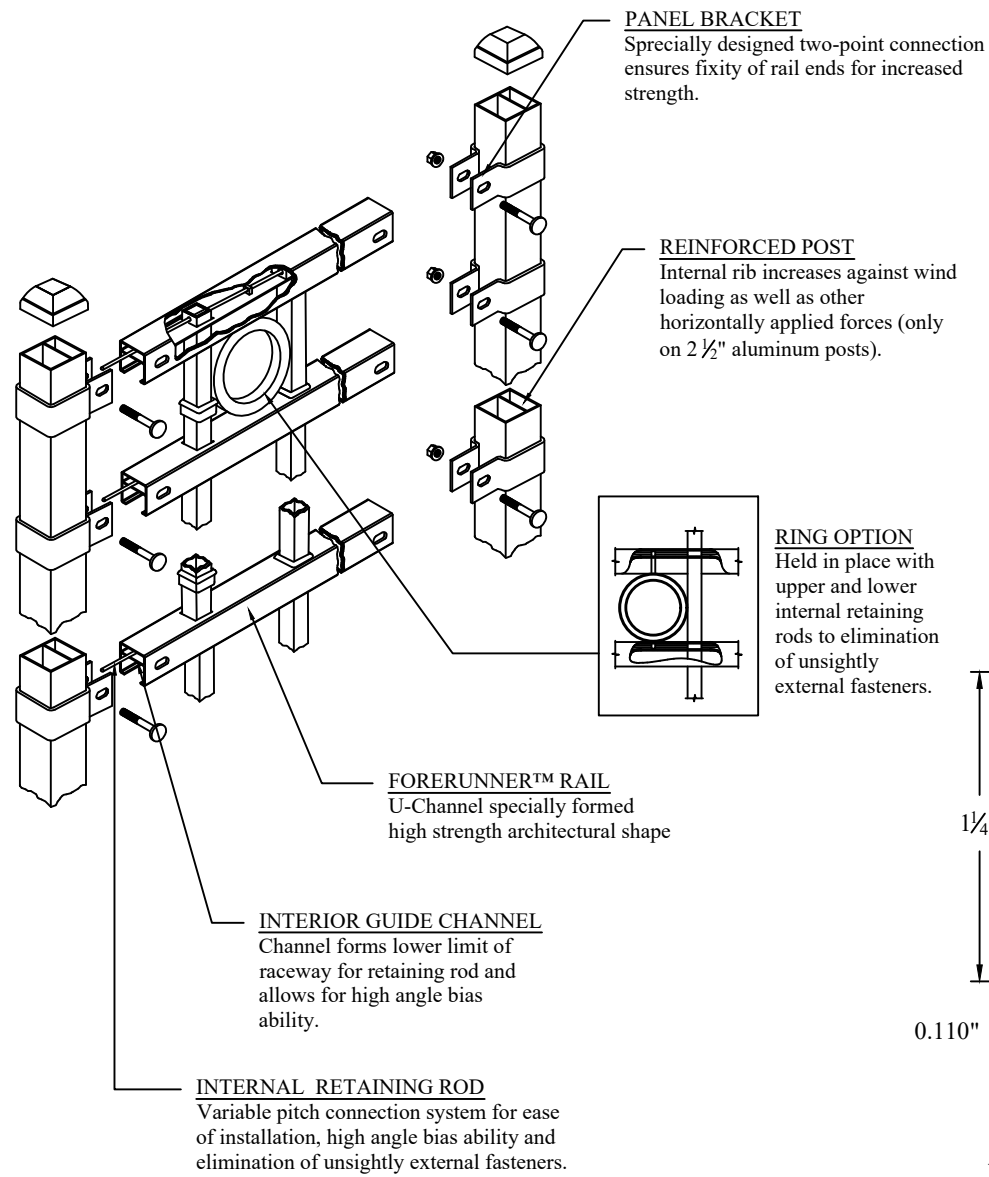
ANDY'S FROZEN CUSTARD
 VILLAGE OF DOWNERS GROVE, ILLINOIS
 LANDSCAPE DETAILS

PROJ. MGR.: SMS
 PROJ. ASSOC.: MN
 DRAWN BY: MN
 DATE: 07/26/24
 SCALE: AS NOTED
 SHEET
L3 OF **L4**
 AFC.DGL01

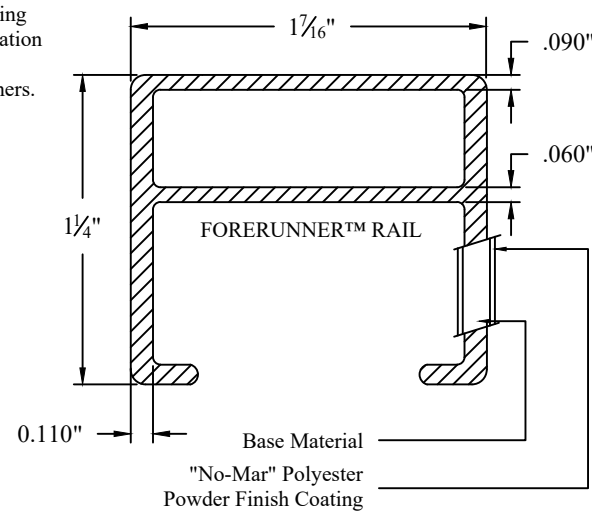
© 2024 MANHARD CONSULTING. ALL RIGHTS RESERVED.

NOTES:

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



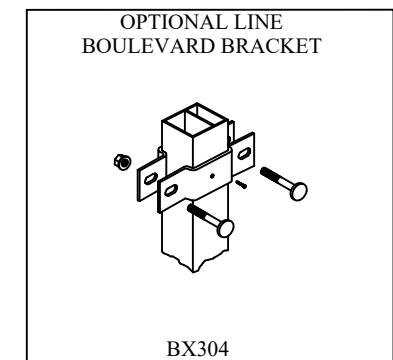
ECHELON PLUS™
PANEL



ECHELON PLUS™ RAIL

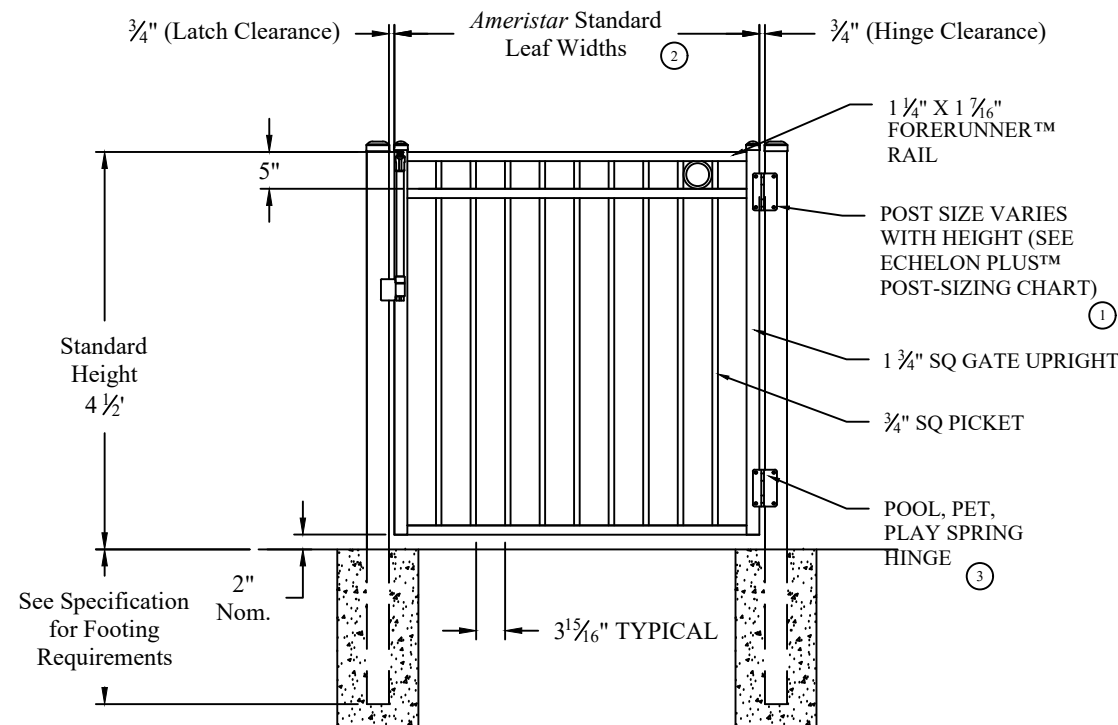
IBC COMPLIANCE

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

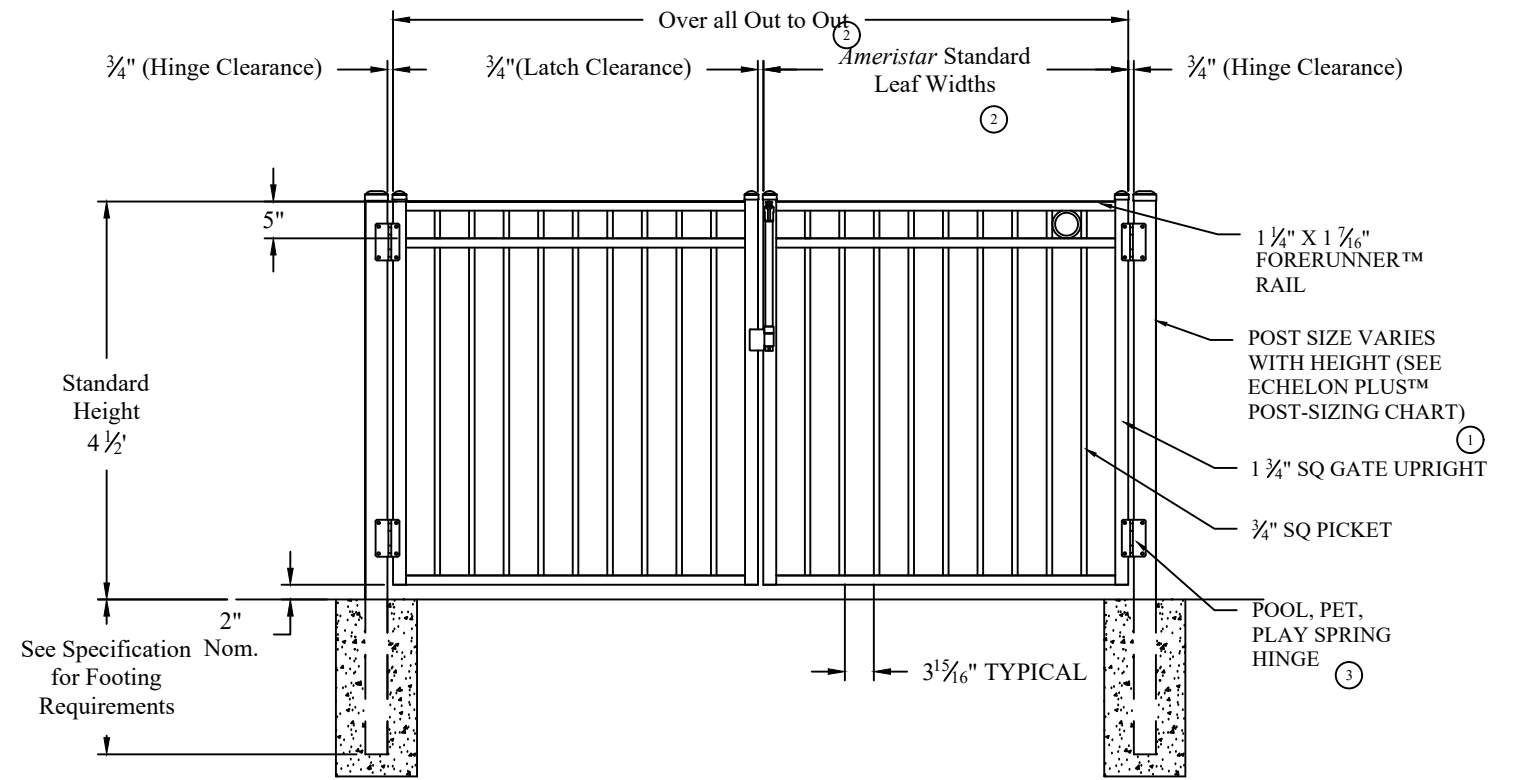


NOTES:

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



ECHELON PLUS™
Single Gate Arrangement



ECHELON PLUS™
Double Gate Arrangement

REV C 10/2021

ECHELON PLUS™ MAJESTIC 3-RAIL POOL GATE



AMERISTARFENCE.COM | 800-321-8724

ASSA ABLOY, the global leader in door opening solutions



EXTERIOR FINISH SCHEDULE

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



SOUTH ELEVATION



EAST ELEVATION

ISSUE:
PLANNING COMMISSION
8/9/2024

REVISION SCHEDULE:

NO.	DATE	ISSUE

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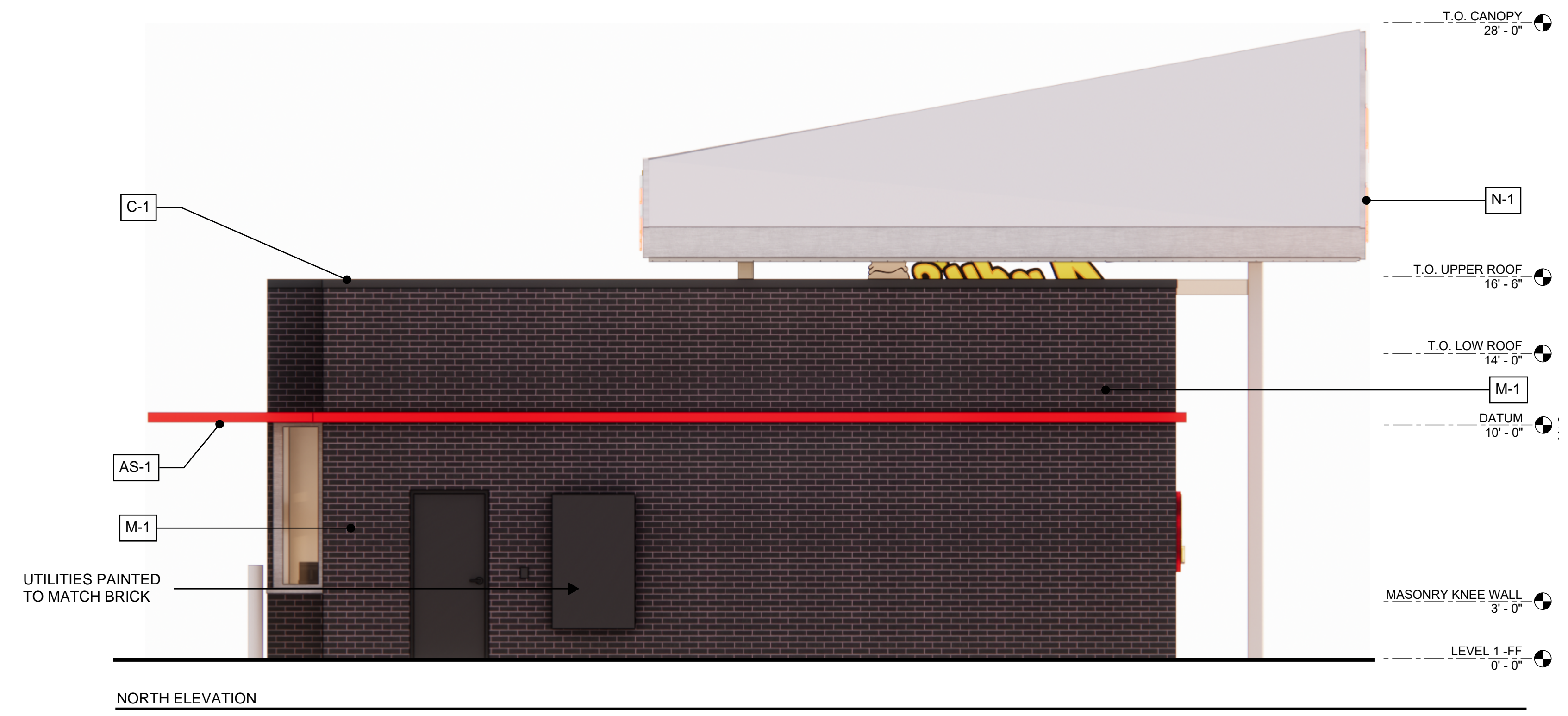
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Architect:
License Number:
Drawn By:
Project Number:

ELEVATIONS

EXTERIOR FINISH SCHEDULE

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



NORTH ELEVATION

ISSUE:
PLANNING COMMISSION
8/9/2024

REVISION SCHEDULE:

NO.	DATE	ISSUE

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WEST ELEVATION

Architect:
License Number:
Drawn By:
Project Number:

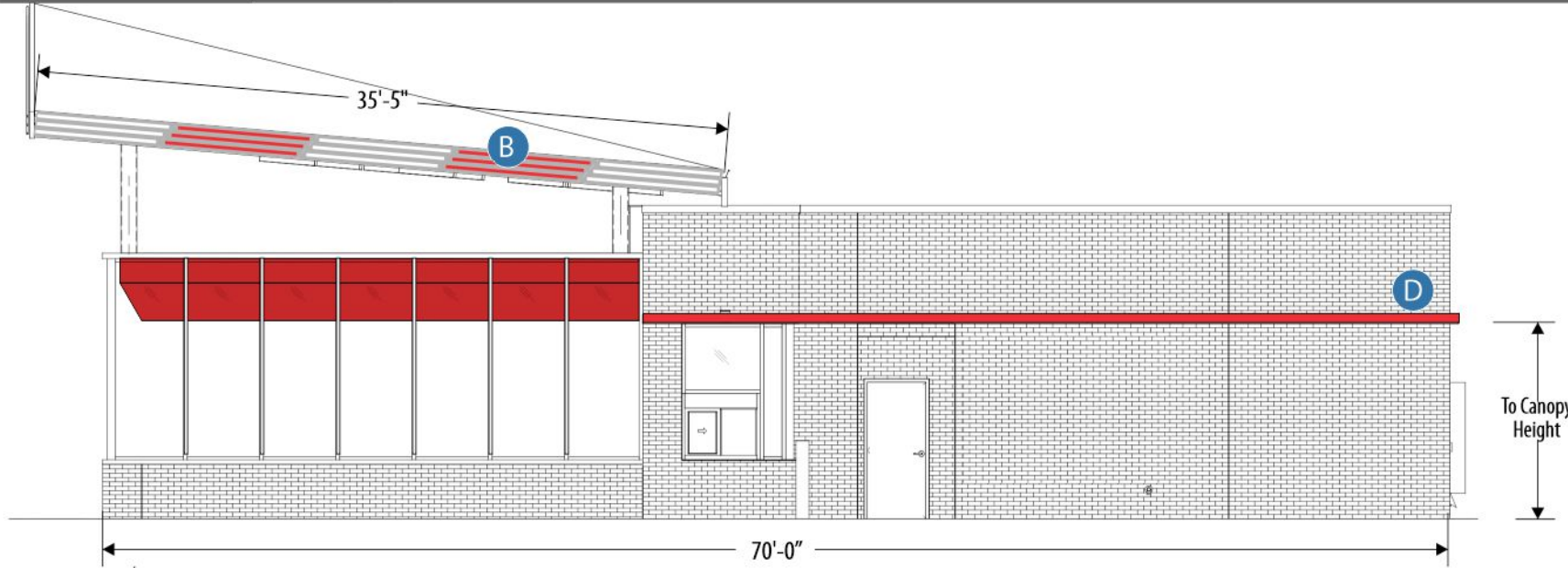
ELEVATIONS

PINNACLE SIGN
GROUP
VISUAL BRANDING THAT MAKES A DIFFERENCE

Andy's[®]
Frozen Custard
★ SINCE 1986 ★

DOWNERS GROVE, IL

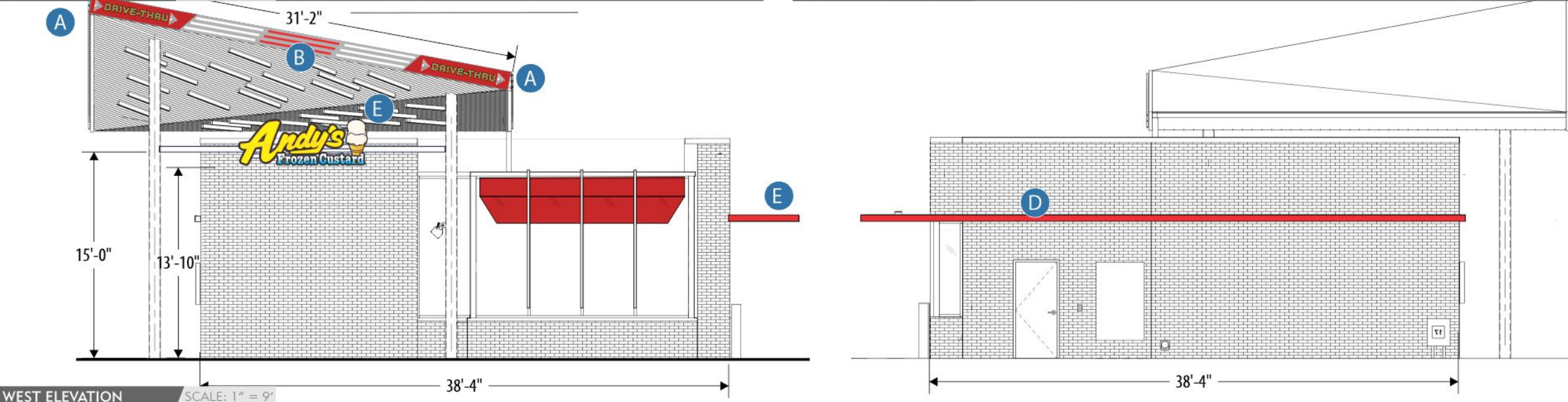
EAST ELEVATION SCALE: 1" = 9'



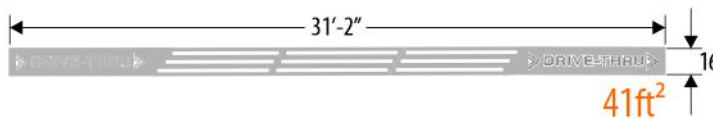
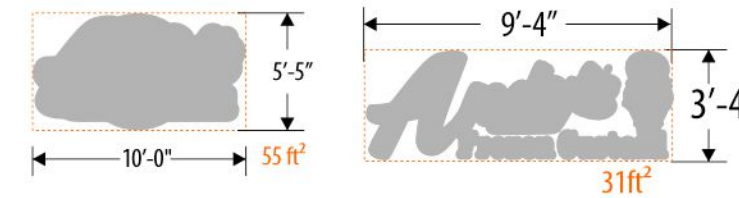
ELECTRICAL INFO
PERMITTING INFO
SIZE AND PLACEMENT

SOUTH ELEVATION SCALE: 1" = 9'

NORTH ELEVATION SCALE: 1" = 9'



WEST ELEVATION SCALE: 1" = 9'



ANDY'S FROZEN CUSTARD
CUSTOMER

0703-24-ELEV-1
DRAWING NUMBER

AS SHOWN
ELEVATION

09.06.24
DATE REVISED

DEREK CROUCH
DESIGNER

TIM SWAIM
PROJECT MANAGER

DOWNERS GROVE, IL
LOCATION

SIGN SCHEDULE

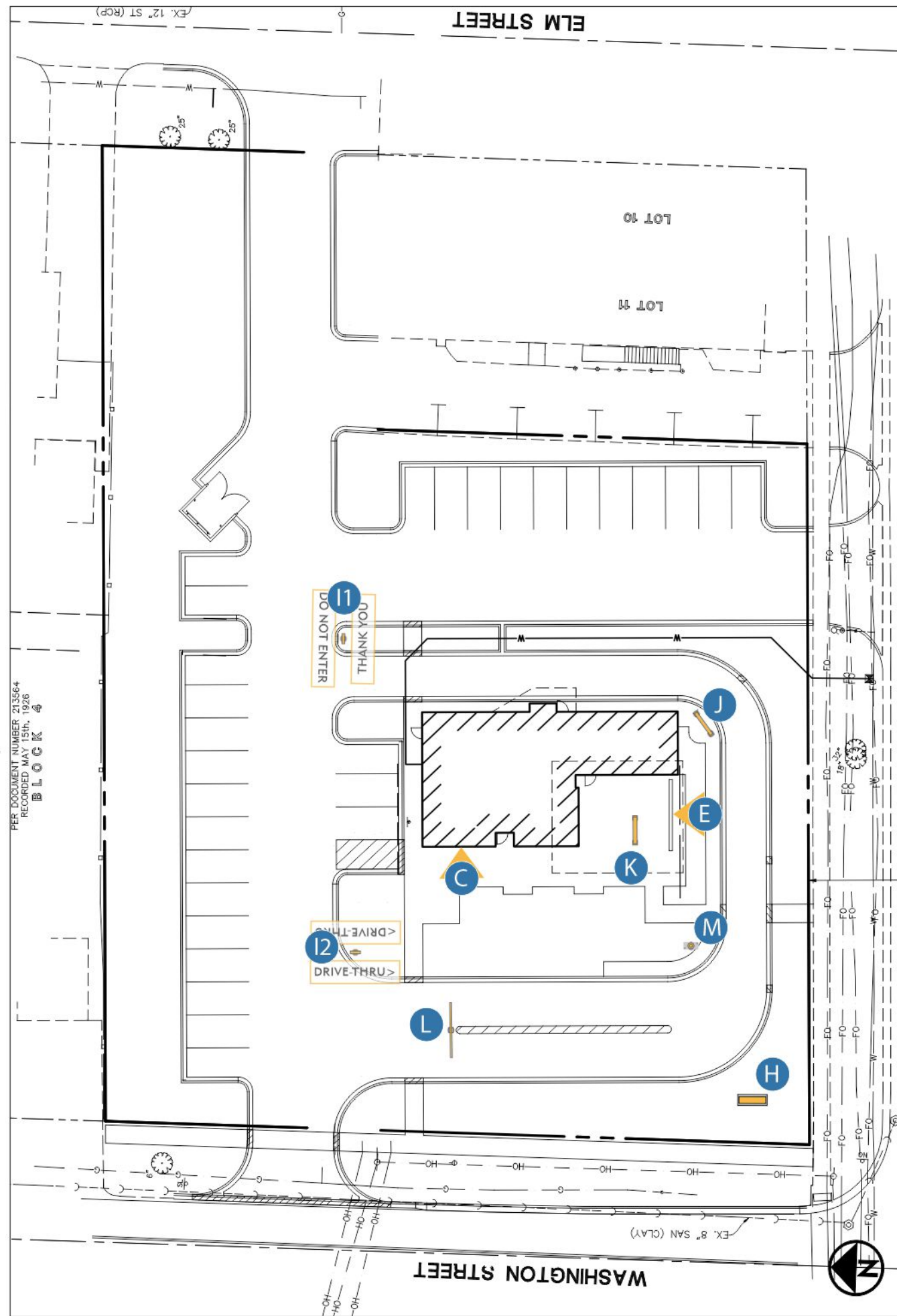
QUANTITY

SIGN SCHEDULE	QUANTITY
BUILDING SIGNAGE	
A LED Illuminated Corner Fascia Cabinets (AFC-OPT-FASC-1)	2 Sections
B Non Lit Decorative Reverse Channel Fascia Cabinets (AFC-OPT-FASC-3)	11 Sections
C Pan Embossed Wall Logo (AFC-STND-EWAL-2)	1
D Non Lit Decorative Band (0703-24-BAND-1)	140 Linear Feet
E Channel Cabinets (0702-24-EWAL-2)	1

EXTERIOR FT²:

ALLOWABLE FT²: Total Street Frontage x 1.5	160
S. DRIVE THRU FASCIA: 41ft² x 1	41
S. CHANNEL CABINETS: 31ft² x 1	31
W. 10' ANDY'S LOGO: 55ft² x 1	55
MONUMENT: 32ft² x 1	32
TOTAL SIGNAGE FT²:	159

- H** **MONUMENT (0703-24-MONU-1)**
Illuminated Pan-Face Logo; Changeable Copy Board; Address Number FCOs
- I** **DIRECTIONAL SIGN (AFC-STND-DIRE-1)**
3' Height; 2-Sided Illuminated Directional
- J** **1-SIDED MENU BOARD (AFC-STND-MENU-1-SS)**
3 Over 3 Panel Standard Menu; "Order at Window" Sign Panel w/ Bracket; Located at Drive-Thru
- K** **2-SIDED MENU BOARD (AFC-STND-MENU-1-DS)**
3 Over 3 Panel Standard Menu; Located at Patio
- L** **CLEARANCE SIGN (AFC-STND-BAR-2)**
9' Clearance Standard Clearance Bar; "No Trailers" Sign Panel
- M** **30' FLAG POLE (0703-24-FLAG-1)**
30' Flag Pole; 8' x 5' American Flag; Flood Lighting



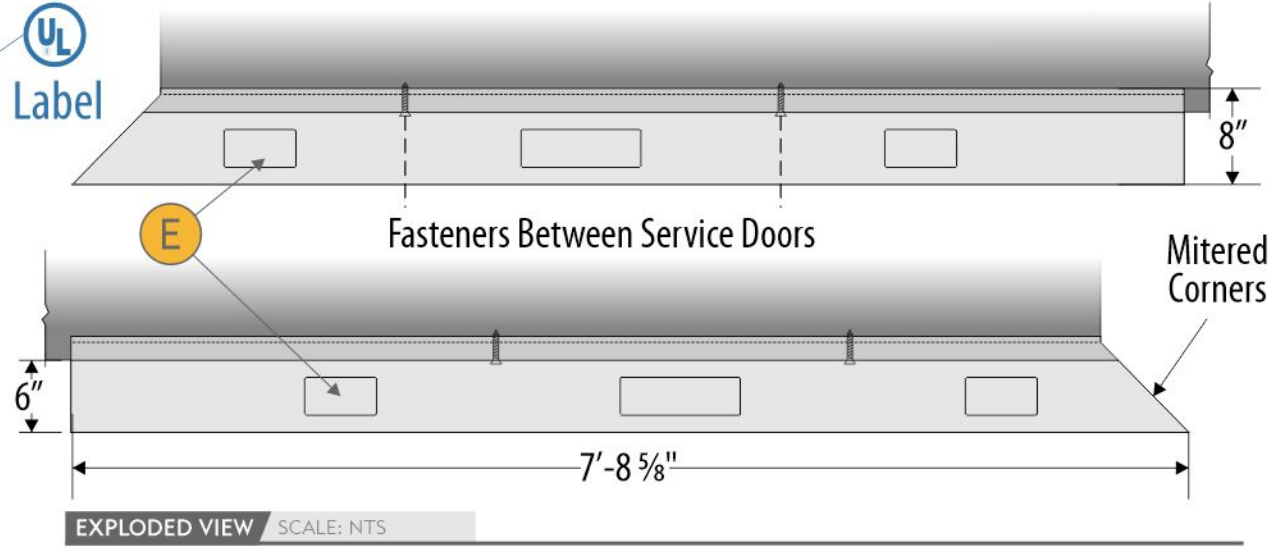
ANDY'S FROZEN CUSTARD	
CUSTOMER	
0703-24-SITE-1	AS SHOWN
DRAWING NUMBER	ELEVATION
08.30.24	
DATE REVISED	
DEREK CROUCH	TIM SWAIM
DESIGNER	PROJECT MANAGER
DOWNERS GROVE, IL	
LOCATION	

SIGN SCHEDULE	QUANTITY
BUILDING SIGNAGE	
C Pan Embossed Wall Logo (AFC-STND-EWAL-2)	1
E Channel Cabinets (AFC-OPT-EWAL-2)	1
DETACHED SIGNAGE	
H Monument (0703-24-MONU-1)	1
I 2-Sided Illuminated Directional (AFC-STND-DIRE-1)	2
J 1-Sided Menu Board (AFC-STND-MENU-1-SS)	1
K 2-Sided Menu Board (AFC-STND-MENU-1-DS)	1
L Clearance Bar (AFC-STND-BAR-2)	1
M 30' Flag Pole (0703-24-FLAG-1)	1

Front View



Top View



EXPLODED VIEW SCALE: NTS

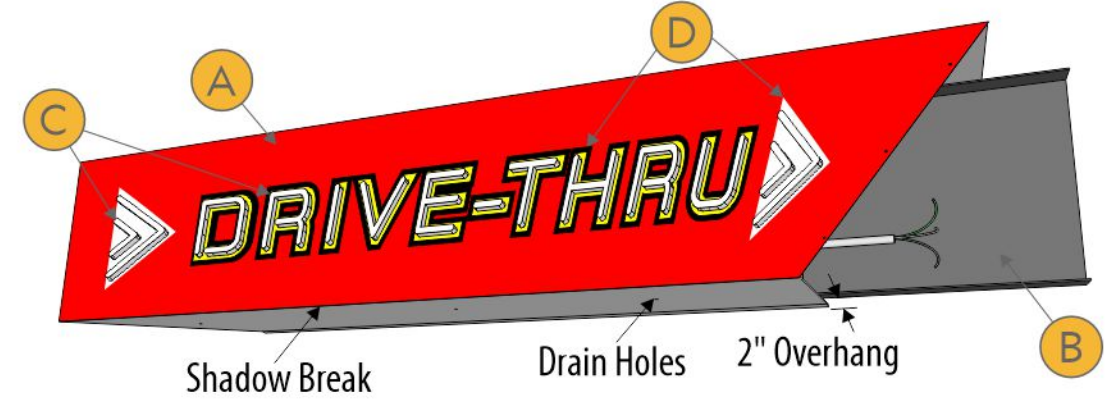


PHOTO EXAMPLE SCALE: NTS



ANDY'S FROZEN CUSTARD

CUSTOMER
AFC-OPT-FASC-1 AS SHOWN
DRAWING NUMBER ELEVATION

03.21.23
DATE REVISED

DEREK CROUCH TIM SWAIM
DESIGNER PROJECT MANAGER

ALL
LOCATION

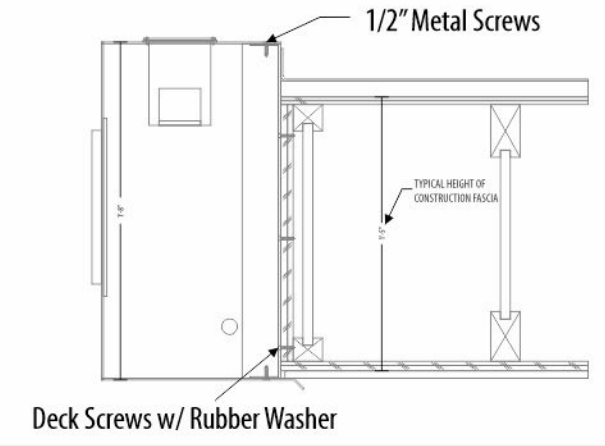
SCOPE OF WORK

- A .040 Polished Aluminum Face
- B .063 Aluminum Backpan
- C 1" Internally LED Illuminated Acrylic Push Thrus - White Translucent Front/Back
- D Vinyl Applied to Face
 - Vinyl - 3M 2080 Hot Rod Red (Opaque)
 - Vinyl - Digital Print Applied to Red Vinyl (Opaque)
- E Access Panel

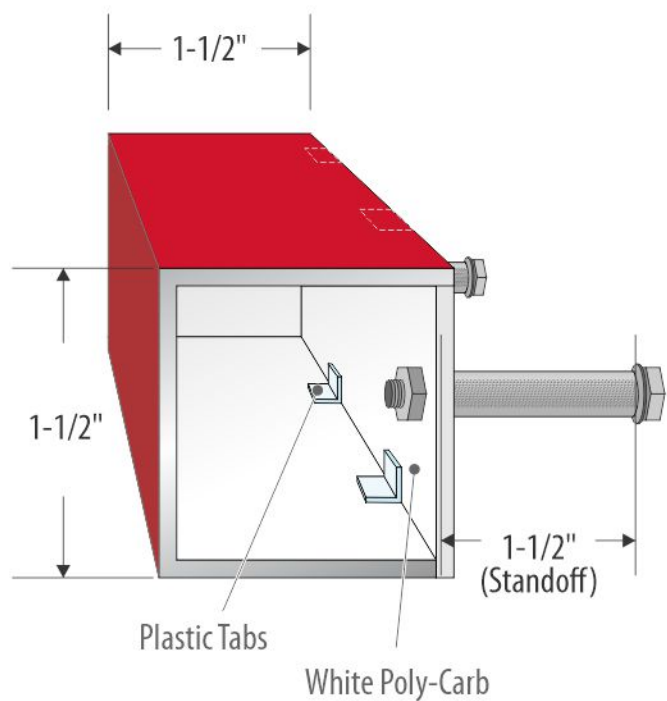
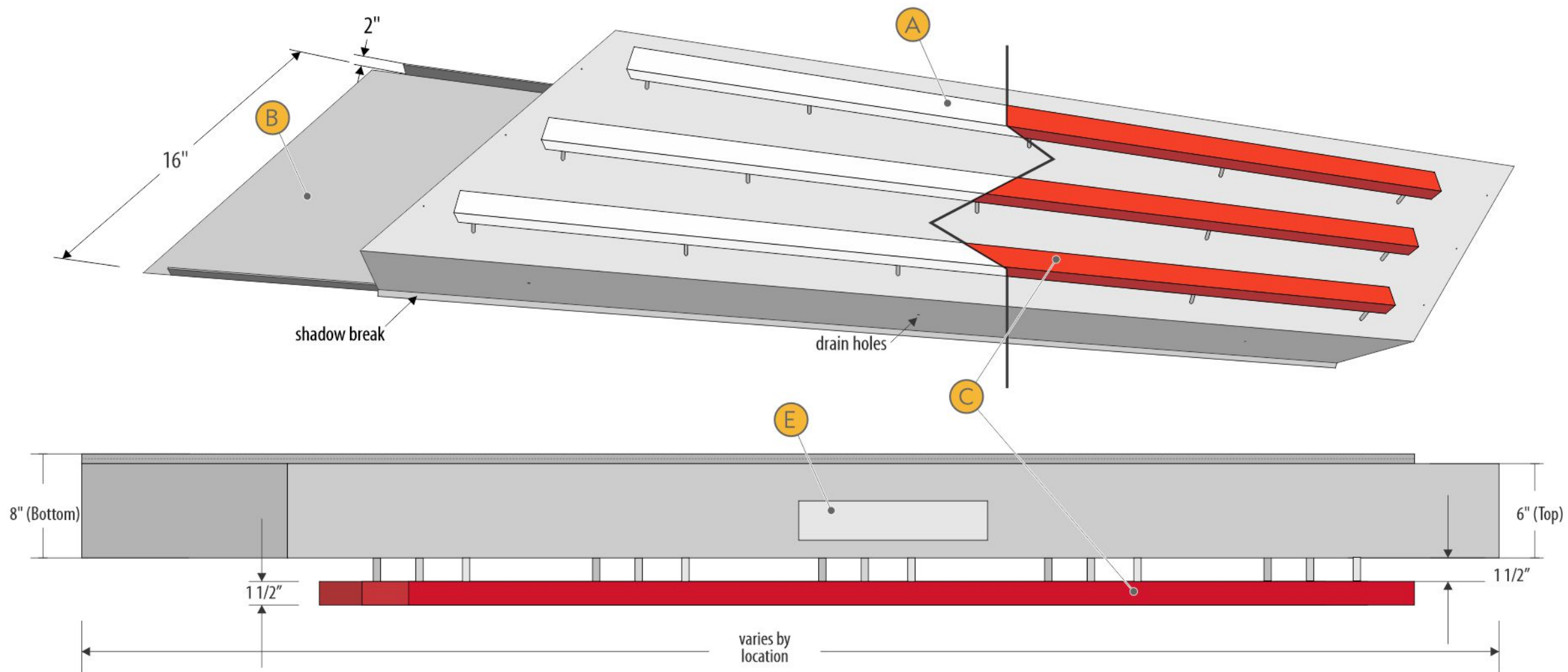
ELECTRICAL REQUIREMENTS
120V; 2.75A per Cabinet

ARCHITECT SHALL COORDINATE ALL FLASHING DETAILS TO PROVIDE WEATHERTIGHT SEAL BETWEEN FASCIA AND ROOF SYSTEM

ATTACHMENT METHOD



VANDY'S FROZEN CUSTARD MASTER RENDERINGS



ANDY'S FROZEN CUSTARD

CUSTOMER
AFC-OPT-FASC-3 AS SHOWN
 DRAWING NUMBER ELEVATION

09.27.22
 DATE REVISED

DEREK CROUCH **TIM SWAIM**
 DESIGNER PROJECT MANAGER

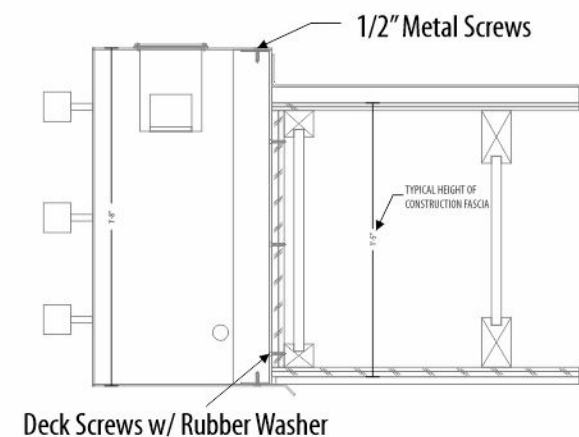
ALL
 LOCATION

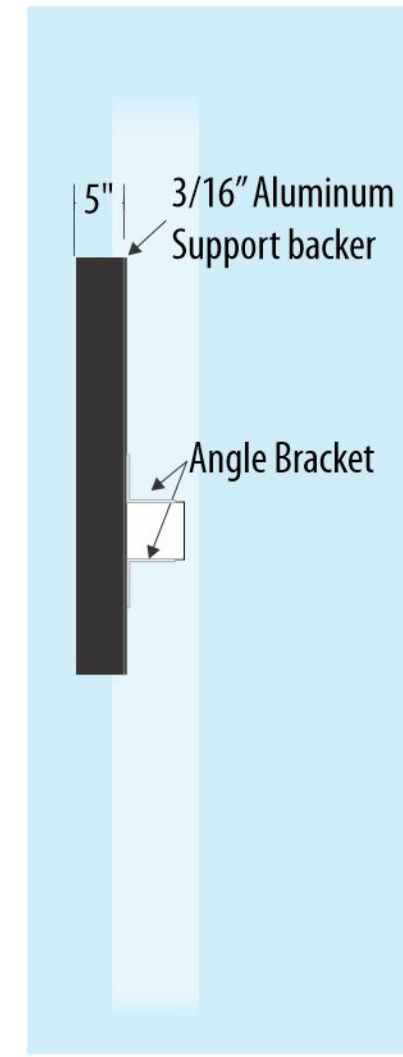
SCOPE OF WORK

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

VANDYS FROZEN CUSTARD MASTER RENDERINGS

ATTACHMENT METHOD





BACK VIEW SCALE: NTS

ATTACHMENT VIEW SCALE: NTS

ANDY'S FROZEN CUSTARD	
CUSTOMER	
0703-24-EWAL-2	SEE 0703-24-ELEV-1
DRAWING NUMBER	ELEVATION
08.28.24	
DATE REVISED	
DEREK CROUCH	TIM SWAIM
DESIGNER	PROJECT MANAGER

ALL LOCATION
SCOPE OF WORK

Internally Illuminated Channel Cabinets

- A Trimcap**
 - Black
 - B 5" Returns**
 - Black
 - C Digitally Printed Graphics Applied To Acrylic Faces**
 - Vinyl - Digital Print
 - D Mounted to Aluminum Backer - Backer mounted to horizontal beam w/ aluminum angle brackets**
 - Paint - Black (Satin)(Back)
 - Paint - White (Satin)(FACE)
 - E Clear acrylic tab for Register Trademark - Vinyl applied to acrylic tab**
 - Vinyl - Black
 - Acrylic - Clear
- Power supply self contained within Andy's Cabinet**

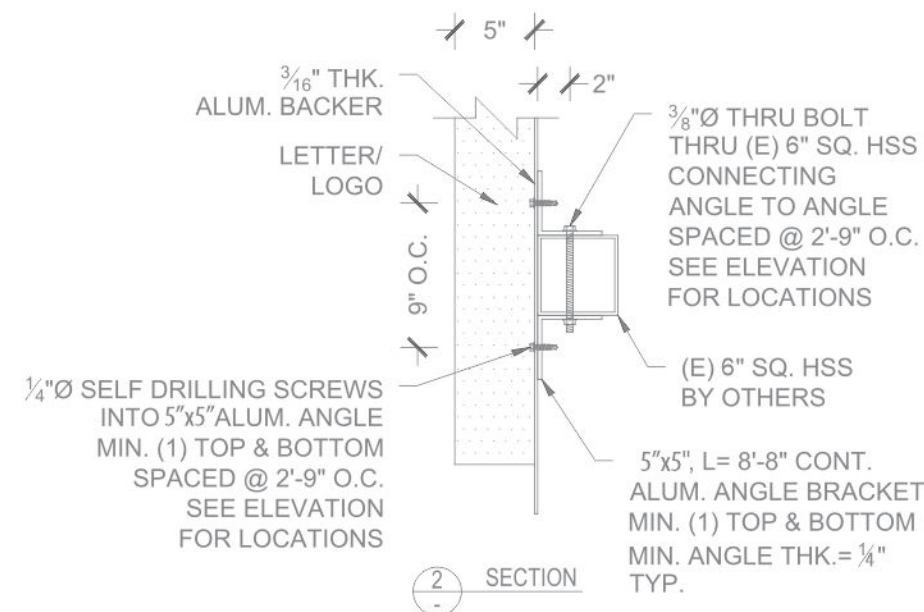
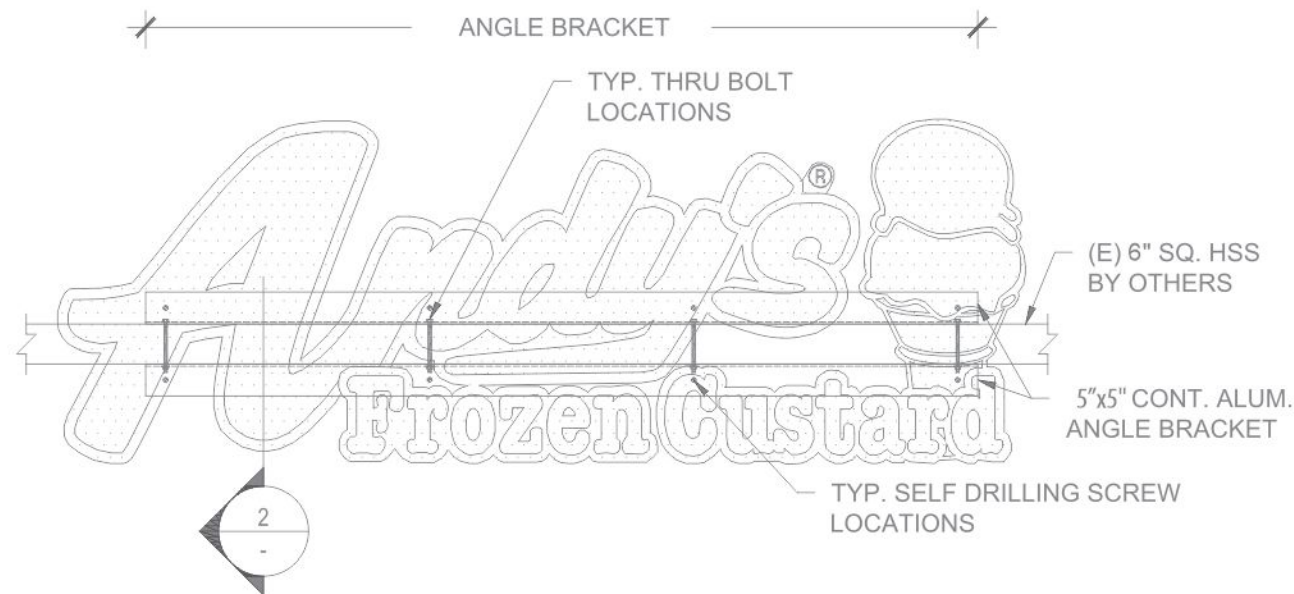




PHOTO EXAMPLE SCALE: NTS



ILLUMINATED VIEW SCALE: NTS



ANDY'S FROZEN CUSTARD - MASTER

CUSTOMER	
DRAWING NUMBER	AS SHOWN ELEVATION
DATE REVISED	07.29.22
DESIGNER	DEREK CROUCH
PROJECT MANAGER	TIM SWAIM

ALL

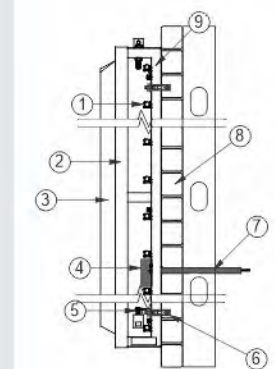
LOCATION

SCOPE OF WORK

Internally Illuminated Panfaced Wall Sign

- A** Internally LED Illuminated Contour Cabinet
 - Paint - Black (Gloss)
 - B** Multi-Level Embossed Pan Face; Back Spray-Painted (2nd Surface)
 - See Logo Chart for Color Specs
 - C** Flush Mounted to Exterior Wall
- Electrical Requirements - 120V; 7A**

ATTACHMENT METHOD

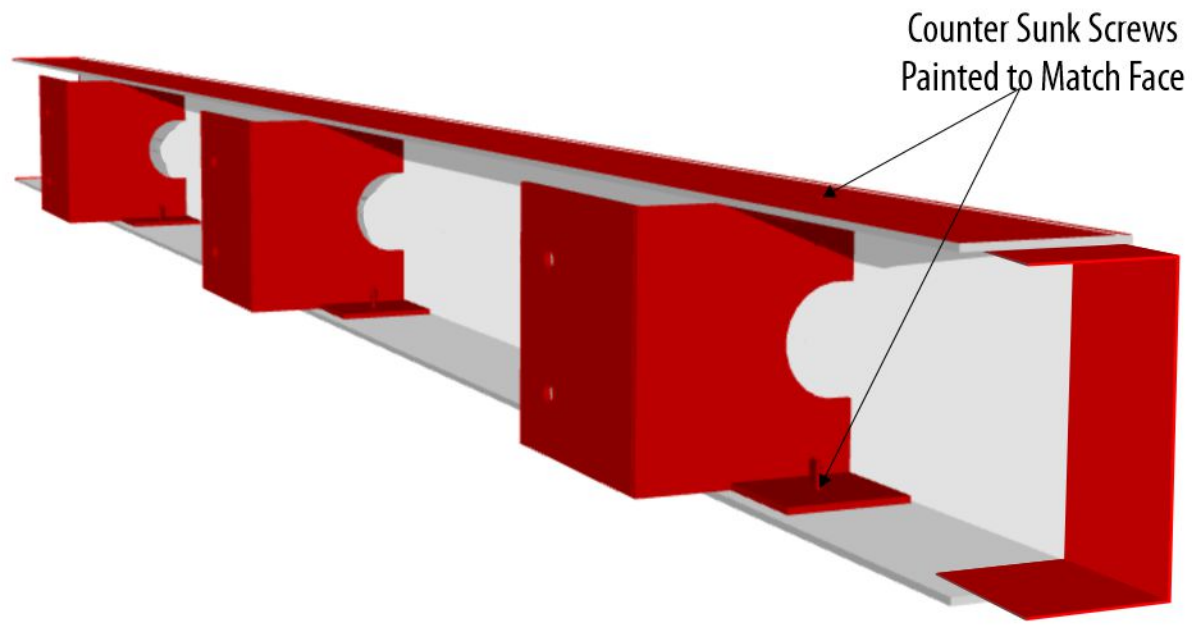


1. WHITE LED STICK LIGHTING
2. PAN FACE RETAINER
3. EMBOSSED PAN FACE
4. 12 VOLT DC TRANSFORMER
5. TOGGLE ON/OFF SWITCH
6. 1/4" WEDGE ANCHORS
7. POWER PASS THROUGH
8. WALL - BRICK
9. ALUMINUM .063" BACKS/ .080" RETURNS



VANDY'S FROZEN CUSTARD MASTER/RENDERINGS/STANDARD DRAWINGS/PSG IN HOUSE ONLY

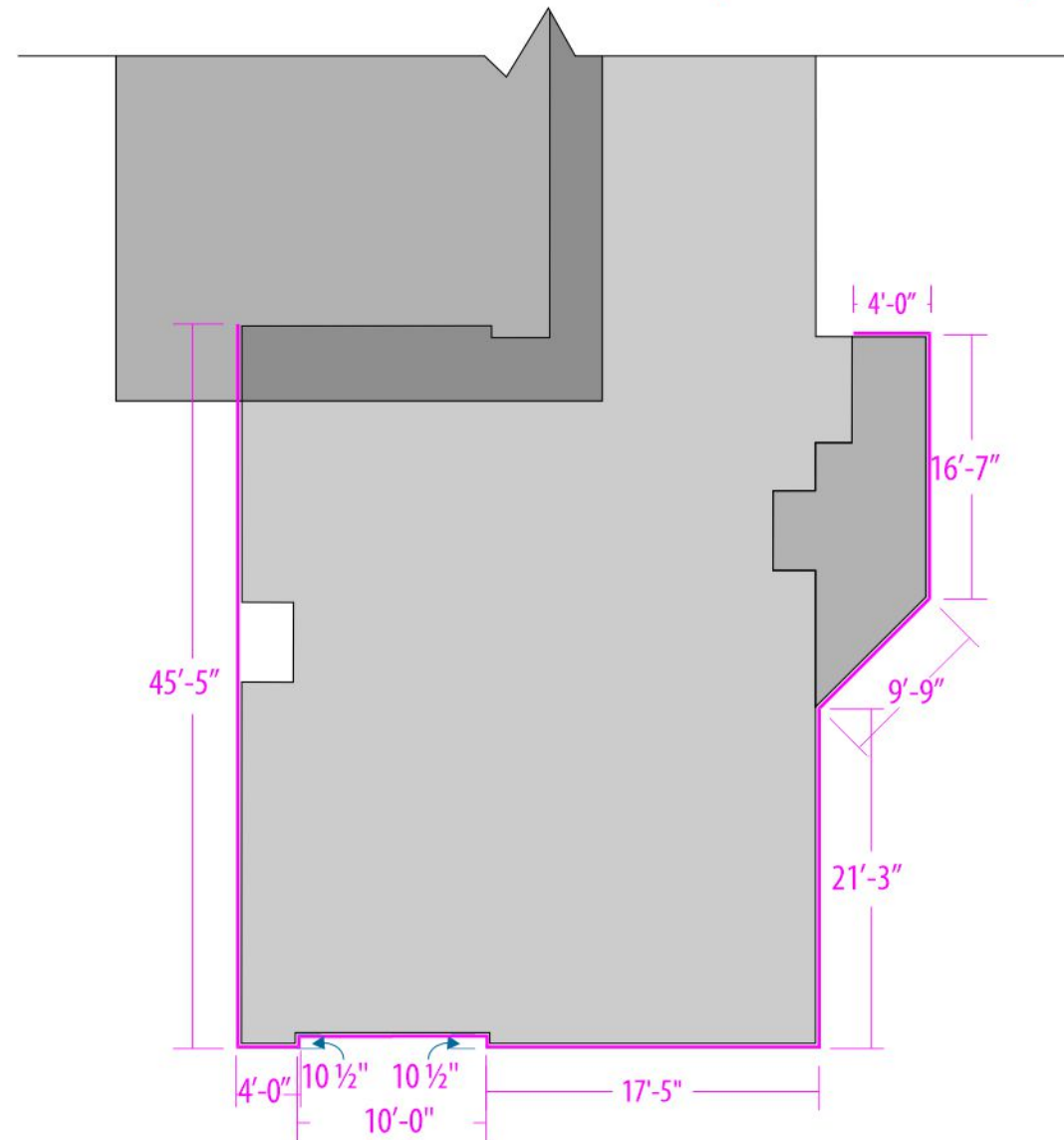
MOUNTING VIEW SCALE: NTS



OVERHEAD VIEW SCALE: 1"=10'

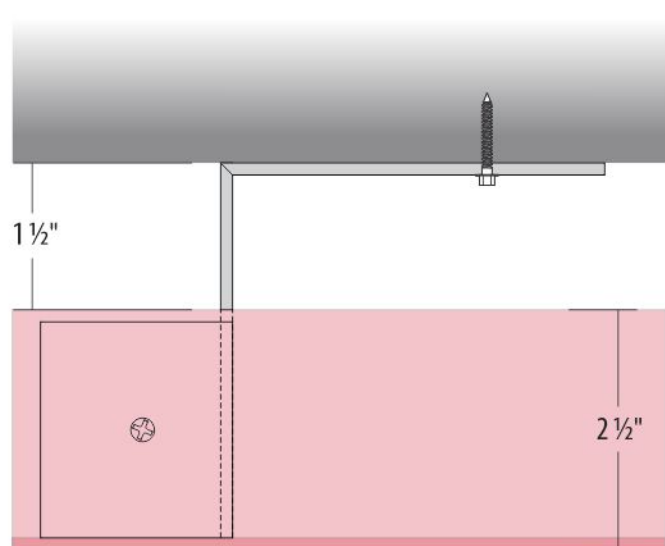
*Drawings are Typical Pending Architectural Renderings

*See Instalation packet for final circuit layout

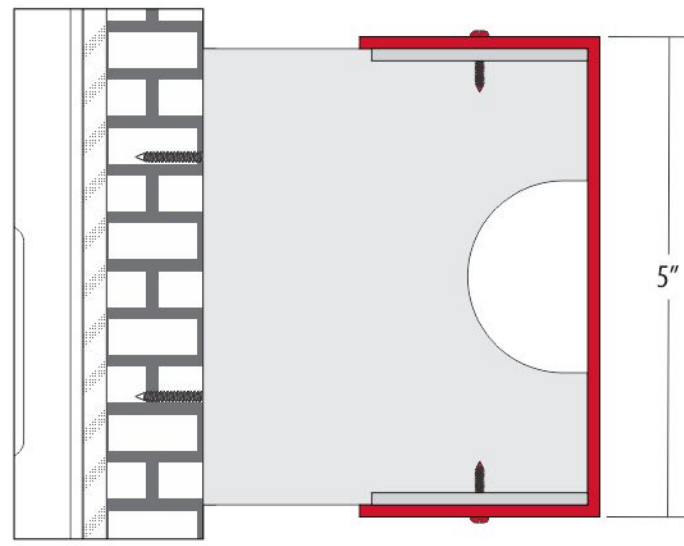


ATTACHMENT VIEW SCALE: 1:2

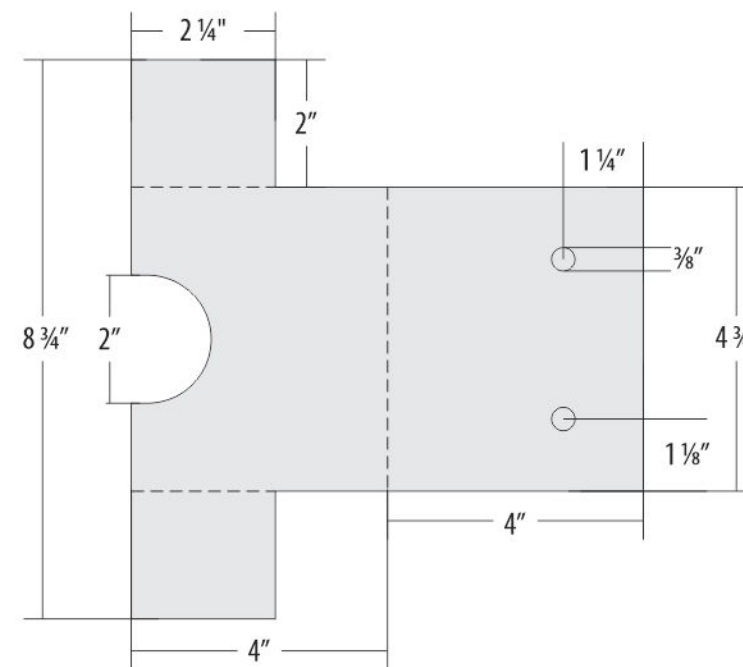
TOP VIEW



SIDE VIEW



EXPLODED BRACKET VIEW SCALE: 1:3



ANDY'S FROZEN CUSTARD

CUSTOMER

0703-24-BAND-1

AS SHOWN

DRAWING NUMBER

ELEVATION

07.03.24

DATE REVISED

DEREK CROUCH

TIM SWAIM

PROJECT MANAGER

DESIGNER

DOWNERS GROVE, IL

LOCATION

SCOPE OF WORK

Reverse Channel Light Stripe

- A** Non-Lit Channel Aluminum Band
 - Painted Aluminum Reverse Channel
 - Mechanically Fastened w/ Painted Hardware

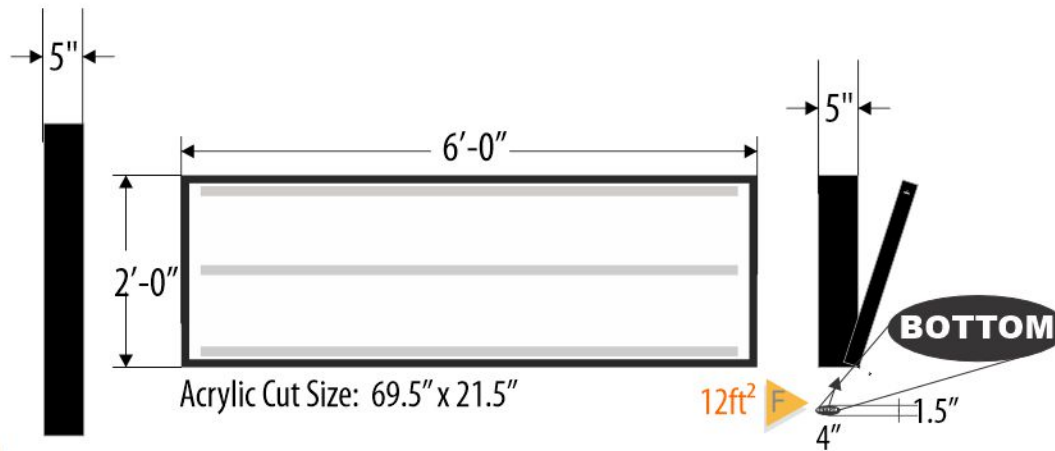
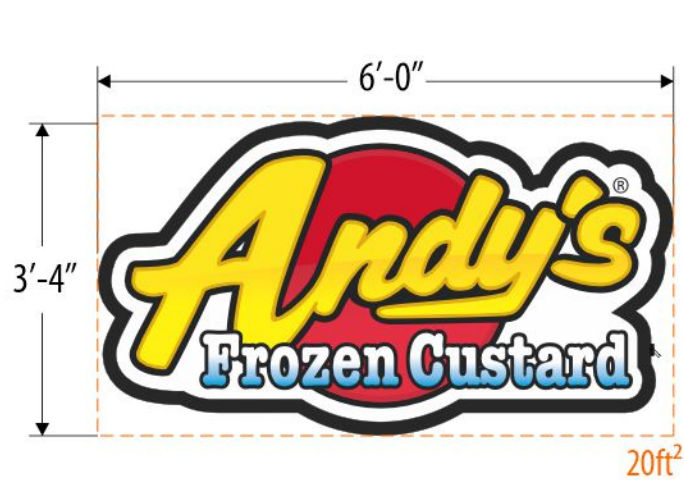
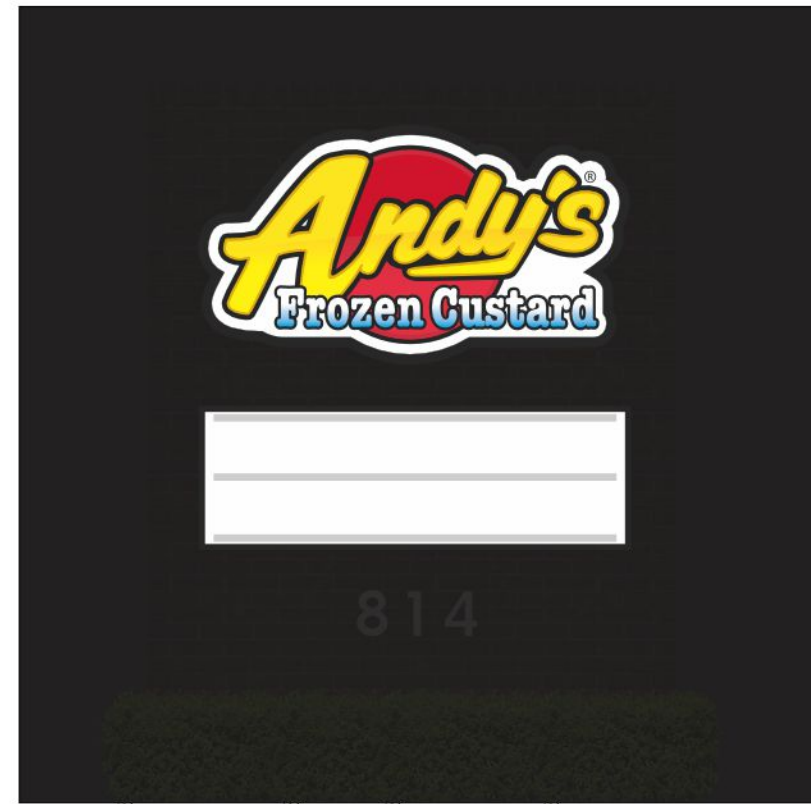
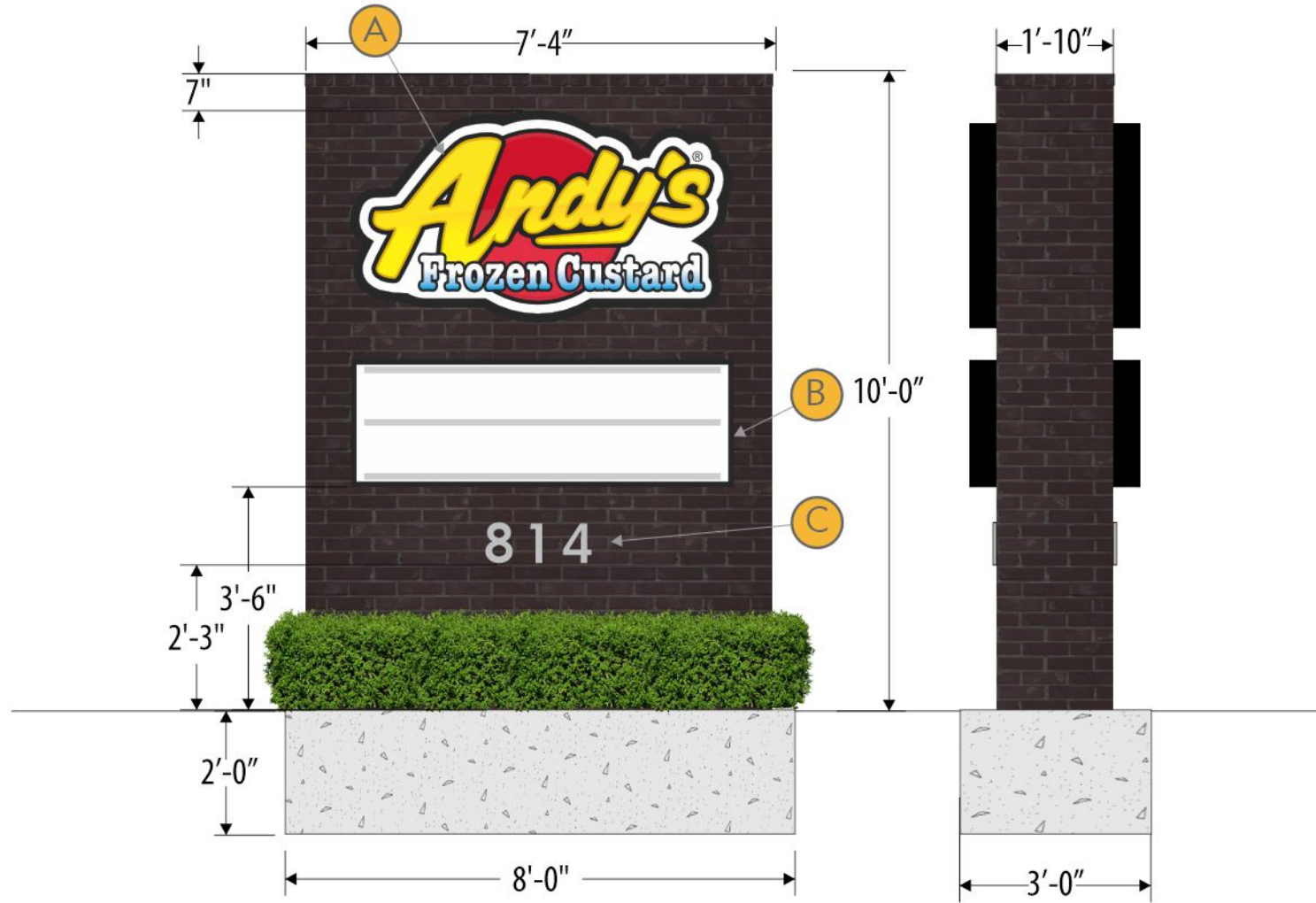
- Paint (Interior) - White
- Paint - MP 10224 Hot Rod Red (Gloss)

- B** Aluminum Mount Brackets
 - Painted
 - Mechanically Fastened to Exterior Wall

- Paint - MP 10224 Hot Rod Red (Gloss)

Electrical Info:





ANDY'S FROZEN CUSTARD

CUSTOMER	
0703-24-MONU-1	AS SHOWN
DRAWING NUMBER	ELEVATION
08.05.24	
DATE REVISED	
DEREK CROUCH	TIM SWAIM
DESIGNER	PROJECT MANAGER

DOWNERS GROVE, IL
LOCATION

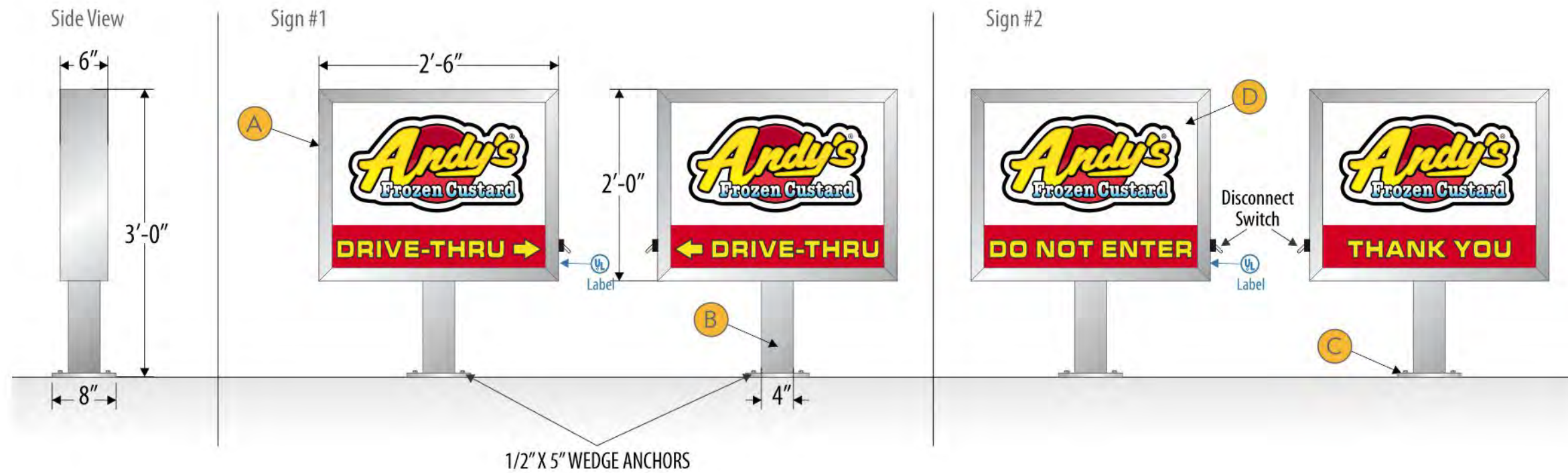
SCOPE OF WORK

2-Sided Monument w/ Full Cone

- A** LED Illuminated Contoured Aluminum Cabinet with Pan Embossed Backspray Painted Face
 - Black (Gloss)
 - See Logo Chart for Color Specs
- B** Flush Mounted 1-Sided LED Illuminated Cabinets
 - Flat Face with 2 Line Letter Face, 2 Thumb Screw Latches per Retainer (4 Total) and Vandal Cover
 - Black (Gloss)
- C** Painted 1/2" Acrylic FCO Address; Stud Mounted Flush to Monument Face
 - MP 1vs953 Super Sparkle Silver (Satin)
- D** Qty. 2-100 pc. 8 on 9 Std Cond. Font Letters; Qty. 1-50 pc. 8 on 9 Std Cond. Font Punctuation Set
- E** Changeable Copy Letter Storage Cabinet
- F** Vinyl Sticker To Call Out Bottom Of Cabinet
 - Vinyl - White

Electrical Requirements - 120V; 7A

Total Square Footage - 32ft²



ACRYLIC FACES SCALE: 1"=1'



PHOTO EXAMPLE SCALE: NTS



ANDY'S FROZEN CUSTARD - MASTER

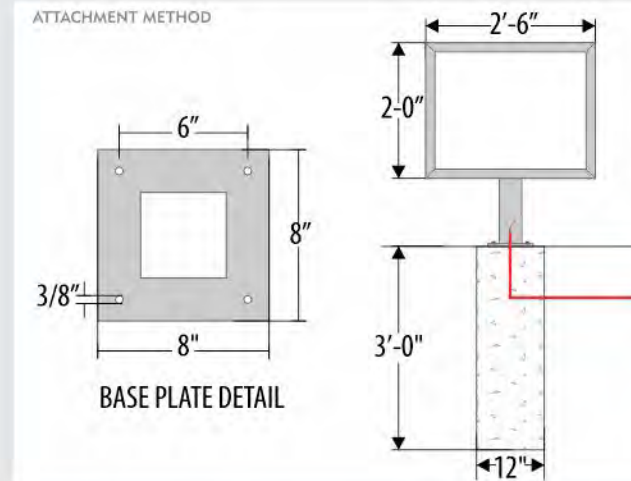
CUSTOMER:	ANDY'S FROZEN CUSTARD - MASTER	
DRAWING NUMBER:	AFC-STND-DIRE-1	AS SHOWN ELEVATION
DATE REVISED:	09.15.22	
DESIGNER:	DEREK CROUCH	TIM SWAIM (PROJECT MANAGER)

ALL

LOCATION:
 SCOPE OF WORK:
2-Sided Internally Illuminated Directional

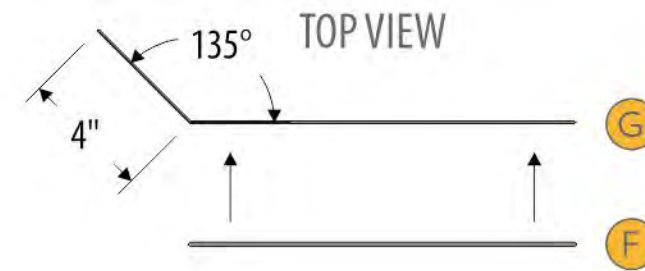
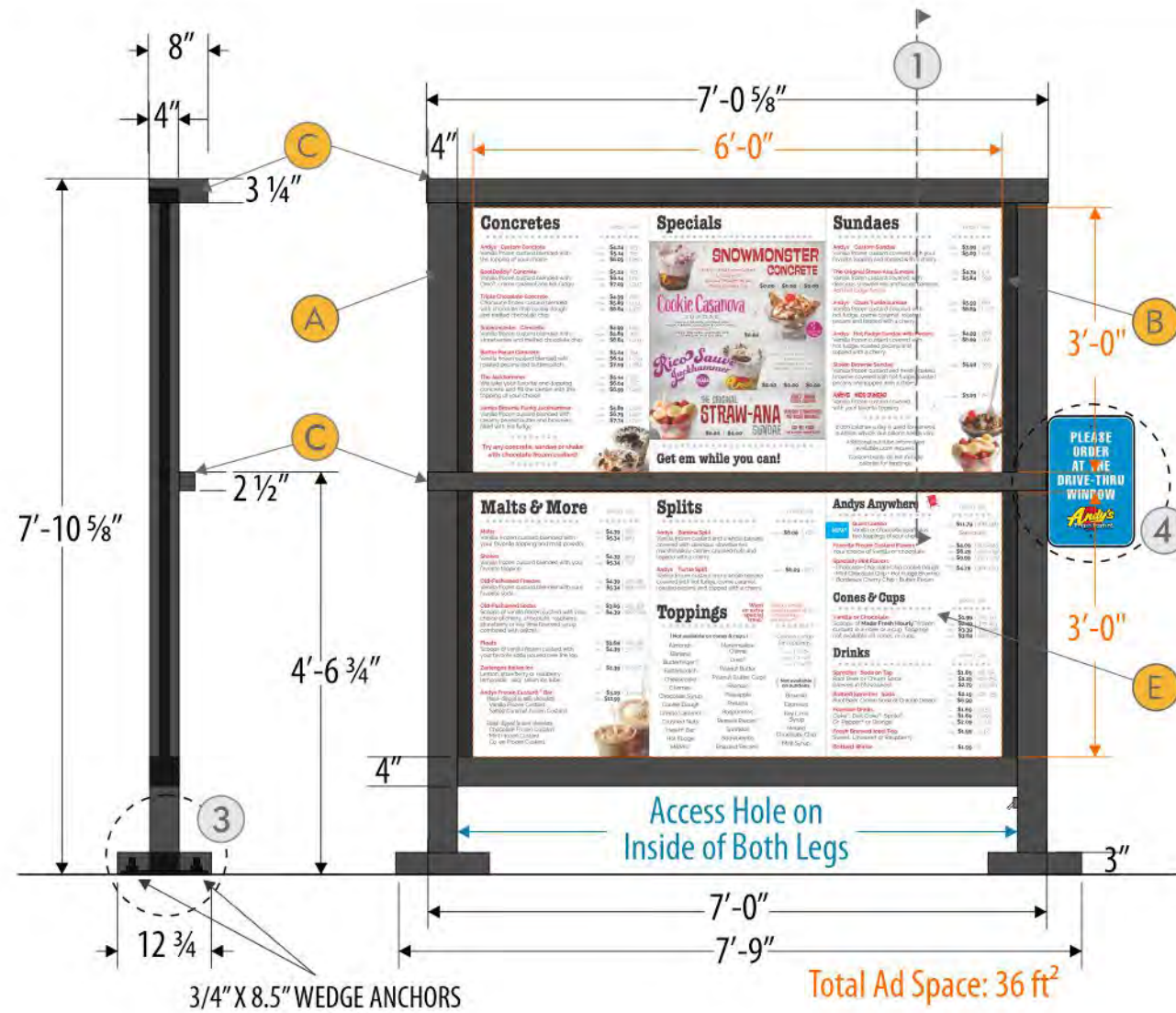
- A Aluminum Extruded Cabinet**
 Paint - MP LV5953 Super Sparkle Silver (Satin)
- B 4" Aluminum Square Post**
 Paint - MP LV5953 Super Sparkle Silver (Satin)
- C 1/4" Aluminum Mounting Bracket**
 Paint - MP LV5953 Super Sparkle Silver (Satin)
- D Clear Acrylic w/ Printed Vinyl Graphics**
 1st Layer Vinyl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

ATTACHMENT METHOD



AD SPACE: 3.8sf

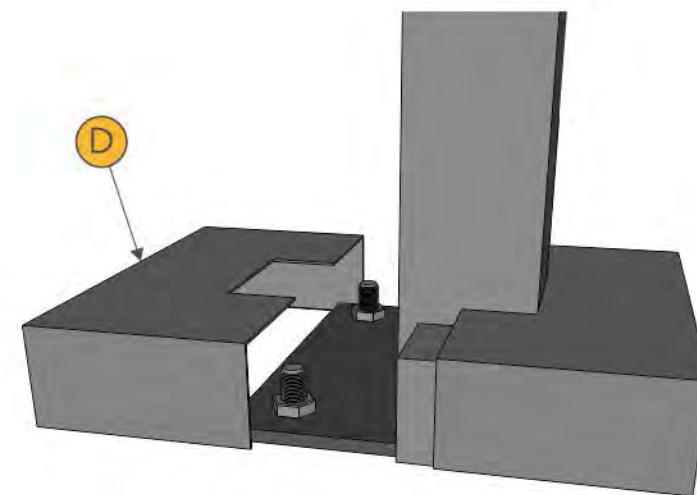
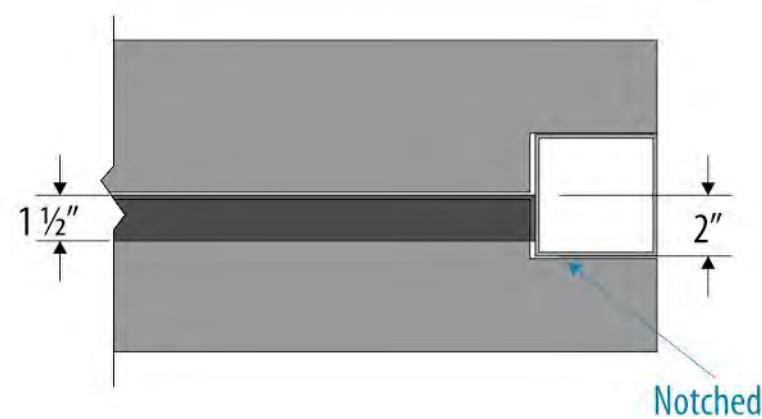
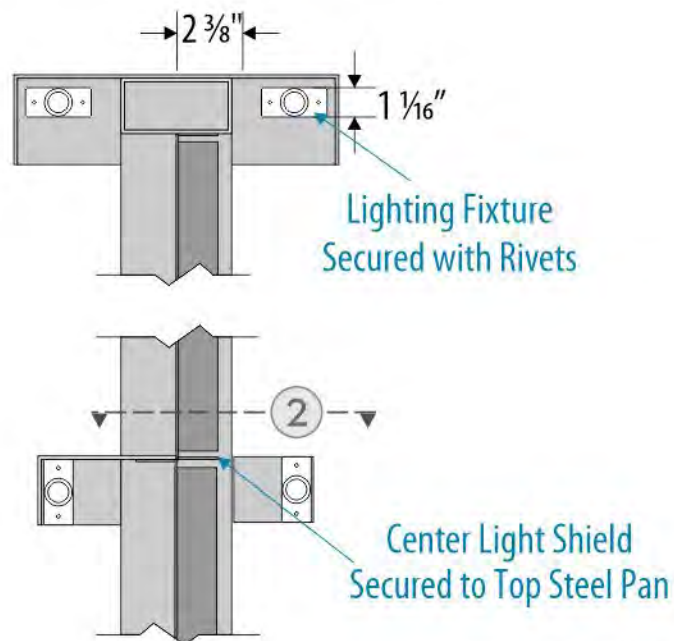
WANDY'S FROZEN CUSTARD MASTER RENDERINGS/STANDARD DRAWINGS/PSG IN HOUSE ONLY



1 - CROSS-SECTION VIEW SCALE: NTS

2 - MIDDLE LIGHT SHIELD SCALE: NTS

3 - BASEPLATE COVER SCALE: NTS



ANDY'S FROZEN CUSTARD - MASTER
CUSTOMER

AFC-STND-MENU-1-SS AS SHOWN
DRAWING NUMBER ELEVATION

03.17.22
DATE REVISED

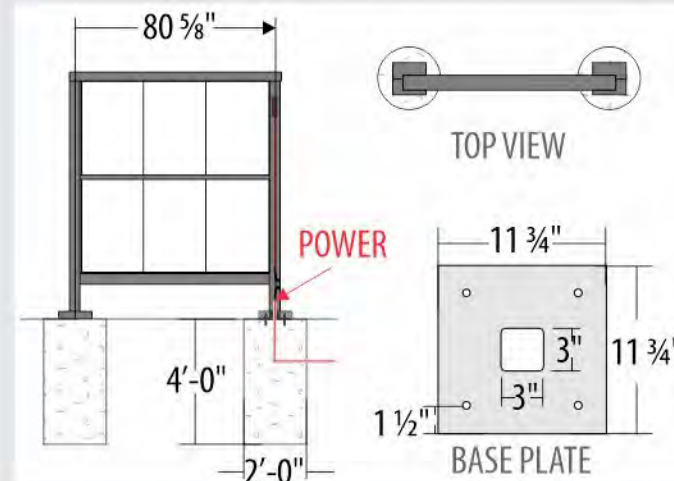
DEREK CROUCH TIM SWAIM
DESIGNER PROJECT MANAGER

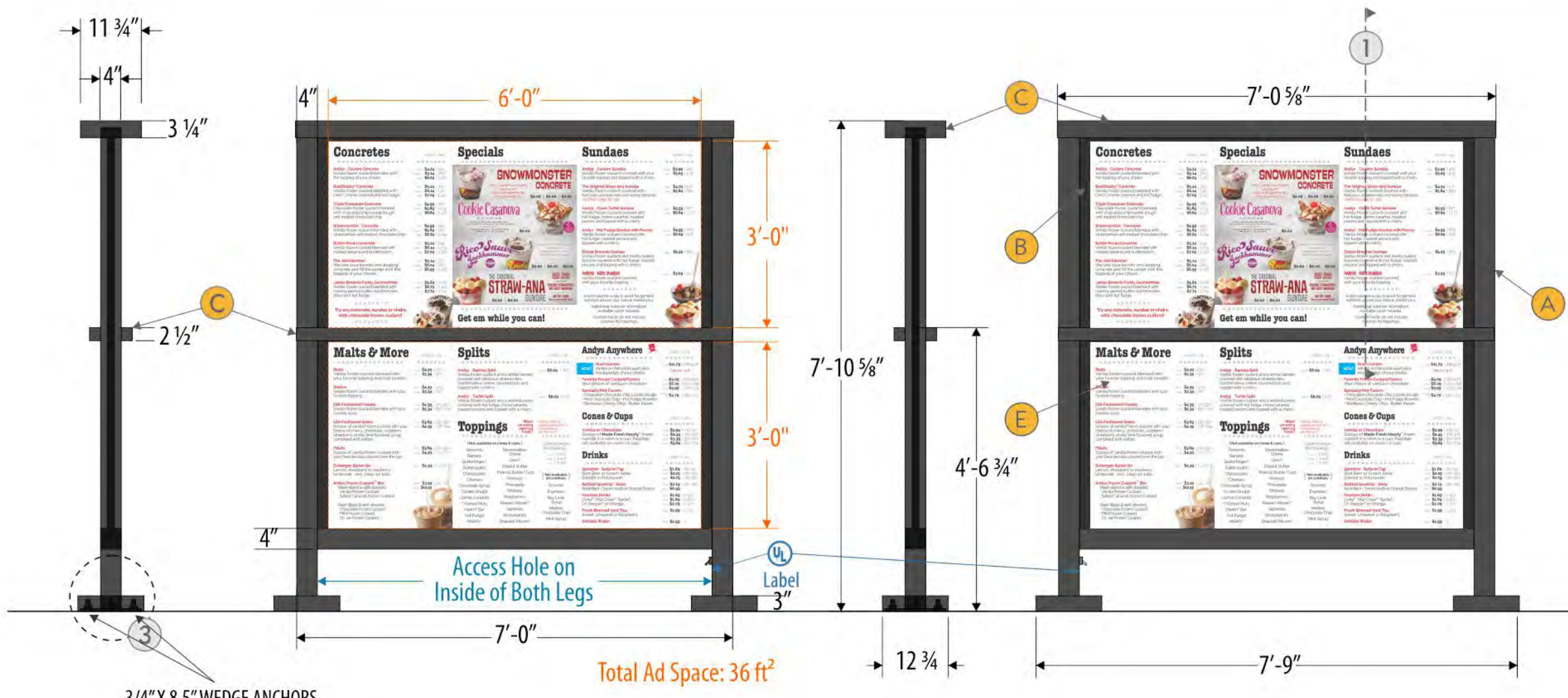
ALL
LOCATION

SCOPE OF WORK

1-Sided Internally Illuminated Menu

- A** Painted 4" Aluminum Tube Frame
 - Paint - Black (Satin)
- B** Painted Steel Pan Magnet Backer
 - Paint - Black (Satin)
- C** Fabricated Aluminum Light Shield
- D** Bolt Covers Painted to Match
- E** Magnetic Menu Panels by Others
- F** .080 Aluminum "Drive Thru" Sign
- G** Painted .080 Aluminum Bracket
 - Paint - Black (Satin)
- ▶** Electrical Requirements - 120V; 2A





ANDY'S FROZEN CUSTARD - MASTER

CUSTOMER

AFC-STND-MENU-1-DS AS SHOWN
DRAWING NUMBER ELEVATION

03.17.22
DATE REVISED

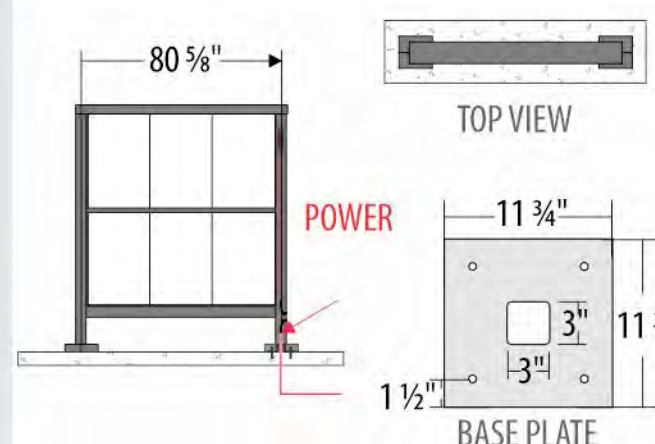
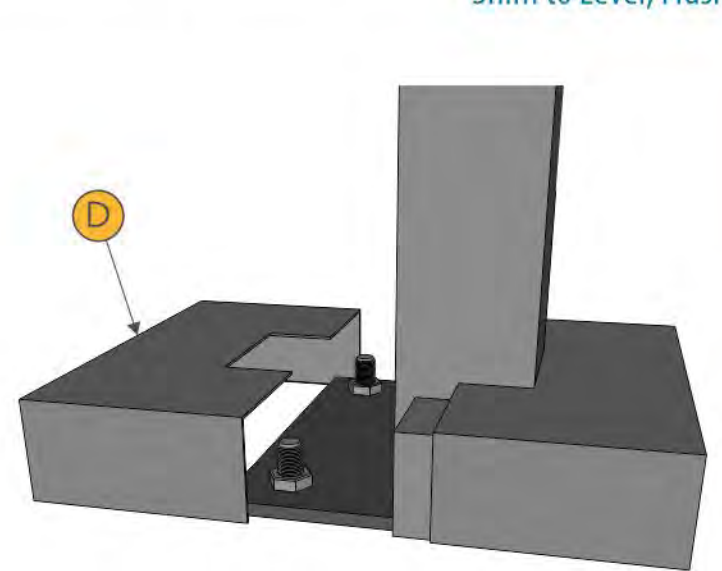
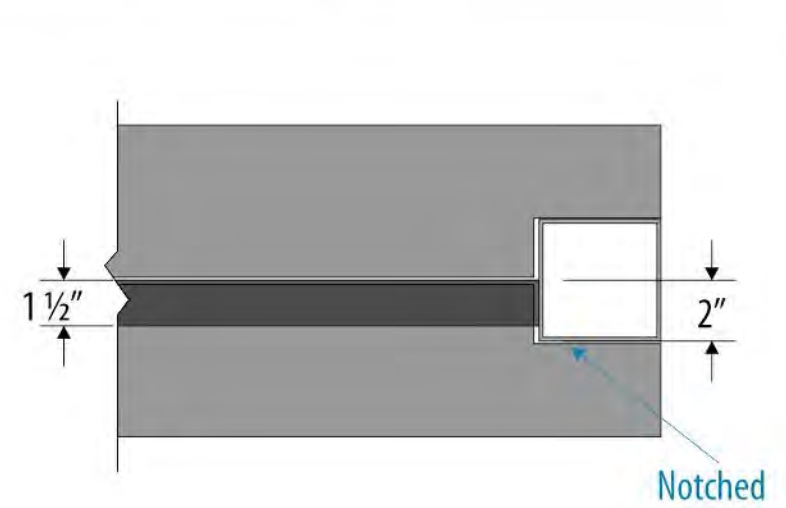
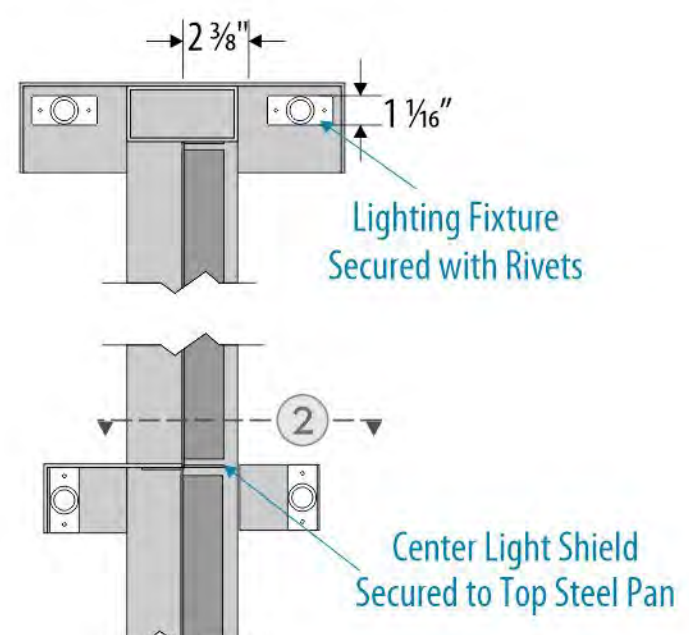
DEREK CROUCH **TIM SWAIM**
DESIGNER PROJECT MANAGER

ALL
LOCATION

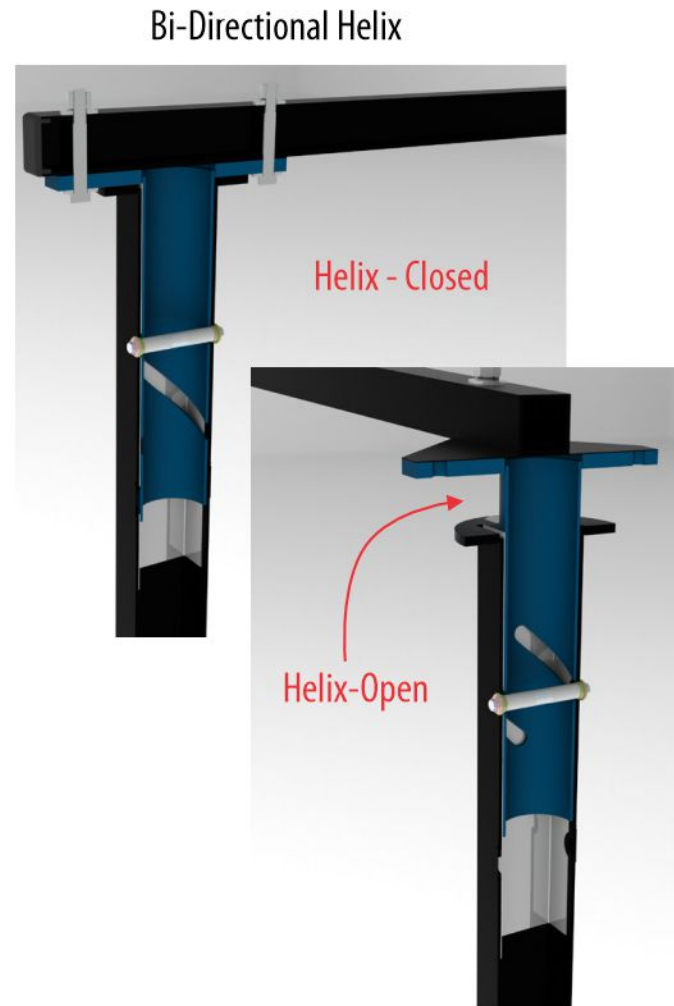
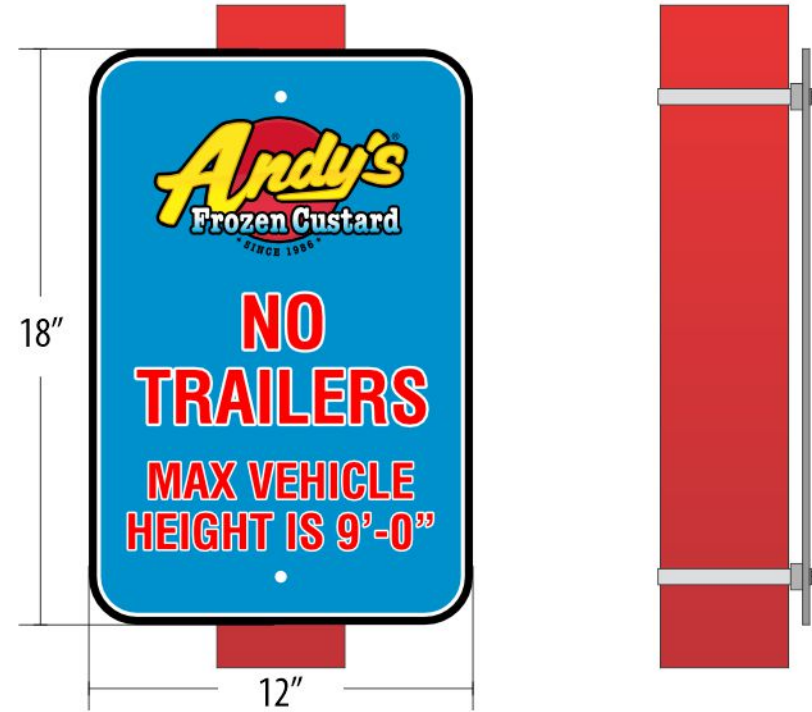
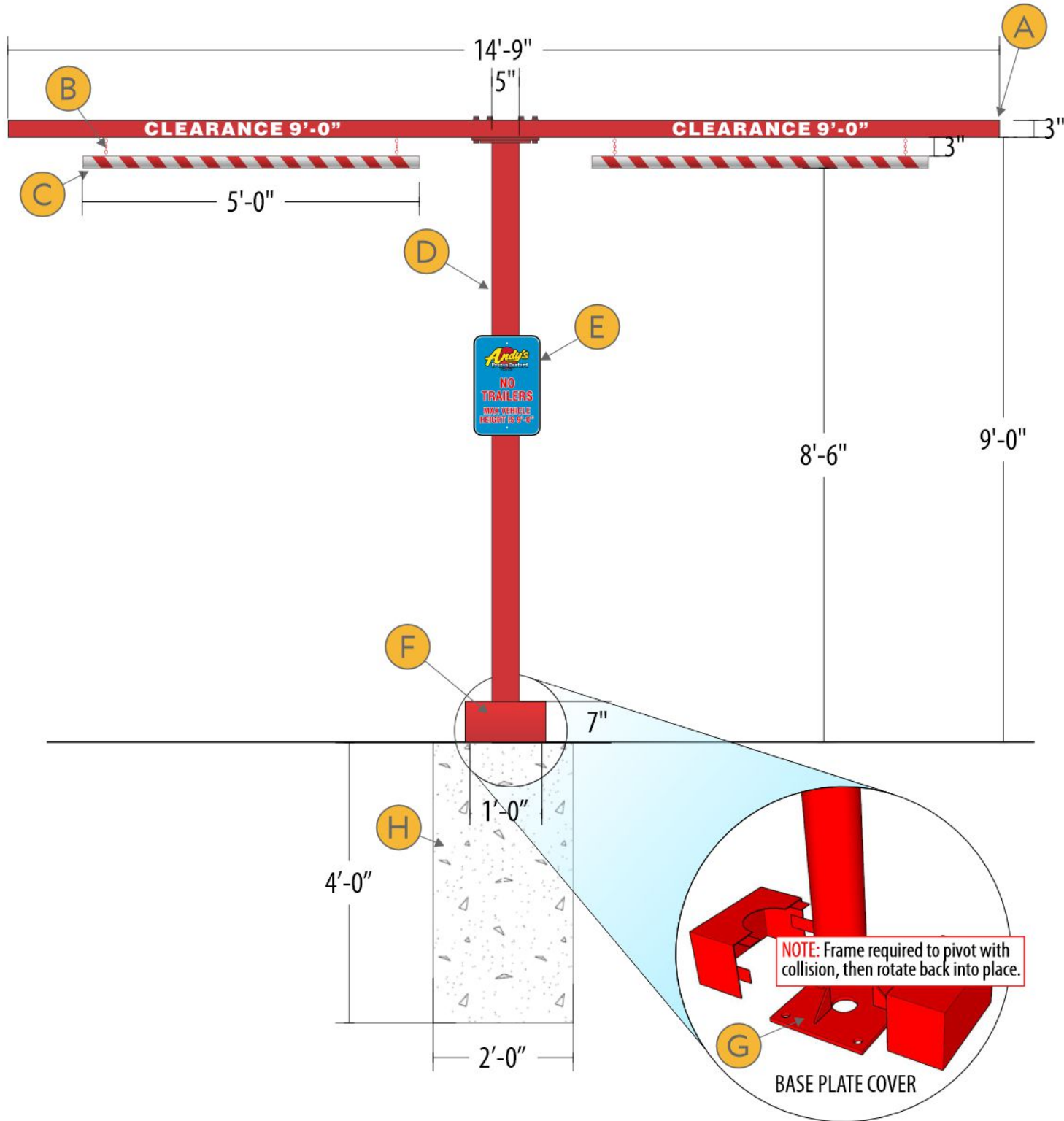
SCOPE OF WORK

- 2-Sided Internally Illuminated Menu**
- A** Painted 4" Aluminum Tube Frame
 - Paint - Black (Satin)
 - B** Painted Steel Pan Magnet Backer
 - Paint - Black (Satin)
 - C** Fabricated Aluminum Light Shield
 - D** Bolt Covers Painted to Match
 - E** Magnetic Menu Panels by Others
 - ▶** Electrical Requirements - 120V; 4A

1 - CROSS-SECTION VIEW SCALE: NTS 2 - MIDDLE LIGHT SHIELD SCALE: NTS 3 - BASEPLATE COVER SCALE: NTS



ANDY'S FROZEN CUSTARD MASTER RENDERING STANDARD DRAWINGS



ANDY'S FROZEN CUSTARD
 CUSTOMER

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

02.18.22
 DATE REVISED

DEREK CROUCH TIM SWAIM
 DESIGNER PROJECT MANAGER

ALL
 LOCATION

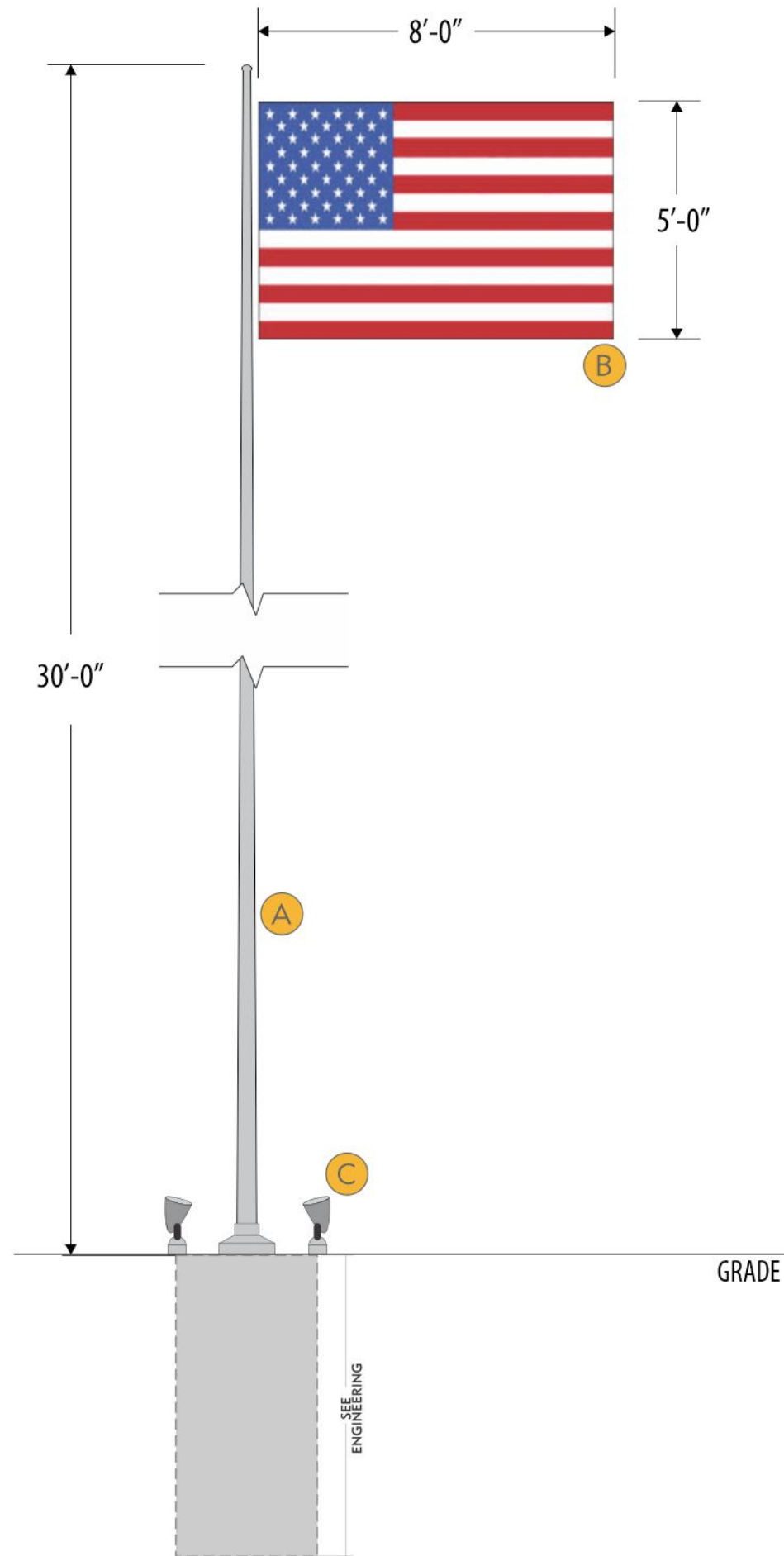
SCOPE OF WORK

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

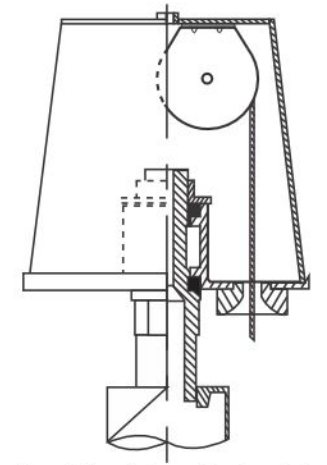
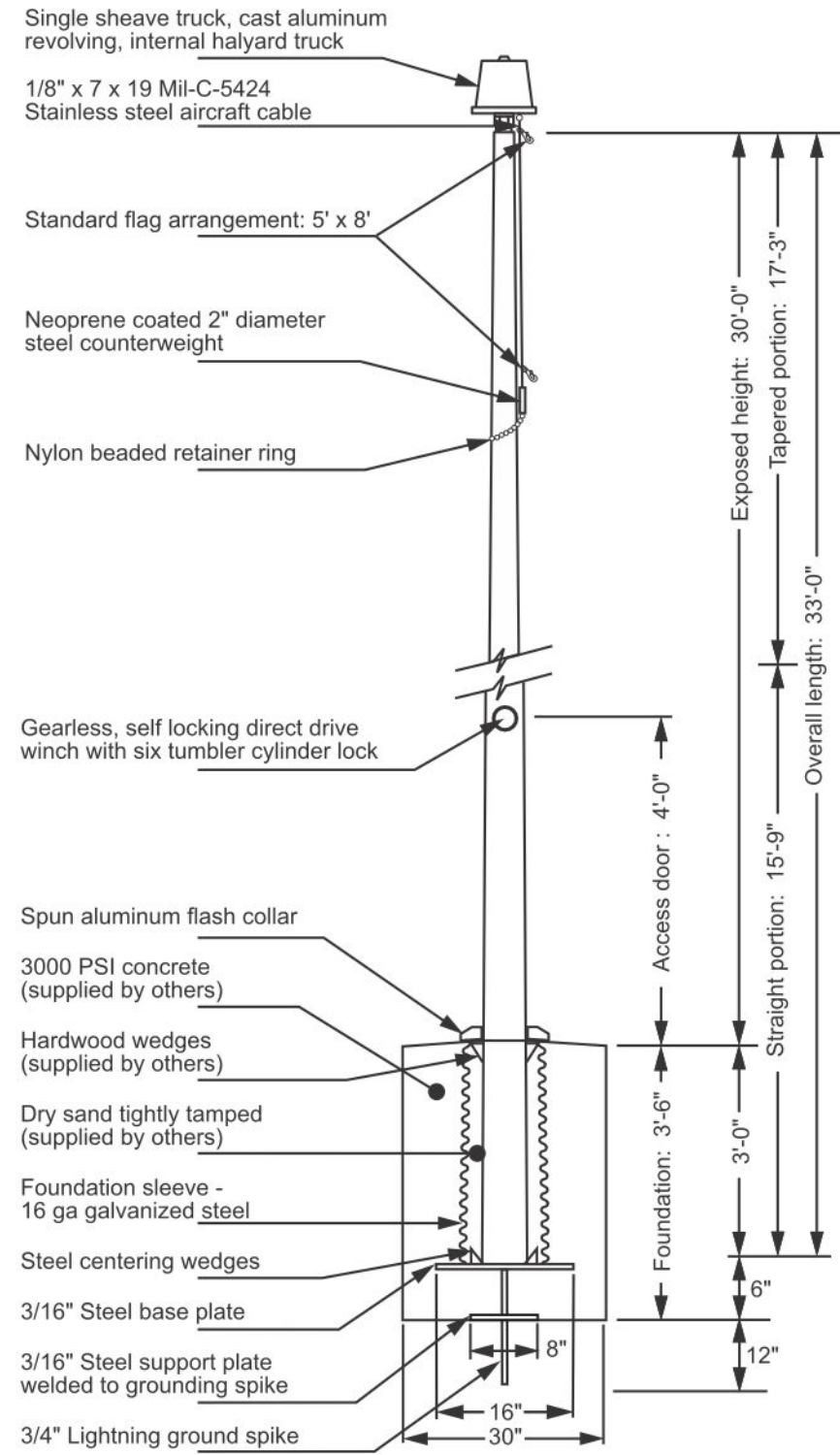
ATTACHMENT METHOD



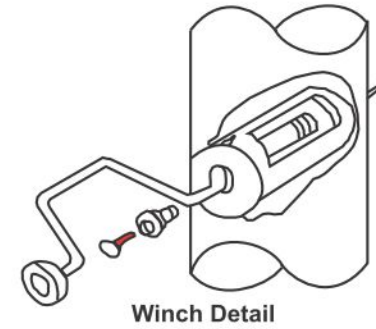
ADJUSTABLE HOSE CLAMP BRACKETS



Model EC30 IH - Deluxe Internal Halyard



Revolving internal halyard truck, cast aluminum body, enclosed stainless steel ball bearings, raceway and 2-1/2" diameter plated steel sheave.



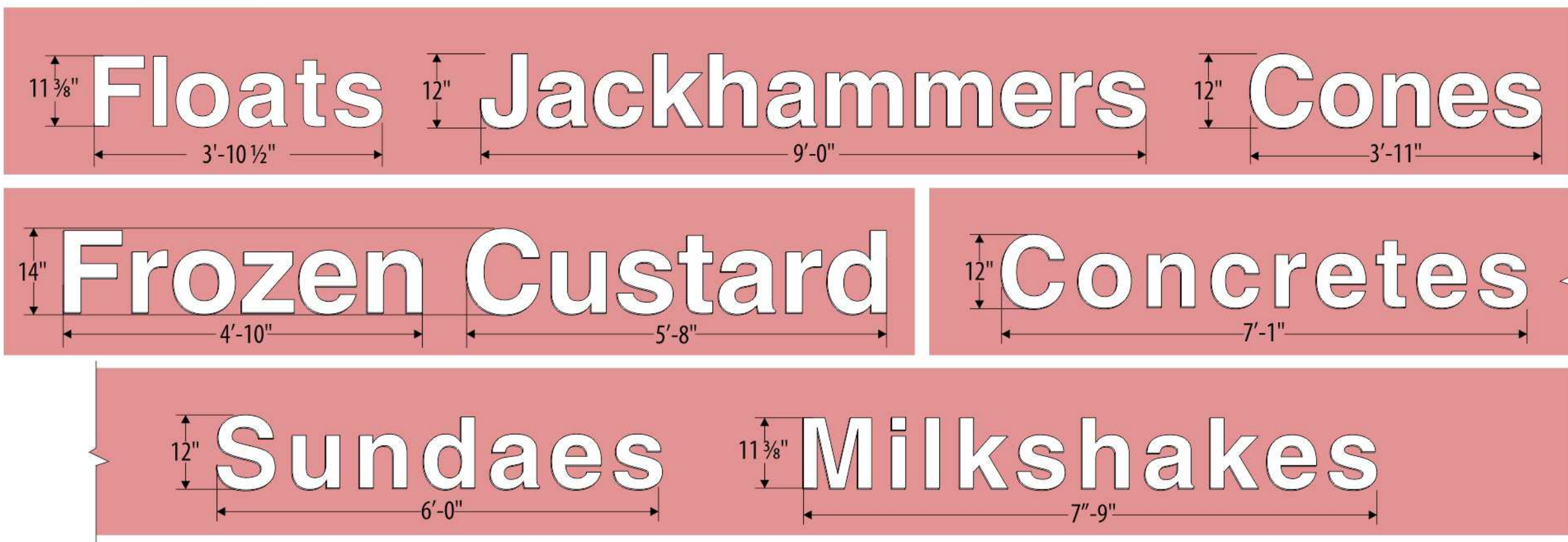
Winch Detail

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

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



AVANDYS FROZEN CUSTARD\LOCATIONS\ILLINOIS\814 OGDEN AVE. DOWNERS GROVE IL\ART\RENDERINGS



ANDY'S FROZEN CUSTARD

CUSTOMER	
0905-24-SPEC-1	AS SHOWN
DRAWING NUMBER	ELEVATION
09.05.24	
DATE REVISED	
DEREK CROUCH	TIM SWAIM
DESIGNER	PROJECT MANAGER

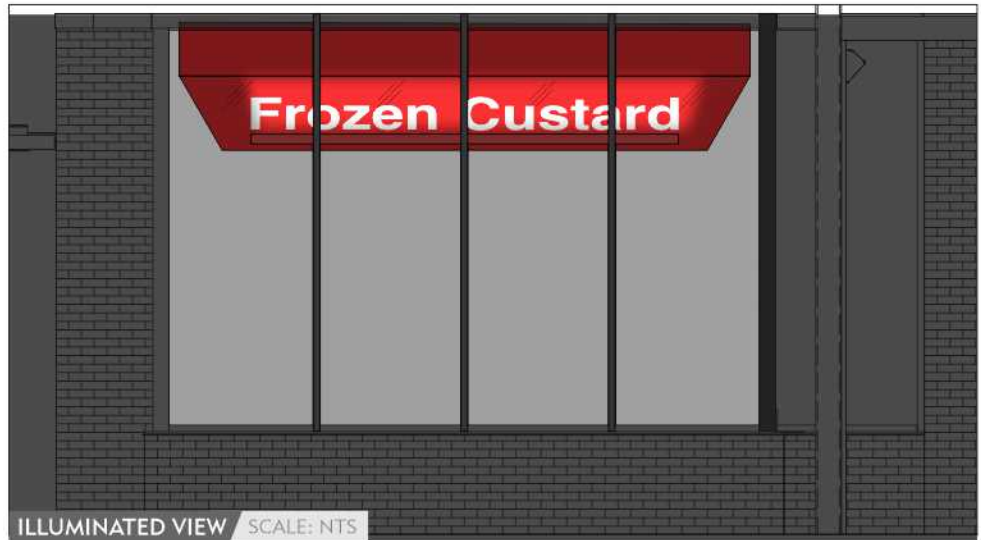
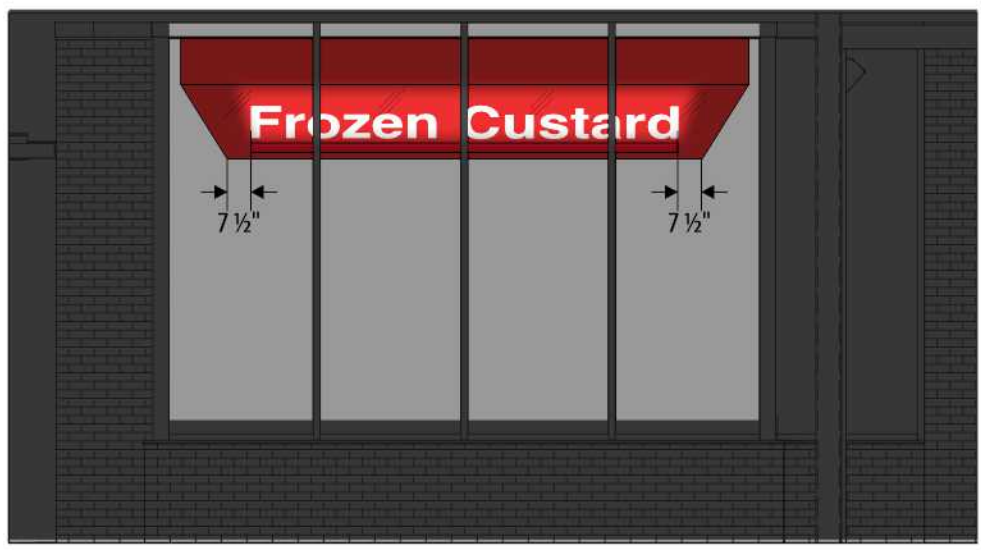
DOWNERS GROVE, IL

LOCATION
SCOPE OF WORK

Interior FCOs

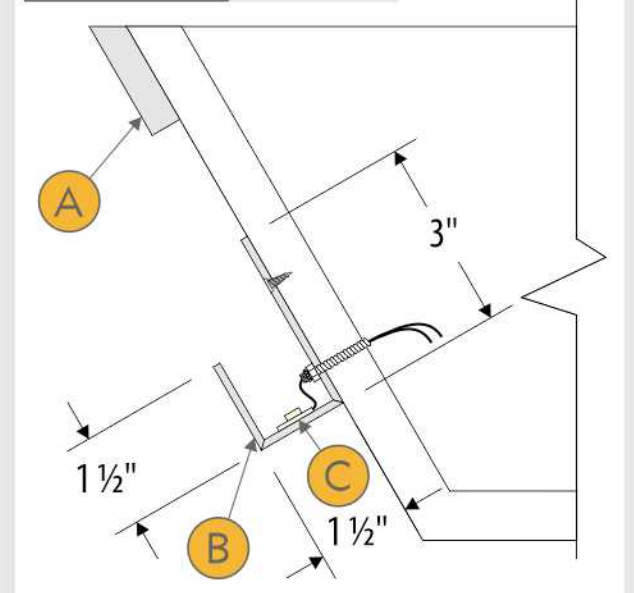
- A** 1/2" PVC Lettering; Flush Mounted to Ceiling Element w/ 2-Sided Tape & Studs
 - PVC - White
 - B** Fabricated Aluminum Light Shield
 - to Match SW 6869 STOP
 - C** LED Tape Lighting
- ▶ SIGNAGE TO BE SETBACK 24" FROM GLASS

PROPOSED VIEW SCALE: 1" = 5'

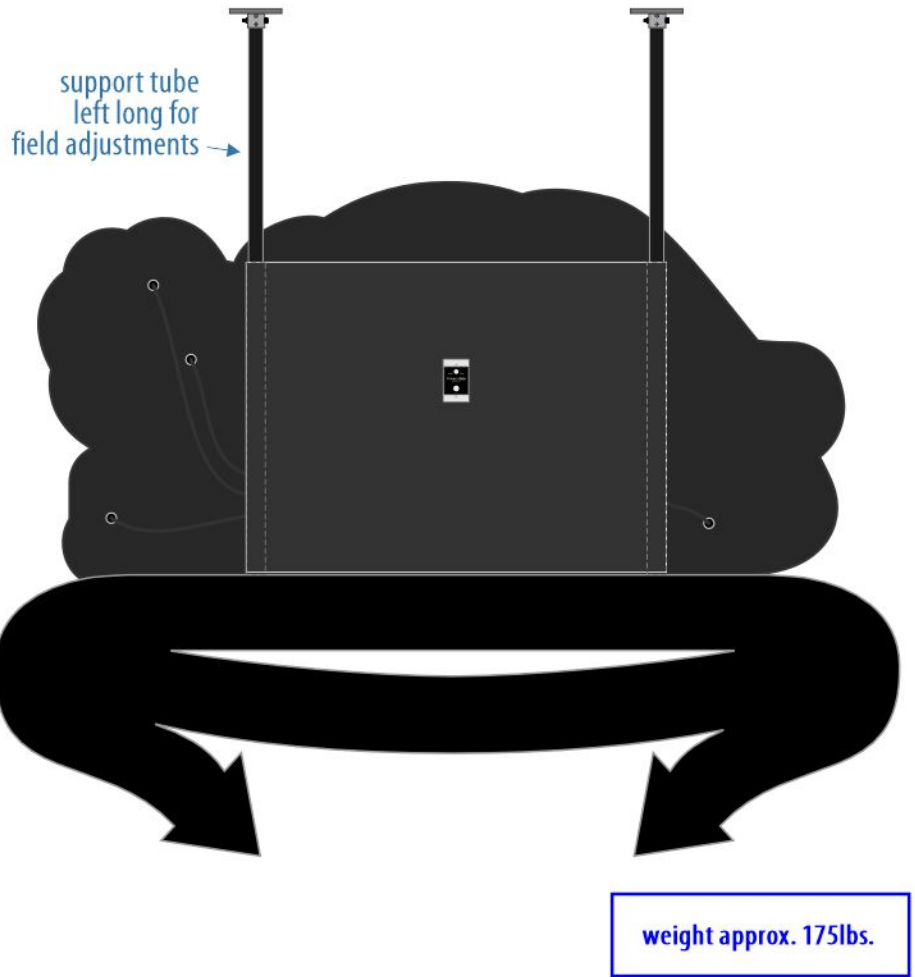
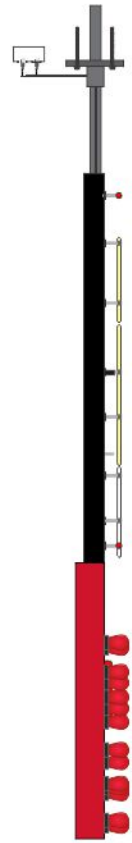


ILLUMINATED VIEW SCALE: NTS

LIGHTING DETAIL SCALE: 1:2



1 Orthographic Views - scale: 1:20



2 Placement - scale: 1:40



ANDY'S FROZEN CUSTARD

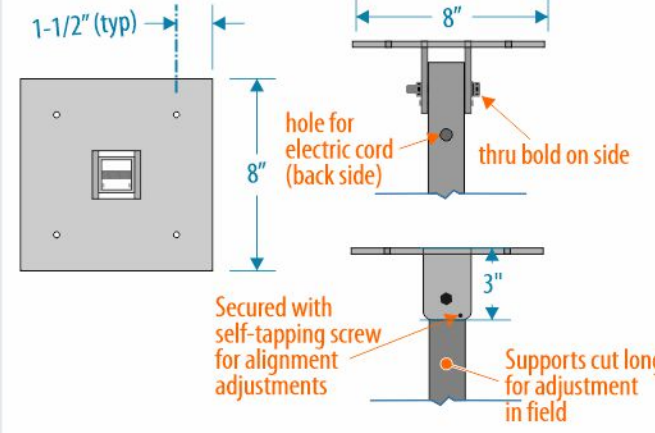
CUSTOMER	AS SHOWN
DRAWING NUMBER	ELEVATION
DATE REVISED	
DESIGNER	PROJECT MANAGER

09.06.24
LOCATION

SCOPE OF WORK

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

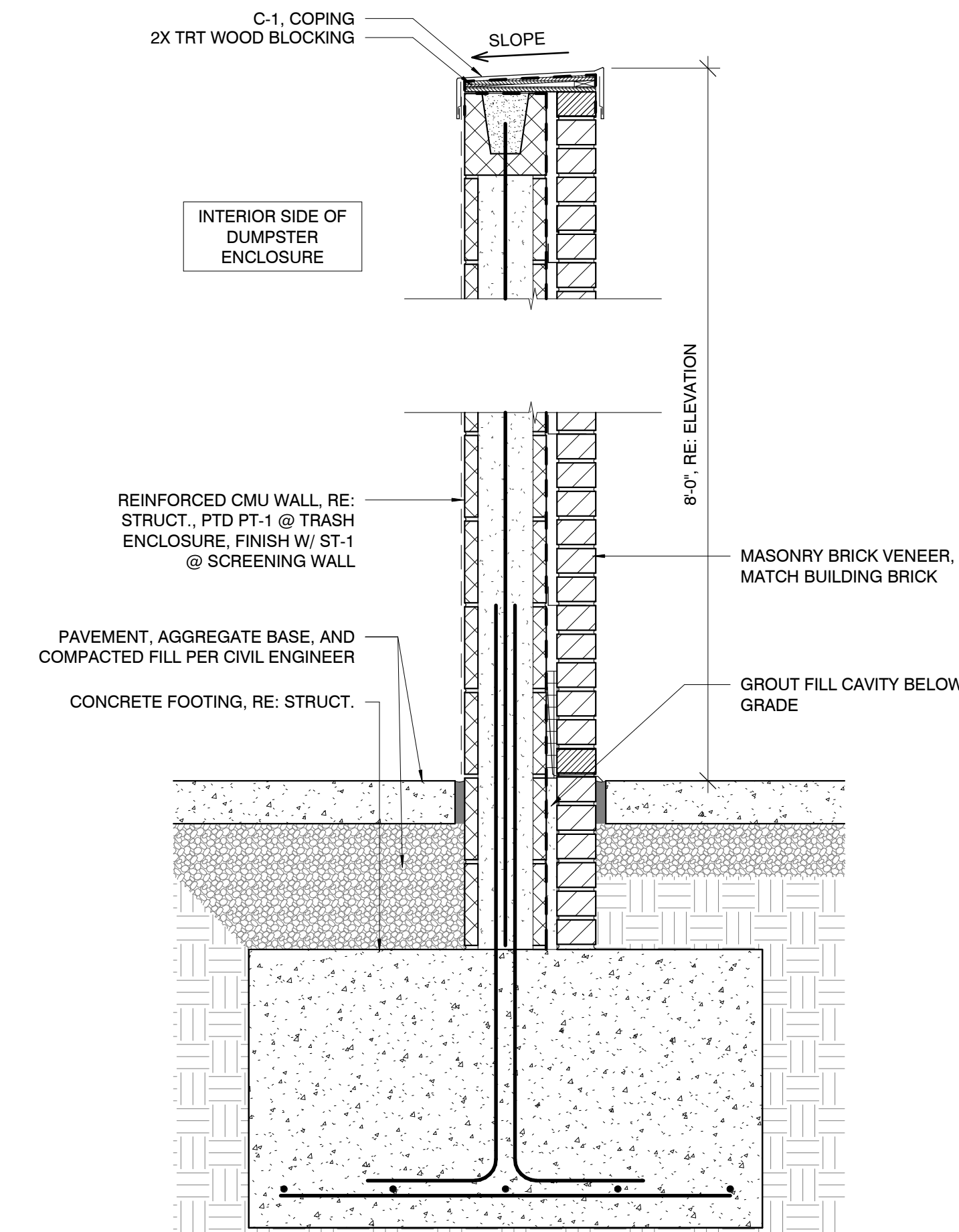
ATTACHMENT METHOD



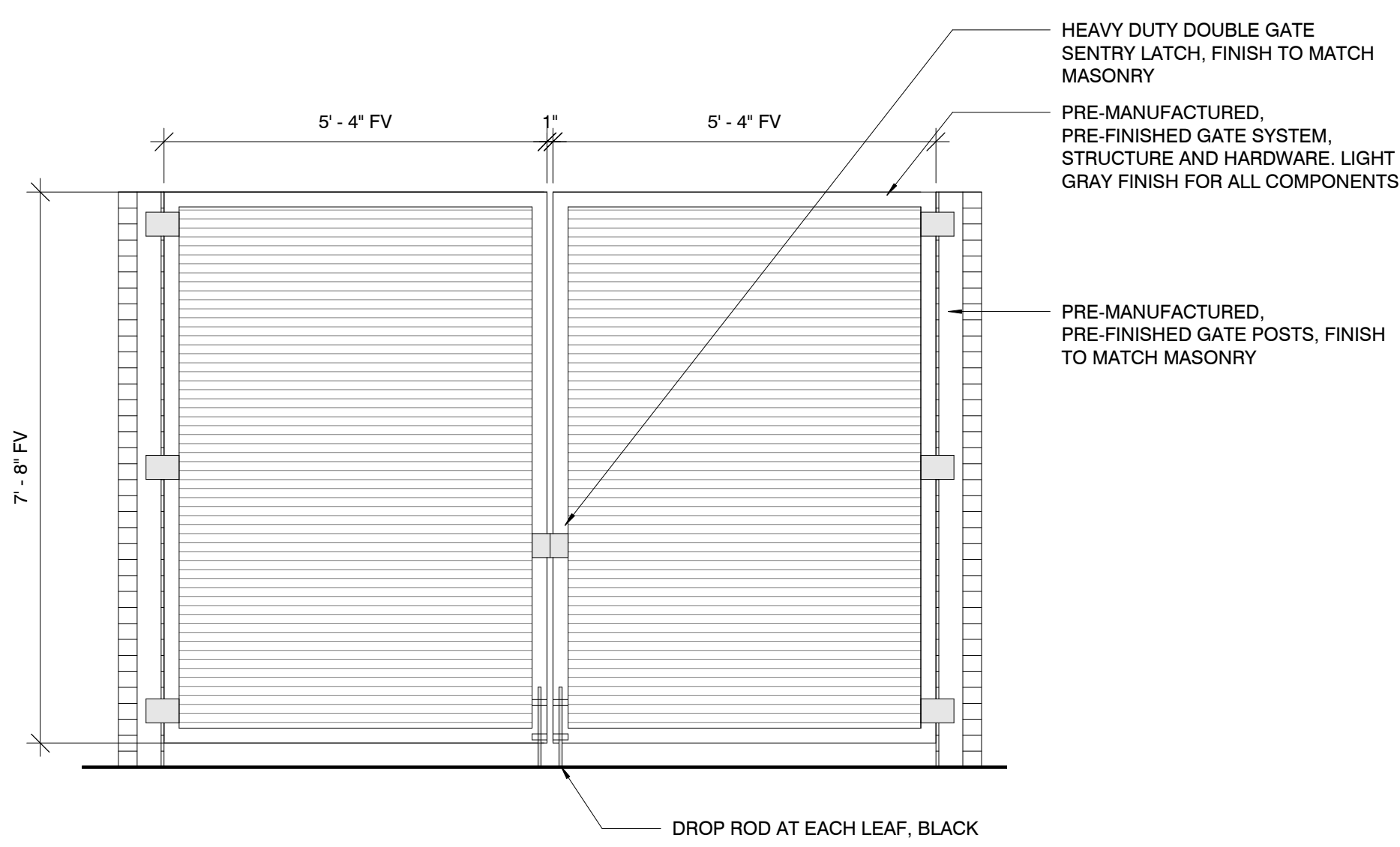
VANDY'S FROZEN CUSTARD\LOCATION\MISSOURI\REPUBLIC\ART\RENDERINGS

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

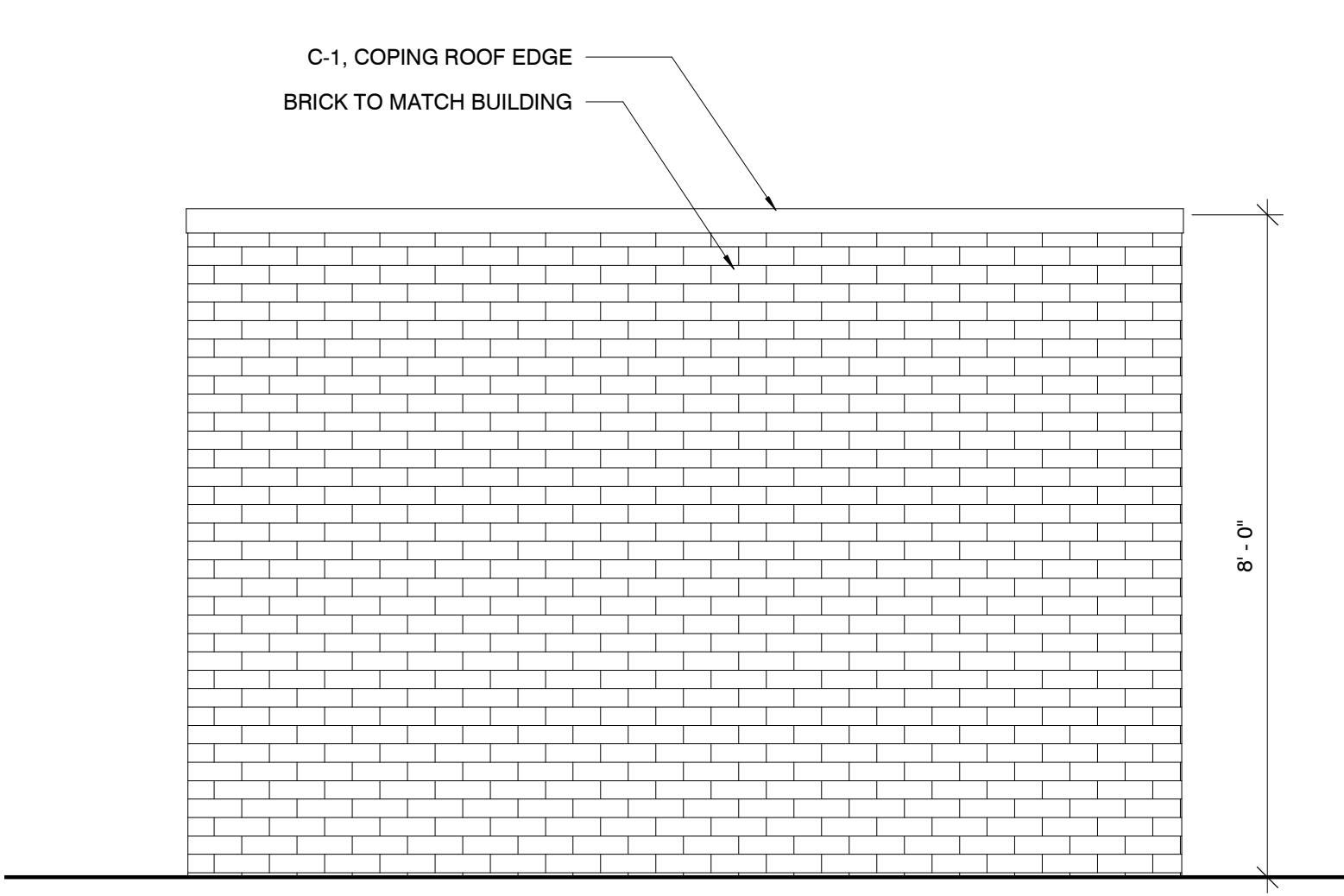
THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed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



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

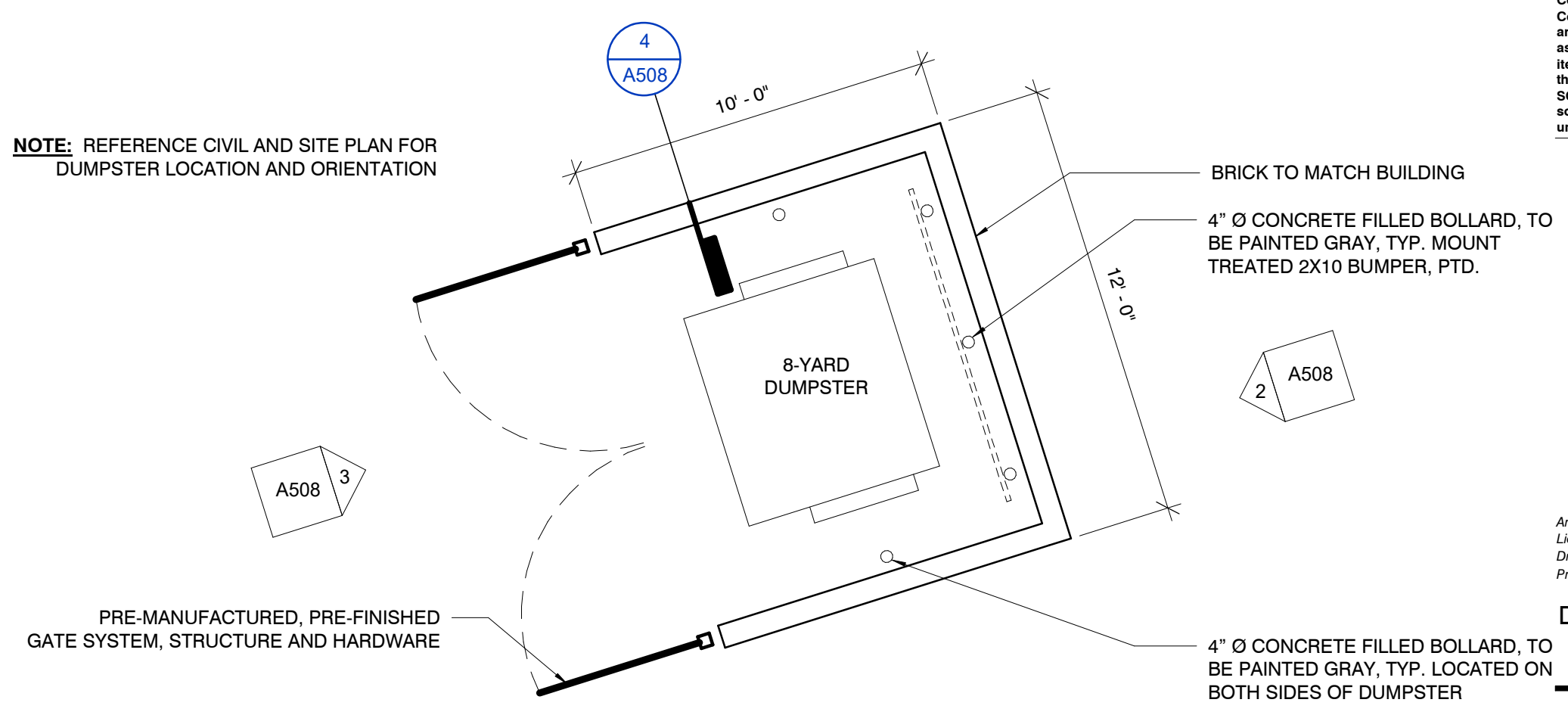


3 ELEVATION - DUMPSTER GATE
 1/2" = 1'-0"



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

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



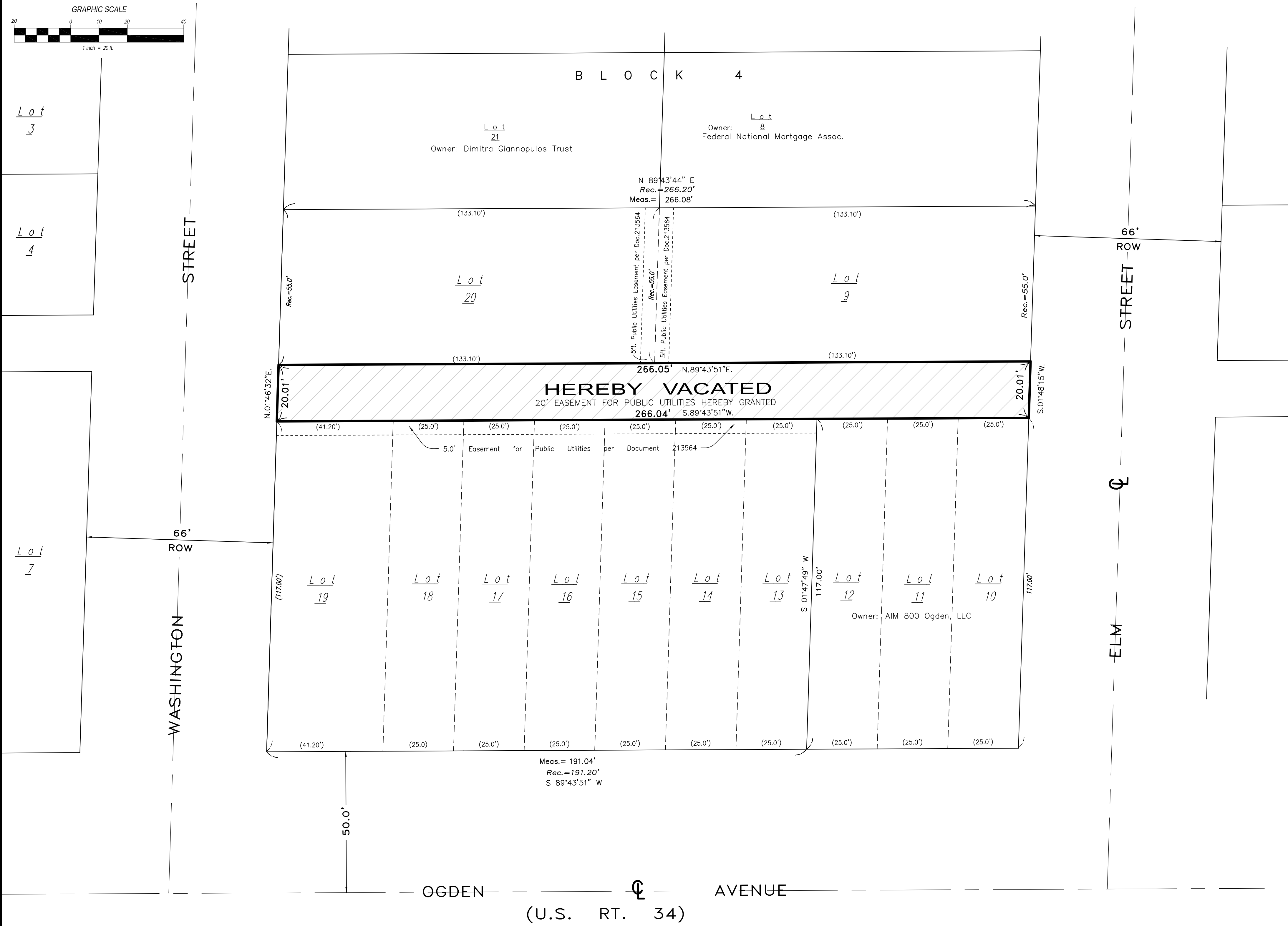
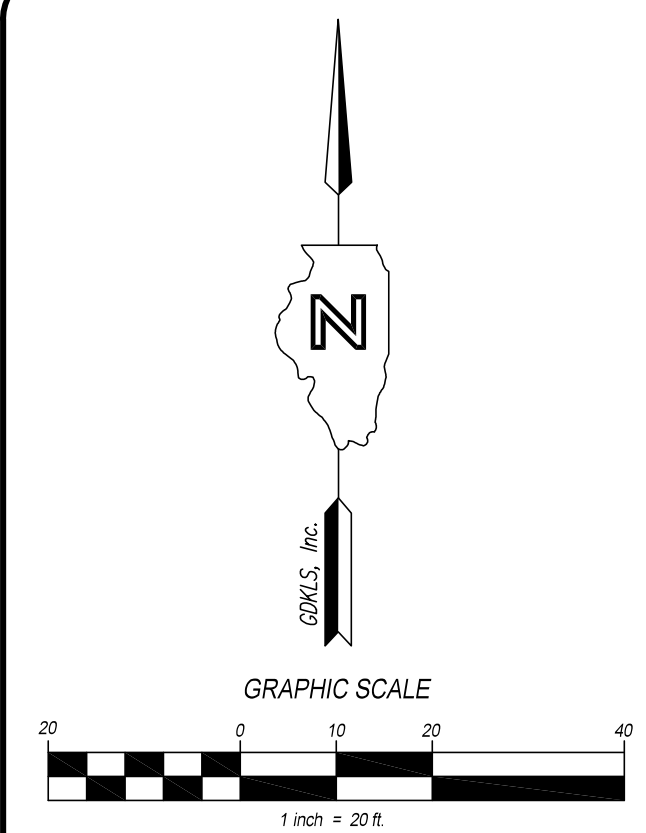
1 ENLARGED PLAN - DUMPSTER ENCLOSURE
 1/4" = 1'-0"

NOT FOR CONSTRUCTION
DO NOT COPY/DISTRIBUTE

PLAT of VACATION

LEGAL DESCRIPTION

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



PROPERTY DESCRIBED CONTAINS
5,321 SF = 0.122 ACRES

OWNER CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF)
THIS IS TO CERTIFY THAT THE GALENA DEVELOPMENT, IS THE OWNER OF THE LAND HERON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.
DATED THIS ____ DAY OF _____ A.D. 2024.

VILLAGE COUNCIL'S CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
APPROVED AND ACCEPTED THIS ____ DAY OF _____, 20____
BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
BY _____
MAYOR
ATTEST: _____
VILLAGE CLERK

NOTARY CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF)
I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
AND _____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF GALENA DEVELOPMENT.
DATED THIS ____ DAY OF _____ A.D. 20____

RECORDER OF DEEDS CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORDING IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID ON THIS ____ DAY OF _____, A.D. _____ AT ____ O'CLOCK

RECORDER OF DEEDS

SURVEYOR CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
THIS IS TO CERTIFY THAT I, MICHAEL L. KRISCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PLATTED FOR RIGHT OF WAY VACATION AND EASEMENT GRANT PURPOSES THE PROPERTY DESCRIBED AND AS SHOWN ON THIS PLAT, WHICH IS A REPRESENTATION OF THE PROPERTY SO DESCRIBED. SCALE OF THIS PLAT IS 20 FEET TO ONE INCH.
GIVEN UNDER MY HAND AND SEAL AT DOWNERS GROVE, ILLINOIS, THIS 1ST DAY OF AUGUST A.D. 2024.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2501
LICENSE EXPIRES NOVEMBER 30, 2024

PUBLIC UTILITIES EASEMENT PROVISIONS
An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to: Commonwealth Edison Company and AT&T Teleholdings Incorporated, Illinois a.k.a. Illinois Bell Telephone Company, Grantees, their respective licensees, successors and assigns jointly and separately, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements, and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.
The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.
The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment. Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.


PROJECT 02-023	PROJECT PLAT of SUBDIVISION 814 - 818 OGDEN AVENUE DOWNERS GROVE, IL 60515	PREPARED FOR: XSITE REAL ESTATE 745 McCLINTOCK DR. SUITE 305 BURR RIDGE, IL 60527	<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Revision Description</th> <th>By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Date	Revision Description	By																																									KRISCH LAND SURVEYING LLC P.O. Box 929 PLAINFIELD, IL 60544-0929 PHONE (630) 627-5589 / FAX (630) 627-5594 www.krischlandsurveying.com IL PROFESSIONAL DESIGN FIRM LICENSE No. 184-006866 COPYRIGHT © 2017 ALL RIGHTS RESERVED
No.	Date	Revision Description	By																																													

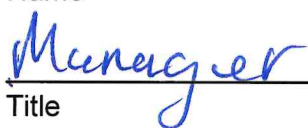
Downer's Grove Equity Group LLC
745 McClintock Dr., Suite 305
Burr Ridge, IL 60527
August 7, 2024

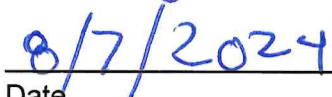
Re: Vacation of Village owned Alley; 814-818 Ogden Ave. Consent Letter

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

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



Name


Title


Date

Downers Grove Equity Group LLC

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

Re: Vacation of Village owned Alley

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

The abutting owners are as follows:

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

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

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

Current legal description of alley:

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

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

Sincerely,



Brett Paul

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

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

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


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

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


Address



Brett Paul



Title



Date

Downers Grove Equity Group LLC

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

FROM: Shahrzad Ainkeshavarzi
Consultant

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

DATE: August 7, 2024

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

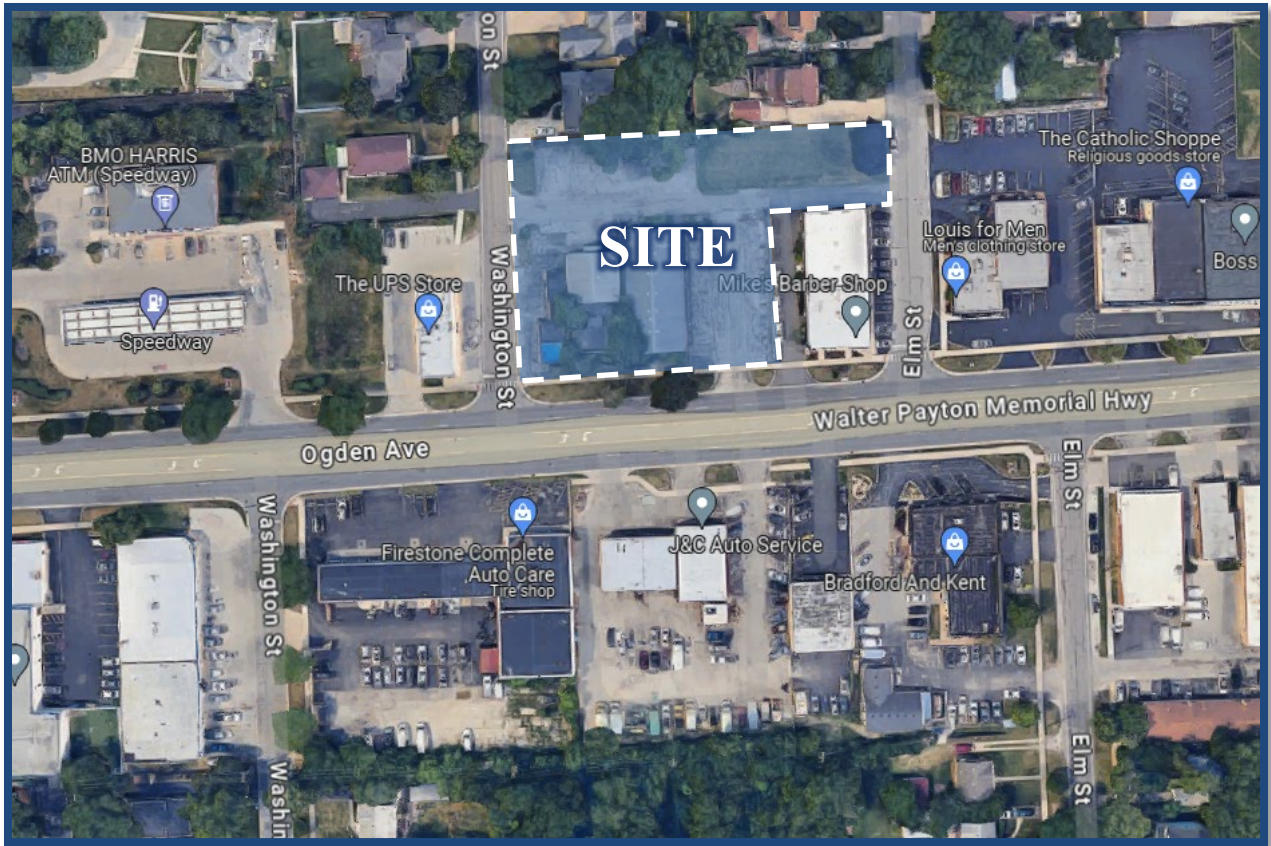
This memorandum summarizes the results and findings of a preliminary traffic statement prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Andy's Frozen Custard in Downers Grove, Illinois. The site, which is currently occupied by two vacant buildings, is generally located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

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

Existing Roadway Characteristics

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

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



Aerial View of Site

Figure 1

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

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

Development Generated Traffic Volumes

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

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

Table 1
PROJECTED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

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

Site Access

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

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

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

Drive-Through Operation

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

Drive-Through Stacking

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

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

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

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

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

Appendix

Site Plan

Site Plan

LAND APPRAISAL REPORT



LOCATED AT

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

FOR

Brett Paul

OPINION OF VALUE

16,000

AS OF

08/19/2024

BY

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

Caleb R. Arthur

Neil P...

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

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Calab R. Arthur *Brett Paul*

LAND APPRAISAL REPORT

File No.: 2408814

Property Address: 814 Ogden Ave # 818	City: Downers Grove	State: IL	Zip Code: 60515
County: DuPage	Legal Description: See attached Plat Map.		
Assessor's Parcel #: 09-05-120-009-0000	Tax Year: 2023	R.E. Taxes: \$ 1,430	Special Assessments: \$ 0
Market Area Name: DOWNERS GROVE	Map Reference: 16984	Census Tract: 8448.01	
Current Owner of Record: K & M CORP OF ARIZONIA	Borrower (if applicable): N/A		
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)	HOA: \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month		
Are there any existing improvements to the property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable		
If Yes, give a brief description: <u>The improvements consist of asphalt paving only.</u>			

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: <u>The intended use is to estimate the current market value as of the effective date of the appraisal for gift/transfer purposes.</u>			
Intended User(s) (by name or type): <u>Brett Paul and their assigns.</u>			
Client: Brett Paul	Address: N/A		
Appraiser: Caleb Arthur	Address: 125 S Wacker Dr, Suite 300, Chicago, IL 60606		

Characteristics	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE \$ (000)	One-Unit 65 %	<input checked="" type="checkbox"/> Not Likely
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		AGE (yrs)	2-4 Unit 5 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		115 Low 0	Multi-Unit 5 %	* To: _____
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		2,950 High 131	Comm'l 15 %	
Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	475 Pred 55	Other 10 %		
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		%		

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: The subject is loosely bound to the north by 31st St, to the west by I-355, to the east by Cass Ave, and to the south by 63rd St. There are no apparent factors that should affect the subject's marketability. The subject has access to all necessary supporting facilities including schools, shopping, recreation and employment centers. See addendum.

Dimensions: 20*266.16	Site Area: 5,323 Sq.Ft.
Zoning Classification: 61 - Comm Vacant Land	Description: Commercial
Do present improvements comply with existing zoning requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No Improvements	
Uses allowed under current zoning: <u>See attached addendum.</u>	

Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ _____ / _____

Comments: N/A

Highest & Best Use as improved: Present use, or Other use (explain) _____

Actual Use as of Effective Date: Vacant Land Use as appraised in this report: Vacant Land

Summary of Highest & Best Use: HIGHEST AND BEST USE ANALYSIS : The criterion for ascertaining the highest and best use of the the property are: Physically possible, financially feasible and legally permissible. After consideration of all factors affecting highest and best use, the appraiser has arrived at the opinion that the highest and best use of the subject property is as vacant land. Due to its shape, it is not buildable on its own and was valued as a vacant, unbuildable strip of land.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	40 Feet
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ComEd	Street	Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Generally Level
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nicor	Width	Typical			Size	5,323 sf
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Surface	Asphalt			Shape	Rectangle
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Res;Comm
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private	Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private	Alley	N/A	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe) _____

FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 17043C0167J FEMA Map Date 8/1/2019

Site Comments: The subject is a long rectangle alley with small frontage of 20 feet on each end. Its shape does not lend itself to being buildable on its own.



LAND APPRAISAL REPORT

File No.: 2408814

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.												
	Data Source(s): MRED/Public Records												
	1st Prior Subject Sale/Transfer		Analysis of sale/transfer history and/or any current agreement of sale/listing:			Per public records, the subject has no							
	Date:		36-month prior transfer history.										
SALES COMPARISON APPROACH	FEATURE		SUBJECT PROPERTY		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3				
	Address 814 Ogden Ave # 818 Downers Grove, IL 60515		2440 63rd St Downers Grove, IL 60516		3916 Fairview Ave Downers Grove, IL 60515		7940 Lemont Rd Downers Grove, IL 60516						
	Proximity to Subject		3.10 miles SW		0.70 miles NE		4.58 miles S						
	Sale Price		\$ N/A		\$ 27,500		\$ 155,000		\$ 600,000				
	Price/ Sq.Ft.		\$ 3.61		\$ 5.68		\$ 2.49						
	Data Source(s)		Inspection, Plat		MRED #12048663;DOM 14		MRED#11754562;DOM 176		MRED#11282544;DOM 51				
	Verification Source(s)		Assessor, Remine		Assessor, Remine		Assessor, Remine		Assessor, Remine				
	VALUE ADJUSTMENT		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION				
	Sales or Financing		N/A		Cash		Cash		Conventional				
	Concessions		N/A		\$0		\$0		\$0				
	Date of Sale/Time		08/19/2024		06/14/2024		11/06/2023		03/17/2023				
	Rights Appraised		Fee Simple		Fee Simple		Fee Simple		Fee Simple				
Location		Res;Comm		Busy Road		0 Busy Road		0 Busy Road					
Site Area (in Sq.Ft.)		5,323		7,625		27,300		241,322					
Shape		Irregular		Typical		-6 Typical		-6 Typical					
Zoning		Commercial		Residential		-32 Residential		-32 Commercial					
Neighborhood		North		South		+10 North		+10 South					
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$		-7,707		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$		-58,924		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$		24,036	
Net Adjustment (Total, in % of \$ / Sq.Ft.)				(-28 % of \$/Sq.Ft.)				(-38 % of \$/Sq.Ft.)				(4 % of \$/Sq.Ft.)	
Adjusted Sale Price (in \$ / Sq.Ft.)				\$ 2.6				\$ 3.52				\$ 2.59	
Summary of Sales Comparison Approach See attached addendum.													
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.												
	Legal Name of Project: Describe common elements and recreational facilities:												
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 15,969 or \$ 3 per Sq.Ft.												
	Final Reconciliation See attached addenda.												
ATTACH.	This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions:												
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.												
	Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 16,000, as of: 08/19/2024, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.												
SIGNATURES	A true and complete copy of this report contains 29 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input type="checkbox"/> Flood Addendum <input checked="" type="checkbox"/> Additional Sales <input checked="" type="checkbox"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> Hypothetical Conditions												
	Client Contact: Brett Paul E-Mail: brett.paul@xsite realestate.com Serial: F6E899B0 Client Name: Brett Paul Address: N/A E-Mail: brett.paul@xsite realestate.com Serial: A2569BC4												
APPRaiser <i>Caleb R Arthur</i> Appraiser Name: Caleb Arthur Company: Banks Appraisal Group Phone: (312) 868-0200 Fax: E-Mail: caleb1@banksag.com Date of Report (Signature): 09/09/2024 License or Certification #: 556.005283 State: IL Designation: Certified Residential Expiration Date of License or Certification: 09/30/2025 Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: 08/19/2024						SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) <i>Matthew F Nieman</i> Supervisory or Co-Appraiser Name: Matthew F. Nieman Company: Banks Appraisal Group Phone: (312) 868-0200 Fax: E-Mail: mattn1@banksag.com Date of Report (Signature): 09/09/2024 License or Certification #: 556.005119 State: IL Designation: Certified Residential Expiration Date of License or Certification: 09/30/2025 Inspection of Subject: <input type="checkbox"/> Did Inspect <input checked="" type="checkbox"/> Did Not Inspect Date of Inspection: N/A							



Supplemental Addendum

File No. 2408814

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

NEIGHBORHOOD

Predominant Value

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

Uniform Appraisal Dataset (UAD) Formatting

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

SALES COMPARISON APPROACH

Search Process for Sales of Comparable Properties

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

Selection of Comparable Sales

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

Adjustments to Comparables

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

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

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

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

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

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

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

RECONCILIATION

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

ADDITIONAL COMMENTS

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

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

Intended Use and Intended Users Comments

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

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

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

Caleb R. Arthur *Neil P...*

Supplemental Addendum

File No. 2408814

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

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

Acceptance and Use

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

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

Communication with the Appraiser

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

Privacy Notice

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

Types of Nonpublic personal information we collect

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

Parties to whom we disclose information

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

Confidentiality and security

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

Uses Allowed Under Current Zoning

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

Animal Service. Uses that provide goods and services for care of companion animals.

Grooming. Grooming of dogs, cats and similar companion animals, including dog bathing and clipping salons and pet grooming shops.

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

Veterinary Care. Animal hospitals and veterinary clinics.

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

off-track wagering locations (as defined in 230 ILCS 5/1); and

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

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

Commercial Service. Uses that provide for consumer or business services and for the repair and maintenance of a wide variety of products.

Building Service. Uses that provide maintenance and repair services for all structural and mechanical elements of structures, as well as the exterior spaces of a premise. Typical uses

Calab R. Arthur
M. Paul

Supplemental Addendum

File No. 2408814

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Eating and Drinking Establishments

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

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

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

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

Calab R. Arthur 

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Calab R. Arthur *Brett Paul*

Supplemental Addendum

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Lender/Client	Brett Paul				

equipment.

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

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

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

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

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

Caleb R. Arthur *Neil P...*

Assumptions, Limiting Conditions & Scope of Work

File No.: 2408814

Property Address: 814 Ogden Ave # 818

City: Downers Grove

State: IL

Zip Code: 60515

Client: Brett Paul

Address: N/A

Appraiser: Caleb Arthur

Address: 125 S Wacker Dr, Suite 300, Chicago, IL 60606

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

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

Caleb R. Arthur

[Signature]

Certifications & Definitions

File No.: 2408814

Property Address: 814 Ogden Ave # 818 City: Downers Grove State: IL Zip Code: 60515

Client: Brett Paul Address: N/A

Appraiser: Caleb Arthur Address: 125 S Wacker Dr, Suite 300, Chicago, IL 60606

APPRAISER'S CERTIFICATION

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

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

DEFINITION OF MARKET VALUE *:

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

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

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

Client Contact: Brett Paul Client Name: Brett Paul

E-Mail: brettspaul@xsiterealestate.com Address: N/A

APPRAISER esign.alamode.com/verify Serial:F6E899B0

Caleb R Arthur

Appraiser Name: Caleb Arthur
 Company: Banks Appraisal Group
 Phone: (312) 868-0200 Fax: _____
 E-Mail: caleb1@banksag.com
 Date Report Signed: 09/09/2024
 License or Certification #: 556.005283 State: IL
 Designation: Certified Residential
 Expiration Date of License or Certification: 09/30/2025
 Inspection of Subject: Did Inspect Did Not Inspect (Desktop)
 Date of Inspection: 08/19/2024

SUPERVISOR esign.alamode.com/verify Serial:A2569BC4
 or CO-APPRAISER (if applicable)

Matthew F. Nieman

Supervisory or
 Co-Appraiser Name: Matthew F. Nieman
 Company: Banks Appraisal Group
 Phone: (312) 868-0200 Fax: _____
 E-Mail: mattn1@banksag.com
 Date Report Signed: 09/09/2024
 License or Certification #: 556.005119 State: IL
 Designation: Certified Residential
 Expiration Date of License or Certification: 09/30/2025
 Inspection of Subject: Did Inspect Did Not Inspect
 Date of Inspection: N/A
Caleb R Arthur *Matthew F. Nieman*

SIGNATURES



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

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

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

Comments on Standards Rule 2-3

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

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

Reasonable Exposure Time

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

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

Comments on Appraisal and Report Identification

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

esign.alamode.com/verify Serial:F6E899B0

esign.alamode.com/verify Serial:A2569BC4

APPRAISER:

Caleb R Arthur

Signature: _____

Name: Caleb Arthur

Certified Residential

State Certification #: 556.005283

or State License #: _____

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

Date of Signature and Report: 09/09/2024

Effective Date of Appraisal: 08/19/2024

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 08/19/2024

SUPERVISORY or CO-APPRAISER (if applicable):

Matthew F Nieman

Signature: _____

Name: Matthew F. Nieman

Certified Residential

State Certification #: 556.005119

or State License #: _____

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

Date of Signature: 09/09/2024

Inspection of Subject: None Interior Exterior

Date of Inspection (if applicable): N/A

Caleb R Arthur *Matthew F Nieman*

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

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

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

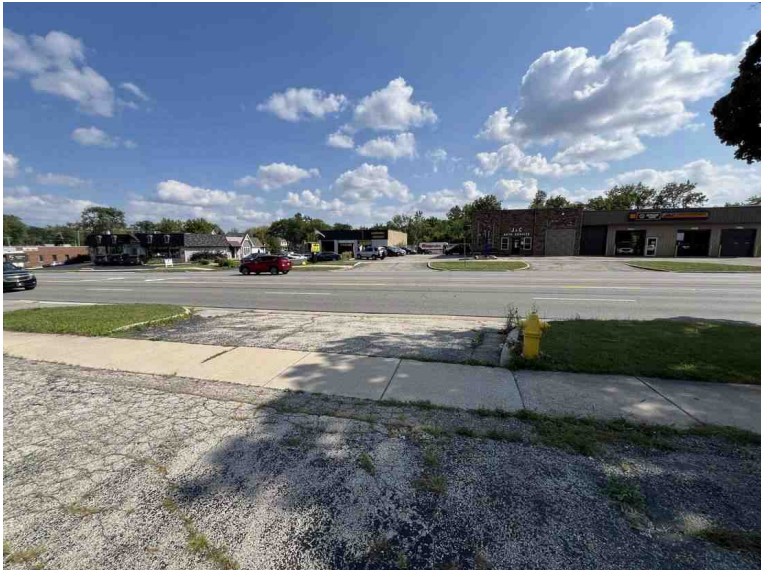
Subject Photo Page

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



Subject Front

814 Ogden Ave # 818



Subject Street View 1



Subject Street View 2

Calab R. Arthur

Brett Paul

Photograph Addendum

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



Side View 1



Side View 2



Street View 2



Rear View



View 2



Alley View 1

Caleb R. Arthur

Mark P. ...

Photograph Addendum

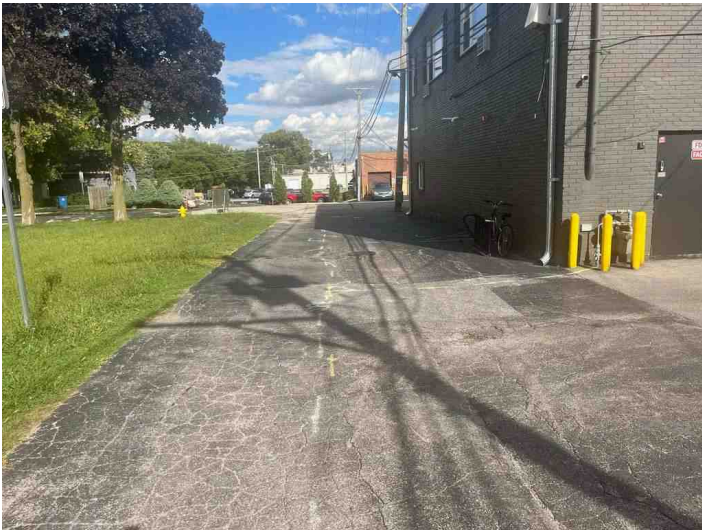
Borrower	N/A				
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Alley View 2



Alley View 3



Alley View 4



Alley View 5



Alley View 6



Alley View 7

Caleb R. Arthur

Mark Paul

Photograph Addendum

Borrower	N/A				
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Alley View 8



Alley View 9



Alley View 10

Caleb R. Arthur

Brett Paul

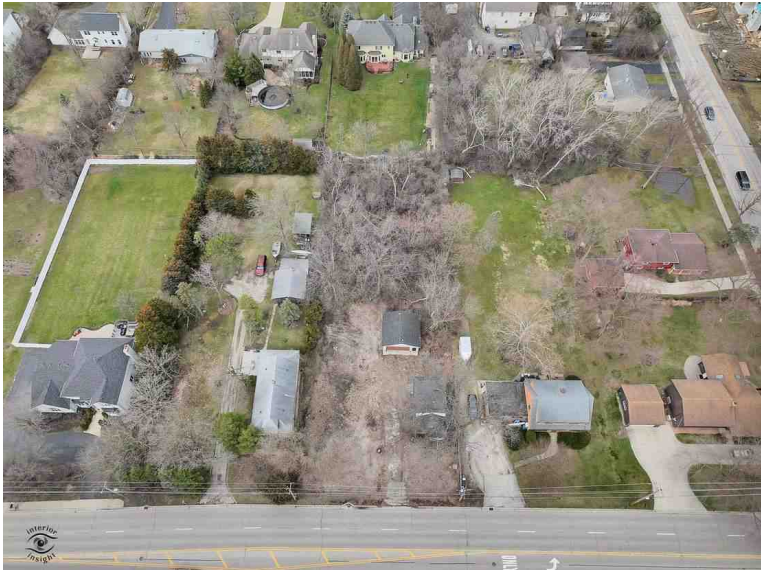
Comparable Photo Page

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



Comparable 1

2440 63rd St



Comparable 2

3916 Fairview Ave



Comparable 3

7940 Lemont Rd

Caleb R. Arthur

Brett Paul

Comparable Photo Page

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



Comparable 4

LOT 1 Main St

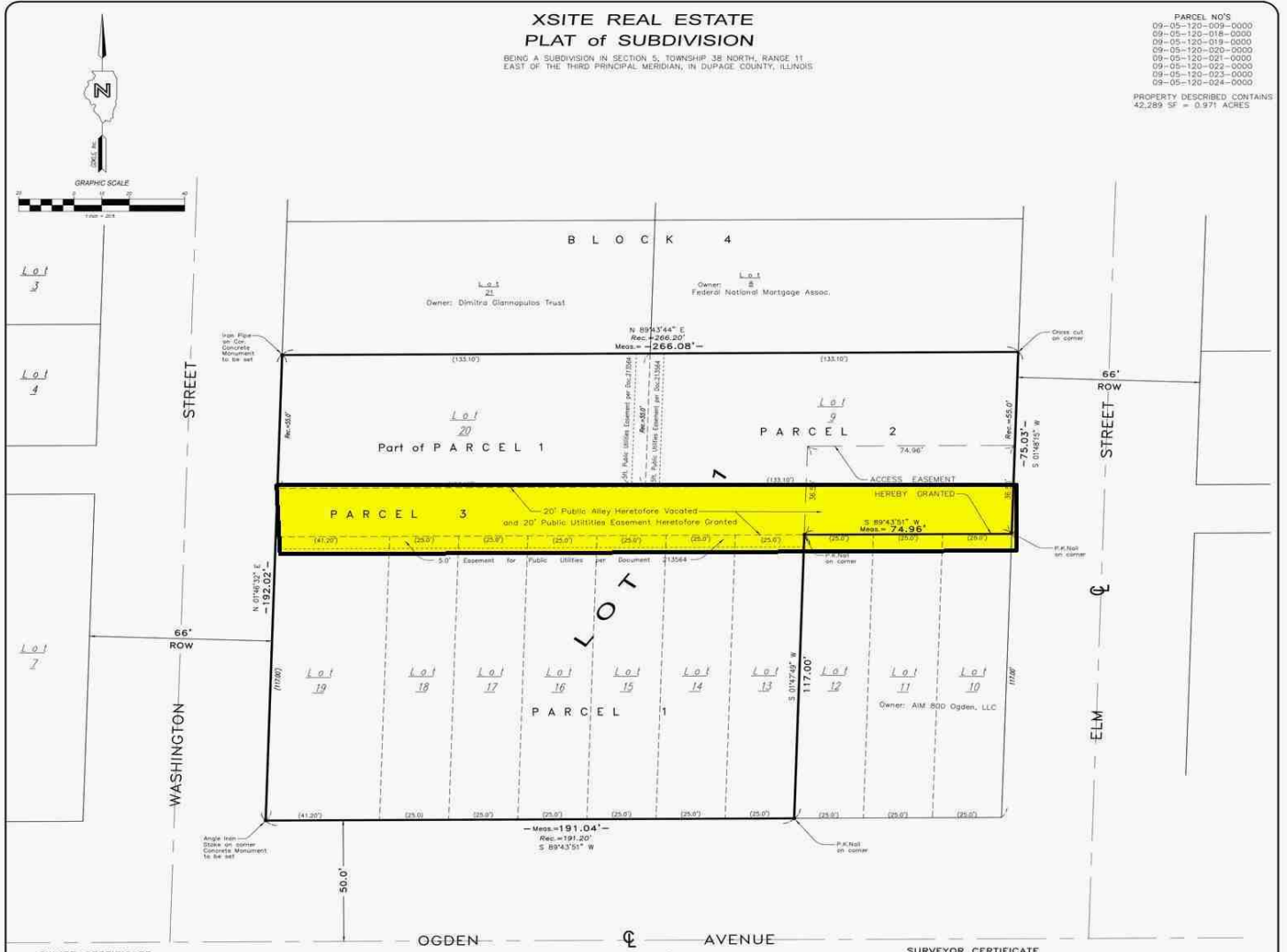


Comparable 5

5744 Main St

Comparable 6

Plat of Survey



OWNER CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF)
THIS IS TO CERTIFY THAT THE GALENA DEVELOPMENT IS THE OWNER OF THE LAND HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.
DATED THIS ____ DAY OF _____, A.D. 2024:
By: _____ TITLE _____ BY: _____ TITLE _____

NOTARY CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF GALENA DEVELOPMENT.
DATED THIS ____ DAY OF _____, A.D. 20____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

COMMUNITY DEVELOPMENT CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
APPROVED BY THE VILLAGE OF DOWNERS GROVE DIRECTOR OF COMMUNITY DEVELOPMENT, THIS ____ DAY OF _____, A.D. 20____
DIRECTOR OF COMMUNITY DEVELOPMENT
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, THIS ____ DAY OF _____, A.D. 20____
BY: _____ CHAIRMAN

VILLAGE COUNCIL'S CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
APPROVED AND ACCEPTED THIS ____ DAY OF _____, 20____
BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.
BY: _____ MAYOR
ATTEST: _____ VILLAGE CLERK

VILLAGE COLLECTOR CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
I, _____, COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF, THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.
THIS ____ DAY OF _____, 20____
BY: _____ VILLAGE COLLECTOR

COUNTY CLERK CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.
GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D. 20____
COUNTY CLERK AND SEAL

RECORDER OF DEEDS CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORDING IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID ON THIS ____ DAY OF _____, A.D. _____ AT _____ O'CLOCK.
BY: _____ RECORDER OF DEEDS

SCHOOL DISTRICT CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND INSTRUMENT AS XSITE REAL ESTATE SUBDIVISION, TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF ELEMENTARY SCHOOL DISTRICT NO. 98 AND DOWNERS GROVE HIGH SCHOOL DISTRICT NO. 99, IN DUPAGE COUNTY, ILLINOIS.
DATED AT _____ ILLINOIS THIS ____ DAY OF _____, A.D. 20____
OWNER: _____
OWNER: _____

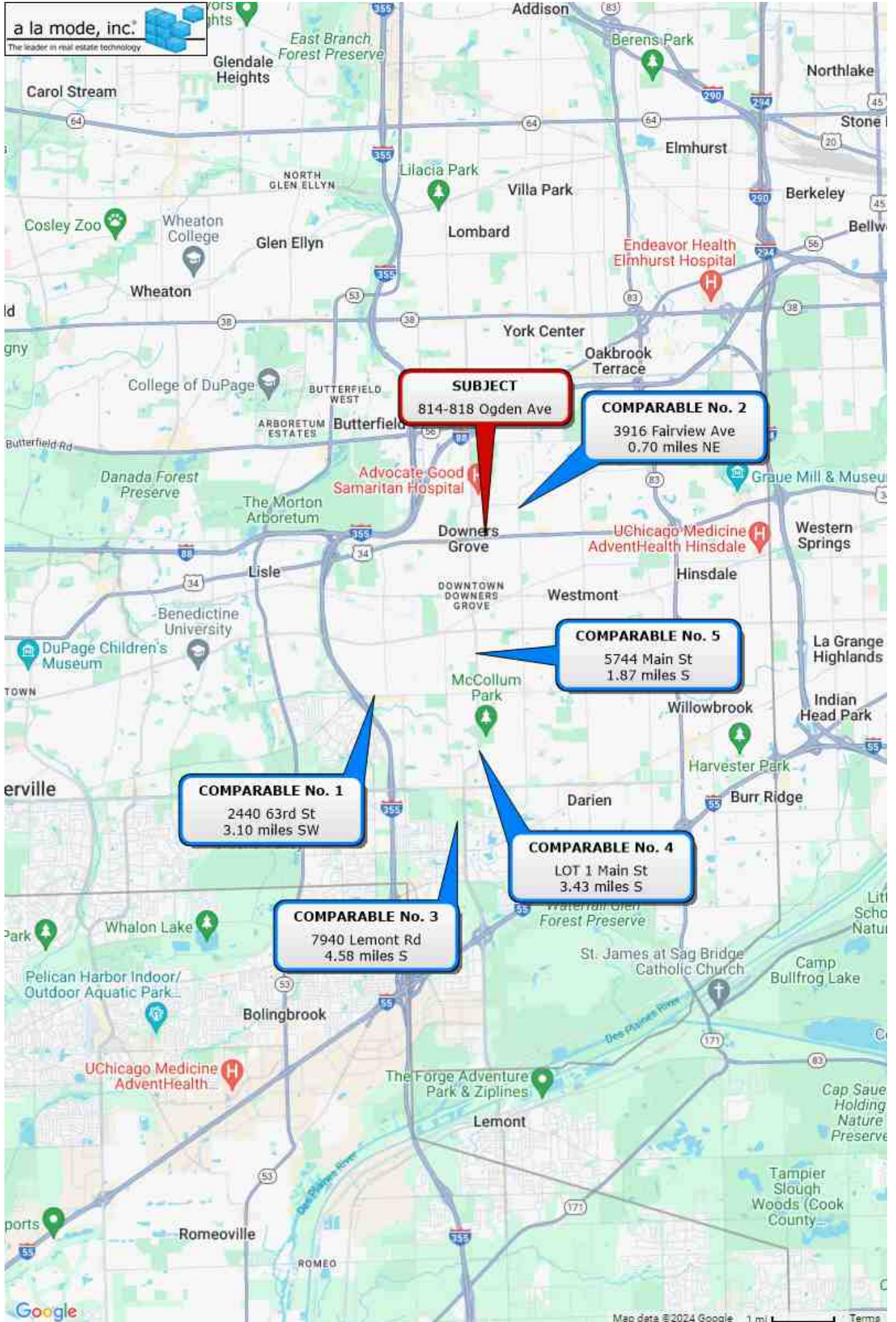
DOWNERS GROVE SANITARY DISTRICT
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
I, _____, COLLECTOR FOR THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF, THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.
DATED AT _____ ILLINOIS, THIS ____ DAY OF _____, A.D. 20____
COLLECTOR

SURVEYOR CERTIFICATE
STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
THIS IS TO CERTIFY THAT I, MICHAEL L. KRISCH, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 39-2501 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
PARCEL 1:
LOTS 13, 14, 15, 16, 17, 18, 19 AND 20 OF BLOCK 4 IN LYMAN PARK SUBDIVISION OF THE EAST 281.7 FEET OF LOT 2 AND ALL OF LOT 4 OF THE PLAT OF CIRCUIT COURT PARTITION OF HENRY M. LYMAN'S ESTATES, IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF LYMAN PARK SUBDIVISION, AFORESAID, RECORDED ON MAY 15, 1926 AS DOCUMENT 213564, MODIFIED BY DECREE ENTERED MARCH 8, 1940 IN CASE NUMBER 39-938 CIRCUIT COURT OF DUPAGE COUNTY, ILLINOIS AND AMENDED BY INSTRUMENT DATED FEBRUARY 27, 1941 AND RECORDED MARCH 31, 1941 AS DOCUMENT 421692, IN DUPAGE COUNTY, ILLINOIS.
PARCEL 2:
LOT 9 OF BLOCK 4 IN LYMAN PARK SUBDIVISION OF THE EAST 281.7 FEET OF LOT 2 AND ALL OF LOT 4 OF THE PLAT OF CIRCUIT COURT PARTITION OF HENRY M. LYMAN'S ESTATES, IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF LYMAN PARK SUBDIVISION, AFORESAID, RECORDED ON MAY 15, 1926 AS DOCUMENT 213564, MODIFIED BY DECREE ENTERED MARCH 8, 1940 IN CASE NUMBER 39-938 CIRCUIT COURT OF DUPAGE COUNTY, ILLINOIS AND AMENDED BY INSTRUMENT DATED FEBRUARY 27, 1941 AND RECORDED MARCH 31, 1941 AS DOCUMENT 421692, IN DUPAGE COUNTY, ILLINOIS.
PARCEL 3:
ALL THAT PART OF THE 20 FOOT WIDE VACATED ALLEY LYING BETWEEN WASHINGTON STREET AND ELM STREET, NORTH OF AND ADJOINING LOTS 10 TO 19 IN BLOCK 4 IN LYMAN PARK SUBDIVISION OF THE EAST 281.7 FEET OF LOT 2 AND ALL OF LOT 4 OF THE PLAT OF CIRCUIT COURT PARTITION OF HENRY M. LYMAN'S ESTATES, IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF LYMAN PARK SUBDIVISION, AFORESAID, RECORDED ON MAY 15, 1926 AS DOCUMENT 213564, MODIFIED BY DECREE ENTERED MARCH 8, 1940 IN CASE NUMBER 39-938 CIRCUIT COURT OF DUPAGE COUNTY, ILLINOIS AND AMENDED BY INSTRUMENT DATED FEBRUARY 27, 1941 AND RECORDED MARCH 31, 1941 AS DOCUMENT 421692, IN DUPAGE COUNTY, ILLINOIS.
AS SHOWN ON THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:
I FURTHER CERTIFY THAT THE SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, WHICH HAS ADOPTED A MUNICIPAL PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HERETEAFTER AMENDED AND THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF DOWNERS GROVE RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
I FURTHER CERTIFY THAT 1" X 24" IRON PIPES WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED UPON COMPLETION OF THE FINAL GRADING, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.
I FURTHER CERTIFY THAT THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17043C0167A, EFFECTIVE DATE AUGUST 1, 2009.
GIVEN UNDER MY HAND AND SEAL
THIS 15TH DAY OF AUGUST, A.D. 2024.
MICHAEL L. KRISCH
LICENSE EXPIRES NOVEMBER 30, 2024

PROJECT 02-023	PROJECT PLAT of SUBDIVISION 814 - 818 OGDEN AVENUE DOWNERS GROVE, IL 60515	PREPARED FOR: XSITE REAL ESTATE 745 McCLINTOCK DR. SUITE 305 BURR RIDGE, IL 60527	No. _____ Date _____ Revision _____ Description _____ By: _____	KRISCH LAND SURVEYING LLC P.O. Box 929 PLAINFIELD, IL 60544-0929 PHONE (630) 627-5589 / FAX (630) 627-5594 www.krischlandsurveying.com IL PROFESSIONAL DESIGN FIRM LICENSE NO. 184-008866 COPYRIGHT © 2017. ALL RIGHTS RESERVED.
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Location Map

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



Caleb R. Arthur

[Signature]

Aerial Map

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



Calab R. Arthur

Handwritten signature

License



Caleb R Arthur


Mark...

License



Caleb R. Arthur

Matthew Nieman

Prior Policy Number: N/A Policy Number: 83 OH 0595376-23	HARTFORD FIRE INSURANCE CO., HARTFORD PLAZA, HARTFORD, CT 06115 A stock insurance company, herein called the Insurer	
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THE HARTFORD PREMIER CHOICE PROFESSIONAL LIABILITY INSURANCE POLICYSM
Real Estate Appraiser Professional Liability Coverage

**THIS IS A CLAIMS MADE AND REPORTED POLICY.
 PLEASE READ IT CAREFULLY.**

NOTICE: COVERAGE APPLIES ONLY TO CLAIMS FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD OR APPLICABLE EXTENDED REPORTING PERIOD AND WHICH HAVE BEEN REPORTED TO THE INSURER IN ACCORDANCE WITH THE APPLICABLE NOTICE PROVISIONS. THE LIMITS OF LIABILITY AVAILABLE TO PAY DAMAGES SHALL BE REDUCED BY AMOUNTS INCURRED AS DEFENSE COSTS. THE RETENTION IS APPLICABLE TO DEFENSE COSTS AND DAMAGES. PLEASE READ THE POLICY CAREFULLY AND DISCUSS THE COVERAGE WITH YOUR INSURANCE AGENT OR BROKER.

DECLARATIONS

ITEM 1.	NAMED ENTITY: ADDRESS:	BANKS APPRAISAL GROUP, LLC 125 S WACKER DR CHICAGO, IL 60606-4424
ITEM 2.	PRODUCER:	83859389 TROXELL 214 SOUTH GRAND AVE WEST SPRINGFIELD, IL 62704
ITEM 3.	POLICY PERIOD EFFECTIVE FROM (Inception Date): <u>12/14/2023</u> TO (Expiration Date): <u>12/14/2024</u> (AT 12:01 A.M. STANDARD TIME AT ADDRESS OF THE NAMED INSURED AS STATED HEREIN.)	
ITEM 4.	LIMITS OF LIABILITY (A) Professional Liability per claim \$1,000,000 (B) Personal Injury Liability per claim \$1,000,000 (C) Personally Identifiable Information Liability per claim \$1,000,000 Aggregate Limit All Liability Claims \$1,000,000 Is Defense outside of the Limit of Liability provided <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Extensions Disciplinary Proceeding Extension \$25,000 Supplementary payments Extension \$25,000 Subpoena Assistance extension \$25,000	
ITEM 5.	RETENTION: \$1,000 per Claim, including Damages and Defense Costs.	
ITEM 6.	PREMIUM:	
ITEM 7.	RETROACTIVE DATE: <u>12/14/2016</u>	

Caleb R. Arthur *Neil P...*

ITEM 8. PRIOR or PENDING DATE: **12/14/2023**

ITEM 9. EXTENDED REPORTING PERIOD

Number of Years	Percentage of Annual Premium
1	100%
3	165%
5	200%

ITEM 10. ADDRESS FOR NOTICES TO THE INSURER:

FOR CLAIMS:

The Hartford
Hartford Financial Lines
One Hartford Plaza
Hartford, CT 06115

HFPClaims@thehartford.com
Fax: (917) 464-6000

FOR ALL NOTICES OTHER THAN CLAIMS:

The Hartford
Hartford Financial Lines
One Hartford Plaza
Hartford, CT 06115

HFPEXpress@thehartford.com
Fax: (866) 586-4550

ITEM 11: ENDORSEMENTS ATTACHED AT EFFECTIVE DATE:

SEE FORM GU207 (SCHEDULE OF ENDORSEMENTS)