

VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING  
MARCH 2, 2009, 7:00 P.M.

Chairman Jirik called the March 2, 2009 meeting of the Plan Commission to order at 7:00 p.m. and asked for a roll call:

**PRESENT:** Chairman Jirik, Mr. Beggs, Mr. Cozzo, Mrs. Hamernik, Mr. Matejczyk, Mr. Quirk  
Mrs. Rabatah, Mr. Waechtler, Mr. Webster

**ABSENT:** None

**STAFF PRESENT:** Mr. Jeff O'Brien, Planning Manger; Mr. Damir Latinovic, Village Planner

**VISITORS:** Jennifer Lawrence, 4736 Linscott Ave., Downers Grove

Chairman Jirik led the Plan Commissioners in the recital of the Pledge of Allegiance. The meeting's protocol followed.

Chairman Jirik noted a change in the agenda. He announced the following application:

**PC-07-09** A petition seeking Zoning Map Amendment to rezone a portion of the property commonly known as 340 Burlington Avenue, specifically three existing parcels (PIN's 09-09-109-015,-016,-017) located east of the existing building, from B-2, General Retail Business to B-3, General Services & Highway Business district. The property is located at the Northwest corner of Burlington & Wilcox Avenues, commonly known as 340 Burlington Avenue, Downers Grove (PIN 09-09-109-013, -014, -015,-016,-017); Brian McLachlan, Petitioner; Oak Properties, Ltd., Owner

Would not be discussed at the meeting. Per staff, this matter was deferred and will require a republishing in the newspaper. The petition will be on the April 6, 2009 agenda and be the first agenda item. No further action is required from the board.

**MINUTES OF THE FEBRUARY 2, 2009 MEETING - MR. MATEJCZYK MADE A MOTION TO APPROVE THE MINUTES AS PREPARED, SECONDED BY MR. WEBSTER. MOTION CARRIED BY VOICE VOTE OF 7-0.**

**PC-06-09** A petition seeking a Final Plat of Subdivision to consolidate two existing lots into one new lot for the property located on the West Side of Linscott Avenue, approximately 100 feet North of Prairie Avenue, commonly known as 4736 Linscott Avenue, Downers Grove (PIN 09-07-205-022-023); Rodney & Jennifer Lawrence/Petitioners/Owners

Mr. Latinovic explained the petition is for the property commonly known as 4736 Linscott Avenue, zoned R-4 Single-Family Residence District which consists of two lots of record, with the south lot improved with a single-family residence and detached garage. The north lot is vacant and is used as open space by the owners. The petitioner wishes to consolidate the two lots into one 100-foot wide by 132-foot deep lot to allow for a future addition to her home without crossing the property line.

Both the Village's Future Land Use Plan and Land Use Map designate the property as Residential. The consolidation will allow the property owner to add an addition onto the northern part of the residence and maintain the property for residential use. The existing Residential use is a permitted use in the district. Also, the consolidation of the two existing lots into one larger lot will increase the side yard setback from five feet to ten feet. To date, no new construction is being proposed by the petitioner, and any future addition will have to meet all Zoning Ordinance requirements.

The proposed new lot will meet all minimum lot dimension requirements. At this time, the petitioner has not requested any exceptions from the Subdivision Ordinance. The new combined lot will include an existing five-foot wide utility easement along the rear property line and new five-foot wide easements along the north and south property lines, which meet the public utility easement requirements.

Staff has not received any comments from the neighbors. Staff believes the proposed Final Plat of Subdivision to consolidate the two existing lots into one new lot is consistent with the Zoning and Subdivision Ordinances and other planning objectives of the Village.

Staff recommends the Plan Commission make a positive recommendation for the Final Plat of Subdivision associated with PC-06-09 to the Village Council subject to the one condition outlined in the Staff Report.

For clarification to the petitioner, Ms. Hamernik asked if the increase in side yard setback would put the house as a legal non-conforming house. Mr. Latinovic did not recall how far the existing house was from the existing south property line but indicated the change in the required side yard setback could create a legal non-conforming structure, if the existing house is not already a nonconforming structure. If the existing house is less than 10 feet from the south property line it would not comply with the new side yard setback and the house becomes a legal nonconforming structure. If the house is damaged by any means past 50% of its value, it would have to be constructed back in full compliance with the current code, which would require a 10-foot setback from the south property line. Mr. Latinovic stated this issue was discussed with the petitioner, and the petitioner is fully aware of the situation.

Mr. Matejczyk inquired about a swimming pool that used to be on this lot and similar situations were pools are constructed on vacant lots adjacent to homes. Mr. Latinovic stated prior to the zoning change in September 2006, multiple lots of records were considered a one zoning lot, and the owners were allowed to cross boundaries within their property and construct accessory structures, such as pools on vacant but adjacent lots of record. Now, a zoning lot coincides with a lot of record and all structures must be on one lot of record or a special use must be obtained.

Asked how many lot consolidations the Village was seeing, staff stated the Village has been seeing an increase since the change in the Zoning Ordinance in 2006. Mr. Latinovic recalled the consolidations are being created for larger lots and to clean up the smaller, non-conforming lots, which was the Village Council's intent.

Ms. Jennifer Lawrence, petitioner/owner of the property, reiterated her goal was to consolidate the two lots, which she purchased approximately ten years ago. Eventually she would like to add an addition to the north side of the home but keep a large portion of the current yard. As to relocating the driveway after the addition is added, she intends to have an attached garage on the addition

given that a driveway cut already exists on the northern property. The second driveway cut would be removed and restored to a yard.

Chairman Jirik opened up the meeting to public comment. There being no public comment, public participation was closed.

Mr. Matejczyk stated that he is familiar with the property and supports the petition to consolidate the lots to allow for future home expansion.

**WITH RESPECT TO FILE PC- 06-09, MS. HAMERNIK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR THE FINAL PLAT OF SUBDIVISION, SUBJECT TO THE FOLLOWING CONDITION:**

- **THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE R&J LAWRENCE RESUBDIVISION PLAT PREPARED BY LANDMARK ENGINEERS AND SURVEYORS, DATED JANUARY 15, 2009 EXCEPT AS SUCH PLAN MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**

**MR. WAECHTLER SECONDED THE MOTION.**

**ROLL CALL:**

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

**NAY: NONE**

**MOTION CARRIED. VOTE: 9-0**

Mr. O'Brien confirmed the next meeting would be April 6, 2009 with two agenda items. An annual report was available in the back of the room for commissioners' review. The TCD-3 workshop will kick off on March 4, 2009, at 7:00 p.m., Downers Grove South High School in the Cafetorium, Entrance No. 2. He encouraged Commissioners to attend. A brief explanation of the format followed. Staff hopes to walk away from that meeting with an understanding of the community's issues and concerns.

**MRS. HAMERNIK MOVED TO ADJOURN THE MEETING. MRS. RABATAH SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 7:30 P.M.**

/s/ Celeste K. Weilandt  
Celeste K. Weilandt  
(As transcribed by MP-3 audio)

Approved April 8, 2009

**TRANSPORTATION AND PARKING COMMISSION**

Minutes

March 11, 2009, 7:00 p.m.

Downers Grove Public Works Facility  
5101 Walnut Avenue, Downers Grove

Co-Chairman Wendt called the March 11, 2009 meeting of the Transportation and Parking Commission to order at 7:05 p.m. Roll call followed and a quorum was established.

**ROLL CALL:**

Present: Co-Chairmen Gress and Wendt; Members Schiller, Stuebner, Saricks, Cronin, Van Anne, Barry

Staff Present: Village Engineer, Mike Millette; Transportation Division Manager Dorin Fera; Police Officer Sembach; Recording Secretary Megan Dugard

Visitors: Mr. Clarence Rak, 823 Claremont Dr.; Ms. Sandy Lietka, 755 Claremont Dr.; Ms. Judy and Mr. Harold Witkov, 718 Claremont Dr.; Mr. John Wray, 916 Claremont Dr.; Mr. Larry Ferries, 6954 Meadowcrest Dr.; Mr. Steve Dubman, 759 Ridgecrest; Mr. Bob Claes, 814 Claremont Dr.; Mr. John Kaderabek, 601 Claremont Dr.; Mr. Jim Wilson, 520 Claremont Dr.; Mr. John Kammerer, 7016 Blackburn Ave.; Mr. Bill Wrobel, 7800 Queens Ct.; Mr. Bart Davis, 507 Claremont Dr.; Mr. Don and Ms. Dianne Apel, 800 Claremont Dr.; Ms. Andrea Feldman, 1120 Oak Hill Road; Mr. Kris Shields, 1100 Oak Hill Rd.; Mr. C Reising, 612 Claremont Rd.; Mr. Charles Ivers, 7113 Osage; Ms. Lisa and Mr. Todd Woodman, 500 Claremont Dr.; Mr. Paul Jarose, 831 Claremont Dr.; Mr. Bob Schmid, 7109 Lyman; Mr. Andrew Cotter, 761 Ridgeview; Mr. Paul Salce, 1140 Oakhill Road; Ms. Deb Schuntzler, 431 Valley View Dr.; Mr. Ron Rodi, 425 Valley View Dr.; Ms. Nancy McGregor, 7204 Grand Ave.; Ms. Michele and Mr. Dennis York, 418 Claremont Dr.; Mr. Dave Fisher, 815 Claremont Dr.

Co-Chairman Wendt informed the commissioners and the public the meeting was being recorded on Village-owned equipment to aid in the preparation of the meeting minutes.

**APPROVAL OF THE DECEMBER 10, 2008 TRANSPORTATION & PARKING MINUTES**

**MR. SCHILLER MADE A MOTION TO APPROVE THE MINUTES OF DECEMBER 10, 2008. MR. STUEBNER SECONDED THE MOTION. THE COMMISSIONERS APPROVED THE MINUTES.**

**PUBLIC COMMENTS - None**

**File #01-09 Sidewalk Matrix Update** – Village Engineer, Mr. Mike Millette referenced the updated Sidewalk Matrix in front of the commissioners. Staff was requesting approval of the last two years of the matrix, recalling for the co-chairmen that the approval of the Sidewalk Matrix traditionally occurred in March or April and that this commission had not yet been established last year to approve the matrix. Because Year 5 of the matrix did not occur last year, it was now reflected as Year 4. However, a Year 5 element of the matrix was created. Mr. Millette reviewed the history of the matrix and explained how the projects moved within the matrix. The matrix will be adjusted for the budget and conform to the Five-Year Community Investment Program. To date, Mr. Millette explained that the village was at about the 2012 construction season and the department would be heading into the 2013 season with no projected budget currently existing. He sees a larger part of the project list going into the 2013 budget plan with the remainder to be completed in 2014, given current funding levels.

Transportation Manager Mr. Fera explained some of the major and minor factors affecting the various sidewalk projects, noting the larger projects had a larger impact on the safety, communication, and coordination between other agencies. In addition, Mr. Millette explained how ranking and relative of importance played into the matrix as well a "uniqueness" category.

Mr. Saricks raised concern about how the matrix will play into the budgetary decisions and asked if the sidewalk program could be delayed to future years when the village's budget situation improved. Mr. Millette confirmed there were no regulations stating the village had to move forward on the sidewalk program but he did note that most of the commitments for the 2009 budget were made. Any shortfalls identified in the capital fund could be made up by deferring various projects. Mr. Millette explained that he believed the charge of this commission was to recommend the matrix based on the merit of the projects and not on the budget.

Co-Chairman Gress believed the recommendation could be made subject to the village council reviewing the matrix as a way to give back \$438,000 to the capital budget, if necessary. Mr. Millette believed the village council was aware of that. Other comments were raised that the commission wanted the matrix to be considered by the village council but let them know that this commission was amenable to deferring projects. As to the money spent to-date for this year's projects, Mr. Millette said a small amount of the work was already completed but would have to be redone for next spring. An explanation followed.

Co-Chairman Wendt opened up the meeting to public comment.

Mr. Paul Salce, 1140 Oak Hill Road, started the petition for the Johnson Woods Subdivision and conveyed that he had 31 out of 33 resident signatures against the sidewalks in the neighborhood and the village could save money by not installing the sidewalks. He requested that the Village Council, on behalf of the Johnson Woods homeowners, make a motion to place the subdivision at the bottom of the list. Mr. Salce encouraged the commissioners to visit the Johnson Woods Subdivision to get a view of its topography.

Ms. Chris Shields, 1100 Oak Hill Road, inquired whether this commission had the final say in the matter, wherein Co-Chairman Gress explained that the commission was a recommending body to the Village Council.

Co-Chairman Gress believed it was prudent for the Village Council to rank those projects where residents wanted sidewalks and then work the list down to those who did not. He reiterated the importance of the village budget being reviewed more regularly, given the state of the economy, and for this commission to listen to the community and convey it to the council.

**MR. SARICKS MADE A MOTION TO CONDITIONALLY APPROVE THE SIDEWALK MATRIX WITH THE FOLLOWING MODIFICATIONS: THAT IF THE COUNCIL, DUE TO THE STATE OF THE BUDGET, IS CONSIDERING AREAS FOR EITHER DEFERRAL OR DELAY, THIS COMMISSION IS NOT OBJECTING TO INCLUDING THE SIDEWALK PROGRAM AS PART OF THAT CONSIDERATION, BUT THAT THIS COMMISSION IS MAKING THE SPECIFIC RECOMMENDATION THAT THE PROJECT SLATED FOR THE 2012 CONSTRUCTION (PROJECT 48 - OAK HILL ROAD FROM SARATOGA TO HIGHLAND) BE MOVED DOWN IN PRIORITY TO THE BOTTOM OF THE LIST.**

**SECONDED BY MR. SCHILLER. ROLL CALL:**

**AYE: MR. SARICKS, MR. SCHILLER, MR. GRESS, MR. WENDT, MR. STUEBNER, MR. CRONIN, MS. VAN ANNE, MR. BERRY**

**NAY: NONE**

**MOTION CARRIED. VOTE: 8-0**

**File #02-09 Claremont Drive - Main St. to Fairview Ave., Permanent Traffic Calming Designs** - Mr. Millette provided a recommendation for permanent traffic calming along Claremont between Main and Fairview. After the installation of the temporary speed humps, various traffic counts, and neighborhood feedback, he stated staff made a determination to use a combination of speed humps, island medians, and bulb-outs. Mr. Millette walked the commissioners through the proposed traffic calming devices, starting at the west end of the project, noting that the resident comments were considered and steps were taken so as not to divert traffic onto adjacent roadway networks.

Mr. Millette indicated that staff would prepare construction plans for bidding this year with the project estimated to cost about \$60,000. A complete resurfacing would take place in 2010 and all bulb-outs created would be filled with top soil and sod. Some minor drainage work would also take place. Per the village forester's recommendation, small dwarf-type trees can be planted in the barrier medians on either side of Osage. As to the area of Fairmont and Lyman, Mr. Millette noted that it was an area where the speed reduction was the least as compared to previously. Yield signs were being considered at the north and south legs of the project.

Police enforcement statistics were confirmed for 2008.

Co-Chairman Wendt opened up the meeting to public comment.

Mr. Bob Claes, 814 Claremont, pointed out his home and discussed the challenges of pulling out of his driveway and wanted to know the control of westbound traffic on Claremont once the bulb-out was to be installed. He voiced his reservations about the installation and measurements of the street.

Mr. Don Apel, 800 Claremont Drive, was initially opposed to the proposal, but after reviewing the information before him, he supported the proposal.

Mr. Charles Ivers, 7113 Osage, asked if staff considered adding additional stop signs at Lyman and along Claremont at various intersections. He also asked about making turns around median barriers.

Ms. Diana Pell, 800 Claremont Drive, asked if the same proposal was done anywhere else in Downers Grove, which the chair indicated not to such extent. She shared concerns about motorists passing her on the right and continuing to do so after the installation of the calming devices. She asked if there was ever future potential for a stop sign at Claremont and Fairview or a stop light and Main and Claremont.

Mr. David Fisher, 850 Claremont Drive, supported staff's proposal and asked when construction would begin. Mr. Millette estimated bids going out possibly in May 2009.

Mr. Charles Iris, 1306 \_\_\_\_\_, asked if Claremont would be resurfaced.

Mr. Bart Davis, 507 Claremont, inquired about the height of the curb build-out and was concerned about drainage. Mr. Millette responded that the storm sewer in that area would be extended and an inlet would be added to the west side to address the drainage of water.

Ms. Nancy McGregor, 7204 Grand Avenue, believe the village was setting itself up for car repairs, since she witnessed cars bottoming out. She did not favor the dwarf trees. She also questioned how many of the tickets were issued on Claremont when the speed humps were installed.

Ms. Lisa Woodman, 500 Claremont Drive thanked staff for the proposed plan.

Mr. Clarence Rak, 823 Claremont Drive, has not seen any increase in speeding since the time he moved into his home 15 years ago. He was concerned about safety around the S-curve. He did not support the proposal.

Michele York, 418 Claremont Drive, supported the proposal and commended staff.

Mr. John Wray, 916 Claremont, appreciated staff's work in coming up with an action plan and supported it.

Mr. Jim Wilson, 520 Claremont, also supported the proposal.

Mr. John Kaderabek, 601 Claremont Drive, believed the speed humps would help. He noted that cars would not be able to park by him due to the roadway be constrained. He supported the plan.

A resident inquired if reflectors could be placed in the middle of the street delineating the lines or have reflectors added to the curbs.

Mr. Millette explained staff would evaluate the area based on ambient light.

Mr. Ron Rodi, 425 Valley View Drive, asked if the project was budgeted, to which the Co-Chairman Gress confirmed in the positive but explained the Village Council would determine the final answer. He encouraged the residents to attend the Village Council meeting on this matter.

A resident asked if a calming measure could be added at Claremont and Main, similar to the other one at Fairview. Mr. Millette stated the issue was looked at but possibly a rumble median could be added at a cost of about \$2000.

Mr. John Wray, 916 Claremont, stated there was a downgrade in that area and many people may end up on the median at that intersection. Discussion followed that it may not be feasible based on what was being discussed. Co-Chairman Wendt suggested the consideration be addressed in a motion.

**MR. STUEBNER MADE A MOTION TO RECOMMEND THAT THE PERMANENT TRAFFIC CALMING DESIGNS, AS PRESENTED, WITH THE MODIFICATION OF POSSIBLE RUMBLE STRIP AT THE INTERSECTION CLAREMONT AND MAIN STREETS BE CONSIDERED.**

**MR. SCHILLER SECONDED THE MOTION .**

**ROLL CALL:**

**AYE: MR. STUEBNER, MR. SCHILLER, MR. GRESS, MR. WENDT, MR. SARICKS,  
MR. CRONIN, MS. VAN ANNE, MR. BARRY.**

**NAY: NONE**

**MOTION CARRIED. VOTE: 8-0**

**File #03-09 Parking Deck - Designation of “Compact Cars Only” Spaces** - Mr. Fera reviewed the various monitoring that took place at the deck since its opening. Over time, he explained that many of the larger vehicles have been parking at the end of the aisle which causes safety concerns for corners and turn areas. Approximately thirty-two (32) spaces are under consideration. Staff is recommending that those end stalls be converted to spaces for small compact cars but also be enforced by the village police. Per Mr. Fera, the signage has already been created. He reviewed how the stalls would exactly be painted to fit a car bumper to bumper. Mr. Saricks commented that the County building in Wheaton had similar stalls in its parking garage. Discussion followed that some form of entrance signage should be put in place to warn motorists. Mr. Fera concurred also stated promotional steps could be taken to communicate same to the community.

A dialog followed on whether there was a flaw in the original design of the parking deck to which staff could not answer but stated, at the time, the parking deck did meet current requirements. Discussion also was raised to have signage for motorists to have their vehicle fit in the box versus compact cars. Wherein Mr. Fera stated the definition would be for a “compact car” and vans would probably be excluded because of their size.

Co-Chairman Gress suggested that if this proposal were to go through, that an initial grace period be given to motorists, wherein Sgt. Sembach mentioned warnings would be issued for the first month. Co-chairman Gress also suggested placing signage on the pay boxes discussing compact cars.

**MR. SARICKS MADE A MOTION TO ACCEPT STAFF’S RECOMMENDATION REGARDING THE DISPOSITION OF COMPACT CAR SPACES IN THE DOWNTOWN PARKING DECK.**

**SECONDED BY MR. SCHILLER.**

**AYE: MR. SARICKS, MR. SCHILLER, MR. GRESS, MR. WENDT, MR. STUEBNER, MR. CRONIN, MS. VAN ANNE, MR. BARRY.**

**NAY: NONE**

**MOTION CARRIED. VOTE: 8-0**

### **OLD BUSINESS**

Mr. Millette said he received the authorization for the stop signs at Indianapolis and Cumnor. Details followed on the staff’s evaluation of the area. The commissioners thanked and appreciated staff’s efforts regarding the above traffic calming petition. Mr. Fera emphasized that the permanent calming devices as proposed on Claremont Drive were new to the village and, if successful, could be used village-wide.

Mr. Stuebner inquired about a report that Mr. Millette was going to provide regarding the Village Council’s latest recommendations. Mr. Millette reported that the Village Council approved this commission’s recommendations for Cumnor, Roslyn, and Florence and some follow-ups were made. As to having residential parking permits, staff did discuss the matter with the Community Development Director who thought the issue would best be discussed under the TCD-3 process. As to staff corresponding with the resident on Florence who was insulted by Luxury Motors car porters, Mr. Millette directed her to discuss the issues with the Village Manager. Mr. Millette also commented there were some other outstanding issues that remained with Luxury Motors.



**COMMUNICATIONS** - See staff's attachment from packet

**ADJOURN**

**MR. SCHILLER MADE A MOTION TO ADJOURN THE MEETING. MR. STUEBNER SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 9:48 P.M.**

Respectfully submitted,

Celeste Weilandt,  
Recording Secretary  
(as transcribed by tape)