

Staff Responses to Council Questions

February 7, 2012

6. Consent Agenda F. Motion: Authorize a Change Order for \$16,806.50 with Marcott Enterprises, Inc., Addison, Illinois, for Debris Hauling Services

Was staff aware of the change in law when the contract was executed?

No, staff was not aware of the change in the law when the contract was executed.

With changes in State law, why are we not better off re-bidding the contract?

Staff believes that rebidding the contract at this point will result in higher overall costs for the Village this year. The Village received very favorable pricing when this contract was bid in early 2010 with the next lowest bid being over \$30,000 higher. Diesel fuel prices were lower (about \$1 per gallon on average) than they are now and the Village continues to save by having the contract in place for this year. This is the last year of this 3-year contract and staff will need to re-bid the contract in early 2013.

For "Fiscal Impacts", why not state how the item affects actuals AND the budget? How much room do we have and how this affects future budget assumptions.

Overall staff expects this contract to increase in cost in the future due to increasing fuel costs and higher disposal costs which will need to be reflected in the 2013 budget.

6. Consent Agenda G. Motion: Authorize a Change Order for \$13,405.50 to Chicagoland Paving Contractors, Inc., Lake Zurich, Illinois, for 2011 Pavement Patching

We budgeted \$190 K when in early 2011 we already had a \$105 K contract that we are increasing to \$118 K. What was the \$190 budget figure based on, what were the assumptions? Were we planning on an \$85 K wiggle room?

The \$190,000 budget figure was based upon historical information related to the number of water main breaks and pricing that has been received for this work. Each year there has been a large spread in the bid prices. In 2010 bids ranged from \$93,000 to \$188,000, and in 2011 bids ranged from \$104,900 to \$211,450.

6. Consent Agenda H. Resolution: Authorize a First Amendment and Restatement License Agreement

With changes in technology, how does this agreement address possible future physical changes or requirements ?

This agreement does not prohibit the licensee from regularly updating their equipment. Telecommunication companies continuously modify and upgrade their equipment on the Village towers by applying for a building permit and the Village Manager consent.

Do we have other arrangements or leases at this property? COULD this revised agreement interfere with other leases or opportunities?

Yes, currently there are three other telecommunication providers that have equipment on this tower. This lease contains a clause stating that their equipment cannot interfere with any existing equipment or the 9-1-1 emergency services system.

8. First Reading A. Ordinance: Annex 2134, 2136, 2138 & 2140 63rd Street and 6298 Woodward Avenue to the Village of Downers Grove, Illinois

With truck traffic restricted to ingress and egress on 63rd Street and the loading docks located on the west side of the building, how will the truck movements affect customer parking, customer vehicular movements and vehicular movements associated with the drive-thru? Please provide a site plan showing the truck circulation movements and the impact on parking and the drive-thru.

The applicant provided staff with an exhibit (attached) of the on-site truck movements. The trucks can circulate through the site with minimal disruptions for customer parking or the drive-through operations. There would be no significant impact to on-site circulation given the proposed site plan.

What are the proposed hours of garbage pick-up and truck deliveries? Will refrigerator trucks leave their engines running during deliveries? What is Walgreen's policy on these issues? Can the Village limit or restrict these times?

The draft Special Use Ordinance contains a condition that restricts truck deliveries to 8 am - 9 pm. Village Code (8.67d) restricts operation of garbage trucks between 6 am and 7 pm on weekdays and 7 am - 7 pm on the week-ends and holidays. The Council may choose to add a condition to the Special Use Ordinance that is more restrictive than the Village Code.

What are the penalties if a truck driver violates the ingress/egress restrictions? Can the Village issue a citation?

The draft Special Use Ordinance contains a condition that restricts trucks from exiting the subject site onto Woodward Avenue. Violations of this condition may result in changes to or revocation of the Special Use Ordinance. In addition there is a posted weight limit of 8 tons on Woodward Avenue. This weight restriction was adopted by Downers Grove Township is enforced by the DuPage County sheriff's department. The Village cannot issue citations for the township weight restrictions.

Does the Village require properties that are contiguous to Village limits to annex in order to receive a permit to connect to Village water?

In most cases, the Village Council's policy requires contiguous properties annex prior to connecting to the Village's water supply system.

Did the recommended land use for this area changes during the Comp Plan Ad Hoc Committee and Plan Commission discussion of the Comp Plan?

The original land use recommendation for this area (low intensity office) in the current Comp Plan did not change throughout the Comp planning process. Please note that the recommendation in the previous Future Land Use Map was residential. The Ad Hoc Committee and Plan Commission recommended changing the land use designation along 63rd Street. The Committee recognized that residential uses were no longer sustainable adjacent to 63rd Street and that a transitional use was needed between the shopping center to the south, the busy street and the residential north of the 63rd Street corridor.

What are the parking requirements for Walgreens? What are the parking requirements for an office use? Are they the same or different?

Retail pharmacies require 4 spaces per 1,000 square feet. For the proposed Walgreens store (15,072 square feet), 60 spaces are required. General offices require 3.3 spaces per 1,000 square feet. Outpatient medical/dental offices require 4.5 spaces per 1,000 square feet. Staff estimates at least a 20,000 square foot office building could be built on this site. As such, 66-90 spaces would be required depending on the mix of uses.

Please provide the Council with the appropriate portions of the Comp Plan.

The portions of the Comprehensive Plan are attached.

The page citations are as follows:

Page 4- Foundation vs. Obligation

Page 25 and 26 – Land Use Plan

Page 28 – Neighborhood Commercial
Page 29 – Corridor Commercial
Page 44 and 45 – Commercial Areas Plan
Page 46 – Low- Intensity Office
Page 52 – Retail Nodes and De-Commercialization

I am concerned that drivers turning from NB Woodward to WB 63rd from the interior lane of the double left turn lane may try to enter the Walgreens cutting off drivers in the exterior left turn lane. Is there any type of signage or traffic control that could be put in place to prevent this movement?
Drivers exhibiting unsafe use of lanes may be cited.

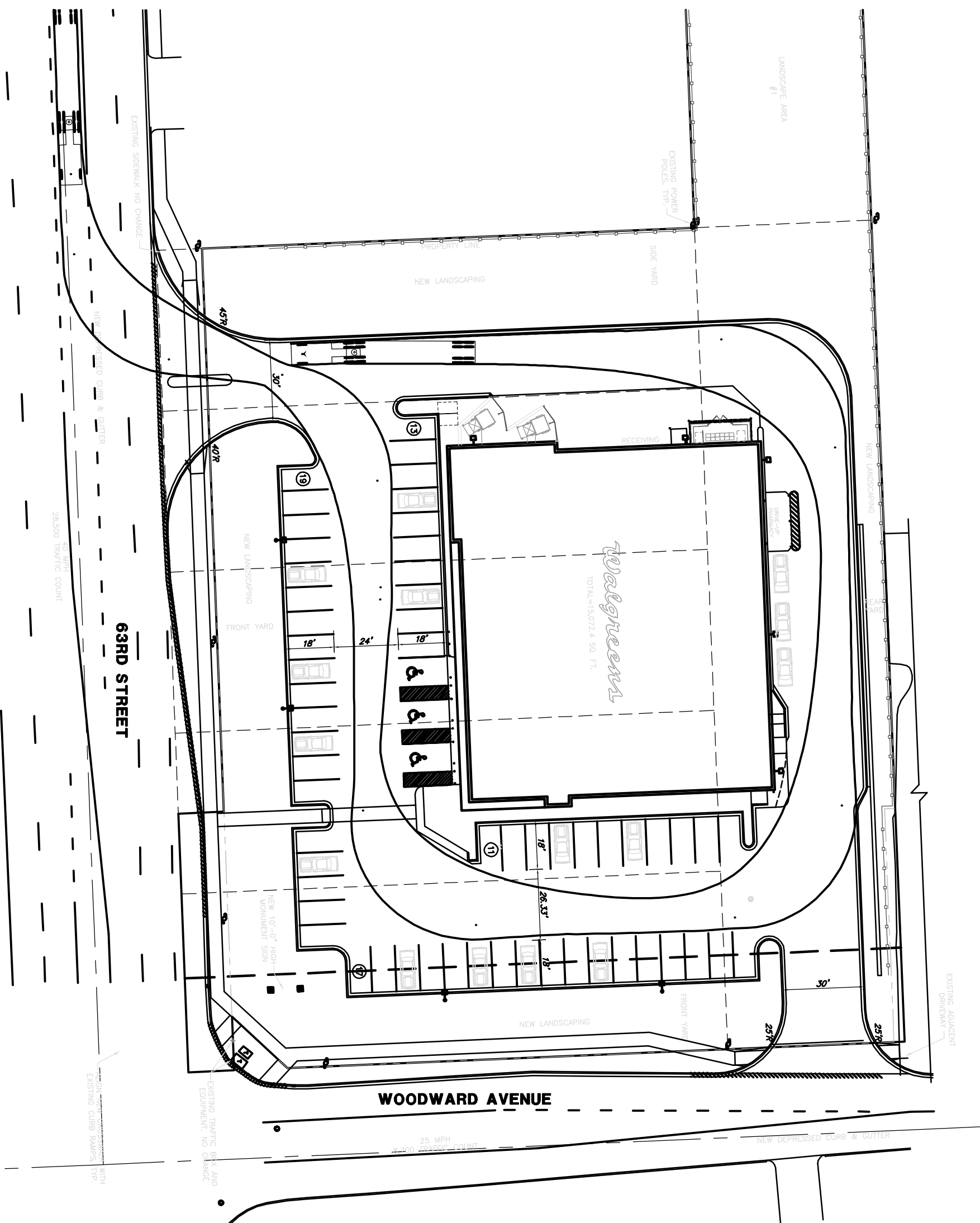
If the subject properties were annexed to the Village and not redeveloped, how much property tax revenue would be generated? How much property tax and sales tax revenue is expected to be generated by the proposed Walgreens?

The assessed equalized value of the subject properties is \$455,290. If the same properties were annexed to the Village but not redeveloped, the property taxes due to the Village would be \$2,668. Walgreens estimates that the redeveloped property will have a taxable value of \$1,586,000, which would equate to \$9,008 in Village property taxes.

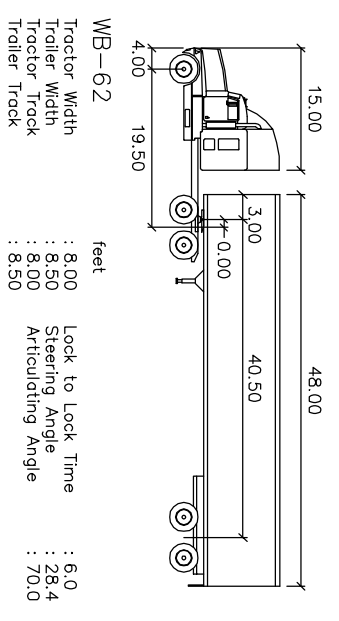
Walgreens estimates that the store would produce annual sales of \$7.5 to \$8.0 million. Staff estimates that the store would generate \$75,000 to \$80,000 in municipal sales tax and an additional \$20,000 in home rule sales tax.

ATTACHMENTS

Site Plans for Truck Circulation on Proposed Walgreens Site
Comprehensive Plan References, Land Use Plan and Commercial Areas Plan



PARKING PROVIDED:
 REGULAR SPACES 57
 HANDICAP SPACES 3
 TOTAL 60



GHAN GEWALT HAMILTON
 ASSOCIATES, INC.
 850 Forest Edge Drive • Vernon Hills, IL 60061
 TEL 847.478.9700 • FAX 847.478.9701

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WB-62 AUTOTURN
WALGREENS
WOODWARD AVENUE
VILLAGE OF DOWNER'S GROVE

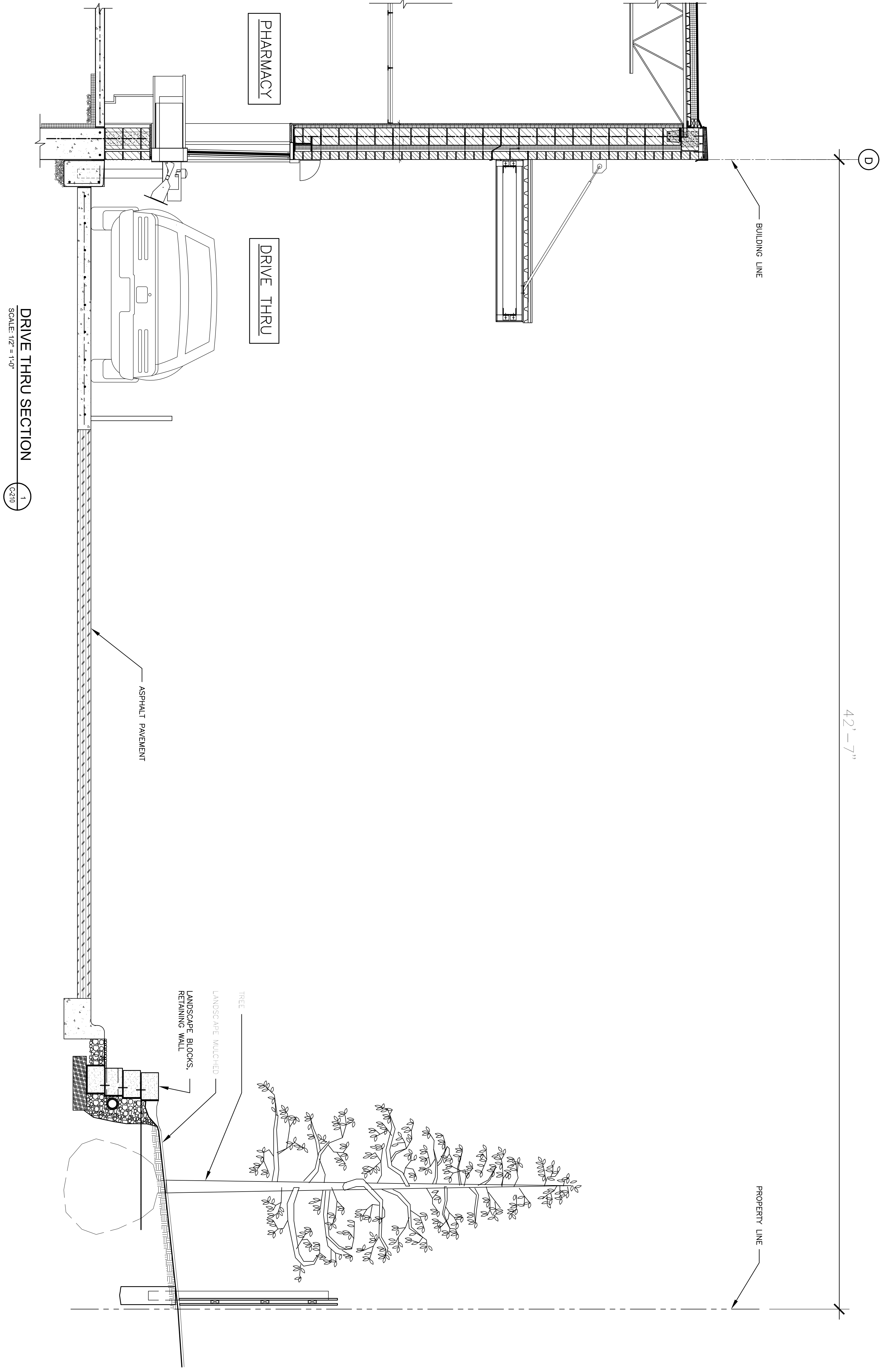
NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

FILE	SIGN.	DISTANCE	EXHIBITING

DRAWN BY	MC	QA PROJECT #

CHECKED BY	WCS	SCALE

DATE	1/4/12	OF	1	SHEETS



DRIVE THRU SECTION
SCALE: 1/2" = 1'-0"
1
C-210

FOR
PLAN COMMISSION
MEETING

63RD AND W., LLC.

DRAWING NO.
C-210

DRAWING TITLE DRIVE THRU SECTION	
CADD PLOT	STORE NUMBER XXXX
DRAWN BY: A.W.A.	<i>Walgreens</i>
DATE: 10/06/2011	W. 63RD STREET & WOODWARD AVE. DOWNERS GROVE, ILLINOIS
REVIEWED BY: G.E.K.	

NO.	DATE	BY	DESCRIPTION	CONST.
12-23-11				
12-22-11				
11-02-11			FOR PLAN COMMISSION MEETING	
10-31-11			FOR SANITARY DISTRICT REVIEW	
			(NOT FOR CONSTRUCTION)	
			(PRELIMINARY ONLY)	
10-05-11				

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE VILLAGE OF DOWNERS GROVE AS SIGNIFIED BY MY HAND AND SEAL.

EXPIRES 11-30-12

A.C. ALEXANDER ENGINEERS ARCHITECTS, LTD.
5900 W. TOSHIY AVENUE, STE 340
NILE, IL 60714
E-MAIL: ACALEXANDER@ACALEXANDER.COM
PHONE: (847) 647-2441
FAX: (847) 647-2468
ACA JOB # 2065

Walgreens
FACILITIES PLANNING
DESIGN AND ENGINEERING
100 WILMOT ROAD
DEERFIELD, IL 60015-5105



Foundation versus Obligation

It is important to understand that a comprehensive plan is a vision of what a community wants to become and a roadmap on how to get there. It is not a definitive course of action or a legally binding obligation of what must be done. Rather it is an aspirational document that describes in general terms what the community is to become and what steps and actions can help meet community goals.

Although comprehensive plans are required to be adopted by communities, their legal authority is limited. They are documents that guide future development of a community; they are not, themselves, development plans. A comprehensive plan serves as a foundation for decision making in a community and is not a mandate. The Plan is intended to inform regulatory tools (such as a zoning ordinance) and also a community's decisions, as leaders determine courses of action and the most appropriate forms of development and growth for a community.

The Planning Process

In March 2009, the Village of Downers Grove hired Houseal Lavigne Associates to conduct the Total Community Development 3 (TCD3) community outreach process and begin the preparation of a new Comprehensive Plan.

The planning process entailed a high degree of resident input and participation. TCD3 elicited ideas and observations from thousands of participants regarding key issues and potentials within the Village and its surrounding area. Public meetings were also undertaken at key junctures throughout later stages of the planning process to present information, discuss findings and conclusions, and establish consensus. The results of the TCD3 outreach activities can be found under separate cover in a report entitled *TCD3 Summary Report and Action Plan*.

Comprehensive Plan Committee

In order to guide and assist the Consultant with developing the Plan, an ad hoc Comprehensive Plan Committee (CPC) was established. The CPC convened in February 2010 for the first of nine monthly meetings to develop the Comprehensive Plan. The CPC was charged with three responsibilities:

- Ensure that the issues identified during the *TCD3 Process* were considered for the *Comprehensive Plan*.
- Hold regular meetings to discuss the essential components of the *Comprehensive Plan*.
- Serve as a “community sounding board” for the consideration and formulation of concepts and recommendations



Section 3 LAND USE PLAN

The Land Use Plan builds upon the existing land uses and development patterns within the Village and is an extension of the Comprehensive Plan's vision, policies and recommendations. The Land Use Plan is intended to promote a sustainable and holistic approach to growth and development that protects and enhances existing neighborhoods, strengthens commercial areas, protects industrial areas and employment centers, and enhances the Village's network of parks and open space and provision of community services.

The Land Use Plan is a guide for future land use and development that is respectful of the fact that the Village is a developed and mature, established community. It strives to maintain and enhance the traditional form, character and distinguishing features of Downers Grove while accommodating high-quality and compatible improvements and new development in selected locations.

In addition, the Land Use Plan attempts to address land use conflicts that may have arisen as the community has matured. Since the 1965 Plan, the science of land use planning has improved understanding of separating, connecting and integrating land uses. The Land Use Plan accomplishes this by identifying which land uses should remain for the future and which areas should be considered for new uses.

It should be emphasized that the Land Use Plan is a general guide for growth and development within the Village and provides a foundation for further decision-making and is not a site development plan. While it is a detailed document that provides specific guidance on land use decisions, it is also intended to be sufficiently flexible to accommodate unique or compelling circumstances and the consideration of creative approaches to development that are consistent with the overall policies and guidelines in the Comprehensive Plan.

THE LAND USE PLAN IS INTENDED TO PROMOTE A SUSTAINABLE AND HOLISTIC APPROACH TO GROWTH AND DEVELOPMENT THAT PROTECTS AND ENHANCES THE VILLAGE'S EXISTING NEIGHBORHOODS, COMMERCIAL AND INDUSTRIAL AREAS, EMPLOYMENT CENTERS, PARKS AND OPEN SPACES AND COMMUNITY FACILITIES

Commercial Uses

The Land Use Plan identifies seven (7) categories of commercial land uses: Neighborhood Commercial, Corridor Commercial, Downtown Commercial/Mixed-Use, Low-Intensity Office, Office/Corporate Campus, Regional Commercial, and Light Industrial/Business Park. An overview is provided below while *Section 5: Commercial Areas Plan* provides an expanded discussion of these uses along with detailed policies for development and improvement.

Neighborhood Commercial

Neighborhood commercial areas function to provide residents with convenient, day-to-day goods and services within a short walk or drive from their homes. Neighborhood commercial areas should be comprised of a mix of retail, service and office uses that cater to a local population.

These areas may be anchored by a grocery store accompanied by a variety of other smaller retailers such as gas stations, dry cleaners, convenience stores, banks, and restaurants. Providing these daily goods and services close to home is an amenity to nearby residents and serves to reduce automobile trips.

It is recommended that small nodes of neighborhood commercial development should exist throughout the Village at the intersection of primary roadways (arterials and collectors) to serve nearby residential areas.

Downtown Commercial/Mixed-Use

Downtown Downers Grove is characterized by a mix of commercial service, commercial retail, entertainment, civic, institutional and related public facilities (including parking) in a pedestrian-oriented atmosphere.

To maintain its vibrancy and importance to the Village, Downtown should continue to contain a mix of land uses that reinforce its unique character. The type and location of land uses within Downtown and in mixed-use areas are recommended in order to maintain a pedestrian-orientation while also allowing for automobile access and parking. In order to achieve this, it is recommended that ground floor uses are primarily retail, entertainment, and personal service, with office and residential uses located on the upper floors.

Mixed-use areas outside of the Downtown should be focused around the Village's transit infrastructure. The Village should encourage transit-oriented development (TOD) so these areas can take advantage of transportation opportunities while maintaining commuter parking.



Low-Intensity Office

Low-Intensity office uses typically include professional services such as medical, dental, legal and accounting. These uses are sensitive to their context in terms of scale, height, setback and building materials. This requires consideration of parking, loading, signage, lighting and business operations.

Office/Corporate Campus

These office uses include 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. The Village should continue to support office development along the I-88, I-355, and Butterfield Road corridors to maximize visibility and minimize potentially negative impacts on residential areas. As prominent features along major regional roadways, office developments should be of high quality and reflect the character of the Village in the manner of the Esplanade and the Highland Landmark.

Regional Commercial

This land use comprises commercial uses that provide goods and services that draw patrons from within, and beyond, the Village. Appropriate regional commercial uses include large shopping centers, “big box” retail, auto dealerships, restaurants, and hotels. The Land Use Plan designates areas for regional commercial where excellent visibility and access provide the ability to draw from a regional customer base.

Corridor Commercial

Corridor commercial land uses are typically organized in a linear fashion and include a blend of neighborhood-oriented commercial retail, offices, smaller regional commercial retail (such as auto dealers), service uses and multi-family uses.

Commercial uses with a regional draw are appropriate in areas of a corridor where they will benefit from access and visibility without significantly contributing to traffic along the corridor or impact on nearby residential areas. In other areas of the corridor, commercial uses are of a neighborhood scale and are oriented towards nearby residential areas.

The Land Use Plan identifies areas appropriate for corridor commercial uses including areas along Ogden Avenue, 63rd Street and 75th Street.

Light Industrial/Business Park

Light industrial and business park uses includes those uses dedicated to the design, assembly, processing, packaging, storage and transportation of products. These uses should continue to be located in areas where they can capitalize on close proximity to regional transportation networks while minimizing negative impacts on residential neighborhoods. This includes areas near interstates, existing industrial parks and along the BNSF railroad. The Land Use Plan identifies areas appropriate for light industrial/business park uses.



The Commercial Areas Plan builds on the Land Use Plan which identifies seven (7) commercial land uses: Neighborhood Commercial, Corridor Commercial, Downtown/Mixed-Use Commercial, Low-Intensity Office, Office/Corporate Campus, Regional Commercial, and Light Industrial/Business Park. Policies for implementing recommendations for each commercial land use are discussed in this section and the location of each commercial land use is illustrated in the *Commercial Areas Plan* on page 44.

Neighborhood Commercial

Neighborhood commercial areas serve local residents and provide the goods and services needed on a daily basis. These areas are composed of a mix of independent storefronts and small retail centers with a single anchor tenant, typically a grocery store. Given that Downers Grove is a mature community, its neighborhood commercial areas are well-established and on the whole, the Village is well-served by neighborhood commercial.

The Plan provides for moderate expansion of neighborhood commercial around key intersections and heavily-trafficked roads that are less desirable for residential uses. Maintaining neighborhood commercial areas throughout the community minimizes the need for residents to travel long distances to meet routine retail and service needs.

Corridor Commercial

Corridor commercial areas are those areas that developed to cater to the automobile and are typically organized in a linear fashion. Uses include a blend of neighborhood-oriented commercial retail, offices, smaller regional commercial retail (such as auto dealers), service uses and multi-family uses.

The Village's areas of corridor commercial, including Ogden Avenue, 63rd Street and 75th Street, should continue to contain a range of retail, service, office and business activities. These commercial areas have a unique character and should continue to function in their dual role within the Village by serving both the daily needs of local residents and providing commercial goods and services to the larger region.

Retail Nodes and De-commercialization

High traffic volumes alone do not equate to demand for unlimited expanses of retail development. Corridor commercial development should be clustered near key intersections and activity generators. In the Village's corridors, office, service and multi-family uses can be complementary and supportive of retail nodes.

A commercial corridor should not be treated as a strip, but rather as a series of nodes that concentrate commercial activity. This approach to corridor commercial development will establish a sense of place, enable independent commercial developments to share access points and parking areas, and provide a focus for streetscape and beautification enhancements.

To complement nodes of corridor commercial uses, non-commercial uses that generate significant activity should be encouraged within commercial corridors. For example, institutional uses such as higher education facilities and medical service providers can function as catalysts for new development within a commercial area and/or provide a steady customer base.

Regulation and Relocation of Uses

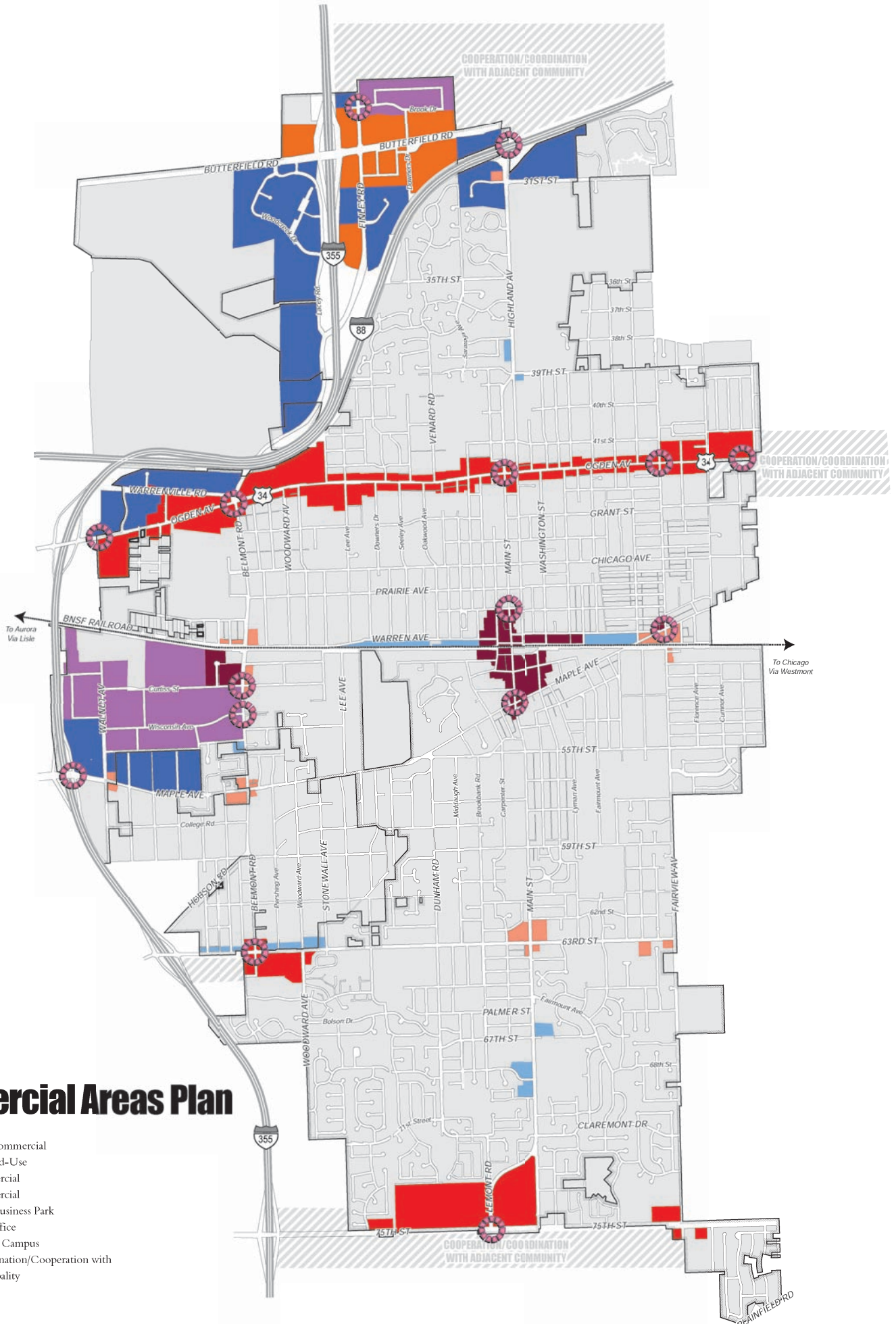
In order to maximize redevelopment potential the Village should continue to identify uses that are better suited for alternate sites or locations. Those businesses and sites should be evaluated on a case by case basis based on land use, regulatory issues and the respective needs of the particular business. Alternate sites should be identified and relocation assistance provided, where applicable, in order to ensure that viable businesses remain in the Village. Assistance can range from reimbursement of expenses to grants or loans for building and/or site improvements at an alternate location.

The Village should consider the use of tools such as stricter business licensing, a tool used minimally today, along with development moratoria, and amortization of nonconforming uses to achieve the desired type, size and location of commercial land uses.

Partnerships

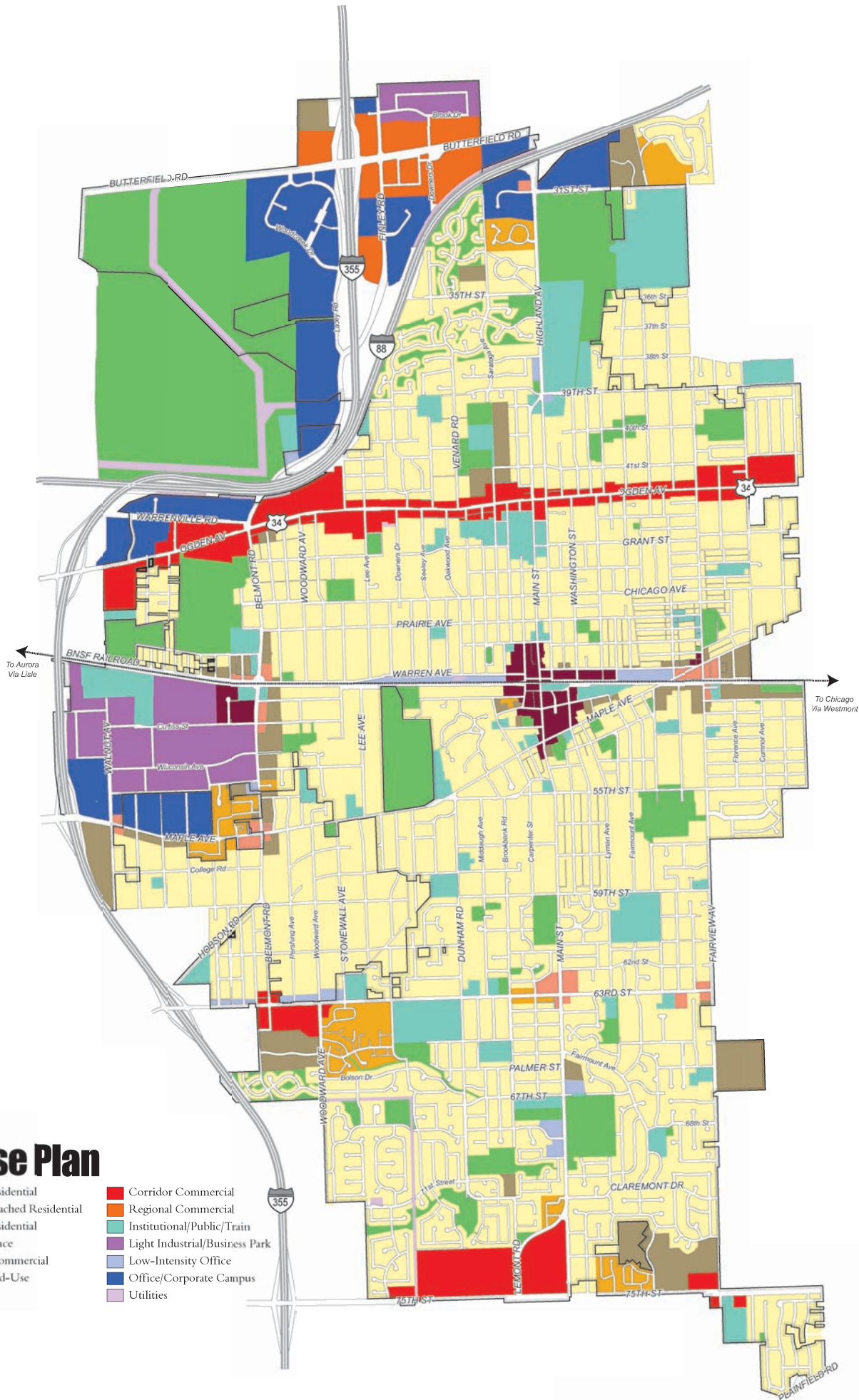
The Village should continue to work with local economic development partners to attract, retain and expand businesses in Downers Grove. It is important that the Village support the efforts of the Downers Grove Economic Development Corporation (DGEDC), Downers Grove Downtown Management Corporation (DGDMC), and Downers Grove Area Chamber of Commerce & Industry to market and promote local businesses.

The Village should utilize the expertise of these partners to develop and implement a strategic marketing and recruitment plan for targeted businesses and store types. In partnership with these groups, the Village should also form a task force to identify opportunities to reduce the cost of doing business in Downers Grove and enhance the Village's position within the competitive landscape.



Commercial Areas Plan

- Gateways
- Neighborhood Commercial
- Downtown/Mixed-Use
- Corridor Commercial
- Regional Commercial
- Light Industrial/Business Park
- Low-Intensity Office
- Office/Corporate Campus
- Improved Coordination/Cooperation with Adjacent Municipality



Land Use Plan

- Single Family Residential
- Single Family Attached Residential
- Multi-Family Residential
- Parks & Open Space
- Neighborhood Commercial
- Downtown/Mixed-Use
- Corridor Commercial
- Regional Commercial
- Institutional/Public/Train
- Light Industrial/Business Park
- Low-Intensity Office
- Office/Corporate Campus
- Utilities