

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
JANUARY 27, 2009 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use to allow an Outpatient Eye Clinic in the Downtown Business District	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A Special Use Ordinance has been prepared to permit the construction of a 3,150 square foot outpatient eye clinic in the Downtown Business (DB) zoning district.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2008-2013 identified *Authentic Downtown – The Heart of Our Community*. Supporting these goals are the objectives *Increase Occupied Retail Commercial Business Space* and *Increase Retail Stores*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the February 3, 2009 active agenda per the Plan Commission's recommendation.

BACKGROUND

The petitioner is proposing to construct a 3,150 square foot one-story outpatient eye clinic and retail optical shop at 4958 Forest Avenue. The property is located at the northwest corner of Forest and Warren Avenues and is zoned DB, Downtown Business. In the DB district, outpatient medical offices under 3,000 square feet are permitted uses, but outpatient medical offices over 3,000 square feet require Special Use approval.

The proposed building is located at the southeast corner of the site with a 13-car parking lot located along the north and west property lines. The building is sited immediately adjacent to the east and south property lines as there are no setback requirements in the DB district. The clinic will house eight exam rooms, a surgery room, offices, a retail optical shop and other ancillary spaces. The building will be clad with brick, stone, and cement board siding.

The proposed building adheres to the structural specifications outlined in the Village's Downtown Pattern Book. The building's height and massing are similar to the building immediately to the west. The exterior of the building will be constructed with high-quality materials and provides a unique stone entry feature. The awnings, signage and windows on the east and south facades assist in creating a good streetwall along both Forest and Warren Avenues.

The proposal complies with all zoning requirements and is also consistent with the Future Land Use plan to maintain the area for commercial uses. The bulk characteristics of the development are summarized in the table below:

Zoning Requirements	Required	Provided
East Setback (Front)	0'	1'
South Setback (Front)	0'	1'
West Setback (Rear)	0'	63'
North Setback (Side)	0'	26'
Building Height	70'	17'-6"
Parking Spaces	13	13
Open Space (Total)	0 sq. ft.	1,200 sq. ft.

The petitioner is proposing to relocate the existing Warren Avenue curb cut to the east to accommodate the parking lot and improve the Forest Avenue curb cut to provide the proper turning radii. The Forest Avenue drive aisle is proposed as one-way westbound while the Warren Avenue drive aisle is proposed to be a two-way drive aisle. Staff believes this will create an internal traffic conflict at the northwest corner of the property. Staff recommended to the Plan Commission that the petitioner make the site a one-way only configuration going counter-clockwise around the site.

The proposed building will be partially located within the limits of a floodplain and compensatory storage will be required. In October 2008, the petitioner received a stormwater variance allowing for the building floor to be one foot above the base flood elevation and allowing for surface flow depths of 18 inches over the parking lot. The petitioner will be required to comply with the conditions of this variance and the remaining sections of the Village's Stormwater Management Ordinance including the requirements for Best Management Practices.

Staff believes the Special Use standards for approval have been met. The proposed eye clinic and retail optical shop complies with the DB regulations, is a desirable use and will contribute to the general welfare of the community. The development will not be detrimental to the health, safety, morals, general welfare or property values. The requested Special Use is listed as an allowable Special Use in Section 28.610(d) of the Zoning Ordinance.

The Plan Commission considered the petition at their January 5, 2009 meeting. The Plan Commission believes the petitioner's proposed traffic pattern is preferable to staff's recommendation. If staff's recommendation were followed, the Commission stated there is potential for a traffic back-up on Forest Avenue. As part of the Commission's recommended conditions of approval, the petitioner has submitted a revised site plan and auto-turn exhibit which identifies a car completing a three-point turn within the proposed parking lot. The revised plan is attached.

The Plan Commission found that the request met the standards for approval and recommended approval of the Special Use following the petitioner's proposed traffic pattern by a vote of 6:1. Staff concurs with the Plan Commission's recommendation. The dissenting member of the Commission believed that although it was a good development, the staff's traffic flow recommendation should be followed.

ATTACHMENTS

Aerial Map

Ordinances

Staff Report with attachments dated January 5, 2009

Minutes of the Plan Commission Hearing dated January 5, 2009

Revised site plan and auto-turn exhibit dated January 6, 2009



WARREN AVE

FOREST AVE

WARREN AVE

4958 Forest Avenue Location Map



ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE
TO PERMIT AN OUTPATIENT EYE CLINIC IN THE DOWNTOWN BUSINESS DISTRICT**

WHEREAS, the following described property, to wit:

Lot 15 and the East 20 feet of the South 67.5 feet of the alley lying West of and adjoining said Lot 15 (as vacated by Order recorded October 16, 1914 as Document 118318) in Block 4 E. H. Prince and Company's Addition to Downers Grove, being a subdivision in Sections 5, 6, 7 and 8, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 30, 1890 as Document 43600 in DuPage County, Illinois

Commonly known as 4958 Forest Avenue, Downers Grove, IL (PIN 09-08-115-029)

(hereinafter referred to as the "Property") is presently zoned in the "*DB, Downtown Business District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.610(d) of the Zoning Ordinance be granted to allow construction of an outpatient eye clinic in the Downtown Business District.

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition on January 5, 2009 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

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

SECTION 1. That Special Use of the Property is hereby granted to allow construction of an outpatient eye clinic within the Downtown Business zoning district.

SECTION 2. This approval is subject to the following conditions:

1. The Special Use shall substantially conform to the architectural plans submitted by David A. Schaefer Architects dated December 3, 2008; and engineering plans submitted by GC Engineering, Inc. dated August 6, 2008 and plotted on December 11, 2008, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The proposed development shall conform to the Village's Stormwater Management Ordinance except for those specific requirements which have been varied through Ordinance No. 5003 dated October 7, 2008.
3. A description of best management practices for stormwater that are incorporated into the site design and how they will function shall be prepared and submitted. The applicable design criteria such as soil type, vegetation, and land cover conditions draining to the best management practice along with appropriate calculations shall be included.
4. The petitioner shall provide an as-built drawing and storage calculations pertaining to the compensatory storage under the building after the foundation has been poured. No additional construction may take place until the as-built drawing and storage calculations have been approved by Village staff.
5. The proposed building shall have a manual and automatic fire detection system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
6. The proposed building shall have a complete automatic sprinkler system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
7. The petitioner shall improve the Forest Avenue curb cut to provide the proper turning radii.
8. The sidewalk on Warren Avenue must be removed and replaced to match the rest of the Downtown Streetscape Program. The drive approaches on both Forest Avenue and Warren Avenue shall be reconstructed to match the Downtown Streetscape Program. Generally, the sidewalks and drive approaches shall be constructed of colored concrete (Harvest Wheat per Village specifications) and have a California finish.
9. Prior to Village Council consideration, the petitioner shall provide an auto-turn exhibit and a revised site plan that identifies 9' by 21' parallel parking spaces, provides an additional striped area at the northwest corner of the parking lot, adjusts the six foot wide curb area adjacent to the proposed building, and relocates the trash enclosure. The auto-turn exhibit shall show a three-point turn being completed within the parking lot.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use to allow an outpatient eye clinic in the Downtown Business zoning district is hereby granted. Violation of any or

all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

Passed:

Published:

Attest: _____

Village Clerk



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JANUARY 5, 2009 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-05-09 4958 Forest Avenue	Special Use for an outpatient eye clinic over 3,000 square feet in the Downtown Business District	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting Special Use approval to construct a 3,150 square foot outpatient eye clinic in the Downtown Business district.

NOTICE

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

GENERAL INFORMATION

OWNER: Dr. Bruce Larson
126 W. First Street
Hinsdale, IL 60521

APPLICANT: Dan Loftus
GC Engineering, Inc.
5200 Main Street, Suite 210
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: DB, Downtown Business
EXISTING LAND USE: Vacant Bank
PROPERTY SIZE: 9,975 square feet (0.229 acres)
PINS: 09-08-115-029

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	DT, Downtown Transition	Residential, 25-60 DU/Acre
SOUTH:	DB, Downtown Business	Commercial
EAST:	DB, Downtown Business	Commercial
WEST:	DT, Downtown Transition	Residential, 25-60 DU/Acre

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. Project Summary
3. Preliminary Architectural Plans
4. Preliminary Engineering Plans

PROJECT DESCRIPTION

The petitioner is requesting Special Use approval to construct a 3,150 square foot outpatient eye clinic at the northwest corner of Forest Avenue and Warren Avenue. The property is zoned DB, Downtown Business. In the DB district, outpatient medical offices under 3,000 square feet are permitted uses, but outpatient medical offices over 3,000 square feet require Special Use approval.

A vacant bank building and parking lot are currently located on the 9,975 square foot site. The existing building will be demolished and a new building will be constructed. The clinic will house eight exam rooms, a surgery room, offices, an optical shop and other ancillary spaces. The one-story building will be 17.5 feet tall and will be clad with brick, stone, and cement board siding. The building would have a floor area ratio of 0.316.

The building will be located at the southeast corner of the site to form a streetwall along both Forest Avenue and Warren Avenue. There are no setback requirements in the DB district so the building is located immediately adjacent to the east and south property lines. The development provides 14 parking spaces to the north and west of the proposed building with approximately 1,200 square feet of open space.

The proposal complies with the bulk requirements of the Zoning Ordinance as outlined in the table below:

Zoning Requirements	Required	Provided
East Setback (Front)	0'	1'
South Setback (Front)	0'	1'
West Setback (Rear)	0'	63'
North Setback (Side)	0'	26'
Building Height	70'	17'-6"
Parking Spaces	13	14
Open Space (Total)	0 sq. ft.	1,200 sq. ft.

COMPLIANCE WITH FUTURE LAND USE PLAN

The Future Land Use Plan designates the site as Commercial. The proposed eye clinic and retail optical shop is a commercial use. Staff believes the proposed development is consistent with the intent of the Future Land Use Plan.

The proposed building meets the intent of the Village's Downtown Pattern Book. The building's height and massing are similar to the building immediately to the west. The building is proposed to be clad with high-quality brick and stone materials and the entryway is a unique stone feature. The awnings, signage and windows on the east and south facades assist in creating a good streetwall along both Forest Avenue and Warren Avenue.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned DB, Downtown Business. The proposed 3,150 square foot outpatient eye clinic is a permitted Special Use in the DB district. The proposed development meets the height and parking requirements of the Zoning Ordinance. The DB district does not require building setbacks therefore the location of the building creates a streetwall along both Forest Avenue and Warren Avenue.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner will relocate the existing Warren Avenue curb cut further to the east. The petitioner will be required to improve the Forest Avenue curb cut to provide the proper turning radii. The Forest Avenue drive aisle is proposed as one-way westbound while the Warren Avenue drive aisle is proposed to be a two-way drive aisle. Staff believes this will create a traffic conflict at the northwest corner of the property. Staff is recommending that the petitioner make the site a one-way only configuration going counter-clockwise around the site. Staff believes this is the best configuration as the location of the building would inhibit drivers exiting the site onto Forest Avenue to see pedestrians walking northbound. Additionally, this traffic pattern was followed by the bank prior to its closure.

The proposed building will be partially located within the limits of a floodplain. As such, the petitioner will be required to provide compensatory storage on the site for fill that has been placed within the floodplain. The petitioner is proposing to provide this storage within a crawl space underneath the proposed building. The petitioner also will be required to provide openings on two facades of the building to allow floodwaters to enter and recede during flood events. After the foundation has been poured and prior to any further construction, the petitioner will be required to provide staff with an as-built drawing and storage calculations pertaining to the storage. The petitioner will not be allowed to complete any further construction work until the storage as-built and accompanying calculations have been approved by staff.

The petitioner has received a stormwater variance allowing for the building floor to be one foot above the base flood elevation and allowing for surface flow depths of 18 inches over the parking lot. The petitioner will be required to comply with the conditions of this variance and the remaining sections of the Village's Stormwater Management Ordinance including the requirements for Best Management Practices.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans. The building location provides ample space for equipment to be located along the street or within the proposed parking lot. The building will be required to meet all fire and building codes including being equipped with both a manual and automatic fire alarm system and sprinkler system.

NEIGHBORHOOD COMMENT

Staff has not received any written neighborhood comment regarding the proposal at this time.

FINDINGS OF FACT

Staff believes the standards for a Special Use, as shown below, have been met. The proposed eye clinic and retail optical shop is a desirable use to provide vision services to the community. The use will contribute to the general welfare of the community. The development will not be detrimental to the health, safety, morals, general welfare or property values. The proposed development complies with the regulations of the DB zoning district. The requested Special Use is listed as an allowable Special Uses in Section 28.610(d) of the Zoning Ordinance.

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but

not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

- (a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*
- (c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*
- (d) That it is one of the special uses specifically listed for the district in which it is to be located.*

RECOMMENDATIONS

The proposed Special Use is compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition subject to the following conditions:

1. The Special Use shall substantially conform to the architectural plans submitted by David A. Schaefer Architects dated December 3, 2008; and engineering plans submitted by GC Engineering, Inc. dated August 6, 2008 and plotted on December 11, 2008, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The proposed development shall conform to the Village's Stormwater Management Ordinance except for those specific requirements which have been varied through Ordinance No. 5003 dated October 7, 2008.
3. A description of best management practices that are incorporated into the site design and how they will function shall be prepared and submitted. The applicable design criteria such as soil type, vegetation, and land cover conditions draining to the best management practice along with appropriate calculations shall be included.
4. The petitioner shall provide an as-built drawing and storage calculations pertaining to the compensatory storage under the building after the foundation has been poured. No additional construction may take place until the as-built drawing and storage calculations have been approved by staff.
5. The proposed building shall have a manual and automatic detection system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
6. The proposed building shall have a complete automatic sprinkler system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
7. The petitioner shall delineate a one-way counterclockwise traffic pattern throughout the site and install two 'Do Not Enter' signs at the Warren Avenue curb cut.
8. The petitioner shall improve the Forest Avenue curb cut to provide the proper turning radii.
9. The sidewalk on Warren Avenue must be removed and replaced to match the rest of the Downtown Streetscape Program. The drive approaches on both Forest Avenue and Warren Avenue shall be reconstructed to match the Downtown Streetscape Program. Generally, the sidewalks and drive approaches shall be constructed of colored concrete (Harvest Wheat per Village specifications) and have a California finish.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

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4958 Forest Avenue Location Map



ORDINANCE NO. 5003

**AN ORDINANCE GRANTING
STORMWATER VARIANCES FOR 4958 FOREST AVENUE**

WHEREAS, the Village has previously adopted the Downers Grove Stormwater & Flood Plain Ordinance (Chapter 26 of the Downers Grove Municipal Code, herein after referred to as the "Stormwater Ordinance"); and

WHEREAS, pursuant to the Stormwater Ordinance, new developments are to provide certain levels of flood protection; and

WHEREAS, pursuant to the Stormwater Ordinance, an application may be made for a variance for unique and extraordinary circumstances; and

WHEREAS, application has been made by the owners of the property located at 4958 Forest Avenue requesting a variance from certain flood protection elevations and a variance from storm water surface flow; and

WHEREAS, a public hearing was held on August 28, 2008 before the Downers Grove Stormwater and Flood Plain Oversight Committee which has recommended the granting of the variance request; and

WHEREAS, the Downers Grove Village Council has considered this matter and has determined that the applicant meets the requirements for a variance from the Stormwater Ordinance.

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

1. That a variance is hereby granted to permit the surface elevation of one(1) foot above the base flood elevation, in lieu of the three (3) foot minimum required per Section 26-62.3 of the Stormwater Ordinance.
2. That a variance is hereby granted to permit stormwater surface flow depths of eighteen (18) inches over parking lot pavement, in lieu of the twelve (12) inch maximum surface flow depths per Section 26-62.4 of the Stormwater Ordinance.
2. This variance is conditioned upon compliance with all applicable Village Ordinances, including those related to the location and construction of an eye care/medical facility and adjoining parking lot/loading area.
3. This ordinance shall be in full force and effect from and after its adoption in the manner provided by law.


 Mayor

Passed: October 7, 2008
 Attest: [Signature]
 Village Clerk



GC Engineering, Inc. (Illinois)

5200 Main Street
Suite 210
Downers Grove, Illinois 60515

December 10, 2008

David Fieldman, Village Manager
Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60515

Attention: Tom Dabariener, Community Development Director

**Subject: Proposed Larson Eye Center
4958 Forest Avenue
Petition for Plan Commission Consideration**

Mr. Fieldman and Mr. Dabariener:

On behalf of the Larson Eye Center, we are submitting herein a request to present a proposed development with a request for Special Use to the Village's Plan Commission meeting on January 5, 2009. In accordance with Village Code, we have prepared the attached drawings, exhibits and technical summary and offer the following data:

- Petition for Plan Commission
- Application Fee of \$550.00
- Play of Survey
- Project Summary/Narrative Letter
- Certification of Public Notice Information and List of Surrounding Property Owners
- Eight Plan Sets (One 24x36 and Seven 11x17)
- Color Renderings (One 24x36 and Seven 11x17)

The Larson Eye Center's practice provides a full range of Ophthalmologic and Optometric services utilizing the latest surgical techniques and the most sophisticated diagnostic equipment available. Larson Eye Center has been practicing since 1984 in Hinsdale and currently maintains offices in Downers Grove at Good Samaritan Hospital. Due to the success of their practice in Downers Grove and the surrounding communities, The Larson Eye Center is proposing to construct a permanent facility in Downers Grove's downtown Central Business District.

The proposed location is commonly known as 4958 Forest Avenue just north of the BNSF Railroad tracks at the intersection of Warren Avenue. The site is currently home to the now closed Downers Grove National Bank drive-thru facility. The proposed Larson Eye Center development would demolish the existing building and replace it with an approximately 3,150 sf state of the art eye center with both medical and retail uses.



GC Engineering, Inc. (Illinois)

5200 Main Street
Suite 210
Downers Grove, Illinois 60515

This Petition is being sought due to the current restriction on the size of medical facilities in the Downtown Business zoning district. As mentioned, to provide the necessary facility to meet their current and projected client load, the proposed facility has been designed to 3,150 sf. This includes eight exam rooms, two diagnostic rooms, on-site archive storage areas reception/waiting area, an optometry work room, retail areas and associated clerical and general office facilities. The current limitation on medical facilities within the zoning district is 3,000sf. Several attempts were made at keeping the overall size of the building under this limit; however in the end it was determined that the facility could not meet the needs of the anticipated use and remain below the zoning district limit.

It should be noted that all other requirements, including parking and ADA access, can be accommodated within the existing property. Additionally, the proposed development was presented to the Village's Stormwater and Floodplain Oversight Committee on August 28, 2008. Two exceptions were sought to minimize the impacts to the existing floodplain and surrounding properties. Both of the exceptions as well as the plan to mitigate impacts to the floodplain were recommended for approval and were unanimously adopted by the Village Council on September 23, 2008.

We thank you for your consideration in this important matter and request that you contact me if you have any questions or require any additional information.

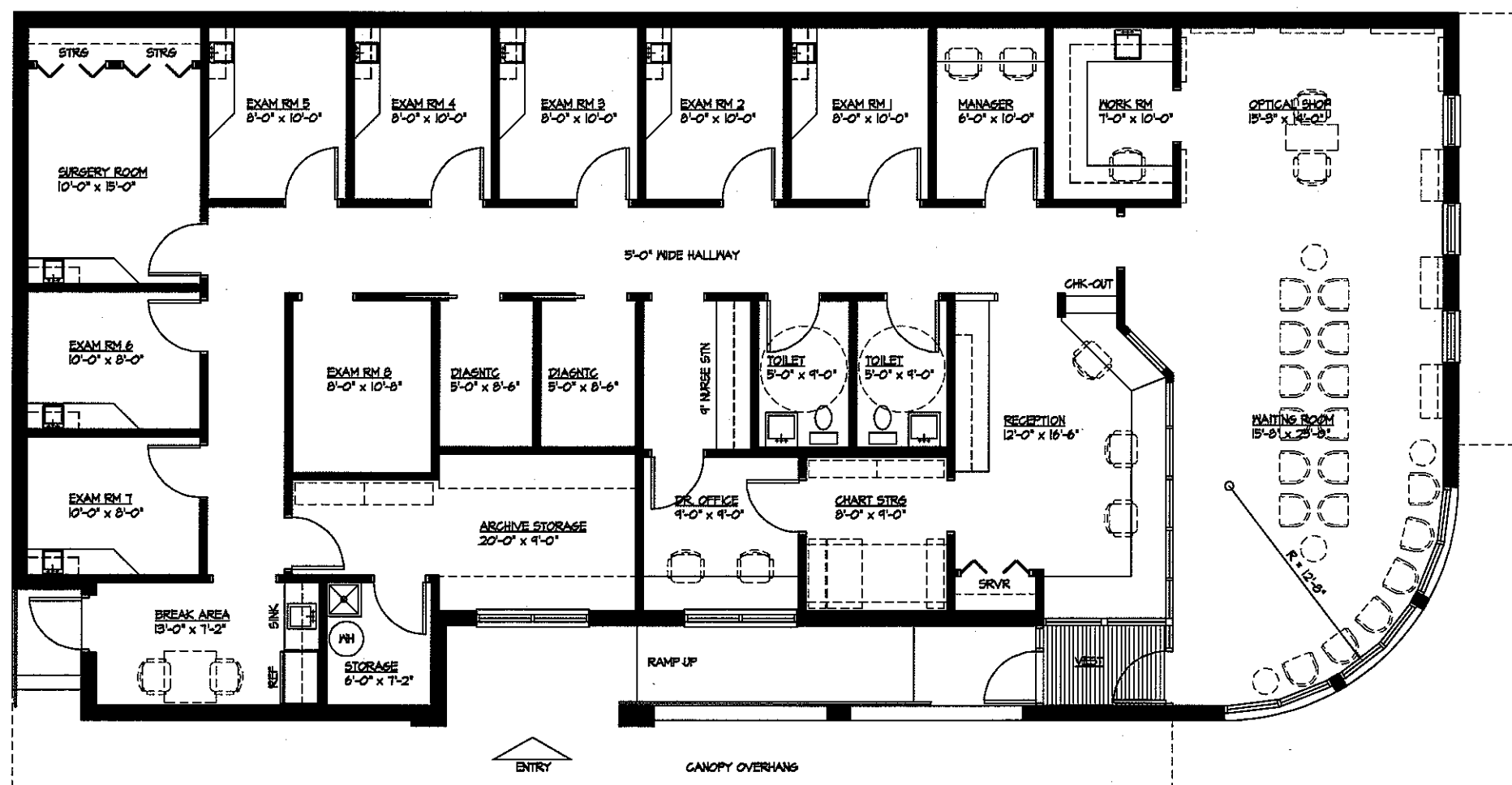
Sincerely,
GC ENGINEERING, INC.

Daniel J. Loftus, P.E.
Project Manager

cc: Dawn Keisling, Larson Eye Center, Ltd. 126 W. First Street Hinsdale, IL 60521

DAVID A. SCHAEFER ARCHITECTS
 5219 MAIN STREET
 DOWNERS GROVE, ILLINOIS 60515
 PH: 630.795.1823 FAX: 630.795.1826

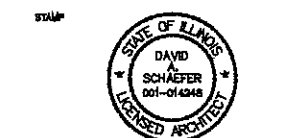
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1 GROUND FLOOR PLAN
 SCALE 1/4" = 1'-0"



NO.	DATE	DESCRIPTION



NOVEMBER 30, 2010
 EXPRESS: I HEREBY CERTIFY THAT THESE DOCUMENTS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE DO COMPLY WITH THE APPLICABLE BUILDING CODES.

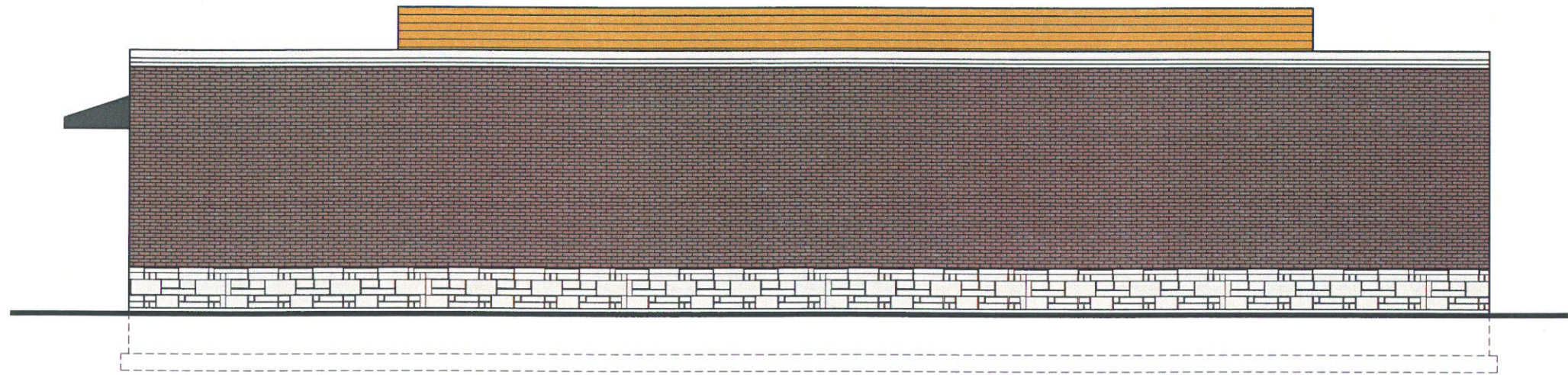
SIGNATURE _____ DATE _____

LARSON EYE CENTER
 WARREN AND FOREST AVE.
 DOWNERS GROVE, ILLINOIS 60515

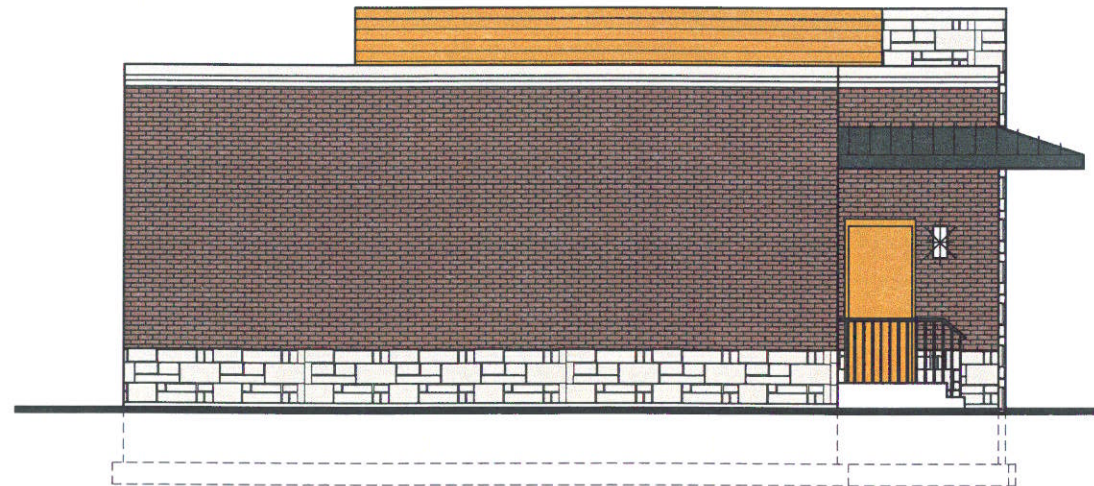
DRAWN BY: D. SCHAEFER	SHEET NO. A1
PROJECT NO. 08-166	
ISSUE DATE: DEC. 3, 2008	

DAVID A. SCHAEFER ARCHITECTS
 5219 MAIN STREET
 DOWNERS GROVE, ILLINOIS 60515
 PH: 630.795.1823 FAX: 630.795.1826

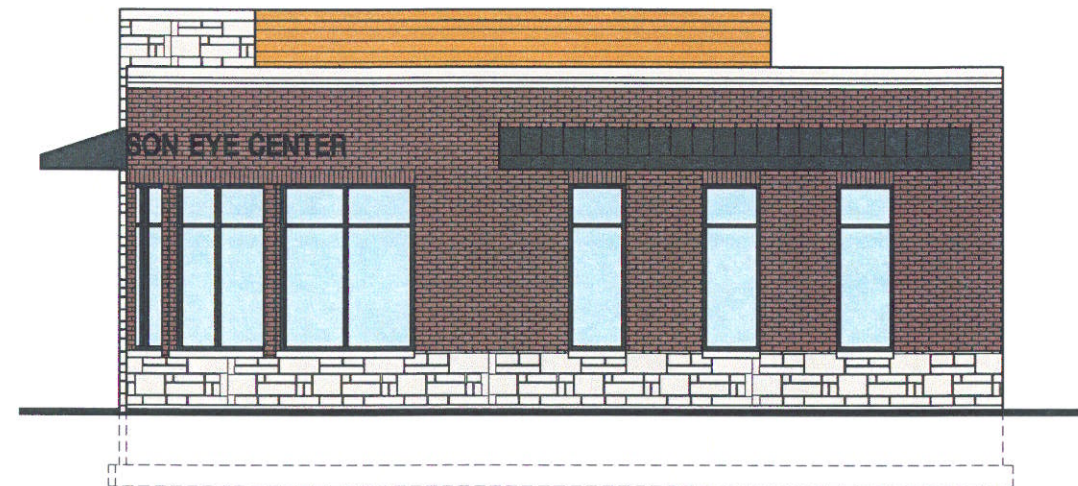
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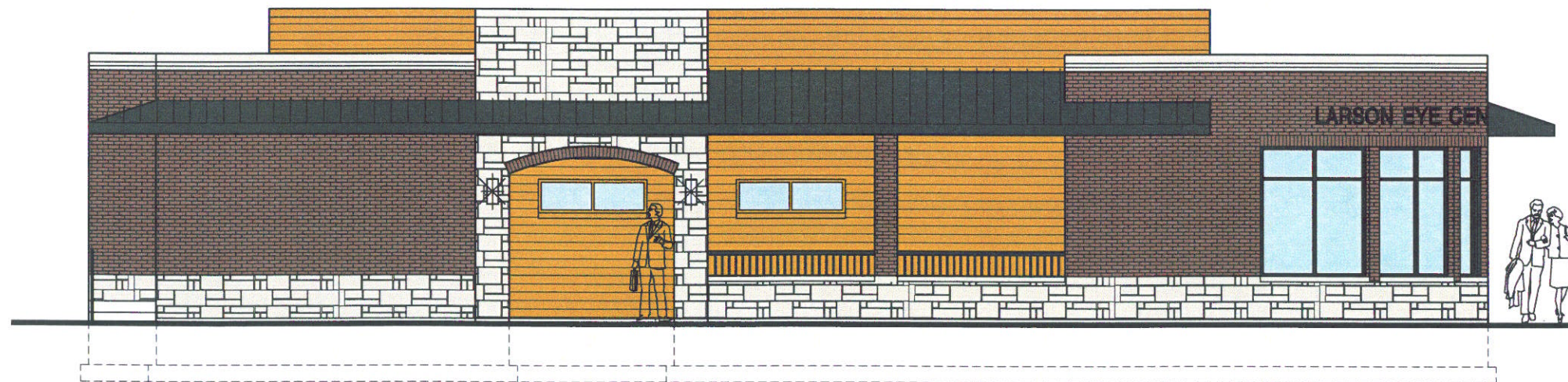
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 SCALE 1/4" = 1'-0"



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

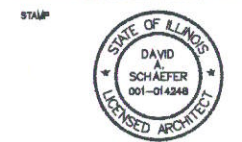


2 EAST ELEVATION
 SCALE 1/4" = 1'-0"



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

NO.	DATE	DESCRIPTION



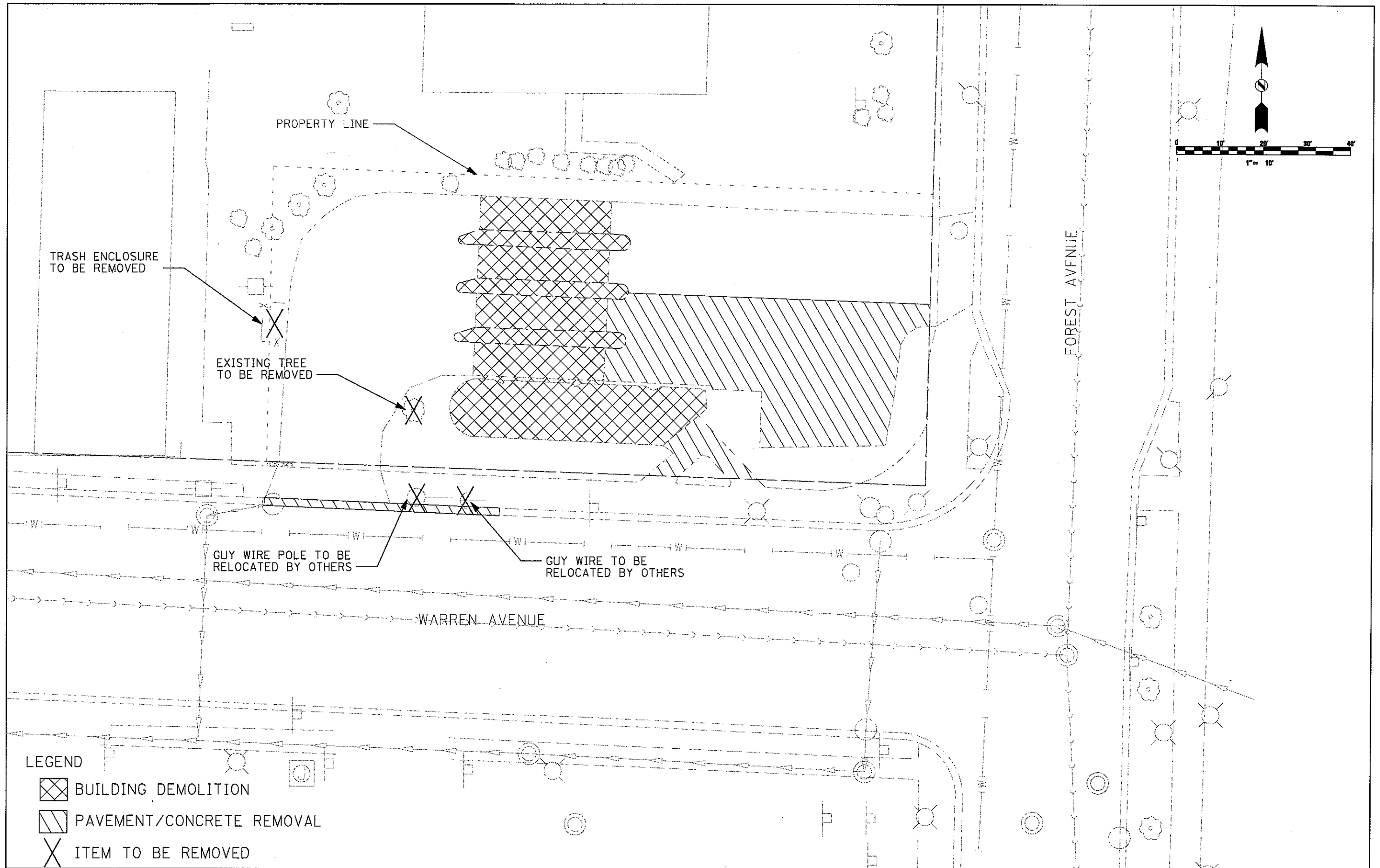
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 EXPIRES
 I HEREBY CERTIFY THAT THESE DOCUMENTS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE DO COMPLY WITH THE APPLICABLE BUILDING CODES.

SIGNATURE: _____ DATE: _____




LARSON EYE CENTER
 WARREN AND FOREST AVE.
 DOWNERS GROVE, ILLINOIS 60515

DRAWN BY:
 D. SCHAEFER
 PROJECT NO:
 08-168
 ISSUE DATE:
 DEC. 9, 2008

SHEET NO.
A2



LEGEND

-  BUILDING DEMOLITION
-  PAVEMENT/CONCRETE REMOVAL
-  ITEM TO BE REMOVED

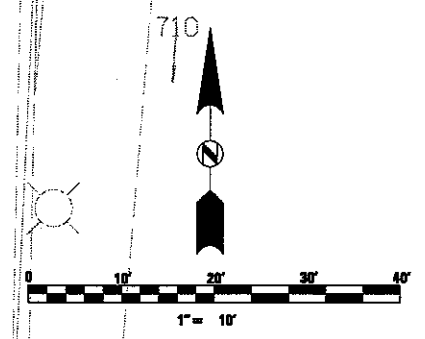
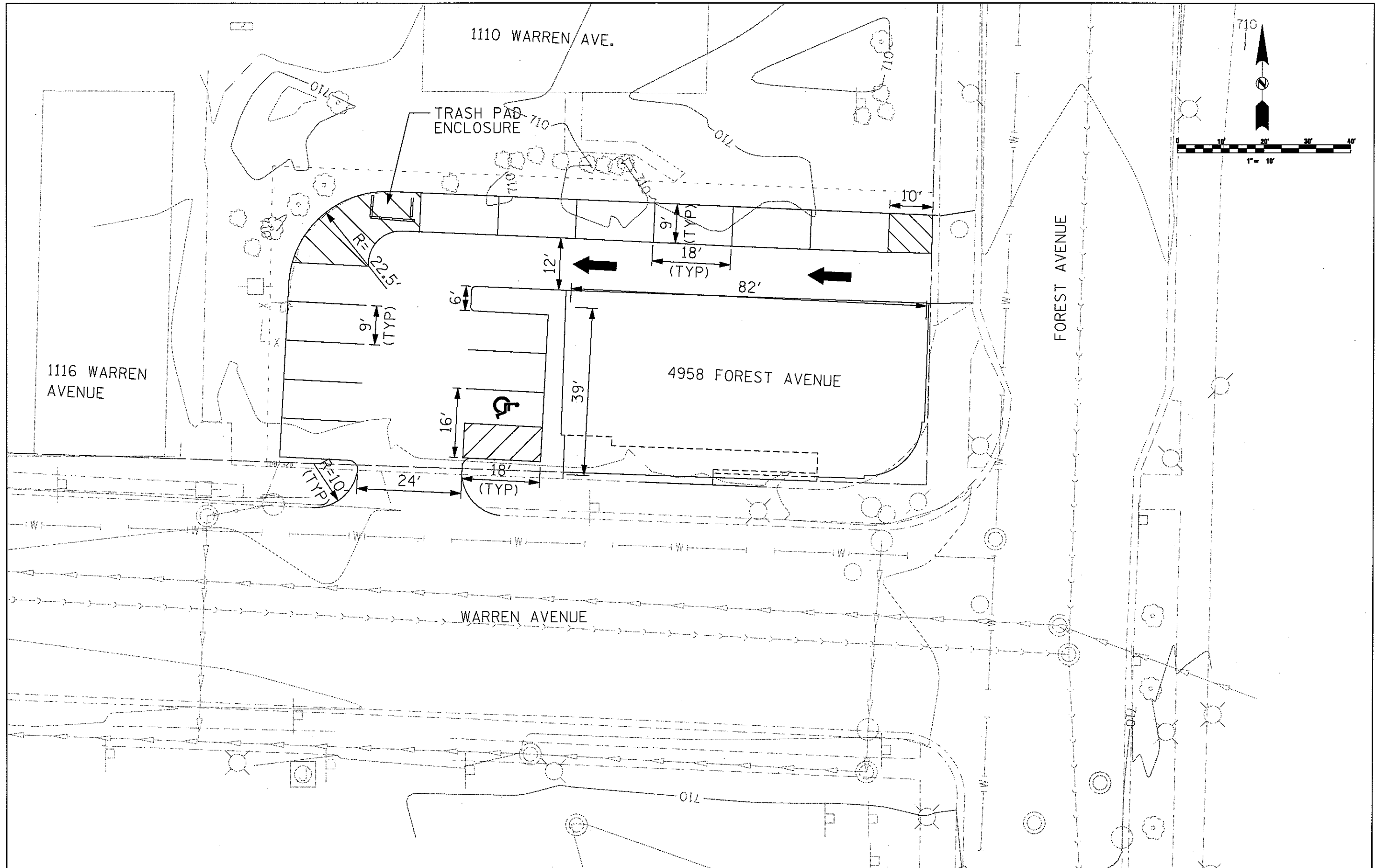
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	PLDT SCALE = 20.0000 ' / IN.	CHECKED - DJL	REVISED -
	PLDT DATE = 12/11/2008	DATE - 8/06/2008	REVISED -

**LARSON EYE CENTER
4958 FOREST AVENUE
DOWNERS GROVE, IL**

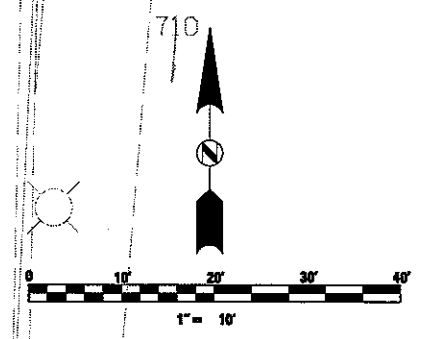
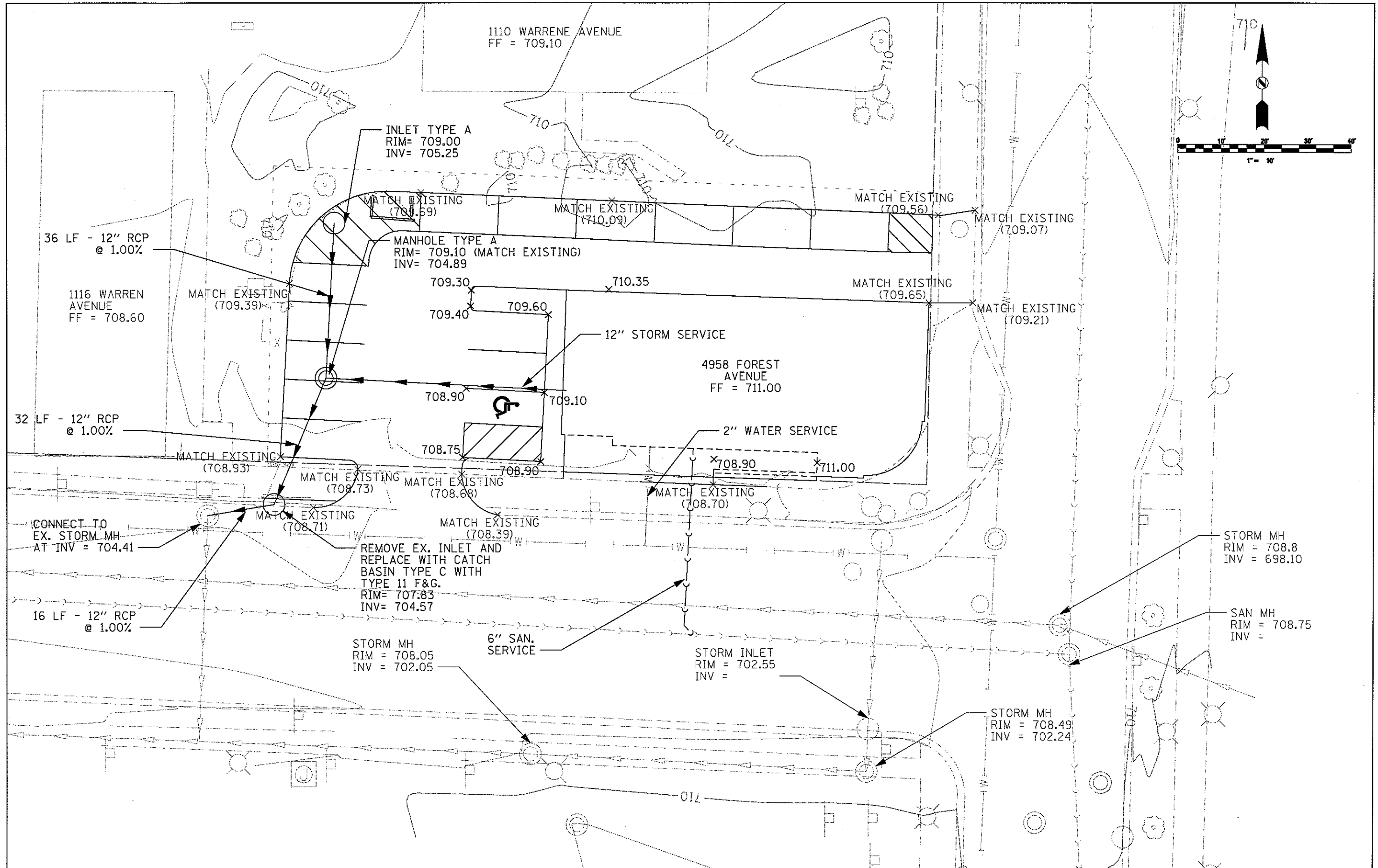
DEMOLITION PLAN

SCALE: 1" = 10' SHEET NO. 3 OF 9 SHEETS

TOTAL SHEETS	SHEET NO.
9	3



FILE NAME = M:\LarsonEyeCenter\0-1047\Cad\Deliverables\04-SitePlan.dgn	USER NAME = JWilliams	DESIGNED - JJW	REVISED -	LARSON EYE CENTER 4958 FOREST AVENUE DOWNERS GROVE, IL	PROPOSED SITE PLAN		TOTAL SHEETS	SHEET NO.
	PLOT SCALE = 20.0000' / IN.	DRAWN - JJW	REVISED -				9	4
	PLOT DATE = 12/11/2008	CHECKED - DJL	REVISED -					
	DATE - 8/06/2008	REVISED -						
					SCALE: 1" = 10'	SHEET NO. 4 OF 9 SHEETS		



FILE NAME =	USER NAME = jw11ems	DESIGNED - JJW	REVISED -	LARSON EYE CENTER 4958 FOREST AVENUE DOWNERS GROVE, IL	GRADING & UTILITY PLAN		TOTAL SHEETS	SHEET NO.
M:\LarsonEyeCenter\1047\Cad\Deliverables\1047-05-Grading.dgn	DRAWN - JJW	REVISED -	REVISED -		9	5		
PLOT SCALE = 28.8000' / IN.	CHECKED - DJL	REVISED -	REVISED -					
PLOT DATE = 12/11/2008	DATE - 8/06/2008	REVISED -	REVISED -					
					SCALE: 1" = 10'	SHEET NO. 5 OF 9 SHEETS		

ROLL CALL:

AYE: MRS. HAMERNIK, MRS. RABATAH, MR. COZZO, MR. MATEJCZYK, MR. WAECHTLER, MR. WEBSTER, CHAIRMAN JIRIK

NAY: NONE

MOTION CARRIED. VOTE: 7-0

PC-05-09 A petition seeking approval of a Special Use for an eye clinic in the DB zoning district, property located at the Northwest corner of Forest & Warren Avenues, commonly known as 4958 Forest Avenue, Downers Grove, IL (PIN 09-08-115-029); Daniel J. Loftus, P.E., Petitioner; Dr. Bruce Larson, Owner

Chairman Jirik swore in those individuals who would be speaking on File PC-05-09.

Mr. Popovich, Village Planner, indicated the petition is for a Special Use for a 3,150 square foot outpatient eye clinic and optical shop. In the Downtown Business Zoning District, an outpatient clinic less than 3,000 square feet is a Permitted Use, while clinics over 3,000 square feet require Special Use approval.

Mr. Popovich explained the 10,000 square foot site currently has a vacant bank building on it. The building will be demolished with the new eye clinic being constructed at the southwest corner of the site. There are no setback requirements in the DB district, thus the building is approximately one foot from the east and south property lines. The petitioner is proposing 14 parking spaces and 1,200 square feet of open space. Both the parking spaces and open space meet bulk regulations. Mr. Popovich stated the development meets the bulk regulations of the Zoning Ordinance.

Mr. Popovich noted the interior of the building would house eight exam rooms, a surgery room, optical shop and ancillary spaces. The exterior is brick, stone, and cement board siding.

Mr. Popovich stated the proposal meets the intent of the Future Land Use Plan, which designates the site as commercial. The proposal also meets the intent of the Village's Downtown Pattern Book. The height and massing are similar to neighboring buildings, the exterior materials are of a high quality and the building forms a good street wall along both Warren and Forest Avenues.

Mr. Popovich explained the proposed engineering improvements on the property. The Warren Avenue curb cut is being moved further to the east and the Forest Avenue curb cut will be improved to provide proper turning radii. Staff believes there is a traffic conflict at the northwest corner of the site where two-way traffic off Warren Avenue will conflict with one-way traffic coming in from Forest Avenue. Mr. Popovich noted staff and the Village's traffic engineer recommended a one-way counterclockwise traffic flow within the site.

Mr. Popovich noted the building would be partially located within a floodplain. As such, the petitioner is required to provide compensatory storage for any fill located within the floodplain. Mr. Popovich explained the petitioner is proposing to install this storage under the building. Staff supports this proposal and will require grates in at least two facades to allow water to enter and recede from the storage space. The petitioner will be required to provide an as-built drawing and

calculations regarding the storage after the foundation is poured before additional construction is allowed. No additional construction will be allowed until the as-built survey and calculations have been reviewed and approved by staff.

Mr. Popovich noted the applicant has received a stormwater variance to allow the building floor to be one foot above base flood elevation and to allow surface depths of 18 inches in the parking lot. Mr. Popovich stated the proposal would have to comply with all other regulations of the Village's Stormwater Ordinance, including provisions for stormwater best management practices.

Mr. Popovich stated the Village's Fire Prevention division reviewed the plans, and there is ample space for their equipment. Per Village requirements, the building will include a manual and automatic fire detection system and sprinkler system.

Per Mr. Popovich, no neighborhood comment had been received regarding this petition. Mr. Popovich stated the standards for Special Use approval have been met. The use is desirable and will contribute to the general welfare of the community and the downtown. The use will not be detrimental to the community's health, safety, morals or property values. The proposal complies with the Downtown Business zoning regulations and the proposed Special Use is allowable in the Downtown Business district.

In closing, staff recommended that the Plan Commission make a positive recommendation for the right-of-way vacation subject to staff's conditions within the staff report.

Mr. Matejczyk noted there is significant flooding in the area, which was particularly bad recently. He asked if the proposal would adequately drain the site as the property to the north of it had trouble during the most recent storms. Mr. Popovich noted staff reviewed the proposal and felt the proposal was sufficient. The storm sewers will tie into the existing main within Warren Avenue. Per Mr. Waechter's request, Mr. Millette, Assistant Director of Public Works, spoke about the flooding. He noted the site and sites to the north are located in a floodplain. The proposed community wide improvements are not slated to do any work in the floodplain as the floodplain has more regulations and stipulations for work within it. Mr. Millette noted the improvements in the Capital Plan might benefit the floodplain. He also said this development and the management of stormwater and the floodplain was acceptable, and the development would not make the area any worse.

A discussion ensued regarding the proposed one-way traffic pattern. Mr. Popovich noted staff was concerned with cars meeting head-on in the parking lot. Additionally, if all the parking spaces were taken up on the west side, the person would have to back out onto Warren Avenue to exit the site or go the opposite way down the one-way drive aisle. Discussion ensued about directional signage and the potential to place an 'entrance only' sign at the Forest Avenue curb cut. Staff explained why they felt it was important to have a one-way traffic pattern on the site, and signs could be used to assist the flow. Staff also noted traffic currently proceeds in a one-way counterclockwise fashion. Mr. Webster noted cars could currently enter the site via Forest Avenue, park and exit onto Forest Avenue.

Chairman Jirik asked that the petitioner's representative speak.

Mr. Dan Loftus, GC Engineering, represented the petitioner. He noted the petitioner was okay with all the staff requests except for the one-way traffic flow. He stated that ITE (Institute of

Transportation Engineers) traffic studies for this use identify 12 vehicle trips at peak time, six into the site and six exiting. Additionally, the plan is to identify the parallel parking spaces as employee only parking. Mr. Loftus noted the intersection of Forest and Warren Avenues where northbound traffic does not stop, but eastbound and southbound traffic does. Therefore, traffic moves slower southbound, and it could be difficult to enter the site if it is one-way counterclockwise. Based on this information, he believes the proposed traffic circulation is better than staff's recommendation. He believes people could make a three-point turn to exit the site if there were no parking spaces.

Mrs. Hamernik was concerned with the parallel parking spaces. Mr. Loftus noted the parking lot is the same footprint as it currently is. There is no curb at this location, and they will be proposing some landscaping immediately adjacent to the parking lots.

Mr. Waechtler inquired about the ownership of the property. Ms. Dawn Kiesling, Larson Eye Center, noted the eye center owns the property already. Ms. Kiesling noted the center performs eye exams, minor surgeries and sells glasses and contacts. She stated the eye center has offices at the Good Samaritan campus on Highland Avenue and in Hinsdale. The proposed office will meet all their requirements for storage and patient care. They are excited to be able to locate in downtown Downers Grove. She noted the typical hours of operation are 8 am to 6 pm, Monday through Friday with some weekend hours. Because they are a retail operation, the goal is to be open when people get off work and to catch commuters as they leave the train.

Chairman Jirik noted there are eight exam rooms and 18 seats in the waiting area. He was concerned about the amount of traffic in the parking lot. Ms. Kiesling noted the center is a family practice, so many times a parent is waiting while a child is in the exam room, or elderly patients are driven to the center and that person waits. Although it is desirable, she did not anticipate the center ever being that busy. Ms. Kiesling noted there are on-street parking spaces that some clients could use as well. If a one-way counterclockwise pattern were proposed, it would inhibit the ability of people to find on-street parking.

Chairman Jirik opened up the meeting to public comment. No comments were received. Chairman Jirik closed Public Participation.

Mr. Loftus closed by thanking the Commission for their consideration.

Mr. Matejczyk believes this is an excellent use for the property. He does not agree with staff's recommendation regarding a one-way traffic flow. He believes it will be more difficult to turn left into the site from Forest Avenue as Forest Avenue gets backed up going southbound during the day and even more so when a train is stopped at the intersection. He believes the natural way is to have both an in and out at Warren Avenue. He does not believe people would have to back out of the parking lot onto Warren Avenue. He stated he makes three-point turns in parking lots downtown and that is something to which you become accustomed.

Mr. Cozzo noted the petitioner has proposed one extra parking space, and the extra space could be striped to provide for a larger turnaround area. Per Mrs. Hamernik's question, staff noted the parallel parking spaces would have to be modified to be 9 feet by 21 feet as 18 feet in length is too short for parallel parking as currently presented on the site plan. As such, one parallel space will most likely be lost.

Mr. Webster noted parking lots have dead-ends, but typically a bull nose is established so the last spaces can exit the site. He agreed with Mr. Matejczyk that the best solution is to have internal conflict rather than stop traffic and conflict on Forest Avenue. He believes if the parallel spaces are reworked and the trash enclosure relocated, a three-point turn could be easily accomplished.

Mrs. Rabatah asked staff if traffic along Forest Avenue was considered. Mr. Popovich noted staff did consider all traffic patterns around the site and felt there was adequate space on Forest Avenue to allow a car to pass a vehicle waiting to turn left into the site. The staff was concerned with the internal conflict.

Mr. Waechtler noted there would still be traffic conflicts on Warren Avenue if the proposed traffic pattern were approved. He noted it might be difficult to make a left turn into the site.

The Commission continued to discuss the traffic pattern and felt it would be best if the petitioner submitted a revised site plan to staff prior to Village Council consideration so that the two-way and one-way traffic pattern as proposed could continue. The revised site plan should show the correct parallel parking space dimensions, additional striping at the northwest corner of the parking lot, a relocated dumpster, and potentially a smaller curb perpendicular to the building and adjacent to the last parking space. Mr. Loftus responded they would be able to provide the revised site plan and would also provide a three-point turn exhibit identifying the ability of a car to maneuver a three-point turn within the parking lot.

WITH RESPECT TO FILE PC-05-09, MR. WEBSTER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE ARCHITECTURAL PLANS SUBMITTED BY DAVID A. SCHAEFER ARCHITECTS DATED DECEMBER 3, 2008; AND ENGINEERING PLANS SUBMITTED BY GC ENGINEERING, INC. DATED AUGUST 6, 2008 AND PLOTTED ON DECEMBER 11, 2008, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. THE PROPOSED DEVELOPMENT SHALL CONFORM TO THE VILLAGE'S STORMWATER MANAGEMENT ORDINANCE EXCEPT FOR THOSE SPECIFIC REQUIREMENTS WHICH HAVE BEEN VARIED THROUGH ORDINANCE NO. 5003 DATED OCTOBER 7, 2008.**
- 3. A DESCRIPTION OF BEST MANAGEMENT PRACTICES FOR STORMWATER THAT ARE INCORPORATED INTO THE SITE DESIGN AND HOW THEY WILL FUNCTION SHALL BE PREPARED AND SUBMITTED. THE APPLICABLE DESIGN CRITERIA SUCH AS SOIL TYPE, VEGETATION, AND LAND COVER CONDITIONS DRAINING TO THE BEST MANAGEMENT PRACTICE ALONG WITH APPROPRIATE CALCULATIONS SHALL BE INCLUDED.**
- 4. THE PETITIONER SHALL PROVIDE AN AS-BUILT DRAWING AND STORAGE CALCULATIONS PERTAINING TO THE COMPENSATORY STORAGE UNDER THE BUILDING AFTER THE FOUNDATION HAS BEEN POURED. NO ADDITIONAL CONSTRUCTION MAY TAKE PLACE UNTIL THE AS-BUILT DRAWING AND STORAGE CALCULATIONS HAVE BEEN APPROVED BY STAFF.**

5. **THE PROPOSED BUILDING SHALL HAVE A MANUAL AND AUTOMATIC FIRE DETECTION SYSTEM INSTALLED THROUGHOUT IN A MANNER ACCEPTABLE TO THE VILLAGE. ALL AREAS OF THE BUILDING SHALL BE PROTECTED.**
6. **THE PROPOSED BUILDING SHALL HAVE A COMPLETE AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT IN A MANNER ACCEPTABLE TO THE VILLAGE. ALL AREAS OF THE BUILDING SHALL BE PROTECTED.**
7. **THE PETITIONER SHALL IMPROVE THE FOREST AVENUE CURB CUT TO PROVIDE THE PROPER TURNING RADII.**
8. **THE SIDEWALK ON WARREN AVENUE MUST BE REMOVED AND REPLACED TO MATCH THE REST OF THE DOWNTOWN STREETScape PROGRAM. THE DRIVE APPROACHES ON BOTH FOREST AVENUE AND WARREN AVENUE SHALL BE RECONSTRUCTED TO MATCH THE DOWNTOWN STREETScape PROGRAM. GENERALLY, THE SIDEWALKS AND DRIVE APPROACHES SHALL BE CONSTRUCTED OF COLORED CONCRETE (HARVEST WHEAT PER VILLAGE SPECIFICATIONS) AND HAVE A CALIFORNIA FINISH.**
9. **PRIOR TO VILLAGE COUNCIL CONSIDERATION, THE PETITIONER SHALL PROVIDE AN AUTO-TURN EXHIBIT AND A REVISED SITE PLAN THAT IDENTIFIES 9' BY 21' PARALLEL PARKING SPACES, PROVIDES AN ADDITIONAL STRIPED AREA AT THE NORTHWEST CORNER OF THE PARKING LOT, ADJUSTS THE SIX FOOT WIDE CURB AREA ADJACENT TO THE PROPOSED BUILDING, AND RELOCATES THE TRASH ENCLOSURE. THE AUTO-TURN EXHIBIT SHALL SHOW A THREE-POINT TURN BEING COMPLETED WITHIN THE PARKING LOT.**

SECONDED BY MR. MATEJCZYK.

ROLL CALL:

AYE: MR. WEBSTER, MR. MATEJCZYK, MR. COZZO, MRS. HAMERNIK, MRS. RABATAH, CHAIRMAN JIRIK

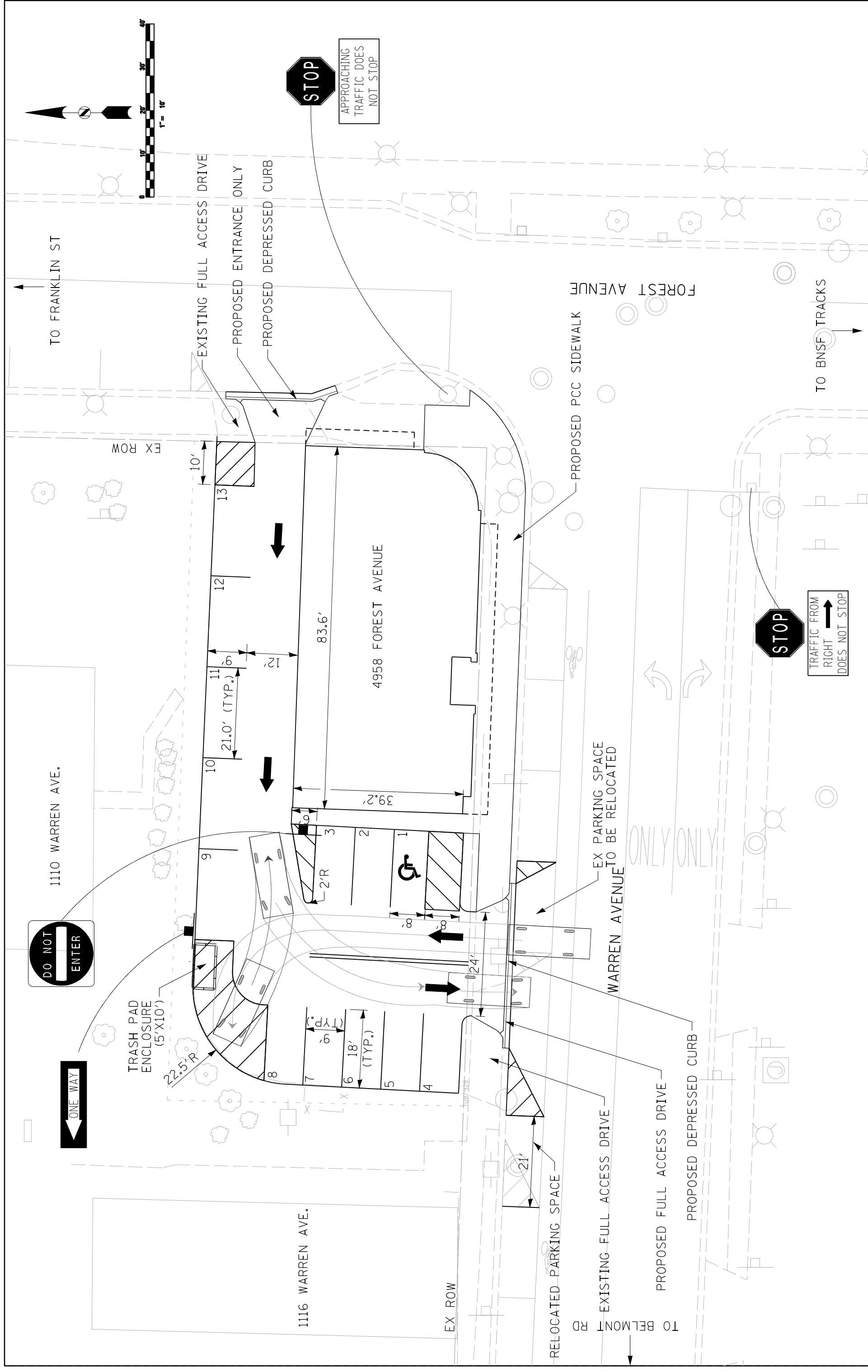
NAY: MR. WAECHTLER

MOTION CARRIED. VOTE: 6-1

Mr. Waechtler concurs with staff and the traffic manager. He believes there is a traffic conflict within the project site. He commended the petitioner for a good site plan but believes there is an internal traffic conflict.

Mr. O'Brien followed by explaining the notion of Best Management Practices. Best Management Practices is a new stormwater term that will become more common in the future. The County adopted Best Management Practices last year and they became effective in August 2008. The Village automatically adopted them and is working with applicants. Mr. Millette noted these practices treat pollutants in run-off on-site before it enters the public stormwater system.

Mr. O'Brien noted the next meeting in February would include the redevelopment of the BP gas station at 75th and Lemont and a text amendment for temporary uses.



DO NOT ENTER

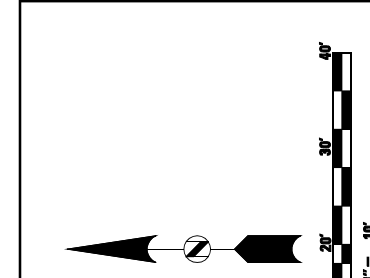
ONE WAY

STOP

APPROACHING TRAFFIC DOES NOT STOP

STOP

TRAFFIC FROM RIGHT DOES NOT STOP



FILE NAME = M:\LarsonEyeCenter\0-1847\Cad\Deliverables\dl047-04-SitePlan.dgn	DESIGNED - JWJ	REVISED - 01/06/2009	PROPOSED SITE PLAN		TOTAL SHEETS 9	SHEET NO. 4
PLOT SCALE = 20.0000' / 1" IN.	DRAWN - JWJ	REVISED -	LARSON EYE CENTER 4958 FOREST AVENUE DOWNERS GROVE, IL		SHEETS 9	SHEET NO. 4
PLOT DATE = 1/7/2009	CHECKED - DJL	REVISED -	SCALE: 1" = 10'		SHEETS 9	SHEET NO. 4
	DATE - 8/06/2008	REVISED -	SHEET NO. 4 OF 9 SHEETS			