

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
JUNE 24, 2008 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Rezoning, Planned Development w/ Variations, Special Uses for drive-throughs and outdoor cafes and a Plat of Subdivision	Resolution Ordinances ✓ Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A motion has been prepared remanding the petition to the Plan Commission per the applicant's request.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2007-2012 identified *Vibrant Major Commercial Corridors*. Supporting these goals are the objectives *More Attractive Community Developments* and *More Contribution to Local Economy*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the July 1, 2008, active agenda.

The petitioner has requested the Village Council remand the petition to the Plan Commission to consider new information about the following issues:

- Land Use – The petitioner would like to provide an analysis of the Future Land Use Map and its relation to the surrounding area.
- Property Values – The petitioner is proposing to complete an analysis of surrounding property values before and after the proposed development.
- Traffic – The petitioner would like to present additional information about the traffic and accidents at the intersections of Leonard Avenue and 63rd Street and Janes Avenue and 63rd Street.
- Tenants – The petitioner has indicated that one of the original tenants, Starbucks, has decided not to move forward with the site. They are in preliminary discussions with another similar use for the site.

Staff recommends remanding the petition to the Plan Commission for a public hearing. Staff anticipates the hearing would take place on August 4, 2008. The Plan Commission recommended unanimous denial of the project at its September 10, 2007, public hearing. The petitioner's new information is intended to respond to some of the Commission's concerns.

BACKGROUND

The petitioner is proposing to redevelop two (2) single family properties at the northwest corner of 63rd Street and Leonard Avenue (between Leonard and Janes Avenues). The neighborhood consists of single

family residences to the north, east and west. There is a large shopping center immediately across 63rd Street in the Village of Woodridge. Interstate 355 is approximately one block west of the proposed development.

The proposed redevelopment consists of two new commercial users. The project includes a rezoning of the subject properties from R-1 to B-2, a planned development with setback variations, special uses for drive-through users, special use for an outdoor café and a plat of subdivision. The parcels currently contain two single family residences. The proposed redevelopment calls for two new commercial buildings with drive-through lanes and associated parking and landscaping. A new coffee shop would be located on the western side of the site with a single drive-through lane on the west side of the proposed building. A new bank, Chase, would be constructed on the eastern side of the site with three drive-through lanes and an automatic teller lane on the western side of the proposed building.

Several setback variations are required for both buildings and parking lots. Staff believes these variations are warranted because they allow for the parking areas to be closer to 63rd Street and farther from the residential areas. Also, the property is characterized by having three front yards due to the resubdivision of the lots.

The site would use the twenty (20) foot public alley to the north for access and buffering to the adjacent residences. The project proposes a full access point on Leonard Avenue and an inbound only access point on Janes Avenue. All stacking for the drive-through lanes would occur on the subject property or the adjacent alley. The parking lot would be on the south and east sides of the property adjacent to 63rd Street and Leonard Avenue. Staff proposes a condition that would create a shared parking agreement between the two lots.

The intersection of 63rd Street and Leonard Avenue is signalized. The signal provides access to the shopping center on the south side of the street as well as Leonard Avenue. As part of the proposed development, Leonard Avenue will be widened and improved with a curb and gutter on both sides of the street. The road will be widened to create a new dedicated right turn lane from Leonard Avenue to 63rd Street. DuPage County installed a new sidewalk adjacent to the site along 63rd Street this year. The project also includes stormwater detention under the parking lot.

The project is summarized in the table below:

Zoning Requirements	Required	Provided
Front Yard Setback (63rd St)	25'	2.5' (Pking) , 52' (Bldg)
Front Yard Setback (Leonard)	25'	2' (Pking) , 69' (Bldg)
Front Yard Setback (Janes)	25'	15' (Pking & Bldg)
Rear Setback	20'	5.4' (Lot 1) 9.5' (Lot 2)
Rear Setback w/ Alley	NA	25.4' (Lot 1), 29.5' (Lot 2)
Building Height Starbucks	60'	18'
Building Height Chase Bank	60'	25' (south) 19.5' (north)
Floor Area Ratio	0.75	0.15
Parking	32	45
Open Space	5,366 sf (15%)	6,490 sf (19%)

Fourteen neighbors spoke at the public hearing on September 10, 2007, and expressed concerns about this project. These concerns included the encroachment of the commercial use into the residential neighborhood

increased traffic on Leonard Avenue and Janes Avenue, and noise. The Plan Commission expressed concern that the commercial use would alter the character of the neighborhood. Specifically, the Commission noted the access to the site from a residential street would create excess traffic in the neighborhood. The Plan Commission noted the proposal did not comply with the standards set forth in the Zoning Ordinance and unanimously recommended denial of the project. Staff recommended approval of the project and concurs with the recommendation to remand due to new information.

ATTACHMENTS

Request to Remand

Aerial Map

Site Plan

SCHAIN, BURNEY,
ROSS & CITRON, LTD.

LAW OFFICES

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April 24, 2008

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Via E-Mail jobrien@downers.us and First Class Mail

Jeff O'Brien
Village of Downers Grove
Planning and Community Development
801 Burlington Avenue
Downers Grove, IL 60515-4776

Re: PC 26-07
Bradford 63rd LLC Development
(Northwest corner of 63rd Street and Leonard Avenue)

Dear Mr. O'Brien:

Pursuant to our telephone conversation, this letter is to request that the Village of Downers Grove Village Council refer the above-referenced application back to the Plan Commission for consideration. On September 10, 2007, the Plan Commission considered the above-referenced case and failed to recommend approval of the Project. The applicant, Bradford 63rd LLC, respectfully requests that the Village Council refer the application back to the Plan Commission in order for the applicant to present additional and new evidence in support of its application. Specifically, the applicant would like to present evidence relative to the appropriateness of the land use designation for the subject property, the impact on surrounding property values, and evidence relative to traffic incidents in the vicinity of the property.

It is my understanding that the next available Village Council Workshop is May 27, 2008. We would greatly appreciate it if our request could be placed on that Village Council workshop agenda for consideration.

If you have any questions or require any additional information in support of our request, please do not hesitate to contact me.

Very truly yours,

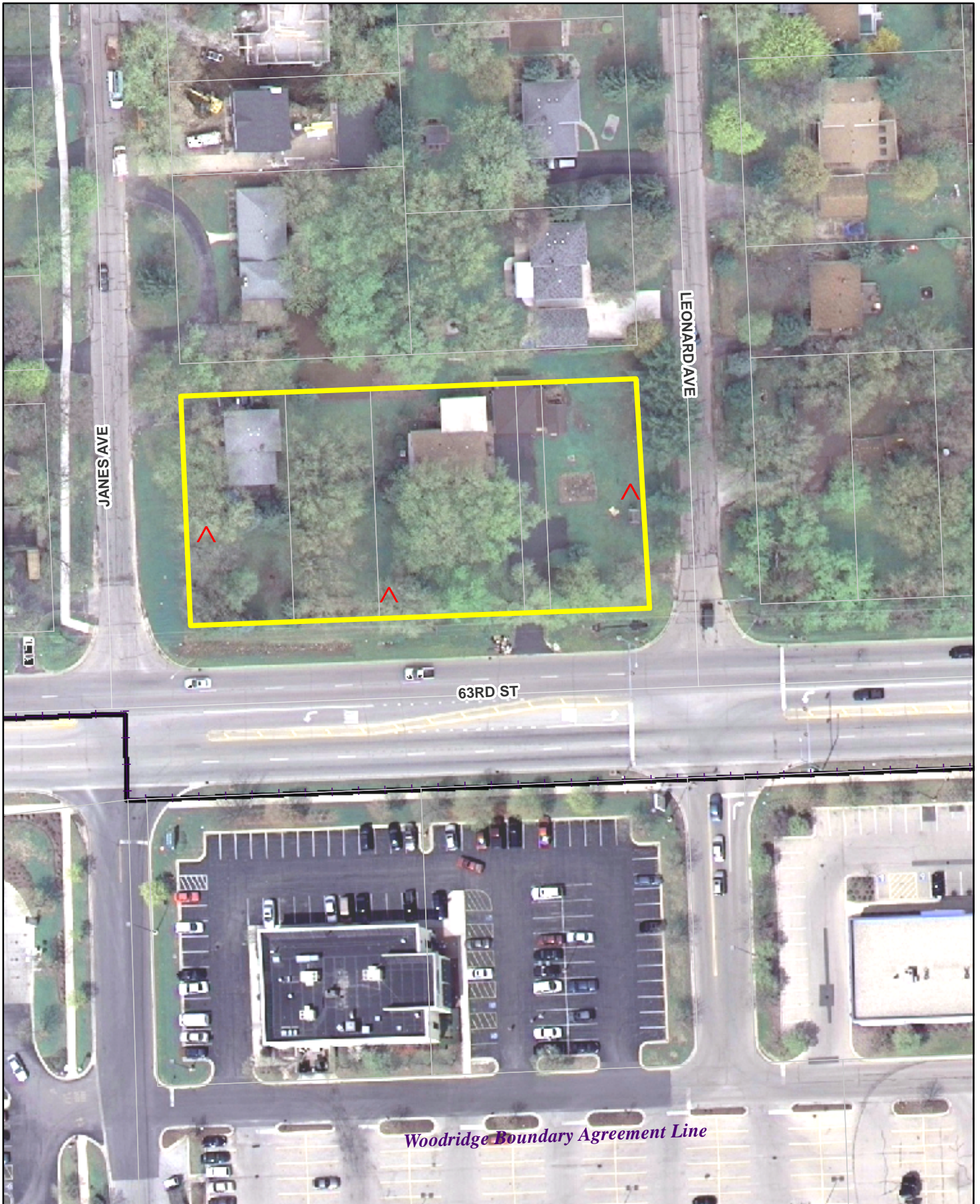
Katriina S. McGuire

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KSM/sd

cc: Steve Pagnotta
Jay Eck
Michael E. Ross

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**PC 26-07 - NW Corner 63rd & Leonard
(Planned Development, Map Amendment, Subdivision,
Special Use, Variations)**



V.A. Consultants, Inc.
 6301 724 9100 phone
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 www.vaconsultants.com

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	07/07/23	ISSUED FOR PERMIT			

PROJECT NO.	ISSUED BY	DATE
07073	MFC	07/07/23

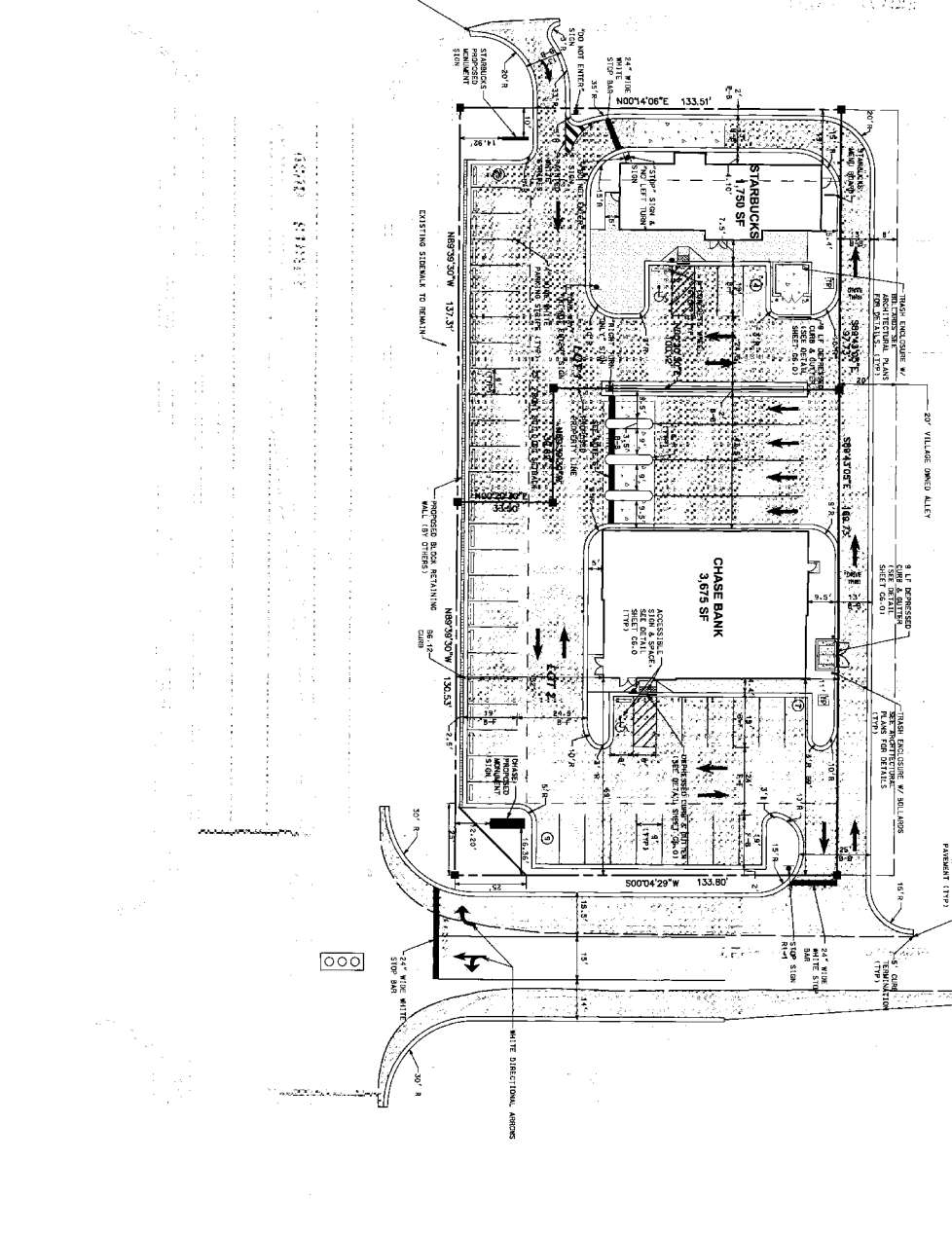
PROJECT NO.	ISSUED BY	DATE
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BRADFORD
 63RD L.L.C.
 ILLINOIS

DOMINERS GROVE

SITE PLAN

C3.0



PAVING LEGEND	
[Symbol]	REGULAR BITUMINOUS PAVEMENT 1.5" BRITANNICAS CONCRETE SURFACE COURSE (CLASS 1) 4" AGGREGATE BASE COURSE (CLASS 1)
[Symbol]	CONCRETE PAVEMENT 8" F.P.C. CONCRETE PAVEMENT 4" AGGREGATE BASE COURSE (CLASS 1)
[Symbol]	CONCRETE SIDEWALK 4" F.P.C. CONCRETE PAVEMENT 6" AGGREGATE BASE COURSE (CLASS 1)
[Symbol]	GRAVEL SHOULDER

SITE DATA	
LOT 1	4.524 ACRES
AREA	17,500 SF
PARKING	17 SPACES
LOT 2	0.48 ACRES
BUILDING	3,675 SF
PARKING	17 SPACES
TOTAL	0.804 ACRES
AREA	17,500 SF
PARKING	17 SPACES
REQUIREMENTS	25' FRONT SETBACK
	15' REAR SETBACK
	15' SIDE SETBACK

- NOTES:
- ALL CURB AND GUTTER SHALL BE 8x12 UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS REFER TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - A BOLT JOINT SHALL BE USED WHERE INDICATED DIMENSIONS ADOPT EXISTING DIMENSIONS PAVEMENT.
 - ALL TRAFFIC CONTROL SIGNALS SHALL BE TRAFFIC CONTROL SIGNALS, LATEST EDITION.
 - ALL SIGNAGE, LIGHTS, AND TIE-INS SHALL BE AS SHOWN ON THE PLAN.
 - PROVIDE 2" THICK 24" WIDE 4" x 4" WIDE PAVED WHITE STOP BAR PRIOR TO RE-ENTERING TRAFFIC. INSTALL A "STOP" SIGN AT EACH DRIVE.
 - DIMENSIONS GIVEN TO THE FACE OF BUILDING.
 - SEE LANDSCAPE PLAN FOR PLANT LOCATION AND DETAILS.
 - ALL LINE MARKINGS & STRIPING SHALL BE WHITE IN COLOR.