

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JUNE 5, 2012 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Annexation with Rezoning to B-2, Lot Consolidation and Special Use for a drive-through use	<ul style="list-style-type: none"> ✓ Resolution ✓ Ordinance Motion Discussion Only 	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A resolution and ordinances have been prepared for annexation, rezoning, lot consolidation and special use for a Walgreens store at the northwest corner of 63rd Street and Woodward Avenue.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 identified *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the February 7, 2012 and May 15, 2012 Village Council meetings. In response to the Village Council discussion at the May 15 meeting, staff has revised the Special Use Ordinance by adding three conditions. Condition #3 requires the petitioner to construct traffic calming improvements on Woodward in the event that the Village obtains jurisdiction control of Woodward Avenue north of the subject site. Condition #4 requires the petitioner to construct a six foot tall vinyl fence along the west and north perimeter of the site. Condition #5 requires the petitioner to preserve trees in the northwest corner of the site. Further, the conditions of the Special Use Ordinance have been included in the resolution approving lot consolidation. Staff recommends approval on the June 5, 2012 active agenda.

BACKGROUND

The petitioner is requesting annexation with rezoning to B-2, General Retail Business, Final Plat of Subdivision to consolidate six lots into one lot and a Special Use for a drive-through window to construct a new Walgreens store at the northwest corner of 63rd Street and Woodward Avenue. The existing, smaller Walgreens store at the northwest corner of 63rd Street and Belmont Road would be closed.

The 1.9 acre site is located across the street from Meadowbrook Shopping Center which is also zoned B-2 General Retail Business. All properties on the south side of 63rd Street between Woodward Avenue and Belmont Road are zoned B-2 and are currently occupied by commercial uses. The property at the southeast corner of 63rd Street and Woodward Avenue is zoned R-3 and part of Planned Development #4. However, in 1987, the property was approved for a 15,000 sq. ft. shopping center in recognition of the trend of

commercial development along 63rd Street.

The properties to the east, north and west of the subject property are currently all unincorporated and are zoned R-4 Single Family Residence district per the County's zoning ordinance. Most of these properties are improved with single family homes.

The proposed 15,000 sq. ft. building would be located in the center of the site with a surface parking surrounding the building on the east and south sides. A single lane drive-through window would be located on the north side of the building. Screening would be provided by new landscaping and a six-foot fence along the north and west property lines. The proposal would meet all the requirements for the proposed B-2 district as described in the table below:

2000 63rd Street Walgreens	Required	Proposed
Building		
Front Setback (East)	26 ft.	106.5 ft.
Front Setback (South)	26 ft.	90.5 ft.
Transitional Setback (North)	8 ft.	42.5 ft.
Transitional Setback (West)	8 ft.	63.75 ft.
Lot Coverage	N/A	18% (15,000 sq. ft.)
Height	35 ft.	27.5 ft.
Open Space/ Green Space - Total Required	8,302 sq. ft. (10%)	24,417 sq. ft. (29%)
Open Space/ Green Space - Front Yard Requirement	4,151 (5%)	11,790 sq. ft. (14%)
FAR	.75 (62,268 sq. ft.)	.18 (15,000 sq. ft.)
Parking		
Front Setback (East)	25 ft.	25 ft.
Front Setback (South)	25 ft.	25 ft.
Transitional Setback (North)	6 ft.	42.5 ft.
Transitional Setback (West)	6 ft.	50.75 ft.
Parking required	59	60

There would be two driveways for the development: one on 63rd Street and one on Woodward Avenue. No truck traffic would be permitted on Woodward Avenue and would be controlled with signage on the site. The petitioner will install a new public sidewalk along Woodward Avenue. There is an existing public sidewalk located along 63rd Street. Stormwater detention would be provided underground in the loading area west of the building.

Plan Commission considered the petition at their December 5, 2011 and January 9, 2012 meetings. During the meetings Village residents and unincorporated residents raised concern regarding increased traffic, reduction in property values and lack of consistency with the Comprehensive Plan.

The Plan Commission conducted the hearing on this petition at their December 5, 2011 and January 9, 2012 meetings. At their January 9, 2012 meeting, the Plan Commission voted to recommend denial of the request with a vote of 7-1. The dissenting vote believed the zoning classification was compatible with the Comprehensive Plan's designation. Additionally, the dissenting member found the impacts from the development would be similar or less than the recommended office uses.

Staff believes the proposed rezoning meets the Standards for Approval of Amendments to the Zoning Ordinance per Section 28.1702. Staff believes the proposed zoning classification is suitable for this property due to its location on the heavily traveled commercial road and the trend of commercial development. The proposed B-2 classification is also appropriate for the commercial use designated in the Comprehensive Plan. Further, the proposed development also meets the standards for a Special Use per Section 28.1902 of the Zoning Ordinance. Staff believes the proposed use will not have an adverse impact on the area or the existing trend of development in the area. The proposed Final Plat of Subdivision for lot consolidation meets the minimum lot dimension requirements per the Subdivision and Zoning ordinances and is consistent with other planning objectives of the Village.

ATTACHMENTS

Ordinances and Resolution

Letter from Local Realtor

Revised Site and Landscaping Plans

Memo with Responses to Council Questions Dated February 17, 2012

Aerial Map

Memo to Board dated January 9, 2012 and Staff Report with attachments dated December 5, 2012

Draft Minutes of the Plan Commission Hearing dated December 5, 2011 and January 9, 2012

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant DATE: February 21, 2012
(Name)

RECOMMENDATION FROM: _____ FILE REF: PC-39-11
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR THE 63rd & W CONSOLIDATION", as presented.

SUMMARY OF ITEM:

Adoption of the attached resolution shall approve the final plat of subdivision for the property located at 2134, 2136, 2138 & 2140 63rd Street & 6298 Woodward Avenue.

RECORD OF ACTION TAKEN:

2/7: First Reading

2/21: Tabled to 3/6

3/6: Postponed at request of petitioner

5/15: First Reading

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION
FOR THE 63rd & W CONSOLIDATION**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for the approval of the Final Plat of Subdivision to consolidate six lots into one lot for the 63rd & W Consolidation, located at the northwest corner of 63rd Street and Woodward Avenue, commonly known as 2134, 2136, 2138 and 2140 63rd Street and 6298 Woodward Avenue, Downers Grove, Illinois, legally described as follows:

Lot 17 (except the north 4.00 feet of the east 87.00 feet thereof), Lot 18 (except that part thereof described by beginning at a point on the east line of said lot that is 17 feet north of the southeast corner thereof; thence westerly, on the north line of the south 17 feet of said lot, a distance of 20 feet; thence northeasterly a distance of 28.12 feet to a point on said east line that is 37 feet north of the southeast corner of said lot, thence southerly, along said east line, 20 feet to the point of beginning), Lot 19 (except the west half of the south 17 feet thereof), Lot 20 (except the south 17 feet thereof), Lot 21 (except the south 17 feet thereof), Lot 22 (except the south 17 feet thereof) and the east 100 feet of Lot 28, all in block 24 in Downers Grove Gardens, a subdivision of Lot 3 (except that part of Lot 3 not included in the plat of said subdivision) and all of Lots 4, 5 and 6 of Assessment plat of lands of James K. Sebree, in Sections 7 and 18, Township 38 north Range 11 east of the Third Principal Meridian, and Section 13, Township 38 north, Range 10 east of the Third Principal Meridian, according to the plat thereof recorded May 7, 1924, as Document Number 177390, in DuPage County, Illinois.

Commonly known as 2134, 2136, 2138, 2140 63rd Street and 6298 Woodward Avenue, Downers Grove, IL (PIN #'s 08-13-419-044, -054, -043, -042, -041 and -053).

WHEREAS, notice was given and a hearing was held on December 5, 2011 and January 9, 2012 regarding this plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

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

SECTION 1. that the Final Plat of Subdivision for the 63rd & W Consolidation, located at 2134, 2136, 2138 and 2140 63rd Street and 6298 Woodward Avenue, Downers Grove, Illinois, be and is hereby approved subject to the following conditions:

1. The proposed annexation with rezoning to B-2, General Retail Business, Special Use for a drive-through use and Final Plat of Subdivision for lot consolidation shall substantially conform to the Site Plan dated May 8, 2012 prepared by AC Alexander, Ltd., the Landscape Plan dated May 8, 2012 prepared by AC Alexander, Ltd., the Architectural and Engineering plans and documents attached to the Department of Community Development's Memorandum dated January 9, 2012, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The Special Use shall only be valid for a retail pharmacy with a drive-through in substantial compliance with the approved plans. Any other non-residential use shall require review and approval by the Village of Downers Grove Plan Commission and Village Council.

3. In the event that the Village obtains jurisdictional control of at least 120 feet of Woodward Avenue north of the subject site by one year after the issuance of a Final Certificate of Occupancy or June 30, 2014, whichever is later, the petitioner shall construct the traffic calming improvements dated May 23, 2012 as shown on the concept plan attached hereto. Prior to the issuance of a building permit, the petitioner shall submit an engineer's cost estimate of the improvements and a cash bond in the amount of 125% of the engineer's cost estimate. If the improvements are not required to be constructed the Village shall return the cash bond to the petitioner.
4. The applicant shall construct a vinyl privacy fence along the north and west property lines as depicted on the revised Site Plan dated May 8, 2012 and revised Landscape Plan dated May 8, 2012.
5. The applicant shall preserve the existing trees as depicted on the revised Landscape Plan dated May 8, 2012.
6. The petitioner shall install speed limit pavement markings on Woodward Avenue adjacent to the site.
7. The petitioner shall install signage prohibiting left turns onto Woodward Avenue.
8. The hours of operation for the store shall be 8:00 am - 10:00 pm seven days a week. The drive-through window hours of operation shall cease at 10:00 pm.
9. Delivery truck and refuse haulers servicing the site shall be restricted to the hours of 8:00 am - 10:00 pm.
10. The proposed parking lot light poles shall be maximum 30 ft. high as measured from the adjacent grade to the highest point on the structure and shall be shielded box light fixtures in a manner deemed acceptable by the Director of Community Development.
11. A directional sign for drive-through window shall be installed at the southwest corner of the building for vehicles entering the site off of 63rd Street.
12. No illuminated signage shall be permitted on the north side of the building.
13. All rooftop units shall be fully screened from view in all directions in a manner deemed acceptable by the Director of Community Development.
14. The building shall be fully sprinkled and equipped with automatic and manual fire alarm system.
15. Prior to the issuance of the building permit, the petitioner shall obtain permits from the DuPage County Highway Department for the proposed work in the 63rd Street right-of-way.
16. A new fire hydrant shall be provided within 100 feet of the Fire Department connection.
17. The applicant shall use their best efforts to relocate and screen the existing traffic signal control box at the northwest corner of 63rd Street and Woodward Avenue in a manner deemed acceptable by the Director of Community Development.

SECTION 2. That the Mayor and Village Clerk are authorized to sign the final plat.

SECTION 3. That this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

Mayor

Passed:

Attest: _____

Village Clerk



5114 S. Main Street
Downers Grove, IL 60515
BUS: 630-964-9696
FAX: 630-964-4105



May 31, 2012

Dear Mayor and Council Members,

Having learned of the proposed Walgreen's targeted for the north side of Woodward and 63rd, I have frequently driven the area (I have a listing there) thinking about how this would affect these residents. There is significant commercial development on the south side of 63rd at that same intersection, but the area to the north is a completely residential area.

When preparing a market analysis on a home, one factor considered by real estate professionals is how near it is to zoning other than single family. This factor results in a reduction in value. Bank appraisals required for mortgage approval also reflect a discount for a property near non-single family zoning. Of course it is impossible to predict an exact amount of depreciation such a neighborhood change would create, but it is understandable why many residents would be concerned about their property values. Their concerns are legitimate.

In addition, the north side of this intersection is one of the primary gateways into the Downers Grove Gardens community. Placing a commercial structure right at the entryway to Downers Grove Gardens will significantly alter the approach to this neighborhood.

At a time when the housing market is still reeling from the economic downturn with the compounding affect of existing short sales and foreclosures on our area home values, the intrusion of this commercial project will add even more strain to an otherwise consistent single family area.

I appreciate the opportunity to voice my opinion and urge more consideration be given to existing commercial sites rather than this residential neighborhood.

Sincerely,

Liz Chalberg, Realtor
5114 Main St.
Downers Grove, IL 60515
Lchalberg@att.net
630-660-6767 cell
630-723-5882 efax



DEPARTMENT OF COMMUNITY DEVELOPMENT MEMO

To: Plan Commission
From: Jeff O'Brien, AICP, Planning Manager
Subject: PC-39-11, Annexation with Rezoning to B-2, General Retail Business, Final Plat of Subdivision for Lot Consolidation and Special Use for a drive-through use – Northwest corner of 63rd Street and Woodward Avenue
Date: January 9, 2012

The petitioner is requesting annexation with rezoning to B-2, General Retail Business, Final Plat of Subdivision approval to consolidate six lots into one lot and Special Use approval for a drive-through to construct a new Walgreens store at the northwest corner of 63rd Street and Woodward Avenue. The petition was discussed at the December 5, 2011 Plan Commission meeting. During the hearing, the Commission asked the petitioner to provide additional information to address Plan Commission and neighbor concerns. The hearing was continued to January 9, 2012.

Village staff believes the proposal is consistent with the Village's recently adopted Comprehensive Plan and meets zoning requirements for the B-2 zoning district as detailed below. The applicant provided additional information to detail the proposed development will not have a negative impact on the surrounding neighborhood. The findings of the additional information are detailed below. The full reports are attached to this memorandum.

Comprehensive Plan/Land Use Designation

The Plan Commission raised concerns about the compatibility of the proposed development with the recently adopted Comprehensive Plan. It is most important to note that by recommending a change in land use, the plan recognizes that single family residential land uses are no longer appropriate for the north side of 63rd Street between I-355 and Stonewall Avenue. The change was recommended due to the heavy commercial uses on the south side of 63rd Street and the amount of traffic present. The major traffic and land use impacts experienced by the neighborhood are a direct result of the opening of I-355.

There are 11 areas the Comprehensive Plan designates for "Low-Intensity Office" uses. Low-Intensity Office uses are defined by the Comprehensive Plan as commercial uses such as professional offices, medical or dental uses. Of the 11 areas, seven areas have a commercial zoning designation. A commercial zoning classification, such as the proposed B-2 zoning, is required to allow the uses suggested by the Comprehensive Plan. Staff believes the B-2 zoning is appropriate for this property.

To address any concerns about future developments, staff recommends adding conditions to the special use ordinance. In this case, staff believes adding a condition to the special use ordinance is more effective than creating a planned development. Planned developments are typically reserved for properties with multiple tenants and owners; but here there would be one owner and one tenant. The proposed conditions will restrict the land use to a retail pharmacy with a drive-through that is substantially similar to the proposed site plans and elevations. Any deviation in the proposed use or major site plan modifications would require additional Plan Commission and Village Council review.

There are several examples of relatively intense commercial development on properties designated for Low-Intensity Office. For example, the office buildings at the intersection of Main Street and 68th Street, which includes the Good

Samaritan Outpatient Clinic that was approved in 2007, is classified as Low-Intensity Office. This property is zoned B-1 with a Planned Development. Another example is the property 6655 Main Street, which is zoned B-2 without a planned development. Both of these properties are directly adjacent to single family homes. To illustrate what an office use could look like, staff included a possible site layout as part of this memorandum (see **Exhibit A**).

Staff believes the proposed Walgreen's impacts would be equal or less than those generated by existing Low-Intensity Office uses that already exist throughout the community. To protect the surrounding neighborhood from negative impacts that can be generated from retail operations (deliveries, open hours, lighting, noise, etc.), staff has recommended conditions restricting hours, lighting and noise.

Additional Information Submitted by the Applicant:

1. Traffic on Woodward Avenue

The petitioner completed additional traffic studies for Woodward Avenue. The applicant's traffic engineer found that the existing traffic volumes on Woodward Avenue were consistent with what one would expect to see on a similar residential street adjacent to a commercial corridor and expressway. The expected traffic on Woodward Avenue generated from the proposed development in the peak hour would be less than 10% of the street's total traffic volume.

The petitioner provided traffic violation information for Woodward Avenue from the Village of Downers Grove Police Department. The Village only has jurisdiction over the intersection of 63rd and Woodward. The number of accidents and violations at this intersection does not indicate that it is more or less dangerous than other signalized intersections within the Village of Downers Grove.

To address concerns about speeding and traffic safety, the applicant submitted recommendations for pavement markings and traffic signage for Woodward Avenue. As a condition of the approval, the petitioner will have to install speed limit pavement markings north of 63rd Street and within the Village's jurisdiction (between 63rd Street and the property's northern boundary).

2. Provide a site distance study for the driveway access on Woodward Avenue

The petitioner provided an analysis of vision clearance from the site. The petitioner's information indicates that the driveway access is located near the top of the crest in Woodward Avenue. As such, vehicles turning left from the site to Woodward Avenue have a clear site distance of 150 feet. A stopping distance of 143-155 feet is required for vehicles traveling uphill at 25 miles per hour (Woodward's posted speed limit). Staff believes the site lines from the site are appropriate for this development given the few left-turning movements from the site to Woodward Avenue.

3. Provide a comparison between the proposed Walgreens store and existing low-intensity office uses in the Village.

The petitioner provided traffic comparisons for three existing low-intensity office uses:

- Hospital Plaza Professional Building (outpatient medical use) - 3800 Highland Avenue
- Fairview Medical Center (outpatient medical use) - 412 63rd Street
- Office Building (professional office use) – 6655 Main Street

The report offers several important findings. First, offices are employment generators. Therefore, trips to and from offices are classified as new traffic. Uses like the proposed Walgreens tend to siphon from existing traffic and generally do not create "new" traffic. In fact, it is acceptable practice to reduce expected trips generated by retail uses by up to 50% to account for this siphoning effect (known as "pass-by trips"). In this case, the applicant's traffic engineer did not account for these pass-by trips – a conservative approach. The effect is to reduce 10 peak hour trips to just five new vehicles, as an example, in an hour – a negligible increase.

Second, the report found that Walgreens tend to have lower traffic impacts than office uses in the morning and early afternoon hours, which coincides with opening and dismissal of the nearby Indian Trail Elementary School. Low-intensity office uses tend to generate less traffic than a Walgreens would in the evening and on week-ends. Based on this analysis, the traffic for the proposed development would be similar to that generated by the uses recommended by the Comprehensive Plan.

4. *Sound level for the drive-through at the north property line*

The petitioner submitted documents demonstrating the sound system will not negatively affect adjacent residential property. A letter from the manufacturer of the drive-through sound system has been submitted with sound level measurements observed at similar Walgreens drive-through windows. The drive-through system proposed is telephone based where the pharmacy staff communicates with the drive-up customer using the telephone. The information indicates the drive-through speaker sound could not be detected above the surrounding ambient noise 30 feet from the speaker. The proposed drive-through window is located 42.5 feet from the north property line and 133 feet from nearest home. Additionally, there will be landscaping and a fence that will provide relief from any noise generated by the drive-through. As such, staff believes there will be no impacts on the adjacent neighbors.

5. *Provide truck-access diagram*

The petitioner provided a truck-access diagram indicating trucks entering and exiting the site via 63rd Street. The drawings indicate that the trucks will be able to navigate the site without using Woodward Avenue. Woodward Avenue has a weight restriction, which would not allow for delivery trucks to use the street. The applicant is proposing additional signs on the property to inform drivers of these restrictions. Several minor adjustments (change in curb radii, adjustments to drive aisles, etc.) may be required to allow for better site circulation. Staff believes the site design is sufficient to allow for truck circulation without using Woodward Avenue. Staff would also offer the current Walgreens site at the northwest corner of 63rd Street and Belmont Road is significantly smaller than the proposed site. Delivery trucks successfully navigate this site even with the smaller dimensions.

6. *Driveway encroachment for the adjacent property at 6296 Woodward Avenue*

The petitioner and neighbor at 6296 Woodward Avenue have come to an agreement regarding the driveway encroachment along the north property line. An 87-foot long by four-foot wide section will be sold to the neighbor. As such, the neighbor's existing driveway will not be relocated. The petitioner will reconstruct the driveway approach to avoid conflicts with the proposed Walgreen's access.

The proposed fence and landscaping will be still be installed along the north property line to screen the neighbor. However, they will not obstruct the use of the driveway or otherwise impede the access to the property. The plans have been revised to indicate the change in the north property line.

7. *Provide the volume of the proposed underground detention facility*

The detention will hold 13,293.3 cubic feet (0.31 Acre/Ft.) and meet all requirements of the Stormwater Ordinance. The proposed underground detention facility has been relocated to the west side of the site.

8. *Provide justification for deviation from the Comprehensive Plan's recommendation for low-intensity office use for the subject property*

The petitioner submitted a revised narrative comparing the proposed Walgreens store to a typical low-intensity office use. As noted above and below, staff concur with the applicant and believes that the proposed development is consistent with the goals and recommendations listed in the Comprehensive Plan.

Recommendations

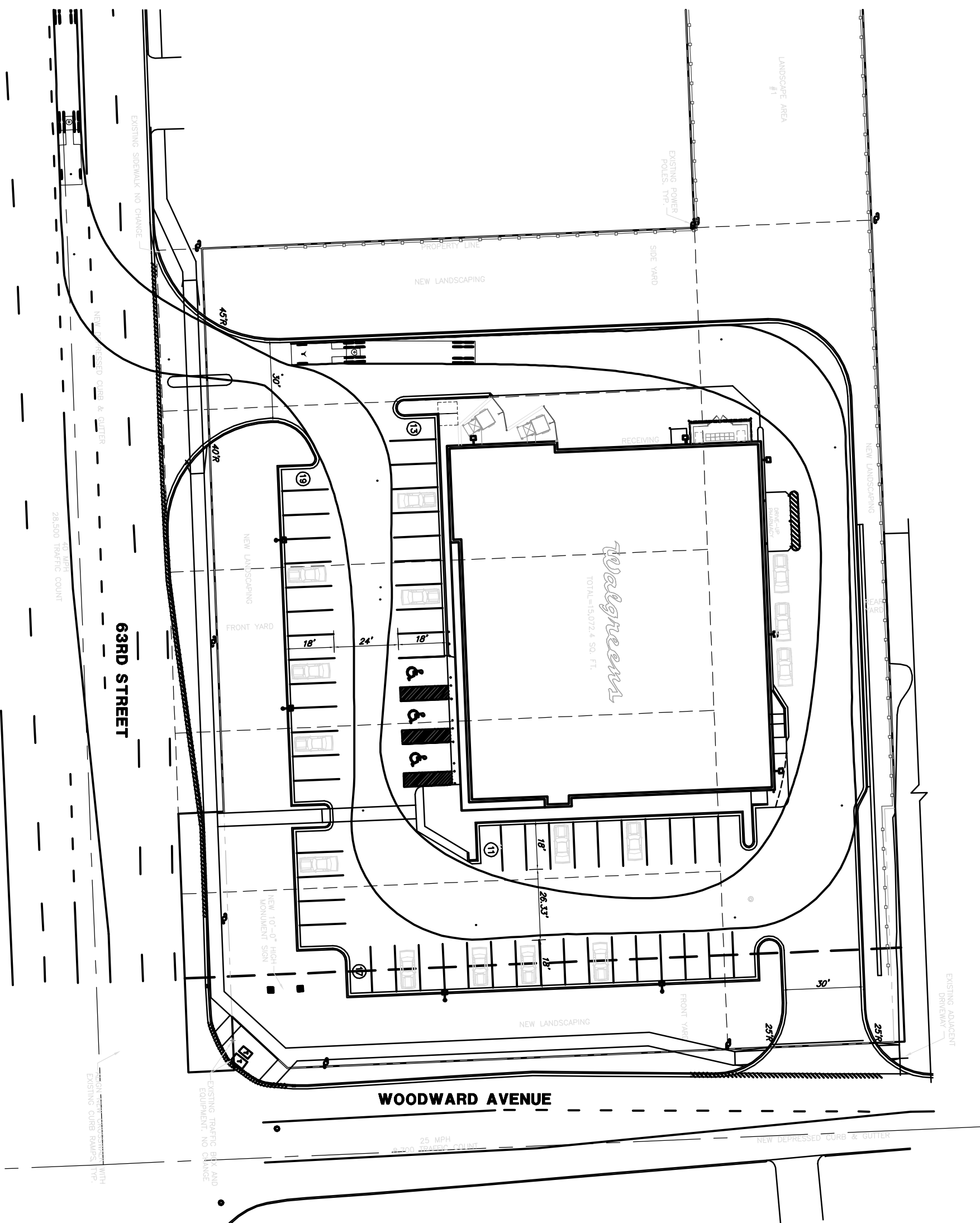
As noted above, staff believes the proposal is consistent with the Comprehensive Plan and Zoning Ordinance. Staff believes the petition is similar to other commercial uses classified as “Low-Intensity Office” by the Comprehensive Plan. The properties along 63rd Street between I-355 and Stonewall Avenue are no longer appropriate for single family land uses. The applicant provided evidence the proposed development will have similar traffic impacts on the neighborhood as an office use. Finally, staff is recommending operation conditions to offset impacts that are specific to retail users.

Several of the original conditions were modified from staff’s December 5, 2012 report. Specifically, the conditions relating to the center-left exit lane, relocating the public sidewalk along Woodward Avenue, adding the sidewalk easement to the Final Plat of Subdivision and the fence layout along the north and west property lines were removed because the applicant made the necessary revisions to the plans.

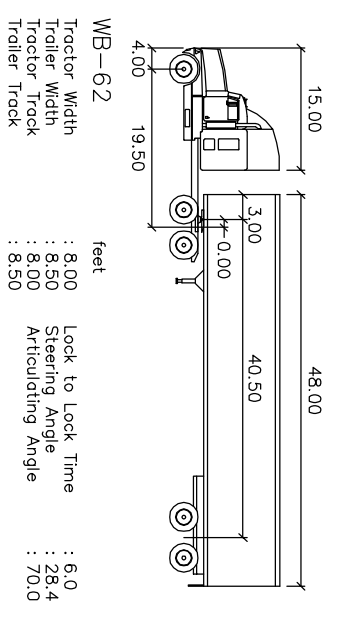
Staff added a condition that restricts the use and site plan. Based on the proposed conditions, when the proposed Walgreens use ceases its operation, any new use on the property will have to be reviewed by the Plan Commission and receive final approval from the Village Council. Additionally, any major site improvements will have to be reviewed by the Plan Commission and Village Council. The petitioner has agreed to these conditions.

Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding PC 39-11 subject to the following conditions:

1. The proposed annexation with rezoning to B-2, General Retail Business, Special Use for a drive-through use and Final Plat of Subdivision for lot consolidation shall substantially conform to the Architectural and Engineering plans and documents attached to this Memorandum, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The Special Use shall only be valid for a retail pharmacy with a drive-through in substantial compliance with the approved plans. Any other non-residential use shall require review and approval by the Village of Downers Grove Plan Commission and Village Council.
3. The petitioner shall install speed limit pavement markings on Woodward Avenue adjacent to the site.
4. No truck traffic is allowed on Woodward Avenue. All delivery trucks must enter and exit the site from 63rd Street. A “no-trucks” sign shall be installed on the south side of Woodward Avenue driveway for vehicles exiting the site.
5. The hours of operations shall be 8:00 am - 10:00 pm seven days a week. The drive-through window shall be closed after 10:00 pm.
6. The delivery hours shall be 8:00 am – 9:00 pm, seven days a week.
7. The proposed parking lot light poles shall be maximum 30 ft. high as measured from the adjacent grade to the highest point on the structure.
8. A directional sign for drive-through window shall be installed at the southwest corner of the building for vehicles entering the site off of 63rd Street.
9. No illuminated signage shall be permitted on the north side of the building.
10. The building shall be fully sprinkled and equipped with automatic and manual fire alarm system.
11. Prior to the issuance of the building permit, the petitioner shall obtain permits from the DuPage County Highway Department for the proposed work in the 63rd Street right-of-way
12. A new fire hydrant shall be provided within 100 feet of the Fire Department connection.



PARKING PROVIDED:
 REGULAR SPACES 57
 HANDICAP SPACES 3
 TOTAL 60



CHANGEWALT 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

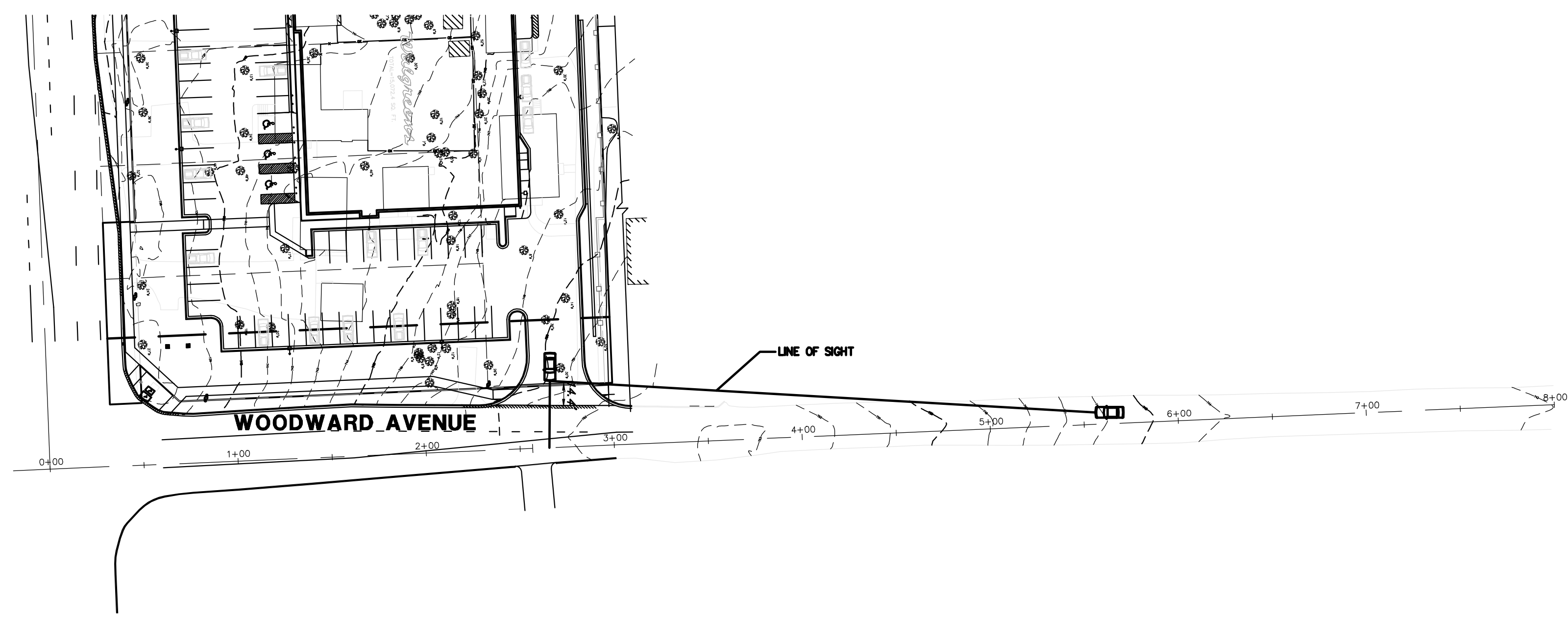
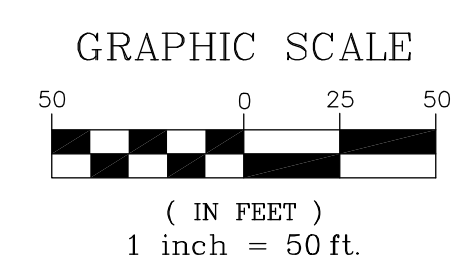
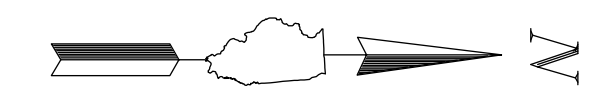
NO.	BY	DATE	REVISION	NO.	BY	DATE	REVISION

FILE	SIGN.	DISTANCE	EXHIBITING

FILE	DATE	SCALE

FILE	DATE	SCALE

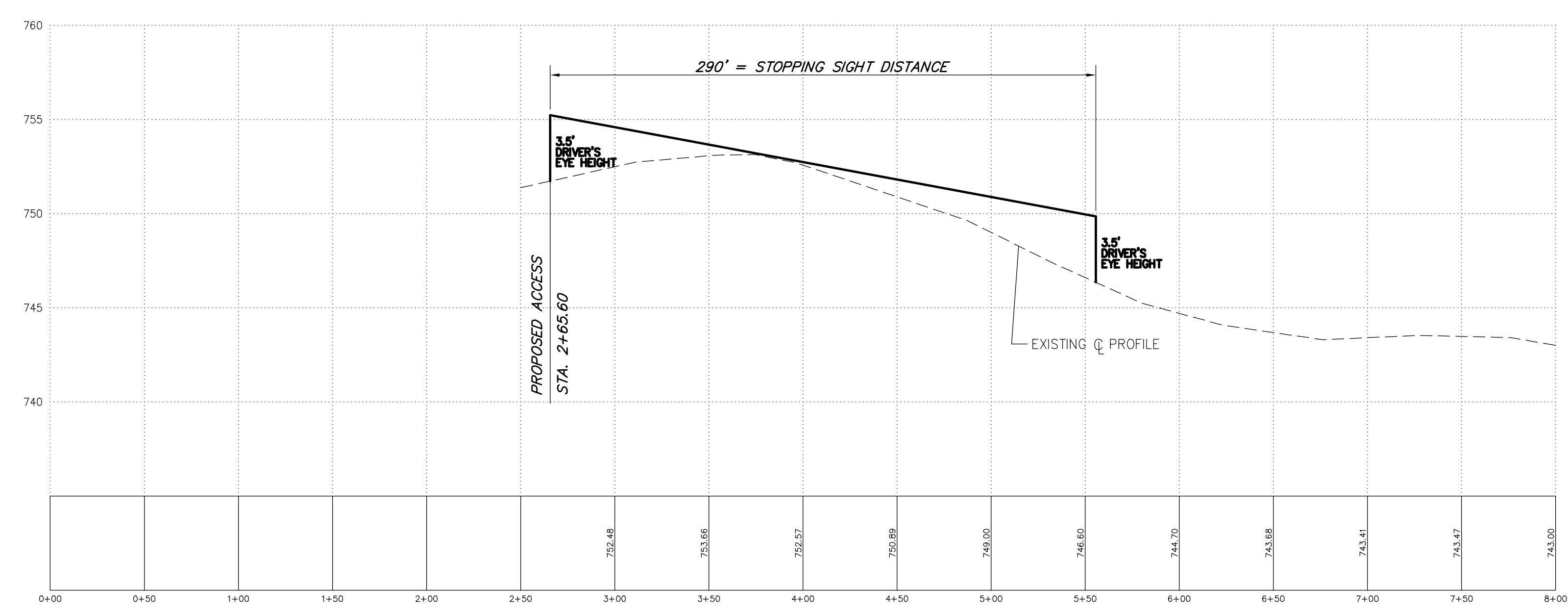
FILE	DATE	SCALE



POSTED SPEED LIMIT ON WOODWARD AVENUE = 25 mph
 DESIGN SPEED ON WOODWARD AVENUE = 30 mph
 SLOPE OF WOODWARD AVENUE = 4.8%
 REQUIRED STOPPING SIGHT DISTANCE = 190 feet
 ACTUAL STOPPING SIGHT DISTANCE = 290 feet

AASHTO EXHIBIT 3-2
 STOPPING SIGHT DISTANCE ON GRADES

DESIGN SPEED (MPH)	STOPPING SIGHT DISTANCE UPGRADES	
	3%	6%
25	147'	143'
30	200'	184'
35	237'	229'
40	289'	278'
45	334'	331'





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
DECEMBER 5, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-39-11 Northwest corner of 63 rd Street and Woodward Avenue	Annexation with Rezoning to B-2, General Retail Business, Final Plat of Subdivision for Lot Consolidation and Special Use for a drive-through use	Damir Latinovic, AICP Planner

REQUEST

The petitioner is requesting Rezoning of the property to B-2, General Retail Business upon annexation, Final Plat of Subdivision approval to consolidate six existing lots into one new lot and Special Use approval for a drive-through use for a new Walgreens store at the northwest corner of 63rd Street and Woodward Avenue.

NOTICE

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

GENERAL INFORMATION

OWNER:	Patel Trust 1511 Shivia Lane Naperville, IL 60565	Jeremy Youngman 2136 W 63 rd Street Downers Grove, IL 60516
	DGNB Trust 97-031 265 E. Deerpath Lake Forest, IL 60045	Frank Freda 2140 W 63 rd Street Downers Grove, IL 60516
	Weiss Loving Trust Shirley St. Vincent 5802 Lee Avenue Downers Grove, IL 60516	
APPLICANT:	David Agosto 63 rd and Woodward LLC. 33 W. Monroe Street Chicago, IL 60603	

PROPERTY INFORMATION

EXISTING ZONING:	R-4, Single Family Residence, Unincorporated DuPage County
EXISTING LAND USE:	Residential
PROPERTY SIZE:	1.9 acres
PINS:	08-13-419-044, -054, -043, -042, -041, 053

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4, Single Family Residence (Unincorporated DuPage County)	Single Family Residential
SOUTH:	B-2, General Retail Business and PD # 1	Corridor Commercial
EAST:	R-4, Single Family Residence (Unincorporated DuPage County)	Low-Intensity Office
WEST:	R-4, Single Family Residence (Unincorporated DuPage County)	Low-Intensity Office

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. Plat of Survey
4. Annexation Plat
5. Engineering Plans
6. Architectural Plans
7. Final Plat of Subdivision
8. Traffic Study

PROJECT DESCRIPTION

The petitioner is requesting annexation with rezoning to B-2, General Retail Business, Special Use approval for a drive-through use and Final Plat of Subdivision approval to consolidate six existing lots into one lot for the construction of a new Walgreens store.

The site is located at the northwest corner of 63rd Street and Woodward Avenue. It consists of six lots and is improved with five single family homes. The 1.9 acre property is currently unincorporated and the petitioner submitted a petition for voluntary annexation to the Village.

Rezoning

The petitioner is requesting the B-2, General Retail Business, zoning classification. The site is located across the street from Meadowbrook Shopping Center (19.7 acres) which is also zoned B-2 General Retail Business. All properties on the south side of 63rd Street between Woodward Avenue and Belmont Road are zoned B-2 and are currently occupied by commercial uses. Although, the property at the southeast corner of 63rd Street and Woodward Avenue is zoned R-3, it is part of Planned Development #4. In 1987, the corner property was approved for a 15,000 sq. ft. shopping center to accommodate the trend of commercial development along 63rd Street.

The properties to the east, north and west of the subject property are currently all unincorporated and are zoned R-4 Single Family Residence district per the County's zoning ordinance. Most of these properties are improved with single family homes.

Site Improvements – Special Use for a drive-through use

The petitioner is proposing to demolish the five existing homes on the property and construct a new Walgreens building with a drive-through.

The proposed building would be located in the center of the site with a surface parking lot. The parking lot would have 60 parking spaces located east and south of the building along Woodward Avenue and 63rd Street. A single lane drive-through window would be located on the north side of the building with counter-clockwise circulation around the building. The loading dock and trash compactors would be located on the west side of the building. The remainder of the site north and west of the building would include new landscaping and a six-foot privacy fence to screen the property from adjacent residential uses.

The petitioner proposes two full access driveways with center left-turn exit lanes: one on 63rd Street and one on Woodward Avenue. Staff is recommending modifying both access driveways to two-way access without the center left-turn exit lane. Based on the traffic study, ten vehicles during rush hour will exit the site and travel northbound on Woodward Avenue. As such, staff believes the center left-turn lane on Woodward Avenue exit is not required. Per the traffic study, 40% of traffic exiting the site will travel westbound on 63rd Street. Eliminating the center left-turn exit lane on 63rd Street is preferable from a safety and traffic flow standpoint and should encourage vehicles traveling eastbound on 63rd Street to exit at the Woodward Avenue access drive and go eastbound via the traffic light at Woodward Avenue and 63rd Street.

The 15,000 sq. ft. one-story building would be 27.5 feet high and include a contemporary design with brick masonry façade. The entrance into the building would be located at the southeast corner of the building. The building will meet all setback and bulk requirements of the Zoning Ordinance.

The existing Walgreens store at the northwest corner of 63rd Street and Belmont Road would be closed. The existing Walgreens store hours are 8:00 am - 10:00 pm, seven days a week. The delivery hours are currently Wednesdays at 2:00 pm and 8:00 pm. The applicant expects that the hours of operation and the delivery hours will be the same for the new Walgreens store.

Final Plat of Subdivision – Lot Consolidation

The property is currently improved with five separate single family homes and consists of six lots. To accommodate the construction of a new building on the site and comply with Section 28.1100 of the Zoning Ordinance, the petitioner is proposing to consolidate the six existing lots into one new lot. The proposed 1.9 acre lot will meet all dimension requirements per Zoning and Subdivision ordinances.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

Staff believes the proposal is consistent with the overall policies and guidelines in the Comprehensive Plan. The Plan indicates this property is not suited for single family residential uses. The property is designated for Low-Intensity Office use. The Plan, however, emphasizes that it is intended to be sufficiently flexible to accommodate developments that are consistent with the overall policies and guidelines of the Plan.

Staff believes the proposal is consistent with the Comprehensive Plan's policies to expand the range of goods and services throughout the Village and enhance the quality and appearance of existing and proposed commercial areas. The proposed development is consistent with the Plan's recommendation for moderate expansion of commercial developments around key intersections and heavily-trafficked roads that are less desirable for residential use, such as the intersection of Woodward Avenue and 63rd Street.

Low-Intensity Office use is classified as one of seven commercial uses in the Village and typically includes professional services such as medical, dental and legal. Staff believes the proposed use is compatible with this designation and the surrounding area. The development will not have an adverse impact on the existing trend of development in the area.

The two access driveways for the property are proposed as far away as possible from the existing intersection to minimize traffic conflicts. Per the traffic study, 90% of the traffic exiting the site will go towards 63rd Street and southbound Woodward Avenue. Only ten cars during peak hour may leave the site traveling northbound on Woodward Avenue.

If the site is developed as medical or dental use, it can likely accommodate a 20,000 sq. ft. building and still meet all bulk requirements of the Zoning Ordinance, including 90 parking spaces required for a medical use of that size. Per the Institute of Traffic Engineers, a 20,000-sq. ft. medical or dental use would generate approximately nine cars during evening rush hour exiting the site and travel northbound on Woodward Avenue. Therefore the impact is similar to that of the smaller Walgreens building as proposed.

Staff recommends placing the following operational conditions to reduce the impacts of the proposed development:

- All delivery trucks shall be limited to 63rd Street access;
- Signage shall be posted at the Woodward Avenue exit driveway indicating truck traffic is prohibited on Woodward Avenue;
- The hours of operation shall be limited to 8:00 am - 10:00 pm, seven days a week;
- The deliveries shall only occur between 8:00 am – 9:00 pm, seven days a week;

Staff believes the proposed operational conditions will reduce the impact of the use on the surrounding residential properties similar to general office uses. As such, staff believes the proposal is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The petitioner is requesting B-2 zoning classification to match the zoning classification of properties on the south side of 63rd Street. Per the Zoning Ordinance, the minimum area for a B-2 zoning district is four acres. When a site is located directly across the street from the property with the same zoning classification, the Zoning Ordinance allows the area of the property across the street to be included in the calculation in meeting the minimum zoning area requirement. As such, with the 19.7-acre Meadowbrook Shopping Center across the street, the property meets the minimum size requirement for B-2 zoning classification.

The proposed building will meet all bulk requirements of the Zoning Ordinance as outlined in the table below:

2000 63rd Street Walgreens	Required	Proposed
Building		
Front Setback (East)	26 ft.	90.5 ft.
Front Setback (South)	26 ft.	90.5 ft.
Transitional Setback (North)	8 ft.	42.5 ft.
Transitional Setback (West)	8 ft.	79.33 ft.
Lot Coverage	N/A	18% (15,000 sq. ft.)
Height	35 ft.	27.5 ft.
Open Space/ Green Space - Total Required	8,302 sq. ft. (10%)	33,896 sq. ft. (40%)
Open Space/ Green Space - Front Yard Requirement	4,151 (5%)	17,874 sq. ft. (21%)
FAR	.75 (62,268 sq. ft.)	.18 (15,000 sq. ft.)
Parking		
Front Setback (East)	25 ft.	25 ft.
Front Setback (South)	25 ft.	25 ft.
Transitional Setback (North)	6 ft.	51.75 ft.
Transitional Setback (West)	6 ft.	74.25 ft.
Parking required	59	60

The petitioner will install new signs on the property that meet Village’s Sign Ordinance. Wall signs are permitted on the east and south facades of the building. One new ten-foot high and 36 sq. ft. monument sign is proposed near the intersection of 63rd Street and Woodward Avenue. Staff included a condition that no illuminated signage be located on the north side of the building to minimize the signage impact on adjacent residential properties. No wall signs are allowed on the west façade of the building.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The petitioner is proposing to consolidate six existing lots into one new lot. The proposed lot will exceed the minimum lot dimension requirements for the B-2 zoning district. As such, the request would comply with Sections 28.1103 and 28.1104 of the Zoning Ordinance and Section 20.301 of the Subdivision Ordinance.

The lot dimensions are outlined in the table below:

2000 63rd Street Walgreens	Lot Width		Lot Depth		Lot Area		Frontage	
	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	75 ft.	250.8 ft.	140 ft.	306.9 ft.	10,500 sq. ft.	1.9 acres	50 ft.	287 ft. (south) & 250 ft. (east)

No exceptions from the Subdivision Ordinance are requested. The petitioner will provide the Village with a new five foot wide public utility and drainage easement along the north property line and a new ten-foot wide public utility and drainage easement along the west property lines.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is proposing two new curb cuts to access the site: one on Woodward Avenue and one on 63rd Street. All other existing curb cuts for single family homes will be closed. The 63rd Street right-of-way is under DuPage County's jurisdiction and will remain under the County's jurisdiction after the annexation. The west side of Woodward Avenue is under Lisle Township's jurisdiction while the east side of Woodward Avenue is under Downers Grove Township's jurisdiction. The maintenance of entire Woodward Avenue adjacent to the property will become Village's responsibility upon annexation.

There is an existing public sidewalk located along 63rd Street. The petitioner will install a new public sidewalk along Woodward Avenue. The new sidewalk is currently proposed to be located adjacent to the roadway. Staff included a condition that the sidewalk be installed a minimum of five feet away from the curb to provide a parkway buffer.

The petitioner is proposing a new stormwater detention facility under the new parking lot on the south side of the building. The detention facility will connect to the existing storm sewer utilities in the 63rd Street right-of-way. The new stormwater detention facility will meet all Village's stormwater ordinance requirements.

There is an existing 8-ton limit posted for Woodward Avenue north of 63rd Street. The delivery trucks generally exceed an 8-ton limit. As such, and to minimize impact on surrounding residential properties staff is requiring that all delivery trucks enter and exit the site via 63rd Street. A new traffic sign at the Woodward Avenue exit driveway will be installed to indicate truck traffic is prohibited on Woodward Avenue.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans. Based upon the submittal, the Fire Prevention Division believes there is sufficient access to the site and building. The petitioner will be required to provide one new fire hydrant on the site. The building will be required to have manual and automatic detection systems and a complete sprinkler system.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet of the entire property. In addition, the notice was posted on the site and published in the Downers Grove Reporter. The petitioner has also hosted a neighborhood meeting at the Roundheads Restaurant. Staff has received several general phone calls and inquiries about the project.

Staff met with an individual who claims a partial ownership interest in the property commonly known as 6298 Woodward Avenue and opposes the sale of this property for Walgreens development. The property is owned in trust. The Village's Legal Department reviewed petition documents pertaining to the ownership of this property including the copy of the trust and has determined that the Village has all required documentation from the owner of 6298 Woodward Avenue for the Village to continue processing the petition.

FINDINGS OF FACT

Rezoning

Based on the above analysis, staff believes the proposed development meets the Standards for Approval of Amendments to the Zoning Ordinance. The subject property is currently zoned R-4 Single Family Residence in unincorporated DuPage County. The properties east, north and west of the site are unincorporated and zoned R-4 Single Family Residence in DuPage County. The properties to the south are within Village of Downers Grove and are all zoned B-2, General Retail Business. The property at the

southeast corner of 63rd Street and Woodward Avenue is a commercial activity in a residential Planned Development. Staff believes the proposed zoning classification is suitable for this property due to its location on the heavily traveled commercial road and the trend of commercial development.

The rezoning is also consistent with the Comprehensive Plan's commercial classification for this property. The Plan identifies this property is not suited for single family residential uses. The proposed B-2 classification is appropriate for the commercial use designated in the Comprehensive Plan. As such, staff believes the standards in Section 28.1702 of the Zoning Ordinance are met.

Special Use for a drive-through use

Staff believes the standards for a Special Use, as shown below, are met. The drive-through window is listed as a Special Use in the B-2 district. The proposed use will not be detrimental to the health, safety, morals or general welfare of the surrounding area. The property has adequate size to accommodate the proposed commercial development. The location of the building in the center of the site will allow adequate separation and buffering from adjacent residential uses.

Staff believes the proposed use will not have an adverse impact on the development or the existing trend of development in the area. The two access driveways for the property are proposed as far away as possible from the existing intersection to minimize traffic conflicts. Per the applicant's traffic study, the majority of traffic generated from the site will go towards 63rd Street and southbound Woodward Avenue. Only ten cars during peak hour will leave the site traveling northbound on Woodward Avenue.

The proposal is also consistent with the vision and goals of the Comprehensive Plan. It is consistent with the Plan's recommendation for moderate expansion of commercial developments around key intersections and heavily-trafficked roads that are less desirable for residential use, such at the intersection of Woodward Avenue and 63rd Street. The development will also meet the Comprehensive Plan's goal for increased buffering for commercial properties. The proposed site layout allows adequate separation and screening from adjacent residential uses.

Staff recommends placing the following operational conditions to reduce the impacts of the proposed development:

- All delivery trucks shall be limited to 63rd Street access;
- Signage shall be posted at the Woodward Avenue exit driveway indicating truck traffic is prohibited on Woodward Avenue;
- The hours of operation shall be limited to 8:00 am - 10:00 pm, seven days a week;
- The deliveries shall only occur between 8:00 am – 9:00 pm, seven days a week;

With the addition of those conditions, staff believes the proposed development complies with the standards in the Section 28.1902 of the Zoning Ordinance.

Final Plat of Subdivision – Lot Consolidation

Staff believes the proposed Final Plat of Subdivision to consolidate the six existing lots into one meets the minimum lot dimension requirements per the Subdivision and Zoning ordinances and is consistent with other planning objectives of the Village.

Section 28.1702 Standards for Approval of Amendments to the Zoning Ordinance

Village Council and Plan Commission consideration and approval of any amendment, whether text or map, is a matter of legislative discretion that is not controlled by any one standard. However, in making its decisions and recommendations regarding map amendments, the Village Council and Plan Commission shall consider the following factors:

- (1) *The existing uses and zoning of nearby property;*
- (2) *The extent to which the particular zoning restrictions affect property values;*
- (3) *The extent to which any determination in property value is offset by an increase in the public health, safety and welfare;*
- (4) *The suitability of the subject property for the zoned purposes;*
- (5) *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;*
- (6) *The value to the community of the proposed use, and;*
- (7) *The standard of care with which the community has undertaken to plan its land use development.*

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 annexation with Rezoning to B-2 General Retail Business, Special Use for a drive-through use and the Final Plat of Subdivision for lot consolidation is consistent and 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 PC 39-11 subject to the following conditions:

1. The proposed annexation with rezoning to B-2, General Retail Business, Special Use for a drive-through use and Final Plat of Subdivision for lot consolidation shall substantially conform to the Architectural and Engineering plans and documents attached to this report, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The Woodward Avenue access shall be revised to eliminate the center-left turn lane.
3. No truck traffic is allowed on Woodward Avenue. All delivery trucks must enter and exit the site from 63rd Street. A “no-trucks” sign shall be installed on the south side of Woodward Avenue driveway for vehicles exiting the site.
4. The hours of operations shall be 8:00 am - 10:00 pm seven days a week. The drive-through window shall be closed after 10:00 pm.
5. The delivery hours shall be 8:00 am – 9:00 pm, seven days a week.
6. The proposed parking lot light poles shall be maximum 30 ft. high as measured from the adjacent grade to the highest point on the structure.

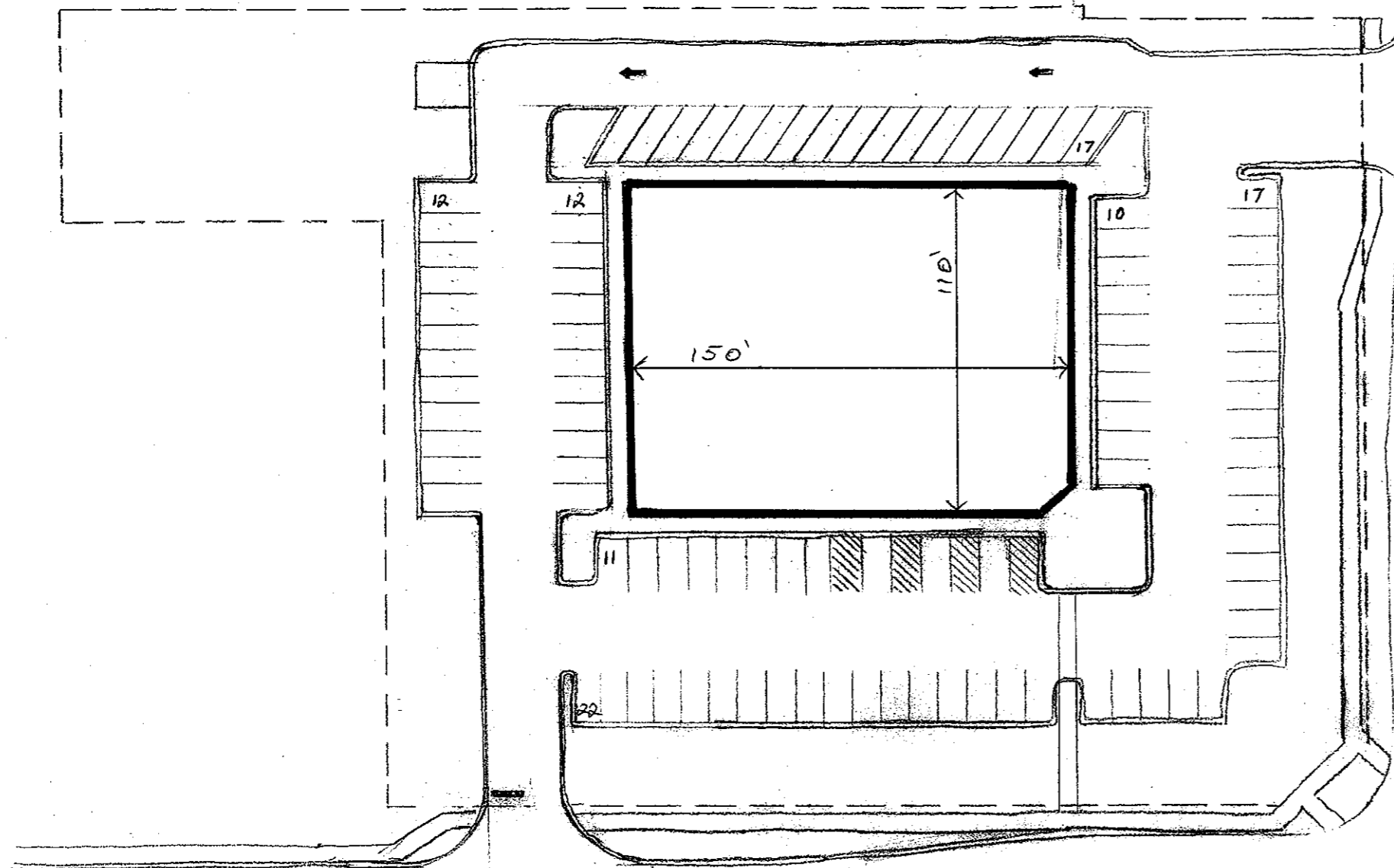
7. The proposed public sidewalk along Woodward Avenue shall be installed a minimum of five feet from the road to create a parkway buffer.
8. The layout of the proposed 6-foot high privacy fence shall be revised to meet the Zoning Ordinance requirements. The 6-foot high privacy fence must stop a minimum of 25 feet from east and south property lines. A four-foot high open design fence is only permitted within the first 25 feet along Woodward Avenue and 63rd Street.
9. A directional sign for drive-through window shall be installed at the southwest corner of the building for vehicles entering the site off of 63rd Street.
10. No illuminated signage shall be permitted on the north side of the building.
11. The building shall be fully sprinkled and equipped with automatic and manual fire alarm system.
12. Prior to the issuance of the building permit, the petitioner shall obtain permits from the DuPage County Highway Department for the proposed work in the 63rd Street right-of-way
13. A new fire hydrant shall be provided within 100 feet of the Fire Department connection.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:dl
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2011 PC Petition Files\PC-39-11 2000 63rd Street - Walgreens- Annexation, Rezoning, Lot Consolidation and Special Use\Staff Report PC-39-11.doc



TOTAL PARKING SPACES: 101

MAXIMUM
PROFESSIONAL OFFICE BUILDING
(3.3 PARKING SPACES / 1000 SQ. FT.)
= 30,606 SQ. FT.

MAXIMUM
OUTPATIENT MEDICAL BUILDING
(4.5 PARKING SPACES / 1000 SQ. FT.)
= 22,444 SQ. FT.

EXHIBIT A

TOPOGRAPHICAL A.L.T.A./A.C.S.M. LAND TITLE SURVEY

LEGAL DESCRIPTION

LOT 17 (EXCEPT THE NORTH 4.00 FEET OF THE EAST 87.00 FEET THEREOF), LOT 18 (EXCEPT THAT PART THEREOF DESCRIBED BY BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT THAT IS 17 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY, ON THE NORTH LINE OF THE SOUTH 17 FEET OF SAID LOT, A DISTANCE OF 20 FEET; THENCE NORTHEASTERLY A DISTANCE OF 26.12 FEET TO A POINT ON SAID EAST LINE THAT IS 37 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTHERLY, ALONG SAID EAST LINE, 20 FEET TO THE POINT OF BEGINNING), LOT 19 (EXCEPT THE WEST HALF OF THE SOUTH 17 FEET THEREOF), LOT 20 (EXCEPT THE SOUTH 17 FEET THEREOF), LOT 21 (EXCEPT THE SOUTH 17 FEET THEREOF), LOT 22 (EXCEPT THE SOUTH 17 FEET THEREOF) AND THE EAST 100 FEET OF LOT 28, ALL IN BLOCK 24 IN DOWNERS GROVE GARDENS, A SUBDIVISION OF LOT 3 (EXCEPT THAT PART OF LOT 3 NOT INCLUDED IN THE PLAN OF SAID SUBDIVISION) AND ALL OF LOTS 4, 5 AND 6 OF ASSESSMENT PLAT OF LANDS OF JAMES K. SEBREE, IN SECTIONS 7 AND 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 13, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1924, AS DOCUMENT NUMBER 177390, IN DUPAGE COUNTY, ILLINOIS.

NOTES

- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. MEASURED BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH DETERMINED BY GPS MEASUREMENT. LATITUDE & LONGITUDE COORDINATES SHOWN AT THE OPPOSITE PROPERTY CORNERS ARE TAKEN FROM LOCAL CORNER MEASUREMENTS.
- THE FOLLOWING TITLE COMMITMENTS PREPARED BY CHICAGO TITLE INSURANCE COMPANY WERE PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY:
 - LOTS 17 & 28: COMMITMENT #1401 020113227 DNP DATED SEPTEMBER 15, 2011 SCHEDULE A ITEM 5 DESCRIPTION DOES NOT INCLUDE 4'x6' EXCEPT SCHEDULE B EXCEPTION:
 - 1. ITEM J.15: EAST 35 FOOT BUILDING LINE AS SHOWN
 - LOTS 18 & 19: COMMITMENT #1401 WSA070001 F1 DATED SEPTEMBER 9, 2011 SCHEDULE B EXCEPTIONS:
 - 1. ITEM L.14: 63RD STREET ROW AS SHOWN PER DDC 676261
 - 2. ITEM J.15: PART OF DRIVE TO WEST AS SHOWN
 - LOT 20: COMMITMENT #1410 020112858 DNP DATED SEPTEMBER 8, 2011 SCHEDULE B EXCEPTION:
 - 1. ITEM K.15: 63RD STREET ROW AS SHOWN PER DDC 676261
 - LOT 21: COMMITMENT #1410 020112857 DNP DATED SEPTEMBER 8, 2011 SCHEDULE B EXCEPTION:
 - 1. ITEM J.15: POSSIBLE EASEMENT INDICATED BY POLES AS SHOWN
 - LOT 22: COMMITMENT #1401 WSA070004 F1 DATED SEPTEMBER 9, 2011 SCHEDULE B EXCEPTION:
 - 1. ITEM F.12: POSSIBLE EASEMENT INDICATED BY POLES AS SHOWN
- 63RD STREET RIGHT-OF-WAY IS SHOWN BASED ON VILLAGE OF DOWNERS GROVE INFORMATION AND ON DEDICATIONS RECORDED MARCH 12, 1953, AS BOOKS 575260 & 676261. THE PLAT OF DOWNERS GROVE GARDENS, DOC. 117380, HAS A NOTE ESTABLISHING A 35 FOOT BUILDING LINE ON ALL NORTH-SOUTH STREETS AS SHOWN, ALTHOUGH NO REFERENCE TO IT WAS MADE IN THE TITLE COMMITMENT FOR LOT 18.
- FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
- SURVEYED PROPERTY LIES ENTIRELY WITHIN ZONE X (AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE OF FLOOD) AND NOT WITHIN A DESIGNATED FLOOD HAZARD AREA, AS DESIGNATED FOR THE VILLAGE OF DOWNERS GROVE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NUMBER 17043C0008H, HAVING AN EFFECTIVE DATE OF DECEMBER 16, 2004.
- GROSS AREA OF SURVEY PROPERTY = 1.935 ACRES (more or less) NET AREA (minus 63rd Street ROW) = 1.897 ACRES (more or less)
- ELEVATIONS SHOWN HEREON ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON LOCAL CORNER MEASUREMENTS.
- LOCATIONS OF UTILITIES SHOWN ARE BASED ON OBSERVED SURFACE EVIDENCE & FIELD MEASUREMENTS COMPLETED ON OCTOBER 3, 2011, AND RECORDS & INFORMATION PROVIDED BY THE VILLAGE OF DOWNERS GROVE & LOCAL UTILITY COMPANIES, INCLUDING JULLIE. MARKINGS COMPLETED ON SEPTEMBER 30, 2011, PER TICKET #A02711765-GIA. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAN ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

STATE OF ILLINOIS) S.S.
 COUNTY OF COOK)

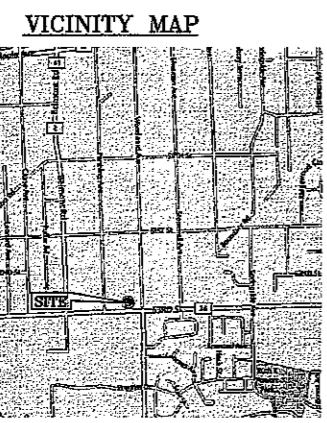
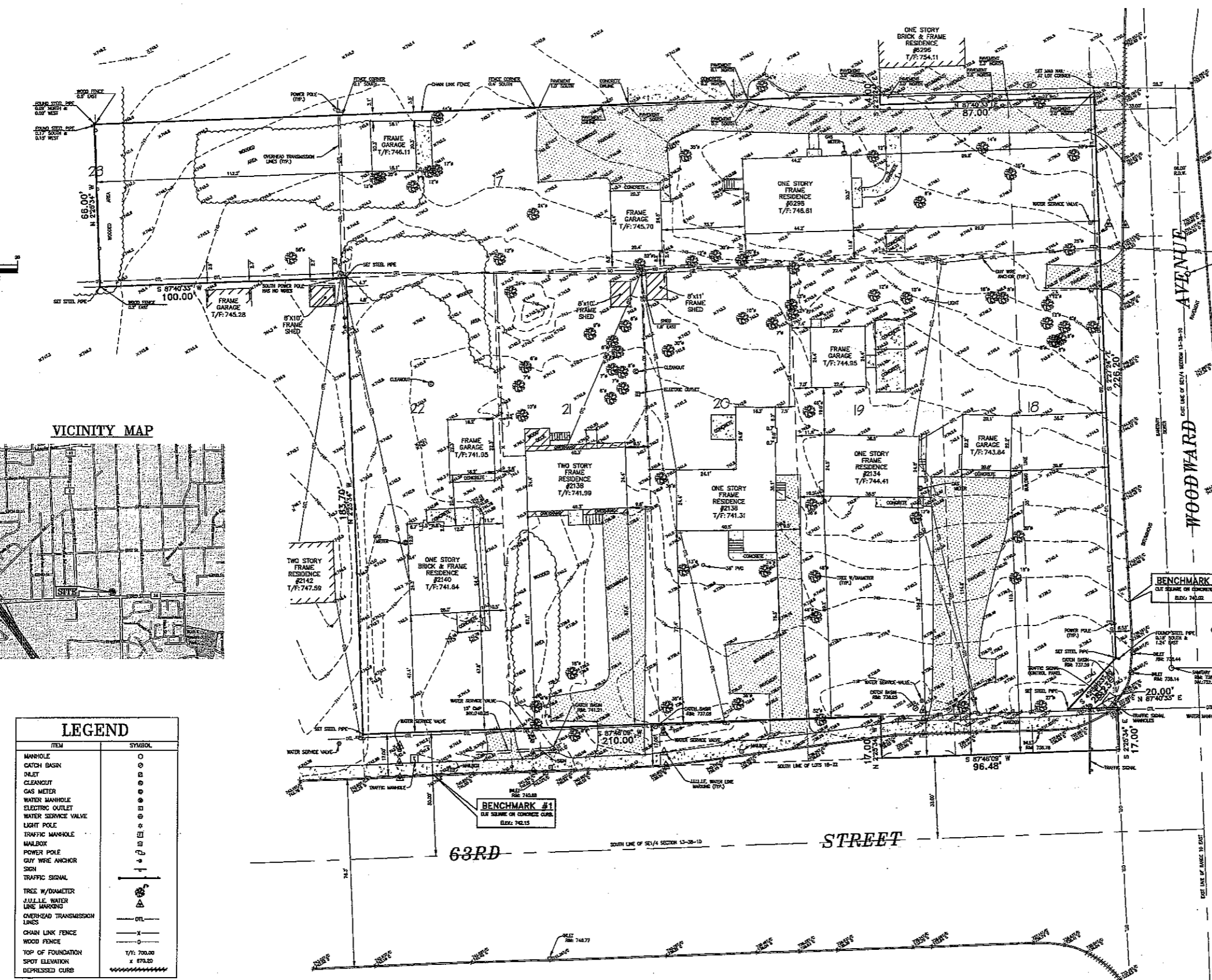
I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2625, DO HEREBY CERTIFY TO 63RD & W LLC AND TO CHICAGO TITLE INSURANCE COMPANY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7c, 8 AND 115 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 3, 2011.

DATED AT PALOS HILLS, ILLINOIS, THIS 8TH DAY OF SEPTEMBER, A.D. 2011.

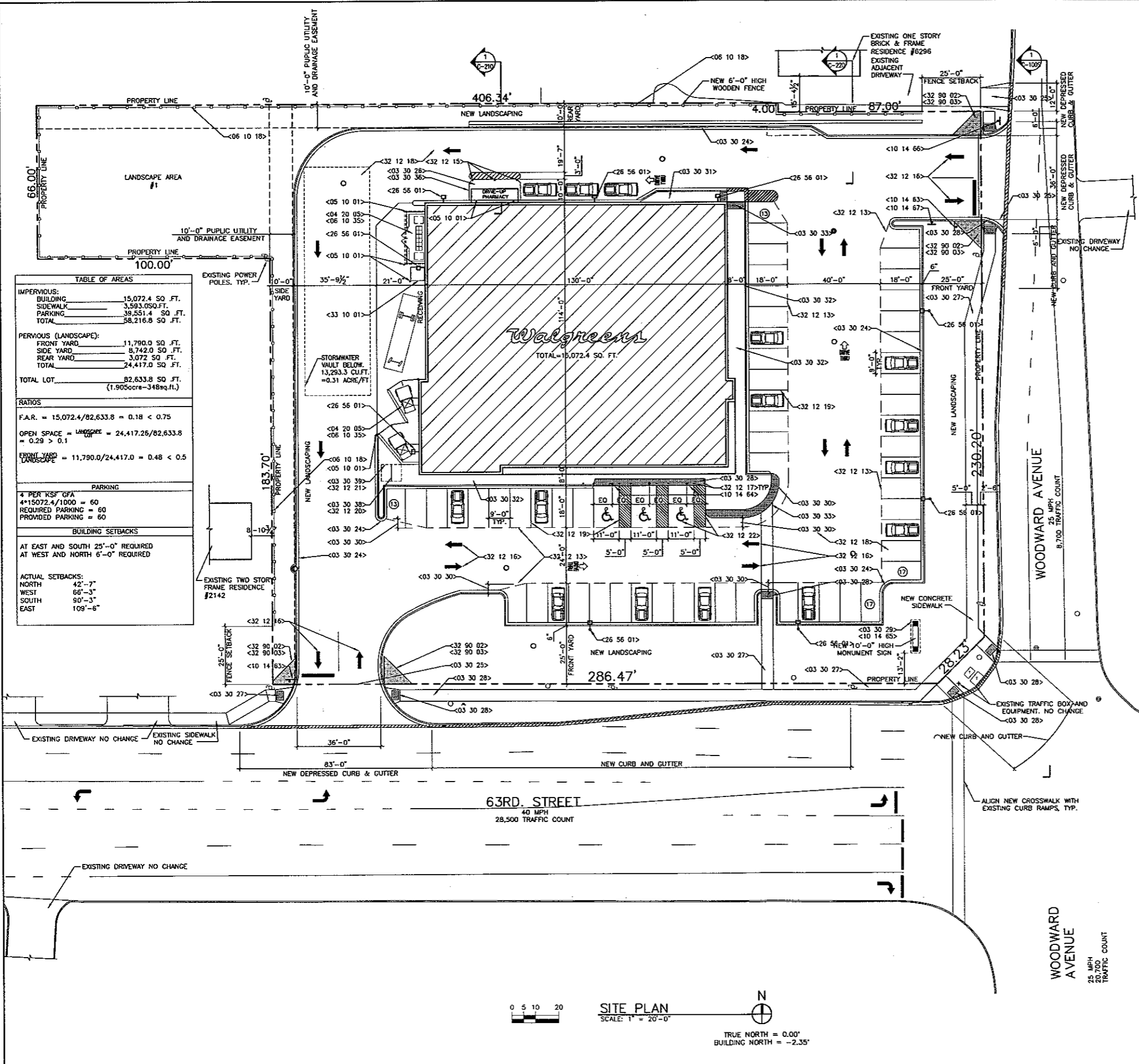


PREPARED FOR:
63RD & W LLC

PREPARED BY:
LANDMARK ENGINEERING LLC
 DESIGN FIRM REGISTRATION NO. 184-002877
 7808 WEST 103RD STREET
 PALOS HILLS, ILLINOIS 60465-1529
 Phone (708) 599-3737
 SURVEY No. 11-09-070-ALTA-R7



ITEM	SYMBOL
MANHOLE	○
CATCH BASIN	⊙
INLET	⊖
CLEANOUT	⊕
GAS METER	⊗
WATER MANHOLE	⊙
ELECTRIC OUTLET	⊖
WATER SERVICE VALVE	⊕
LIGHT POLE	⊗
TRAFFIC MANHOLE	⊙
MAILBOX	⊖
POWER POLE	⊕
GUY WIRE ANCHOR	⊗
SIGN	⊙
TRAFFIC SIGNAL	⊖
TREE W/DIAMETER	⊗
JULLIE WATER LINE MARKING	⊕
OVERHEAD TRANSMISSION LINES	—○—
CHAIN LINK FENCE	—x—
WOOD FENCE	—o—
TOP OF FOUNDATION	1/16 700.00
SPOT ELEVATION	x 670.00
DEPRESSED CURB	~~~~~



REFERENCE KEYED NOTES

- DIVISION 03 - CONCRETE -
- 03 30 24 PERIMETER OF ALL ASPHALT TO RECEIVE NEW CONCRETE CURB. SEE 2/C-510
- 03 30 25 CONCRETE APRON TO VILLAGE. SPECIFICATIONS. CURB CUT DIMENSION MUST ACCOMMODATE 55 FOOT TRACTOR/TRAILER WITHOUT ROLLING ONTO CURB. SEE SITE PLAN CRITERIA NOTE #B, THIS SHEET. DIVIDE DRIVEWAY INTO LANES WITH STRIPING.
- 03 30 26 LINE OF CONCRETE PAD.
- 03 30 27 CONCRETE SIDEWALK. SEE 3 / C-610.
- 03 30 28 ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING ALONG ACCESSIBLE ROUTES (TYP.). WHEN SLOPE IS LESS THAN 5%, ONLY 36" OF DETECTABLE WARNING SURFACE IS REQUIRED. SEE 3/C-510.
- 03 30 29 TOP OF SIGN FOUNDATION TO BE AT TOP OF STREET CURB HEIGHT (MIN.).
- 03 30 30 ALL END ISLANDS TO BE 4'-0" LESS THAN STALL DEPTH. WHERE FULL DEPTH ISLAND IS REQUIRED, DETAIL ROLLER CURB AND CONCRETE FILL END OF ISLAND 4'-0".
- 03 30 31 RETURN SIDEWALK TO EXIT DOOR. (ADA ACCESSIBLE EXIT ROUTE REQUIRED).
- 03 30 32 WALKS WITHOUT COLUMNS CAN BE 7'-0"W. WALKS WITH COLUMNS SHALL PROVIDE 5'-0" CLEAR TO BUILDING AND 1'-6" CLEAR TO EDGE OF CURB.
- 03 30 33 DETECTABLE WARNING SURFACE, 35" DEEP.
- 03 30 34 ISLAND WITH 6" CURB.
- 03 30 36 CONCRETE DRIVE-UP LANE.
- 03 30 38 SEVEN-BIKE TUBULAR STEEL BIKE RACK. ALLOW FOR 5' ACCESS AISLE BEYOND PARKING AREA. BOTH SIDES OF RACK. SEE 5/C-510.
- 03 30 39 7'-3" X 8'-8" MINIMUM ALLOWABLE AREA FOR SEVEN-BIKE PARKING.
- DIVISION 04 - MASONRY -
- 04 20 05 TOTE, BALE AND TRASH ENCLOSURE.
- DIVISION 06 - METAL -
- 05 10 01 PIPE BOLLARDS. SEE B / C-520.
- DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES -
- 06 10 18 WOOD PRIVACY FENCE. SEE SHEET L-100 FENCE DETAIL.
- 06 10 35 TOTE, BALE AND TRASH ENCLOSURE.
- DIVISION 10 - SPECIALTIES -
- 10 14 62 12" X 18" "DO NOT BLOCK ENTRANCE" SIGN. SEE DETAIL 6/C-510. ORIENT FACE OF SIGN ADJACENT TO ON COMING TRAFFIC.
- 10 14 63 MINIMUM 24" OCTAGONAL REFLECTIVE STEEL STOP SIGN (SET BACK CLEAR OF TRAFFIC). SEE DETAIL 6/C-510. AT DRIVE-THRU: ALIGN EDGE OF STOP SIGN WITH EDGE OF 1'-0" CURB AT DRIVE-THRU.
- 10 14 64 ACCESSIBLE PARKING SIGN. SEE ACCESSIBILITY SHEET (C-520) FOR DETAIL.
- 10 14 65 CONCRETE BASE FOR SIGN TO BE INSTALLED AS SOON AS POSSIBLE. ORIENT PERPENDICULAR TO MAJOR TRAFFIC STREET. SEE SHEET A-740. PROVIDE CONCRETE MAJORS AT PYLON SIGN. MONUMENT SIGN SEE A-740.
- 10 14 66 12" X 18" "NO TRUCK ENTRY" SIGN. SEE DETAIL 6/C-510. ORIENT FACE OF SIGN ADJACENT TO ON COMING TRAFFIC.
- 10 14 67 12" X 18" "NO TRUCK EXIT TOWARDS WOODWARD" SIGN. SEE DETAIL 6/C-510. ORIENT FACE OF SIGN ADJACENT TO ON COMING TRAFFIC.
- DIVISION 26 - ELECTRICAL -
- 26 56 01 LIGHT POLE (TYPICAL) OR WALL MOUNTED LIGHT. SEE SITE LIGHTING SHEET FOR QUANTITY AND LOCATION OF POLES TO BE DETERMINED BY APPROVED PHOTOMETRICS. COORDINATE WITH SITE LIGHTING AND PHOTOMETRIC SHEETS.
- DIVISION 32 - EXTERIOR IMPROVEMENTS -
- 32 12 13 LIMIT OF HEAVY-DUTY ASPHALT PAVING, SEE 1 / C-510.
- 32 12 15 36" FLEXIBLE DELINEATOR POST. FASTEN TO CONCRETE WITH BOLTS (NO ADHESIVE FASTENING).
- 32 12 16 PROVIDE LANE DIVIDERS AND DIRECTIONAL ARROWS AT ALL DRIVES AND END OF DRIVE AISLES.
- 32 12 17 ENTRY BOLLARDS WITH POLYETHYLENE COVERS 5'-4" CLEAR MAX. SEE 4 / C-520.
- 32 12 18 ASPHALT PAVING.
- 32 12 19 YELLOW PAINT STRIPING (TYPICAL). BLACK OUTLINE ON CONCRETE PAVEMENT.
- 32 12 20 SEVEN-BIKE TUBULAR STEEL RACK (SEE SPECIFICATIONS) SET IN THICKENED SLAB WITH 6" MINIMUM COVER ALL AROUND. SEE 5/C-510.
- 32 12 21 7'-3" X 8'-8" MINIMUM ALLOWABLE AREA FOR SEVEN-BIKE PARKING.
- 32 12 22 ACCESSIBLE PARKING DESIGN TO MEET ALL GOVERNING CODES. QUANTITY AS REQUIRED BY A.D.A. - ACCESSIBLE PARKING SPACES AND THEIR ACCESS AISLES SHALL BE 1 1/2% (2% MAX.) SLOPE IN ALL DIRECTIONS.
- 32 31 07 ORNAMENTAL METAL FENCING.
- 32 90 02 LIGHT POLES, LANDSCAPING, AND OTHER SITE EQUIPMENT SHALL NOT OBSCURE SIGHT LINES TO SIGN.
- 32 90 03 SITE VIEW TRIANGLE
- DIVISION 33 - UTILITIES -
- 33 10 01 GAS METER WITH BOLLARDS. (SEE CIVIL AND MECHANICAL)
- 33 10 02 STORM CATCH BASINS AND GRATED MANHOLES TO BE 40' MINIMUM AWAY FROM 2% ACCESSIBLE PARKING ZONE AND ACCESSIBLE ROUTES.

TABLE OF AREAS

IMPERVIOUS:	
BUILDING	15,072.4 SQ. FT.
SIDEWALK	3,593.0 SQ. FT.
PARKING	39,551.4 SQ. FT.
TOTAL	58,216.8 SQ. FT.
PERVIOUS (LANDSCAPE):	
FRONT YARD	11,790.0 SQ. FT.
SIDE YARD	8,742.0 SQ. FT.
REAR YARD	3,072.0 SQ. FT.
TOTAL	24,417.0 SQ. FT.
TOTAL LOT	82,633.8 SQ. FT. (1.905acre=348sq.ft.)

RATIOS

F.A.R. = 15,072.4/82,633.8 = 0.18 < 0.75

OPEN SPACE = $\frac{\text{LANDSCAPE}}{\text{LOT}} = \frac{24,417.26}{82,633.8} = 0.29 > 0.1$

FRONT YARD LANDSCAPE = $\frac{11,790.0}{24,417.0} = 0.48 < 0.5$

PARKING

4 PER KSF GFA
 $4 \times 15072.4 / 1000 = 60$
 REQUIRED PARKING = 60
 PROVIDED PARKING = 60

BUILDING SETBACKS

AT EAST AND SOUTH 25'-0" REQUIRED
 AT WEST AND NORTH 6'-0" REQUIRED

ACTUAL SETBACKS:

NORTH 42'-7"
 WEST 66'-3"
 SOUTH 90'-3"
 EAST 109'-6"

63RD AND W., LLC.

A.C. ALEXANDER ARCHITECTS, LTD.
 312 W. 103RD AVENUE, SUITE 300 PHOENIX, AZ 85024
 TEL: (602) 441-2444 FAX: (602) 441-2444
 E-MAIL: ACALEXANDER@ACALEXANDER.COM

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 IN THE STATE OF ARIZONA. I AM NOT PROVIDING THESE SERVICES AS AN UNLICENSED ASSISTANT OR UNDER THE SUPERVISION OF ANOTHER LICENSED PROFESSIONAL ENGINEER OR ARCHITECT.

DATE: 10/05/2011
 BY: G.E.K.
 TITLE: ARCHITECT

REVISIONS

NO.	DATE	DESCRIPTION
12-22-11		
11-02-11		
10-31-11		
10-05-11		

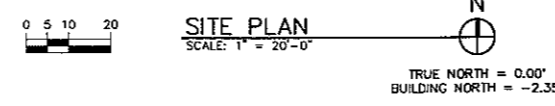
DRAWING TITLE
 GENERAL PROJECT DATA AND SITE PLAN

STORE NUMBER XXXX

DRAWN BY: A.W.A.
DATE: 10/05/2011
REVIEWED BY: G.E.K.

DRAWING NO.
C-100

FOR PLAN COMMISSION MEETING



63RD & W CONSOLIDATION

OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SEND RECORDED PLAT & FUTURE TAX BILLS TO:
63RD & W LLC
33 WEST MORRIS STREET
19th FLOOR
CHICAGO, IL 60603

P.I.N.'S
08-13-419-041
08-13-419-042
08-13-419-043
08-13-419-044
08-13-419-053
08-13-419-054

UTILITY EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication services is hereby reserved for and granted to
Commonwealth Edison Company
and
SBC-Aristarich Illinois a.k.a. Illinois Bell Telephone Company, Grantees.

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "Common Area or Areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantee's facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or in part to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking", and "common area". The term "Common Area or Areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but exclude real property physically occupied by a building, service business district or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantee at cost of the Grantor/Lot Owner, upon written request.

PUBLIC SIDEWALK EASEMENT PROVISIONS

63RD & W LLC, OWNER, HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED AND DEPICTED ON THIS PLAT SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING EASEMENT RESTRICTIONS:

AN EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND OTHER SERVICE PROVIDERS OPERATING UNDER FRANCHISES OR OTHER AUTHORITY FROM SAID VILLAGE, INCLUDING, BUT NOT LIMITED TO THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS ON THIS PLAT, MARKED "PUBLIC ACCESS EASEMENT", FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, RESPECT AND MAINTAIN PUBLIC SIDEWALK AND OTHER NECESSARY STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH ABOVE MENTIONED WORK AND PUBLIC ACCESS. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS.

EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF DOWNERS GROVE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND, OVER THE ENTIRE EASEMENT AREA FOR PUBLIC ACCESS, INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES.

WHEREAS, SAID PROPERTY DESCRIBED WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SUCH PROPERTY WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND

WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THIS PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND

WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS, AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID PROPERTY AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNER(S) OF ANY OF THE PROPERTY COMPRISED WITHIN THIS PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS;

NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY SHOWN UPON THIS PLAT ARE HEREBY SUBJECT TO SAID EASEMENT PROVISIONS AND RESTRICTIONS RUNNING WITH SAID PROPERTY BY WHOSOEVER OWNED.

IN WITNESS WHEREOF, THE OWNERS HAVE SET THEIR HANDS UPON THIS PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

DATED THIS _____ DAY OF _____, A.D. 20____

63RD & W LLC, OWNER

63RD & W LLC DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT, AS SUCH OWNER, IT HAS CAUSED THE SAID DESCRIBED PROPERTY TO BE SURVEYED AND CONSOLIDATED AS SHOWN ON THE HEREON DRAWN PLAT, AS ITS OWN FREE AND VOLUNTARY ACT AND DEED. IT FURTHER CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE AND BELIEF, SAID PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF SCHOOL DISTRICT NUMBER _____, HIGH SCHOOL DISTRICT NUMBER _____, AND COMMUNITY COLLEGE DISTRICT NUMBER _____.

DATED THIS _____ DAY OF _____, A.D. 20____

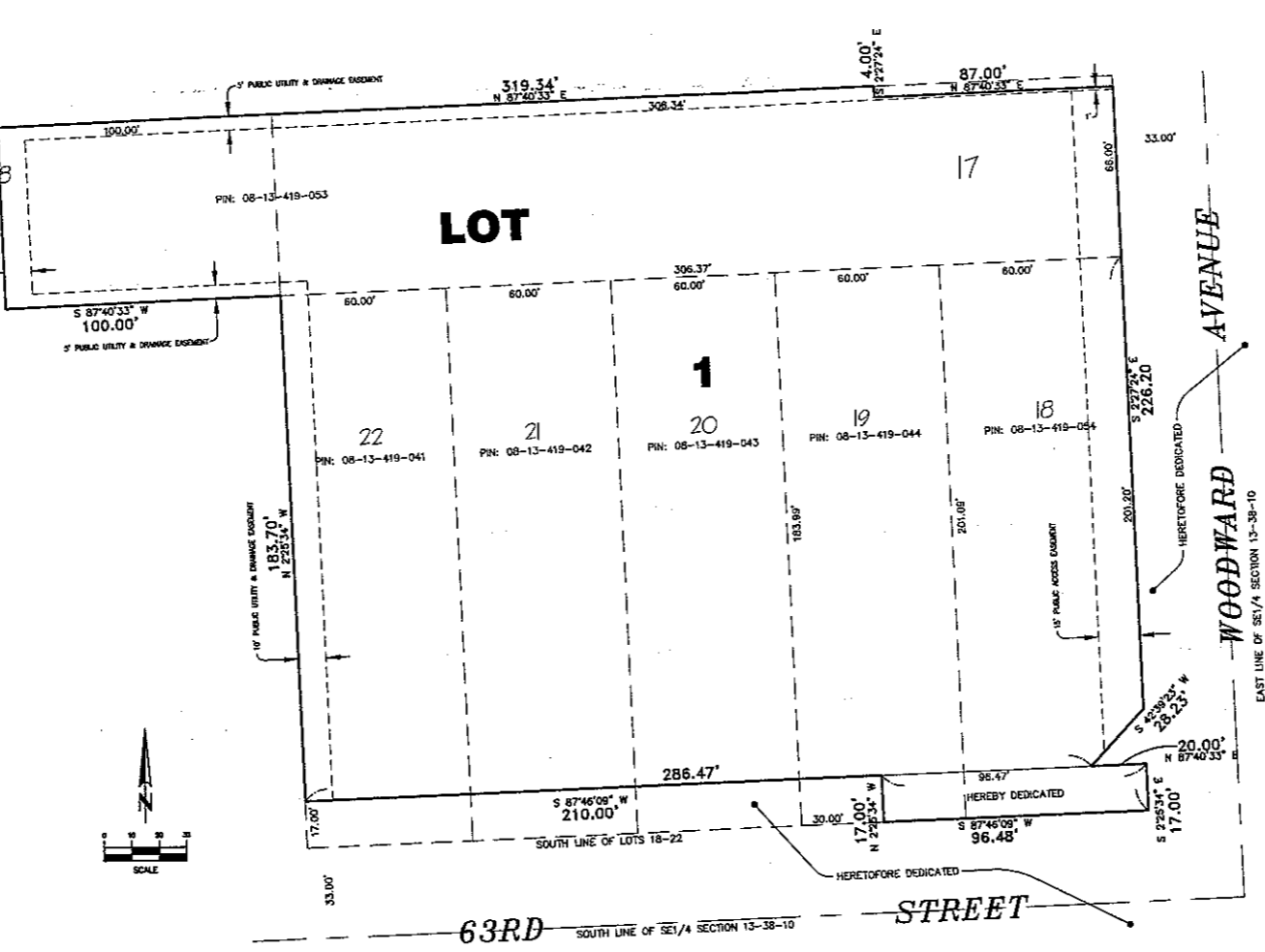
63RD & W LLC, OWNER

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THIS SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF 63RD & W LLC, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC



DECLARATION OF RESTRICTIVE COVENANTS

63RD & W LLC, OWNER, HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF CONSOLIDATION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS AND RESTRICTIONS:

(A) ALL PUBLIC UTILITY STRUCTURES AND FACILITIES, WHETHER LOCATED ON PUBLIC OR PRIVATE PROPERTY, SHALL BE CONSTRUCTED WHOLLY UNDERGROUND, EXCEPT FOR TRANSFORMERS, TRANSMISSION PILES, LINE STRUCTURES, MASTERS AND SMALL STRUCTURES APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DOWNERS GROVE PRIOR TO RECORDING OF THIS PLAT OF CONSOLIDATION; AND

(B) AN EASEMENT FOR SERVING THE CONSOLIDATION AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN AND REMOVE FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THIS PLAT MARKED "PUBLIC UTILITY & DRAINAGE EASEMENT", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE CONSOLIDATED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE CONSOLIDATED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

WHEREAS, THE LOT WILL BE CONVEYED TO PURCHASERS SUBJECT TO THIS DECLARATION TO THE END THAT THE RESTRICTIONS IMPOSED SHALL INURE TO THE BENEFIT OF EACH AND ALL OF THE PURCHASERS OF SAID LOT, WHETHER THEY SHALL HAVE BECOME SUCH BEFORE OR AFTER THE DATE THEREOF, AND THEIR RESPECTIVE HEIRS AND ASSIGNS, AND

WHEREAS, THE AFORESAID PROPERTY DESCRIBED ON THE ATTACHED PLAT IS LOCATED ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND

WHEREAS, ALL OF THE PROVISIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AGREEMENTS AND CHARGES HEREIN CONTAINED SHALL RUN WITH AND BIND ALL OF SAID LOTS AND LAND AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, AND THE OWNER(S) OF THE LOT OF LAND COMPRISED WITHIN THIS PLAT, AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS;

NOW, THEREFORE, ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING THE AFORESAID PROPERTY DO COVENANT AND AGREE THAT THEY OR ANY PERSON, FIRM OR CORPORATION HEREAFTER ACQUIRING ANY PROPERTY SHOWN UPON THE ATTACHED PLAT OF CONSOLIDATION ARE HEREBY SUBJECT TO THE FOLLOWING RESTRICTIONS RUNNING WITH SAID PROPERTY BY WHOSOEVER OWNED, TO WIT:

- NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, AS DESCRIBED IN THE PLAT OF CONSOLIDATION, EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS, BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS;
- EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, APPLICABLE TO THE LOT IN SUCH MANNER AS TO INSURE THE FREE AND UNINTERRUPTED FLOW OF STORM WATER THROUGH THE DRAINAGE SYSTEM OF THE CONSOLIDATION, AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS;
- IN THE EVENT ANY OWNER OR PURCHASER FAILS TO PROPERLY MAINTAIN THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL UPON TEN DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, REASONABLY NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS;
- IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORMWATER EASEMENT, INCLUDING DETENTION OR RETENTION AREAS, THE COST, TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT, SHALL UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LIEN AGAINST THE LOT THAT MAY BE FORECLOSED BY AN ACTION BROUGHT BY, OR ON BEHALF OF, THE VILLAGE OF DOWNERS GROVE, ILLINOIS;
- THE AFORESAID RESTRICTIONS AND COVENANTS, AND EACH AND EVERY ONE OF THEM, ARE HEREBY EXPRESSLY MADE AN ESSENTIAL PART OF THIS INSTRUMENT, AND SHALL BE AND REMAIN OF PERPETUAL EFFICACY AND OBLIGATION IN RESPECT TO THE SAID PREMISES AND THE PARTS HEREIN DESIGNATED, THEIR AND EACH OF THEIR SUCCESSORS, HEIRS, AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNER(S) HAVE SET THEIR HANDS UPON THE ATTACHED PLAT THE DAY AND DATE FIRST WRITTEN THEREON.

DATED THIS _____ DAY OF _____, A.D. 20____

63RD & W LLC, OWNER

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF 63RD & W LLC, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

PLAN COMMISSION CHAIRMAN

I, THE UNDERSIGNED, COLLECTOR OF THE DOWNERS GROVE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPROPRIATED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____

DOWNERS GROVE SANITARY DISTRICT COLLECTOR

I, THE UNDERSIGNED, COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPROPRIATED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____

DOWNERS GROVE VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, THE UNDERSIGNED, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

DU PAGE COUNTY CLERK

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE COUNCIL OF THE VILLAGE OF DOWNERS GROVE.

MAYOR

VILLAGE CLERK

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN ILLINOIS AND 63RD & W LLC, THE OWNER OF THE LAND DEPICTED HEREON, DO HEREBY STATE THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THIS CONSOLIDATION. FURTHER, AS ENGINEER, I HEREBY CERTIFY THAT THE PROPERTY THAT IS THE SUBJECT OF THIS CONSOLIDATION OR ANY PART THEREOF IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATED THIS _____ DAY OF _____, A.D. 20____

ENGINEER

OWNER

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK _____ M., AS DOCUMENT NUMBER _____.

DU PAGE COUNTY RECORDER

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILLINOIS COMPILATED STATUTES Ch. 762, Sec. 205/2. HOWEVER, A HIGHWAY PERMIT IS REQUIRED OF THE OWNER OF THE PROPERTY. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED.

DATED THIS _____ DAY OF _____, A.D. 20____

I.D.O.T. REPRESENTATIVE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2625, HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:

LOT 17 (EXCEPT THE NORTH 4.00 FEET OF THE EAST 87.00 FEET THEREOF), LOT 18 (EXCEPT THAT PART THEREOF DESCRIBED BY BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT THAT IS 17 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY, ON THE NORTH LINE OF THE SOUTH 17 FEET OF SAID LOT, A DISTANCE OF 20 FEET; THENCE NORTHEASTERLY A DISTANCE OF 28.12 FEET TO A POINT ON SAID EAST LINE THAT IS 37 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHWEST, ALONG SAID EAST LINE, 20 FEET TO THE POINT OF BEGINNING), LOT 19 (EXCEPT THE WEST HALF OF THE SOUTH 17 FEET THEREOF), LOT 20 (EXCEPT THE SOUTH 17 FEET THEREOF), LOT 21 (EXCEPT THE SOUTH 17 FEET THEREOF), LOT 22 (EXCEPT THE SOUTH 17 FEET THEREOF) AND THE EAST 100 FEET OF LOT 28, ALL IN BLOCK 24 IN DOWNERS GROVE GARDENS, A SUBDIVISION OF LOT 3 (EXCEPT THAT PART OF LOT 3 NOT INCLUDED IN THE PLAT OF SAID SUBDIVISION) AND ALL OF LOTS 5 AND 8 OF ASSESSMENT PLAT OF LANDS OF JAMES K. SEEBEE, IN SECTIONS 7 AND 18, TOWNSHIP 38 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 13, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1924, AS DOCUMENT NUMBER 177390, IN DU PAGE COUNTY, ILLINOIS.

AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND CONSOLIDATION. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND BEARINGS SHOWN ARE BASED ON TRUE NORTH DETERMINED BY GPS MEASUREMENT. I FURTHER CERTIFY THAT ALL OF THE PROPERTY INCLUDED IN THIS CONSOLIDATION LIES WITH FLOOD ZONE X AND NOT WITHIN A DEFINED FLOOD HAZARD AREA, AS DETERMINED FOR THE VILLAGE OF DOWNERS GROVE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NUMBER 170430080H, HAVING AN EFFECTIVE DATE OF DECEMBER 16, 2004. I ALSO HEREBY DESIGNATE THE VILLAGE OF DOWNERS GROVE TO RECORD THIS PLAT OF CONSOLIDATION.

DATED AT PALOS HILLS, ILLINOIS, THIS 9TH DAY OF DECEMBER, A.D. 2011.

MARK H. LANDSTROM
P.L.S. No. 7625
MY LICENSE EXPIRES ON 11/30/12

PREPARED BY:

LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
SURVEY No. 11-09-070-SUB-R2

PLAT OF ANNEXATION TO THE VILLAGE OF DOWNERS GROVE

P.I.N.'S

- 08-13-419-041
- 08-13-419-042
- 08-13-419-043
- 08-13-419-044
- 08-13-419-053
- 08-13-419-054

LOT 17 (EXCEPT THE NORTH 4.00 FEET OF THE EAST 87.00 FEET THEREOF), LOT 18, LOT 19, LOT 20 (EXCEPT THE SOUTH 17 FEET THEREOF), LOT 21 (EXCEPT THE SOUTH 17 FEET THEREOF), LOT 22 (EXCEPT THE SOUTH 17 FEET THEREOF) AND THE EAST 100 FEET OF LOT 22, ALL IN BLOCK 24 IN DOWNERS GROVE GARDENS, A SUBDIVISION OF LOT 3 (EXCEPT THAT PART OF LOT 3 NOT INCLUDED IN THE PLAT OF SAID SUBDIVISION) AND ALL OF LOTS 4, 5 AND 6 OF ASSESSMENT PLAT OF LANDS OF JAMES K. SEBREE, IN SECTIONS 7 AND 18, TOWNSHIP 38 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 13, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1924, AS DOCUMENT NUMBER 177360, TOGETHER WITH THAT PART OF THE 66 FOOT WIDE WOODWARD AVENUE RIGHT-OF-WAY LYING SOUTH OF THE SOUTH LINE EXTENDED OF THE NORTH 4.00 FEET OF AFORESAID LOT 17, IN DUPAGE COUNTY, ILLINOIS.

ANNEXED AREA = 2.337 ACRES
(more or less)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, MARK H. LANDSTROM, HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT DRAWN HEREON FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

DATED AT PALOS HILLS, ILLINOIS, THIS 9TH DAY DECEMBER, A.D. 2011

MARK H. LANDSTROM
I.P.L.S. No. 2625
LICENSE RENEWAL DATE NOVEMBER 30, 2012

VILLAGE OF DOWNERS GROVE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THE ANNEXED PROPERTY SHOWN ON THIS PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED AND MADE A PART OF THE VILLAGE OF DOWNERS GROVE BY ORDINANCE NO. _____ ADOPTED BY THE COUNCIL OF SAID VILLAGE ON THE _____ DAY OF _____, 20____.

BY: _____ MAYOR ATTEST: _____ VILLAGE CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ A.M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

RECORDER OF DEEDS

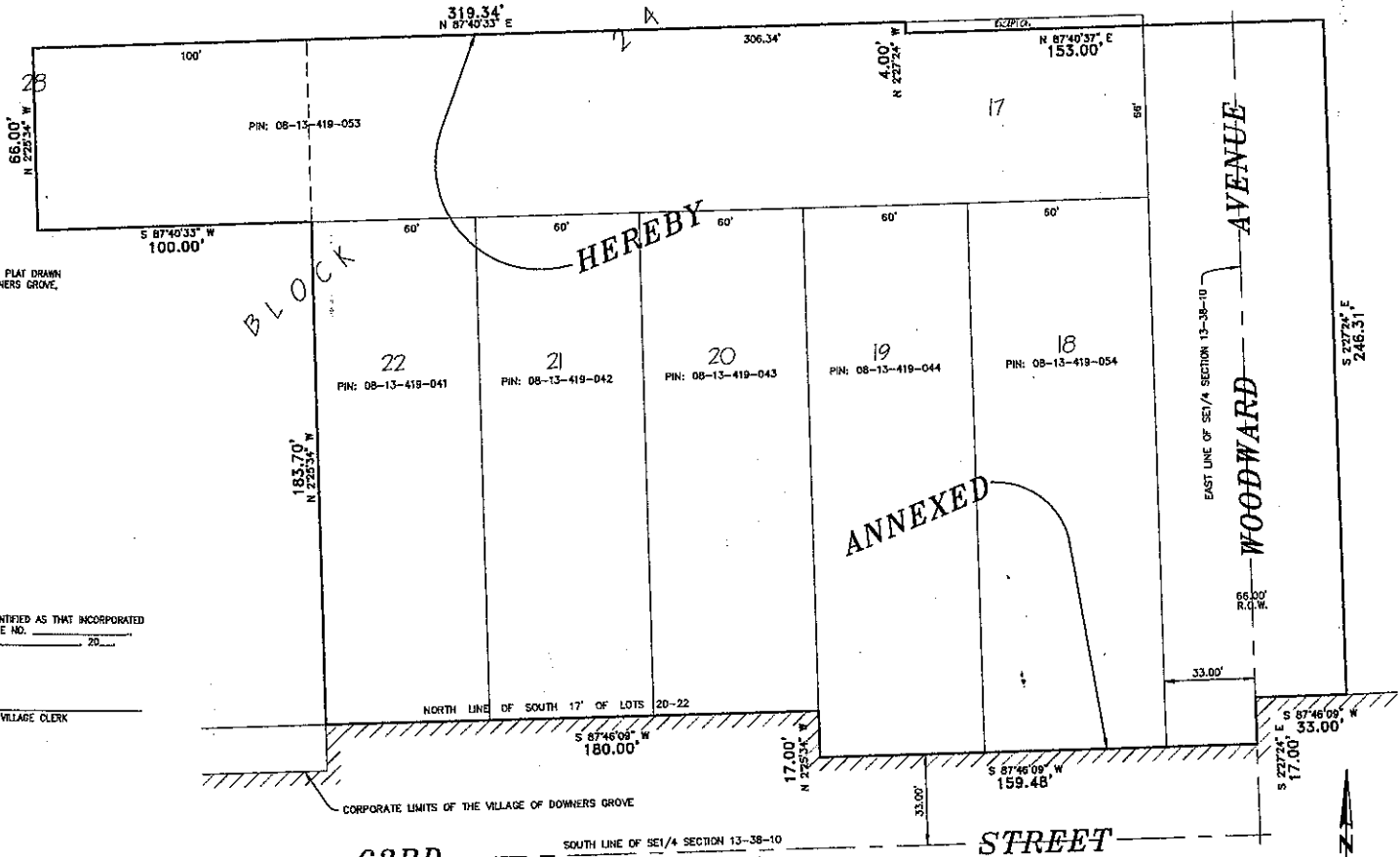
SUBMITTED BY & RETURN TO:
VILLAGE OF DOWNERS GROVE
801 BURLINGTON AVENUE
DOWNERS GROVE, IL 60515

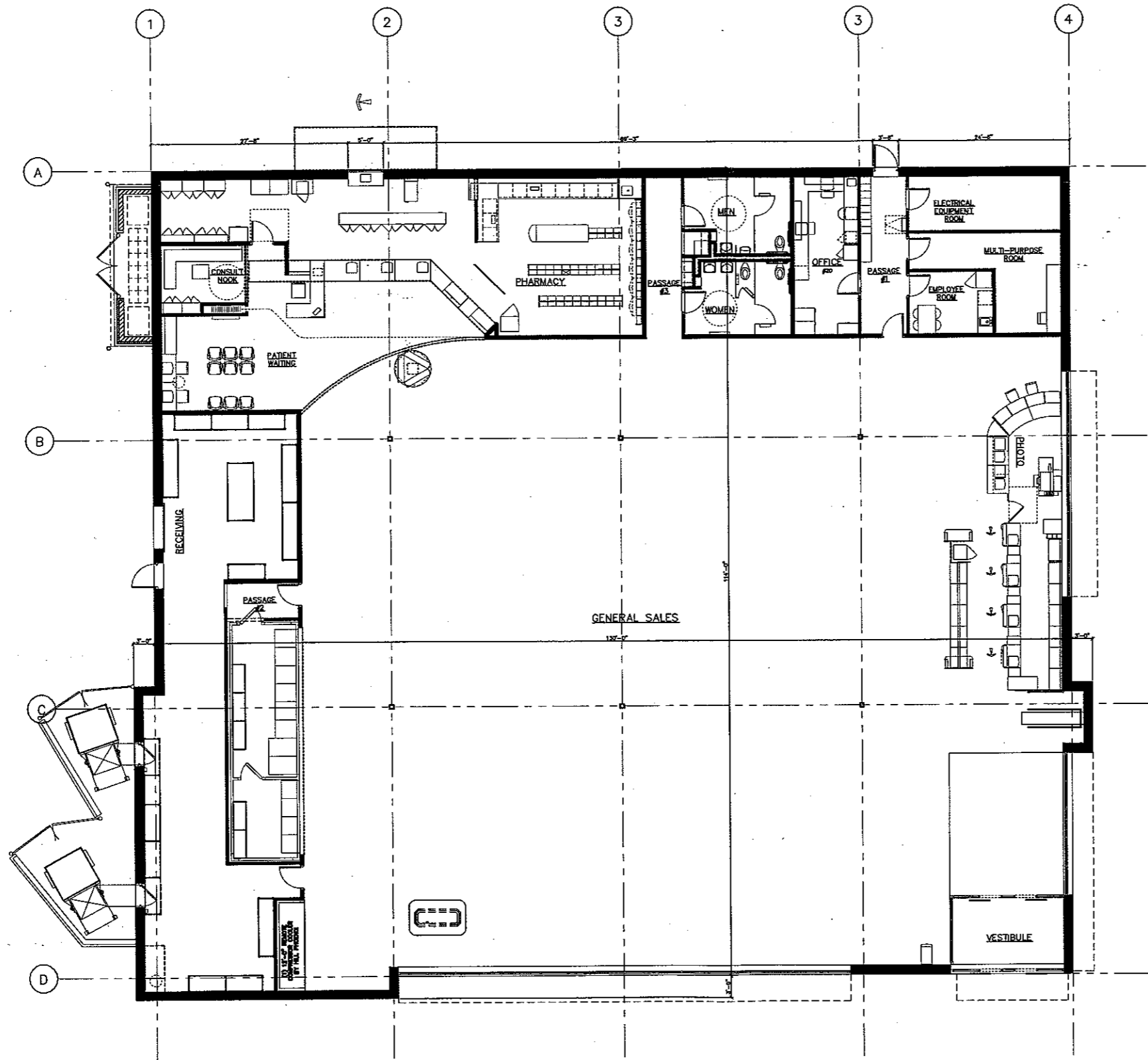
PREPARED FOR:
DRAPER AND KRAMER
33 WEST MONROE STREET
CHICAGO, IL 60603

PREPARED BY:

LANDMARK

ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 154-005377
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
SURVEY No. 11-09-070-ANNEX-R4





GENERAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

FOR
PLAN COMMISSION
MEETING

DRAWING NO.
A-111

DRAWING TITLE
GENERAL FLOOR PLAN
STORE NUMBER XXXX
Wolgreen
W. 63RD STREET & WOODWARD AVE.
DOWNERS GROVE, ILLINOIS

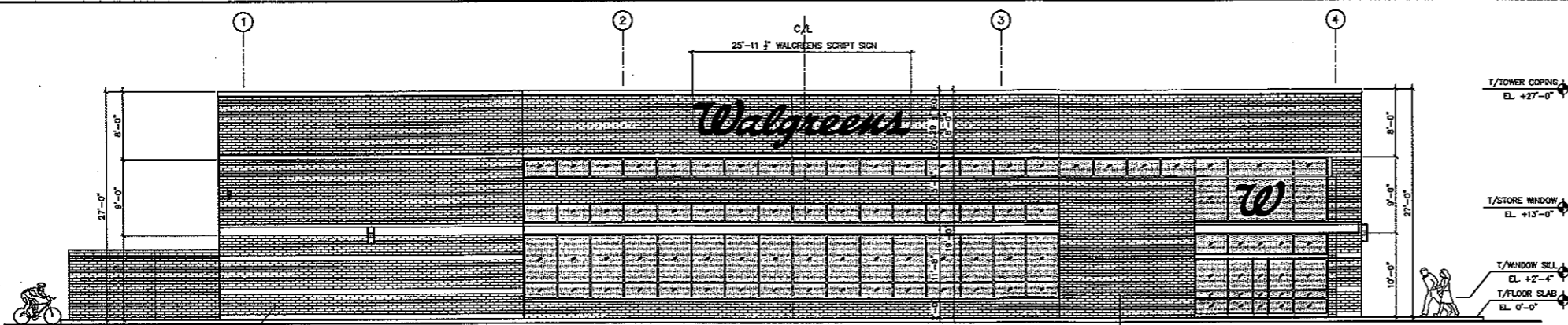
CADD PLOT
DRAWN BY:
DATE: 10/06/2011
REVIEWED BY: G.E.K.

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

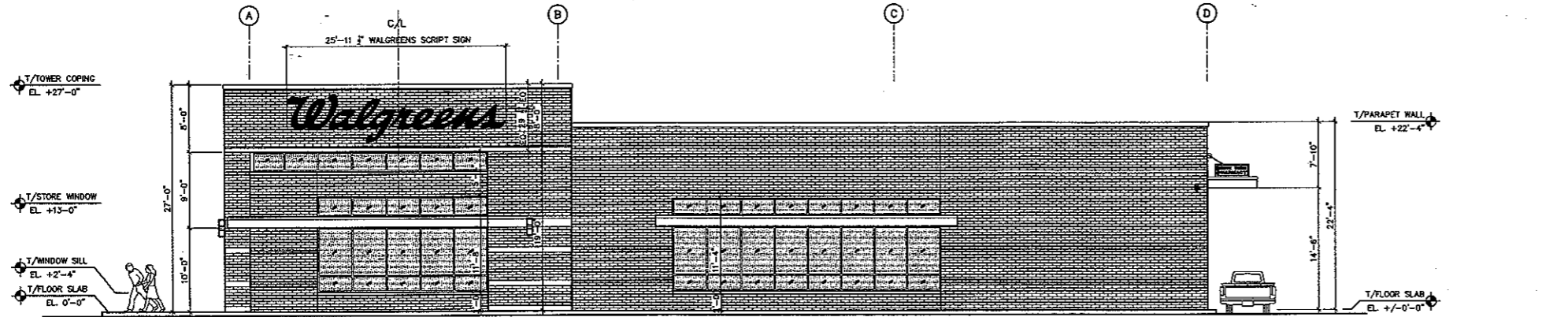
CERTIFICATION AND SEAL
I HEREBY CERTIFY THAT THIS
PLAN AND SPECIFICATION WAS
PREPARED BY ME OR UNDER
MY DIRECT SUPERVISION AND
IN ACCORDANCE WITH THE
REGISTERED ARCHITECT OR
ENGINEER UNDER THE LAWS
OF THE VILLAGE OF DOWNERS
GROVE AS SIGNIFIED BY MY
SIGNATURE AND SEAL.
EXPIRES 11-30-12

A.C. ALEXANDER, P.C.
ENGINEERS ARCHITECTS
1111 W. 63RD STREET, SUITE 200
DOWNERS GROVE, ILLINOIS 60130
TEL: 630.951.4400 FAX: 630.951.4401
E-MAIL: ACALEXANDER@A.C.ALEXANDER.COM

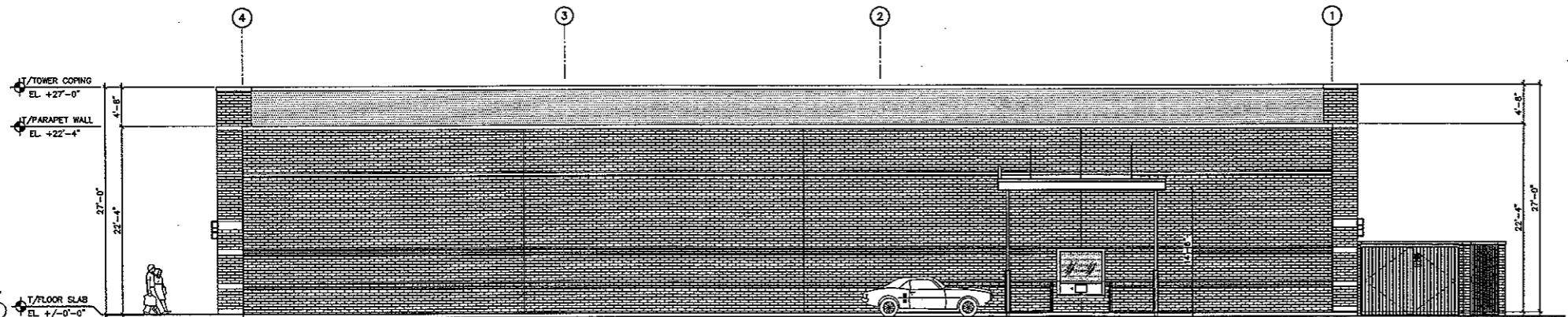
63RD AND W., LLC.
Wolgreen
DESIGN BUILDING
CONSTRUCTION
SERVICES
1111 W. 63RD STREET, SUITE 200
DOWNERS GROVE, ILLINOIS 60130



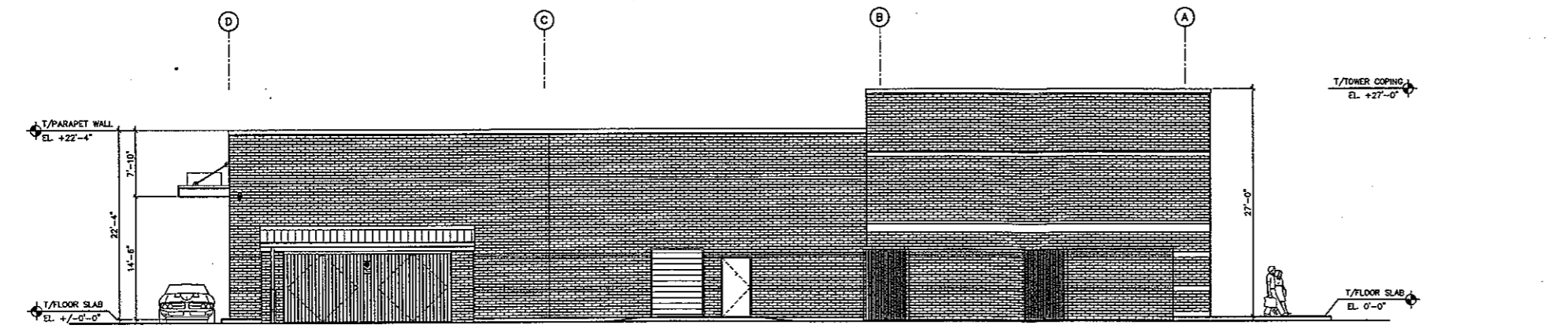
1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

SIGN AREA SUMMARY	
SOUTH ELEVATION #1	
25'-11" WALGREENS SCRIPT SIGN	78.00 S.F.
7'-9" X 5'-6" "W" SIGN	43.10 S.F.
EAST ELEVATION #2	
25'-11" WALGREENS SCRIPT SIGN	78.00 S.F.
NORTH ELEVATION #3	
NONE	00.00 S.F.
WEST ELEVATION #4	
NONE	00.00 S.F.
TOTAL	189.10 S.F.
SITE SIGN DATA	
ONE PYLON SIGN	
UPPER CABINET (1 X 89.92)	89.92 S.F.
LOWER CABINET (3'-6" X 10'-11")	40.03 S.F.
TOTAL SITE SIGNAGE	129.95 S.F.
TOTAL SIGNAGE AREA	329.90 S.F.

BUILDING MATERIAL FINISHES & COLOR SCHEDULE	
LOCATION	DESCRIPTION
COPING, FASCIA, GUTTER, DOWNSPOUT AT TOWER & MAIN WALLS	PREFINISHED ALUMINUM KYNAR 500 BERRIDGE "SIERRA TAN"
BRICK VENEER	BRICK VENEER - STANDARD UTILITY SIZE-3 1/2" x 11 1/2", 1/2" RUNNING BOND, BRICK VENEER BY: (TYPE 1)YANKEE HILL BRICK-COLOR "BEIGE SMOOTH", FINISH SMOOTH, (TYPE 2)GLEN-GERY BRICK- COLOR "TUSCAN SERIES - SUNSET", FINISH SMOOTH.
STOREFRONT METAL CANOPY	PREFINISHED GALVALUME BERRIDGE "LEAD-COTE" (COLOR PER SAMPLE APPROVED BY WALGREENS)
STOREFRONT WINDOW GLAZING SYSTEM	CLEAR ANODIZED ALUMINUM FRAME SYSTEM WITH GLAZING PER SCHEDULE
ENTRANCE SYSTEM	CLEAR ANODIZED ALUMINUM W/ CLEAR TEMPERED GLAZING SYSTEM.
STONE WINDOW SILLS, TRIMING & PARAPET CAPS	SMOOTH-FACED LIMESTONE -MENO STONE CO. INC OR APPROVED EQUAL
GRAFFITI COATING	ENTIRE BUILDING WITH ANTI-GRAFFITI COATING BY AMERICAN POLYMER CORPORATION 800-676-5953

63RD AND W., LLC.

ALEXANDER ENGINEERS ARCHITECTS, LTD.
REGISTERED PROFESSIONAL ENGINEERS
100 N. MICHIGAN ST. 3RD FL. CHICAGO, IL 60611
TEL: (312) 467-7448
FAX: (312) 467-7449
E-MAIL: ALEXANDER@ALEXANDER.COM
SINCE 1958

CERTIFICATION AND SEAL

HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS. I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE WORK SHOWN AND SEAL.

EXPIRES 11-30-12

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

DRAWING TITLE

EXTERIOR ELEVATIONS, DETAILS & SIGN DATA

STORE NUMBER XXXX

Walgreens

W. 63RD STREET & WOODWARD AVE
DOWNERS GROVE, ILLINOIS

CADD PLOT

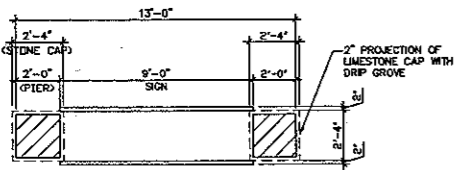
DRAWN BY: N.J.B.

DATE: 10/09/2011

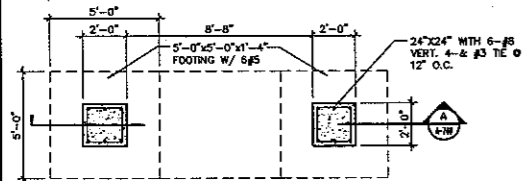
REVIEWED BY: G.E.K.

FOR PLAN COMMISSION MEETING

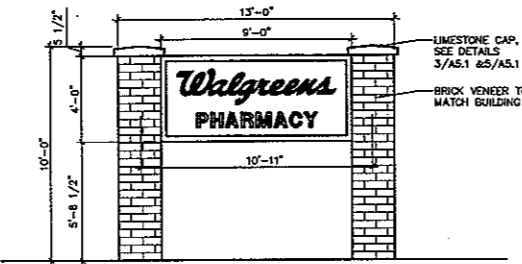
DRAWING NO. A-210



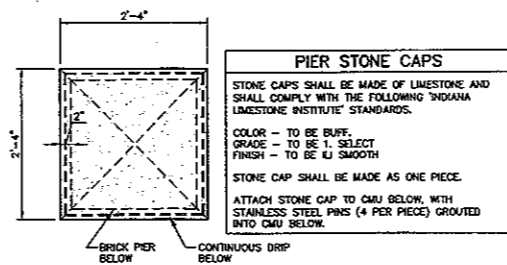
PLAN
SCALE: 1/4" = 1'-0"



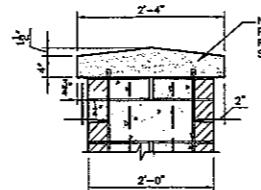
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



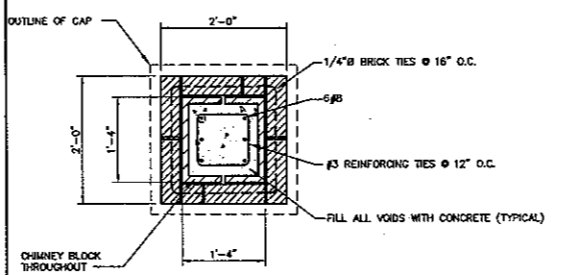
ELEVATION TYP.
SCALE: 1/4" = 1'-0"



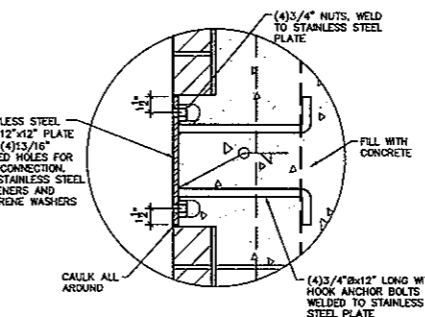
STONE CAP PLAN DETAIL
SCALE: 3/4" = 1'-0"



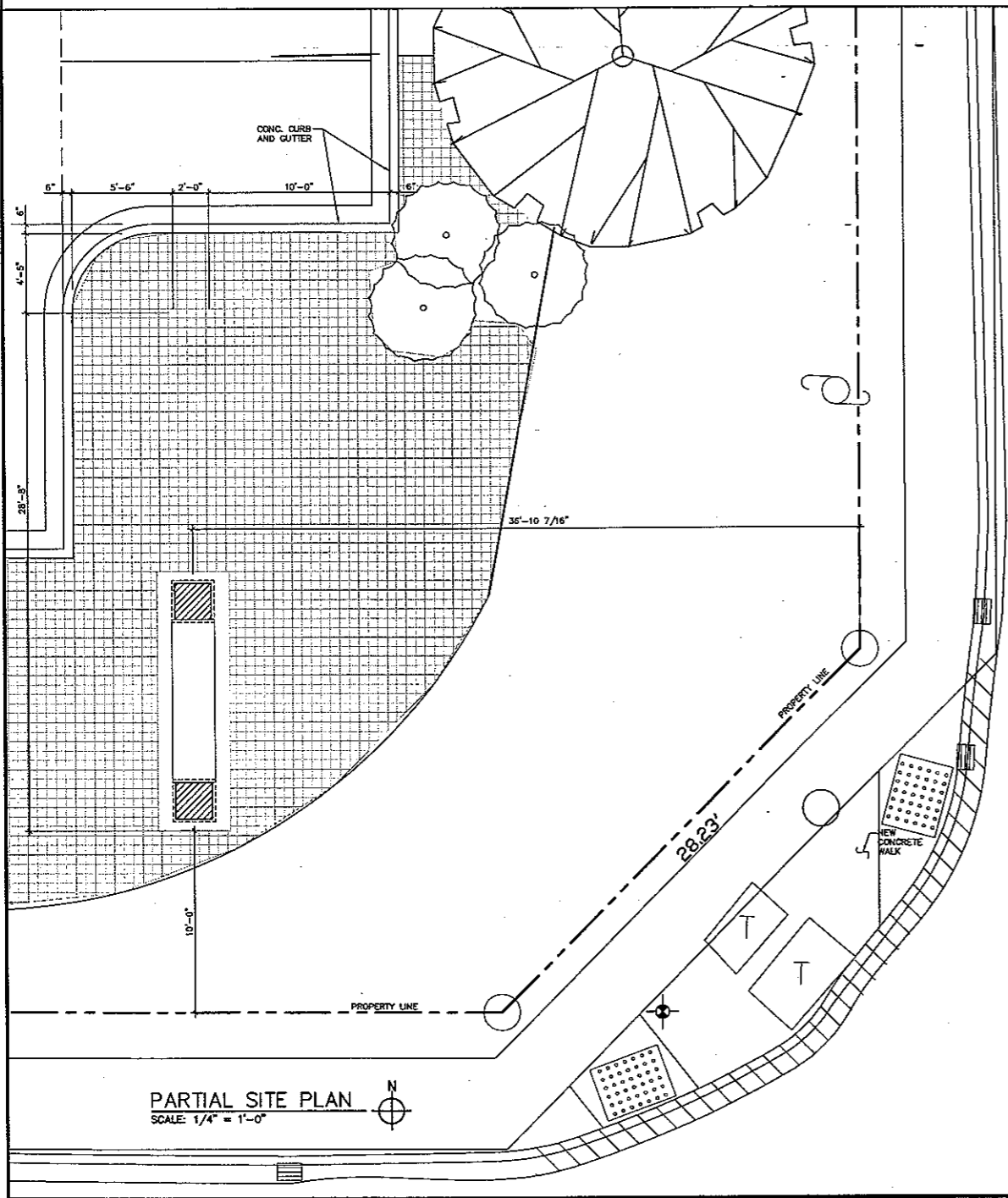
STONE CAP SECTION DETAIL
SCALE: 3/4" = 1'-0"



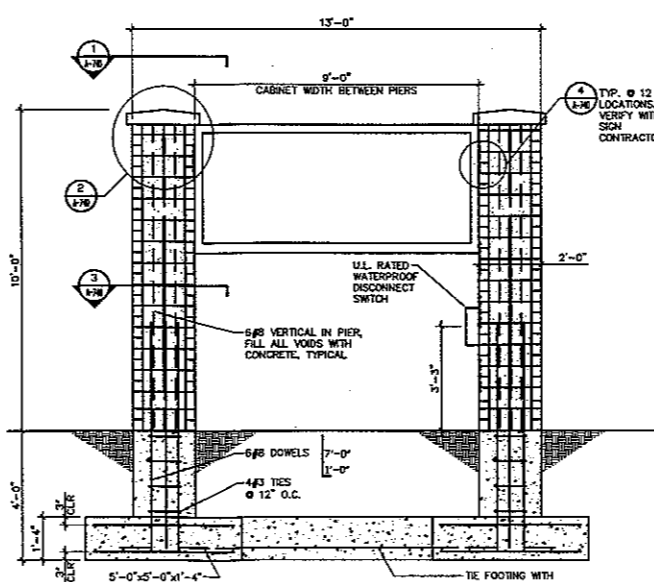
PIER DETAIL
SCALE: 3/4" = 1'-0"



MOUNTING PLATE DETAIL
SCALE: 3" = 1'-0"



PARTIAL SITE PLAN
SCALE: 1/4" = 1'-0"



SECTION
SCALE: 3/8" = 1'-0"



PRIMARY CABINET ELEVATION
SCALE: 3/8" = 1'-0"

GENERAL NOTES

THE READERBOARD PYLON SIGN MUST BE INSTALLED AS THE FIRST PRIORITY IN THE CONSTRUCTION SCHEDULE.

THE FOUNDATION WITH STUBBED-IN ELECTRICAL WILL BE INSTALLED BY THE LANDLORD'S CONTRACTOR AT THE EARLIEST POSSIBLE DATE AFTER THE EXECUTION OF THE LEASE.

THE PYLON SIGN WILL BE ELECTRIFIED AS SOON AS POSSIBLE AFTER INSTALLATION.

SHOP DRAWINGS:
SIGN CONTRACTOR SHALL SUBMIT (2) COPIES OF SHOP DRAWINGS TO WALGREENS FOR APPROVAL PRIOR TO CONSTRUCTION.

ORIENTATION:
LONG SIDE OF FOUNDATION SHALL BE PARALLEL TO STREET. (IN CASE OF CORNER LOCATION, LONG SIDE OF FOUNDATION SHALL BE PARALLEL TO MAJOR STREET). FOR ANY VARIATION TO ABOVE, SITE CONDITIONS SHALL GOVERN PROPER ORIENTATION - AS APPROVED BY WALGREENS.

WORK RESPONSIBILITY:
TYPICAL (I.L.I.) CONSTRUCTION OF DRUG STORE FOUNDATION AND ELECTRICAL POWER SUPPLY BY LANDLORD'S CONTRACTOR, PRIOR TO INSTALLATION OF SIGN. ALL OTHER WORK BY WALGREENS SIGN CONTRACTOR.

WALGREENS CONSTRUCTION OF DRUG STORE FOUNDATION AND ELECTRICAL POWER SUPPLY BY WALGREENS, ALL OTHER WORK BY WALGREENS SIGN CONTRACTOR.

COORDINATION:
FOUNDATION CONTRACTOR, PRIOR TO INSTALLING FOUNDATION, SHALL:
1. VERIFY PERMIT REQUIREMENTS WITH WALGREENS SIGN CONTRACTOR.
2. OBTAIN BOLT CAGE FROM WALGREENS SIGN CONTRACTOR.

PERMITS:
ALL REQUIRED PERMITS SHALL BE OBTAINED BY WALGREENS SIGN CONTRACTOR.

STRUCTURAL GENERAL NOTES

1. ALL ALUMINUM SURFACES IN CONTACT WITH STEEL SHALL RECEIVE ONE COAT OF BITUMEN PAINT.
2. ALL STRUCTURAL STEEL SHALL BE ASTM A-36.
3. ALL STRUCTURAL STEEL SHALL COMPLY WITH THE AISC MANUAL, LATEST EDITION.
4. ALL STEEL SHALL RECEIVE ONE SHOP COAT OF RUST INHIBITIVE PAINT.
5. TOTAL SIGN WEIGHT = 2300 LB. (INCLUDING ALL STRUCTURAL SUPPORT MEMBERS).
6. DESIGN WIND PRESSURE = 30 LB./SQ. FT.
7. MINIMUM CONCRETE STRENGTH TO BE 3000 P.S.I.
8. REINFORCEMENT STEEL TO BE ASTM A-615 GR. 60.
9. ALLOWABLE SOIL PRESSURE 2500 P.S.F.
10. SIGN AND FOUNDATION MUST CONFORM TO LOCAL BUILDING CODES, WIND, AND SOIL REQUIREMENTS.
11. CONSULT WITH SIGN MANUFACTURER, FOR THE ADDITION OF EMBEDMENT PLATES, AND/OR BRACKETS, FOR SIGNAGE ATTACHMENT AND SUPPORT, PRIOR TO COMMENCEMENT OF ANY/ALL MASONRY UNIT WORK, AND PROVIDE SAID INFORMATION TO ARCHITECT'S OFFICE, FOR IMPLEMENTATION IN DETAILS.

MASONRY NOTES

1. FACE BRICK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI ASTM C216 (EXTERIOR GRADE) COLOR AND TEXTURE TO MATCH ARCHITECTURAL DRAWING CRITERIA.
2. LOAD BEARING CONCRETE BLOCK SHALL BE STEAMED CURED PRE-CAST AND SHALL COMPLY WITH THE FOLLOWING ASTM SPECIFICATIONS (CURRENT ISSUE) HOLLOW BLOCK: C-90; SOLID BLOCK: C-145.
3. ALL MASONRY SHALL BE LAID IN TYPE 'S' MORTAR. FURNISH HORIZONTAL TIES EQUAL TO OR APPROVED EQUAL TO 16" O.C. EXCEPT TOP 3 COURSES SHALL BE PLACED 8" O.C.
4. ALL JOINTS AND CAVITIES SHALL BE GROUTED SOLID.

CONCRETE AND REINFORCING NOTES

1. REINFORCED CONCRETE IS DESIGNED IN ACCORDANCE WITH ACI 318-83.
2. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH MINIMUM CEMENT CONTENT OF 6 BAGS PER CUBIC YARDS, UNLESS OTHERWISE NOTED.
3. ALL REINFORCING SHALL BE EPOXY COATED, TYPICAL.
4. REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING: REINFORCING BARS: ASTM-A615 GRADE 60 WELDED WIRE FABRIC: ASTM-A185
5. ALL REINFORCING BARS SHALL LAP 40 DIAMETERS OF BARS, UNLESS OTHERWISE NOTED.
6. CONTINUITY OF REINFORCING BARS, THRU BULKHEADS, SHALL BE MAINTAINED AT CONSTRUCTION JOINTS.

COLORS

STRUCTURE	DARK BRONZE FINISH ALUMINUM CABINETS FROM .063 THICK STOCK.
ID PANEL	"WALGREENS" PRIMARY PANEL SIGN FACES TO BE FABRICATED FROM 3/4" PANAFLUX WITH #3630-53 "CARDINAL RED" BACKGROUND, SCRIPT "WALGREENS" AND MEDIUM HELVETICA "PHARMACY" COPY TO BE WHITE. "WALGREENS" SCRIPT COPY FOR ID PANELS: 1"-3" CAPITAL AND 3/8" LOWER CASE LETTER HEIGHTS; 1"-8" OVERALL COPY HEIGHT AND 7"-6" OVERALL LENGTH.
READERBOARD:	TWO SINGLE-FACED DISPLAYS.

NOTE:
ALL SIGNAGE (NOT IN CONTRACT)
"WALGREENS" SIGN CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS

FOR
PLAN COMMISSION
MEETING

63RD AND W, LLC.

A.C. ALEXANDER
ENGINEERS ARCHITECTS LTD.
2825 W. TONY AVENUE, STE. 142
P.O. BOX 142
MARIETTA, GA 30067
PHONE: (478) 477-2444
FAX: (478) 477-2444
E-MAIL: ALEXANDER@ACALC.COM
ACA 081 2005

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF GEORGIA. I HAVE HAND AND SEAL.

EXPIRES 11-30-12

NO.	DATE	BY	DESCRIPTION	REVISIONS
11-02-11			FOR PLAN COMMISSION MEETING	
10-10-11			FOR SANITARY DISTRICT REVIEW (NOT FOR CONSTRUCTION)	
10-05-11			(PRELIMINARY ONLY)	

NO.	DATE	BY	DESCRIPTION	REVISIONS

DRAWING TITLE
MONUMENT SIGN DETAILS

STORE NUMBER XXXX

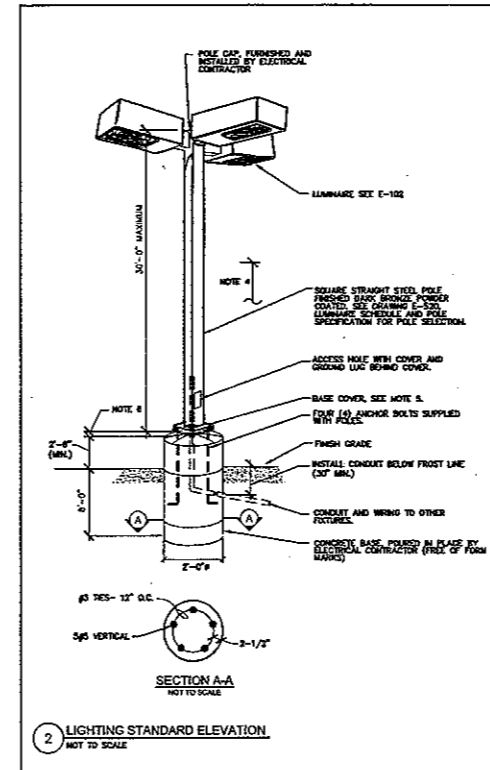
W. 63RD STREET & WOODWARD AVE
DOWNERS GROVE, ILLINOIS

WALGREENS

DATE: 10/05/2011
REVIEWED BY: G.E.K.

DRAWING NO.
A-740

SEE NEXT SHEET
PROVIDED BY COOPER LIGHTING



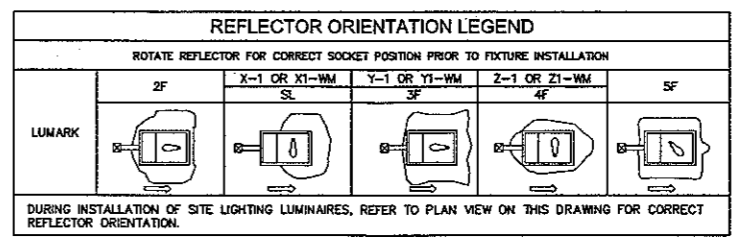
- SITE LIGHTING NOTES**
1. PROVIDE CROWN ON TOP OF CONCRETE BASE TO COMPLETELY SHED WATER.
 2. 1/2" (MIN) AIRGAP SPACE BETWEEN TOP OF CONCRETE CROWN AND BOTTOM OF POLE BASE PLATE FOR VENTILATION.

- SITE LIGHTING INSTALLATION INSTRUCTIONS (X-1, Y-1, Z-1, X1-WM, Y1-WM & Z1-WM)**
1. LOCATE LUMINAIRE ON THE DRAWING AND VERIFY LUMINAIRE CATALOG NUMBER, POSITION OF LAMP SOCKET AND DIRECTION OF ARROW.
 2. PRIOR TO LUMINAIRE INSTALLATION, VERIFY THAT THE LUMINAIRE CATALOG NUMBER MATCHES THE CATALOG NUMBER SHOWN ON THE DRAWING.
 3. ROTATE REFLECTOR UNTIL LAMP SOCKET IS POSITIONED EXACTLY AS SHOWN ON THE DRAWING.
- THIS SYMBOL DEPICTS THE FIXTURES ORIENTED IN THE DIRECTION OF THE ARROWS WITH THE FIELD ROTATABLE OPTICS. PLEASE REFER TO THE FIELD ROTATABLE OPTICS STICKER (LUMARK (COOPER)) OR TO THE "STAMPED" ARROW (LITHONIA (ACUITY BRANDS LIGHTING)) IN FIXTURES.
4. FOR LITHONIA LUMINAIRE ONLY, VERIFY THAT THE ARROW STAMPED ON THE LITHONIA LUMINAIRE FRAME HOUSING POINTS IN THE SAME DIRECTION AS THE ARROW SHOWN ON THE DRAWING.
 5. UPON COMPLETION OF INSTALLATION, WALK ALONG THE PARKING LOT PERIMETER WITH THE DRAWING IN HAND TO CONFIRM THAT ALL LAMP SOCKETS ARE POSITIONED EXACTLY AS SHOWN ON THE DRAWING.

LUMINAIRE SCHEDULE							REMARKS
Symbol	Qty	Label	Lumens	LLF	Filename	Description	
	4	X-1	25000	0.750	MHTR-SL-250.les	WAG-HPTR-SL-250-MT-ADV	
	2	X-1 WM	25000	0.750	MHTR-SL-250.les	WAG-HPTR-SL-250-MT-ADV-MA1201BZ	WALL MOUNTED
	3	Y-1 WM	25000	0.750	MHTR-3F-250.les	WAG-HPTR-3F-250-MT-ADV-RAB-0A1000BZ	WALL MOUNTED

LUMINAIRE LOCATIONS						
No.	Label	Location			Orientation	Tilt
		X	Y	Z		
1	Y-1 WM	11	117	20	90	-15
2	Y-1 WM	76	117	20	90	-15
3	Y-1 WM	131	117	20	90	-15
4	X-1 WM	4	89	20	180	0
5	X-1	204	70	32	180	0
6	X-1 WM	1	10	20	180	0
7	X-1	204	-11	32	180	0
8	X-1	3.25	-67	32	90	0
9	X-1	93	-67	32	90	0

STATISTICS							REMARKS
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Lot Summary	X	2.26 fc	7.9 fc	0.7 fc	11.29	3.23	
Spill Light Summary	+	1.29 fc	16.5 fc	0.0 fc	N / A	N / A	



63RD AND W., LLC.

A.C. ALEXANDER
ENGINEERS ARCHITECTS, LTD.
DESIGN AND ENGINEERING
1000 N. WOODWARD AVE. SUITE 300
DOWNERS GROVE, ILLINOIS 60130
TEL: (630) 441-2448
FAX: (630) 441-2449
E-MAIL: ACALEXANDER@GMAIL.COM
REG. NO. 17 888

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS. MY EXPIRES 11-30-12

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

DRAWING TITLE: SITE PHOTOMETRIC CALCULATIONS (RANFED) AND DETAILS
STORE NUMBER: XXXX
DRAWN BY: Walgreen
DATE: 10/06/2011
REVIEWED BY: G.E.K.
W. 63RD STREET & WOODWARD AVE
DOWNERS GROVE, ILLINOIS

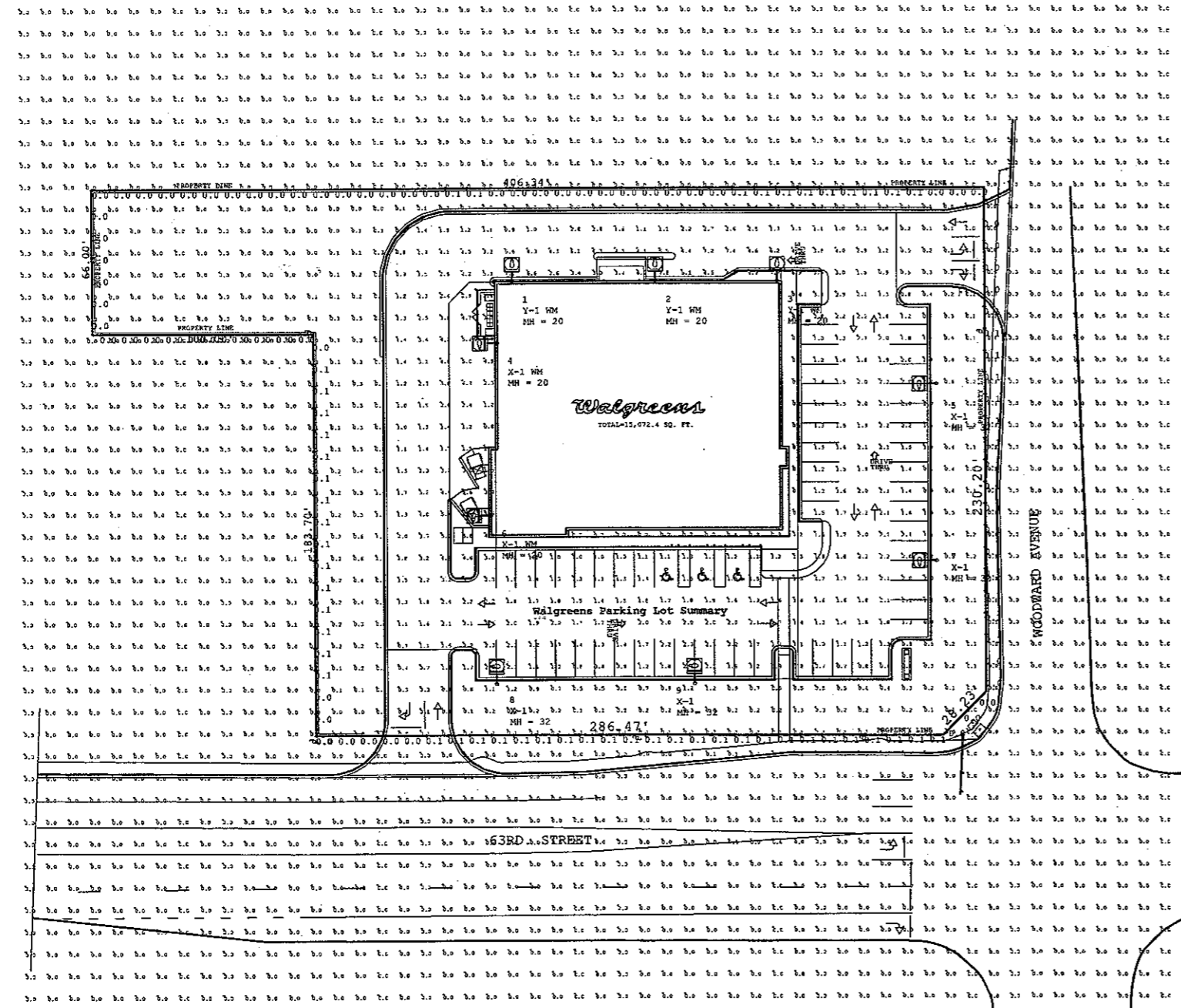
FOR PLAN COMMISSION MEETING
DRAWING NO. E-101

Symbol	Qty	Label	Lumens/Lamp	ELF	Filename	Description	REMARKS
	4	X-1	25000	0.750	MHTR-SL-250.lvs	WAG-HPTR-SL-250-MT-ADV	
	2	Y-1 WM	25000	0.750	MHTR-SL-250.lvs	WAG-HPTR-SL-250-MT-ADV-MA1201BZ	Wall Mounted
	3	Y-1 WM	25000	0.750	MHTR-SL-250.lvs	WAG-HPTR-SL-250-MT-ADV-RAB-OA1090BZ	Wall Mounted

Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin	# Pts	PSpctLr	PSpctBt
CalcPt@Grade	Illuminance	Fc	0.38	7.9	0.0	N.A.	N.A.	2292	10	10
Property Line @ Grade	Illuminance	Fc	0.05	0.1	0.0	N.A.	N.A.	131	10	N.A.
Walgreens Parking Lot Summary	Illuminance	Fc	2.26	7.9	0.7	3.23	11.29	340		

**ROTATE REFLECTOR
FOR CORRECT SOCKET POSITION
BEFORE FIXTURE INSTALLATION**

Y-1 WM Wall mounted fixtures tilted using
adj. slipfitter arm for tennon mount
ACCESSORY #OA1090BZ - Wall Mount bracket #RAB



LumNo	Label	X	Y	Z	Orient	Tilt
1	Y-1 WM	11	117	20	90	-15
2	Y-1 WM	76	117	20	90	-15
3	Y-1 WM	131	117	20	90	-15
4	X-1 WM	4	89	20	180	0
5	X-1	204	70	32	180	0
6	X-1 WM	1	10	20	180	0
7	X-1	204	-11	32	180	0
8	X-1	325	-67	32	90	0
9	X-1	83	-67	32	90	0

Total Quantity: 9

******ATTENTION******

THIS LAYOUT DOES NOT MEET WALGREEN'S
STANDARD SPECIFICATIONS DUE TO STRICT
CITY SITE LIGHTING REQUIREMENTS.



COOPER Lighting
Customer First Center
770-486-4599 fax
e-mail: applications@cooperlighting.com
Applications Engineering
1121 Highway 74 South
Reachtree City, Georgia 30269

COOPER Lighting

PROJECT:
**Walgreens
63rd & Woodward
Downers Grove, IL**

CLIENT:
**National Accounts
Pillpuf-Grist & Assoc.**

PROJECT #:
1102024A

DATE:
10/04/2011

REVISIONS:
■ 10/31/2011
■
■
■

SCALE:
1" = 30'

DRAWING:
E-102

63RD & W LLC
THIRD SUBMITTAL
December 23, 2011

New Store for Walgreens

63rd & Woodward Downers Grove, Illinois

Site Consolidation / Annexation in to the Village of Downers Grove

Tab J

**Justification – Substantial Compliance to the Comprehensive
Plan guidelines**

MEMORANDUM

DATE: December 23, 2011

TO: Members of the Village Council and Plan Commission,
Village of Downers Grove

FROM: 63 RD & W LLC

RE: **Proposed Walgreens Store – NWC of Woodward and 63rd Street;
Traffic and Land Use Considerations**

From both pure planning and practical perspectives, the property at intersection of Woodward and 63rd street is no longer suitable for single family residential use. The intense vehicular traffic precipitated by the access to I-355, and extensive commercial uses on the south side of 63rd Street have dramatically changed the trend of development; a fact that has been officially recognized by the Village in its recently adopted Comprehensive Plan, which identifies this entire intersection as a “Commercial” planning area.

Although the Plan identifies the northwest corner as “Light Intensity Office”, we believe that the proposed Walgreens store represents a comparable use consistent with the Plan, rather than a deviation, for the following reasons:

Both traditional retail and Light Intensity Office use are considered commercial uses per the Plan;

Light Intensity Office does not refer to a lesser degree of activity on the site, but, rather to the physical nature of the improvement as contrasted to larger office buildings and complexes in more established office oriented areas. In fact, Light Intensity Office specifies medical, dental, legal and other business uses which; (i) generate a significantly greater daily flow of traffic than a general office with regular “business hours”, and, (ii) as explained below, will likely have a more negative impact on traffic conditions than the proposed Walgreens

As shown on the tables in the traffic study, and the supplemental traffic counts based upon actual field studies of area office buildings, the office building has a greater adverse impact on traffic at peak morning hours than the proposed Walgreens store, both as to the number of vehicles and the fact the office AM peak hours would overlap AM school peaks. Further, a significant majority of all Walgreens trips will come from existing intersection traffic, while trips generated by an office use of this type, both employee (at peak business hours) and visitor, will represent new (additional) destination traffic.

The Plan also states that when considering this type of office development, the Village should carefully scrutinize parking, loading, signage and business operations- basically the same considerations and issues to be considered with respect to a retail project, and again supporting the similarities between a professional office building and a relative benign retail operation such as Walgreens at this location. A more specific comparative example between the two uses is that the proposed Walgreens store has a required parking field of 59 cars, while a 20,000 square foot office building (as permitted until the existing zoning regulations) would have a required field of 66 spaces and significantly more if a medical use included any out patient treatment. With respect to the visual aspect of building itself, we would suggest that the proposed single story structure will be far less impacting on the neighboring properties than an office building at least two stories high.

Finally we would echo the thoughts contained in the Staff review and point to the language in the Plan noting that it is a "guide" containing "recommendations" for future development, rather than a fixed formula. The Plan also encouraging the Village to review the Plan on a regular basis in light of then existing conditions. Viewed In that light, we believe that the proposed use is, in fact, consistent with the goals and intent of the Plan, and will be an asset to the Village.

63RD & W LLC
THIRD SUBMITTAL
December 23, 2011

New Store for Walgreens

63rd & Woodward Downers Grove, Illinois

Site Consolidation / Annexation in to the Village of Downers Grove

Tab A

**Speaker Noise Information for the conditions at the
Drive Thru Service Window**

- **Sound Noise Data Sheet provided by the Service Window Manufacture – EF Bavis and Assoc.**
- **The distance from drive through Service Window to nearest home is not less than 130 feet**
- **The distance from drive through Service Window to Fence Line is not less than 42 feet**
- **Section Drawing illustrating of placement of the Drive Thru Service Window in relationship to the property line fencing**



To: Bob Royce
Date: December 13, 2011
Re: Drive-Thru Audio Sound Level

All of the current drive-thru audio systems are telephony based. The pharmacy staff communicate with the drive-thru lanes from the pharmacy using a telephone. The telephone system uses an automatic gain circuit to maintain nominal audio signal levels. With a nominal signal from the telephone system the maximum sound level at 3' from the speaker in our drive-thru audio system is 74 dB. At 10' the sound level measured 70dB and at 20' the level was 61dB. It should be noted that a distance of 30' we could not measure the audio level of the drive-thru over ambient background noise. These audio level measurements were taken at an actual drive-thru installation with no vehicle present. A vehicle present in the drive-thru lane will further reduce the radiated audio level.

If any additional information is needed contact Mike Brown, VP Manufacturing at (513) 677-0500 extension 113 or meb@bavis.com.

- E. F. Bavis is a Walgreens vender for pharmacy drive thru window frames and communication systems.

L:\AUDIO\Drive-Thru Audio Sound Level.doc



EF Bavis and Associates, Inc. is the premier manufacturer of drive-thru systems for the financial, quick service and pharmacy industries. EF Bavis is very different from their competitors in that they offer innovative and patented pneumatic and standard drive-thru solutions to provide for the specific needs of their customers. They do not just provide "the same old equipment" that everyone else offers. Everything EF Bavis does flows from the needs of their customers.

As a result of this approach, Bavis offers four different remote drive-thru transport technologies while everyone else offers a single solution. Because Bavis provides these options they have the greatest flexibility in solving a customer's particular needs. These range from the simple pneumatic tube carrier, to other more cost effective and reliable technologies including systems like the TransTrax®, Solar TransTrax, Vittleveyor®, Autoveyor® that use other means to move the carrier.

EF Bavis does not only provide remote drive-thru equipment, but is a full service vendor for the entire drive-thru environment including: banking windows, pharmacy windows, lane lights, transaction drawers and other pneumatic and traditional drive-thru systems. They offer nine different models of bullet resistant drive-thru windows, four different deal or transaction drawers, all sorts of different drive-thru specific audio systems including one that integrates drive-thru audio with the phone system, traffic control lane lights, drive-thru video solutions, vehicle sensor and other specialty products including but not limited to the ATM-Trax which moves money out to the remote ATM building, a whole cassette at a time! They are also the only manufacturer to offer Solar powered drive-thru equipment for the financial and pharmacy industries.

Products offered by EF Bavis and Associates include the following: Autoveyor®, TransTrax®, Solar TransTrax, Pneumatic Systems, Lane Lights, Drive-Thru Audio, Vittleveyor®, ATM Trax®, Bavis Windows and many more unique drive-thru solutions for the financial, quick service and pharmacy industries. Bavis drive-thru equipment is known for its reliability and durability requiring fewer service calls. Fewer service calls mean greater equipment up time and lower overall cost of operation. However Bavis does not stop there. Because of the equipment's innovative designs, Bavis products are less costly to install.

[Home](#) | [Company](#) | [Products](#) | [News](#) | [Contact Us](#) | [Resources](#) | [Service & Installation](#) | [White Papers](#)

Bank and Bavis get media attention on installation of world's first solar powered drive-thru - Green Product For Banking Industry - EF Bavis & Associates,

Financial Vehicle Detection View Product	Food Service Internal Vertical Vittleveyor® View Product	Pharmacy All-In-One Mini Model View Product
---	--	--

Products Please review this site at your leisure. If you do not find what you need, please contact us.

Financial

Food Service

Pharmacy

[White Papers](#)

[Specification Drawings](#)

LCNB National Bank provides customers information concerning how Solar drive-thru works!

Monday, October 12, 2009

[Read Complete Article...](#)

Up/Down Send

Autoveyor can go up send or down send.

EF Bavis & Associates, Inc.
 201 Grandin Rd.
 Maineville, OH 45039-9762

[Directions](#) | [View Map](#)

What We Do

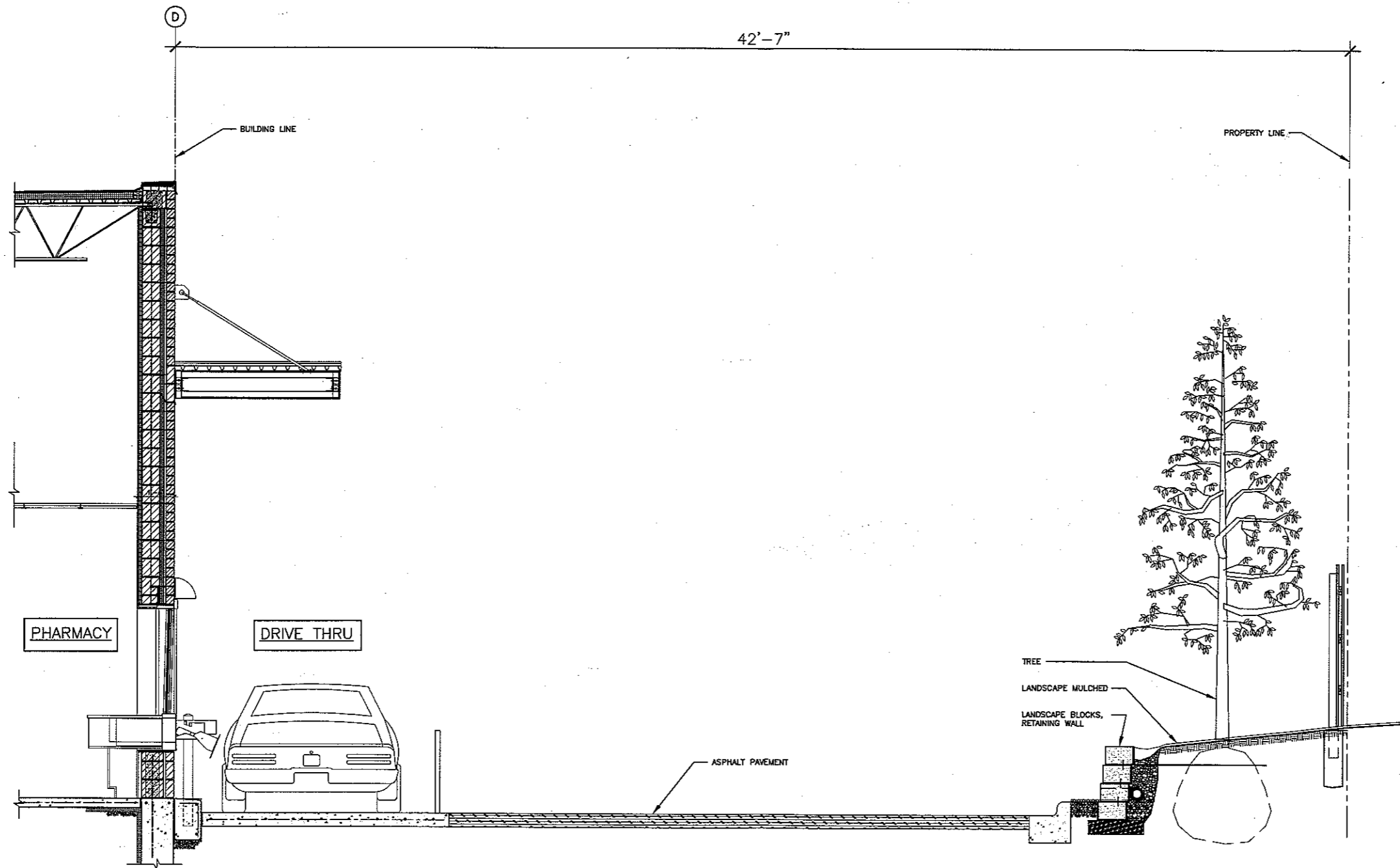
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As a result of this approach, Bavis offers four different remote drive-thru transport technologies while everyone else offers a single solution. Because Bavis provides these options they have the the greatest flexibility in solving a customer's particular needs. These range from the simple pneumatic tube carrier, to other more cost effective and reliable technologies including systems like the TransTrax®, Solar TransTrax, Vittleveyor®, Autoveyor® that use other means to move the carrier.

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Please give us a call to discuss your needs!



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

63RD AND W., LLC.



A.C. ALEXANDER
ARCHITECTS
ARCHITECTS
280 W. TOWN SQUARE
E. T. MAIL: ALEXANDER@CALIFORNIA
ARCHITECTS.COM
TEL: (916) 847-2688
FAX: (916) 847-2689
CAL. REG. # 12865

CERTIFICATION AND SEAL
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA.
DATE: 10/09/2011
HAND AND SEAL
EXPIRES 11-30-12

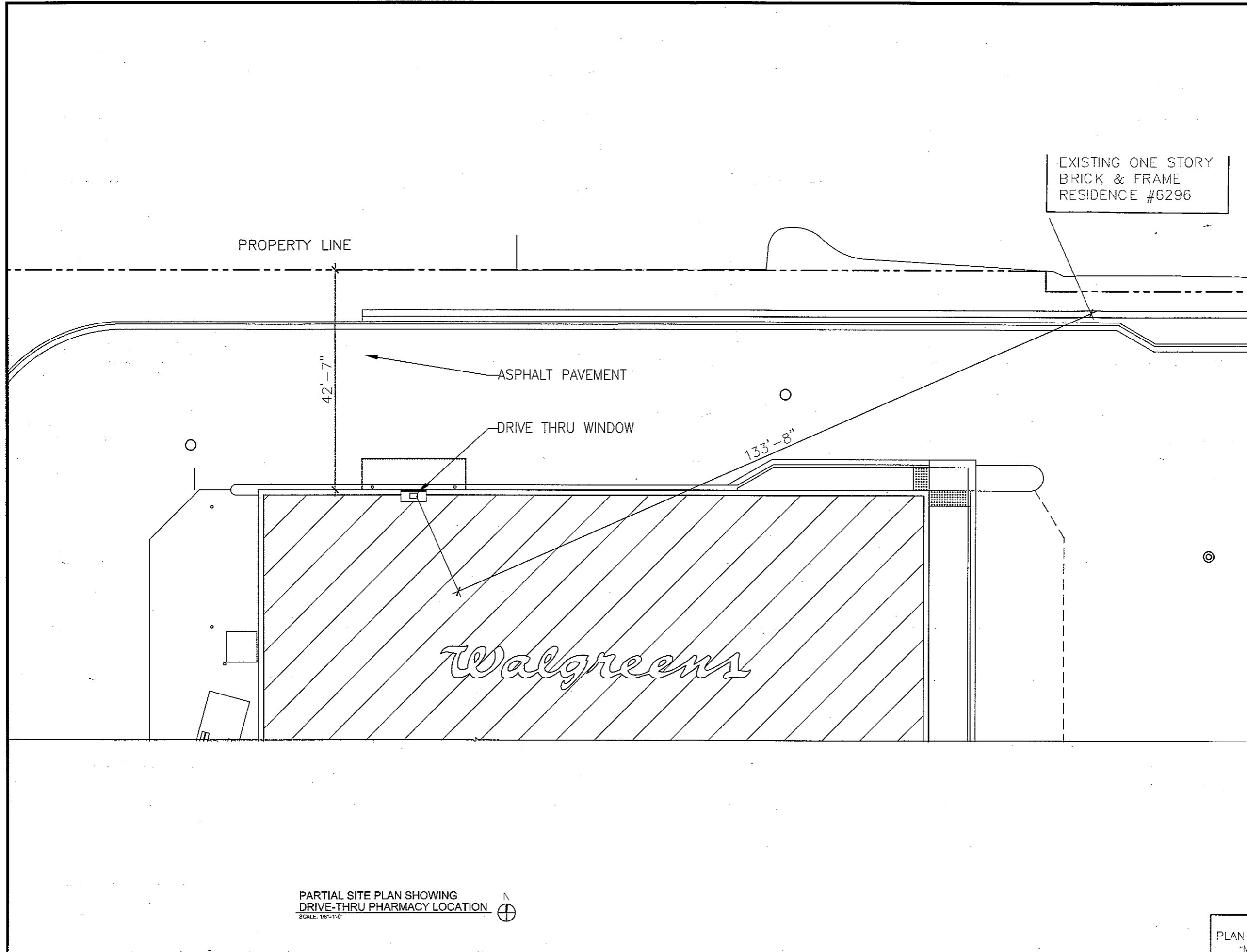
NO.	DATE	BY	DESCRIPTION	REVISIONS
12-22-11			FOR PLAN COMMISSION MEETING	
11-02-11			FOR SANITARY DISTRICT REVIEW	
10-31-11			(NOT FOR CONSTRUCTION)	
10-08-11			(PRELIMINARY ONLY)	

DRAWING TITLE	
DRIVE THRU SECTION	STORE NUMBER XXXX
<i>Walgreens</i>	
W. 63RD STREET & WOODWARD AVE DOWNERS GROVE, ILLINOIS	

CADD PLOT
DRAWN BY: A.W.A.
DATE: 10/09/2011
REVIEWED BY: G.E.K.

DRAWING NO. C-210

FOR
PLAN COMMISSION
MEETING



PARTIAL SITE PLAN SHOWING
 DRIVE-THRU PHARMACY LOCATION
 SCALE: 1/8"=1'-0"



EXISTING ONE STORY
 BRICK & FRAME
 RESIDENCE #6296

PROPERTY LINE

ASPHALT PAVEMENT

DRIVE THRU WINDOW

133'-8"

42'-7"

Walgreens

63RD AND W., LLC.



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 OF THE STATE OF ILLINOIS
 WHOSE LICENSE NO. IS
 AS SHOWN ABOVE AND WHOSE
 SEAL AS SHOWN BY MY
 HAND AND SEAL.
 EXPIRES 11-30-12

NO.	DATE	BY	DESCRIPTION	CONST.
12-22-11				
11-02-11			FOR PLAN COMMISSION MEETING	
10-31-11			FOR SANITARY DISTRICT REVIEW (NOT FOR CONSTRUCTION)	
10-08-11			(PRELIMINARY ONLY)	

DRAWING TITLE
 PARTIAL SITE PLAN SHOWING
 DRIVE THRU PHARMACY LOCATION
 STORE NUMBER XXXX
Walgreens
 W. 63RD STREET & WOODWARD AVE.
 DOWNERS GROVE, ILLINOIS

CADD PLOT
 DRAWN BY:
 DATE: 10/06/2011
 REVIEWED BY: C.E.K.

FOR
 PLAN COMMISSION
 MEETING

DRAWING NO.
C-100P

63RD & W LLC
THIRD SUBMITTAL
December 23, 2011

New Store for Walgreens

63rd & Woodward Downers Grove, Illinois

Site Consolidation / Annexation in to the Village of Downers Grove

Tab B

**Walgreens Truck Size Site Requirements.
Truck Access (truck turning) Diagram From 63rs Street and
Its Movement on the Site**

- **Walgreens Criteria for Truck Turning Radiuses, Trailer and Cab Dimensions**
- **Site Plan Depicting truck movement to/from and on the property**
- **Truck Directional and Notification Signage placement in plan**

Gaudio, Gene

To: A.C. ALEXANDER ENGINEERS ARCHITECTS, LTD.
(ACALEXANDER@ACALEXANDER.COM); Agosto, David
(agostod@DraperandKramer.com); Bill Grieve (bgrieve@gha-engineers.com)
Cc: David Shaw
Subject: FW: 63rd and woodward Downers Grove
Attachments: Equipment widths and wheelbase 090629.xls

Good morning everyone – This is what I have learned from Walgreens. Please see the attachment and read below.

By law no trailer larger than a 48' is permitted other than for expressway use making the maximum size on site being the 48' trailer plus cab. If the delivery is an outside vendor there can be at times a sleeper cab being used. Walgreens only uses day cabs for local delivery out of there distribution centers. Direct shipments is for contracted Vendor Direct Purchases. They call them Direct to Store Deliveries or DSD's. In either case their expectation for their sites is to accommodate a trailer size of 48 feet with a maximum turning radius of 39'-1".

Gene Gaudio

Vice President
Project Management Division

(312) 795-2265 Direct
(312) 346-8600 Corporate
(312) 795-2817 FAX

gaudiog@draperandkramer.com

DRAPER AND KRAMER INCORPORATED

33 West Monroe, Suite 1900
Chicago, IL 60603

From: Rogers, Vince L. [mailto:vince.rogers@walgreens.com]
Sent: Friday, December 16, 2011 9:48 AM
To: Gaudio, Gene
Cc: Irwin, Jeffery T.
Subject: 63rd and woodward Downers Grove

Good Morning Gene,

As per our conversation this morning, if you build the store to handle a 48' long 13'6 high trailer then all vendors should be fine with delivery. Attached are the specs for our length tractors and trailers.
If I can be of further assistance Please call-530-406-7723

Vince Rogers CTP
Regional Manager Fleet Operations
Walgreen Oshkosh, Inc.
Area's of Responsibility
Berkeley,Windsor,Woodland,

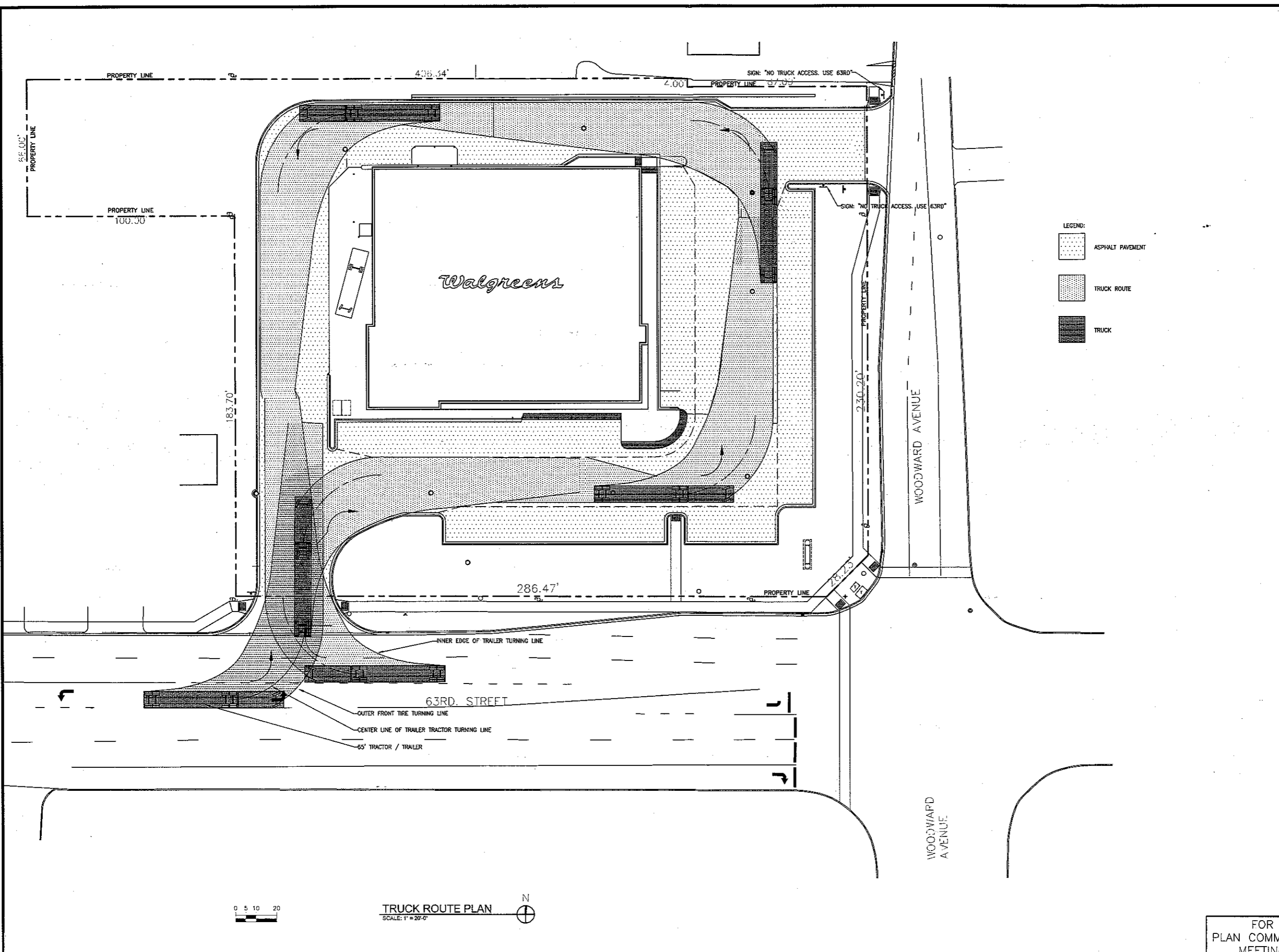
Walgreens

Trailer and Cab Criteria

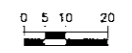
For on Site Deliveries

12/16/2011

TRACTOR	TRAILER	STEER-TIRE WIDTH	TANDEM WIDTH	TRAILER TANDEM WIDTH	TRACTOR WHEELBASE	STEER AXLE TO CENTER OF FIFTH WHEEL	KINGPIN TO REAR AXLE STRETCHED	KINGPIN TO REAR AXLE SHORTENED UP	OFF TRACKING WITH AXLES STRETCHED	OFF TRACKING WITH AXLES SHORTENED	TURNING RADIUS WITH AXLES STRECHED	TURNING RADIUS WITH AXLES SHORTENED
ProStar Sleeper	48'	87.5"	7'11"	8'4"	20'	17"	40'6"	33'1"	6'1"	4'4"	39'1"	37'4"
9200 Sleeper	48'	87.5"	7'11"	8'4"	19'3"	16'5"	40'6"	33'1"	6'	4'3"	39'	37'4"
8600 Day Cab	48'	87.5"	7'11"	8'4"	15'5"	12'6"	40'6"	33'1"	5'8"	4'	38'8"	37'
9200 Day Cab	48'	87.5"	7'11"	8'4"	15'8"	13'	40'6"	33'1"	5'9"	4'	38'9"	37'
ProStar Day Cab	48'	87.5"	7'11"	8'4"	17'1"	14'3"	40'6"	33'1"	5'10"	4'1"	38'10"	37'1"
9200 Sleeper	28'	87.5"	7'11"	8'4"	19'3"	17'5"	22'	N/A	2'6"	N/A	35'6"	N/A
8600 Day Cab	28'	87.5"	7'11"	8'4"	15'5"	13'6"	22'	N/A	2'1"	N/A	35'1"	N/A
9200 Day Cab	28'	87.5"	7'11"	8'4"	15'8"	14'	22'	N/A	2'2"	N/A	35'2"	N/A
ProStar Day Cab	28'	87.5"	7'11"	8'4"	17'1"	15'3"	22'	N/A	2'3"	N/A	35'3"	N/A



- LEGEND:
- ASPHALT PAVEMENT
 - TRUCK ROUTE
 - TRUCK



TRUCK ROUTE PLAN
SCALE: 1" = 20'-0"

63RD AND W., LLC.

Walgreens
DESIGN AND ENGINEERING
1000 WILMOT ROAD
DEERFIELD, IL 60015-5106

A.C. ALEXANDER
ARCHITECTS LTD.
DESIGN AND ENGINEERING
300 N. STATE AVENUE, SUITE 200
CHICAGO, ILLINOIS 60610
E-MAIL: A.C.ALEXANDER@ACALEXANDER.COM
ACALEX 2008.0003

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS AND THIS DRAWING IS MY OWN WORK AND IS NOT A COPY OF ANY OTHER DRAWING MADE BY ME OR UNDER MY SUPERVISION. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PARTY. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT MY WRITTEN CONSENT.

EXPIRES 11-30-12

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

DRAWING TITLE
TRUCK ROUTE PLAN

STORE NUMBER XXXX

Walgreens
W. 63RD STREET &
WOODWARD AVE.
DOWNERS GROVE, ILLINOIS

DRAWN BY:

DATE: 10/06/2011

REVIEWED BY: G.E.K.

FOR
PLAN COMMISSION
MEETING

DRAWING NO.
C-100T

63RD & W LLC
THIRD SUBMITTAL
December 23, 2011

New Store for Walgreens

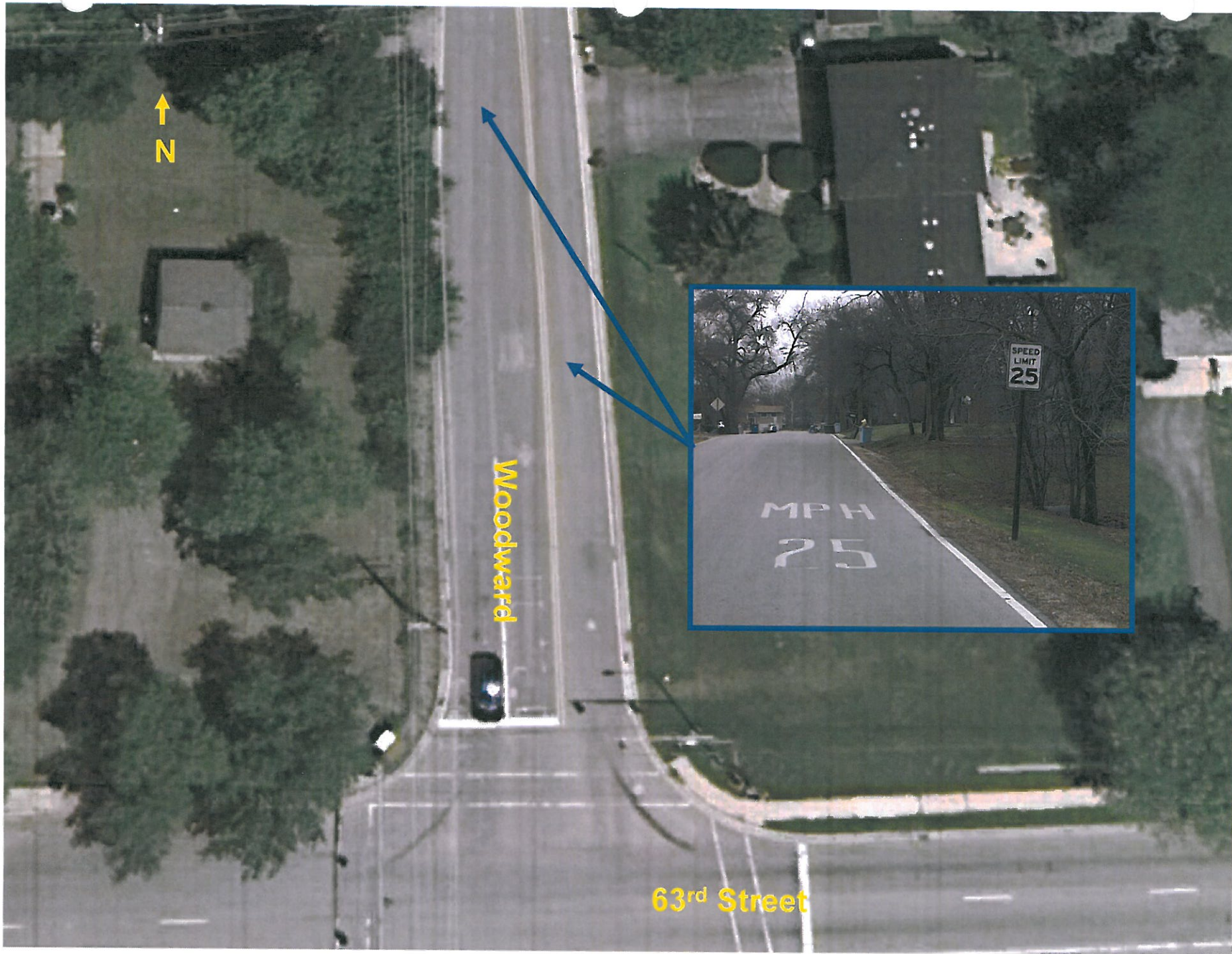
63rd & Woodward Downers Grove, Illinois

Site Consolidation / Annexation in to the Village of Downers Grove

Tab C

Suggested Signage on Woodward Ave from 63rd Street to
61st Street - As a benefit to the community

-
- **Photos Depicting Suggested Street Signage and Pavement Speed Signage**

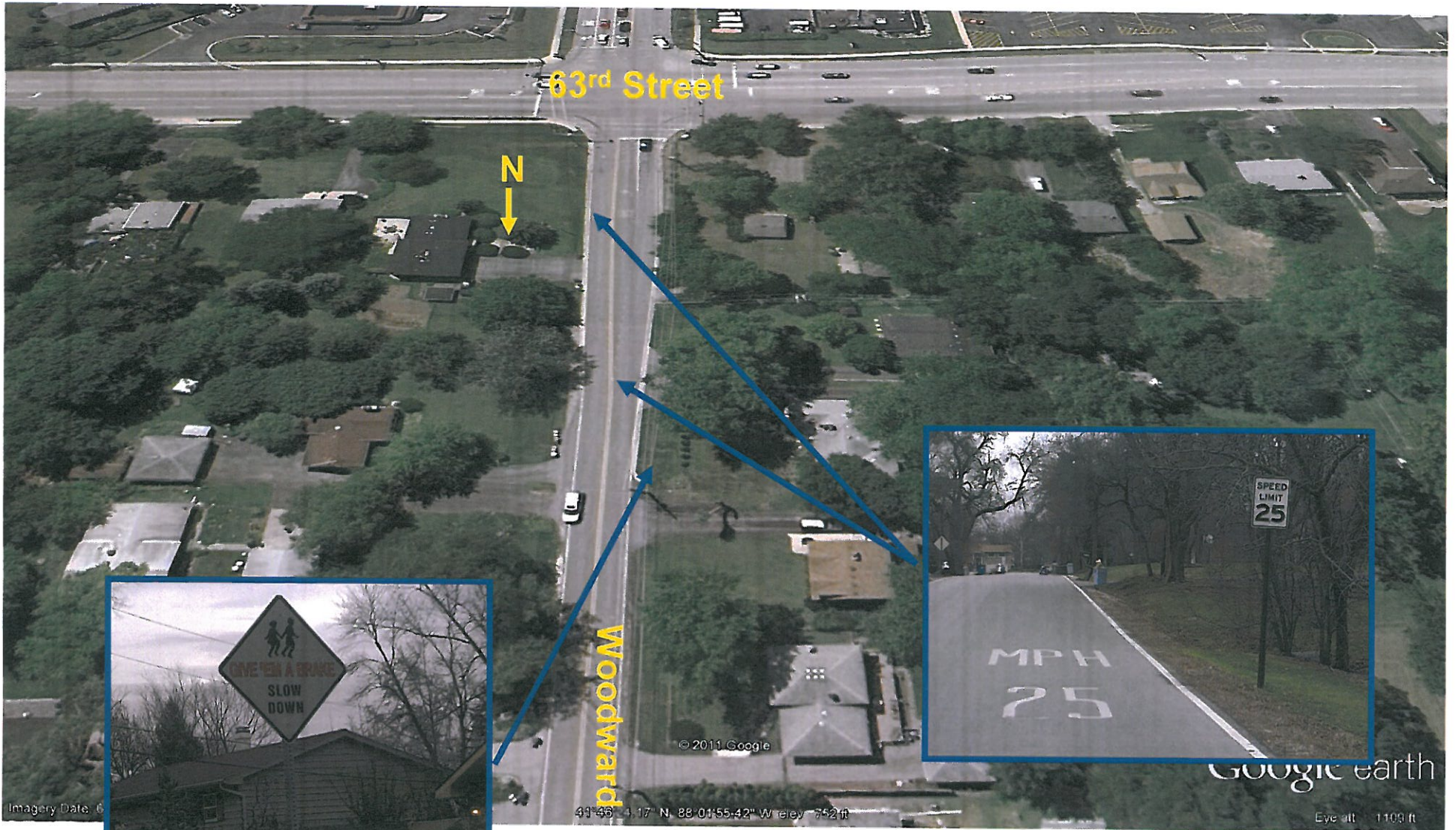


↑
N

Woodward

63rd Street





Suggested Notification Signage

63RD & W LLC
THIRD SUBMITTAL
December 23, 2011

New Store for Walgreens

63rd & Woodward Downers Grove, Illinois

Site Consolidation / Annexation in to the Village of Downers Grove

Tab D

Site Use Study comparing proposed Walgreens (with operational conditions as proposed by staff) to a low-intensity office use

-
- **Gewalt Hamilton Associates, Inc. Case Study of three surrounding sites**

Memorandum

To: **Gene Gaudio and David Agosto**
63rd & W LLC

From: Bill Grieve *BG*

Date: December 13, 2011

Subject: **Proposed Walgreens**
63rd Street @ Woodward Avenue – NW Corner

850 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

820 Lakeside Drive, Suite 5, Gurnee, IL 60031
TEL 847.855.1100 ■ FAX 847.855.1115

www.gha-engineers.com

At the public hearing held December 5, 2011, there was a question raised as to the how Walgreens traffic would compare to lower intensity office buildings, which are accepted uses on the Village of Downers Grove Comprehensive Land-Use Plan. To this end, GEWALT HAMILTON ASSOCIATES, INC. (GHA) conducted comparison traffic counts at two medical office buildings and one general office building.

The buildings surveyed, their addresses, and other pertinent information are located at...

Hospital Plaza Professional Building

- Address = 3800 Highland Avenue
- Parking Supply = 101 spaces
- Neighbors = Residential to west, north, and south; Good Samaritan Hospital to east

Fairview Medical Center

- Address = 412 W. 63rd Street
- Parking Supply = 83 spaces
- Neighbors = Residential to northwest; Commercial other directions

Office Building

- Address = 6655 Main Street
- Parking Supply = 136 spaces
- Neighbors = Park to south; Residential other directions

Exhibit A summarizes the GHA data collected, the adjustments made for vacant space, and comparisons to the proposed Walgreens traffic generations. I offer the following brief comments for your consideration...

- 1) It should be remembered that a large percentage of Walgreens traffic generations will be made by customers already traveling the streets as a "pass-by trip". Conversely, all office trips would be added as "new" to the roads.
- 2) All three office comparison sites generate more new trips during the weekday morning peak hour than projected for Walgreens. This is important to note, because the nearby school's morning peak arrival coincides.
- 3) Walgreens will generate more traffic during the weekday evening peak hour than the three comparison sites at full occupancy. But the peak occurs after school is dismissed.
- 4) All three comparison sites have more parking spaces provided than the proposed Walgreens.

Exhibit A
Traffic Generation Comparisons
Walgreens - Downers Grove, Illinois

	ITE Code	Peak Hours							
		Weekday Morning				Weekday Evening			
		In	Out	Sum	New	In	Out	Sum	New
October 31, 2011 GHA Traffic Study									
Walgreen's - 14,800 sq.ft.	#881								
Store		23	13	36		61	61	122	
Drive-Thru		2	2	4		14	14	28	
Totals =		25	15	40	20	75	75	150	80
Comparison Sites									
1. Hospital Plaza = 21,154 SF									
Rented = 21,154 SF		25	7	32		10	23	33	
Vacant = 0 SF		0	0	0		0	0	0	
		25	7	32	32	10	23	33	33
2. Fairview Medical Center = 12,026 SF									
Rented = 11,136 SF		21	4	25		7	18	25	
Vacant = 890 SF		2	0	2		0	1	1	
		23	4	27	27	7	19	26	26
3. Office Building = 22,732 SF									
Rented = 18,114 SF		32	2	34		3	19	22	
Vacant = 4618 SF		6	0	6		0	4	4	
		38	2	40	40	3	23	26	26

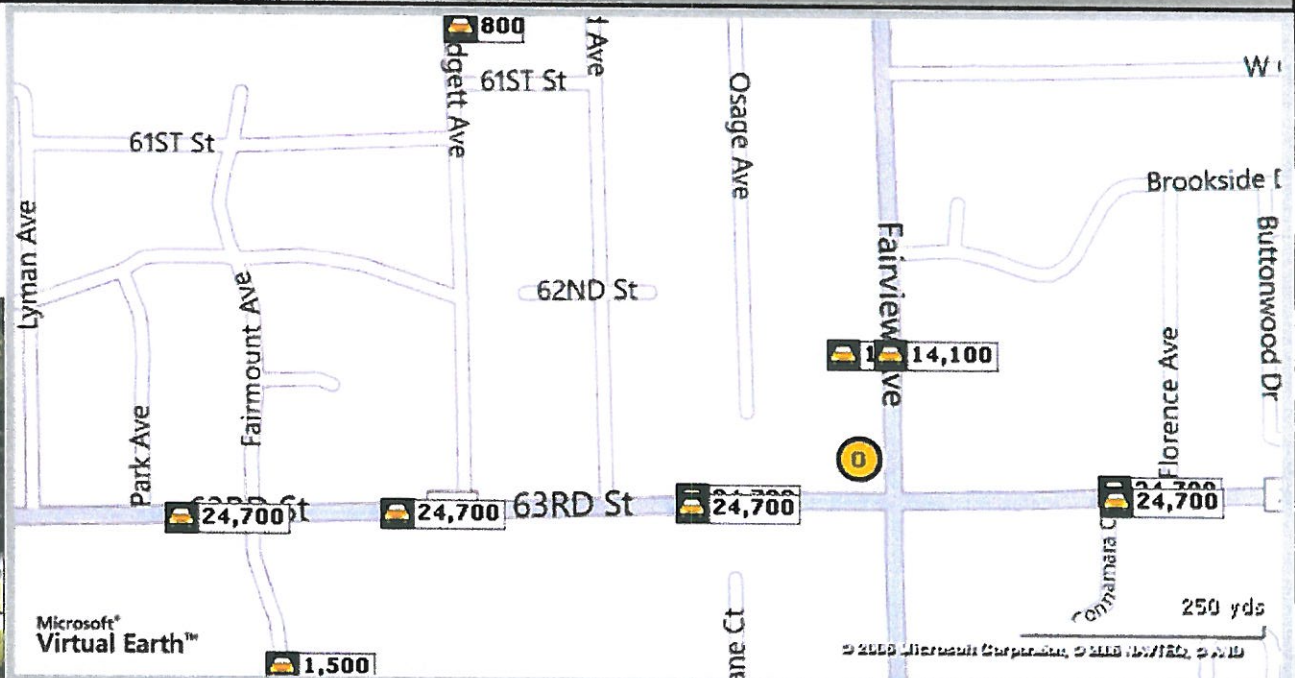
Notes:

- 1) Walgreens Source: Institute of Transportation Engineers (ITE) Trip Generation Manual; 8th Edition
- 2) Per ITE, about 50% of the Walgreen's peak hour traffic could be "pass-by" in nature.
This discount was not taken to ensure that the maximum site impacts were tested.
- 3) Comparison Sites Source: GHA December 2011 Traffic Counts

Traffic Count Report

Fairview Medical Center 412 W 63rd St, Downers Grove, IL 60516

Building Type: **Class C Office**
 Class: **C**
 RBA: **12,026 SF**
 Typical Floor: **12,026 SF**
 Total Available: **890 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$25.01**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Fairview Ave	62nd St	0.07 N	2005	14,100	ADT	.06
2 Fairview Ave	Brookside Dr	0.06 N	2005	14,100	ADT	.06
3 63rd St	Osage Ave	0.00	2005	24,700	ADT	.10
4 63rd St	Osage Ave	0.03 E	2005	24,700	ADT	.10
5 W 63rd St	Florence Ave	0.01 E	2005	24,700	ADT	.15
6 W 63rd St	Connamara Ct	0.01 W	2005	24,700	ADT	.15
7 63rd St	Blodgett Ave	0.04 E	2005	24,700	ADT	.27
8 Blodgett Ave	61st St	0.03 S	2005	800	ADT	.34
9 Fairmount Ave	63rd St	0.09 N	2005	1,500	ADT	.36
10 63rd St	Park Ave	0.02 W	2005	24,700	ADT	.40

**Fairview Medical Center
412 W 63rd St
Downers Grove, IL 60516**

**Building Size: 12,026 SF Total Rentable Building Size
12,026 SF Typical Floor Size**

Building Status: Existing Office Building

Space Available: 890 SF

Max Contig: 890 SF

Smallest Space: 890 SF

Rental Rate: \$25.01

Service: Full Service Gross

Building Expenses: 2004 Combined Tax/Ops @ \$0.98/sf

Amenities/Parking: Ratio of 4.07/1,000 SF

412 W 63rd St - Fairview Medical Center



Location: Fairview Medical Center
 East/West Corridor Cluster
 Eastern East/West Corr Submarket
 DuPage County
 Downers Grove, IL 60516

Building Type: Class C Office/Medical

Status: Existing

Stories: 1

RBA: 12,026 SF

Typical Floor: 12,026 SF

Total Avail: 890 SF

% Leased: 100%

Developer: -
Management: -
Recorded Owner: 505-515 Front Street, LLC

Expenses: 2004 Combined Tax/Ops @ \$0.98/sf

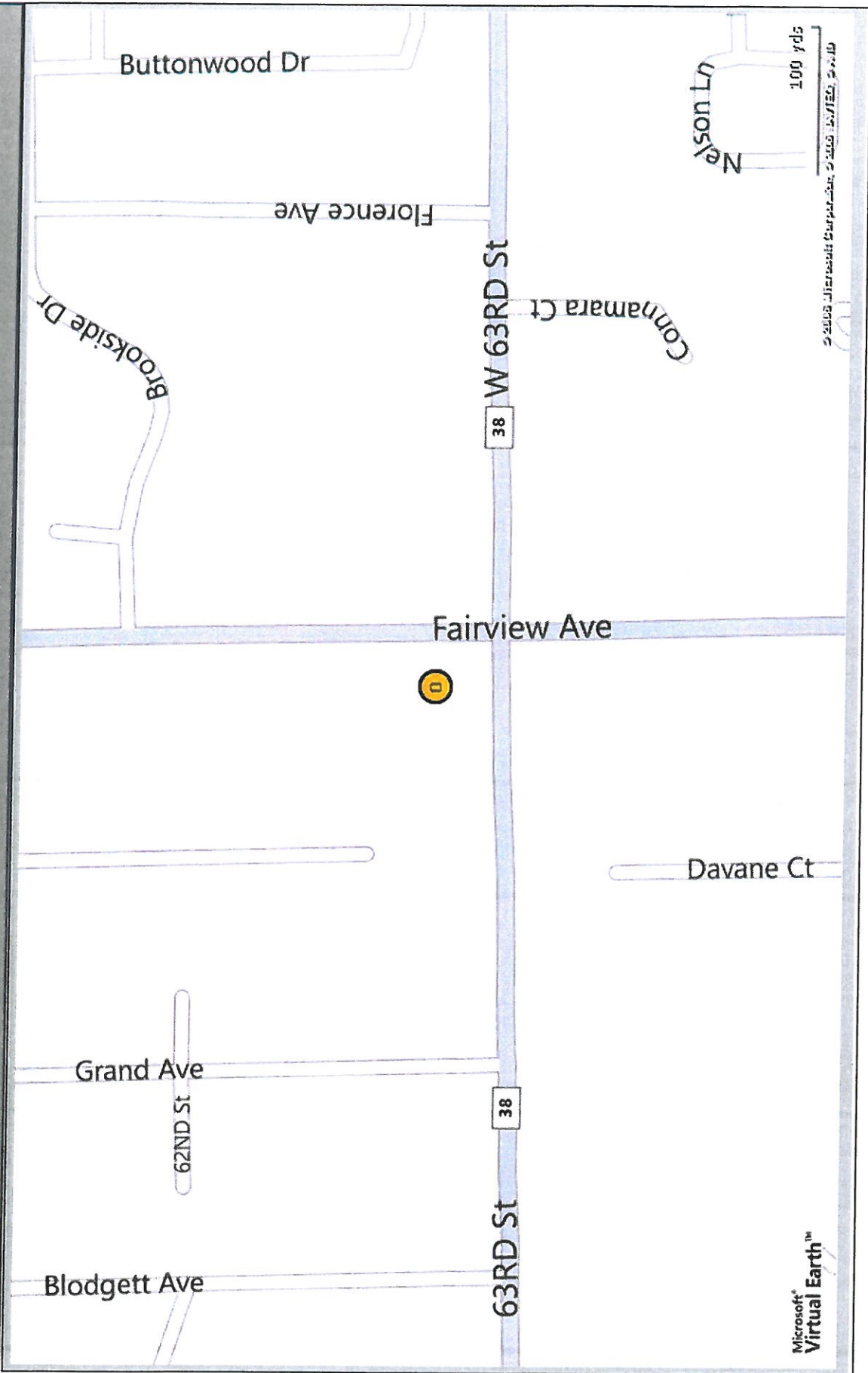
Parcel Number: 09-17-418-009, 09-17-418-010, 09-17-418-011, 09-17-418-012

Parking: Ratio of 4.07/1,000 SF

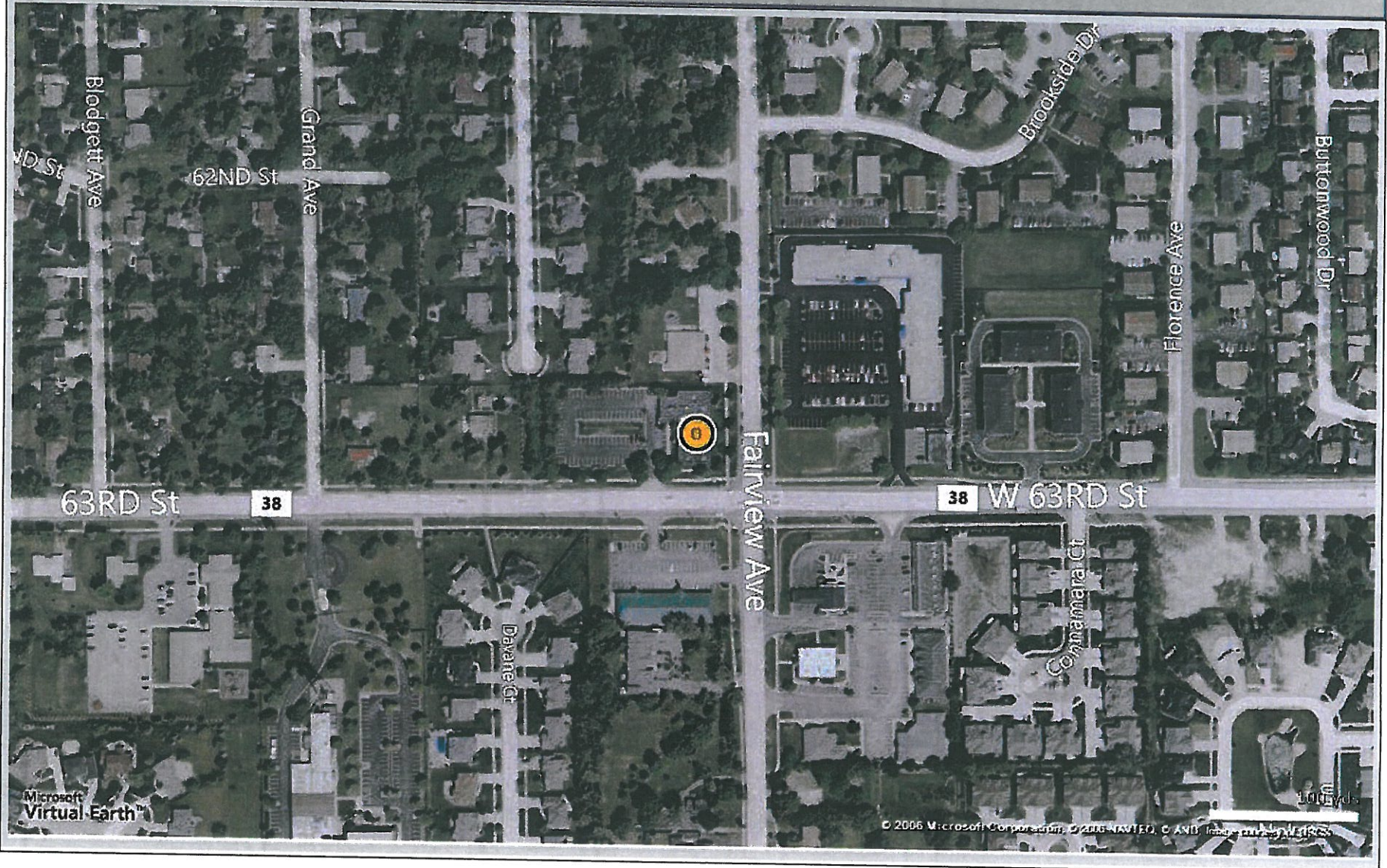
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	890	890	890	\$25.01/fs	30 Days	Negotiable	Direct

Aerial / Map Report

Fairview Medical Center
412 W 63rd St - Downers Grove, IL 60516



Fairview Medical Center
412 W 63rd St - Downers Grove, IL 60516

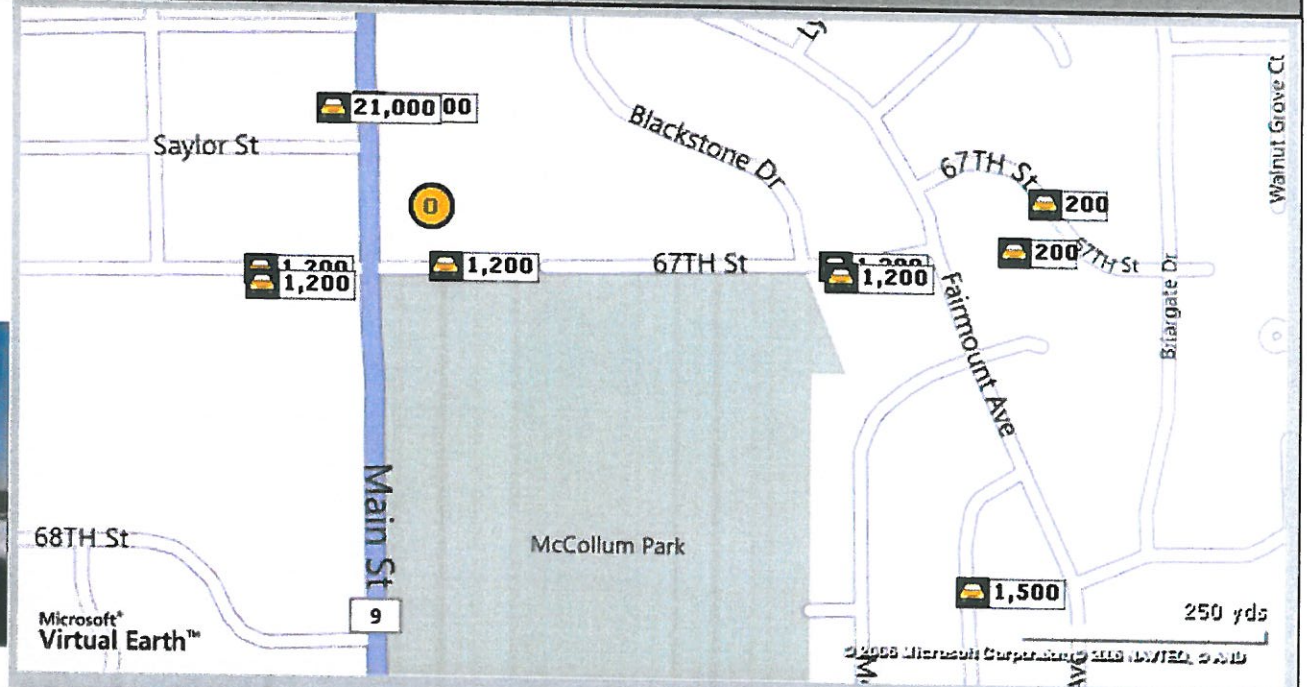
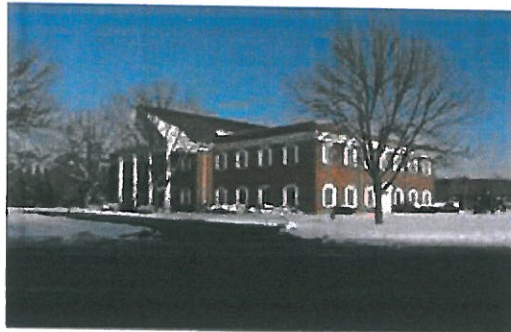




Traffic Count Report

6655 Main St, Downers Grove, IL 60516

Building Type: **Class B Office**
 Class: **B**
 RBA: **23,732 SF**
 Typical Floor: **11,866 SF**
 Total Available: **4,618 SF**
 % Leased: **80.54%**
 Rent/SF/Yr: **\$14.25**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 67th St	Main St	0.04 W	2005	1,200	ADT	.04
2 Main St	Saylor St	0.03 S	2005	21,000	ADT	.07
3 Main St	Palmer St	0.03 N	2005	21,000	ADT	.08
4 67th St	Carpenter St	0.06 W	2005	1,200	ADT	.11
5 67th St	Main St	0.05 E	2005	1,200	ADT	.11
6 67th St	Blackstone Dr	0.02 W	2005	1,200	ADT	.24
7 67th St	Fairmount Ave	0.02 E	2005	1,200	ADT	.24
8 67th St	Briargate Dr	0.07 SE	2005	200	ADT	.34
9 67th St	Fairmount Ave	0.07 SW	2005	200	ADT	.36
10 Fairmount Ave	68th St	0.04 S	2005	1,500	ADT	.39

**6655 Main St
Downers Grove, IL 60516**

Building Size: 2 Stories
23,732 SF Total Rentable Building Size
11,866 SF Typical Floor Size

Building Status: Existing Office Building Renovated in 2004 Built in 1972

Space Available: 4,618 SF

Max Contig: 3,616 SF

Smallest Space: 540 SF

Rental Rate: \$2.50-\$17.50

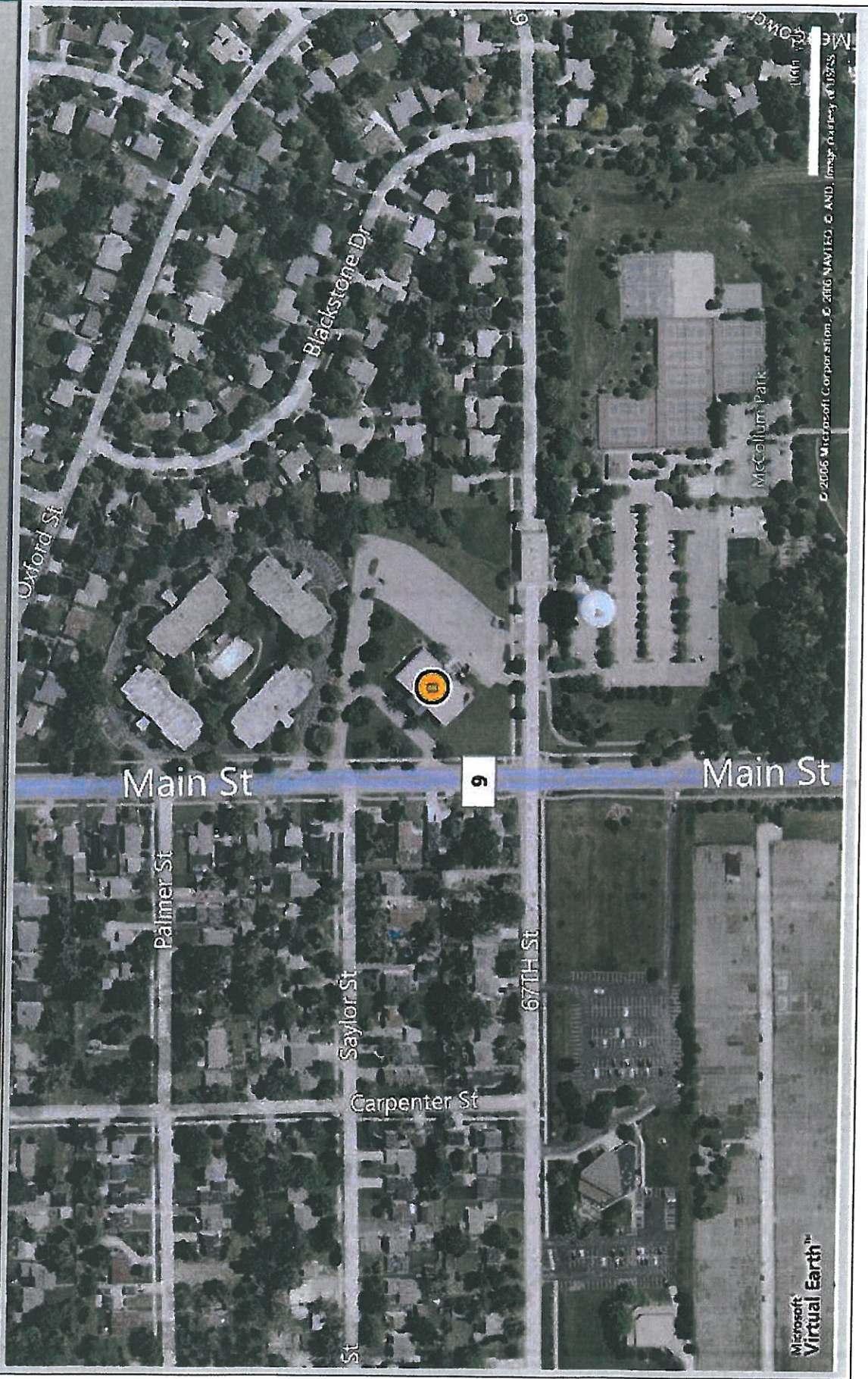
Service: Full Service Gross

Building Expenses: 2003 Est Tax @ \$2.00/sf; 2003 Est Ops @ \$2.50/sf

Amenities/Parking: Conferencing Facility, Corner Lot, On Site Management; 166 Surface Spaces are available; Ratio of 6.99/1,000 SF

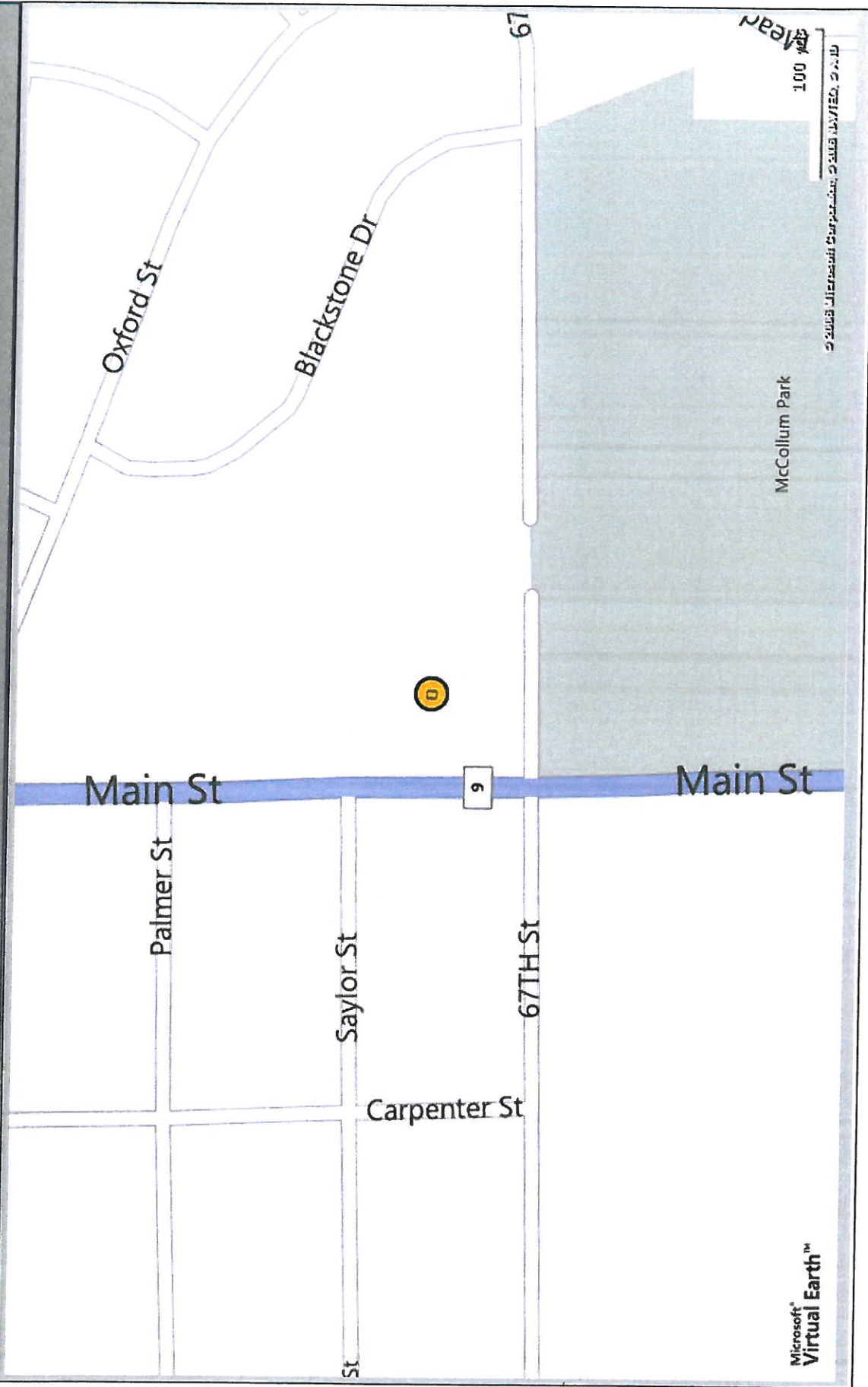
Aerial / Map Report

6655 Main St - Downers Grove, IL 60516



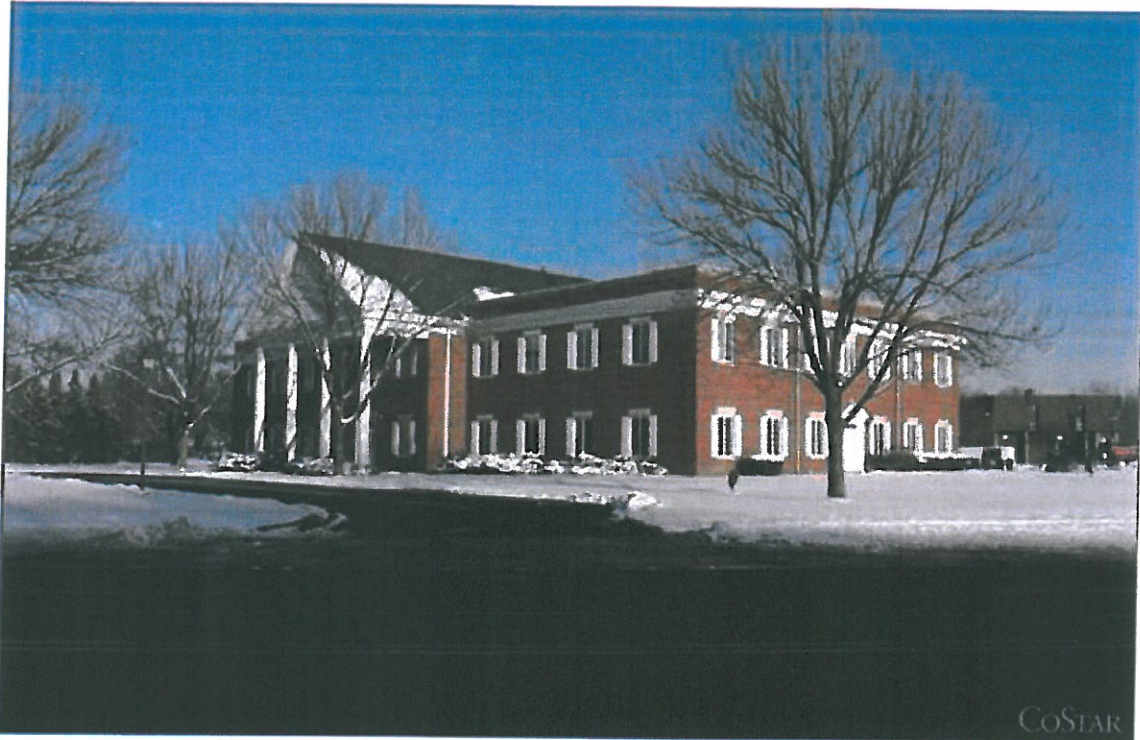
Aerial / Map Report

6655 Main St - Downers Grove, IL 60516





6655 Main St



Location: East/West Corridor Cluster
 Eastern East/West Corr Submarket
 DuPage County
 Downers Grove, IL 60516

Building Type: Class B Office

Status: Built 1972, Renov Jan 2004

Stories: 2

RBA: 23,732 SF

Typical Floor: 11,866 SF

Total Avail: 4,618 SF

% Leased: 80.5%

Developer: -
Management: -
Recorded Owner: Board of Realtors

Expenses: 2003 Est Tax @ \$2.00/sf; 2003 Est Ops @ \$2.50/sf
Parcel Number: 09-20-117-033
Parking: 166 Surface Spaces are available; Ratio of 6.99/1,000 SF
Amenities: Conferencing Facility, Corner Lot, On Site Management

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 202	540 - 3,616	3,616	3,616	\$17.50/fs	Vacant	Negotiable	Direct
P 2nd / Suite 205	1,002	1,002	1,002	\$2.50/fs	Vacant	Negotiable	Direct

Traffic Count Report

Hospital Plaza Professional Bldg

3800 Highland Ave, Downers Grove, IL 60515

Building Type: **Class B Office**

Class: **B**

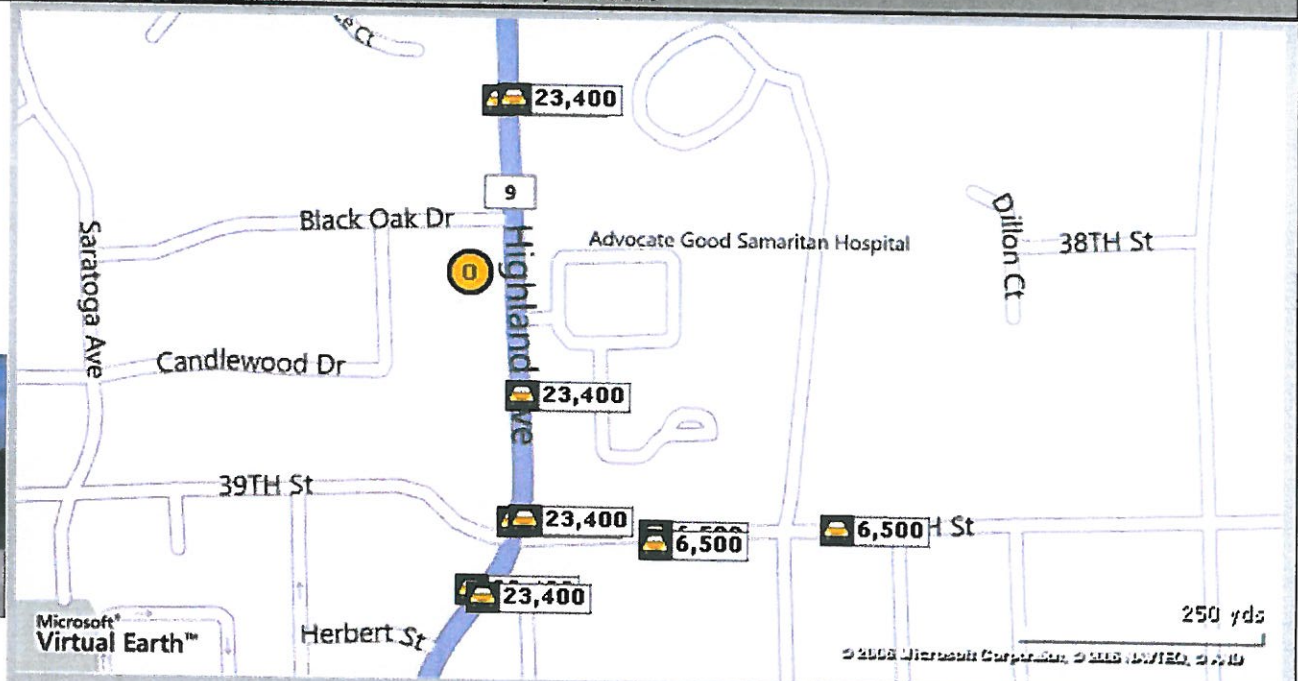
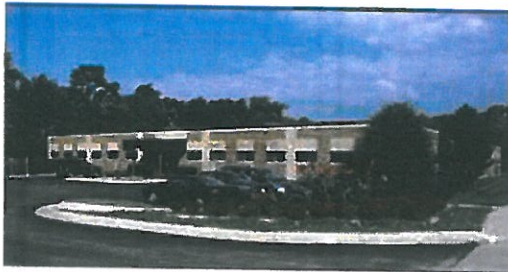
RBA: **21,154 SF**

Typical Floor: **21,154 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Highland Ave	39th St	0.09 S	2005	23,400	ADT	.08
2 Highland Ave	Barneswood Dr	0.10 N	2005	23,400	ADT	.10
3 Highland Ave	Black Oak Dr	0.07 S	2005	23,400	ADT	.11
4 Highland Ave	39th St	0.02 S	2005	23,400	ADT	.15
5 Highland Ave	39th St	0.01 S	2005	23,400	ADT	.15
6 Main St	Herbert St	0.04 SW	2005	23,400	ADT	.19
7 39th St	Washington St	0.07 E	2005	6,500	ADT	.19
8 Main St	39th St	0.04 NE	2005	23,400	ADT	.19
9 39th St	Washington St	0.07 E	2005	6,500	ADT	.19
10 39th St	Washington St	0.03 W	2005	6,500	ADT	.26

**Hospital Plaza Professional Bldg
3800 Highland Ave
Downers Grove, IL 60515**

**Building Size: 21,154 SF Total Rentable Building Size
21,154 SF Typical Floor Size**

Building Status: Existing Office Building Built in 1995

Space Available: -

Max Contig: -

Smallest Space: -

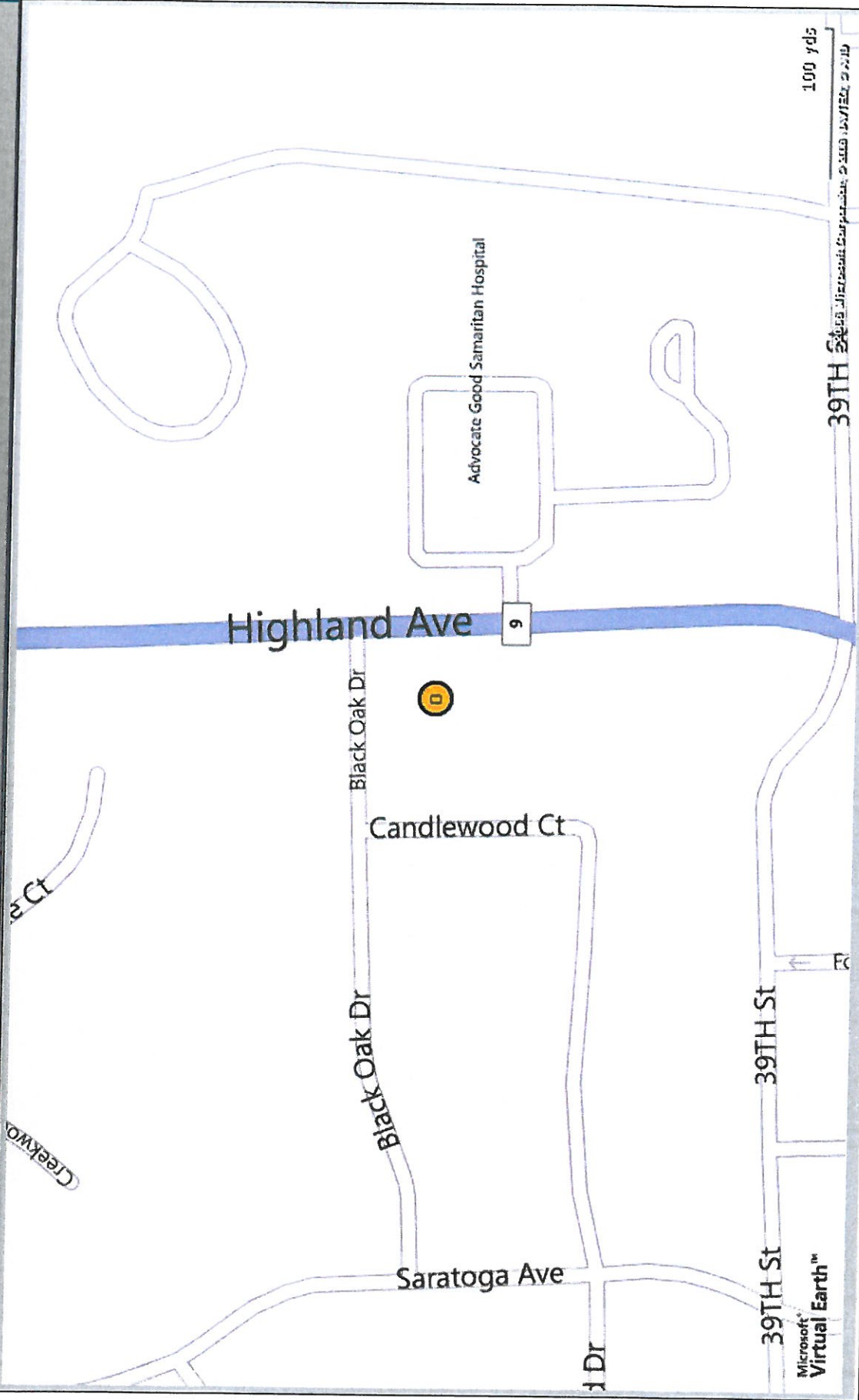
Rental Rate: -

Service: -

Building Expenses: -

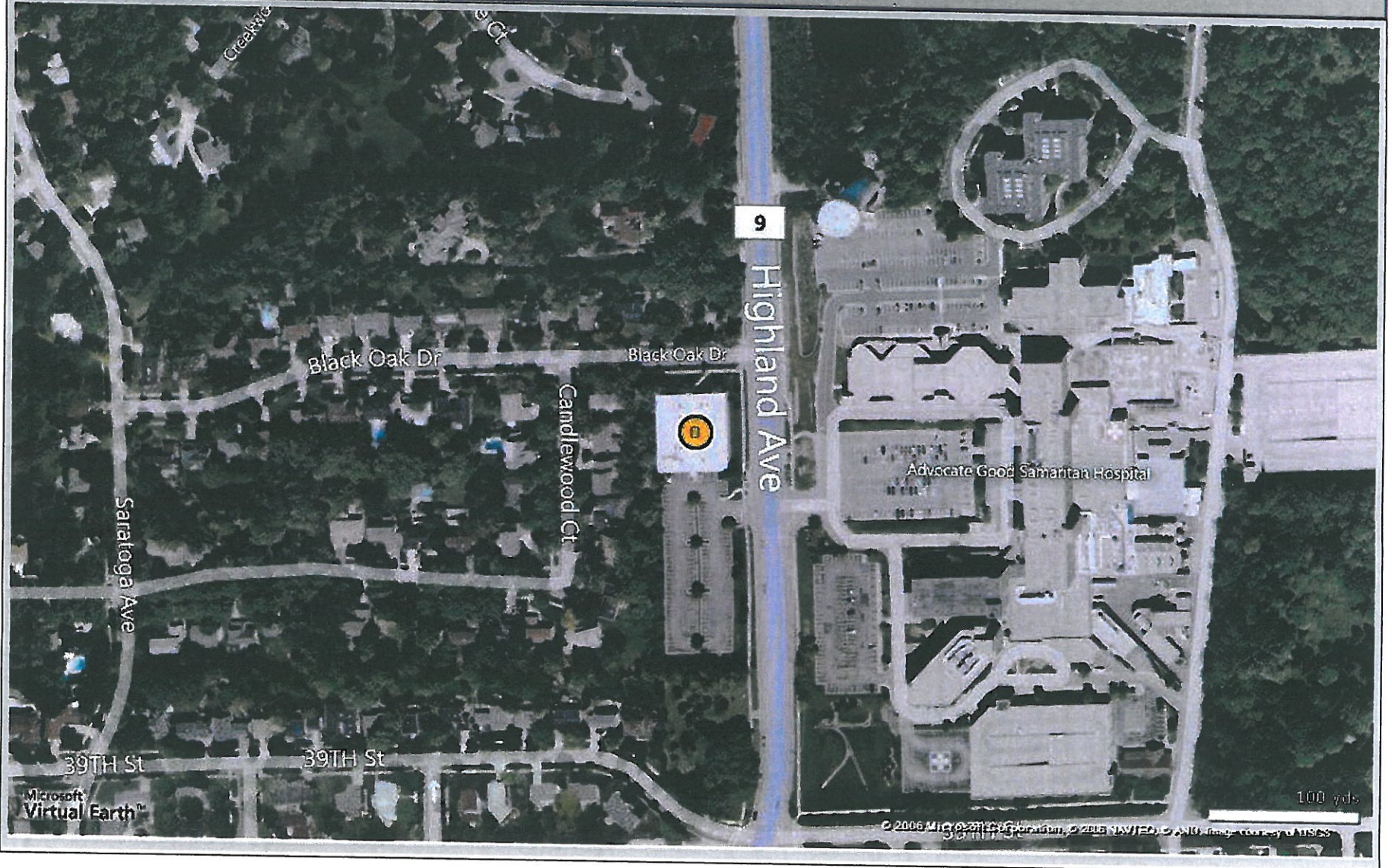
Amenities/Parking: Free Surface Spaces

Hospital Plaza Professional Bldg
3800 Highland Ave - Downers Grove, IL 60515



Aerial / Map Report

Hospital Plaza Professional Bldg
3800 Highland Ave - Downers Grove, IL 60515





3800 Highland Ave - Hospital Plaza Professional Bldg



Location: **Hospital Plaza Professional Bldg**
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Downers Grove, IL 60515

Building Type: **Class B Office/Medical**

Status: **Built 1995**

Stories: **1**

RBA: **21,154 SF**

Typical Floor: **21,154 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -

Management: -

Recorded Owner: -

Parcel Number: **06-32-307-001, 06-32-307-002, 06-32-307-003, 06-32-307-004, 06-32-307-005, 06-32-307-006, 06-32-307-007, 06-32-307-008, 06-32-307-009, 06-32-307-010, 06-32-307-011, 06-32-307-012**

Parking: **Free Surface Spaces**

63RD & W LLC
THIRD SUBMITTAL
December 23, 2011

New Store for Walgreens

63rd & Woodward Downers Grove, Illinois

Site Consolidation / Annexation in to the Village of Downers Grove

Tab K

Resolution to the north side encroachment issue by the adjacent home owner

-
- **The Plat Survey Revision to accommodate the Drive Encroachment**
 - **Section Drawing illustrating retaining wall and grade change at the revised property line on Woodward Ave**
 - **63 RD W LLC's letter of intent that was approved by the home owner of 6298 South Woodward Ave**

December 5, 2011

BY FACIMILE

Ms. Shirley Klaus
6296 Woodward
Downers Grove, IL 60515

Re: Encroachment of driveway of 6296 Woodward onto property located at 6298 Woodward

Dear Ms. Klaus:

I enjoyed our conversation the other day and to just confirm when the time comes, we are interested in rectifying the conditions where a small portion of your drive now sits upon our proposed purchase of the property located just south of your home that is known as the Weiss residence, at the address of 6298 South Woodward.

As you are aware, I represent 63rd & W LLC ("the Purchased") which is currently under contract to purchase several other lots near your home, including the adjacent property commonly known as 6298 Woodward, for the purpose of construction of a new retail building.

As we had discussed, in the event that we as the Purchaser take title to 6298 Woodward we look forward to and are willing to resolve your concerns with respect to this condition.

Please contact me with any question you may have.

Yours truly,



Gene Gaudio
Vice President
DK Retail Development LLC

cc: 63rd & W LLC
David Agosto

FAX COVER SHEET

Shirley Klaus

6298 Woodward Ave
Downers Grove, IL 60516

Phone: 630-330-9857
Fax Number 630 968-1041

SEND TO Company name Law Firm/ Bancroft, Richman,	From Shirley J Klaus
Attention Jeff Richman	Date 12-15-11
Fax number 312-252-4381	Phone number 630-330-9857

- Urgent
- Reply ASAP
- Please comment
- Please review
- For your information

Total pages, including cover: 2

COMMENTS

Re: Encroach of driveway of 6296
woodward Downers Grove IL, onto
property located at 6298 Woodward
D. G. IL.

Please check spelling of
my first name (Shirley).

BANCROFT, RICHMAN & GOLDBERG^{LLC}
ATTORNEYS AT LAW

33 WEST MONROE ST
SUITE 2000
CHICAGO, ILLINOIS 60603

DIRECT LINE: (312) 252-4390
FACSIMILE: (312) 252-4391
jrichman@bkglawgroup.com

December 12, 2011

BY FACSIMILE Shirley J Klaus
Ms. Sheryl Klaus
6296 Woodward
Downers Grove, Illinois 60515

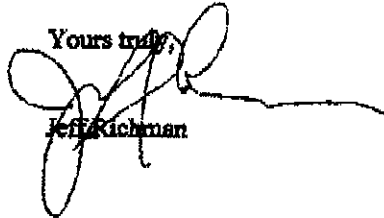
Re: Encroachment of driveway of 6296 Woodward onto property located at 6298 Woodward.

Dear Ms. Klaus:

I represent 63rd & W LLC ("Purchaser") which is currently under contract to purchase several lots near your home, including the property commonly known as 6298 Woodward ("Property"), for the purposes of constructing retail space.

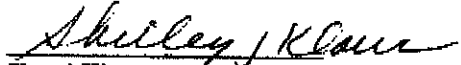
In order to assist you with the situation caused by the encroachment of your driveway onto the Property, the Purchaser is prepared to convey to you, by quit-claim deed, a small area of the Property adjacent to your land, as described in the survey, attached hereto as Exhibit "A" provided that (a) the Purchaser takes title to the Property, (b) the Village of Downers Grove approves Purchaser's request for annexation for the Property and adjacent lots for which application has been made to Downers Grove, and (c) the plat of annexation with respect to such approval is recorded.

Please sign and return to me an executed copy of this letter if you are in agreement with the terms of this letter and if you have no objection to the annexation and rezoning of the Property proposed by Purchaser.

Yours truly,

Jeff Richman

cc: 63rd & W LLC
Gene Gaudio

Agreed and accepted this
15 day of December.


Sheryl Klaus
Shirley J Klaus

BANCROFT, RICHMAN & GOLDBERG^{LLC}
ATTORNEYS AT LAW

33 WEST MONROE ST
SUITE 2000
CHICAGO, ILLINOIS 60603

DIRECT LINE: (312) 252-4380
FACSIMILE: (312) 252-4381
jrichman@brglawgroup.com

December 12, 2011

BY FACIMILE

Ms. Sherly Klaus
6296 Woodward
Downers Grove, Illinois 60515

**Re: Encroachment of driveway of 6296 Woodward onto property
located at 6298 Woodward.**

Dear Ms. Klaus:

I represent 63rd & W LLC ("Purchaser") which is currently under contract to purchase several lots near your home, including the property commonly known as 6298 Woodward ("Property"), for the purposes of constructing retail space.

In order to assist you with the situation caused by the encroachment of your driveway onto the Property, the Purchaser is prepared to convey to you, by quit-claim deed, a small area of the Property adjacent to your land, as described in the survey, attached hereto as Exhibit "A" provided that (a) the Purchaser takes title to the Property, (b) the Village of Downers Grove approves Purchaser's request for annexation for the Property and adjacent lots for which application has been made to Downers Grove, and (c) the plat of annexation with respect to such approval is recorded.

Please sign and return to me an executed copy of this letter if you are in agreement with the terms of this letter and if you have no objection to the annexation and rezoning of the Property proposed by Purchaser.

Yours truly,

Jeff Richman

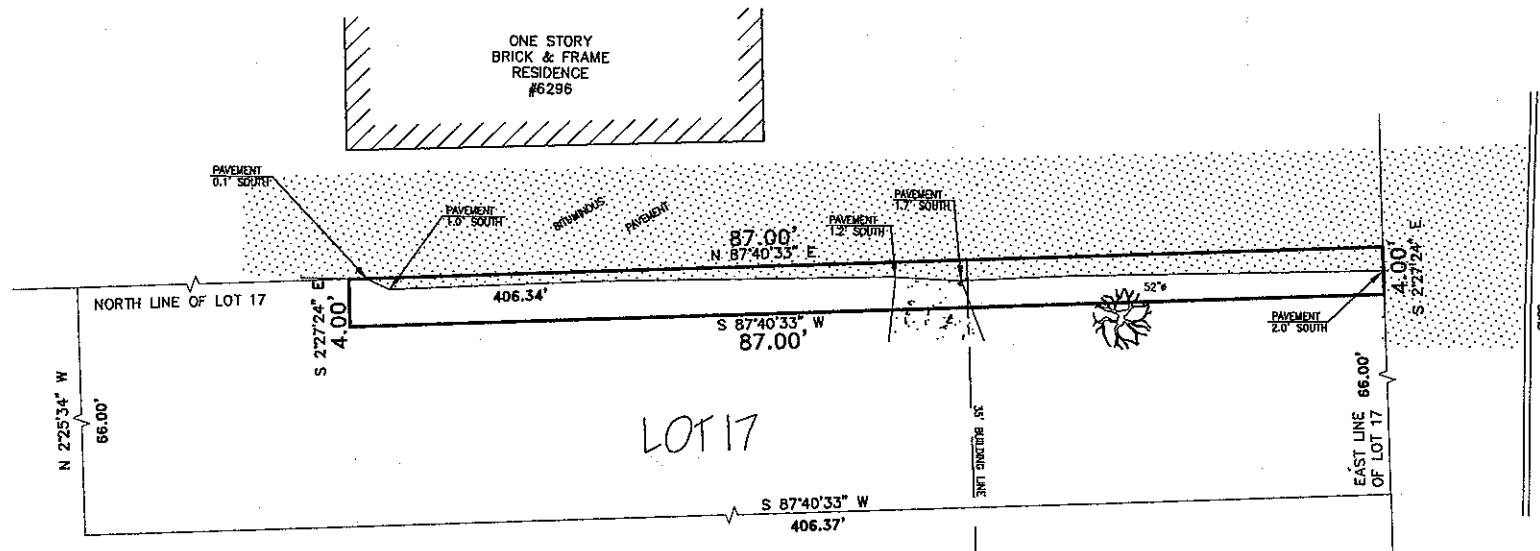
cc: 63rd & W LLC
Gene Gaudio

Agreed and accepted this
___ day of December.

Sheryl Klaus

PLAT OF SURVEY

THE NORTH 4.00 FEET OF THE EAST 87.00 FEET OF LOT 17 IN BLOCK 24 IN DOWNERS GROVE GARDENS, A SUBDIVISION OF LOT 3 (EXCEPT THAT PART OF LOT 3 NOT INCLUDED IN THE PLAT OF SAID SUBDIVISION) AND ALL OF LOTS 4, 5 AND 6 OF ASSESSMENT PLAT OF LANDS OF JAMES K. SEBREE, IN SECTIONS 7 AND 18, TOWNSHIP 38 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 13, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1924, AS DOCUMENT NUMBER 177390, IN DUPAGE COUNTY, ILLINOIS.



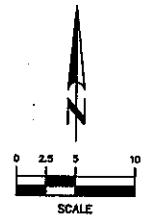
S. WOODWARD AVENUE

LANDMARK

ENGINEERING LLC
 DESIGN FIRM REGISTRATION NO. 184-003577
 7808 W. 103RD STREET
 PALOS HILLS, ILLINOIS 60465-1529
 Phone (708) 599-3737

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

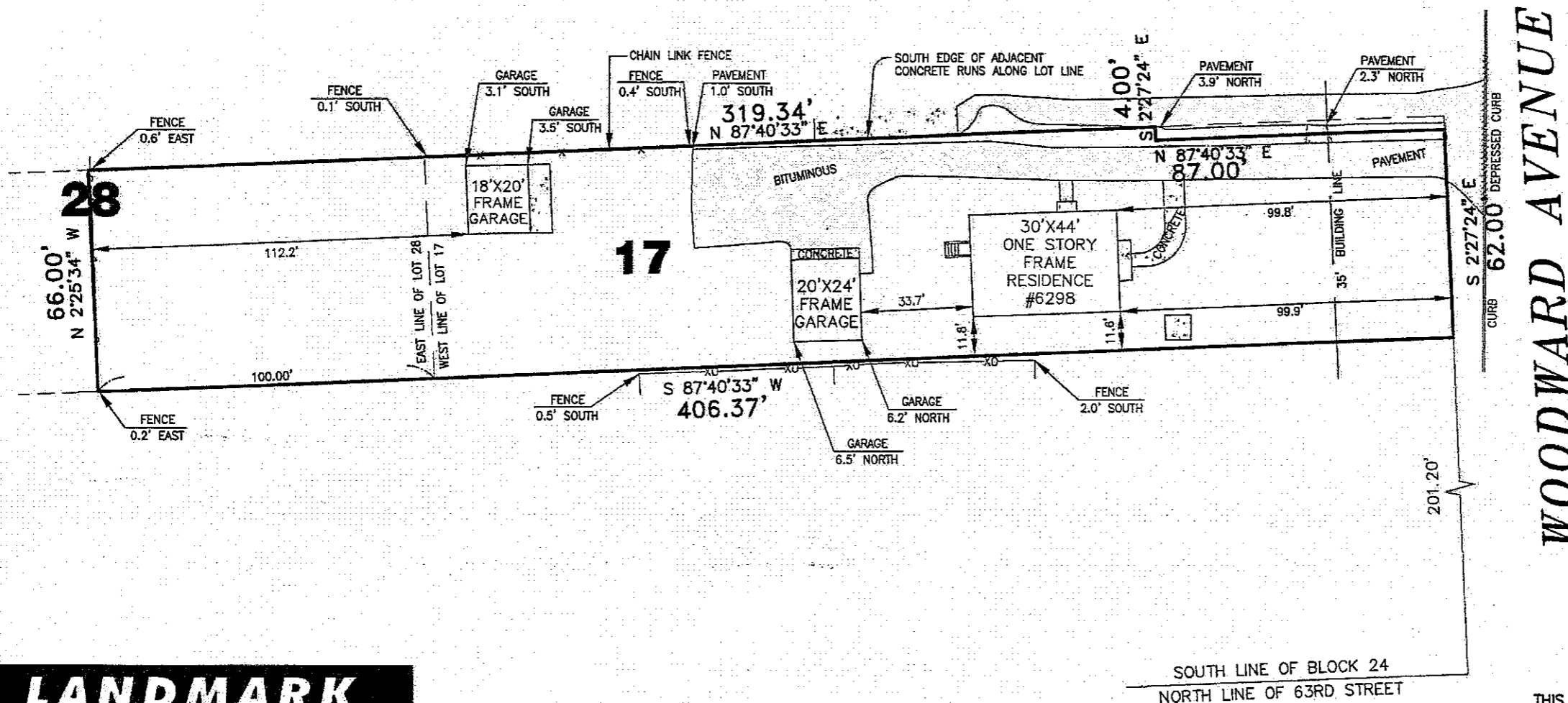


FIELD WORK COMPLETED: OCTOBER 3, 2011
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.
 DATED: DECEMBER 9, 2011

MARK H. LANDSTROM I.P.L.S. No. 2625
 LICENSE RENEWAL DATE: NOVEMBER 30, 2012
 11-09-070-4x87

PLAT OF SURVEY

LOT 17 (EXCEPT THE NORTH 4.00 FEET OF THE EAST 87.00 FEET THEREOF) AND THE EAST 100 FEET OF LOT 28, ALL IN BLOCK 24 IN DOWNERS GROVE GARDENS, A SUBDIVISION OF LOT 3 (EXCEPT THAT PART OF LOT 3 NOT INCLUDED IN THE PLAT OF SAID SUBDIVISION) AND ALL OF LOTS 4, 5 AND 6 OF ASSESSMENT PLAT OF LANDS OF JAMES K. SEBREE, IN SECTIONS 7 AND 18, TOWNSHIP 38 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 13, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1924, AS DOCUMENT NUMBER 177390, IN DUPAGE COUNTY, ILLINOIS.

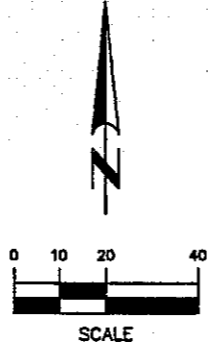


LANDMARK
ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-005577
7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

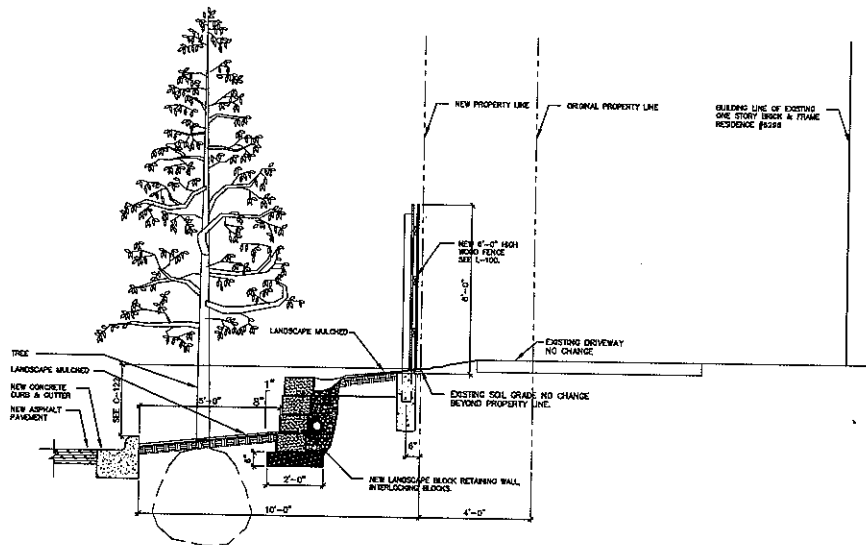
FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



FIELD WORK COMPLETED: 9/28/11
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 12/9/11
[Signature]

MARK H. LANDSTROM I.P.L.S. No. 2625
LICENSE RENEWAL DATE: NOVEMBER 30, 2012
SURVEY NO. 11-09-070-LOT 17-X



LANDSCAPE BLOCK RETAINING WALL SECTION
SCALE: 1" = 1'-0"

1
C-220

63RD AND W., LLC.



A.C. ALEXANDER
ENGINEERS ARCHITECTS
INC.
1100 N. W. 11th St.
Fort Lauderdale, FL 33304
TEL: 561-733-1100
FAX: 561-733-1101
WWW.ACALEXANDER.COM
NO. 001706

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS WAS PREPARED BY ME OR BY AN ENGINEER OR ARCHITECT UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL THE REQUIREMENTS OF THE FLORIDA STATUTES AND I AM NOT PROVIDING ANY PROFESSIONAL SERVICE TO ANY OTHER PARTY.

DATE	NO.	REV.	BY	REVISIONS
12-22-11				
11-22-11				
10-21-11				
06-04-11				

DRAWING TITLE
LANDSCAPE BLOCK WALL SECTION

STORE NUMBER DATE
W. 63rd and W. LLC
W. 63RD STREET & WOODWARD AVE.
DOWNS GROVE LLNOR

DRAWN BY
A.S.A.
DATE 10/27/2011
CHECKED BY E.L.C.

FOR
PLAN COMMISSION
MEETING

DRAWING NO.
C-220

63RD & W LLC
THIRD SUBMITTAL
December 23, 2011

New Store for Walgreens

63rd & Woodward Downers Grove, Illinois

Site Consolidation / Annexation in to the Village of Downers Grove

Tab F

Sight Line Distance Study – for Traffic traveling south on
Woodward

-
- **Road Section Drawing from A. C. Alexander Engineers and Architects**

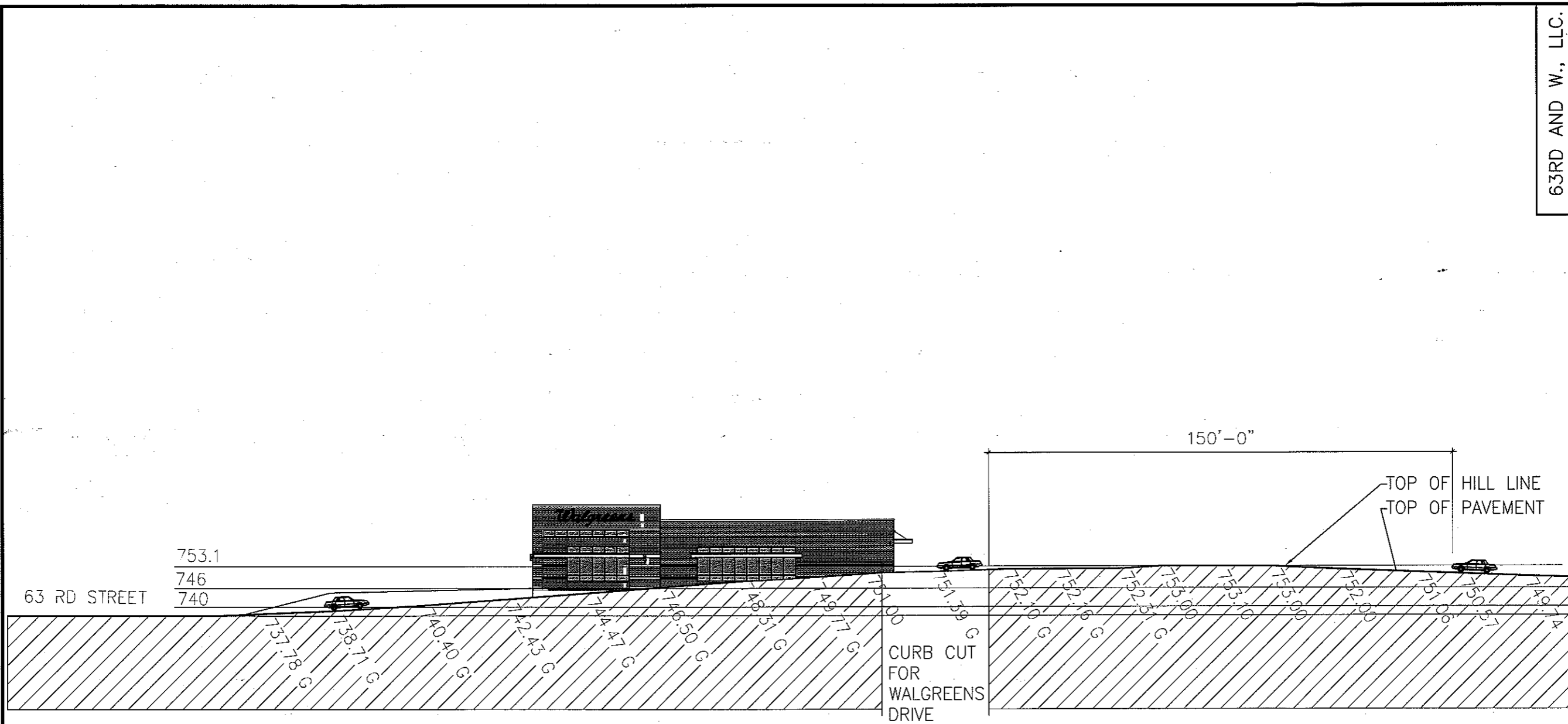
63RD AND W., LLC.



A.C. ALEXANDER
ENGINEERS ARCHITECTS, LTD.
REGISTERED ARCHITECT
REGISTERED ENGINEER
DESIGN AND ENGINEERING
100 WILMOT ROAD
JEFFERSONVILLE, IL 62231
PHONE: (618) 241-2411
FAX: (618) 241-2411
E-MAIL: AC.ALEXANDER@ACA.ALEXANDER.COM
A.C. 0811208

CERTIFICATION AND SEAL
EXPIRES 11-30-12

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS. THIS DRAWING IS NOT TO BE USED AS A BASIS FOR CONSTRUCTION UNLESS APPROVED BY ME AND SIGNED BY MY HAND AND SEAL.



WOODWARD STREET SECTION
LOOKING WEST
SCALE: 1/16" = 1'-0"

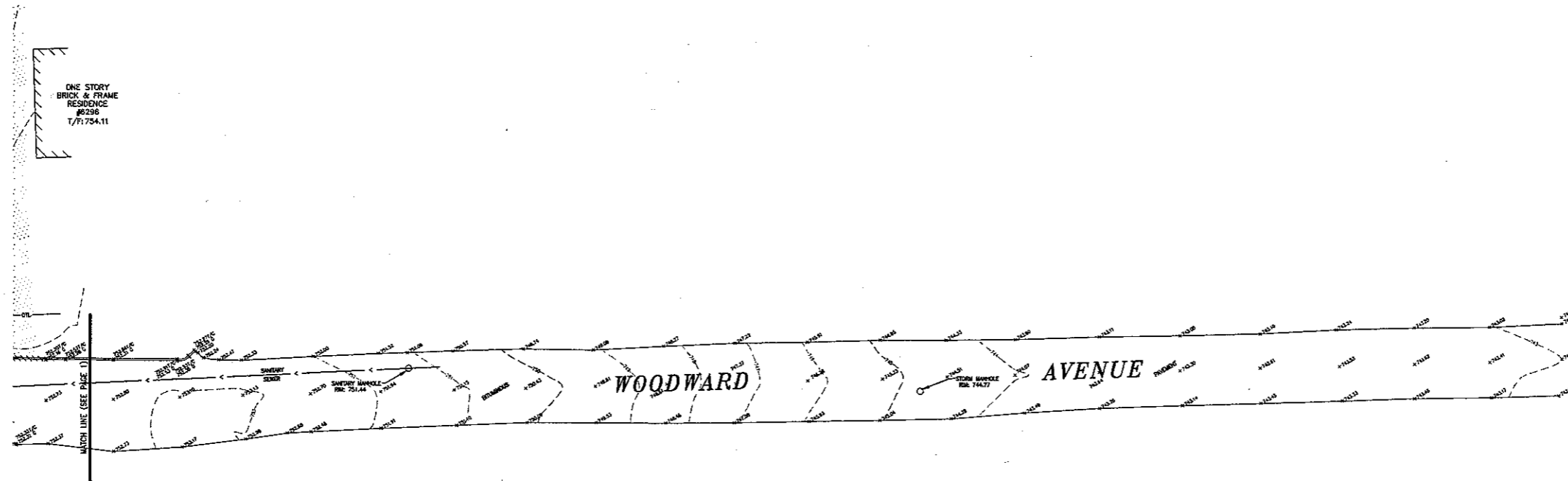
1
C-100S

FOR
PLAN COMMISSION
MEETING
DRAWING NO. C-100S

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

DRAWING TITLE: WOODWARD SECTION
STORE NUMBER: XXXX
Walgreens
W. 63RD STREET &
WOODWARD AVE.
DOWNERS GROVE, ILLINOIS
DRAWN BY: [blank]
DATE: 10/06/2011
REVIEWED BY: G.E.K.

TOPOGRAPHICAL A.L.T.A./A.C.S.M. LAND TITLE SURVEY



PREPARED FOR:
63RD & W LLC

PREPARED BY:

LANDMARK

ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-005577

7808 WEST 103RD STREET

PALOS HILLS, ILLINOIS 60465-1529

Phone (708) 599-3737

SURVEY No. 11-09-070-ALTA-R6

PAGE 2 OF 2

63RD & W LLC
THIRD SUBMITTAL
December 23, 2011

New Store for Walgreens

63rd & Woodward Downers Grove, Illinois

Site Consolidation / Annexation in to the Village of Downers Grove

Tab G

Traffic violations and/or accidents on Woodward Avenue at
and North of 63rd Street

- **Response from the Office of the Sheriff – County of Dupage**
- **Response from the Downers Grove Police Department**
- **Incident Report Summarization**

TRAFFIC INCIDENTS BY LOCATION - Supplied by DOWNERS GROVE POLICE DEPARTMENT

From 2006 to Current - A Six Year Period

AS OF 12/22/2011

This report show that there has been a significant decline in traffic incidents from the year end of 2008 to the current date
 The count total is only three incidents over the last three years. *The lines highlighted in Yellow defines these counts*

ACCIDENT#	STREET NAME	DISTANCE	TRAVEL DIRECTION	CROSS STREET	ACCIDENT CLASS	ACCIDENT TYPE	CAUSATIVE FACTOR	YEAR	OCCURRED TIME	# OF INJURIES				
ON WOODWARD AT 63RD STREET - BOTH NORTH AND SOUTH BOUND TRAFFIC														
											Morning	Afternoon	Evening	
1	106000249	WOODWARD	0	63RD	INJURY	ANGLE	FAILED TO YIELD	2006	2/17/06 12:44	1	Afternoon	1		
2	106000486	WOODWARD	0	63RD	INJURY	TURNING	FAILED TO YIELD	2006	4/09/06 15:45	1	Afternoon	1		
3	106000653	WOODWARD	0	63RD	INJURY	REAR END	FAILED TO YIELD	2006	5/11/06 6:56	1	Morning	1		
4	106001509	WOODWARD	0	63RD	INJURY	TURNING	FAILED TO YIELD	2006	9/21/06 17:43	2	Afternoon	1		4 Year 2006
5	107000132	WOODWARD	0	63RD	INJURY	REAR END	FOLLOWED TOO CLOSELY	2007	1/28/07 16:24	1	Afternoon	1		
6	107001205	WOODWARD	0	63RD	INJURY	REAR END	OTHER	2007	8/04/07 7:18	1	Morning	1		2 Year 2007
7	108001661	WOODWARD	0	63RD	INJURY	TURNING	FAILED TO YIELD	2008	10/17/08 9:39	3	Morning	1		
8	108002025	WOODWARD	0	63RD	INJURY	TURNING	FAILED TO YIELD	2008	12/12/08 19:40	1	Evening		1	
9	108000860	WOODWARD	0	63RD	INJURY	TURNING	FAILED TO YIELD	2008	5/21/08 14:43	1	Afternoon	1		
10	108000908	WOODWARD	0	63RD	INJURY	TURNING	FAILED TO YIELD	2008	5/30/08 18:59	1	Evening		1	4 Year 2008
11	1100006990	WOODWARD	0	63RD	INJURY	REAR END	DUI - ALCOHOL/DRUGS (ARREST)	2010	6/8/2010	16:03	Afternoon	1		1 Year 2010
											2	7	2	11 INJURY
NON-INJURY INCIDENTS														
											Morning	Afternoon	Evening	
1	106002157	WOODWARD	0	63RD	NON-INJURY	ANGLE	DISREGARD CONTROL DEVICES	2006	12/21/06 14:33	0	Afternoon	1		
2	106002158	WOODWARD	0	63RD	NON-INJURY	ANGLE	DISREGARD CONTROL DEVICES	2006	12/21/06 15:31	0	Afternoon	1		
3	106001739	WOODWARD	0	63RD	NON-INJURY	TURNING	FAILED TO YIELD	2006	10/26/06 17:44	0	Afternoon	1		
4	106001780	WOODWARD	0	63RD	NON-INJURY	ANGLE	FAILED TO YIELD	2006	11/01/06 20:40	0	Evening		1	
5	106002156	WOODWARD	0	63RD	NON-INJURY	ANGLE	FAILED TO YIELD	2006	12/21/06 14:44	0	Afternoon	1		
6	106001800	WOODWARD	0	63RD	NON-INJURY	REAR END	FOLLOWED TOO CLOSELY	2006	11/04/06 8:48	0	Morning	1		
7	106000036	WOODWARD	0	63RD	NON-INJURY	REAR END	NONE	2006	1/10/06 15:26	0	Afternoon	1		7 Year 2006
8	107001610	WOODWARD	0	63RD	NON-INJURY	REAR END	FAILED TO YIELD	2007	10/16/07 7:21	0	Morning	1		
9	107000389	WOODWARD	0	63RD	NON-INJURY	TURNING	FAILED TO YIELD	2007	3/10/07 17:50	0	Afternoon	1		
10	107000949	WOODWARD	0	63RD	NON-INJURY	TURNING	FAILED TO YIELD	2007	6/20/07 18:54	0	Evening		1	
11	107002005	WOODWARD	0	63RD	NON-INJURY	REAR END	FOLLOWED TOO CLOSELY	2007	12/14/07 8:21	0	Morning	1		
12	107000780	WOODWARD	0	63RD	NON-INJURY	REAR END	FOLLOWED TOO CLOSELY	2007	5/25/07 8:10	0	Morning	1		
13	107000367	WOODWARD	0	63RD	NON-INJURY	TURNING	TOO FAST FOR CONDITIONS	2007	3/08/07 7:38	0	Morning	1		6 Year 2007
14	107000136	WOODWARD	0	63RD	NON-INJURY	ANGLE	DISREGARD CONTROL DEVICES	2008	1/29/07 16:36	0	Evening		1	
15	108000163	WOODWARD	0	63RD	HIT AND RUN/ INJURY	NON- HEAD ON	TOO FAST FOR CONDITIONS	2008	1/21/08 22:44	0	Evening		1	
16	108000373	WOODWARD	0	63RD	NON-INJURY	TURNING	DISREGARD CONTROL DEVICES	2008	2/16/08 8:19	0	Morning	1		
17	108000749	WOODWARD	0	63RD	NON-INJURY	ANGLE	DISREGARD CONTROL DEVICES	2008	5/02/08 10:18	0	Morning	1		
18	108001800	WOODWARD	0	63RD	NON-INJURY	TURNING	FAILED TO YIELD	2008	11/11/08 10:15	0	Morning	1		
19	108000262	WOODWARD	0	63RD	NON-INJURY	TURNING	FAILED TO YIELD	2008	2/01/08 15:17	0	Afternoon	1		
20	108000388	WOODWARD	0	63RD	NON-INJURY	TURNING	FAILED TO YIELD	2008	2/20/08 18:08	0	Evening		1	
21	108000883	WOODWARD	0	63RD	NON-INJURY	TURNING	FAILED TO YIELD	2008	5/26/08 14:34	0	Afternoon	1		
22	108001190	WOODWARD	0	63RD	NON-INJURY	TURNING	FAILED TO YIELD	2008	7/22/08 10:43	0	Morning	1		
23	108001803	WOODWARD	25	N	63RD	NON-INJURY	REAR END	FOLLOWED TOO CLOSELY	8	11/11/08 17:33	0	Afternoon	1	
24	108000718	WOODWARD	0	63RD	NON-INJURY	REAR END	FOLLOWED TOO CLOSELY	2008	4/25/08 17:33	0	Afternoon	1		
25	108002117	WOODWARD	0	63RD	NON-INJURY	SIDESWIPE-SAME	IMPROPER PASSING	2008	12/23/08 21:23	0	Evening		1	
26	108000119	WOODWARD	0	63RD	NON-INJURY	SIDESWIPE-OPPOSITE	TOO FAST FOR CONDITIONS	2008	1/17/08 14:50	0	Afternoon	1		
27	108000256	WOODWARD	0	63RD	NON-INJURY	REAR END	TOO FAST FOR CONDITIONS	2008	1/31/08 21:44	0	Evening		1	
28	108000360	WOODWARD	0	63RD	NON-INJURY	REAR END	TOO FAST FOR CONDITIONS	2008	2/13/08 19:14	0	Evening		1	
29	108000923	WOODWARD	0	63RD	NON-INJURY	SIDESWIPE-SAME	UNKNOWN	2008	6/03/08 14:25	0	Afternoon	1		16 Year 2008
30	109000865	WOODWARD	0	63RD	NON-INJURY	ANGLE	IMPROPER LANE CHANGE	2009	7/07/09 7:33	0	Morning	1		1 Year 2009
31	1110010320	WOODWARD	0	63RD	NON-INJURY	ANGLE	IMPROPER LANE USAGE	2011	8/12/2011	11:17	Morning	1		1 Year 2011
											11	12	8	31 NON-INJURY

Gaudio, Gene

From: Latinovic, Damir <dlatinovic@downers.us>
Sent: Wednesday, December 21, 2011 11:58 AM
To: Gaudio, Gene
Cc: Agosto, David
Subject: FW: 63rd and Woodward
Attachments: FOIA-Woodward-63rd.pdf

Gene <<FOIA-Woodward-63rd.pdf>> and David, Here's the information we got from our PD for that intersection.

Damir Latinovic, AICP

Planner

Community Development Department

Downers Grove, IL

P:630.434.6892

F:630.434.5572

dlatinovic@downers.us

-----Original Message-----

From: OBrien, Jeff
Sent: Wednesday, December 21, 2011 11:31 AM
To: Latinovic, Damir
Subject: 63rd and Woodward

Here is the accident data at the intersection from 2006 to present.

Jeff O'Brien, AICP
Planning Manager
Village of Downers Grove

ACCIDENTS BY LOCATION
2006 - CURRENT
WOODWARD & 63RD

ACCIDENT#	#	STREET NAME	DIST	FT/ MILE	DIR	STREET NAME	ACCIDENT CLASS	ACCIDENT TYPE	CAUSATIVE FACTOR	OCCURRED TIME	# OF INJURIES
106000036	0	WOODWARD		0		63RD	NON-INJURY	REAR END	NONE	1/10/06 15:26	0
106000086	0	63RD	300	FT W	WOODWARD	NON-INJURY	SIDESWIPE-SAME	SIDESWIPE-SAME	FAILED TO YIELD	1/19/06 22:14	0
106000109	0	63RD	150	FT W	WOODWARD	NON-INJURY	SIDESWIPE-SAME	SIDESWIPE-SAME	TOO FAST FOR CONDITIONS	1/23/06 7:05	0
106000249	0	WOODWARD		0		63RD	INJURY	ANGLE	FAILED TO YIELD	2/17/06 12:44	1
106000486	0	WOODWARD		0		63RD	INJURY	TURNING	FAILED TO YIELD	4/09/06 15:45	1
106000604	0	WOODWARD	500	FT S	63RD	PRIVATE PROPERTY	FIXED OBJECT	FIXED OBJECT	IMPROPER PARKING	4/30/06 20:46	0
106000647	0	WOODWARD	300	FT S	63RD	NON-INJURY	SIDESWIPE-SAME	SIDESWIPE-SAME	IMPROPER TURN	5/09/06 7:30	0
106000653	0	WOODWARD		0		63RD	INJURY	REAR END	FAILED TO YIELD	5/11/06 6:56	1
106000666	0	63RD	80	FT W	WOODWARD	INJURY	REAR END	REAR END	TOO FAST FOR CONDITIONS	5/12/06 7:53	3
106000675	0	WOODWARD	100	FT S	63RD	NON-INJURY	TURNING	TURNING	FAILED TO YIELD	5/13/06 10:05	0
106000772	0	WOODWARD	660	FT S	63RD	INJURY	REAR END	REAR END	FOLLOWED TOO CLOSELY	5/27/06 13:45	3
106000804	0	WOODWARD	5	FT S	63RD	NON-INJURY	REAR END	REAR END	FOLLOWED TOO CLOSELY	6/02/06 6:57	0
106001403	0	63RD	50	FT E	WOODWARD	NON-INJURY	REAR END	REAR END	FOLLOWED TOO CLOSELY	9/05/06 18:30	0
106001509	0	WOODWARD		0		63RD	INJURY	TURNING	FAILED TO YIELD	9/21/06 17:43	2
106001739	0	WOODWARD		0		63RD	NON-INJURY	TURNING	FAILED TO YIELD	10/26/06 17:44	0
106001780	0	WOODWARD		0		63RD	NON-INJURY	ANGLE	FAILED TO YIELD	11/01/06 20:40	0
106001800	0	WOODWARD		0		63RD	NON-INJURY	REAR END	FOLLOWED TOO CLOSELY	11/04/06 8:48	0
106001820	0	WOODWARD	25	FT S	63RD	HIT AND RUN/NON-INJURY	SIDESWIPE-SAME	SIDESWIPE-SAME	IMPROPER LANE CHANGE	11/07/06 11:06	0
106002156	0	WOODWARD		0		63RD	NON-INJURY	ANGLE	FAILED TO YIELD	12/21/06 14:44	0
106002157	0	WOODWARD		0		63RD	NON-INJURY	ANGLE	DISREGARD CONTROL DEVICES	12/21/06 14:33	0
106002158	0	WOODWARD		0		63RD	NON-INJURY	ANGLE	DISREGARD CONTROL DEVICES	12/21/06 15:31	0
106002184	0	63RD	100	FT E	WOODWARD	INJURY	REAR END	REAR END	FAILED TO YIELD	12/27/06 11:33	3
107000055	0	63RD	20	FT E	WOODWARD	NON-INJURY	FIXED OBJECT	FIXED OBJECT	IMPROPER TURN	1/12/07 21:24	0
107000132	0	WOODWARD		0		63RD	INJURY	REAR END	FOLLOWED TOO CLOSELY	1/28/07 16:24	1
107000136	0	WOODWARD		0		63RD	NON-INJURY	ANGLE	DISREGARD CONTROL DEVICES	1/29/07 16:36	0
107000183	0	63RD	20	FT E	WOODWARD	NON-INJURY	REAR END	REAR END	FOLLOWED TOO CLOSELY	2/05/07 8:16	0
107000347	0	63RD	100	FT E	WOODWARD	NON-INJURY	SIDESWIPE-SAME	SIDESWIPE-SAME	IMPROPER LANE CHANGE	3/04/07 15:30	0
107000366	0	63RD	20	FT E	WOODWARD	NON-INJURY	REAR END	REAR END	TOO FAST FOR CONDITIONS	3/08/07 7:40	0
107000367	0	WOODWARD		0		63RD	NON-INJURY	TURNING	TOO FAST FOR CONDITIONS	3/08/07 7:38	0
107000389	0	WOODWARD		0		63RD	NON-INJURY	TURNING	FAILED TO YIELD	3/10/07 17:50	0
107000695	0	WOODWARD	50	FT S	63RD	NON-INJURY	REAR END	REAR END	FOLLOWED TOO CLOSELY	5/11/07 11:37	0
107000780	0	WOODWARD		0		63RD	NON-INJURY	REAR END	FOLLOWED TOO CLOSELY	5/25/07 8:10	0
107000949	0	WOODWARD		0		63RD	NON-INJURY	TURNING	FAILED TO YIELD	6/20/07 18:54	0
107001205	0	WOODWARD		0		63RD	INJURY	REAR END	OTHER	8/04/07 7:18	1
107001223	0	63RD	200	FT E	WOODWARD	NON-INJURY	REAR END	REAR END	FOLLOWED TOO CLOSELY	8/08/07 10:33	0
107001244	0	63RD	50	FT E	WOODWARD	NON-INJURY	REAR END	REAR END	TOO FAST FOR CONDITIONS	8/10/07 15:35	0
107001258	0	WOODWARD	500	FT S	63RD	NON-INJURY	ANGLE	ANGLE	FAILED TO YIELD	8/14/07 14:51	0
107001305	0	63RD	75	FT W	WOODWARD	NON-INJURY	REAR END	REAR END	FOLLOWED TOO CLOSELY	8/22/07 16:56	0
107001610	0	WOODWARD		0		63RD	NON-INJURY	REAR END	FAILED TO YIELD	10/16/07 7:21	0
107001623	0	63RD	100	FT W	WOODWARD	INJURY	REAR END	REAR END	FAILED TO YIELD	10/18/07 18:53	1
107001824	0	63RD	100	FT E	WOODWARD	NON-INJURY	REAR END	REAR END	FOLLOWED TOO CLOSELY	11/19/07 16:24	0
107002005	0	WOODWARD		0		63RD	NON-INJURY	REAR END	FOLLOWED TOO CLOSELY	12/14/07 8:21	0
107002032	0	63RD	200	FT W	WOODWARD	NON-INJURY	REAR END	REAR END	OTHER	12/17/07 7:28	0
107002091	0	WOODWARD	100	FT S	63RD	NON-INJURY	ANGLE	ANGLE	FAILED TO YIELD	12/23/07 21:06	0
108000036	0	63RD	30	FT E	WOODWARD	NON-INJURY	REAR END	REAR END	FOLLOWED TOO CLOSELY	1/04/08 8:56	0
108000119	0	WOODWARD		0		63RD	NON-INJURY	SIDESWIPE-OPPOSITE	TOO FAST FOR CONDITIONS	1/17/08 14:50	0
108000163	0	WOODWARD		0		63RD	HIT AND RUN/NON-INJURY	HEAD ON	TOO FAST FOR CONDITIONS	1/21/08 22:44	0

ACCIDENTS BY LOCATION
2006 - CURRENT
WOODWARD & 63RD

ACCIDENT#	#	STREET NAME	DIST	FT/ MILE	DIR	STREET NAME	ACCIDENT CLASS	ACCIDENT TYPE	CAUSATIVE FACTOR	OCCURRED TIME	# OF INJURIES
108000220	0	WOODWARD	200	FT	S	63RD	NON-INJURY	REAR END	FOLLOWED TOO CLOSELY	1/28/08 6:45	0
108000256	0	WOODWARD	0			63RD	NON-INJURY	REAR END	TOO FAST FOR CONDITIONS	1/31/08 21:44	0
108000262	0	WOODWARD	0			63RD	NON-INJURY	TURNING	FAILED TO YIELD	2/01/08 15:17	0
108000360	0	WOODWARD	0			63RD	NON-INJURY	REAR END	TOO FAST FOR CONDITIONS	2/13/08 19:14	0
108000373	0	WOODWARD	0			63RD	NON-INJURY	TURNING	DISREGARD CONTROL DEVICES	2/16/08 8:19	0
108000388	0	WOODWARD	0			63RD	NON-INJURY	TURNING	FAILED TO YIELD	2/20/08 18:08	0
108000718	0	WOODWARD	0			63RD	NON-INJURY	REAR END	FOLLOWED TOO CLOSELY	4/25/08 17:33	0
108000749	0	WOODWARD	0			63RD	NON-INJURY	ANGLE	DISREGARD CONTROL DEVICES	5/02/08 10:18	0
108000860	0	WOODWARD	0			63RD	INJURY	TURNING	FAILED TO YIELD	5/21/08 14:43	1
108000883	0	WOODWARD	0			63RD	NON-INJURY	TURNING	FAILED TO YIELD	5/26/08 14:34	0
108000908	0	WOODWARD	0			63RD	INJURY	TURNING	FAILED TO YIELD	5/30/08 18:59	1
108000923	0	WOODWARD	0			63RD	NON-INJURY	SIDESWIPE-SAME	UNKNOWN	6/03/08 14:25	0
108000927	0	63RD	30	FT	E	WOODWARD	INJURY	REAR END	FOLLOWED TOO CLOSELY	6/04/08 14:37	6
108001190	0	WOODWARD	0			63RD	NON-INJURY	TURNING	FAILED TO YIELD	7/22/08 10:43	0
108001232	0	WOODWARD	200	FT	S	63RD	NON-INJURY	ANGLE	FAILED TO YIELD	7/30/08 16:20	0
108001465	0	63RD	120	FT	W	WOODWARD	NON-INJURY	REAR END	TOO FAST FOR CONDITIONS	9/12/08 14:11	0
108001524	0	WOODWARD	10	FT	S	63RD	NON-INJURY	REAR END	OTHER	9/23/08 11:39	0
108001574	0	63RD	10	FT	W	WOODWARD	NON-INJURY	REAR END	TOO FAST FOR CONDITIONS	10/01/08 13:17	0
108001661	0	WOODWARD	0			63RD	INJURY	TURNING	FAILED TO YIELD	10/17/08 9:39	3
108001800	0	WOODWARD	0			63RD	NON-INJURY	TURNING	FAILED TO YIELD	11/11/08 10:15	0
108001803	0	WOODWARD	25	FT	N	63RD	NON-INJURY	REAR END	FOLLOWED TOO CLOSELY	11/11/08 17:33	0
108001923	0	63RD	200	FT	E	WOODWARD	HIT AND RUN/NON-INJURY	REAR END	TOO FAST FOR CONDITIONS	11/30/08 15:36	0
108002025	0	WOODWARD	0			63RD	INJURY	TURNING	FAILED TO YIELD	12/12/08 19:40	1
108002117	0	WOODWARD	0			63RD	NON-INJURY	SIDESWIPE-SAME	IMPROPER PASSING	12/23/08 21:23	0
109000095	0	63RD	150	FT	E	WOODWARD	HIT AND RUN/NON-INJURY	REAR END	TOO FAST FOR CONDITIONS	1/15/09 14:51	0
109000107	0	WOODWARD	200	FT	S	63RD	NON-INJURY	REAR END	OTHER	1/16/09 14:54	0
109000304	0	WOODWARD	200	FT	S	63RD	NON-INJURY	TURNING	FAILED TO YIELD	2/27/09 16:45	0
109000328	0	WOODWARD	20	FT	S	63RD	NON-INJURY	REAR END	OTHER	3/09/09 8:08	0
109000473	0	63RD	0			WOODWARD	INJURY	TURNING	IMPROPER TURN	4/14/09 11:25	1
109000518	0	63RD	0			WOODWARD	NON-INJURY	TURNING	DISREGARD CONTROL DEVICES	4/28/09 15:35	0
109000528	0	63RD	5	FT	W	WOODWARD	NON-INJURY	REAR END	OTHER	4/30/09 12:27	0
109000634	0	WOODWARD	5	FT	S	63RD	NON-INJURY	REAR END	TOO FAST FOR CONDITIONS	5/23/09 11:59	0
109000666	0	63RD	0			WOODWARD	NON-INJURY	TURNING	FAILED TO YIELD	6/01/09 15:09	0
109000769	0	63RD	0			WOODWARD	HIT AND RUN/NON-INJURY	TURNING	FAILED TO YIELD	6/19/09 21:03	0
109000773	0	63RD	0			WOODWARD	NON-INJURY	ANGLE	FAILED TO YIELD	6/20/09 11:54	0
109000865	0	WOODWARD	0			63RD	NON-INJURY	ANGLE	IMPROPER LANE CHANGE	7/07/09 7:33	0
109001038	0	63RD	10	FT	E	WOODWARD	NON-INJURY	REAR END	OTHER	8/14/09 17:28	0
109001075	0	WOODWARD	75	FT	S	63RD	NON-INJURY	TURNING	FAILED TO YIELD	8/20/09 14:15	0
109001098	0	63RD	50	FT	E	WOODWARD	NON-INJURY	REAR END	FOLLOWED TOO CLOSELY	8/27/09 7:15	0
109001162	0	63RD	10	FT	E	WOODWARD	NON-INJURY	PEDESTRIAN	IMPROPER BACKING	9/10/09 9:46	0
109001239	0	WOODWARD	150	FT	S	63RD	INJURY	TURNING	FAILED TO YIELD	9/23/09 17:32	1
109001384	0	WOODWARD	100	FT	S	63RD	NON-INJURY	TURNING	FAILED TO YIELD	10/20/09 12:29	0
109001519	0	63RD	60	FT	E	WOODWARD	NON-INJURY	REAR END	FOLLOWED TOO CLOSELY	11/17/09 17:39	0
109001751	0	63RD	0			WOODWARD	NON-INJURY	TURNING	FAILED TO YIELD	12/23/09 18:20	0
109001786	0	63RD	500	FT	W	WOODWARD	PRIVATE PROPERTY	PARKED MOTOR VEHICLE	NONE	12/30/09 12:32	0
110000178	0	WOODWARD	30	FT	S	63RD	HIT AND RUN/NON-INJURY	TURNING	EXCEEDING SAFE SPEED FOR CONDITIONS	2/09/10 19:54	0
110000235	0	63RD	0			WOODWARD	NON-INJURY	ANGLE	EXCEEDING SAFE SPEED FOR CONDITIONS	2/24/10 21:46	0

ACCIDENTS BY LOCATION
2006 - CURRENT
WOODWARD & 63RD

ACCIDENT#	#	STREET NAME	DIST	FT/ MILE	DIR	STREET NAME	ACCIDENT CLASS	ACCIDENT TYPE	CAUSATIVE FACTOR	OCCURRED TIME	# OF INJURIES
110000425	0	WOODWARD	30	FT	S	63RD	HIT AND RUN/NON-INJURY	OTHER OBJECT	IMPROPER BACKING	4/16/10 7:46	0
110000429	0	63RD	0			WOODWARD	INJURY	PEDACYCLIST	FAILING TO YIELD RIGHT OF WAY	4/16/10 15:43	1
110000536	0	63RD	50	FT	E	WOODWARD	NON-INJURY	REAR END	FAILURE TO REDUCE SPEED TO AVOID	5/06/10 18:00	0
110000696	0	63RD	15	FT	W	WOODWARD	NON-INJURY	REAR END	FAILURE TO REDUCE SPEED TO AVOID	6/06/10 12:22	0
110000699	0	WOODWARD	0			63RD	INJURY	REAR END	DUI - ALCOHOL/DRUGS (ARREST)	6/08/10 16:03	2
110000750	0	63RD	0			WOODWARD	NON-INJURY	TURNING	FAILING TO YIELD RIGHT OF WAY	6/20/10 18:17	0
110000855	0	WOODWARD	10	FT	S	63RD	NON-INJURY	REAR END	FAILURE TO REDUCE SPEED TO AVOID	7/13/10 16:32	0
110001068	0	63RD	300	FT	W	WOODWARD	NON-INJURY	SIDESWIPE-SAME	IMPROPER LANE USAGE	9/01/10 15:17	0
110001250	0	63RD	75	FT	W	WOODWARD	NON-INJURY	TURNING	FAILURE TO REDUCE SPEED TO AVOID	10/12/10 19:37	0
110001257	0	63RD	0			WOODWARD	NON-INJURY	TURNING	DISREGARDING TRAFFIC SIGNALS	10/15/10 7:38	0
110001302	0	63RD	0			WOODWARD	NON-INJURY	REAR END	FAILURE TO REDUCE SPEED TO AVOID	10/24/10 14:02	0
110001359	0	WOODWARD	75	FT	S	63RD	NON-INJURY	ANGLE	FAILING TO YIELD RIGHT OF WAY	11/04/10 14:24	0
110001424	0	63RD	20	FT	E	WOODWARD	NON-INJURY	REAR END	FAILURE TO REDUCE SPEED TO AVOID	11/16/10 19:48	0
110001546	0	63RD	100	FT	E	WOODWARD	NON-INJURY	REAR END	FOLLOWING TOO CLOSELY	12/13/10 16:58	0
110001556	0	63RD	100	FT	W	WOODWARD	NON-INJURY	REAR END	FAILURE TO REDUCE SPEED TO AVOID	12/15/10 8:15	0
110001568	0	63RD	100	FT	W	WOODWARD	NON-INJURY	REAR END	FOLLOWING TOO CLOSELY	12/17/10 6:40	0
110001629	0	WOODWARD	100	FT	S	63RD	NON-INJURY	SIDESWIPE-SAME	IMPROPER LANE USAGE	12/27/10 8:18	0
111000037	0	63RD	100	FT	E	WOODWARD	NON-INJURY	REAR END	FAILURE TO REDUCE SPEED TO AVOID	1/10/11 8:31	0
111000094	0	63RD	0			WOODWARD	NON-INJURY	ANGLE	DISREGARDING TRAFFIC SIGNALS	1/19/11 9:33	0
111000217	0	WOODWARD	10	FT	S	63RD	NON-INJURY	REAR END	FOLLOWING TOO CLOSELY	2/09/11 19:57	0
111000219	0	WOODWARD	200	FT	S	63RD	HIT AND RUN/NON-INJURY	ANGLE	FAILING TO YIELD RIGHT OF WAY	2/10/11 9:55	0
111000471	0	63RD	50	FT	W	WOODWARD	NON-INJURY	REAR END	FAILURE TO REDUCE SPEED TO AVOID	4/02/11 18:00	0
111000579	0	WOODWARD	30	FT	S	63RD	NON-INJURY	REAR END	FAILURE TO REDUCE SPEED TO AVOID	4/29/11 15:14	0
111000617	0	WOODWARD	200	FT	S	63RD	INJURY	REAR END	HAD BEEN DRINKING (NO ARREST)	5/08/11 12:49	1
111000772	0	63RD	0			WOODWARD	NON-INJURY	REAR END	FAILURE TO REDUCE SPEED TO AVOID	6/14/11 7:31	0
111000831	0	63RD	0			WOODWARD	HIT AND RUN/NON-INJURY	REAR END	FAILURE TO REDUCE SPEED TO AVOID	6/27/11 17:35	0
111000955	0	63RD	0			WOODWARD	NON-INJURY	REAR END	FAILURE TO REDUCE SPEED TO AVOID	7/26/11 17:27	0
111001032	0	WOODWARD	0			63RD	NON-INJURY	ANGLE	IMPROPER LANE USAGE	8/12/11 11:17	0
111001148	0	63RD	400	FT	W	WOODWARD	PRIVATE PROPERTY	PARKED MOTOR VEHICLE	IMPROPER BACKING	9/07/11 18:40	0
111001200	0	WOODWARD	400	FT	S	63RD	INJURY	TURNING	IMPROPER TURNING/NO SIGNAL	9/17/11 9:35	1
111001269	0	WOODWARD	200	FT	S	63RD	NON-INJURY	REAR END	DISTRACTION - FROM INSIDE VEHICLE	9/29/11 8:24	0

*** END OF REPORT ***

JOHN E. ZARUBA
SHERIFF

501 N. County Farm Road
Wheaton, Illinois 60187
(630) 407-2000
FAX (630) 407-2013
www.co.dupage.il.us/sheriff



OFFICE OF THE SHERIFF
COUNTY OF DUPAGE

Civil Division	(630) 407-2060
Corrections	(630) 407-2255
Crime Laboratory	(630) 407-2100
Detective Division	(630) 407-2323
Radio Room	(630) 407-2400
Records Division	(630) 407-2270
Warrants Division	(630) 407-2290

December 20, 2011

Mr. Gene Gaudio
33 W. Monroe
Chicago, IL 60603

RE: Freedom of Information Request
Motor vehicle incidents

Mr. Gaudio,

Thank you for writing to the DuPage County Sheriff's Office with your request for information pursuant to the Illinois Freedom of Information Act, 5 ILCS 140/1 et seq.

On December 14, 2011, I received your request for a list of accident and motor vehicle violations that have occurred over the last year on Woodward Ave. between 61st and 63rd streets.

I am unable to supply any information that is responsive to your Freedom of Information request. The location you have provided is not in the Sheriff's Office jurisdiction. Though there are times our Deputies may be asked to assist with traffic control, Downers Grove Police Department would be responsible for the reports for that street. You would need to contact them for your information.

If I can be of further assistance to you, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent Kouba".

Kent Kouba
Freedom of Information Officer
630-407-2271

63RD & W LLC
THIRD SUBMITTAL
December 23, 2011

New Store for Walgreens

63rd & Woodward Downers Grove, Illinois

Site Consolidation / Annexation in to the Village of Downers Grove

Tab H

Traffic Counts for the Surrounding Streets

- **Gewalt Hamilton Associates, Inc Traffic Counts**

Memorandum

To: **Gene Gaudio and David Agosto**
63rd & W LLC

From: Bill Grieve *BG*

Date: December 14, 2011

Subject: **Proposed Walgreens**
63rd Street @ Woodward Avenue – NW Corner

850 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

820 Lakeside Drive, Suite 5, Gurnee, IL 60031
TEL 847.855.1100 ■ FAX 847.855.1115

www.gha-engineers.com

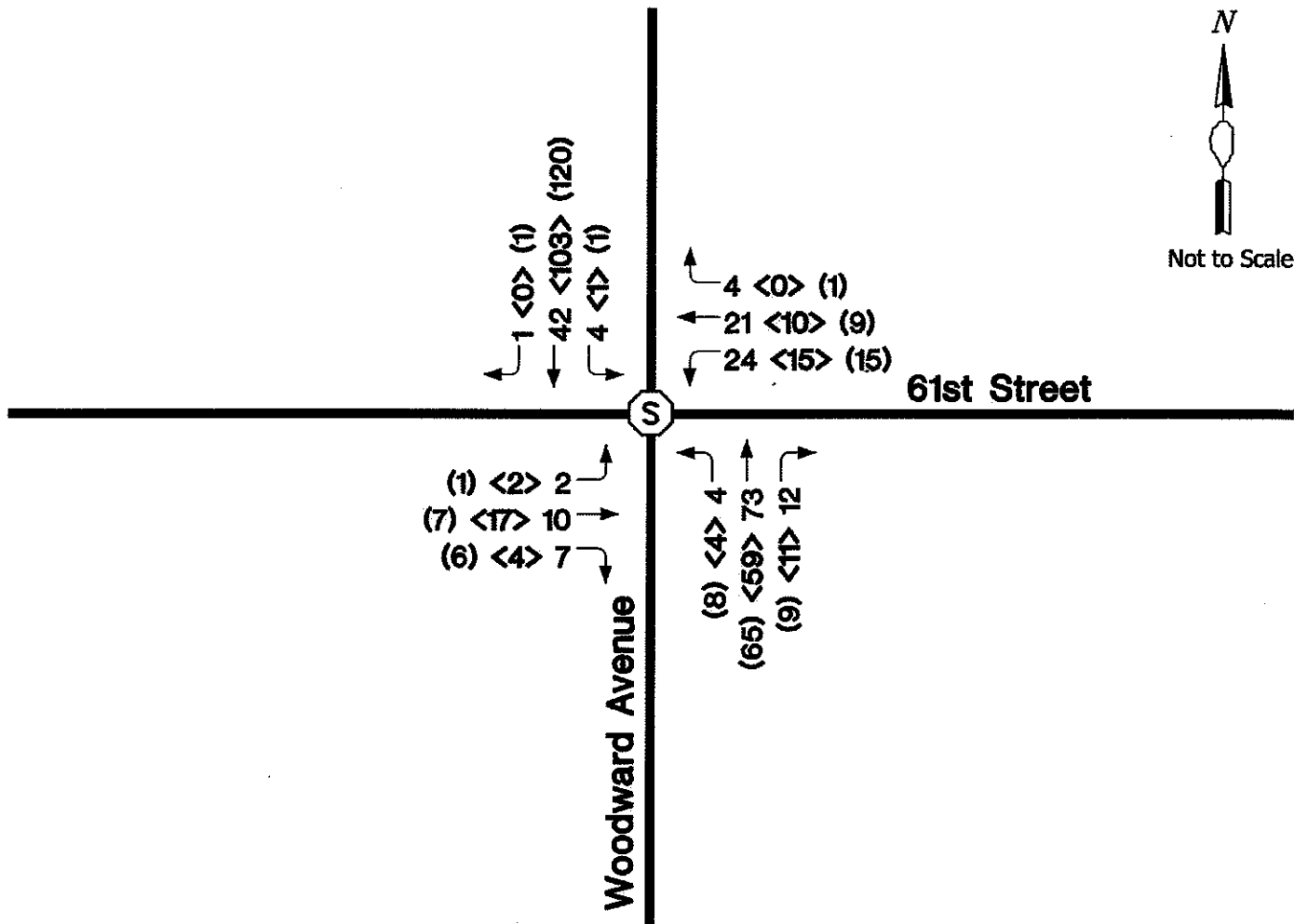
At the public hearing held December 5, 2011, there were various questions and comments raised about traffic conditions along Woodward Avenue and in particular at its intersection with 61st Street. To this end, GEWALT HAMILTON ASSOCIATES, INC. (GHA) conducted weekday morning, afternoon, and evening peak period counts and observed operations at the Woodward / 61st Street intersection on Friday, December 9, 2011. This day was chosen, because it was a typical school day (e.g. normal school hours). We counted traffic volumes by intersection movement (e.g. right turn, through, and left turn), pedestrians, and buses.

Exhibit A illustrates the existing traffic volumes for three weekday peak hours. The traffic count printouts are attached for reference. I offer the following brief comments for your consideration...

- 1) The morning peak hour of 8-9 AM coincides with the 8:25 AM starting time for the nearby Indian Trail School. There were 204 total vehicles that entered the intersection.
- 2) Starting at 8:20 AM, five buses turned left from westbound 61st Street to southbound Woodward.
- 3) At about 2:50 PM, four school buses turned left from westbound to southbound.
- 4) The afternoon peak hour of 3-4 PM is about 20 minutes after school dismissal at 2:40 PM. There were 226 total vehicles that entered the intersection.
- 5) At 3:25 PM, five high school aged students were let out at the intersection. No school student activity was noted at the intersection during the morning peak.
- 6) The evening peak hour of 5-6 PM coincides with the adjacent street peak. There were 244 total vehicles that entered the intersection.

Discussion Point. The approximate 20% range in volume activity is typical of a street that serves as a neighborhood traffic collector. In addition, the gradual increase of traffic is consistent with the traffic generation characteristics of the commercial land uses along the 63rd Street corridor. For example, many businesses are not open during the morning peak hour, but are busy during the evening peak hour as customers stop on their way home from work.

- 7) Six drivers rolled through the 4-way Stop during the combined six hours counted.
- 8) There was one jogger during the morning peak hour and one pedestrian during the afternoon peak hour and no pedestrians during the evening peak hour.
- 9) Intersection analyses were conducted using the industry standard Highway Capacity Manual (HCS) software. Operations are reported based on vehicle delays, and range from the "best" Level of Service (LOS) A to the "worst" LOS F. As can be seen from the attached printouts, all three peak hours operate at the best LOS A.



Vehicles Entering Intersection

Morning Peak Hour = 204 vehicles
 Afternoon Peak Hour = 226 vehicles
 Evening Peak Hour = 244 vehicles

Legend:

- XX - Morning Peak Hour 8-9 AM
- <XX> - Afternoon Peak Hour 3-4 PM
- (XX) - Evening Peak Hour 5-6 PM
- (S) - All-way Stop

Gewalt Hamilton Associates, Inc

850 Forest Edge Dr
Vernon Hills, IL 60061

Civil Municipal Transportaion

2878.940
Woodward at 61st Street
7 AM - 9 AM
GHA

File Name : 2878.940 Woodward at 61st AM
Site Code : 02878940
Start Date : 12/9/2011
Page No : 1

Groups Printed- Unshifted - Bank 1

Start Time	Woodward Southbound					61st Street Westbound					Woodward Northbound					61st Street Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	0	3	0	0	3	1	5	2	0	8	2	10	0	0	12	0	1	1	0	2	25
07:15 AM	2	3	1	1	7	0	2	0	0	2	2	11	1	0	14	4	0	0	0	4	27
07:30 AM	0	11	2	1	14	1	2	1	0	4	1	31	1	0	33	3	4	1	0	8	59
07:45 AM	0	15	1	0	16	1	4	4	0	9	2	28	0	0	30	0	5	0	0	5	60
Total	2	32	4	2	40	3	13	7	0	23	7	80	2	0	89	7	10	2	0	19	171
08:00 AM	0	8	1	0	9	1	3	5	0	9	3	27	0	0	30	1	3	0	0	4	52
08:15 AM	1	13	3	0	17	2	10	15	0	27	6	24	1	0	31	2	10	0	0	12	87
08:30 AM	0	11	0	0	11	0	4	3	0	7	2	15	3	0	20	1	4	0	0	5	43
08:45 AM	0	10	0	0	10	1	4	1	0	6	1	7	0	0	8	1	2	0	0	3	27
Total	1	42	4	0	47	4	21	24	0	49	12	73	4	0	89	5	19	0	0	24	209
Grand Total	3	74	8	2	87	7	34	31	0	72	19	153	6	0	178	12	29	2	0	43	380
Approch %	3.4	85.1	9.2	2.3		9.7	47.2	43.1	0		10.7	86	3.4	0		27.9	67.4	4.7	0		
Total %	0.8	19.5	2.1	0.5	22.9	1.8	8.9	8.2	0	18.9	5	40.3	1.6	0	46.8	3.2	7.6	0.5	0	11.3	
Unshifted	3	72	7	2	84	7	34	25	0	66	19	151	5	0	175	11	29	2	0	42	367
% Unshifted	100	97.3	87.5	100	96.6	100	100	80.6	0	91.7	100	98.7	83.3	0	98.3	91.7	100	100	0	97.7	96.6
Bank 1	0	2	1	0	3	0	0	6	0	6	0	2	1	0	3	1	0	0	0	1	13
% Bank 1	0	2.7	12.5	0	3.4	0	0	19.4	0	8.3	0	1.3	16.7	0	1.7	8.3	0	0	0	2.3	3.4

Gewalt Hamilton Associates, Inc

850 Forest Edge Dr
Vernon Hills, IL 60061

Civil Municipal Transportaion

2878.940
Woodward at 61st St
2 PM - 6 PM
GHA

File Name : 2878.940 Woodward at 61st
Site Code : 02878940
Start Date : 12/9/2011
Page No : 1

Groups Printed- Unshifted - Bank 1

Start Time	Woodward Southbound					61st St Westbound					Woodward Northbound					61st St Eastbound					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
02:00 PM	0	9	1	0	10	1	1	2	0	4	1	9	1	0	11	0	2	0	1	3	28
02:15 PM	0	13	0	0	13	0	0	2	0	2	7	18	1	0	26	1	3	1	0	5	46
02:30 PM	0	22	0	0	22	0	1	1	0	2	2	18	1	0	21	1	7	0	0	8	53
02:45 PM	0	8	2	0	10	3	4	13	0	20	2	9	3	0	14	0	0	0	0	0	44
Total	0	52	3	0	55	4	6	18	0	28	12	54	6	0	72	2	12	1	1	16	171
03:00 PM	0	19	1	0	20	0	2	5	0	7	5	12	0	0	17	2	7	0	0	9	53
03:15 PM	0	20	0	0	20	0	6	3	0	9	1	18	4	0	23	1	3	1	0	5	57
03:30 PM	0	26	0	0	26	0	0	1	0	1	3	12	0	0	15	0	3	0	0	3	45
03:45 PM	0	38	0	0	38	0	2	6	0	8	2	17	0	0	19	1	4	1	0	6	71
Total	0	103	1	0	104	0	10	15	0	25	11	59	4	0	74	4	17	2	0	23	226
04:00 PM	1	25	0	0	26	0	6	9	0	15	2	10	0	0	12	2	2	0	0	4	57
04:15 PM	0	24	2	0	26	0	1	5	0	6	2	9	0	0	11	1	5	0	0	6	49
04:30 PM	0	28	1	0	29	0	2	5	0	7	2	10	0	0	12	4	2	0	0	6	54
04:45 PM	2	28	1	0	31	2	1	2	0	5	7	11	1	0	19	2	2	0	0	4	59
Total	3	105	4	0	112	2	10	21	0	33	13	40	1	0	54	9	11	0	0	20	219
05:00 PM	0	24	1	0	25	0	2	3	0	5	3	12	2	0	17	3	3	0	0	6	53
05:15 PM	1	40	0	0	41	0	2	4	0	6	1	18	3	0	22	0	1	0	0	1	70
05:30 PM	0	32	0	0	32	0	4	2	0	6	4	24	2	0	30	1	3	0	0	4	72
05:45 PM	0	24	0	0	24	1	1	6	0	8	1	11	1	0	13	2	0	1	0	3	48
Total	1	120	1	0	122	1	9	15	0	25	9	65	8	0	82	6	7	1	0	14	243
Grand Total	4	380	9	0	393	7	35	69	0	111	45	218	19	0	282	21	47	4	1	73	859
Apprch %	1	96.7	2.3	0		6.3	31.5	62.2	0		16	77.3	6.7	0		28.8	64.4	5.5	1.4		
Total %	0.5	44.2	1	0	45.8	0.8	4.1	8	0	12.9	5.2	25.4	2.2	0	32.8	2.4	5.5	0.5	0.1	8.5	
Unshifted	4	375	9	0	388	6	34	65	0	105	45	217	18	0	280	21	47	4	1	73	846
% Unshifted	100	98.7	100	0	98.7	85.7	97.1	94.2	0	94.6	100	99.5	94.7	0	99.3	100	100	100	100	100	98.5
Bank 1	0	5	0	0	5	1	1	4	0	6	0	1	1	0	2	0	0	0	0	0	13
% Bank 1	0	1.3	0	0	1.3	14.3	2.9	5.8	0	5.4	0	0.5	5.3	0	0.7	0	0	0	0	0	1.5

ALL-WAY STOP CONTROL ANALYSIS									
General Information					Site Information				
Analyst	Bg				Intersection	61ST ST. @ WOODWARD AVE.			
Agency/Co.					Jurisdiction				
Date Performed	12/14/2011				Analysis Year	2011			
Analysis Time Period	AM PEAK								
Project ID									
East/West Street: 61ST STREET					North/South Street: WOODWARD AVENUE				
Volume Adjustments and Site Characteristics									
Approach	Eastbound					Westbound			
Movement	L	T	R	L	T	R			
Volume (veh/h)	2	10	7	24	21	4			
%Thrus Left Lane									
Approach	Northbound					Southbound			
Movement	L	T	R	L	T	R			
Volume (veh/h)	4	73	12	4	42	1			
%Thrus Left Lane									
	Eastbound		Westbound		Northbound		Southbound		
	L1	L2	L1	L2	L1	L2	L1	L2	
Configuration	LTR		LTR		LTR		LTR		
PHF	1.00		1.00		1.00		1.00		
Flow Rate (veh/h)	19		49		89		47		
% Heavy Vehicles	2		2		2		2		
No. Lanes	1		1		1		1		
Geometry Group	1		1		1		1		
Duration, T	0.25								
Saturation Headway Adjustment Worksheet									
Prop. Left-Turns	0.1		0.5		0.0		0.1		
Prop. Right-Turns	0.4		0.1		0.1		0.0		
Prop. Heavy Vehicle	0.0		0.0		0.0		0.0		
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed	-0.2		0.1		-0.0		0.0		
Departure Headway and Service Time									
hd, initial value (s)	3.20		3.20		3.20		3.20		
x, initial	0.02		0.04		0.08		0.04		
hd, final value (s)	4.08		4.30		4.06		4.18		
x, final value	0.02		0.06		0.10		0.05		
Move-up time, m (s)	2.0		2.0		2.0		2.0		
Service Time, t _s (s)	2.1		2.3		2.1		2.2		
Capacity and Level of Service									
	Eastbound		Westbound		Northbound		Southbound		
	L1	L2	L1	L2	L1	L2	L1	L2	
Capacity (veh/h)	269		299		339		297		
Delay (s/veh)	7.17		7.57		7.52		7.42		
LOS	A		A		A		A		
Approach: Delay (s/veh)	7.17		7.57		7.52		7.42		
LOS	A		A		A		A		
Intersection Delay (s/veh)	7.47								
Intersection LOS	A								

ALL-WAY STOP CONTROL ANALYSIS									
General Information					Site Information				
Analyst		Bg			Intersection		81ST ST. @ WOODWARD AVE.		
Agency/Co.					Jurisdiction				
Date Performed		12/14/2011			Analysis Year		2011		
Analysis Time Period		AFTERNOON PEAK							
Project ID									
East/West Street: 61ST STREET					North/South Street: WOODWARD AVENUE				
Volume Adjustments and Site Characteristics									
Approach		Eastbound			Westbound				
Movement		L	T	R	L	T	R		
Volume (veh/h)		2	17	4	15	10	0		
%Thrus Left Lane									
Approach		Northbound			Southbound				
Movement		L	T	R	L	T	R		
Volume (veh/h)		4	59	11	1	103	0		
%Thrus Left Lane									
		Eastbound		Westbound		Northbound		Southbound	
		L1	L2	L1	L2	L1	L2	L1	L2
Configuration		LTR		LTR		LTR		LTR	
PHF		1.00		1.00		1.00		1.00	
Flow Rate (veh/h)		23		25		74		104	
% Heavy Vehicles		2		2		2		2	
No. Lanes		1		1		1		1	
Geometry Group		1		1		1		1	
Duration, T		0.25							
Saturation Headway Adjustment Worksheet									
Prop. Left-Turns		0.1		0.6		0.1		0.0	
Prop. Right-Turns		0.2		0.0		0.1		0.0	
Prop. Heavy Vehicle		0.0		0.0		0.0		0.0	
hLT-adj		0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
hRT-adj		-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
hHV-adj		1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
hadj, computed		-0.1		0.2		-0.0		0.0	
Departure Headway and Service Time									
hd, initial value (s)		3.20		3.20		3.20		3.20	
x, initial		0.02		0.02		0.07		0.09	
hd, final value (s)		4.26		4.47		4.07		4.12	
x, final value		0.03		0.03		0.08		0.12	
Move-up time, m (s)		2.0		2.0		2.0		2.0	
Service Time, t _s (s)		2.3		2.5		2.1		2.1	
Capacity and Level of Service									
		Eastbound		Westbound		Northbound		Southbound	
		L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)		273		275		324		354	
Delay (s/veh)		7.38		7.61		7.44		7.67	
LOS		A		A		A		A	
Approach: Delay (s/veh)		7.38		7.61		7.44		7.67	
LOS		A		A		A		A	
Intersection Delay (s/veh)		7.56							
Intersection LOS		A							

ALL-WAY STOP CONTROL ANALYSIS									
General Information					Site Information				
Analyst	Bg				Intersection	61ST ST. @ WOODWARD AVE.			
Agency/Co.					Jurisdiction				
Date Performed	12/14/2011				Analysis Year	2011			
Analysis Time Period	PM PEAK								
Project ID									
East/West Street: 61ST STREET					North/South Street: WOODWARD AVENUE				
Volume Adjustments and Site Characteristics									
Approach	Eastbound					Westbound			
Movement	L	T	R	L	T	R	L	T	R
Volume (veh/h)	1	7	6	15	9	1			
%Thrus Left Lane									
Approach	Northbound					Southbound			
Movement	L	T	R	L	T	R	L	T	R
Volume (veh/h)	8	65	9	1	120	1			
%Thrus Left Lane									
	Eastbound		Westbound		Northbound		Southbound		
	L1	L2	L1	L2	L1	L2	L1	L2	
Configuration	LTR		LTR		LTR		LTR		
PHF	1.00		1.00		1.00		1.00		
Flow Rate (veh/h)	14		25		82		122		
% Heavy Vehicles	2		2		2		2		
No. Lanes	1		1		1		1		
Geometry Group	1		1		1		1		
Duration, T	0.25								
Saturation Headway Adjustment Worksheet									
Prop. Left-Turns	0.1		0.6		0.1		0.0		
Prop. Right-Turns	0.4		0.0		0.1		0.0		
Prop. Heavy Vehicle	0.0		0.0		0.0		0.0		
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
nadj, computed	-0.2		0.1		-0.0		0.0		
Departure Headway and Service Time									
hd, initial value (s)	3.20		3.20		3.20		3.20		
x _i initial	0.01		0.02		0.07		0.11		
hd, final value (s)	4.16		4.49		4.10		4.10		
x _i final value	0.02		0.03		0.09		0.14		
Move-up time, m (s)	2.0		2.0		2.0		2.0		
Service Time, t _g (s)	2.2		2.5		2.1		2.1		
Capacity and Level of Service									
	Eastbound		Westbound		Northbound		Southbound		
	L1	L2	L1	L2	L1	L2	L1	L2	
Capacity (veh/h)	264		275		332		372		
Delay (s/veh)	7.23		7.63		7.52		7.76		
LOS	A		A		A		A		
Approach: Delay (s/veh)	7.23		7.63		7.52		7.76		
LOS	A		A		A		A		
Intersection Delay (s/veh)	7.64								
Intersection LOS	A								

63RD & W LLC
THIRD SUBMITTAL
December 23, 2011

New Store for Walgreens

63rd & Woodward Downers Grove, Illinois

Site Consolidation / Annexation in to the Village of Downers Grove

Tab I

Water Detention Design and Volume at the Site

- **C. Alexander Engineers and Architects Water Retention Design Calculation**

METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO

DETAILED STEPS FOR DETERMINING STORMWATER DETENTION ALLOWABLE RELEASE RATE AND REQUIRED DETENTION STORAGE

Submit all supporting drawings and calculations.

I. Determination of Allowable Release Rate - Undeveloped Site: (Delineate total, developed, undeveloped and unrestricted areas on a grading plan)

1. Area of site.....	<u>1.11</u> acres
2. Average ground slope.....	<u>2.52</u> feet/foot
3. Longest overland flow distance (show for undeveloped site).....	<u>155</u> feet
4. Overland flow time of concentration (Use Attach. 3).....	<u>14.1</u> minutes
5. Average slope of channelized flow (See Note a).....	<u>n/a</u> feet/foot
6. Channelized flow distance (See Note a).....	<u>n/a</u> feet
7. Channelized flow time of concentration (See Note a).....	<u>n/a</u> minutes
8. Total time of concentration (line 4 + line 7).....	<u>14.1</u> minutes
9. Rainfall intensity for three-year storm, (Use Attach. 2 for the time duration on line 8).....	<u>3.53</u> inches/hr.
10. Gross allowable release rate, $Q=CIA=0.15 \times \text{line 9} \times \text{line 1}$ (Use this release rate for calculations in Column D of Attach. 1)	<u>1.01</u> cfs
11. Unrestricted release rate, $Q_{un}=C_{un} I_{un} A_{un}$ (C_{un} for developed state, I_{un} for 100 year storm, A_{un} for unrestricted site).....	<u>N/A</u> cfs
12. Net allowable release rate (line 10 - line 11).....	<u>1.01</u> cfs

Note a: For flow in a well defined channel, determine time of concentration from measured lengths, cross-sections and slopes and submit supporting calculations and drawings.

II. Determination Required Detention Basin Capacity - Developed Site:

13. Impervious drainage area *.....	_____ acres
14. Impervious wet pond area *.....	_____ acres
15. Pervious drainage area *.....	_____ acres
16. Composite runoff coefficient **.....	_____
17. Determine detention basin capacity for actual release rate. See detailed example attached. Required reservoir.....	_____ acre-feet

*Unrestricted areas are excluded here.

** See MWRD info sheet on runoff coefficient determination (available at www.mwrdd.org)

DETERMINATION OF REQUIRED DETENTION STORAGE

SAMPLE EXAMPLE

(Attachment 1)

Assumed Data: Tributary area = 80 acres; composite runoff coefficient C (for developed area) = 0.75; no unrestricted release rate area; time of concentration (for undeveloped area) = 75 min. 3-year rainfall intensity (for $t_c = 75$ min.) = 1.52 in/hr (from chart below).

A		B	C	D	E
Duration Time		Intensity for 100-yr Storm	Inflow Rate (Line 1 x Line 16 x Col. B)	Stored Rate Col. C - Line 12	Reservoir Size (Col. A (Hrs) x Col. D -:- 12)
(Hrs.)	(Min.)	(In/ Hr.)	(cfs)	(cfs)	(Acre-Ft)
0.17	10	7.60	456	438	6.1
0.33	20	5.50	331	313	8.5
0.50	30	4.40	264	246	10.1
0.67	40	3.70	223	205	11.9
0.83	50	3.20	192	174	11.9
1.0	60	2.80	168	150	12.4
1.5	90	2.10	125	107	13.2
2.0	120	1.70	103	85	14.0 Max
3.0	180	1.20	72	56	13.8
4.0	240	1.00	60	42	13.7

RAINFALL INTENSITY DATA

DATA SOURCE: U.S. WEATHER BUREAU TECHNICAL PAPER NO. 40

(Attachment 2)

Storm Duration (minutes or hours)		Rainfall Intensity (inches per hour)		Storm Duration (minutes or hours)		Rainfall Intensity (inches per hour)	
		3-Year	100-Year			3-Year	100-Year
0.17 hrs.	10 min.	4.3	7.6	10 hrs.		0.27	0.49
0.33 "	20 "	3.0	5.5	11 "		0.25	0.46
0.50 "	30 "	2.45	4.40	12 "		0.23	0.43
0.67 "	40 "	2.15	3.70	13 "		0.22	0.40
0.83 "	50 "	1.85	3.20	14 "		0.20	0.38
	1 hr.	1.67	2.80	15 "		0.19	0.36
	1.5 "	1.27	2.10	16 "		0.18	0.34
	2 "	1.00	1.70	17 "		0.17	0.33
	3 "	0.73	1.20	18 "		0.16	0.31
	4 "	0.58	1.00	19 "		0.16	0.30
	5 "	0.48	0.84	20 "		0.15	0.29
	6 "	0.42	0.73	21 "		0.15	0.28
	7 "	0.37	0.65	22 "		0.14	0.27
	8 "	0.33	0.58	23 "		0.14	0.26
	9 "	0.30	0.53	24 "		0.13	0.25

$D F_{(T_c=14.1)} = 4.3 - \frac{4.3-3}{20-10} (20-14.1)$

$D F_{(T_c=14.1)} = 3.53 \text{ in/hr}$

ATTACHMENT 3 OVERLAND FLOW TIME OF CONCENTRATION

FIGURE 3-A

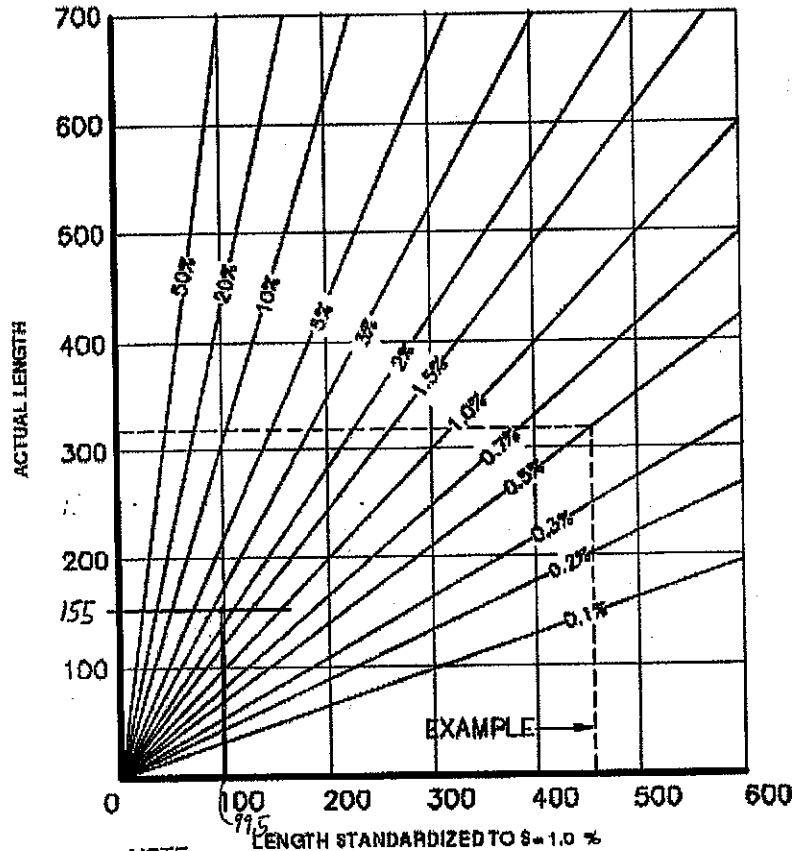
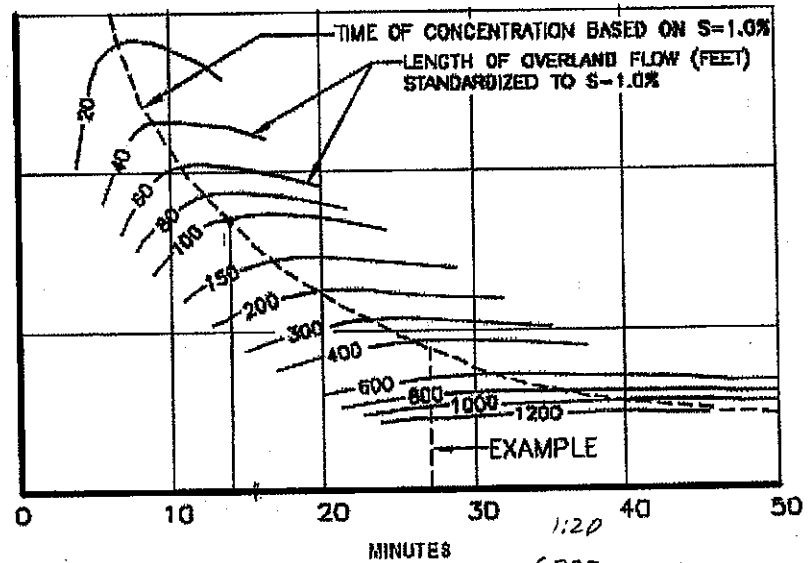


FIGURE 3-B



$$T = 10 + 10 \cdot \frac{6.333}{13.5} = 14.086 \text{ min.}$$

EXAMPLE:

FIND THE TIME OF CONCENTRATION OF 320 FEET OVERLAND FLOW AT S=0.5%. IN FIG. 3-A, ENTER ACTUAL LENGTH 320 FEET. GO TO S=0.5%. READ 460 FEET ON STANDARDIZED LENGTH AXIS. ENTER 460 FEET IN FIG. 3-B. READ 27 MINUTES ON HORIZONTAL AXIS.

SOURCE: DEPARTMENT OF THE ARMY TECHNICAL MANUAL, TMD-820-1.

WHERE: S = AVERAGE SLOPE, %
D = OVERLAND FLOW DISTANCE, FEET;
C = RUNOFF COEFFICIENT (USE C=0.15 FOR MWRD REQUIREMENTS);
T = TIME OF CONCENTRATION, MINUTES

FROM FEDERAL AVIATION ADMINISTRATION, AIRPORT DRAINAGE

Project: (NWC) 63rd and Woodward Ave.
 Subject: STORM DETENTION

page 1 of 3
 Date: 10/15/2010
 Comp. By: GEK

Parameters:

Storm water calculations have been performed in accordance with parameters set forth by the Metropolitan Water Reclamation District Utilizing the "Rational Method"

$Q=CIA$

Where:

- C=Runoff Coefficient
- I=Rainfall Intensity (in/hr)
- A= Area (acres)

The total area of the site is = 1.91 Acre

The site will be improved with a combination of landscaping, building and impervious pavement.

The developed runoff coefficient (composite coefficient) is:

	Area (A)ac	Coefficient	A * C	Composite coefficient
Pervious	0.640399449	0.3	0.19212	0.73
Impervious	1.264692378	0.95	1.201458	

Determine Allowable Release Rate:

A release rate of not greater than that calculated from a 3 yr. Rainfall with runoff coefficient of 0.15 will be used.

	Upper Elev.	Lower Elev.	Drop	Distance	Slope(ft/ft)	Slope (%)
Tc	748.00	744.10	3.90	155	0.025	2.52

For Tc, Ave.slope between above points = 0.025 ft/ft = 2.52 %

Total time of concentration = 14.1 min.(attach. No. 3)

Rainfall intensity for a 3 year rainfall = 3.53 in./hr. (attach. No. 2)

Allowable release (Q_{out}) = CIA = 1.01 cfs. $Q = (0.15 * 3.53 * 1.91)$

Detention Provisions:

Required Storage = 0.262 Acre Feet (from page 2)

Project: (NWC) 63rd and Woodward Ave.Date: 10/15/2010Subject: STORM DETENTIONComp. By: GEK**DETENTION CALCULATION FORM**

Detention Storage Calculations for 100-year storm
For Sites 1/2 acre or larger

STORM DURATION t, (hrs.)	FACTOR C	RAINFALL INTENSITY i(100) (in./hr)	DRAINAGE AREA A, (acres)	INFLOW RATE $Q_i=c(i100)A$ (cfs)	RELEASE RATE Q_o (cfs)	STORAGE RATE Q_i-Q_o (cfs)	STORAGE REQUIRED $(Q_i-Q_o)t*60$ (cu.-ft.)
5.000	0.73	9.504	1.91	13.24	1.008746	12.24	3671
10.000		7.792		10.86		9.85	5910
15.000		6.634		9.24		8.24	7413
20.000		5.795		8.08		7.07	8480
25.000		5.157		7.19		6.18	9267
30.000		4.655		6.49		5.48	9861
35.000		4.248		5.92		4.91	10313
40.000		3.911		5.45		4.44	10660
45.000		3.628		5.06		4.05	10927
50.000		3.385		4.72		3.71	11126
55.000		3.175		4.42		3.42	11272
60.000		2.992		4.17		3.16	11379
90.000		2.241		3.12		2.11	11417
120.000		1.806		2.52		1.51	10858
180.000		1.319		1.84		0.83	8957
240.000		1.049		1.46		0.45	6525
300.000		0.876		1.22		0.21	3817
360.000		0.755		1.05		0.04	938
420.000		0.665		0.93		-0.08	-2067
480.000		0.596		0.83		-0.18	-5131
540.000		0.541		0.75		-0.25	-8256
600.000		0.495		0.69		-0.32	-11481
720.000		0.426		0.59		-0.42	-17932
1080.000		0.303		0.42		-0.59	-38005
1440.000		0.238		0.33		-0.68	-58499

Note: Based on City of Chicago Rainfall Data

A = 1.91 acres

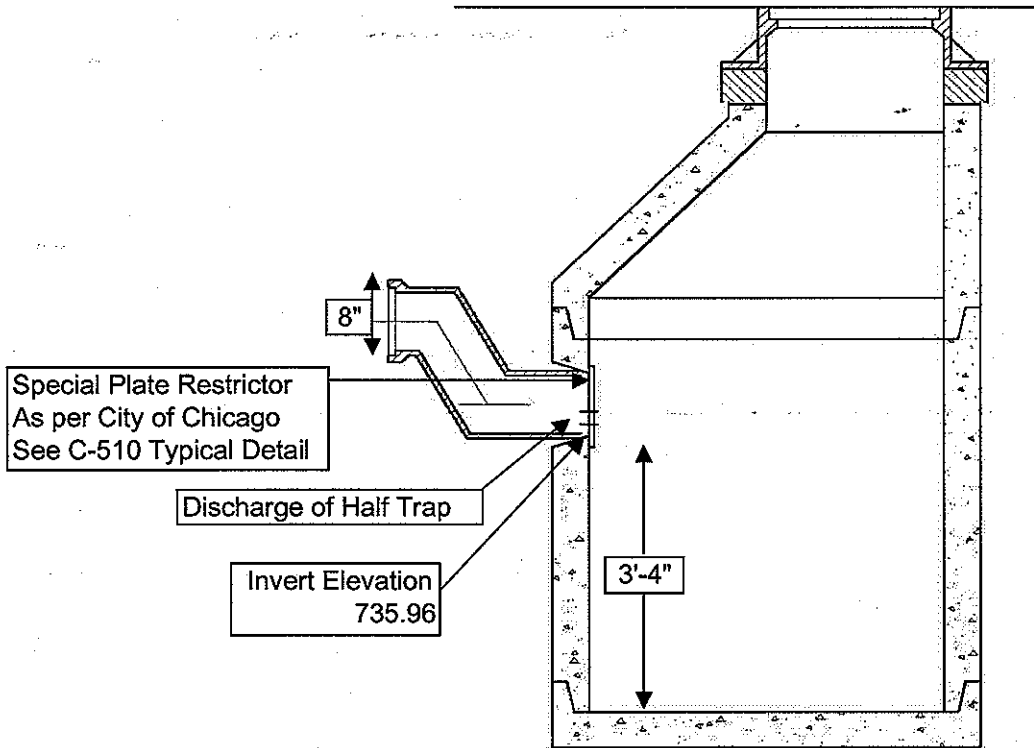
C = 0.73

Release Rate = 1.008746 cfs**REQUIRED STORAGE (highest of last column) = 11417 cu.-ft.**

Project: (NWC) 63rd and Woodward Ave.
 Subject: STORM DETENTION

Page 4 of 4
 Date: 10/15/2010
 Comp. By: GEK

HWL = 742.92



Use orifice equation,

$Q_{out} = C_d * A * \sqrt{2 * g * H}$ Where: Q=Discharge Rate (cfs)
 A=Cross Sectional Area of Orifice (sq ft)
 g=Acceleration Due to Gravity (32.2 ft/sec²)
 H=Head of Water (ft)
 C_d=Discharge Coefficient

Allowable Release Rate = 1.01 cfs

Q _{gross} (cfs)	C _d	g (ft/sec ²)	H (ft)	D (ft)
1.01	0.61	32.20	6.96	0.32

DISCHARGE COEFFICIENTS (C_d)

	C _d
Square Edge	0.8
Round Edge	0.93
Sharp Edge	0.58
Proj. Sharp Edge	0.5
Stainless Steel Plate	0.61

The orifice size req'd is = 3.78 INCHES.

Use a 4 inch diameter restrictor

Actual release rate:

The calculated actual release rate is = 1.13 cfs

63rd and W, LLC
New Store for Walgreens
63rd & Woodward
Downers Grove, Illinois

October 7, 2011

Mayor Martin T. Tully and
Members of the Village Council
Village of Downers Grove
801 Burlington
Downers Grove, Illinois 60515

NWC of 63rd Street and Woodward Avenue –
Proposed Walgreens Store

Dear Mayor Tully and Commissioners:

Please accept the enclosed Petition and supporting materials relative to the above referenced property.

We are requesting that the Village annex and zone for commercial use (B-2) approximately 1.9 acres located at the northwest corner of 63rd Street and Woodward Avenue. The property is currently zoned for and developed with single family residences in unincorporated Du Page County and is contiguous to the Village along its entire frontage on 63rd Street. The property immediately to the south of the subject parcel is zoned B-2 in the Village and is developed with commercial uses.

We intend to redevelop the property with a 15,000 square foot Walgreens store similar in design to the new Walgreens store located at Ogden and Cass Avenues in Westmont. In addition to pharmaceuticals and traditional convenient items, the store will contain an expanded food section with fresh items, and space for a "Take Care Clinic".

We are also requesting a Special Use for the operation of a single lane drive-through facility ancillary to the primary store. This facility will (i) provide a desirable service to the neighborhood, (ii) have no detrimental affect on the surrounding property or persons living or working in the area and (iii) will otherwise comply with applicable codes and ordinances.

Village of Downers Grove
October 7, 2011
Page 2

In addition to the foregoing, we would ask that you also note the following:

The proposed use is consistent with the commercial uses in the Village proximate to this parcel, and is substantially compliant with the proposed use designation in the revised Comprehensive Plan currently under consideration by the Village;

The project does not require any variations or other relief from applicable requirements under the B-2 zoning classification;

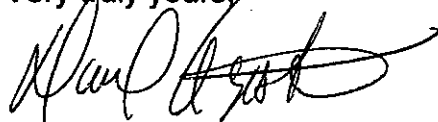
The proposed screened buffer area between the property and adjacent residential uses is 200% of the requirement under the applicable village ordinance;

The proposed architecture is (i) "state of the art" for this type of use, (ii) aesthetically pleasing and (iii) contains various "green" elements recently incorporated by Walgreens into its building design.

We sincerely believe that our proposal represents an appropriate, well conceived and desirable addition to the Village, and look forward to a mutually successful venture.

Thank you for your consideration.

Very truly yours,



David Agosto

MANAGER OF 63RD AND W. LLC

11/01/2011

Village of Downers Grove
Community Development Department
801 Burlington Avenue
Downers Grove, IL
Attn: Damir Latinovic

RE: Walgreens store hours and semi-tractor trailer delivery hours

Dear Damir:

Per Rich at the existing Walgreens store located at 6240 Belmont Rd., Downers Grove, IL, the existing store is open 7 days a week from 8 a.m. to 10 p.m. All semi-tractor trailer deliveries are on Wednesdays around 2 p.m. and 8 p.m. Since the proposed project is a relocation of the store at 6240 Belmont we anticipate store hours and semi-tractor delivery hours to remain consistent with the existing store. This is ultimately subject to Walgreens operations department doing there analysis prior and after the new store opens.

Very truly yours,

David Agosto

David Agosto
Vice President





63RD & W LLC
SECOND SUBMITTAL
PC39-11

November 4, 2011

New Store for Walgreens

63rd & Woodward
Downers Grove, Illinois

Site Consolidation / Annexation in to the Village of Downers Grove

Tab 10

Traffic Report

*(For EXHIBITS and APPENDICES referenced in this report,
refer to the First Submittal Booklet)*

TRAFFIC IMPACT STUDY

To: **Gene Gaudio and David Agosto**
63rd & W LLC

From: Bill Grieve *BG*

Date: October 6, 2011
(Revised 10/31/11 per Village 10/26/11 Review Comments)

Subject: *Proposed Walgreens*
63rd Street @ Woodward Avenue – NW Corner
Downers Grove, IL.

PART I. PROJECT CONTEXT AND SUMMARY STATEMENT

GEWALT HAMILTON ASSOCIATES, INC. (GHA) has conducted a traffic impact study (TIS) for the above captioned project. As proposed, a new Walgreens pharmacy would be built in the northwest corner of the 63rd Street / Woodward Avenue intersection in Downers Grove, Illinois. The building has about 14,800 square feet of merchandising and storage floor space and a single lane drive-thru would be provided for Walgreens customers' convenience.

The following summarizes our findings and provides various recommendations for your consideration. *Exhibits* and *Appendices* referenced are located at the end of this document. Briefly summarizing, we believe that the adjacent roadways and the site access drives can accommodate Walgreens traffic activity. Reasons include...

- The access drives have been located and designed, so as to minimize the Walgreens traffic impacts at any one location.
- Ample drive-thru stacking is provided, so as to not detrimentally impact on-site circulation.
- Sufficient parking is available to ensure that the busiest customer and employee demands can be met on-site.

PART II. BACKGROUND INFORMATION

Exhibits 1 and 2 – Site Location Map and Photo Inventory

Exhibit 1 provides aerial photos of the site vicinity and *Exhibit 2* provides a photo inventory of current traffic operations. Pertinent comments to the adjacent roadways include...

- 63rd Street is a major east west route throughout the Village and has a five-lane section along the site. 63rd Street is under the jurisdiction of the DuPage County Division of Transportation, but is not classified as a Strategic Regional Arterial (SRA) route. 63rd Street has a posted speed limit of 40-mph.
- Woodward Avenue is a local north-south route that serves as a neighborhood traffic collector north of 63rd Street. Woodward has one travel lane in each direction and a posted speed limit of 25-mph along the site. Woodward is also posted with an 8-ton weight limit north of 63rd Street. South of 63rd Street, Woodward is a much busier road, with four travel lanes and a posted speed limit of 30-mph.
- The 63rd Street / Woodward Avenue intersection has traffic signal control that is “split phase” for the northbound and southbound approaches. The northbound approach on Woodward widens to provide a separate left turn, a shared left / through, and a separate right turn lane. The southbound approach widens to provide a separate left turn lane. There is also a separate eastbound right turn lane on 63rd Street.

Exhibit 3 – Existing Traffic

Exhibit 3 illustrates the existing weekday morning and evening peak hour traffic counts conducted by DuPage County in June 2010 and by GHA in October 2011. The traffic count summary sheets are provided in *Appendix A*.

Our observations indicate that the DuPage County traffic data is still representative of the current travel patterns and traffic volumes. As can be seen, there is a strong traffic pattern at the 63rd Street / Woodward intersection from eastbound to southbound and northbound to westbound.

PART III. TRAFFIC EVALUATION

Exhibits 4 and 5 – Site Plan and Traffic Characteristics

Exhibit 4 illustrates the proposed Walgreens site plan prepared by AC Alexander Engineers Architects, Ltd. (ACA). The pharmacy will have about 14, 800 square feet of merchandising and storage floor space. The drive-thru would be built on the north side of the building. Vehicle access would include...

- One full access drive at the north end of the site on Woodward Avenue.
- One full access drive at the west end of the site on 63rd Street.

Discussion Point. The several existing residential drives on both 63rd Street and Woodward Avenue would be closed. This is an example of good access management, as the Walgreens drives would be located as far away from the 63rd Street / Woodward intersection as possible.

Exhibit 5 – Part A lists the traffic generation calculations for Walgreens, based on rate data published by the Institute of Transportation Engineers (ITE), and the anticipated hours of operation, which may be 24-hours for both the store and the drive-thru.

Discussion Point. The traffic generations are probably overstated, because vehicles already “passing by” on the adjacent streets will make many of the Walgreens trips. In addition, this location may attract neighborhood walking trips, which aren’t generally factored into the ITE trip rates.

Exhibit 5 – Part B provides the anticipated trip distribution, which is primarily based on current travel patterns and the planned access drives. The distribution reflects the convenience of right turn movements, for example as a stop at Walgreens for a prescription on the way home from work.

Discussion Point. As can be seen, the majority of trips would be oriented along 63rd Street and Woodward Avenue to the south. It is estimated that only 10% of site traffic would be oriented to/from the north on Woodward and represents trips generated within the neighborhood.

Exhibits 6 and 7 – Site and Total Traffic Assignments

Exhibit 6 illustrates the site traffic assignment, which is based on the traffic characteristics summarized in *Exhibit 5* (e.g. traffic generations and trip distribution) and the site access drives. Site traffic and background volumes (see *Exhibits 3 and 6*) were combined to produce the Total Traffic Assignment, which is illustrated in *Exhibit 7*.

Discussion Point. The total traffic volumes are probably too high, because...

- ITE allowed discount for “pass-by” trips was *not* taken.
- The traffic generations (see *Exhibit 5*) were not discounted for walking trips generated in the immediate neighborhood.

Exhibit 8 – Intersection Capacity Analyses

Intersection capacity analyses were conducted, per guidelines published in the Highway Capacity Manual (HCM). At signalized intersections, Level of Service (LOS) reports operations using the letter designations “A” (best) through “F” (worst) and measures the average control delay per vehicle in seconds. At unsignalized intersections where the minor approaches have stop control, the HCM measurement is approach delay in seconds, with the results reported from LOS A to LOS F.

Exhibit 8 summarizes the intersection capacity analysis results for the weekday morning and evening peak hours. The software printouts are also provided in *Appendix B* for reference.

Key Finding. As can be seen, the 63rd Street / Woodward Avenue intersection will continue to operate at the acceptable LOS D. In fact, Walgreens traffic has less than a 2-second impact on the overall intersection delay during all three peak hours tested.

Traffic Impact Discussion

Reviewing the existing traffic volumes (see *Exhibit 3*), and the project and total traffic assignments (see *Exhibits 6 and 7*) indicates that Walgreens traffic would comprise only about 1% of the volumes entering the 63rd Street / Woodward Avenue intersection.

Discussion Point. As can be seen, Walgreens impacts on traffic volumes at the 63rd Street / Woodward Avenue intersection are very small. Thus, our traffic recommendations focus on the access operations and site plan elements.

Recommended Traffic Operations Plan

63rd Street Access Drive

1. One inbound and one outbound lane should be initially provided.
2. Restriping to provide a two-way center left turn lane should be considered.
3. Operations should be monitored at the 63rd Street access to determine if/when limiting access to right turns in/out only may be preferable from a safety and/or traffic flow standpoints. If access is limited, appropriate signing should be installed to help visually emphasize the turn limitation(s).
4. Exiting site traffic should have Stop control.
5. The existing carriage walk along the site should be reconstructed to provide a parkway buffer to the travel lanes.

Woodward Avenue Access

1. One inbound and one outbound lane should be provided.
2. Extending the three lane pavement north from 63rd Street to provide a separate northbound left turn lane should be provided.
3. Exiting alley traffic should have Stop control.
4. The street pavement should be tested to ensure that it can carry vehicles in excess of the currently posted 8-ton limit.

PART IV. SITE PLAN ELEMENTS

Parking

Two-way circulation with perpendicular parking will be provided. It is our understanding that the 60-space parking supply shown on the ACA plan dated October 5, 2011 exceeds Village code calculations. Providing the additional spaces will help ensure that the busiest combination of customer and employee parking can be met all on-site.

It is estimated that there would be 8-10 employees on-duty during the day and 3 during late night hours. Employees should be required to park in the more remote portions of the lot. This will help maximize the number of prime customer parking spaces nearest the store entrance.

Exhibit 9 - Pharmacy Drive-Thru

Walgreens will operate a drive-thru pharmacy for their customers. The drive-thru offers a convenient service for parents with children who are ill, the elderly, and for those who are handicapped. Customers drop off their prescription and are told by the pharmacist on duty when to return for pick-up. Many prescriptions are also called in for later pick-up, such as on the way home from work or after a doctor visit.

The drive-thru window will be located on the north side of the building and will operate one-way westbound. Based on previous surveys conducted by GHA and others (see *Exhibit 9*)...

- Drive-thru activity will average about 75-85 trips on a typical day and about 110 trips on a peak day (e.g. inclement weather). The trips tend to be spread rather evenly throughout the day with a maximum of about 15 in any one hour.
- GHA observations at many drive-thru pharmacies indicate that there are typically fewer than 2 vehicles queued at the drive-thru window(s) at any one time.
- Drive-thru customers generally won't wait for their prescription(s) to be filled.
- Signing on-site will help route customers to the drive-thru.

Discussion Point. The site plan (see *Exhibit 4*) indicates that there will be ample stacking for about 4-5 cars, which will help ensure that the drive-thru operations won't "spill out" into the north-south drive aisle.

Service Area Operations

The ACA plan indicates that receiving will be located on the west side of the building and trucks will face southbound. Based on information provided by Walgreens and GHA observations at many other pharmacies...

- Walgreens will have minimal service area activity, as 5 or fewer trips (e.g. refuse pick-up, deliveries, etc.) are usually generated on any of the days of the week. Mondays and Thursdays are typically busiest, because they coincide with stocking merchandise before / after the weekend.
- Single-unit (SU 30) trucks, vans, and autos make the vast majority of deliveries. It is expected that less than 10 semi-tractor trailer trucks will be generated in an entire week.
- There is very rarely more than one delivery occurring at any one time and most deliveries should take only about 15-20 minutes. Thus, the building's single truck dock should be able to accommodate the anticipated service area activity.
- Deliveries and refuse pick-up should be scheduled to not coincide with the busier drive-thru hours, and should also not be a burden to the adjacent neighbors.

Internal Circulation

The parking bays on the east and south sides of Walgreens will operate two-way, which will efficiently direct customers to/from the access drives.

However, it may be appropriate to sign the north and west sides for one-way counterclockwise flow. Benefits could include...

- Help eliminate any confusing maneuvers in the drive-thru and service areas.
- Perhaps allow for additional buffer areas to the north and west.

Per the truck turning template illustrated on the ACA plan, a minimum 16-foot drive aisle should be provided on the north side of the drive-thru lane. And a minimum 24-foot should be provided on the west side of the building. ACA should verify with AutoTurn that these minimum dimensions can be provided and not hinder on-site circulation.

Should the north and west sides become one-way counterclockwise, appropriate signing and pavement striping should be provided at the southwest corner of the building. This will help visually discourage potential wrong-way maneuvers, especially from customers entering the 63rd Street drive and destined to the drive-thru.

PART V. TECHNICAL ADDENDUM

The following *Exhibits* were previously referenced. They provide technical support for our observations, findings, and recommendations discussed in the text.

Exhibits

1. Site Vicinity Aerials
2. Photo Inventory
3. Existing Traffic
4. Site Plan
5. Project Traffic Characteristics
6. Project Traffic
7. Total Traffic
8. Intersection Capacity Analyses
9. Pharmacy Drive-Thru Activity

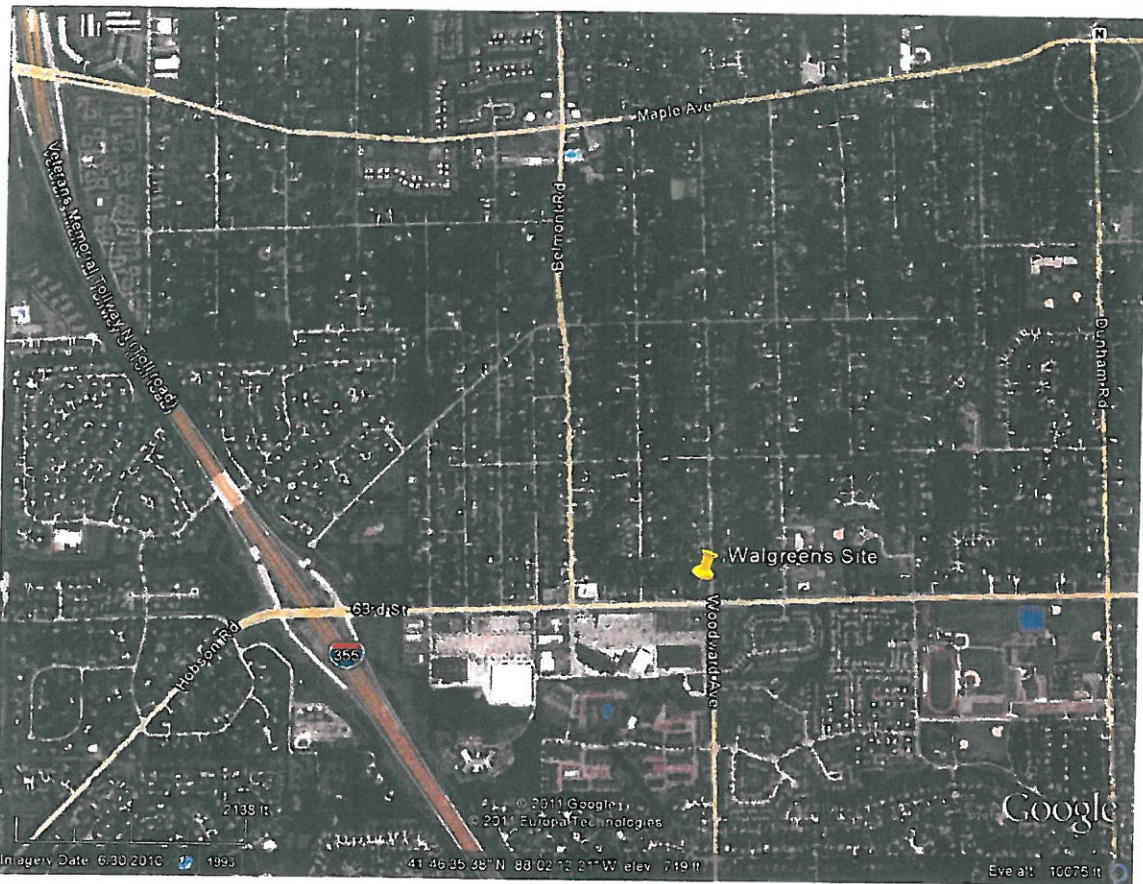
Appendices

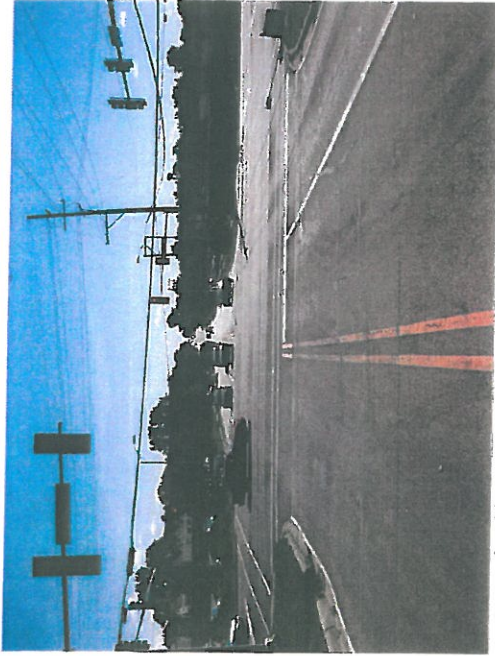
- A. Traffic Count Summaries
- B. Capacity Analysis Worksheets



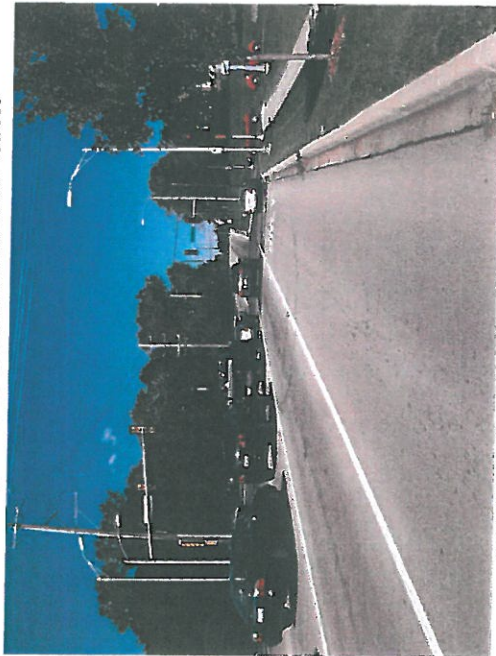
TECHNICAL ADDENDUM

Exhibit 1
SITE LOCATION AERIALS

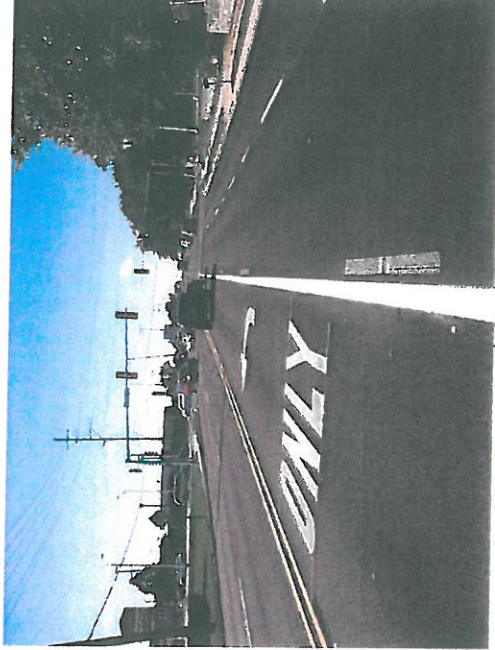




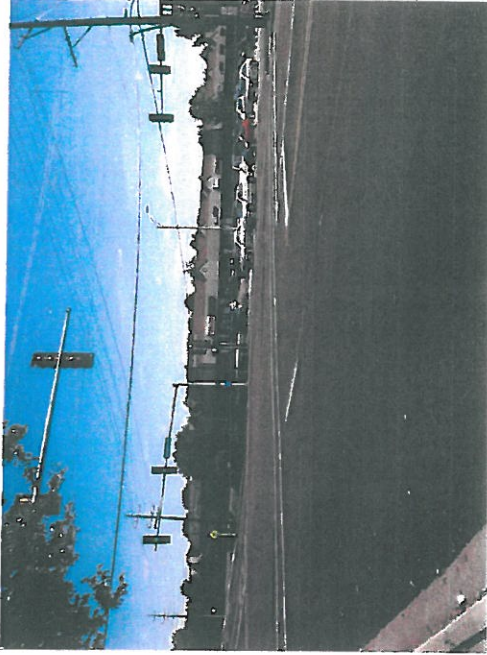
Looking South on Woodward Ave. @ 63rd Street



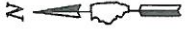
Looking North on Woodward Ave. @ 63rd Street



Looking West on 63rd Street @ Woodward Ave.



Looking Southeast on 63rd Street @ Woodward Ave.



Not To Scale

Legend:
 XX --AM Peak Hour
 (XX) --PM Peak Hour
 [XX] --Sat. Peak Hour



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

**Exhibit 3
 Existing Traffic**

Sources: DuPage County; June 2010
 GHA; October 2011



W. DOWNS & WOODWARD AVE.
 STORE NUMBER XXXX
 GENERAL PROJECT DATA AND SITE PLAN
 DRAWING TITLE

C-100
 DRAWING NO.
 DATE: 10/20/2011
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: [Number]

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10-20-11	[Signature]	(NOT FOR CONSTRUCTION) (PRELIMINARY ONLY)

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: [Number]
 SHEET NO.: [Number]

63RD AND W, I.C.

IMPERVIOUS:	
BUILDING	15,072.4 SQ. FT.
SIDEWALK	3,203.9 SQ. FT.
PARKING	35,200.8 SQ. FT.
TOTAL	53,477.1 SQ. FT.

PERVIOUS (LANDSCAPE):	
FRONT YARD	17,874.9 SQ. FT.
SIDE YARD	6,991.9 SQ. FT.
REAR YARD	2,425.5 SQ. FT.
LANDSCAPE AREA #1	0.0 SQ. FT.
TOTAL	27,292.3 SQ. FT.

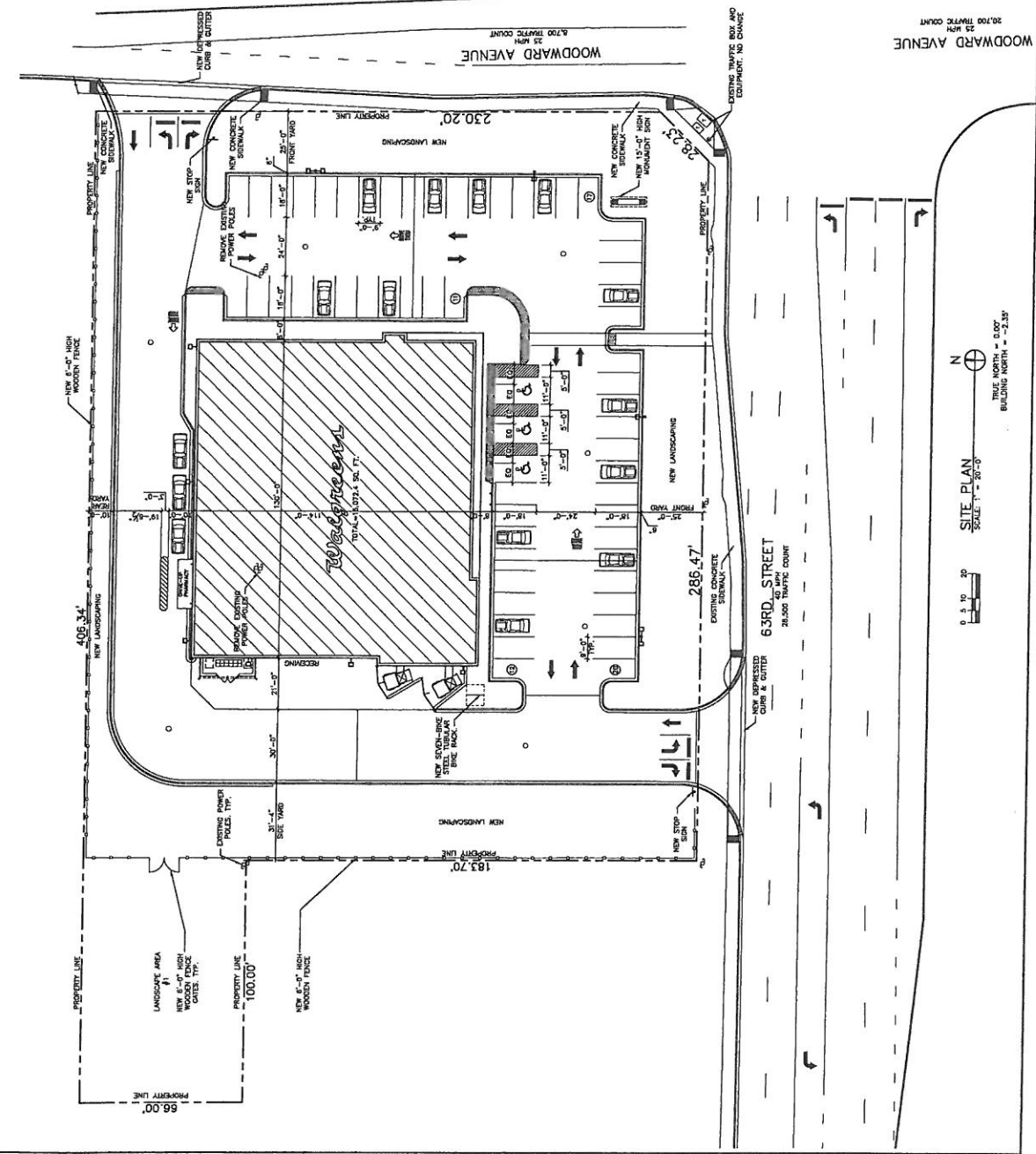
TOTAL LOT	
	82,985.8 SQ. FT.

RATIOS	
F.A.R. = 15,072.4 / 82,985.8	= 0.18 < 0.75
OPEN SPACE = 27,292.3 / 82,985.8	= 0.33 > 0.1
FRONT YARD = 11,881.2 / 27,292.3	= 0.43 < 0.5
PERVIOUS WITH OUT LANDSCAPE AREA #1	= 11,881.2 / 27,292.3 = .56 > 0.5

PARKING	
3.5 PER KSF GFA	
15,072.4 / 1000 = 52.75	
REQUIRED PARKING = 50	
PROVIDED PARKING = 60	

BUILDING SETBACKS	
AT EAST, SOUTH, AND WEST ELEVATIONS	
BUILDING IS 27'-0" HIGH.	
27'-0" (WALGREENS)	
-25'-0" (VILLAGE MIN. @ 25'-0" SETBACK)	
2'-0" X 2.0 = 4'-0" ADDITIONAL SETBACK.	
25'-0" + 4'-0" = 29'-0" REQUIRED SETBACK	
FOR BUILDING ON EAST, SOUTH, AND NORTH.	
NORTH ELEVATION IS 22'-4" HIGH SO REQUIRED SETBACK IS 25'-0"	

ACTUAL SETBACKS:	
NORTH	82'-0"
SOUTH	93'-5"
EAST	93'-5"



SITE PLAN
 SCALE: 1" = 20'-0"
 TRUE NORTH = 0.00°
 BUILDING NORTH = 2.50°

63RD AND W, I.C.

Exhibit 5
Project Traffic Characteristics
 Walgreens - Downers Grove, Illinois

Part A. Traffic Generation Calculations

ITE Code	Weekday Morning			Peak Hours			Saturday Midday			Daily Weekday	
	In	Out	New	In	Out	Sum	In	Out	Sum	In	New
#881	23	13	36	61	61	122	61	61	122	61	600
Store Drive-Thru (see Ex 8)	2	2	4	14	14	28	14	14	28	14	60
Totals =	25	15	40	75	75	150	75	75	150	80	660

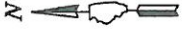
Notes:

- 1) Source: Institute of Transportation Engineers (ITE) Trip Generation Manual; 8th Edition
- 2) Per ITE, about 50% of the Walgreen's peak hour traffic could be "pass-by" in nature. This discount was not taken to ensure that the maximum site impacts were tested.

Part B. Trip Distribution

Route & Direction	Percent Use	
	Approach Site From	Depart Site To
Woodward Avenue		
- North of Site	10%	10%
- South of 63rd Street 63rd Street	25%	25%
- East of Woodward Avenue	40%	25%
- West of Site	25%	40%
Totals =	100%	100%

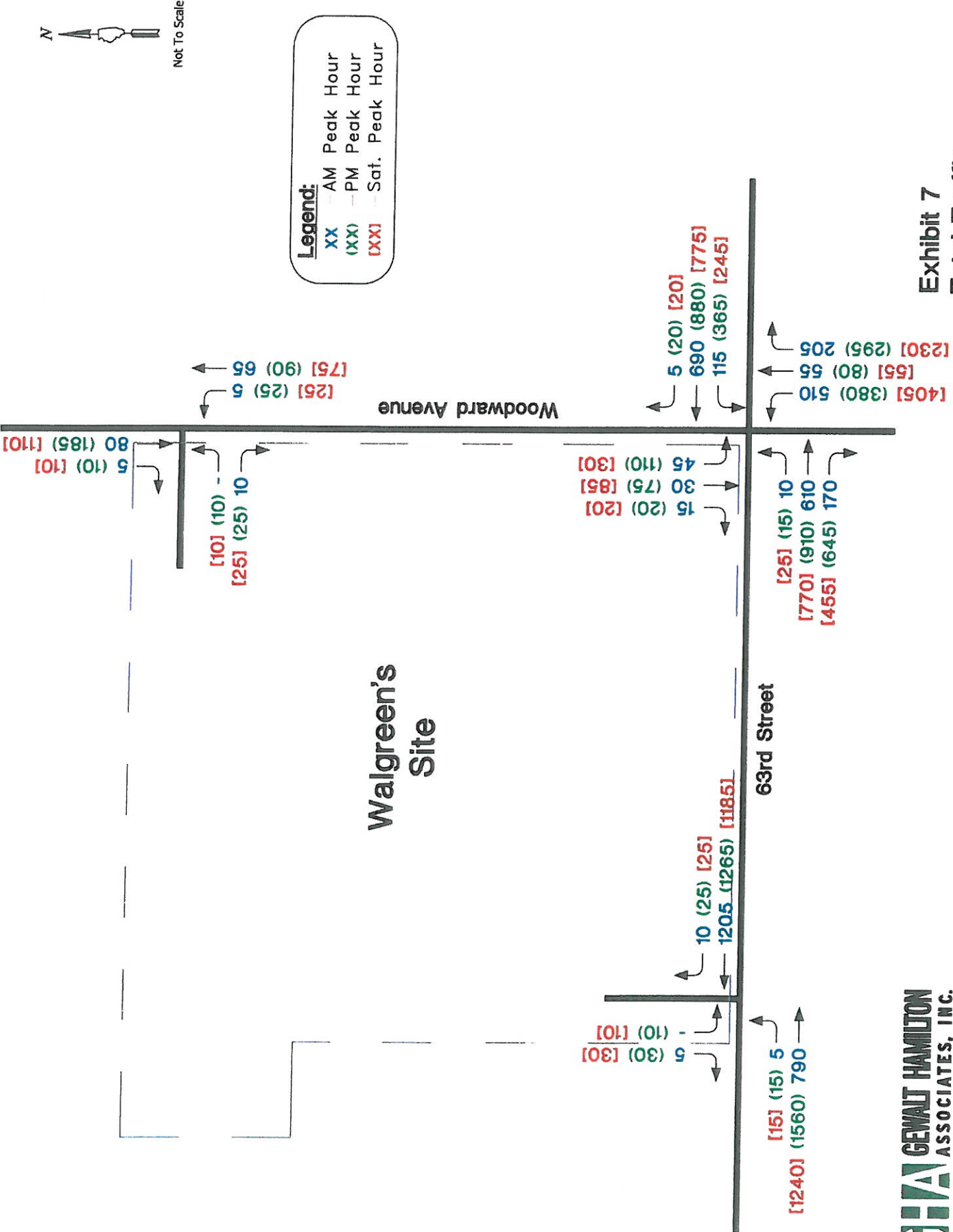




Not To Scale

Legend:

- XX — AM Peak Hour
- (XX) — PM Peak Hour
- [XX] — Sat. Peak Hour



**Exhibit 7
Total Traffic**

Exhibit 8

Intersection Capacity Analyses

Walgreens - Downers Grove, Illinois

Part I. Parameters - Type of Traffic Control (Source: 2000 Highway Capacity Manual)

A. Traffic Signals

LOS	Delay (sec/veh)
A	≤ 10
B	>10 and ≤ 20
C	>20 and ≤ 35
D	>35 and ≤ 55
E	>55 and ≤ 80
F	>80

B. Stop Sign

LOS	Delay (sec/veh)
A	≤ 10
B	>10 and ≤ 15
C	>15 and ≤ 25
D	>25 and ≤ 35
E	>35 and ≤ 50
F	>50

Description

All signal phases clear waiting vehicles without delay
 Minimal delay experienced on select signal phases
 Some delay experienced on several phases; often used as design criteria
 Usually considered as the acceptable delay standard
 Very long delays experienced during the peak hours
 Unacceptable delays experienced throughout the peak hours

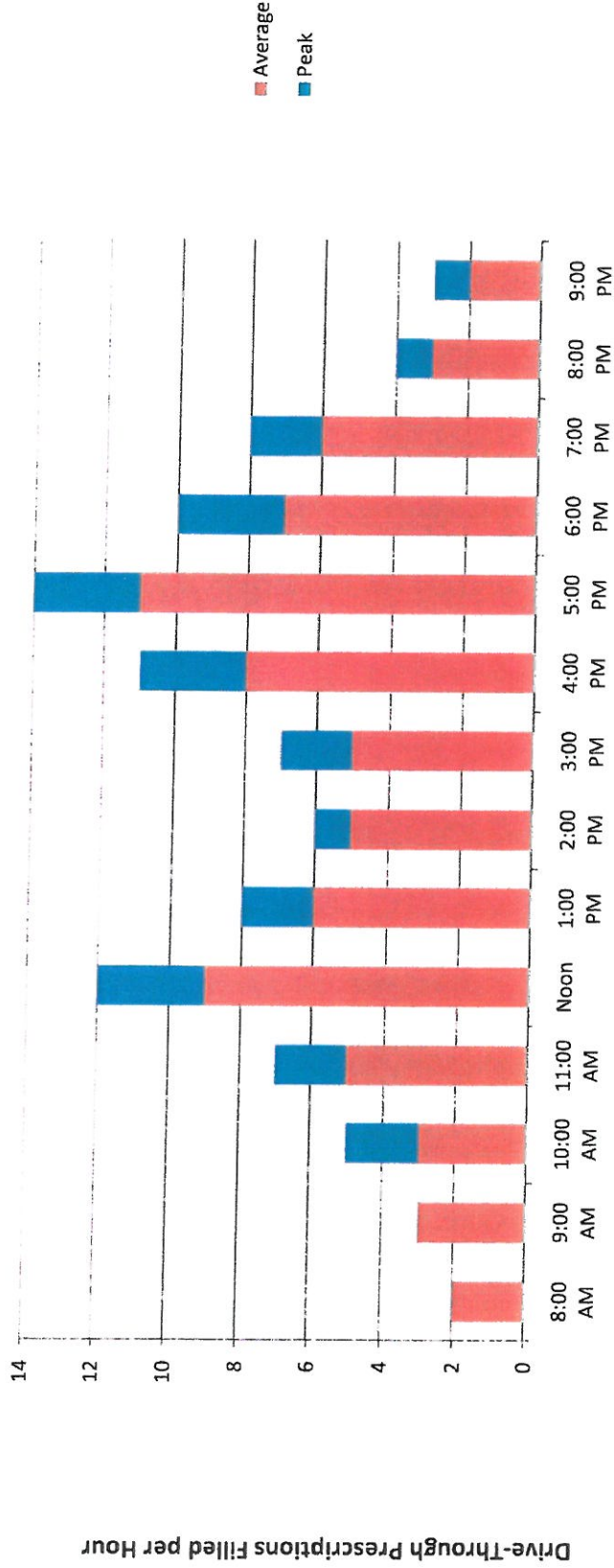
Part II. Results

Intersection Operations	LOS Per Movement By Approach (Note: < > = shared lane; - = non-critical movement)												Intersection or Approach				
	Eastbound (EB)			Westbound (WB)			Northbound (NB)			Southbound (SB)			Delay (sec / veh)	LOS			
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT					
63rd Street @ Woodward Ave.													Intersection Delay				
Weekday AM Peak Hour																	
Existing Traffic (see Exhibit 3)	B	C	A	B	C	<	B	C	<	D	C	C	E	E	<	53.3	D
Total Traffic (see Exhibit 7)	B	C	A	B	C	<	B	C	<	F	D	C	E	E	<	53.3	D
Weekday PM Peak Hour																	
Existing Traffic	B	D	B	E	D	<	E	D	<	F	D	C	E	E	<	51.1	D
Total Traffic	B	D	B	E	D	<	E	D	<	F	D	C	E	E	<	52.3	D
Saturday Peak Hour																	
Existing Traffic	B	C	A	B	C	<	B	C	<	F	D	C	D	D	<	40.6	D
Total Traffic	B	C	A	B	C	<	B	C	<	F	D	C	D	D	<	40.6	D

Exhibit 9

Pharmacy Drive -Thru Volume

(Peak Volume = 110 Rx / Day : Average Volume = 85 Rx /Day)



Note: red indicates average usage as shown as 75 trips, blue indicates peak usage as shown as 100 trips, the additional 10 trips will occur outside of this time frame.

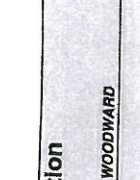
Sources: Surveys by GHA and others



APPENDICES



APPENDIX A
EXISTING TRAFFIC COUNT SUMMARIES



DuPage County Division of Transportation

Compiled Intersection Count from Machine Source

Station: **63RD** @ **WOODWARD**

Intersection counted: **8028**



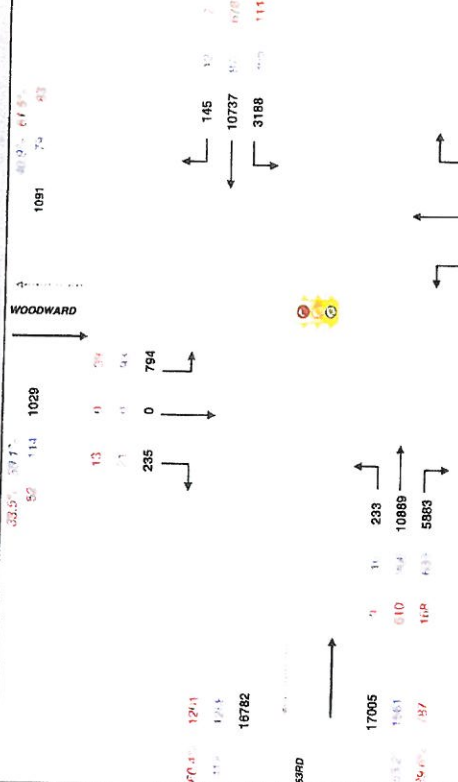
DuPage County Division of Transportation

Compiled Intersection Count from Machine Source

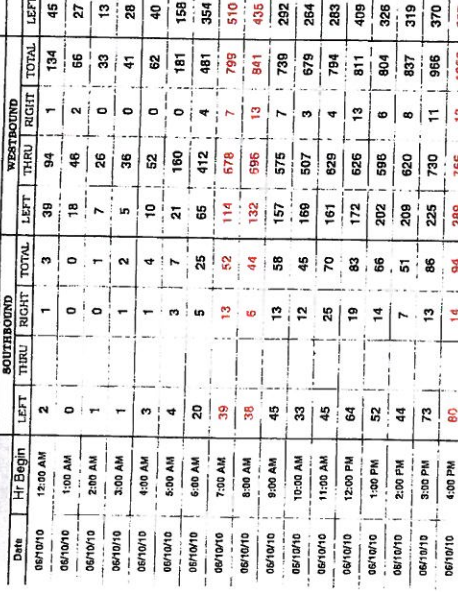
Station: **63RD** @ **WOODWARD**

Intersection counted: **8028**

Date	WOODWARD SOUTHBOUND			63RD WESTBOUND			WOODWARD NORTHBOUND			63RD EASTBOUND			VOLUME ENTERING		
	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT			
06/10/10	2	3	1	39	94	1	45	9	26	80	8	101	66	175	392
06/10/10	0	0	0	18	46	2	27	3	12	42	0	68	45	113	221
06/10/10	1	0	1	7	26	0	33	13	7	21	0	28	29	57	112
06/10/10	1	2	1	5	36	0	41	28	0	30	1	25	12	38	111
06/10/10	3	1	4	10	62	0	62	4	7	50	0	46	18	64	180
06/10/10	4	3	7	21	160	0	181	158	16	69	243	1	122	44	167
06/10/10	20	5	25	65	412	4	481	354	28	175	565	5	396	80	481
06/10/10	39	13	52	114	678	7	799	510	67	294	871	9	610	168	787
06/10/10	38	6	44	132	596	13	841	435	43	229	707	6	644	153	803
06/10/10	45	13	58	157	576	7	738	292	36	191	519	9	525	245	779
06/10/10	33	12	45	169	507	3	679	284	41	189	484	9	547	243	799
06/10/10	45	25	70	161	829	4	794	283	51	216	550	19	552	310	881
06/10/10	64	19	83	172	626	13	811	409	59	206	674	20	607	368	995
06/10/10	52	14	66	202	596	8	804	326	48	201	575	18	704	368	1090
06/10/10	44	7	51	209	620	8	837	319	37	204	560	10	609	395	1014
06/10/10	73	13	86	225	730	11	966	370	36	221	627	10	705	441	1156
06/10/10	80	14	94	289	766	13	1069	337	36	219	591	24	821	540	1385
06/10/10	93	21	114	365	870	12	1247	377	51	204	632	16	908	639	1561
06/10/10	57	22	79	289	774	11	1054	310	35	183	528	9	747	480	1236
06/10/10	21	14	35	184	565	5	754	257	51	160	468	11	583	368	962
06/10/10	27	14	41	146	536	5	686	285	36	143	464	19	535	327	881
06/10/10	28	9	37	111	357	6	476	219	10	100	329	19	505	271	795
06/10/10	18	4	22	73	255	6	336	96	7	63	168	8	295	167	470
06/10/10	6	4	10	45	132	4	181	56	11	37	104	2	208	106	316
24HR TOTALS	794	0	235	3188	10737	145	5810	713	3357	9880	233	10889	5683	17005	41984



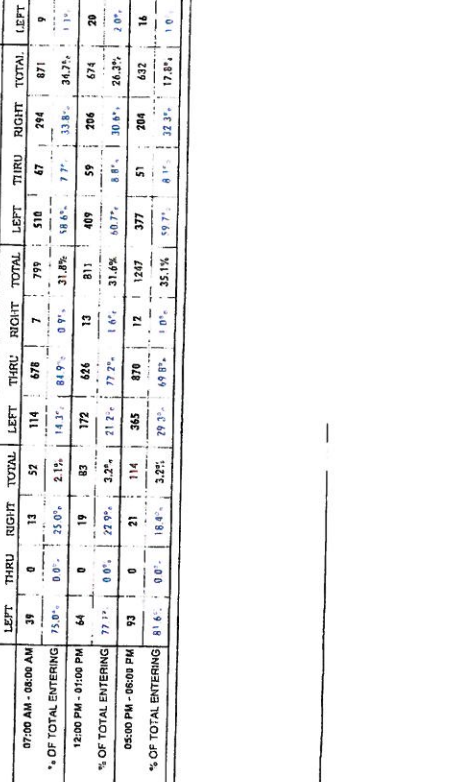
ADT STATISTICS	WOODWARD NORTH LEG	63RD EAST LEG	WOODWARD SOUTH LEG	63RD WEST LEG
ADT	2120	29110	18951	33787
INTERSECTION ADT		41984		



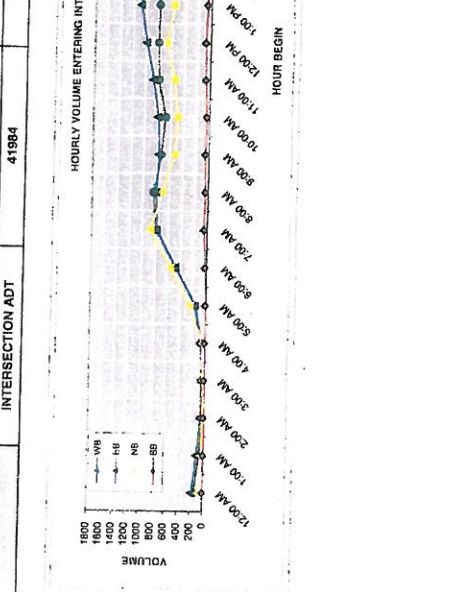
Date	WOODWARD SOUTHBOUND			63RD WESTBOUND			WOODWARD NORTHBOUND			63RD EASTBOUND			VOLUME ENTERING		
	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT			
07:00 AM - 08:00 AM	39	0	13	57	114	678	7	799	510	67	294	871	9	610	188
% OF TOTAL ENTERING	75.0%	0.0%	25.0%	2.1%	14.3%	81.9%	0.9%	31.8%	18.6%	7.7%	33.8%	34.2%	1.1%	21.0%	31.4%
12:00 PM - 01:00 PM	64	0	19	83	172	626	13	811	409	59	206	674	20	607	995
% OF TOTAL ENTERING	77.7%	0.0%	22.8%	3.2%	21.2%	77.2%	1.6%	31.6%	20.7%	8.8%	30.6%	26.2%	2.0%	21.0%	38.8%
06:00 PM - 08:00 PM	93	0	21	114	355	876	12	1247	377	51	204	632	16	904	1561
% OF TOTAL ENTERING	81.6%	0.0%	18.4%	3.2%	29.3%	69.8%	1.0%	35.1%	19.7%	8.1%	32.3%	17.8%	1.0	58.0%	43.5%

Date	WOODWARD SOUTHBOUND			63RD WESTBOUND			WOODWARD NORTHBOUND			63RD EASTBOUND			VOLUME ENTERING		
	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT			
07:00 AM - 08:00 AM	39	0	13	57	114	678	7	799	510	67	294	871	9	610	188
% OF TOTAL ENTERING	75.0%	0.0%	25.0%	2.1%	14.3%	81.9%	0.9%	31.8%	18.6%	7.7%	33.8%	34.2%	1.1%	21.0%	31.4%
12:00 PM - 01:00 PM	64	0	19	83	172	626	13	811	409	59	206	674	20	607	995
% OF TOTAL ENTERING	77.7%	0.0%	22.8%	3.2%	21.2%	77.2%	1.6%	31.6%	20.7%	8.8%	30.6%	26.2%	2.0%	21.0%	38.8%
06:00 PM - 08:00 PM	93	0	21	114	355	876	12	1247	377	51	204	632	16	904	1561
% OF TOTAL ENTERING	81.6%	0.0%	18.4%	3.2%	29.3%	69.8%	1.0%	35.1%	19.7%	8.1%	32.3%	17.8%	1.0	58.0%	43.5%

Date	WOODWARD SOUTHBOUND			63RD WESTBOUND			WOODWARD NORTHBOUND			63RD EASTBOUND			VOLUME ENTERING		
	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT	LEFT	THRU	RIGHT			
07:00 AM - 08:00 AM	39	0	13	57	114	678	7	799	510	67	294	871	9	610	188
% OF TOTAL ENTERING	75.0%	0.0%	25.0%	2.1%	14.3%	81.9%	0.9%	31.8%	18.6%	7.7%	33.8%	34.2%	1.1%	21.0%	31.4%
12:00 PM - 01:00 PM	64	0	19	83	172	626	13	811	409	59	206	674	20	607	995
% OF TOTAL ENTERING	77.7%	0.0%	22.8%	3.2%	21.2%	77.2%	1.6%	31.6%	20.7%	8.8%	30.6%	26.2%	2.0%	21.0%	38.8%
06:00 PM - 08:00 PM	93	0	21	114	355	876	12	1247	377	51	204	632	16	904	1561
% OF TOTAL ENTERING	81.6%	0.0%	18.4%	3.2%	29.3%	69.8%	1.0%	35.1%	19.7%	8.1%	32.3%	17.8%	1.0	58.0%	43.5%



ADT STATISTICS	WOODWARD NORTH LEG	63RD EAST LEG	WOODWARD SOUTH LEG	63RD WEST LEG
ADT	2120	29110	18951	33787
INTERSECTION ADT		41984		



Start Time	WOODWARD AVE										WOODWARD AVE										WOODWARD AVE																									
	From North					From East					From South					From West					From North					From East					From South					From West										
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total					
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
12:30 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
12:45 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22
Approch %	0	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total %	0	3.6	0	0	3.6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39.3

Start Time	WOODWARD AVE										WOODWARD AVE										
	From North					From East					From South					From West					
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
11:15 AM	3	22	1	0	26	3	140	43	1	187	58	12	98	2	170	94	148	6	0	248	631
11:30 AM	4	14	2	0	20	0	181	53	0	244	58	10	89	0	157	105	166	2	0	272	893
11:45 AM	5	14	2	0	21	1	173	53	0	227	66	16	98	0	180	93	175	8	0	276	704
Total	12	50	5	0	67	4	494	159	1	658	182	38	285	2	507	292	488	16	0	796	2028
12:00 PM	2	16	1	0	19	3	176	57	0	236	65	13	97	0	175	139	203	5	0	347	777
12:15 PM	4	19	5	0	28	1	187	61	0	249	59	10	97	0	163	102	174	13	0	289	729
12:30 PM	3	22	3	0	28	1	183	61	0	245	41	10	102	0	153	108	211	5	0	324	750
12:45 PM	9	19	5	0	33	3	219	65	0	287	67	8	106	0	181	100	176	2	0	276	779
Total	18	76	14	0	108	8	765	244	0	1017	229	41	402	0	672	449	764	25	0	1238	3035
01:00 PM	9	10	2	0	21	3	174	66	0	243	50	17	83	0	150	119	181	3	0	303	717
Grand Total	39	136	21	0	198	15	1433	469	1	1918	461	98	770	2	1329	860	1433	44	0	2337	5780
Approach %	19.9	69.4	10.7	0	0	0.8	74.7	24.5	0.1	34.7	7.2	57.9	0.2	0	36.8	61.3	1.9	0	0	40.4	
Total %	0.7	2.4	0.4	0	3.4	0.3	24.8	8.1	0	33.2	8	1.7	13.3	0	23	14.9	24.8	0.8	0		



APPENDIX B
CAPACITY ANALYSES PRINTOUTS

HCS+: Signalized Intersections Release 5.21

Analyst: Bg
 Agency:
 Date: 10/3/2011
 Period: AM PEAK
 Project ID:
 E/W St: 63RD STREET

Inter.: 63RD STREET @ WOODWARD AVE.
 Area Type: All other areas
 Jurisd:
 Year : EXISTING
 N/S St: WOODWARD AVENUE

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	1	1	2	0	1	1	1	1	1	0
LGConfig	L	T	R	L	TR		L	LT	R	L	TR	
Volume	10	610	170	115	680	5	510	50	205	40	25	15
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0	12.0	12.0	
RTOR Vol			0			0			0			0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A		
Thru		A			Thru	A		
Right		A			Right	A		
Peds					Peds			
WB Left		A			SB Left		A	
Thru		A			Thru		A	
Right		A			Right		A	
Peds					Peds			
NB Right		A			EB Right	A		
SB Right					WB Right			
Green	14.0	53.0			37.0	15.0		
Yellow	3.0	4.5			4.5	4.5		
All Red	0.0	1.5			1.5	1.5		

Cycle Length: 140.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
L	368	1752	0.03	0.52	17.7	B		
T	1400	3697	0.46	0.38	30.2	C	24.1	C
R	1075	1568	0.17	0.69	2.5	A		
Westbound								
L	400	1752	0.30	0.52	18.9	B		
TR	1328	3509	0.54	0.38	31.6	C	29.8	C
Northbound								
L	463	1752	1.16	0.26	145.1	F		
LT	488	1845	0.11	0.26	39.1	D	107.5	F
R	571	1568	0.38	0.36	30.9	C		
Southbound								
L	188	1752	0.22	0.11	57.8	E		
TR	186	1739	0.23	0.11	57.8	E	57.8	E

Intersection Delay = 53.3 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.21

Analyst: Bg
 Agency:
 Date: 10/3/2011
 Period: AM PEAK
 Project ID:
 E/W St: 63RD STREET

Inter.: 63RD STREET @ WOODWARD AVE.
 Area Type: All other areas
 Jurisd:
 Year : TOTAL
 N/S St: WOODWARD AVENUE

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	1	1	2	0	1	1	1	1	1	0
LGConfig	L	T	R	L	TR		L	LT	R	L	TR	
Volume	10	610	170	115	690	5	510	55	205	45	30	15
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0	12.0	12.0	
RTOR Vol			0			0			0			0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A		
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left		A			SB Left		A	
Thru					Thru		A	
Right					Right		A	
Peds					Peds			
NB Right		A			EB Right	A		
SB Right					WB Right			
Green		14.0	53.0			37.0	15.0	
Yellow		3.0	4.5			4.5	4.5	
All Red		0.0	1.5			1.5	1.5	

Cycle Length: 140.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
L	364	1752	0.03	0.52	17.7	B		
T	1400	3697	0.46	0.38	30.2	C	24.1	C
R	1075	1568	0.17	0.69	2.5	A		
Westbound								
L	400	1752	0.30	0.52	18.9	B		
TR	1328	3509	0.55	0.38	31.8	C	30.0	C
Northbound								
L	463	1752	1.16	0.26	145.1	F		
LT	488	1845	0.12	0.26	39.2	D	107.1	F
R	571	1568	0.38	0.36	30.9	C		
Southbound								
L	188	1752	0.25	0.11	58.0	E		
TR	188	1752	0.26	0.11	58.1	E	58.1	E

Intersection Delay = 53.3 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.21

Analyst: Bg
 Agency:
 Date: 10/3/2011
 Period: PM PEAK
 Project ID:
 E/W St: 63RD STREET

Inter.: 63RD STREET @ WOODWARD AVE.
 Area Type: All other areas
 Jurisd:
 Year : EXISTING
 N/S St: WOODWARD AVENUE

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	1	1	2	0	1	1	1	1	1	0
LGConfig	L	T	R	L	TR		L	LT	R	L	TR	
Volume	15	905	640	365	870	10	375	65	295	95	65	20
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0	12.0	12.0	
RTOR Vol			0			0			0			0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A		
Thru		A			Thru	A		
Right		A			Right	A		
Peds					Peds			
WB Left		A			SB Left		A	
Thru		A			Thru		A	
Right		A			Right		A	
Peds					Peds			
NB Right		A			EB Right	A		
SB Right					WB Right			
Green		27.0	42.0			25.0	15.0	
Yellow		3.0	4.5			4.5	4.5	
All Red		0.0	1.5			1.5	1.5	

Cycle Length: 130.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
L	437	1752	0.04	0.58	15.7	B		
T	1194	3697	0.80	0.32	42.7	D	32.5	C
R	880	1568	0.77	0.56	18.5	B		
Westbound								
L	429	1752	0.90	0.58	58.0	E		
TR	1133	3506	0.82	0.32	44.0	D	48.1	D
Northbound								
L	337	1752	1.17	0.19	156.9	F		
LT	355	1845	0.19	0.19	44.3	D	94.7	F
R	627	1568	0.50	0.40	26.7	C		
Southbound								
L	202	1752	0.50	0.12	55.9	E		
TR	205	1779	0.43	0.12	55.0+	E	55.5	E

Intersection Delay = 51.1 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.21

Analyst: Bg
 Agency:
 Date: 10/3/2011
 Period: PM PEAK
 Project ID:
 E/W St: 63RD STREET

Inter.: 63RD STREET @ WOODWARD AVE.
 Area Type: All other areas
 Jurisd:
 Year : TOTAL
 N/S St: WOODWARD AVENUE

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	1	1	2	0	1	1	1	1	1	0
LGConfig	L	T	R	L	TR		L	LT	R	L	TR	
Volume	15	910	645	365	880	20	380	80	295	110	75	20
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0	12.0	12.0	
RTOR Vol			0			0			0			0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A		
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left		A			SB Left		A	
Thru					Thru		A	
Right					Right		A	
Peds					Peds			
NB Right		A			EB Right	A		
SB Right					WB Right			
Green		27.0	42.0			25.0	15.0	
Yellow		3.0	4.5			4.5	4.5	
All Red		0.0	1.5			1.5	1.5	

Cycle Length: 130.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
L	431	1752	0.04	0.58	15.9	B		
T	1194	3697	0.80	0.32	42.9	D	32.8	C
R	880	1568	0.77	0.56	18.8	B		
Westbound								
L	428	1752	0.90	0.58	58.7	E		
TR	1131	3501	0.84	0.32	45.2	D	49.1	D
Northbound								
L	337	1752	1.19	0.19	162.5	F		
LT	355	1845	0.24	0.19	44.8	D	97.0	F
R	627	1568	0.50	0.40	26.7	C		
Southbound								
L	202	1752	0.57	0.12	58.4	E		
TR	206	1787	0.49	0.12	55.7	E	57.2	E

Intersection Delay = 52.3 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.21

Analyst: Bg
 Agency:
 Date: 10/3/2011
 Period: SAT PEAK
 Project ID:
 E/W St: 63RD STREET

Inter.: 63RD STREET @ WOODWARD AVE.
 Area Type: All other areas
 Jurisd:
 Year : EXISTING
 N/S St: WOODWARD AVENUE

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	1	1	2	0	1	1	1	1	1	0
LGConfig	L	T	R	L	TR		L	LT	R	L	TR	
Volume	25	765	450	245	765	10	400	40	230	15	75	20
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0	12.0	12.0	
RTOR Vol			0			0			0			0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A		
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left		A			SB Left		A	
Thru					Thru		A	
Right					Right		A	
Peds					Peds			
NB Right		A			EB Right	A		
SB Right					WB Right			
Green		17.0	41.0			24.0	12.0	
Yellow		3.0	4.5			4.5	4.5	
All Red		0.0	1.5			1.5	1.5	

Cycle Length: 115.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
L	402	1752	0.06	0.56	13.6	B		
T	1318	3697	0.61	0.36	29.4	C	20.9	C
R	968	1568	0.49	0.62	6.8	A		
Westbound								
L	406	1752	0.64	0.56	19.6	B		
TR	1250	3505	0.65	0.36	30.3	C	27.8	C
Northbound								
L	366	1752	1.15	0.21	140.0	F		
LT	385	1845	0.11	0.21	37.0	D	95.1	F
R	559	1568	0.43	0.36	26.9	C		
Southbound								
L	183	1752	0.09	0.10	46.8	D		
TR	186	1787	0.54	0.10	52.0	D	51.2	D

Intersection Delay = 40.6 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.21

Analyst: Bg
 Agency:
 Date: 10/3/2011
 Period: SAT PEAK
 Project ID:
 E/W St: 63RD STREET

Inter.: 63RD STREET @ WOODWARD AVE.
 Area Type: All other areas
 Jurisd:
 Year : TOTAL
 N/S St: WOODWARD AVENUE

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	2	1	1	2	0	1	1	1	1	1	0
LGConfig	L	T	R	L	TR		L	LT	R	L	TR	
Volume	25	770	455	245	775	20	405	55	230	30	85	20
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0	12.0	12.0	
RTOR Vol			0			0			0			0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A		
Thru			A		Thru	A		
Right				A	Right	A		
Peds					Peds			
WB Left		A			SB Left		A	
Thru				A	Thru		A	
Right					Right		A	
Peds					Peds			
NB Right		A			EB Right	A		
SB Right					WB Right			
Green		17.0	41.0			24.0	12.0	
Yellow		3.0	4.5			4.5	4.5	
All Red		0.0	1.5			1.5	1.5	

Cycle Length: 115.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
L	395	1752	0.07	0.56	13.7	B		
T	1318	3697	0.62	0.36	29.5	C	20.9	C
R	968	1568	0.49	0.62	6.8	A		
Westbound								
L	404	1752	0.64	0.56	19.8	B		
TR	1247	3499	0.67	0.36	30.8	C	28.2	C
Northbound								
L	366	1752	1.16	0.21	145.1	F		
LT	385	1845	0.15	0.21	37.4	D	97.1	F
R	559	1568	0.43	0.36	26.9	C		
Southbound								
L	183	1752	0.17	0.10	47.4	D		
TR	187	1792	0.59	0.10	53.9	D	52.5	D

Intersection Delay = 41.6 (sec/veh) Intersection LOS = D

Walgreen

W. 63RD STREET & WOODWARD AVE.
DOWNERS GROVE, ILLINOIS

COPING & FASCIA	PREFINISHED ALUMINUM KYNAR 500 BERRIDGE "SIERRA TAN"
METAL CANOPY	PREFINISHED GALVALUME BERRIDGE "LEAD-COTE"
ENTRANCE SYSTEM	CLEAR ANODIZED ALUMINUM W/ CLEAR TEMPERED GLAZING SYSTEM.
STONE TRIM	SMOOTH-FACED LIMESTONE -MENO STONE CO. INC OR APPROVED EQUAL
BRICK VENEER	BRICK VENEER - STANDARD UTILITY SIZE- $3\frac{5}{8}$ "x $3\frac{5}{8}$ " x $11\frac{3}{8}$ ", $\frac{1}{2}$ RUNNING BOND. BRICK VENEER BY: (TYPE 1)YANKEE HILL BRICK-COLOR "BEIGE SMOOTH", FINISH SMOOTH. (TYPE 2)GLEN-GERY BRICK- COLOR "TUSCAN SERIES - SUNSET", FINISH SMOOTH.

63RD AND W., LLC.

A.C. ALEXANDER
Engineers Architects, Ltd
5940 W. Touhy #Ste 340
Niles, Illinois 60714

Walgreens

& WOODWARD AVE.
DOWNS GROVE, ILLINOIS

ALUMINUM KYNAR 500
FINISH

ALUMINUM BERRIDGE "LEAD-COTE"

ALUMINUM W/ CLEAR TEMPERED

STONE - MENO STONE CO. INC

STANDARD UTILITY SIZE - 3 1/2" x 3 1/2"
BOND: BRICK VENEER BY:
1) BRICK - COLOR "BEIGE SMOOTH",
2) GLEN-GERY BRICK - COLOR
"SUNSET", FINISH SMOOTH.

63RD AND W., LLC.

Walgreens

W. 63RD STREET & WOODWARD AVE.
DOWNS GROVE, ILLINOIS

GLASS

1" CLEAR INSULATED LAMINATED GLASS

3/4" CLEAR ANNEALED LAMINATED

1/2" AIR

3/4" CLEAR ANNEALED LAMINATED

63RD AND W., LLC.

A.C. ALEXANDER
Engineers Architects, Ltd
5940 W. Touhy #Ste 340
Niles, Illinois 60714

A.C. ALEXANDER
Engineers Architects, Ltd
5940 W. Touhy #Ste 340
Niles, Illinois 60714

Memorandum

To: Village Council
From: David Fieldman, Village Manager
Re: Proposed Walgreens Development
Date: February 17, 2012

At the February 7, 2012 Village Council meeting, the Council discussed annexation, rezoning, lot consolidation and a special use for a Walgreens store at the northwest corner of 63rd Street and Woodward Avenue. The Council asked several questions, requested additional information and suggested changes to the plans.

This memorandum:

- Provides an explanation of changes to the site plan in response to Council questions and comments
- Explains changes to the conditions of the Special Use Ordinance in response to Council questions
- Provides responses to additional Council questions
- Discusses additional information requested

Changes to Site Plan

The petitioner has revised the site plan to:

Allow truck access from Woodward Avenue – The site plan allows truck access from Woodward Avenue. This is a change from the original site plan which provided access to and from 63rd Street. This change allowed the petitioner to reduce the width of the drive aisle along the northern lot line next to the drive through lane and to reduce the width of the drive aisle on the east side of the parking lot.

Increase the landscaping along the north lot line – The reduction of five feet in the north drive aisle allows for five additional feet of landscaping. The landscape plan includes nine additional deciduous trees between the two rows of arborvitae and the six-foot wood fence. The revised landscaping plan is attached.

Changes to the Conditions of the Special Use Ordinance

In response to questions and comments from Council, the Special Use Ordinance now contains the following changes to the conditions from the version presented at the February 7, 2012 meeting:

Revised Condition #4: Condition #4 has been revised to require the petitioner to install signage prohibiting left turns onto Woodward and to install a physical barrier in the 63rd Street driveway to restrict vehicular movements to right turn in and out. This allows trucks to enter and exit from Woodward, but does not allow for traffic northbound on Woodward. This is a change to the previous version which limited truck entrance to 63rd Street only. Walgreens has indicated that they object to this condition. They have

requested full access on Woodward and full in/right out access on 63rd Street. See attached email and memo from the traffic consultant.

Revised Condition #6: Condition #6 has been revised to restrict the hours of operation for delivery trucks and refuse haulers to 8 AM to 10 PM, which are the operational hours of the store.

Revised Condition #7: Condition #7 has been revised to state that parking lot light poles shall be shield box light fixtures in a manner deemed acceptable by the Director of Community Development.

New Condition #10: This condition requires rooftop units to be screened from view in all directions in a manner acceptable to the Director of Community Development.

New Condition #14: This condition requires the petitioner to use best efforts to relocate and screen the existing traffic signal control boxes in the Woodward Avenue right-of-way.

Responses to Additional Council Questions

Provide information on sidewalk networking, sidewalk plans and safe routes to school.

There is a sidewalk located on the north side of 63rd Street and along both sides of Stonewall adjacent to Indian Trail school. There are no sidewalks located along Woodward and Pershing. There are no plans to construct sidewalks in these areas.

The school's preferred walking route is along 61st Street to Stonewall Avenue.

What areas are served by Indian trail?

Indian Trail School serves an area bounded to the north by Maple Avenue and to the south by 75th Street. North of 63rd Street, it covers the area from Belmont to Plymouth Court. South of 63rd Street, it covers the area between Woodward Avenue and Springside Avenue. A map showing the boundaries of the school is attached.

Which areas walk?

The students living north of 63rd Street walk to Indian Trail. Two buses run through this area for the middle school (near Fairmount and 59th), but not to Indian Trail.

Which areas are bused?

Students living south of 63rd Street are bused to the school. There is one bus route that goes through the intersection along Woodward enroute to the school.

How many students reside in each area?

An estimated 80 students (20% of total population) reside in the area north and west of Indian Trail Elementary School. According to District 58, no more than 10-12 students reside along Pershing and Woodward, south of 61st.

What are the hours of operation for school?

The school day is from 8:25 a.m. to 2:40 p.m.

Is there a crossing guard at 63rd and Woodward?

No, there is no crossing guard.

Will schools and park district donations be required?

No, donations to schools and parks do not apply to this development as there is no residential component.

What is the incremental sales tax for new store?

Walgreens stated there will be an additional \$3 million in sales over the existing store. This is an incremental increase of \$36,000 in sales tax revenue.

What is the cost avoided for the Village by having Walgreens install the Woodward Avenue sidewalk?

The development will include approximately 230 feet of new sidewalk. At a cost of \$57 per foot, the cost avoided is \$13,110.

Will the existing utility lines be buried?

The existing overhead utility lines that are located in the center portion of the subject site will be buried. The existing overhead utility lines located in the Woodward and 63rd Street rights-of-way will not be buried.

What are the restrictions on other similar developments?

The restrictions placed on operational hours these stores are as follows:

CVS (63rd St and Main Street)

- Drive-through hours – 7 a.m. to 10 p.m.
- Store - No restrictions
- Garbage and Deliveries – 7 a.m. to 5 p.m.

Walgreen's (NE corner of Main & Ogden)

- Drive-through Hours – 9 a.m. to 10 p.m.
- Store – No restrictions
- Garbage and Deliveries - 7:30 a.m. - 5:30 p.m.

CVS (NW corner of Ogden & Fairview)

- No restrictions

Additional Information Requested

Provide site plans for the Walgreens located at Ogden and Main, the CVS located at 63rd and Main Street, and the CVS located at Ogden and Fairview.

Site plans for the Walgreens located at Ogden and Main, the CVS located at 63rd and Main Street, and the CVS located at Ogden and Fairview are attached.

Provide a summary of 63rd and Leonard petition

In September, 2007, the Plan Commission considered a petition for a development located at the northwest corner of Leonard Avenue and 63rd Street. The proposal was to redevelop two single-family properties into two commercial lots with a Chase Bank on the eastern lot and a Starbucks on the western lot.

The petition sought the following:

- Rezoning from R-1, Single Family-Residential to B-2 General Retail Business
- Special use for a drive-through
- Special use for an outdoor café
- Variations including reductions in front-yard, rear-yard and parking setbacks

After considering the petition, the Plan Commission voted unanimously to forward a negative recommendation to the Village Council. At the petitioner's request, staff presented a motion to the Village Council on June 24, 2008 to remand the petition to the Plan Commission to consider the item based on changes to the site plan. The motion was approved by the Council on July 1, 2008; however, the petitioner withdrew the petition prior to Plan Commission reconsideration.

Meeting minutes from the following meetings are provided as attachments:

- Minutes of the September 10, 2007 Plan Commission meeting
- Minutes of the June 24, 2008 Village Council workshop regarding consideration of motion to remand the item
- Minutes of the July 1, 2008 Village Council during which the Village Council voted to approve a motion remanding the item to the Plan Commission

ATTACHMENTS

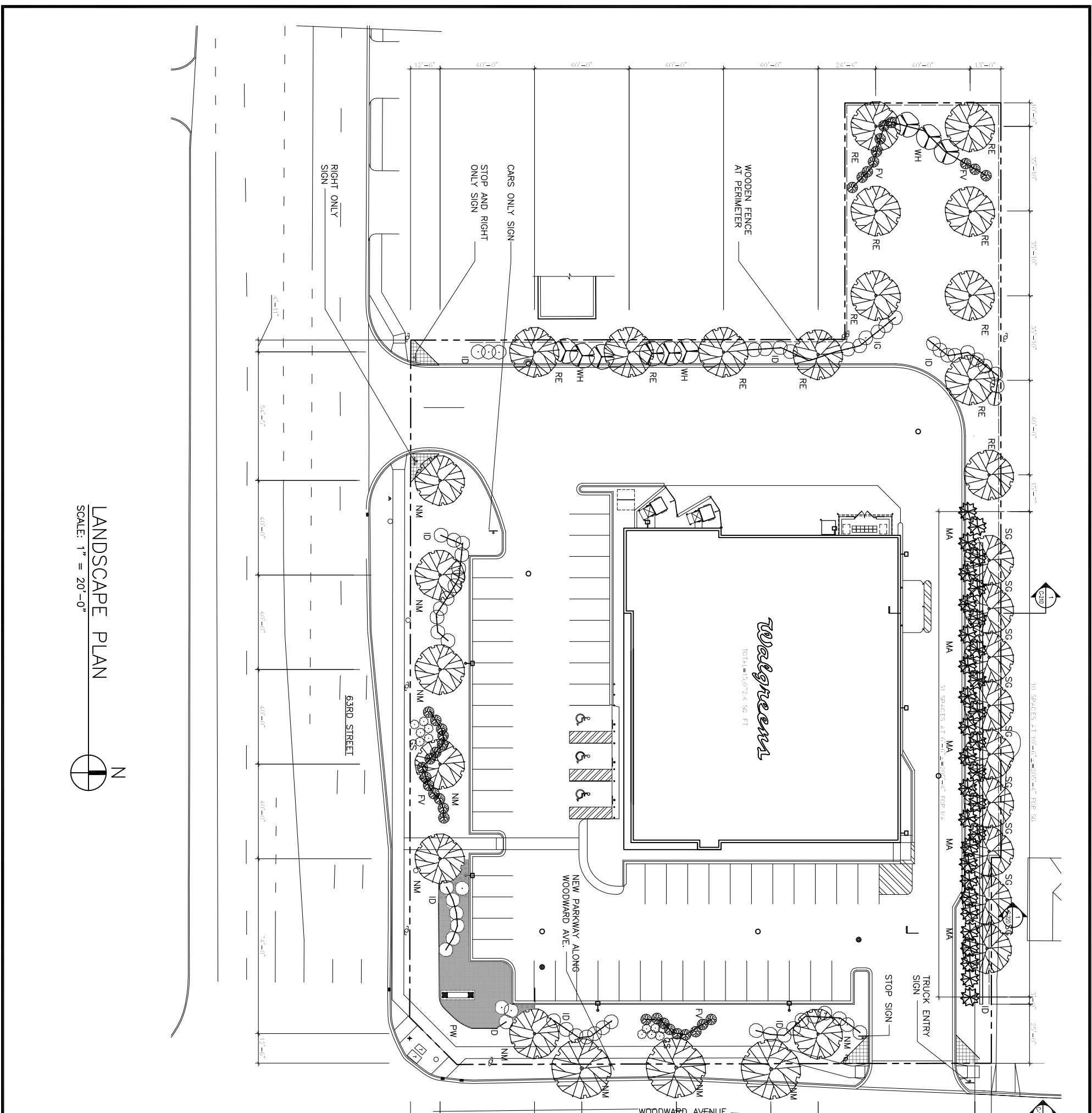
Revised Landscaping Plan

Email and Traffic Consultant Memo regarding Turn Restrictions

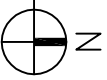
Map showing Boundaries of Indian Trail School

Site Plans for other Walgreens and CVS locations

Agenda Items and Meeting Minutes regarding 63rd and Leonard Petition



LANDSCAPE PLAN



SCALE: 1" = 20'-0"

LANDSCAPING LEGEND (QUANTITIES AS SHOWN)

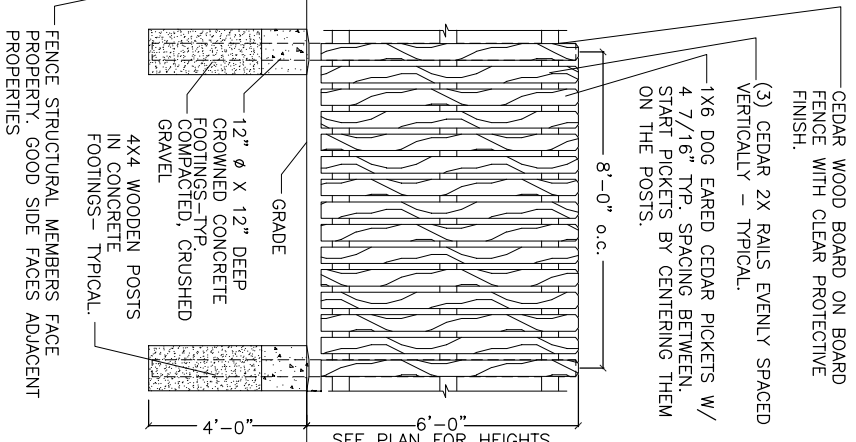
SYMBOL	TAG	COMMON NAME	BOTANICAL NAME	QUANTITY	REMARKS
○	GS	GRASS	RHUS AROMATICA 'GR0-LOW'	12	DECORATIVE PLANTING PAINTED IN GROUPINGS.
■	PW	PERIWINKLE	VINCA MINOR	-	GROUNDCOVER
○	ID	ISANT	CORNUS SERICEA 'ISANT'	52	FRONT HEIGHT 30"
○	FV	FRAGRANT VIBURNUM	VIBURNUM x CARLISCHALUM	34	FRONT HEIGHT 30" BACK/SIDE HEIGHT 48"
○	WH	WASHINGTON HARTHORNE	GRATISSUS PHASOPHYUM	9	ORNAAMENTAL TREE-SPRING DIG ONLY
○	RE	REAL SMOOTHLEAF	ULMUS CARPINIFOLIA 'REAL'	12	SHADE TREE-SPRING DIG ONLY
○	NM	EMERALD QUEEN NORWAY MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'	10	SPRING DIG ONLY
○	MA	MISSION ARBORVITAE	THUJA OCCIDENTALIS 'TECHNIT'	32	EVERGREEN TREES-SPRING DIG ONLY
○	SG	SWEET GUM	LIQUIDAMBAR STYRACIFLUA 'LANE ROBERTS'	9	SPRING DIG ONLY
	TOTALS			170	

PERIMETER CALCULATIONS

PERIMETER LINEAL FEET = 1301 LINEAL FEET
 DRIVEWAY LINEAL FEET = 72 LINEAL FEET
 TOTAL PERIMETER LINEAL FEET = 1229 LINEAL FEET

LANDSCAPER HAS NOT YET BEEN SELECTED. NAME AND CONTACT INFORMATION OF LANDSCAPER SHALL BE FORWARDED TO THE VILLAGE OF DOWNERS GROVE AS TIME THAT LANDSCAPE CONTRACT IS AWARDED. THE TIME OF PLANTING TO BE DETERMINED.

6'-0" HIGH WOODEN FENCE DETAIL



63RD AND W., LLC.

FOR PLAN COMMISSION MEETING

DRAWING NO. L-100

DRAWING TITLE: LANDSCAPE SITE PLAN
 STORE NUMBER XXXX
Walgreens
 W. 63RD STREET & WOODWARD AVE.
 DOWNERS GROVE, ILLINOIS

NO.	DATE	DESCRIPTION	CONST.
02-07-12		FOR COUNSEL MEETING	
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.
 5840 W. TOLBY AVENUE STE 340
 DEERFIELD, IL 60015
 PHONE: (847) 647-2441
 FAX: (847) 647-2488
 E-MAIL: AC.ALEXANDER@ACALEXANDER.COM
 AIA 206 # 2005



Deitch, Allison

From: Dabareiner, Tom
Sent: Friday, February 17, 2012 1:22 PM
To: Fieldman, David; Deitch, Allison
Subject: Walgreens access requirement email

From: Zack.Church@walgreens.com [mailto:Zack.Church@walgreens.com]
Sent: Friday, February 17, 2012 12:53 PM
To: Agosto, David
Subject: Re: NWC of 63rd & Woodward - Required Access

David,

As discussed this morning, Walgreens is requiring and will condition the approval of this location on Full access on Woodward and a Full In / Right Out on 63rd.

Thanks

Zackary W. Church
Senior Real Estate Manager

Colorado, New Mexico, Utah,
Wyoming, Texas(El Paso), Arizona (Northern)

Walgreen Co.
106 Wilmot Rd., MS#1640
Deerfield, IL 60015
847 315 4928 office
847 315 4078 fax

Neither Walgreen Co. nor any of its subsidiaries shall be bound by or to any lease, purchase and/or sale agreement, contract or any other instrument or modification thereof, nor to any oral statement made by any person, unless the same has been reduced to writing and signed by an officer of Walgreen Co. or of its appropriate subsidiary.

850 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

820 Lakeside Drive, Suite 5, Gurnee, IL 60031

TEL 847.855.1100 ■ FAX 847.855.1115

www.gha-engineers.com

Memorandum

To: **Gene Gaudio and David Agosto**
63rd & W LLC

From: Bill Grieve *BG*

Date: February 17, 2012

Subject: *Proposed Walgreens*
63rd Street @ Woodward Avenue – NW Corner
Downers Grove, Illinois

Based on the discussion at the February 7, 2012 Village Board meeting and staff review, GEWALT HAMILTON ASSOCIATES, INC. (GHA) and the entire project team was asked to revisit access to the site on both Woodward Avenue and 63rd Street. I offer the following information for your consideration...

Woodward Avenue

- One full access drive at the north end of the Walgreens site is proposed on Woodward. Maintaining full access on Woodward is very important to allow those trips generated in the neighborhood to return home without having to travel out onto 63rd Street. It should be remembered that there are already neighborhood trips being generated by the existing Walgreens just two blocks to the west.
- As noted in the GHA Traffic Impact Study (TIS) dated October 31, 2011 (revised), Woodward already serves as a neighborhood traffic “collector” north of 63rd Street. The classification as a collector route is confirmed by the traffic counts conducted by both DuPage County and GHA which indicate that Woodward is carrying about 2800 vehicles per day (vpd) north of 63rd Street. In comparison, a “local” street typically carries less than 1000 vehicles per day.
- Based on Institute of Transportation Engineers (ITE) published data, Walgreens will generate about 1300 trips on a daily basis. But about 50% of them will not be new, but rather will be “pass-by” in nature, such as a resident to the north on Woodward stopping at Walgreens on the way home from work to pick up a previously called in prescription.
- The GHA TIS indicates that 10% of Walgreens traffic will be oriented to/ from the north on Woodward. This represents 130 driveway trips or 65 new trips arriving from (right turn into Walgreens) and departing to (left turn out from Walgreens) the north in an entire day. This represents a minimal 2% increase over the existing daily traffic volume that this neighborhood collector already carries of about 2800 vehicles per day (vpd).

*Proposed Walgreens
Downers Grove, Illinois*

- Another traffic impact test would be to check the impacts on Woodward north of the site during the busy weekday evening peak hour. The TIS indicates that about 10 vehicles would enter from the north and 10 vehicles would exit left from Walgreens. These volumes represent 1 vehicle every 6 minutes turning in/out of Walgreens. If the ITE pass-by discount is considered, the new vehicle traffic impact on Woodward north of the site is only 5 vehicles in each direction or 1 vehicle every 12 minutes.
- Finally, the GHA vehicle sight distance tests at the drive location clearly concludes that there is more than adequate visibility along Woodward for both northbound left turns in and exiting left turns out.

Key Finding. We believe that the above information clearly demonstrates that left turns out from the Walgreens can be made without negatively impacting traffic operations on Woodward north of the site.

63rd Street

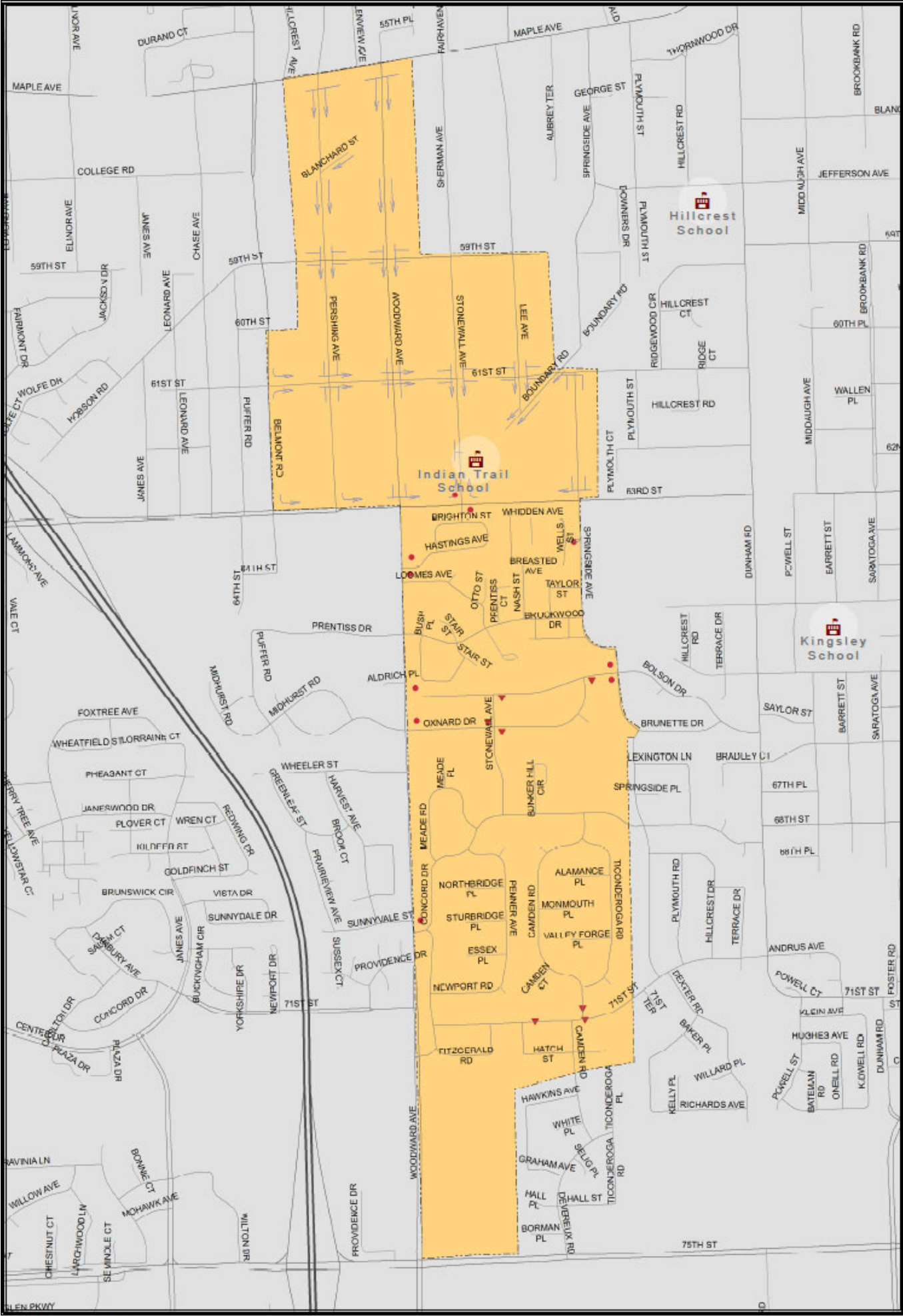
- Vehicles leaving Walgreens and destined to the south or east can readily exit Woodward Avenue via a right turn. Thus it may make sense to also prohibit left turns out via signage at the access on 63rd Street.
- However, we believe it is very important to still allow eastbound left turns into the site from 63rd Street. Our Traffic Impact Study (TIS) indicates that about 25% of Walgreens traffic would approach from the west on 63rd Street. Without left turns in, all of these vehicles would be forced to make a left turn at Woodward, and then make another left turn into the site. The inconvenience of the additional left turn maneuver could hinder business. And the additional traffic load through the 63rd Street / Woodward Avenue and on Woodward Avenue along the site would be unnecessary and unwanted.

* * * * *

This memorandum prepared by:



William C. Grieve, P.E., PTOE
Senior Transportation Engineer



1 inch equals 900 Feet

- Legend**
- ◆ CROSSING GUARD
 - STOP SIGN
 - ▼ YIELD SIGN



Indian Trail School Map



**GEWALT HAMILTON
ASSOCIATES, INC.**

DATE: 08/08/2011 10:00 AM

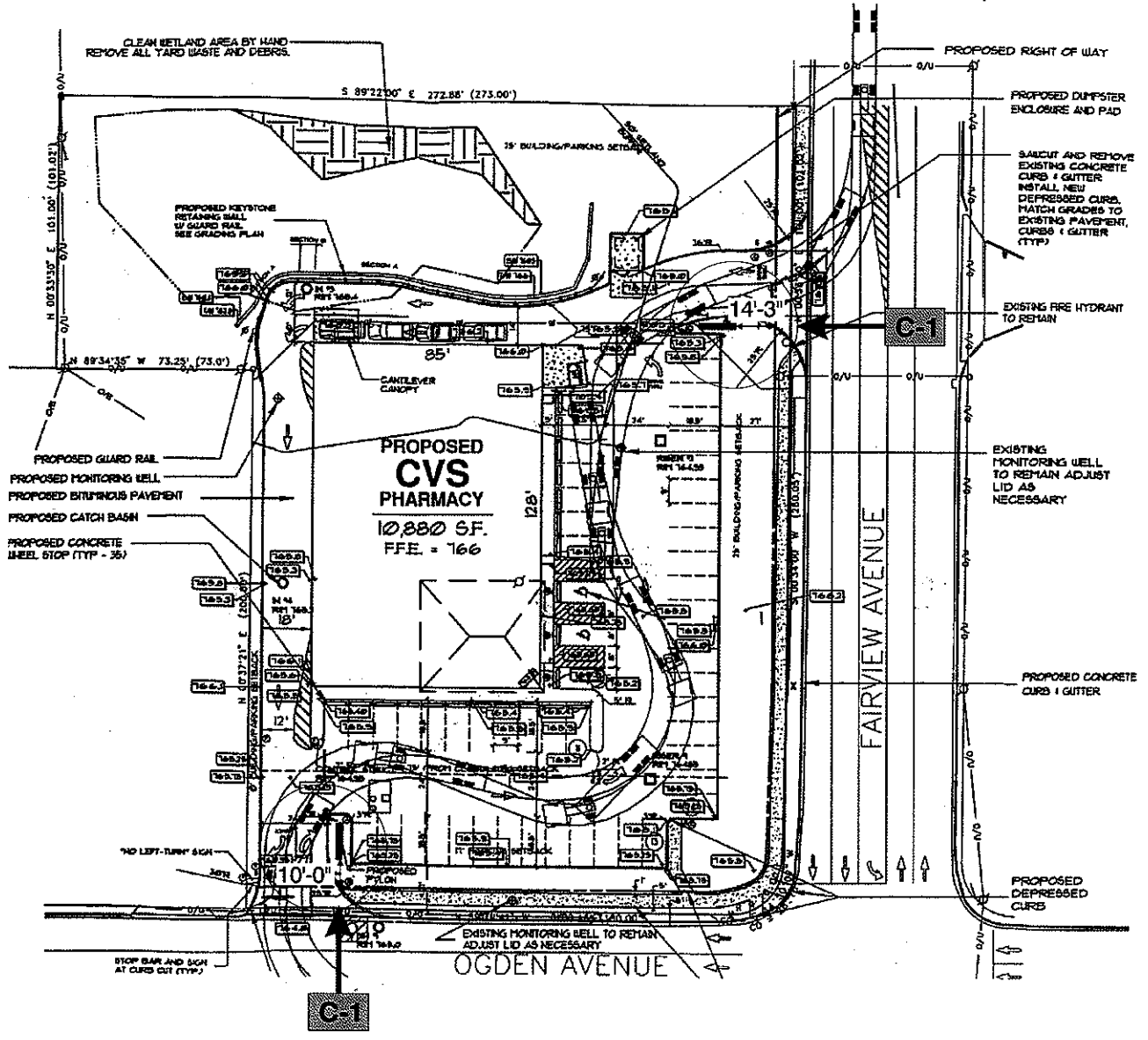
SITE PLAN W/ PROPOSED SIGNAGE

STORE #2903
400 OGDEN AVE.
DOWNERS GROVE, IL 60515

RECEIVED

FEB 4 2004

Planning and Community
Development



scale 1"=60'





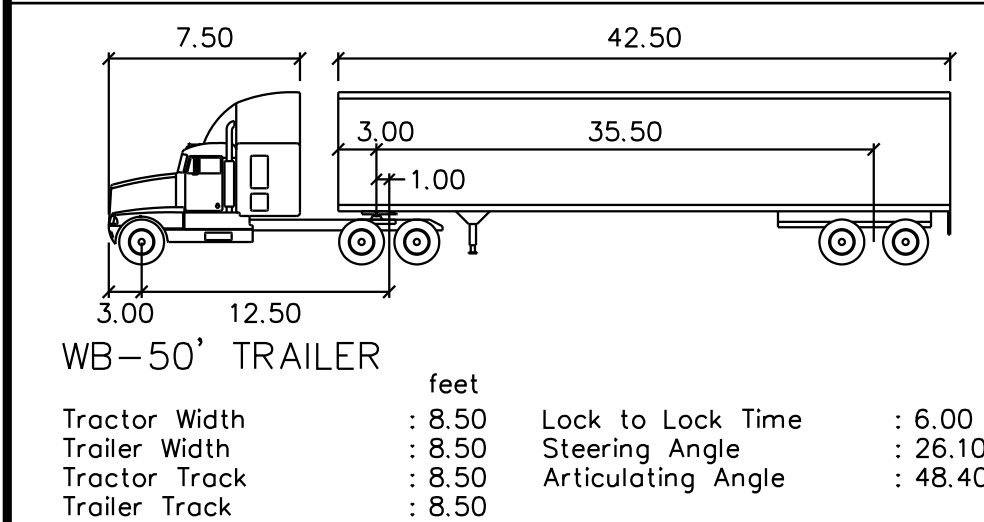
VICINITY MAP
SITE RISK ASSESSMENT

1. A WB-50 DELIVERY TRUCK WAS USED DUE TO RESTRICTED ACCESS.
2. ZONING INFORMATION IS BASED ON V3'S INTERPRETATION OF THE AVAILABLE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND ZONING MAPS (DATED 2007). IT IS THE DEVELOPER/ OWNERS RESPONSIBILITY TO DETERMINE ZONING APPROVAL PROCESS AND REQUIREMENTS.
3. PROPERTY DIMENSIONS SHALL BE VERIFIED BY A BOUNDARY SURVEY.
4. INFORMATION REQUESTED FROM DEPT OF SEWERS REGARDING DETENTION REQUIREMENTS.
5. GRADE ELEVATIONS ARE PER VERBAL INFORMATION AND/OR PHOTOS.
6. DIMENSIONS ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED.
7. A 25' BUILDING SETBACK SHALL BE PROVIDED ALONG MAIN ST. FOR THE PROPOSED CVS/CAREMARK WITH A HEIGHT OF 20'.
8. THE PARKING SETBACK ALONG MAIN ST. SHALL BE THE MINIMUM DISTANCE MEASURED FROM THE EXISTING BACK OF CURB TO THE RIGHT OF WAY OF MAIN ST. THIS DISTANCE SHALL BE VERIFIED WITH A BOUNDARY & TOPOGRAPHIC SURVEY.
9. IT IS ANTICIPATED THAT NO ADDITIONAL DETENTION IS REQUIRED FOR THE PROPOSED IMPROVEMENTS.

ESTIMATING INFORMATION

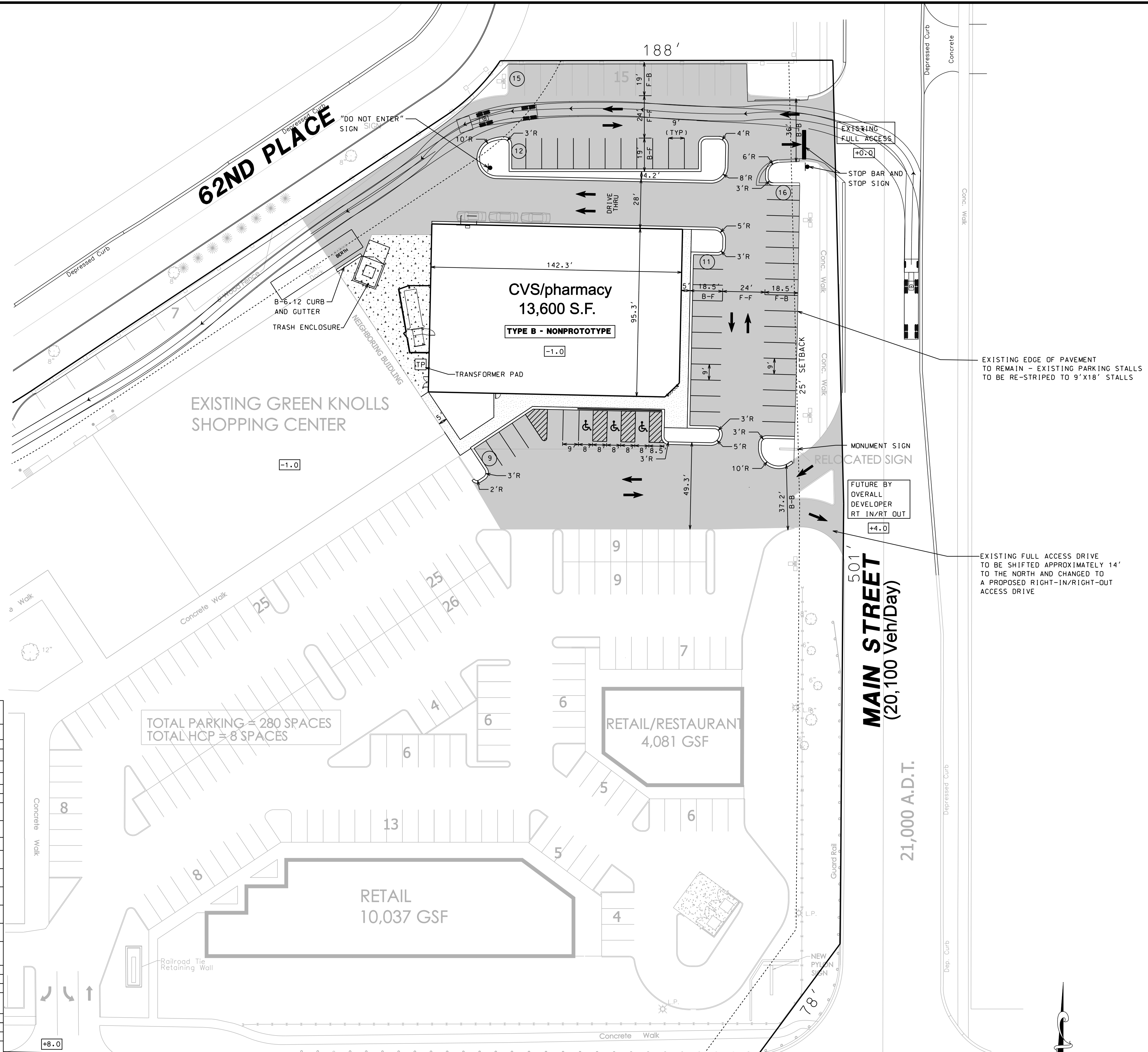
LANDSCAPE/ SCREENING/ IRRIGATION, SQ. FT.	N/A
CONC. WALKS AND PADS, SQ. FT.	1,925 SF
CONC. WALKS SQ. FT. (OFF-SITE PROPERTY)	N/A
CURBS AND GUTTERS, LIN. FT.	929 LF
PARKING LOT, SQ. FT. (INCLUDES CONC. APRON)	40,103 SF
RETAINING WALLS, LIN. FT.	N/A
EXCAVATION / CUT AND FILL, CUBIC YDS.	N/A
STORMWATER DETENTION EVALUATION:	N/A

* THE ABOVE INFORMATION IS BASED ON PRELIMINARY INFORMATION AND IS SUBJECT TO CHANGE.



SITE CRITERIA CHECKLIST

PROJECT DATA	
TOTAL SITE AREA	1.42 AC.
CVS PHARMACY	13,225 SF.
TOTAL PARKING REQUIRED	45 STALLS (1 STALL PER 300 S.F.)
TOTAL PARKING PROVIDED	63 STALLS
TOT. LOADING REQ'D	1 - 12'x55'
TOT. LOADING PROVIDED	1 - 12'x55'
LAND INFORMATION	
PARCEL NUMBER	
LAND LOT	N/A
BOUNDARY SURVEY	N/A
TOPOGRAPHICAL SURVEY	N/A
OFF SITE IMPROVEMENTS	N/A
TRAFFIC STUDY	N/A
OVERLAY DISTRICTS	N/A
ZONING INFORMATION	
EXISTING ZONING	B-2
PROPOSED ZONING	B-2
BUILDING HEIGHT LIMIT	MAX. 35' OR 3 STORIES
DOT INFORMATION	
CURB CUT PERMIT	N/A
MAJOR ROAD JURISDICTION	63RD ST. (DUPAGE COUNTY), MAIN ST. (DUPAGE COUNTY)
MINOR ROAD JURISDICTION	CARPENTER RD. (DOWNERS GROVE), 62ND PL. (DOWNERS GROVE)
LANDSCAPE INFORMATION	
SITE LANDSCAPING	DOES THE MUNICIPALITY REQUIRE LANDSCAPING, ANSWER YES OR NO. IF YES BRIEFLY DESCRIBE MUNICIPAL LANDSCAPING REGULATIONS.
	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN
UTILITY INFORMATION	
GAS AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN
ELECTRIC AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN
TELEPHONE AVAIL.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN
CABLE AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN
WATER AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN
SEWER AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN
STORM AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN



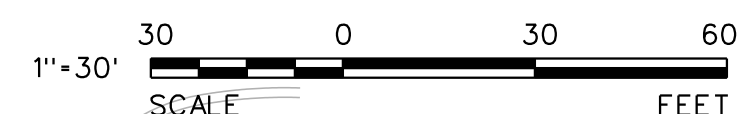
LANDSCAPE/SCREENING REQUIREMENTS

THIS SITE IS SUBJECT TO DEVELOPMENT UNDER THE VILLAGE OF DOWNERS GROVE LANDSCAPE ORDINANCE AND THE FOLLOWING MINIMUM REQUIREMENTS WILL APPLY:

1. ALL OPEN PARKING SHALL BE EFFECTIVELY SCREENED ON EACH SIDE ADJOINING OR FRONTING ON ANY PROPERTY SITUATED IN A RESIDENCE DISTRICT, BY A WALL, FENCE, OR DENSELY PLANTED, COMPACTED HEDGE NO LESS THAN FOUR (4) FEET NOR MORE THAN SIX (6) FEET IN HEIGHT. THE REQUIRED SCREENING FRONTING ON ANY SUCH PROPERTY SHALL CONFORM WITH THE SETBACK REQUIREMENTS OF THE DISTRICT IN WHICH THE PARKING AREA IS LOCATED.
2. ALL COMMERCIAL USES SHALL BE SCREENED FROM AN ADJACENT RESIDENTIAL USE WITH A SOLID FENCE, NOT LESS THAN SIX (6) FEET IN HEIGHT.
3. MINIMUM OF 10% LANDSCAPED, 50% OF 10% MUST BE IN FRONT YARD.

63RD STREET
(24,000 Veh/Day)

EXISTING TRAFFIC SIGNAL



V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

CONSULTANT:
M.E.P. CONSULTANTS

STRUCTURAL CONSULTANTS

ARCHITECT

LANDSCAPE CONSULTANTS

SEAL:

CVS CAREMARK CORPORATION

NORTHERN STORE NUMBER
63RD STREET & MAIN STREET
DOWNERS GROVE, ILLINOIS

G.B. ILLINOIS 2, LLC
600 EAST 96TH ST. SUITE 150
INDIANAPOLIS INDIANA 46240
PHONE (317) 705-8767
CONTACT: MEGAN LYTLE

1	REVISED PER OWNER'S COMMENTS	02-17-08
ISSUE	DESCRIPTION	DATE

LAYOUT COORD: KLS

PLANNING MGR. SCW

SCALE: AS SHOWN

DATE: 08-24-07

JOB NUMBER: 07188.04

TITLE:

CONCEPT SKETCH

SHEET NUMBER:

SK-1



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

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

SYNOPSIS

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

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the July 1, 2008, active agenda.

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

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

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

BACKGROUND

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

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

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

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

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

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

The project is summarized in the table below:

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

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

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

ATTACHMENTS

Request to Remand

Aerial Map

Site Plan

SCHAIN, BURNEY,
ROSS & CITRON, LTD.

LAW OFFICES

KATRIINA S. McGUIRE
Direct Dial (312) 422-7677
E-Mail: kmcguire@schainlaw.com

April 24, 2008

Suite 1910
222 North LaSalle Street
Chicago, Illinois 60601-1102
312-332-0200
Fax 312-332-4514

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

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

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

Dear Mr. O'Brien:

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

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

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

Very truly yours,

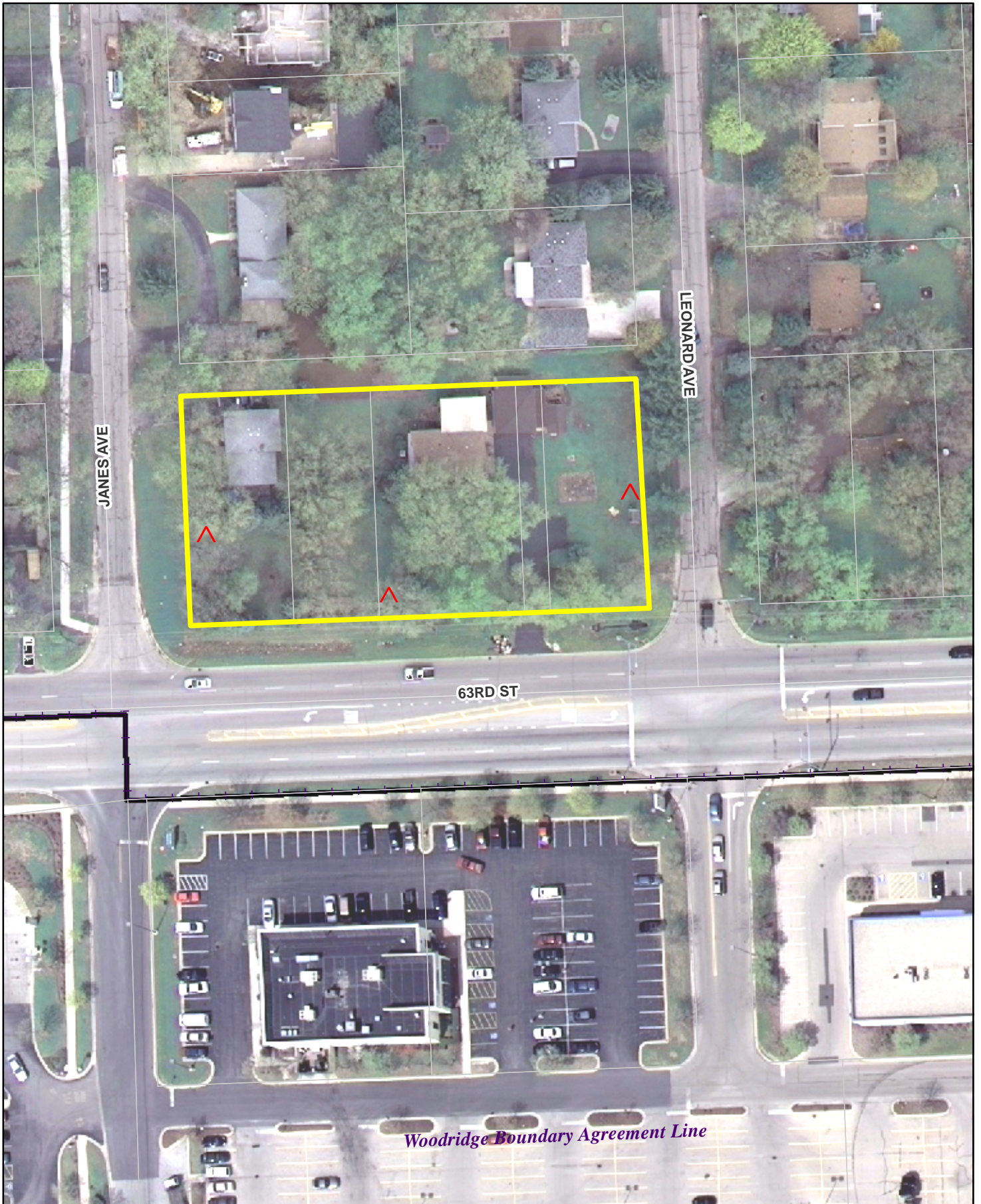
Katriina S. McGuire

Katriina S. McGuire

KSM/sd

cc: Steve Pagnotta
Jay Eck
Michael E. Ross

F:\KSM\Letters\2008\O'Brien-ltr-4-15-08.doc



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



VA CONSULTANTS
 Woodridge, IL 60517
 630.724.9100 phone
 630.724.9102 fax
 www.vac.com

REVISIONS

NO.	DATE	DESCRIPTION
1	07/07/03	ISSUED FOR PERMITTING
2	08/25/07	REVISED PER CITY COMMENTS
3	11/20/07	REVISED PER CITY COMMENTS
4	01/15/08	REVISED PER CITY COMMENTS
5	03/10/08	REVISED PER CITY COMMENTS
6	04/08/08	REVISED PER CITY COMMENTS
7	05/05/08	REVISED PER CITY COMMENTS
8	06/02/08	REVISED PER CITY COMMENTS
9	07/09/08	REVISED PER CITY COMMENTS
10	08/06/08	REVISED PER CITY COMMENTS
11	09/03/08	REVISED PER CITY COMMENTS
12	10/01/08	REVISED PER CITY COMMENTS
13	11/08/08	REVISED PER CITY COMMENTS
14	12/05/08	REVISED PER CITY COMMENTS
15	01/02/09	REVISED PER CITY COMMENTS
16	02/09/09	REVISED PER CITY COMMENTS
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41	03/06/11	REVISED PER CITY COMMENTS
42	04/03/11	REVISED PER CITY COMMENTS
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49	11/05/11	REVISED PER CITY COMMENTS
50	12/03/11	REVISED PER CITY COMMENTS
51	01/01/12	REVISED PER CITY COMMENTS
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54	04/03/12	REVISED PER CITY COMMENTS
55	05/01/12	REVISED PER CITY COMMENTS
56	06/08/12	REVISED PER CITY COMMENTS
57	07/06/12	REVISED PER CITY COMMENTS
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59	09/01/12	REVISED PER CITY COMMENTS
60	10/08/12	REVISED PER CITY COMMENTS
61	11/05/12	REVISED PER CITY COMMENTS
62	12/03/12	REVISED PER CITY COMMENTS
63	01/01/13	REVISED PER CITY COMMENTS
64	02/08/13	REVISED PER CITY COMMENTS
65	03/06/13	REVISED PER CITY COMMENTS
66	04/03/13	REVISED PER CITY COMMENTS
67	05/01/13	REVISED PER CITY COMMENTS
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69	07/06/13	REVISED PER CITY COMMENTS
70	08/03/13	REVISED PER CITY COMMENTS
71	09/01/13	REVISED PER CITY COMMENTS
72	10/08/13	REVISED PER CITY COMMENTS
73	11/05/13	REVISED PER CITY COMMENTS
74	12/03/13	REVISED PER CITY COMMENTS
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76	02/08/14	REVISED PER CITY COMMENTS
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83	09/01/14	REVISED PER CITY COMMENTS
84	10/08/14	REVISED PER CITY COMMENTS
85	11/05/14	REVISED PER CITY COMMENTS
86	12/03/14	REVISED PER CITY COMMENTS
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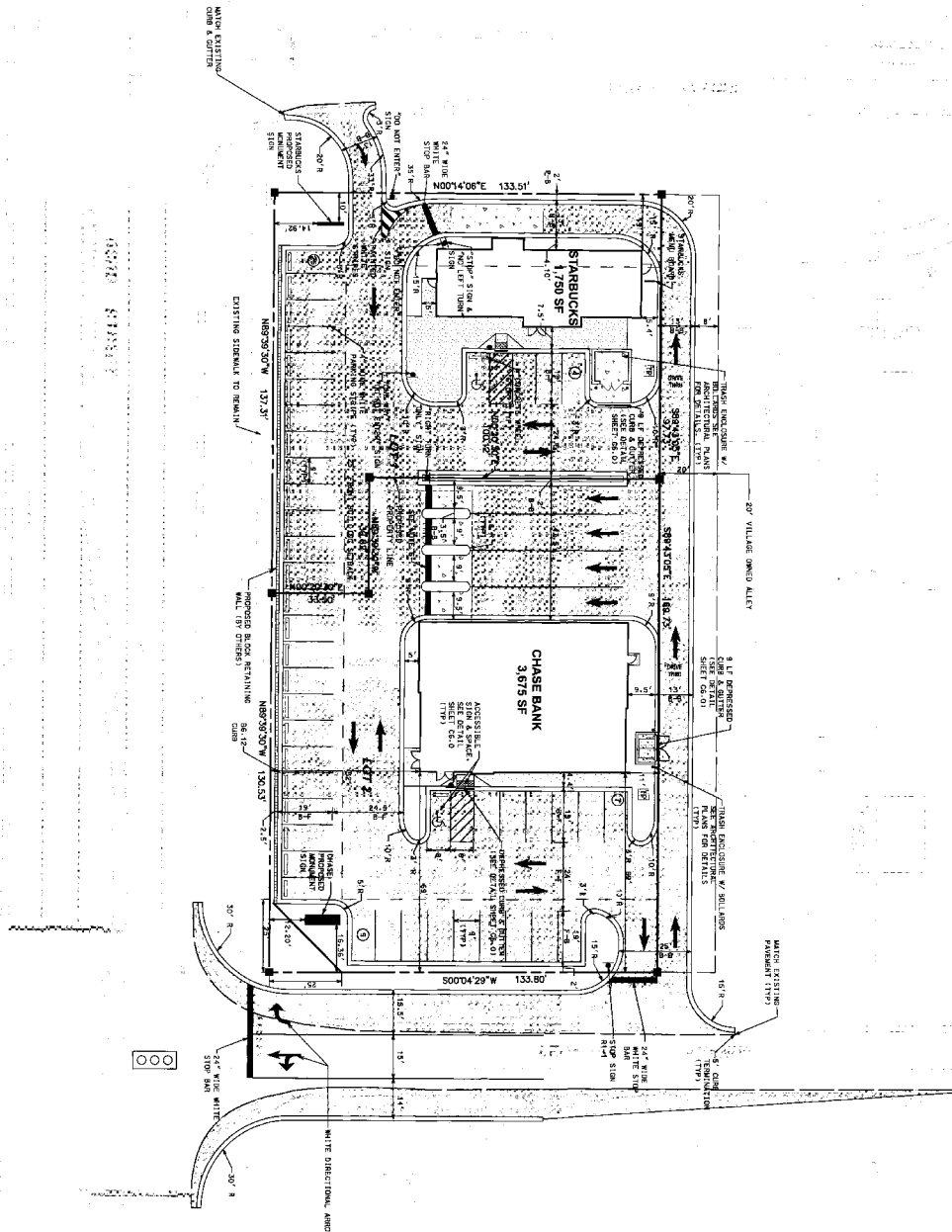
PROJ. NO. 07073
ISSUED FOR MFC
DATE 06-25-07
SCALE 1"=20'
PROJECT NAME DOMINERS GROVE

**BRADFORD
 63RD L.L.C.**

ILLINOIS

SITE PLAN

C3.0



SITE DATA

LOT 1	= 0.24 ACRES
AREA	= 10,500 SQ. FT.
PARKING	= 17 SPACES (1 SPACEMAN SR)
LOT 2	= 0.48 ACRES
BUILDING	= 8,375 SQ. FT.
PARKING	= 20 SPACES (10 SPACEMAN SR)
TOTAL	= 0.82 ACRES
AREA	= 36,000 SQ. FT.
PARKING	= 40 SPACES
REQUIREMENTS	
FRONT	25'
REAR	15.7'
SIDE	15.5'

PAVING LEGEND

REGULAR BITUMINOUS PAVEMENT

- 1" 1.5" BRITANNIA'S CONCRETE SURFACE COURSE (CLASS 1) OVER 4" AGGREGATE BASE COURSE (CLASS 1)

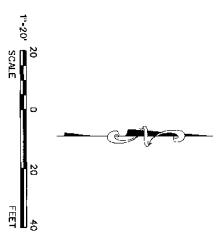
CONCRETE PAVEMENT

- 8" 8" F.P.C. CONCRETE PAVEMENT OVER 4" AGGREGATE BASE COURSE (CLASS 1)

CONCRETE SIDEWALK

- 4" 4" F.P.C. CONCRETE PAVEMENT OVER 4" AGGREGATE BASE COURSE (CLASS 1)

GRAVEL SHOULDER



June 24, 2008

Mayor Sandack called the Workshop meeting of the Village Council of the Village of Downers Grove to order at 7:00 p.m. in the Council Chambers of the Village Hall. The Mayor led the audience in the Pledge of Allegiance to the Flag.

Present: Mayor Ron Sandack; Commissioners Marilyn Schnell, Commissioner Martin Tully; William Waldack, Sean P. Durkin, Geoff Neustadt, Bruce Beckman; Acting Village Manager Dave Fieldman; Village Attorney Enza Petrarca; Deputy Village Clerk Linda Brown

Absent: Village Clerk April Holden

Visitors: **Press:** Catherine Leyden, Downers Grove Reporter **Residents:** Stan Urban, Every Day's a Sunday, 990 Warren; Austin Ruf, 848 Sheridan Place; Bob and Barbara J. Messler, 6245 Leonard; Mark Newey, 6295 Janes; Leonard and Mary Ann Atkins, 6204 Janes; Kathy Harmon, 6275 Janes; Aimele Beck and Judy Mueller, Elmhurst College; Joe and Evelyn Krol, 6147 Leonard; Paul Simonek and Dawn Stella, 6250 Leonard, Charles and Charlene Stella, 6240 Leonard; Craig and Dawn Bowlin, 6251 Leonard; Mark Thoman, 1109 61st Street; John Berberet, 2430 61st Street; Mike Ford, 6300 Leonard; Dale Banfi, 2420 61st Street; Frank and Barbara Bayro, 6140 Leonard; Michael Cowden, 6121 Leonard; Martha and Sean Harnik; Bill and Robin Lapacek, 6150 Leonard; Christine Fregeau, 1918 Elmore; Marge Earl, 4720 Florence; Gordon Goodman, 5834 Middaugh **Staff:** Tom Dabareiner, Director, Community Development; Robin Weaver, Interim Director, Public Works; Mike Millette, Deputy Director Public Works; Doug Kozlowski, Director, Communications; Mike Baker, Assistant Village Manager; Megan Bourke, Management Analyst

Mayor Sandack explained that Council Workshop meetings are held the second and fourth Tuesdays at 7:00 p.m. The meetings are video taped live and for later cable cast over cable channel 6.

The Workshop meeting is intended to provide Council and the public with an appropriate forum for informal discussion of any items intended for future Council consideration or just for general information. No formal action is taken at Workshop meetings.

The public is invited to attend and encouraged to comment or ask questions in an informal manner on any of the items being discussed or on any other subject. The agenda is created to provide a guideline for discussion.

MANAGER

1. Active Agenda and Informational Items: Acting Village Manager David Fieldman reviewed each of the Active Agenda items for comments or questions by the Village Council and the general public.

a. **One-Day Parking Permit Changes.** Manager Fieldman reported on a change to the one-day parking permit system. Lot L, the lot outside of Village Hall is often filled with one-day permit holders, who are displacing people holding quarterly permits. A change was made recently at the managerial level, to provide Level 5 of the parking deck for one-day parking permit holders. Permits can be purchased now at 8:00 a.m. at Village Hall.

b. **Zoning Ordinance Text Amendment.** Mr. Fieldman asked Tom Dabareiner, Director, Community Development to comment on this item.

Tom Dabareiner, Director, Community Development explained proposed changes to Chapter 28 of the Zoning Ordinance. The changes fall under three categories: 1) current enforcement process; 2) clarification of language; and 3) change of definitions. He explained that the changes include off-street parking for RV's, requiring that they be placed on paved surfaces, and permitting temporary storage of RV's for up to ten days in residential driveways. They have added language that says anything not specifically permitted is prohibited. But, changes to the text can still be requested. In addition, the time limit for noncommercial signs, such as political signs or crop walk signs in residential districts has been lifted. Temporary commercial signs have been limited to an 8 week period, per year, per lot.

Regarding clarification of language, Mr. Dabareiner said that references to the Downtown Business and Downtown Transition districts are added, as is the term "Wine Boutique" for a permitted use; shared parking rules are clarified, as are the regulations for development on existing flag lots. The amendment reinstates smaller contractor signs, such as house painters, etc., and temporary banners are not permitted above the second floor.

Commissioner Beckman asked about shared use of religious facilities for parking, such as near South High School and Mr. Dabareiner responded that shared parking is allowed where the uses do not conflict in terms of peak and off-peak times. They would have to meet certain criteria.

Commissioner Tully asked about the comment that anything prohibited would not necessarily be removed from consideration, and he asked that the comment be clarified. If it is prohibited, it would be removed and Mr. Dabareiner said that was correct.

Commissioner Tully then requested that when a series of amendments of various types are contemplated, that a list of real life examples be included, such as practices currently permitted that would be prohibited, and vice versa.

The Mayor explained that many changes have been made to the Code, and these amendments are made to make the code easier to read and simpler to follow. He then said it would be good to have an intermediary step to cover items that can be handled administratively and placed on the Consent Agenda to move them through smoothly. He then commented on a typo on Page 18 in the DT shaded area.

Chris Fregeau, 1918 Elmore, asked that the green sheets for next week include the real life examples Commissioner Tully referred to earlier.

c. Remand to the Plan Commission: **Rezoning, Planned Development with Variations, Special Uses for Drive-Through and Outdoor Cafes and a Plat of Subdivision – 63rd Street and Leonard Avenue.**

The Manager said that the subject property is on the north side of 63rd Street. In September of 2007, the petitioner requested approval of this development, and the Plan Commission voted unanimously to deny the petition. Since then, the petitioner has attempted to address the issues raised by the Plan Commission, and has requested an opportunity to have this remanded to the Plan Commission so they can address the issues in question with new information.

The Mayor asked for comments from the public.

Kathy Harmon , 6275 Janes Avenue, said her property would be north of the development in question. She said her family has been there since 1990 when the Target/Thornton development was a field. She said the local residents signed a petition against remanding this back to the Plan Commission. The only new information is that the Starbuck's dropped out of the potential development.

Property values would be negatively impacted and the development would make the traffic situation worse. She said that three days after the Plan Commission meeting in 2007, there was a major accident at 63rd and I-355, turning Janes and Leonard into a major traffic problem with speeding and by-pass traffic. The Plan Commission has already stated that this development would change the character of the neighborhood and voted unanimously to deny the petition. Ms. Harmon stated this development does not belong in that location, and they should move it to Meadowbrook.

Paul Simonek , 6250 Leonard Avenue, said he would be adjacent to the proposed development. At the Plan Commission meeting it was stated that the setback is minimal, and the changes would put the development closer to his home. The site is too small for a commercial development, and would result in increased accidents. There are residential dwellings on three sides of the site, and the development would decrease the value of the homes in the community. Mr. Simonek said that the property to the south is the only buffer to the 63rd Street commercial area and the heavy traffic, and no privacy fence will ease the pain to the residents. He said a privacy fence will take away the open feeling of the community. His property is on higher ground and a privacy fence will not eliminate seeing the development from his home. He can hear Thornton gas station from his home now, which is about 1/8 mile away from his home. When he first moved to Downers Grove he attempted to obtain a portion of the alleyway and could not, yet the commercial development will be able to acquire this land and use it as an access/exit. He added that his driveway is used as a turnaround at least five to ten times a day. Putting this development in will add more even more wear and tear on his driveway.

Mayor Sandack explained that the plan itself is not before the Council next week. The item before the Council is whether or not to approve the petitioner's request to remand this plan to the Plan Commission to consider additional information.

Mark Newey , 6295 Janes, owner of the subject property, said he feels that for the Village's purposes it would be better to be developed. It is zoned R-1, but it is perfect for commercial use. He doesn't believe this would depreciate the neighborhood. He has watched the Village grow since 1973. The streets aren't wide enough now and he would support widening the streets and making them one way. He does not believe this would hurt the neighborhood.

Leonard Atkins , 6204 Janes, commented that across the street it is commercial with a Blockbuster Video. It doesn't matter what the board approves. Once a business is permitted, the zoning remains the same. The other side of 63rd Street is commercial. He doesn't appreciate looking at the back of a business from his home. The developer has lawyers and experts on their side, and the residents need their elected Village officials to help by representing them. They would like to see a piece of Downers Grove remain residential with a small town atmosphere. He noted that there are four banks in one block. The development at 63rd and Woodward brings the neighborhood down. Mr. Atkins noted that the Plan Commission looked at this and already turned it down.

Barb Messler , 6245 Leonard, referred to the old film "Mr. Smith Goes to Washington" wherein the main character had the power of persuasion and people to write a script for him. She feels like an ant trying to move a mountain. They have been through this before and she feels like they are always being forced to try and defend themselves. This area has been residential before it was part of Downers Grove. There are few homes there less than 30 years old. To change this and pull the residential atmosphere out from under the residents is grossly unfair. The people in the community paid their taxes, supported the schools, shopped in this town and elected the Council; and they need the Council to represent them. The residents need the officials to represent them. It is unfair for one or two businesses to make money at the expense of others. She asked that the Council consider what would be good for the area.

Michael Cowden , 6121 Leonard Avenue asked that the Council not remand this to the Plan Commission for the reasons already mentioned. Leonard is a narrow road, with many children on the street and no sidewalks. The nefarious activities of bankers evidenced by the current mortgage crisis should be evidence enough.

Dale Banfi , 2420 61st Street, said his main concern is they are proposing a development where customers will turn down a residential street to enter the facility, and that is wrong. The site is not large enough. He noted that the plaza down the street is half empty. The subject area is zoned residential and he asked them to keep it residential. If they want to develop the area, put up homes.

Charles Stella , 6240 Leonard, said his property is two parcels away from the proposed development. He has lived there since 1966, and he recommends that they do not remand this to the Plan Commission. The thing that bothers him is that the 20-foot alleyway is not divided up among the residents to turn into something enjoyable. He said he thought this was done in the past with 62nd Street where the alley area was given to the residents. Mr. Stella said that area traffic is bad, and the streets are hilly which makes visibility difficult. Nobody follows the speed limit. He chose to stay here when he retired, and he would like to see the neighborhood kept as it is.

The Mayor asked the petitioner if they had anything to say.

John Schoditsch, Bradford Realty, said that they have made changes to the site plan. The last meeting with the Plan Commission didn't go as well as they hoped. They asked for a continuance and they were denied the continuance. He said the Comprehensive Plan was developed when 63rd street wasn't signalized or developed. He said that they understand the resident issues. There is a new retailer involved and the Chase Bank is doing very well. They want to present the changes to the plan to the Plan Commission.

The Mayor clarified that this is a procedural question asking the Council to send the matter back to the Plan Commission because the petitioners say they have new materials, information or plan design. The Council is not voting on the plan, but only on whether or not to remand it to the Plan Commission.

Commissioner Schnell said this is the second time that the Council has been asked to remand something back to the Plan Commission in the last month. Her concern is that when they remand it, does it send a message to the residents that this is an attempt on the part of the developer to wear the residents down. This was evidenced with the Fairview Village issue. The Future Land Use Map is just that. Traffic studies should have been addressed when this first came before the Plan Commission. She is concerned that the Council is being asked to do this twice. The information should have been presented to the Plan Commission at the initial meeting. Commissioner Schnell said that the current development is not in question. It appears to be a regurgitation of information on the part of the developer until the Plan Commission agrees. Unless there is other new information, she has strong reservations and is inclined not to remand this to the Plan Commission.

Commissioner Waldack thanked the residents for coming out and expressing their concerns. However, this is a matter of process more than anything else. He said in the packet they have minimal information as to the detail since it is not about the project, but about the process. If this were a different neighborhood in a different area, and the developer wanted to go back to the Plan Commission after a denial, it would be due process to remand the petition. He indicated that this is not merit based. Elected officials must be fair to all the residents and the developers. He wanted to make sure that if this is remanded, everyone who attended the original Plan Commission meeting would be made aware of another hearing. Manager Fieldman said it would be a new hearing and requires full notification.

Commissioner Neustadt asked if this were remanded, would the minutes of the original Plan Commission meeting, including the resident petition, be included in the information. Manager Fieldman said that everything would be entered into the record.

Commissioner Tully said as others have pointed out, there is no fight tonight, but this is a question of rescheduling the event. The materials are not even before the Council. He asked staff about the process and the difference between a remand, or a withdrawal and reapplication. If they were to deny the remand and withdraw the petition, what would be the difference. Manager Fieldman said that he and the Village Attorney agree that the primary difference is the timing requirement. They will check but believe there is a one-year waiting period to re-file the petition.

Commissioner Tully said that was important information to receive. He noted that if this was something like a gazebo on a residential property, it would be remanded. All of the historical information will be made known. If residents don't show up for the next meeting, their comments from the previous meeting will still be on record. He said that the Council has granted this type of request many times before under many different circumstances.

Commissioner Tully then added that this is a classic example of why the Village needs to have a Comprehensive Plan. The Future Land Use Map shows this area as residential; yet that doesn't mean someone can't come before the Council and request a change. That is what the petitioner is doing. Even if something is prohibited, a change can be requested. With the Comprehensive Plan, everyone including residents and future developers could look at the plan and see what is intended for a specific area. The Ogden Avenue Master Plan, for example, contemplates that residential parcels along Ogden Avenue will at some future time be acquired to allow for deeper lots along Ogden Avenue. It will not longer be the Ogden Avenue of 1950. For a village to survive and thrive in the face of tough competition and a brutal economic climate, they must do things to keep their heads above water. That is why they must have a plan for the entire community. Any commercial corridor would be covered, and people would at least know what would be coming. He agreed that these issues are difficult, and a Comprehensive Plan is necessary.

Commissioner Beckman noted that he and his wife own vacation property in Michigan. It is a cottage and the local municipality has decided that property is deemed to be commercial in the future. They know going into this that there will be a significant change, and they have to move forward with that comprehensive plan. Regarding the item before this Council, he sees this as a policy question and a fair chance should be given to the developer to present additional information to the Plan Commission for consideration.

The Mayor said that the concept of the Comprehensive Plan is the bedrock legal document upon which planning develops. The Village has not had one since the 1960s. Staff has initiated the process for a Comprehensive Plan and the Village will move ahead on that. This subject petition is to remand their request to the Plan Commission. Historically, the Village has afforded petitioners the opportunity to provide new information to the Plan Commission. The Plan Commission knows the history and how they voted. If this remand was not done, the petitioner would simply withdraw their petition and submit it again. He asked procedurally about the 90 day rule of advancement. Manager Fieldman said that the petition must make its way from the Plan Commission to the Council within the 90 days, unless the petitioner and Director of Community Development are in agreement to extend that time limit. That is covered in this instance. The Mayor said that in this instance the Plan Commission rejected the petition in September of 2007. However, discussions between petitioner and staff resulted in a stay of the 90 day rule. He believes it is best to remand this back to the Plan Commission, since it would make no sense not to afford a petitioner the opportunity to present their case. The Mayor said that this will be reviewed on the basis of its merits, and every person who wants to make their feelings known on this case will be heard. The Council will make the decision that they feel is best for the Village as a whole, based on all of the evidence presented by the petitioner and the public. He assured the public that the Council takes its responsibility very seriously and will hear everyone who wishes to be heard.

3. Consent Agenda Items

Bid: Prentiss Creek Subwatershed B Storm Sewer Improvements, Fairmount Storm Sewer Repairs and Sunridge Subdivision Watermain Replacement (CIP Projects SW-034, DR-015, & WA-016)

The Manager said that the first two items are both stormwater projects and are significantly under budget. He asked Public Works Director Robin Weaver to provide background information.

Robin Weaver, Interim Public Works Director, explained that these projects include the Prentiss Creek and Fairmount watershed projects. The award would be \$3.2 million to Brothers Asphalt Paving of Addison, to include the resurfacing and improvement of the roadway condition. She said the improvements include replacement of watermain in the Sunridge Subdivision, replacement and restoration of the storm sewer on Fairmount, and 7,000 lineal feet of 8 inch diameter watermain replacement of the existing 6 inch watermain. This would improve the storage capacity and drainage. She noted that the main improvement would be done once work at McCollum Park is accomplished.

The Mayor said that using the bundling concept, and doing more than one project at a time is good and less disruptive.

b. Bid: Dunham Place Stormwater Improvements (SW-032).

Director Weaver then referred to the Dunham Place Subdivision stormwater improvements at a cost of \$63,000. They were able to study the area and recommend this project; however there were other requests such as engineering this fall rather than next spring. They are seeking to add to the existing budget \$5,000 to alleviate neighborhood yard flooding.

Commissioner Schnell asked if they are going to begin advertising this program so that people know it exists. Director Weaver said that they have already received many requests, and staff will meet with multiple households to determine what is needed. At that meeting they mention the \$1,000 reimbursement aspect of the program. Ms. Weaver said that this is a 20-30 year program and some of the requests must wait until there is more capacity. She noted that it is to the public benefit.

Commissioner Beckman commented that this is the type of problem he likes when they discover that things are not as bad as originally expected. He then asked about Farmingdale which is not that old an area, and is it indicative of what they may find further on in the development. Ms. Weaver responded that this is a fairly unique circumstance in that they initially thought the pipe was back pitched. It was not placed wrong, but is working properly, and is not indicative of the standards of the time or age of the system. Conversely, on Fairmount there is a clay pipe with several sinkholes that can be slip-lined rather than fully replaced. She does not think this is an age-related thing. She noted this will be an interesting trend to watch.

Purchase of Speed Cushions.

The Manager said the Village has \$100,000 in the budget for traffic calming purchases, and over \$12,000 worth of speed cushions has already been purchased. Staff is requesting approval for another \$41,310 worth of cushions. This will allow placing speed cushions throughout the town in response to resident requests already placed.

Commissioner Durkin said he received e-mails in support of this. He is grateful to see this moving forward. He said it is important to re-educate drivers as to the speed limits in residential areas and he supports this.

Commissioner Neustadt said he also favors this, but asked for an update from the Police Department as to what other tools may be available for traffic calming, other than speed cushions.

Dissolution of Westmont Surface Water Protection District.

Manager Fieldman said this District serves the stormwater needs of some residents on the east side of the Village, as well as areas in the Village of Westmont, and in the unincorporated area of DuPage County. This comprises about 400 Village parcels. The existing District has 600 properties in it and has the ability to levy, and has levied, a tax, but is subject to tax limits. It does not have the funds to handle the stormwater issues. The first step in the dissolution allows Downers Grove, Westmont and DuPage County to urge dissolution of the District to better serve the residents.

Commissioner Tully said this action is long overdue. These citizens of Downers Grove have been in limbo and underserved. He believes it is not right to leave a portion of residents out of stormwater projects. He asked about the revenue currently being paid into the Westmont Surface Water Protection District. Manager Fieldman said if the District is dissolved, the revenue would be eliminated. The money has been spent on normal routine maintenance, attorneys' fees and consulting engineers' fees. They do not know how much is left and the District has been asked to provide an audit. He said that if this passes, the County and Westmont would work with the Village to seek funding opportunities. The County has already done some stormwater planning for the area.

Commissioner Schnell said that the residents will get the benefits, but are also paying taxes for this.

Commissioner Waldack said this is a fantastic suggestion. Residents are paying for stormwater remedies but are not getting any benefit. He thinks this is an excellent idea.

The Mayor explained that this Resolution urges the Board to dissolve. The Council cannot make them do that, and he assumes the Village of Westmont and the County of DuPage will make a similar request. Four hundred of the properties are residents of Downers Grove and this reduces a layer of governmental service that levies taxes but is unable to provide the services needed. This was not contemplated in the Village's stormwater watershed improvement plan; however, the Village has a duty to absorb these residents into the program.

MANAGER 'S REPORT

Management Analyst Megan Bourke provided an update on the recycling event. September 19-21 is Cleanup the World weekend, and the project will be called the Downers Grove Recycling Extravaganza. They will collect electronics, furniture, batteries, cell phones and ink jet cartridges to keep them out of the landfills. It will take place Saturday, September 20, at the Belmont Train Station, Lot H from 9:00 a.m. to 3:00 p.m. The plan is to make it a drive-through event. She indicated that many volunteers will be needed to make this successful. Staff will be in contact with high schools, Commission members, etc. Information is on the Village's website with contact information.

The Mayor said that advertising must be done in as novel a way as possible, such as the Boy Scouts, churches, TV, computers, etc.

Commissioner Tully asked if information would be made available at Heritage Festival, and Ms. Bourke said there will be posters at the Council booth together with other informational items.

ATTORNEY 'S REPORT

Village Attorney Enza Petrarca said she was presenting three items to the Council: 1) An ordinance amending one-day permit parking provisions; 2) An ordinance amending the Downers Grove Zoning Ordinance; and 3) Declaration of policy supporting the dissolution of the Westmont Surface Water Protection District No. 1.

The Attorney asked the Council to consider a motion waiving the one-week waiting period to consider new business to reconsider Ordinance No. 4987 entitled, "AN ORDINANCE PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS , SERIES 2008, OF THE VILLAGE OF DOWNERS GROVE , DU PAGE COUNTY , ILLINOIS, AUTHORIZING THE EXECUTION OF A BOND ORDER AND ESCROW AGREEMENT IN CONNECTION THEREWITH AND PROVIDING FOR THE LEVY AND COLLECTION OF A DIRECT ANNUAL TAX FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS ."

Commissioner Tully moved to waive the one-week waiting period to consider new business outlined by the Attorney. Commissioner Durkin seconded the motion.

VOTE : AYES : Commissioners Tully, Durkin, Beckman, Neustadt, Waldack Schnell; Mayor Sandack

NAYS : None

Mayor Sandack declared the Motion passed.

Commissioner Beckman moved to reconsider Ordinance 4987, an ordinance providing for the issuance of general obligation bonds, Series 2008, of the Village of Downers Grove, DuPage County, Illinois, authorizing the execution of a bond order and escrow agreement in connection

therewith and providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds.

Commissioner Neustadt seconded the motion.

Commissioner Durkin said he wanted to clarify that he supports this ordinance and has faith in the Village's financial advisor. He had a strong feeling about the issues brought up last week and believes his timing was wrong. He wanted staff and the Village to know that he believes in working as a team and he supports this and he appreciates the opportunity to clarify his comments.

**VOTE : AYES : Commissioners Tully, Durkin, Beckman, Neustadt, Waldack Schnell;
Mayor Sandack**

NAYS : None

Mayor Sandack declared the Motion passed.

AN ORDINANCE PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS , SERIES 2008, OF THE VILLAGE OF DOWNERS GROVE , DU PAGE COUNTY , ILLINOIS, AUTHORIZING THE EXECUTION OF A BOND ORDER AND ESCROW AGREEMENT IN CONNECTION THEREWITH AND PROVIDING FOR THE LEVY AND COLLECTION OF A DIRECT ANNUAL TAX FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS

ORDINANCE NO . 4988

Commissioner Tully moved to approve an ordinance providing for the issuance of general obligation bonds, series 2008, of the Village of Downers Grove, Du Page County, Illinois, authorizing the execution of a bond order and escrow agreement in connection therewith and providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds. Commissioner Beckman seconded the Motion.

**VOTE : AYES : Commissioners Tully, Durkin, Beckman, Waldack, Neustadt, Schnell;
Mayor Sandack**

NAYS : None

Mayor Sandack declared the Motion passed.

COUNCIL MEMBERS

Commissioner Waldack said last year he suggested that the Council proudly display their Heritage Festival shirts before the Festival, and he appreciates the vacation from the weekly dress code.

Commissioner Waldack then commented on the horrific accident injuring young Johnny Anderson, wishing him quick recuperation and hoping he is back playing ball soon. The Commissioner was impressed with the speed with which the community came together over this accident and concerns about the family. He wished Johnny Anderson good luck.

Commissioner Waldack then commented on the excess rain, noting there was prior discussion of the mosquito abatement measures and he asked for information regarding that program.

Commissioner Waldack then referred to a radio show where Charles Osgood discussed a municipality that was attempting to address the issue of increased fuel costs. The municipality instituted a fuel surcharge on moving violations to meet some of the additional fuel costs of law enforcement vehicles, etc. He thought that was worth examining. He asked staff to provide information as to actual fuel charges versus what was budgeted, as well as the possibility of issuing surcharges on violations.

The Mayor said that staff is working on budget projections that will be presented on July 8.

Commissioner Beckman encouraged everyone to attend Heritage Festival. He then referred to the Fire Station #2 Open House, saying how impressed he was by the number of citizens streaming down Main Street to take part in the event. He said that the facility was truly something to behold. He then echoed Commissioner Waldack's comments on the Johnny Anderson situation, saying that it is evident that this is still a small town that comes together when needed.

As to the subject of higher fuel costs, Commissioner Beckman referenced an article from the Chicago Tribune about the shift of commuters to public transportation. He hoped that this would be part of the Strategic Planning discussions.

Commissioner Durkin echoed that Fire Station #2 is a great asset to the community, and he was also surprised by the public attendance. The crowds, coupled with a lack of chairs for everyone, made it like Holiday Mass. People commented on riding on the new buses. He then thanked the Owners Rep for their work on the Fire Station project, and hoped this method would be used again as other projects take place. He then mentioned that Rocca's Mexican Grill, a Mexican restaurant, opened today for lunch, and reminded everyone that because of Heritage Festival, the Downtown Downer Grove Market will move to the YMCA grounds on 59th Street.

Commissioner Neustadt commented on the Grove Commuter Shuttle, saying that this month's Public Works report said that the shuttle use is up 15% versus last May. He asked residents to come to Heritage Festival, check out the new buses, and visit the Council at the Council booth. He said he stayed at the Fire Station #2 Open House until noon, and it was awesome. He noted that the Fire Department's Education officer, Marsha Giesler, handed out every piece of material she had to the many children who attended.

Commissioner Schnell added her encouragement to residents to attend Heritage Festival. She thanked residents for attending the Fire Station Open House, and said that thanks should also go to Sara Lee for contributing all the food that everyone enjoyed. She then commented that streets

are being marked for bike lanes, and she asked whether there would be a public education program of some type so people understand proper motoring etiquette for cars and cyclists.

Commissioner Tully echoed the previous comments thanking residents for attending the Open House for the new Fire Station. He complimented the Fire Department and staff for hosting the event and providing an excellent means for introducing the public to the Fire Department services. He said the facility should serve the Village well for generations to come.

Commissioner Tully then announced that there are only three days until the 27th Annual Heritage Festival. He said that 100,000 plus people attend every year, and it has been voted as the Best Fest by Midwest Magazine. There is something for everyone. He said a lineup of all events and entertainment is on the Village website and he encouraged residents to attend. He said that the Council will be in attendance in the Council booth to meet with residents. He added that discount ride tickets will be available until 5:00 p.m. Wednesday. The shuttle buses will be featured this year and will be available for transportation to the Festival. He noted that the South Route pick up will be at the Meadowbrook Shopping Center rather than South High School.

Commissioner Tully then reported on the Heritage Concert to be held Thursday Night, June 26th in the Library Parking Lot area to support the Blodgett House project. Tickets are \$10 in advance.

Finally, Commissioner Tully noted that he was attending this Council meeting on his 19th anniversary, instead of celebrating it with his wife, so he wished his wife Shanon a very happy 19th wedding anniversary, and thanked her for all of her support.

Mayor Sandack commented on the accident on Main Street, and was thrilled that Johnny Anderson has taken a turn for the better at Loyola. He said the fire and police personnel response was spectacular.

The Mayor said the Fire Station #2 celebration was phenomenal and staff did a tremendous job in advertising the event to the public. This will benefit Downers Grove residents for generations to come. It is a good use of tax dollars.

The Mayor then encouraged residents to come and visit the Council at Heritage Festival. He said he would be in the St. Mary dunk tank at 3:30 p.m. on Saturday for some good fun. The purpose of the dunk tank is to fund the St. Mary youth group. He also commented that many people came to the Fire Station Open House on the new buses. He said the buses are good, environmentally safe, cost less and he hoped the public would utilize them.

VISITORS

Austin Ruf , 848 Sheridan Place, said he was working in his merit badge as an Eagle Scout for Troop #80 at the American Legion Post.

Gordon Goodman , 5834 Middaugh, commented on the recycling event in September, saying he was glad to see it is moving forward. He made a suggestion regarding compact fluorescent

lights, saying there is no provision for the normal fluorescent tubes or circular fluorescents and hoped they would be included in the recycling event.

Dr. Goodman then said that ticket sales for the Thursday concert have been a bit slower this year than last year for the Gin Blossoms, and his theory is that the Gin Blossoms group was for 30-somethings. The Vertical Horizon and Shock Stars appeal to a younger crowd who may be last minute or impulse buyers. He said that they had planned to stop selling advance tickets at 5:00 p.m. today; however, advance tickets will now be available until 4:00 p.m. tomorrow at \$10.00 each. Tickets are available at Main Pharmacy, Consider it Done, and Galleries Choice, using cash or checks. Credit cards may be used until 12:01 a.m. Thursday on line. He encouraged people not to wait until the last minute, and he said it will be a beautiful summer day.

There being no further discussion, the Workshop meeting was convened into closed session to discuss personnel matters at 8:55 p.m.

Linda J. Brown Deputy Village Clerk tmh

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
JULY 1, 2008 AGENDA**

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

SYNOPSIS

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

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A.

UPDATE & RECOMMENDATION

This item was discussed at the June 24, 2008 Workshop. Staff recommends approval on the July 1, 2008 active agenda.

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

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

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

BACKGROUND

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

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

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

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

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

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

The project is summarized in the table below:

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

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

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

Meeting Minutes July 1, 2008

1. Call to Order

Mayor Ron Sandack called the regular meeting of the Village Council of the Village of Downers Grove to order at 6:15 p.m. in the Council Chambers of the Downers Grove Village Hall.

Roll Call: Present: Commissioners Neustadt, Waldack, Tully, Schnell, Mayor Sandack

Absent: Commissioners Durkin and Beckman

Commissioner Tully moved to go into Executive Session pursuant to Section 2©(11) of the Illinois Open Meetings Act to consider litigation. Commissioner Schnell seconded the Motion.

VOTE : AYE – Commissioners Tully, Schnell, Neustadt, Waldack, Mayor Sandack

NAY – None

The Mayor declared the Motion carried and the Council convened into Executive Session at 6:15 p.m.

Mayor Sandack reconvened the Council meeting of the Village Council of the Village of Downers Grove at 7:00 p.m. in the Council Chambers of the Village Hall.

Pledge of Allegiance to the Flag

Mayor Sandack led those present in the Pledge of Allegiance to the Flag.

2. Roll Call

Present: Commissioner Marilyn Schnell, Commissioner Martin Tully, Commissioner William Waldack, Commissioner Sean P. Durkin, Commissioner Bruce E. Beckman, Commissioner Geoff Neustadt and Mayor Ron Sandack Absent: Village Clerk April Holden Non Voting: Village Attorney Enza Petrarca, Deputy Village Manager David Fieldman and Deputy Village Clerk Linda Brown The Council meeting is broadcast over the local FM radio station, WDGC . In addition, a tape recording and videotape of the meeting are being made using Village owned equipment. The videotape of the meeting will be used for later rebroadcast of the Council meeting over the Village cable television Channel 6.

The Council will follow the rules of conduct for this meeting as provided in Sec. 2.5 of the Downers Grove Municipal Code. These offer the public the opportunity to comment at several points in the meeting. First, immediately following approval of the minutes of the past meetings, an opportunity will be given for public comments and questions on the active agenda items for this evening's meeting. Following this, an opportunity is given for public comments and

questions on any subject. Finally, if a public hearing is scheduled for this meeting, an opportunity is given for public comments and questions related to the subject of the hearing.

The presiding officer will ask, at the appropriate time, if there are any comments from the public. If anyone wishes to speak, the individual should raise their hand to be recognized and, after acknowledgment from the presiding officer, approach the microphone and state their name and address. Remarks should be limited to five minutes, and asked that individuals refrain from making repetitive statements.

Mayor Sandack said there are agendas located on either side of the Council Chambers, and he invited the audience to pick up an agenda and follow the progress of the Council meeting.

3. Minutes of Workshop and Council Meetings

Executive Session Minutes for Approval Only – June 10, 2008 Council Meeting – June 17, 2008 Workshop Meeting – June 24, 2008 There being no additions or corrections to the minutes, Mayor Sandack said they would be filed as submitted. **Capital Projects Update**

There was no update.

4. Public Comments and Questions

A. Comments and Questions on Active Agenda

John Schofield, 1125 Jefferson, said that he sent an e-mail to the Council members regarding the Motion to Remand to the Plan Commission that is on tonight's agenda. He stated that he understood this was purely a procedural vote and that Council is not considering the merits of the subdivision, nor whether the new material being presented is worthy of revisiting. Mr. Schofield indicated that it was important for the Council to send a clear message to the public that this is not an indication of dissatisfaction with the Plan Commission's first decision, and is not an attempt to urge the Plan Commission to change its mind in this case.

B. Comments and Questions on General Matters

1. Stan Urban, 990 Warren, said he was present not as a resident, but as co-owner of Every Day's a Sundae, to thank the Council and the staff for Heritage Festival but particularly to thank the Village for being the marketing arm for every business in Downers Grove. He said that the Council's policy enables the public to see who the business people are and where they are. There is no way he could have afforded to pay for the exposure he received this past weekend through Heritage Festival. He thanked the staff, saying he saw many staff members present throughout the weekend. Mr. Urban said they all deserve a round of applause not just for Heritage Festival, but for every event they bring to the Village.

Mr. Urban then extended belated 50th wedding anniversary wishes to former Mayor Betty Cheever and her husband, Lyle.

2. Bill Wrobel, 7800 Queens Court, thanked Commissioner Durkin for his comments on the traffic calming devices at last week's meeting. He is pleased with staff's recommendation requesting the \$41,000 to Traffic Logix to purchase additional traffic calming equipment. Mr. Wrobel also thanked Commissioner Neustadt for his comments regarding the traffic devices. He encouraged the Council, and Public Works and Police Department staff to pursue other options, such as placing a radar device on the speed wagon that the Village already owns. Mr. Wrobel then referred to an article in Sunday's Tribune on Philadelphia and their traffic calming devices. In the city of Philadelphia, an optical pyramid is applied to the road surface; the pyramid appears to oncoming drivers to be a barricade and they slow down. It is effective for people coming through heavy traffic areas, and it is a cost-effective way of addressing traffic problems. With regard to the speed cushion on Claremont, he said that everyone he has seen driving there brakes for the speed cushions.

3. John Schofield, 1125 Jefferson, commented about the recycling event to be held before Amnesty Day. If it is as well organized as he has seen in other communities, it should work very well. He believes the public needs to understand that most TVs do not need to be discarded because of the changes to the signal that are scheduled to begin in February 2009. If people have Comcast, there's no change at all. Dish TVs will continue to work, and older TVs can be fit with a converter box that will adapt to the new technology.

4. Lisa Stach, 3736 Candlewood, commented on the change at Heritage Festival with vendors placed in the center of the street. She thanked all those involved for making that change. Businesses reaped huge benefits because of that change. It made traffic for attendees easier, but also was very beneficial to the businesses. Several business proprietors felt this arrangement was far better than those of previous Heritage Festivals. It was a huge success.

5. Barb Anaman, 930 Curtiss, Building #2, asked if there was an update on the Acadia on the Green issue. Village Attorney Enza Petrarca said that no meeting has been held yet, but one is scheduled for next week. Mayor Sandack requested that staff direct information to Ms. Anaman.

5. Public Hearings

6. Consent Agenda

COR00 -03391 A. Claim Ordinance: No. 5747, Payroll, June 20, 2008 **Sponsors:** Accounting **A motion was made to Approve this file on the Consent Agenda. Indexes:** N/A

BIL00 -03392 B. List of Bills Payable: No. 5728, July 1, 2008 **Sponsors:** Accounting **A motion was made to Approve this file on the Consent Agenda. Indexes:** N/A

BID00 -03397 C. Bid: Award \$63,094.35 to Trine Construction, Inc., West Chicago, IL, for the Dunham Place Stormwater Improvement Project (CIP Project SW-032) **Sponsors:** Public Works **A motion was made to Approve this file on the Consent Agenda. Indexes:** Storm Sewers, Stormwater Sewer Watershed Improvement Plans, Stormwater Improvements

BID00 -03398 D. Bid: Award \$3,269,970.60 to Brothers Asphalt Paving, Inc., Addison, IL, for Prentiss Creek Subwatershed B Storm Sewer and Sunridge Subdivision Watermain Replacement (CIP Projects SW-034, DR-015, & WA-016) **Sponsors:** Public Works **A motion was made to Approve this file on the Consent Agenda. Indexes:** Storm Sewers, Stormwater Sewer Watershed Improvement Plans, Stormwater Improvements

RES00 -03396 E. Resolution: Dissolution of the Westmont Surface Water Protection District No. 1 **Sponsors:** Manager's Office **Summary of Item:** A RESOLUTION OF DISSOLUTION OF THE WESTMONT SURFACE WATER PROTECTION DISTRICT NO . 1

RESOLUTION 2008 -73 **A motion was made to Pass this file on the Consent Agenda.**

Indexes: Westmont Surface Water Protection District

MOT00 -03403 F. Motion: Authorize \$41,310.00 to Traffic Logix Inc., Spring Valley, NY, for Purchase of 40 Speed Cushions **Sponsors:** Manager's Office **A motion was made to Authorize this file on the Consent Agenda. Indexes:** Traffic Calming, Speed Cushions **Passed The Consent Agenda**

A motion was made by Commissioner Tully, seconded by Commissioner Durkin, that the consent agenda be passed. The motion carried by the following vote: Votes: Yea: Commissioner Schnell, Commissioner Tully, Commissioner Waldack, Commissioner Durkin, Commissioner Beckman, Commissioner Neustadt and Mayor Sandack

7. Active Agenda

MOT00 -03400 A. Motion: Remand to the Plan Commission Petition PC-26-07 – Rezoning, Planned Development with Variations, Special Use, Plat of Subdivision and Text Amendment for 2440 63rd Street and 6295 Janes Avenue **Sponsors:** Community Development and Plan Commission **Summary of Item:** This will remand Petition PC-26-07 concerning Planned Development #49 (Bradford 63rd LLC) to the Plan Commission for further discussion. Commissioner Tully stated that this motion to remand the item is purely procedural. This is without any suggestions or directions with respect to the merits of the petition.

Commissioner Waldack said that many agree that it is procedural. Just as the Plan Commission minutes are sent to the Council for clarification, he would like the Council minutes sent to the Plan Commission to make sure it is clear to them that this is a procedural action only.

Commissioner Schnell said that she will be voting “Nay” on this item for the reasons she specified last week. **A motion was made by Commissioner Tully, seconded by Commissioner Durkin, to Authorize this file. Mayor Sandack declared the motion carried by the following vote: Votes:** Yea: Commissioner Tully, Commissioner Waldack, Commissioner Durkin, Commissioner Beckman, Commissioner Neustadt and Mayor Sandack Nay: Commissioner Schnell **Indexes:** Rezone NE Corner 63rd & Janes – R-1 to B-2, Special Use – NE Corner 63rd Street & Janes Avenue

ORD00 -03393 B. Ordinance: Amend One-Day Permit Parking Provisions **Sponsors:** Manager's Office **Summary of Item:** This amends one-day permit parking provisions.

AN ORDINANCE AMENDING ONE -DAY PERMIT PARKING PROVISIONS

ORDINANCE NO . 4989 **A motion was made by Commissioner Durkin, seconded by Commissioner Beckman, to Adopt this file. * *Mayor Sandack declared the motion carried by the following vote: Votes:** Yea: Commissioner Schnell, Commissioner Tully, Commissioner Waldack, Commissioner Durkin, Commissioner Beckman, Commissioner Neustadt and Mayor Sandack **Indexes:** Parking Permits

ORD00 -03394 C. Ordinance: Amend the Zoning Ordinance **Sponsors:** Community Development and Plan Commission **Summary of Item:** This makes technical changes and corrections that clarify the Zoning as it relates to permitted uses, bulk regulations for flag lots, parking in residential districts, shared parking agreements and temporary signage.

AN ORDINANCE AMENDING THE DOWNERS GROVE ZONING ORDINANCE

ORDINANCE NO . 4990 Com Commissioner Beckman said he appreciated the explanation staff provided regarding shared parking outside of the downtown area. **A motion was made by Commissioner Beckman, seconded by Commissioner Schnell, to Adopt this file. * *Mayor Sandack declared the motion carried by the following vote: Votes:** Yea: Commissioner Schnell, Commissioner Tully, Commissioner Waldack, Commissioner Durkin, Commissioner Beckman, Commissioner Neustadt and Mayor Sandack **Indexes:** Zoning Ordinance

8. Mayor's Report

Materials to be Placed on File

9. Manager's and Directors' Reports

Brandon Dieter, Management Analyst, provided an update on proper usage of bike lanes. Public Works completed the striping on Warren and Prince Street. He said that a bike lane page has been placed on the Village's website with information on proper cycling usage. There is a link to IDOT 's brochure, which contains more information on bike safety.

Commissioner Beckman asked whether this precludes autos from driving in the bike lanes. Mr. Dieter said it is for bicycle use, however, cars may drive in the lanes.

Commissioner Waldack said he is glad this information is being distributed. He wants all members of the community to learn proper bike usage. It is frustrating and dangerous for the public and cyclists when bikers go through stop signs and traffic signals.

Andy Matejcak, Director, Counseling and Social Services, provided an overview of a service he has operated for several years on free neighborhood dispute resolution. He said the good news is that the majority of neighborhood conflicts and disputes are worked out peacefully, resulting in

few requests. Recommendations usually come from the Police Department and Code Services, and the problems usually fall in the category of property line disputes, as well as property trespass. Mr. Matejcek said that staff hopes to aid in resolving disputes through a neutral setting. A Community-oriented Police Officer attends the sessions to answer any questions on ordinances or legal rights in the community. He said he hoped that neighbors would work on their communication skills to avoid or solve future problems. This is a win-win situation for the Village as it reduces the number of police calls for code violations, etc., and is a much better use of personnel resources. Mr. Matejcek said that residents can request the service by calling Counseling and Social Services to set up a meeting. The meetings are one hour long, they are walk-in, and do not require signing a contract.

Commissioner Tully asked how many meetings they hold in a year. Mr. Matejcek said five to seven.

Commissioner Waldack said that in the past months a neighborhood dispute came before the Council. The Village cannot solve all of the problems, but citizens should be aware of this program and take advantage of it.

Acting Village Manager Fieldman expressed his pride in being able to announce that Police Chief Bob Porter was recently elected to the office of Vice-President of the Illinois Chiefs of Police Association. The Mayor and Council added their congratulations to the Chief.

10. Attorney's Report

Future Active Agenda

11. Council Member Reports and New Business

Commissioner Schnell thanked staff for all of the work they put into Heritage Festival. It ran very smoothly. She also thanked the residents who came out and visited with Council members in their booth. While she was in the booth, the predominant theme from residents concerned the underpass. She said that there will be an informational meeting for the public, and Manager Fieldman confirmed that neighborhood meetings would be held.

Commissioner Schnell commented on the recycling event, and reminded everyone that it is possible to recycle all the latex paint they've accumulated. The drop off site is at the DuPage County Wastewater Treatment facility at 7100 South Route 53 in Woodridge. The center is open Monday through Friday and every other Saturday. They can also pick up recycled latex paint there. The event runs from June 2 to August 15 and is organized by the County.

Commissioner Waldack added his compliments to the staff for Heritage Festival. His vote for the greatest band was for the band of clouds that passed over Downers Grove and didn't leave any rain.

Commissioner Neustadt congratulated Chief Porter on his election as Vice-President of the Illinois Chiefs of Police Association; it is a great honor. He said that all departments of the Village were out in force at Heritage Festival including the Fire Department, the Police Department, the Public Works Department and the staff of Downers Grove Channel 6 TV. He reminded everyone about the 4th of July parade and fireworks.

Commissioner Beckman also commented on Heritage Festival, saying that he sees the event as an opportunity to chat with citizens of Downers Grove as a Commissioner. He agreed that the number one issue was the underpass, and then the recycling event on September 20. In addition, many people asked about the new commuter buses. It was an opportunity for them to have a good time and chat with the Commissioners.

Commissioner Beckman commented on the July 4th parade, saying that recently his 84-year-old uncle visited with him from Texas. His uncle was in the Air Corps in World War II stationed in South Africa and Europe. He flew 61 missions, and crash landed twice. When he asked his uncle how he felt about all those missions, his uncle said, "it was my job." The Commissioner asked residents to watch the parade, and as the American Legion members march by, see them as the heroes amongst us that they are.

Commissioner Durkin echoed the comments regarding Heritage Festival, saying there were fewer booths, but the arrangement was friendlier. He thanked Mary Scalzetti and her team of workers. He said he appreciated all the residents who came to the Council booth and spoke to the Commissioners. He also thanked those who participated in the Car Show. He was amazed at seeing the many different cars up close, and he enjoyed talking with the owners, and hearing their stories. One of the owners was a scientist at Fermi Lab. He thanked everyone, and wished all residents a happy and safe 4th of July.

Commissioner Tully said that the 27th Heritage Festival was an unmitigated success. He said there were 60 food vendors, seven different stages, a car show, Bingo, craft show, etc. The whole event was very enjoyable, and provided something for everyone. The layout was done in consultation with Downtown Management, and it enhanced the experience. The main reason Heritage Festival is the success it is every year is the community participation, including the residents, the not-for-profit organizations, and the staff and volunteers. Commissioner Tully said that the wind was so bad at one point the north stage collapsed, but the band played on in front of the stage. He encouraged everyone to attend the 4th of July parade.

Commissioner Tully noted that one question raised repeatedly was whether the recycling event was in lieu of or in addition to Amnesty Day. It is in addition to Amnesty Day, and he recommended pointing that out on the website. He also reminded the public about the Bike and Buggy Parade on Sunday, July 6.

Mayor Sandack said he would like to think that the improvements to Heritage Festival resulted from the collaborative efforts of the Community Events Commission, Downtown Management Corporation, and all of the staff, including the Police and Fire Departments, and the Public Works Department. There were not many negative comments, and the few complaints were done in a friendly manner. He added his wishes for a wonderful 4th of July parade.

12. Adjournment

Commissioner Tully moved to adjourn. Commissioner Durkin seconded.

VOTE : YEA – Commissioners Tully, Durkin, Beckman, Neustadt, Waldack, Schnell, Mayor Sandack

Mayor Sandack declared the motion carried and the meeting adjourned at 7:45 p.m

FILE NO. PC-26-07 A petition seeking: 1) Rezoning from R-1, Single Family Residential to B-2, General Retail Business; 2) Special Use Drive-Through Uses; 3) Special Use Outdoor Café; 4) Variations; 5) Final Planned Development Approval; 6) Final Plat of Subdivision Approval; 7) Text amendment of Section 28.405 Minimum Areas for Zoning Districts for properties located at the Northeast Corner of 63rd Street & Janes Avenue, commonly known as 2440 63rd Street and 6295 Janes Avenue, Downers Grove, IL (PIN's 08-13-414-019,-020,0021,-022,-023; Bradford 63rd LLC/State Bank of Countryside T/U/T 11-25-02 #02-2469, Petitioner; Mark T. Newey, Owner

Chairman Pro Tem Waechtler swore in those individuals who would be speaking on File No. PC-26-07.

Mr. O'Brien, Senior Planner for the Village of Downers Grove, discussed the site is located at the northwest corner of Leonard Avenue and 63rd Street and is a proposal for redevelopment of two (2) single-family properties. A public, unimproved alley runs north of the site. The proposal will include the subdivision for two new commercial lots for a Chase Bank on the eastern lot and a Starbucks on the western lot. Details of the site layout followed. The petitioner will improve the Village's alley with paving and curb. A widening of Leonard Avenue is also proposed at the intersection with 63rd Street for a right turn lane. Per the Village's Subdivision Code, staff is requesting a fee in lieu of sidewalk for Leonard Avenue. Additionally, stormwater detention will be contained in an underground system. A number of variations are being requested and include a parking setback of less than 25 feet along 63rd Street and along Leonard Avenue; a reduction in the front yard setback from 25 feet to 15 feet for the building and the drive aisle along the western side; and a rear yard setback for the buildings. The petitioner is requesting to have parking in front of the building and away from the residents. There are 45 parking spaces proposed; 32 parking spaces are required. The stacking plan for the bank and Starbucks followed. A shared parking agreement between the two entities will be necessary.

Details of the widening of Leonard Avenue followed. Staff believes the rezoning is appropriate for the area since there are several current uses along 63rd Street where commercial uses are adjacent to residential uses. Due to the commercial uses to the south and east, staff recommended approval.

Commissioner questions and comments followed. Per Mr. O'Brien, long term, the Village plans to have residential use (6 to 11 units per acre) from the area of Walgreens at 63rd and Belmont, but given the traffic volumes on 63rd Street and the development across 63rd Street, staff expected higher density residential or commercial uses would be more appropriate. Current zoning from the western-most point of Downers Grove to the Auto Zone was zoned R-1 use, including the Walgreens site. Staff stated the current sites were being used for single family uses.

Mr. Nathan Bryant Petitioner with Bradford Real Estate, thanked staff for their assistance on the project. He introduced Mr. Mike Achim with Starbucks and Mr. Ken Coleander with Chase Bank. Mr. Bryant's office focuses on commercial development and the

redevelopment of space. Mr. Bryant stated he sees the area as a transitional area from residential to commercial. To date, he explained the plan changed in that traffic from the site would exit to Leonard Avenue rather than Janes Avenue since a signal existed there, and staff supported it. As a suggestion from staff, as traffic moves onto Leonard Avenue, a proposed right turn lane will be created in order to relieve traffic. Mr. Bryant explained the architecture was a combination of input from staff, Starbucks, and Chase Bank. A dense landscaping buffer was designed around the site and approximately 19% of the site is dedicated to green space.

Mr. Eric Styer, Soos & Associates, 105 Schelter Rd., Lincolnshire, discussed the architecture for the Starbucks building but noted he was requesting two Special Uses, one for the café and one for the drive-through. Architectural details of the masonry building followed, noting the building was only 18 feet in height, and mechanicals would be screened. Material samples were presented for viewing by the Commission.

Mr. Matt Wisz, with Interplan Midwest, 1S280 Summit Avenue, Oak Brook Terrace, explained the architectural details for Chase Bank noting some of the details played off the Starbucks building. Sample boards were made available to view.

Mr. Bryant discussed the details and configurations of the two entrance points to the site.

Mr. Lua Abodna with KLOA, Inc. 9757 W. Higgins, Rosemont, traffic consultant, discussed the traveling options for the traffic to enter the site. He explained the importance of the 63rd street entrance was to capture the morning traffic heading westbound. Eastbound traffic on 63rd could choose to use the left-turn lane or the light to head up Leonard. Asked if there was any consideration to create a left-hand restriction to the full access drive off Leonard, Mr. Abodna stated it was not considered, but it would restrict access for the neighborhood. Asked if there was any comparison between the traffic turning into the bank at Belmont on 63rd, he explained they did not compare traffic for that facility. Asked if a comparison for traffic moving east and west at this site or a comparison of traffic moving east and west on Ogden at Saratoga was done, Mr. Abodna said he did not have the data. Concern was raised about stacking on Leonard at 63rd Street where it could block the intersection, wherein Mr. Abodna stated the intersection was reviewed, noting that peaks for the two facilities were different which balanced the site. He did not see any concern, noting the right turn lane was added to address that concern.

Asked about traffic signage within the site, Mr. Abodna stated that appropriate signage would be installed on the site to direct traffic. As to an estimate of the patrons coming from the Tollway versus the neighborhood or traffic from other areas, Mr. Abodna believed that the majority of traffic would be from 63rd and from the morning westbound traffic heading toward the Tollway. However, the traffic study did not specifically compare the number of trips from the neighborhood versus the number of trips from 63rd Street to the site.

Per a question, Mr. Bryant said Bradley Real Estate would design the block retaining wall.

As to improving the north alley, Mr. O'Brien stated the alley north of the site would include paving and curb on one-half, while the other half would be landscaped.

Regarding the Starbucks' drive-up window, Mr. Michael Achim, for Starbucks Coffee Co., 550 W. Washington Street, Chicago, pointed out the layout of the drive-through window and the microphone system planned for the facility, noting the menu board has a microphone and visual confirmation board, which reduces the amount of chatter between the patron and employee. Mr. Achim also added the layers of landscaping and fencing should help reduce noise, but he did want to work with the neighbors. Mr. Achim understood that stacking in the drive-through could become a concern, but explained if it became too much, patrons would either go inside or travel somewhere else. He discussed the success of Starbucks shops with drive-throughs. Mr. Achim stated the Starbucks facilities are open from 5:00 a.m. to 10:00 p.m. depending on their location. He understood that the lighting to the north would be shielded from the residents and would be provided by the developer.

Mr. Nathan Bryant, with Bradford Real Estate, explained the lighting would include 20-foot pole heights with cut-off fixtures at the property lines. However, he explained the issue was to try to serve the use appropriately and to provide security. A review of the landscaping plans for the north side of the property followed. The location of the eight-foot fence was noted on the site plan.

Mrs. Rabatah expressed concern about constructing the fence and running into tree root structures.

Chairman Pro Tem Waechtler opened up the meeting to public comment.

Mr. James Neils, 6237 Chase, asked whether there was a review of the number of accidents at 63rd and Leonard. He questioned whether staff spoke about it to the Parking and Traffic Commission. He expressed concern about rezoning the area. Mr. Neils stated in 2007 ten accidents occurred in the Chase and Puffer area. He wanted to address safety concerns before the development was constructed.

Ms. Kathleen Harmon, 6275 James Avenue, Downers Grove, distributed a petition from a majority of the residents from the "Hobson Triangle" as well as a number of photographs. She reviewed photographs of her property, photos of the Meadowbrook Shopping Center, and photos of the three new residences. She also provided a list of the accidents and violations within the last 18 months in her area between Belmont to Janes. Her home will be adjacent to the proposal. She believes the proposal will negatively impact the property value of her home, and she will have no privacy. She voiced concern about the safety of her children when vehicles turn around in her driveway. Other concerns included more traffic in the area, more accidents and more air and noise pollution on the other side of her property. If approved, she said the Hobson Triangle residents would be

affected by violations of Section 28.1702. For staff to state the proposal was the best zoning for the site she said there would have been no requests for variance setbacks or a text amendment. In addition, if staff's report stated that single-family use should be discouraged then why was the area zoned residential initially. Lastly, she stated if the Village was seeking an additional tax base, it should have considered speaking to the owner of the Meadowbrook Shopping Center.

Mr. Paul Simon, a resident who resides adjacent to the proposal, distributed a letter to the Commissioners from his neighbor who has resided in the area for the past 40 years. Mr. Simon stated he had concerns about using the public alley for private use. He also had concerns about an eight-foot fence in the rear of his backyard. He had concerns of air and noise pollution, litter, water run-off from the site and the Village conducting its own traffic study. He had concerns about no plans depicting a sidewalk on Leonard Avenue, nor that the access drive on Leonard was relocated further south to minimize the impact on the neighborhood since it was not depicted in any of the plans.

Ms. LeeAnn Clary, 6200 Leonard stated she would like to speak on behalf of her neighbor LeeAnn Gutzwiler, 6255 Leonard, who resides directly across the street of the proposal. Ms. Gutzwiler had concerns about lighting since the proposal would face her bedroom. She also understood that the pine trees would be removed to widen Leonard Avenue. Ms. Clary expressed her belief that not much consideration was given to traffic on Leonard Avenue and believed cut-through traffic would occur. She asked if some stop signs could be installed to deter traffic from traveling on Leonard.

Mr. Leonard Atkins, 6204 Janes Street, had concern that the meeting was a formality since the Village already met with the developers. He noted in staff's report that "rezoning is appropriate based on uses across the street." He noted that zoning across the street did not back up to residential uses, such as the proposal. He questioned staff's language in the report and further read part of staff's report as it pertains to the rezoning of the property. He believed the commercial use being compared across the street was not a fair comparison to the proposal, and he questioned the variations being requested and the definition of "spot zoning". He walked through staff's recommendations and found fault with a number of items as it relates to property values, sidewalks, and setback changes. He reminded the Commission that the residents of Hobson Triangle were annexed into Downers Grove as a residential neighborhood. He questioned the benefits of the developer coming into the site and whether tax benefits were being offered to the developer. He reminded the Commission to act on behalf of the residents since they were not accustomed to the zoning terms.

Mr. Robert Craig Bowlin, 6251 Leonard Avenue, pointed out his home and his neighbors' homes on the overhead projector. He stated no one addressed the loss of 25 trees on the site. He too was concerned about air pollution from the vehicles, drainage, the topography of the site and additional traffic from the site.

Mr. Raymond Bagdonas, 6036 Leonard Avenue, voiced concerns about traffic cut-through during the rush hours and ask why the egresses had to be off Janes or Leonard

Avenues, since most were off 63rd Street. He noted staff said that future zoning was going from R-1 to B-2. He did not see a trend from R-1 to B-2 near the Walgreens.

Ms. Barbara Messler, 6245 Leonard, discussed the narrow characteristic of Leonard Avenue in general. If the proposal did pass, she asked that the egress from the area onto Leonard prohibit a northbound turn since cut-through traffic was a significant problem in the neighborhood.

Mr. David Heugh, 6261 Janes, recently moved into the area about five months ago and was completely surprised that a commercial use was coming. He was already picking up trash and had concerns about traffic cut-through and too much commercial property not being used. He asked the Commission not to support the proposal.

Ms. Pat McGrath, 6000 Janes, stated it would make more sense to bring in the proposal to an existing mall two blocks away without having to rezone. She believed the proposal would be a nice addition. She believed that eastbound traffic, especially high schoolers, would be traveling to Starbucks in the morning and possibly causing more traffic accidents. She resides three blocks east of Interstate 355 and stated houses, landscaping, etc. do not block the noise from the interstate, and she did not believe the landscaping and fence would buffer the noise for these residents. She had concerns about the fencing being installed near tree roots. She supported that the entrances be off 63rd Street and not the side streets.

Mr. Fernando Lagunas, 2510 W. 63rd Street, stated his concern was traffic and the difficulty of getting in and out of his driveway. He expressed concerns about more noise and traffic and eventually changing his property to a commercial use.

Mr. Jason Siever, 6251 Leonard was sworn in. Mr. Siever stated his concerns involved property value when the proposal develops and the widening of Leonard Avenue since he has three vehicles.

Mr. Tom Sisul, 5120 Main Street, stated he does not reside in the area but believes the developer is a fine developer. Mr. Sisul stated he was surprised the proposal was moving forward, noting the area was strongly residential and akin to 63rd Street and Fairview Avenue.

Mr. Tom Kowalski, 6200 Janes Avenue, stated he agreed with the objections already stated and concurred cut-through traffic was an issue. Eastbound traffic appeared to be making U-turns to enter northbound I-355. He also had concerns about noise and the rezoning to commercial. He did not support the proposal.

Mr. Jim Neils, 6237 Chase Avenue, believed the proposal was inconsistent with the Village's Strategic Plan, and he suggested the Commission speak with the Parking and Traffic Commission and the County. He believed detention was a concern. He noted the Commission was a recommending body, and the residents could again speak before the Village Council.

Ms. Kathleen Harmon stated she was against the proposal since it would affect her property value.

Mr. Matejczyk referenced a picture with three new houses and asked for clarification of the site.

There being no further public comment, Chairman Pro Tem Waechtler closed public comment.

Chairman Pro Tem Waechtler stated the petitioner may cross-examine any member of the public. Mr. Bryant responded he would address that in his closing statement and offered to answer Commissioner questions instead.

Mr. Beggs inquired of the petitioner why the stop light at Leonard was originally installed, wherein the petitioner did not know. Mr. O'Brien stated 63rd Street was a County road, and the Village had no control over the 63rd access. As to why the access was not on 63rd Street, Mr. Bryant explained based on his conversations with the County, it was a condition that no direct access be granted for a commercial development onto 63rd Street. Instead, direct access to Leonard Avenue was a safer condition.

Mr. Bryant discussed stormwater detention for the site, noting the property was lower, and the overland flow would be accepted and captured with the proposed stormwater system. He would work with the residents to address any outstanding issues. In closing, Mr. Bryant stated he was also a resident to an adjacent commercial property and understood change, but also believed the use being proposed was appropriate for the 63rd Corridor and was a connection to the Tollway, which was why the Chase Bank and Starbucks proposal was before the Commission. He agreed the site was a transitional site. He discussed the buffering and lighting that was to take place, the fact that he attempted to work with the residents to the north that were not willing to meet with him, and he discussed the improvements being made to Leonard Avenue to support the 63rd Corridor and the improved detention. Regarding the ability for traffic to exit onto Leonard Avenue, Mr. Bryant stated the driveway as designed was an integral part of the development and would hope that the neighbors become Starbucks customers and bank at Chase Bank. He did not want to prohibit their ability to safely egress the site to their homes. He asked for consideration and support for the project.

Mr. O'Brien, Village Planner, added that one item not addressed was the petitioner's request for a text amendment. At staff's direction, the text amendment was to specifically allow the Village to include the minimum district size in the Zoning Ordinance for two acres. While the Zoning Ordinance states if that particular zoning district is adjacent to a less restrictive zoning district, the additional area may be counted towards the overall district size. However, the Zoning Ordinance was not clear whether it included zoning districts in neighboring jurisdictions. Staff looked at this matter with the petitioner and determined that, as with the past, the Village did use neighboring jurisdictions' zoning to calculate a new zoning district's boundaries. Mr. O'Brien

clarified staff was not recommending approval of the petitioner's text amendment since the Village's Zoning Ordinance already covered the matter.

Continuing, Mr. O'Brien defined the term "spot zoning." Regarding the sidewalks fee in lieu issue, Mr. O'Brien explained the Village did not study which side of the street on which the sidewalk would be installed. The Village was not offering the petitioner any tax incentives. Other Village departments did review the proposal and included the Public Works Division, the Fire Prevention Division, and Community Development Department. The Village's on-staff traffic engineer did review the traffic study and recommended adding the extra right-turn lane onto Leonard Avenue.

Asked where else in the Village was there a development which included both egresses into a residential neighborhood, Mr. Beggs stated the Family Shelter Services, located on Old Main Street between Lemont Road just north of 75th Street. Mr. O'Brien stated the hospital was another example.

Mr. Matejczyk, while he favored the proposal, had issues with rezoning the area between Janes and Leonard as well as only considering that portion of the side of the 63rd Street. The new homes that were recently constructed were another concern. He believed the entire north side of 63rd Street should be considered. He had concerns about rezoning the area as commercial since the lots were shallow. He preferred the north side of 63rd Street be considered, and if rezoned, to see it considered as high-density residential versus commercial.

Mr. Cozzo also preferred the design of the buildings, but he had trouble supporting the proposal when three sides of the surrounding properties were residential. He did not see a trend to commercial and, therefore, he would not support the proposal.

Mrs. Rabatah agreed the development was nice, but pointed out that only two locations were identified in the Village that exited out to a residential area. She did not believe the proposal met the standards for approval for a development and would not support it.

Mr. Quirk stated that while he liked the design, the lot depth was not appropriate for the development. The number of traffic accidents was another concern and adding such a development would only add to it. He would not support the proposal.

Mr. Beggs discussed some of the history of previous commercial developments which were approved that led into residential neighborhoods, noting that developments intruding into neighborhoods were a difficult argument to sustain when a street was in transition. There were areas up and down a street that reflected abutment to residential areas. However, his concern was traffic accidents in the immediate area of the proposal. He stated he drove through the neighborhood recently and was impressed by its residential aspect. However, he was opposed to establishing a business development at the proposed location.

Chairman Pro Tem Waechtler shared many of the Commissioners' comments and believed the project was a nice development in the wrong location. He addressed the Village's Strategic Plan and pointed out how it addresses the business aspect but also addresses the residents. To zone the area from R1 to B2 based on Woodridge's commercial use across the street was not a good reason to support the proposal. Lastly, he believed the proposal was too tight for the space

Mr. Bryant asked that the matter be tabled due to hearing new traffic information. The Chairman Pro Tem left it up to the Commissioners.

WITH RESPECT TO FILE NO. PC-26-07, COMMISSIONER MATEJCZYK, MADE A MOTION TO FORWARD A NEGATIVE RECOMMENDATION TO THE VILLAGE COUNCIL REGARDING THE PROPOSED RE-ZONING, PLANNED DEVELOPMENT WITH VARIATIONS, SPECIAL USES, PLAT OF SUBDIVISION AND TEXT AMENDMENT.

SECONDED BY MR. BEGGS.

ROLL CALL:

AYE: MR. MATEJCZYK, MR. BEGGS, MR. COZZO, MR. QUIRK, MRS. RABATAH, MR. WAECHTLER

NAY: NONE

MOTION CARRIES. VOTE: 6-0



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
DECEMBER 5, 2011 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-39-11 Northwest corner of 63 rd Street and Woodward Avenue	Annexation with Rezoning to B-2, General Retail Business, Final Plat of Subdivision for Lot Consolidation and Special Use for a drive-through use	Damir Latinovic, AICP Planner

REQUEST

The petitioner is requesting Rezoning of the property to B-2, General Retail Business upon annexation, Final Plat of Subdivision approval to consolidate six existing lots into one new lot and Special Use approval for a drive-through use for a new Walgreens store at the northwest corner of 63rd Street and Woodward Avenue.

NOTICE

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

GENERAL INFORMATION

OWNER:	Patel Trust 1511 Shivia Lane Naperville, IL 60565	Jeremy Youngman 2136 W 63 rd Street Downers Grove, IL 60516
	DGNB Trust 97-031 265 E. Deerpath Lake Forest, IL 60045	Frank Freda 2140 W 63 rd Street Downers Grove, IL 60516
	Weiss Loving Trust Shirley St. Vincent 5802 Lee Avenue Downers Grove, IL 60516	
APPLICANT:	David Agosto 63 rd and Woodward LLC. 33 W. Monroe Street Chicago, IL 60603	

PROPERTY INFORMATION

EXISTING ZONING:	R-4, Single Family Residence, Unincorporated DuPage County
EXISTING LAND USE:	Residential
PROPERTY SIZE:	1.9 acres
PINS:	08-13-419-044, -054, -043, -042, -041, 053

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4, Single Family Residence (Unincorporated DuPage County)	Single Family Residential
SOUTH:	B-2, General Retail Business and PD # 1	Corridor Commercial
EAST:	R-4, Single Family Residence (Unincorporated DuPage County)	Low-Intensity Office
WEST:	R-4, Single Family Residence (Unincorporated DuPage County)	Low-Intensity Office

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. Plat of Survey
4. Annexation Plat
5. Engineering Plans
6. Architectural Plans
7. Final Plat of Subdivision
8. Traffic Study

PROJECT DESCRIPTION

The petitioner is requesting annexation with rezoning to B-2, General Retail Business, Special Use approval for a drive-through use and Final Plat of Subdivision approval to consolidate six existing lots into one lot for the construction of a new Walgreens store.

The site is located at the northwest corner of 63rd Street and Woodward Avenue. It consists of six lots and is improved with five single family homes. The 1.9 acre property is currently unincorporated and the petitioner submitted a petition for voluntary annexation to the Village.

Rezoning

The petitioner is requesting the B-2, General Retail Business, zoning classification. The site is located across the street from Meadowbrook Shopping Center (19.7 acres) which is also zoned B-2 General Retail Business. All properties on the south side of 63rd Street between Woodward Avenue and Belmont Road are zoned B-2 and are currently occupied by commercial uses. Although, the property at the southeast corner of 63rd Street and Woodward Avenue is zoned R-3, it is part of Planned Development #4. In 1987, the corner property was approved for a 15,000 sq. ft. shopping center to accommodate the trend of commercial development along 63rd Street.

The properties to the east, north and west of the subject property are currently all unincorporated and are zoned R-4 Single Family Residence district per the County's zoning ordinance. Most of these properties are improved with single family homes.

Site Improvements – Special Use for a drive-through use

The petitioner is proposing to demolish the five existing homes on the property and construct a new Walgreens building with a drive-through.

The proposed building would be located in the center of the site with a surface parking lot. The parking lot would have 60 parking spaces located east and south of the building along Woodward Avenue and 63rd Street. A single lane drive-through window would be located on the north side of the building with counter-clockwise circulation around the building. The loading dock and trash compactors would be located on the west side of the building. The remainder of the site north and west of the building would include new landscaping and a six-foot privacy fence to screen the property from adjacent residential uses.

The petitioner proposes two full access driveways with center left-turn exit lanes: one on 63rd Street and one on Woodward Avenue. Staff is recommending modifying both access driveways to two-way access without the center left-turn exit lane. Based on the traffic study, ten vehicles during rush hour will exit the site and travel northbound on Woodward Avenue. As such, staff believes the center left-turn lane on Woodward Avenue exit is not required. Per the traffic study, 40% of traffic exiting the site will travel westbound on 63rd Street. Eliminating the center left-turn exit lane on 63rd Street is preferable from a safety and traffic flow standpoint and should encourage vehicles traveling eastbound on 63rd Street to exit at the Woodward Avenue access drive and go eastbound via the traffic light at Woodward Avenue and 63rd Street.

The 15,000 sq. ft. one-story building would be 27.5 feet high and include a contemporary design with brick masonry façade. The entrance into the building would be located at the southeast corner of the building. The building will meet all setback and bulk requirements of the Zoning Ordinance.

The existing Walgreens store at the northwest corner of 63rd Street and Belmont Road would be closed. The existing Walgreens store hours are 8:00 am - 10:00 pm, seven days a week. The delivery hours are currently Wednesdays at 2:00 pm and 8:00 pm. The applicant expects that the hours of operation and the delivery hours will be the same for the new Walgreens store.

Final Plat of Subdivision – Lot Consolidation

The property is currently improved with five separate single family homes and consists of six lots. To accommodate the construction of a new building on the site and comply with Section 28.1100 of the Zoning Ordinance, the petitioner is proposing to consolidate the six existing lots into one new lot. The proposed 1.9 acre lot will meet all dimension requirements per Zoning and Subdivision ordinances.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

Staff believes the proposal is consistent with the overall policies and guidelines in the Comprehensive Plan. The Plan indicates this property is not suited for single family residential uses. The property is designated for Low-Intensity Office use. The Plan, however, emphasizes that it is intended to be sufficiently flexible to accommodate developments that are consistent with the overall policies and guidelines of the Plan.

Staff believes the proposal is consistent with the Comprehensive Plan's policies to expand the range of goods and services throughout the Village and enhance the quality and appearance of existing and proposed commercial areas. The proposed development is consistent with the Plan's recommendation for moderate expansion of commercial developments around key intersections and heavily-trafficked roads that are less desirable for residential use, such as the intersection of Woodward Avenue and 63rd Street.

Low-Intensity Office use is classified as one of seven commercial uses in the Village and typically includes professional services such as medical, dental and legal. Staff believes the proposed use is compatible with this designation and the surrounding area. The development will not have an adverse impact on the existing trend of development in the area.

The two access driveways for the property are proposed as far away as possible from the existing intersection to minimize traffic conflicts. Per the traffic study, 90% of the traffic exiting the site will go towards 63rd Street and southbound Woodward Avenue. Only ten cars during peak hour may leave the site traveling northbound on Woodward Avenue.

If the site is developed as medical or dental use, it can likely accommodate a 20,000 sq. ft. building and still meet all bulk requirements of the Zoning Ordinance, including 90 parking spaces required for a medical use of that size. Per the Institute of Traffic Engineers, a 20,000-sq. ft. medical or dental use would generate approximately nine cars during evening rush hour exiting the site and travel northbound on Woodward Avenue. Therefore the impact is similar to that of the smaller Walgreens building as proposed.

Staff recommends placing the following operational conditions to reduce the impacts of the proposed development:

- All delivery trucks shall be limited to 63rd Street access;
- Signage shall be posted at the Woodward Avenue exit driveway indicating truck traffic is prohibited on Woodward Avenue;
- The hours of operation shall be limited to 8:00 am - 10:00 pm, seven days a week;
- The deliveries shall only occur between 8:00 am – 9:00 pm, seven days a week;

Staff believes the proposed operational conditions will reduce the impact of the use on the surrounding residential properties similar to general office uses. As such, staff believes the proposal is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The petitioner is requesting B-2 zoning classification to match the zoning classification of properties on the south side of 63rd Street. Per the Zoning Ordinance, the minimum area for a B-2 zoning district is four acres. When a site is located directly across the street from the property with the same zoning classification, the Zoning Ordinance allows the area of the property across the street to be included in the calculation in meeting the minimum zoning area requirement. As such, with the 19.7-acre Meadowbrook Shopping Center across the street, the property meets the minimum size requirement for B-2 zoning classification.

The proposed building will meet all bulk requirements of the Zoning Ordinance as outlined in the table below:

2000 63rd Street Walgreens	Required	Proposed
Building		
Front Setback (East)	26 ft.	90.5 ft.
Front Setback (South)	26 ft.	90.5 ft.
Transitional Setback (North)	8 ft.	42.5 ft.
Transitional Setback (West)	8 ft.	79.33 ft.
Lot Coverage	N/A	18% (15,000 sq. ft.)
Height	35 ft.	27.5 ft.
Open Space/ Green Space - Total Required	8,302 sq. ft. (10%)	33,896 sq. ft. (40%)
Open Space/ Green Space - Front Yard Requirement	4,151 (5%)	17,874 sq. ft. (21%)
FAR	.75 (62,268 sq. ft.)	.18 (15,000 sq. ft.)
Parking		
Front Setback (East)	25 ft.	25 ft.
Front Setback (South)	25 ft.	25 ft.
Transitional Setback (North)	6 ft.	51.75 ft.
Transitional Setback (West)	6 ft.	74.25 ft.
Parking required	59	60

The petitioner will install new signs on the property that meet Village's Sign Ordinance. Wall signs are permitted on the east and south facades of the building. One new ten-foot high and 36 sq. ft. monument sign is proposed near the intersection of 63rd Street and Woodward Avenue. Staff included a condition that no illuminated signage be located on the north side of the building to minimize the signage impact on adjacent residential properties. No wall signs are allowed on the west façade of the building.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The petitioner is proposing to consolidate six existing lots into one new lot. The proposed lot will exceed the minimum lot dimension requirements for the B-2 zoning district. As such, the request would comply with Sections 28.1103 and 28.1104 of the Zoning Ordinance and Section 20.301 of the Subdivision Ordinance.

The lot dimensions are outlined in the table below:

2000 63rd Street Walgreens	Lot Width		Lot Depth		Lot Area		Frontage	
	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
Lot 1	75 ft.	250.8 ft.	140 ft.	306.9 ft.	10,500 sq. ft.	1.9 acres	50 ft.	287 ft. (south) & 250 ft. (east)

No exceptions from the Subdivision Ordinance are requested. The petitioner will provide the Village with a new five foot wide public utility and drainage easement along the north property line and a new ten-foot wide public utility and drainage easement along the west property lines.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is proposing two new curb cuts to access the site: one on Woodward Avenue and one on 63rd Street. All other existing curb cuts for single family homes will be closed. The 63rd Street right-of-way is under DuPage County's jurisdiction and will remain under the County's jurisdiction after the annexation. The west side of Woodward Avenue is under Lisle Township's jurisdiction while the east side of Woodward Avenue is under Downers Grove Township's jurisdiction. The maintenance of entire Woodward Avenue adjacent to the property will become Village's responsibility upon annexation.

There is an existing public sidewalk located along 63rd Street. The petitioner will install a new public sidewalk along Woodward Avenue. The new sidewalk is currently proposed to be located adjacent to the roadway. Staff included a condition that the sidewalk be installed a minimum of five feet away from the curb to provide a parkway buffer.

The petitioner is proposing a new stormwater detention facility under the new parking lot on the south side of the building. The detention facility will connect to the existing storm sewer utilities in the 63rd Street right-of-way. The new stormwater detention facility will meet all Village's stormwater ordinance requirements.

There is an existing 8-ton limit posted for Woodward Avenue north of 63rd Street. The delivery trucks generally exceed an 8-ton limit. As such, and to minimize impact on surrounding residential properties staff is requiring that all delivery trucks enter and exit the site via 63rd Street. A new traffic sign at the Woodward Avenue exit driveway will be installed to indicate truck traffic is prohibited on Woodward Avenue.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans. Based upon the submittal, the Fire Prevention Division believes there is sufficient access to the site and building. The petitioner will be required to provide one new fire hydrant on the site. The building will be required to have manual and automatic detection systems and a complete sprinkler system.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet of the entire property. In addition, the notice was posted on the site and published in the Downers Grove Reporter. The petitioner has also hosted a neighborhood meeting at the Roundheads Restaurant. Staff has received several general phone calls and inquiries about the project.

Staff met with an individual who claims a partial ownership interest in the property commonly known as 6298 Woodward Avenue and opposes the sale of this property for Walgreens development. The property is owned in trust. The Village's Legal Department reviewed petition documents pertaining to the ownership of this property including the copy of the trust and has determined that the Village has all required documentation from the owner of 6298 Woodward Avenue for the Village to continue processing the petition.

FINDINGS OF FACT

Rezoning

Based on the above analysis, staff believes the proposed development meets the Standards for Approval of Amendments to the Zoning Ordinance. The subject property is currently zoned R-4 Single Family Residence in unincorporated DuPage County. The properties east, north and west of the site are unincorporated and zoned R-4 Single Family Residence in DuPage County. The properties to the south are within Village of Downers Grove and are all zoned B-2, General Retail Business. The property at the

southeast corner of 63rd Street and Woodward Avenue is a commercial activity in a residential Planned Development. Staff believes the proposed zoning classification is suitable for this property due to its location on the heavily traveled commercial road and the trend of commercial development.

The rezoning is also consistent with the Comprehensive Plan's commercial classification for this property. The Plan identifies this property is not suited for single family residential uses. The proposed B-2 classification is appropriate for the commercial use designated in the Comprehensive Plan. As such, staff believes the standards in Section 28.1702 of the Zoning Ordinance are met.

Special Use for a drive-through use

Staff believes the standards for a Special Use, as shown below, are met. The drive-through window is listed as a Special Use in the B-2 district. The proposed use will not be detrimental to the health, safety, morals or general welfare of the surrounding area. The property has adequate size to accommodate the proposed commercial development. The location of the building in the center of the site will allow adequate separation and buffering from adjacent residential uses.

Staff believes the proposed use will not have an adverse impact on the development or the existing trend of development in the area. The two access driveways for the property are proposed as far away as possible from the existing intersection to minimize traffic conflicts. Per the applicant's traffic study, the majority of traffic generated from the site will go towards 63rd Street and southbound Woodward Avenue. Only ten cars during peak hour will leave the site traveling northbound on Woodward Avenue.

The proposal is also consistent with the vision and goals of the Comprehensive Plan. It is consistent with the Plan's recommendation for moderate expansion of commercial developments around key intersections and heavily-trafficked roads that are less desirable for residential use, such at the intersection of Woodward Avenue and 63rd Street. The development will also meet the Comprehensive Plan's goal for increased buffering for commercial properties. The proposed site layout allows adequate separation and screening from adjacent residential uses.

Staff recommends placing the following operational conditions to reduce the impacts of the proposed development:

- All delivery trucks shall be limited to 63rd Street access;
- Signage shall be posted at the Woodward Avenue exit driveway indicating truck traffic is prohibited on Woodward Avenue;
- The hours of operation shall be limited to 8:00 am - 10:00 pm, seven days a week;
- The deliveries shall only occur between 8:00 am – 9:00 pm, seven days a week;

With the addition of those conditions, staff believes the proposed development complies with the standards in the Section 28.1902 of the Zoning Ordinance.

Final Plat of Subdivision – Lot Consolidation

Staff believes the proposed Final Plat of Subdivision to consolidate the six existing lots into one meets the minimum lot dimension requirements per the Subdivision and Zoning ordinances and is consistent with other planning objectives of the Village.

Section 28.1702 Standards for Approval of Amendments to the Zoning Ordinance

Village Council and Plan Commission consideration and approval of any amendment, whether text or map, is a matter of legislative discretion that is not controlled by any one standard. However, in making its decisions and recommendations regarding map amendments, the Village Council and Plan Commission shall consider the following factors:

- (1) *The existing uses and zoning of nearby property;*
- (2) *The extent to which the particular zoning restrictions affect property values;*
- (3) *The extent to which any determination in property value is offset by an increase in the public health, safety and welfare;*
- (4) *The suitability of the subject property for the zoned purposes;*
- (5) *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;*
- (6) *The value to the community of the proposed use, and;*
- (7) *The standard of care with which the community has undertaken to plan its land use development.*

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 annexation with Rezoning to B-2 General Retail Business, Special Use for a drive-through use and the Final Plat of Subdivision for lot consolidation is consistent and 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 PC 39-11 subject to the following conditions:

1. The proposed annexation with rezoning to B-2, General Retail Business, Special Use for a drive-through use and Final Plat of Subdivision for lot consolidation shall substantially conform to the Architectural and Engineering plans and documents attached to this report, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The Woodward Avenue access shall be revised to eliminate the center-left turn lane.
3. No truck traffic is allowed on Woodward Avenue. All delivery trucks must enter and exit the site from 63rd Street. A “no-trucks” sign shall be installed on the south side of Woodward Avenue driveway for vehicles exiting the site.
4. The hours of operations shall be 8:00 am - 10:00 pm seven days a week. The drive-through window shall be closed after 10:00 pm.
5. The delivery hours shall be 8:00 am – 9:00 pm, seven days a week.
6. The proposed parking lot light poles shall be maximum 30 ft. high as measured from the adjacent grade to the highest point on the structure.

7. The proposed public sidewalk along Woodward Avenue shall be installed a minimum of five feet from the road to create a parkway buffer.
8. The layout of the proposed 6-foot high privacy fence shall be revised to meet the Zoning Ordinance requirements. The 6-foot high privacy fence must stop a minimum of 25 feet from east and south property lines. A four-foot high open design fence is only permitted within the first 25 feet along Woodward Avenue and 63rd Street.
9. A directional sign for drive-through window shall be installed at the southwest corner of the building for vehicles entering the site off of 63rd Street.
10. No illuminated signage shall be permitted on the north side of the building.
11. The building shall be fully sprinkled and equipped with automatic and manual fire alarm system.
12. Prior to the issuance of the building permit, the petitioner shall obtain permits from the DuPage County Highway Department for the proposed work in the 63rd Street right-of-way
13. A new fire hydrant shall be provided within 100 feet of the Fire Department connection.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

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-att

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**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING**

DECEMBER 5, 2011, 7:00 P.M.

Chairman Jirik called the December 5, 2011 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, Mr. Hose, Mr. Matejczyk, Mrs. Rabatah, Mr. Webster

ABSENT: Mr. Quirk, Mr. Waechtler

STAFF PRESENT: Community Development Director Tom Dabareiner, Planning Manager Jeff O'Brien; Planners Damir Latinovic and Stan Popovich

VISITORS: Jerry Mastalarz, 4111 N. Park, Westmont, IL; David Shaw with Shaw Gussis, 321 N. Clark St., #800, Chicago, IL; Dan Durkin with A.C. Alexander, 5940 W. Touhy, Niles, IL; David Agosto with Draper & Kramer, Inc., 33 W. Monroe St., Chicago, IL; Bill Grieve, Gewalt Hamilton Assoc., 850 Forest Edge Dr., Vernon Hills, IL; Eric Riggs, 2148 63rd St., Downers Grove; Chandratilaka Wijekoon, 6230 Belmont Road; Ron Swiercz, 6210 Woodward; Jennifer & Scott Wanner, 2330 63rd St.; Bill & Kristine Miller, 6255 Puffer Rd.; Tracy Erickson, 5824 Woodward Avenue; Marcelline Ricker, 6120 Woodward Ave; Shirley Klaus, 6296 Woodward; Walter & Karolle Krajewski, 6154 Pershing; Michelle Schelli, 6215 Pershing Avenue; Don & Cathy Weiss, 7050 Newport, Woodridge, IL; D'Anne Gordon, 6237 Pershing Avenue; Marsha Maronic, 6135 Belmont Road; Ricardo Castaneda, 6208 Woodward; Curt & Marsha VanLoon, 6211 Pershing; Richard Ooms, 6218 Pershing Ave.; Arlene & George Novak, 6294 Woodward; Eric Olson, 5721 Pershing; Rick & Karen Britton, 6299 Woodward; Kristin & Bruce Gannaway, 6163 Woodward Avenue; Randy & Pam Owens, 5900 Pershing; Frank Freda, 2140 63rd Street; Liz Chaplin, 5623 Pershing Ave.; Patty & Jerry Gruber, 6216 Pershing Avenue; Oma Selle, 6157 Pershing; and Monika & Slawomir Soja, 6112 Woodward Avenue; Liz & Brian Chaplin, 5623 Pershing Avenue; Jerry Luurs, 6025 Belmont Road; David Mitrius, 6101 Belmont Road; Hilary Denk, 433 Wilson Street; John Shay, 6013 – 6017 Pershing Avenue; Lisa Ferguson, 6220 Puffer Road; Lenore Brom, 6214 Pershing Road; Witold Szyk, 2142 63rd Street; Barbara & Mariusz Klusa, 6122 Sherman Avenue; Paul Noble, 6150 Pershing Avenue; Debra Villalpando, 6116 Leonard Avenue; Mary Mitas, 6213 Woodward Avenue; Mark Newey, 720 Maple Avenue; Tony Combs, 6054 Sherman Avenue; Don & Karen Brown, 6124 Woodward; Janet Pencek, 6116 Woodward Avenue; Alma & Gary Scott; 6104 Woodward Avenue; Frank Ehrhand, 5908 Pershing Avenue; Arion A. Faul, 6135 Pershing Avenue; Carole & Rich Besler, 5820 Pershing Avenue; Matt Gracey, 2151 Blanchard Street; Laura Cassani, 6210 Pershing Avenue; George T. Novak, 6294 Woodward; Zekirisa Memeti, 6200 Pershing Avenue; Juan Perez, 6207 Pershing Avenue; Ed Bednar, 6105 Woodward Avenue; Scott Den Uyl, 6145 Pershing Avenue; Nisrine Karmi, 2244 63rd Street; Scott & Tamara Podjasek, 5719 Pershing

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Avenue; M. Herbert, 6211 Belmont Road; Grace Espinosa, 5830 Pershing Avenue;
Ron Smith, 6203 Woodward Avenue; Michael Smith, 709 Crest Lane

Chairman Jirik led the Plan Commissioners in the recital of the Pledge of Allegiance and directed the public's attention to the available informational packets.

APPROVAL OF THE NOVEMBER 7, 2011 MINUTES

**MR. MATEJCZYK MADE A MOTION TO APPROVE THE MINUTES, AS PREPARED.
SECONDED BY MR. HOSE.**

MOTION CARRIED BY VOICE VOTE OF 7-0.

Chairman Jirik reviewed the protocol for the meeting. Due to one person being interested in Agenda Item No. 2, the Chairman asked for any objection in switching the two agenda items. No objections were voiced; a change in the agenda followed:

PC-39-11 A petition seeking a voluntary annexation with rezoning to B-2 General Retail Business, final plat of subdivision approval for lot consolidation and special use approval for a drive-through use for a new Walgreens store, for the properties located at the northwest corner of 63rd Street and Woodward Avenue, commonly known as 2134, 2136, 2138 and 2140 63rd Street and 6298 Woodward Avenue Downers Grove, IL (PIN #'s 08-13-419-044, -054, -043, -042, -041, 053) David Agosto, Petitioner; Patel Trust, Jeremy Youngman, DGNB Trust 97-031, Frank Freda and Weiss Loving Trust, Owners.

Chairman Jirik swore in those individuals who would be speaking on this petition.

Village Planner, Mr. Damir Latinovic, reported on how he was going to present the petition in various steps. Locating the site on the overhead, he summarized that the site consisted of five properties improved with five single-family homes: one home on Woodward Avenue and four homes on 63rd Street. The homes were constructed on six lots of record. He stated the petitioner had an agreement to purchase the properties subject to the Village's approval of the development. The petitioner was requesting annexation, re-zoning the properties to B-2 General Retail Business District, a special use for a drive-through and consolidation of the six lots into one lot of record.

Mr. Latinovic explained that properties are automatically zoned R-1 Single Family Residence upon annexation. If no rezoning is requested, voluntary annexations are reviewed by the Village Council. However, because the petitioner was requesting a rezoning of the property it had to be reviewed by the Plan Commission. Currently the property was zoned R-4 in DuPage County. The properties located north, west, and east of the site were all unincorporated and zoned R-4 Single Family. The property to the south of the site, and located within the Village of Downers Grove, was zoned B-2 General Retail Business and Planned Development #1 (Meadowbrook Shopping Center). The property located at the southeast corner was zoned R-3 and was part of the Planned Development #4, but was approved for commercial use in 1987, to accommodate the trend of commercial development along 63rd Street.

Mr. Latinovic stated the proposed lot would be 1.9 acres and meet all zoning requirements of Sections 28.1103 and 28.1104 of the Zoning Ordinance as well as all minimum lot dimension

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requirements of the Subdivision Ordinance (see staff report). Five- and ten-foot easements will be platted along the north and west property lines for purposes of utilities. No exceptions were being requested at this time. A more thorough review of the site plan followed, noting the building would be located in the center of the site with parking to the east and south totaling 60 parking spaces (59 required). A single lane drive-through will be located on the north side with a counter-clockwise circulation. The loading dock and garbage trash compactor will be located on the west side of the building. Landscaping and fencing were also noted.

Mr. Latinovic stated staff was requesting that the proposed fence meet the current zoning requirements and that the petitioners reflect that the first 25 feet be a four-foot open design fence. Because a driveway on the adjacent property was within 10 feet, the fence would have to be stopped 15 feet short of the front property line in order to meet sight line requirements. The petitioner had agreed to modify the fence proposal.

Along the north property line, Mr. Latinovic explained that an existing residential driveway encroaches onto the subject property by approximately two to three feet and the petitioner has discussed this with the neighbor. Both parties will have to come to an agreement to either move the driveway or deed off a portion of the property.

Elevations for the proposed building were highlighted. The building's height will be 27.5 feet in height with 40% of the site to be landscaped (mostly along the north and northwest side of the site). Approximately 21% of the landscaping will be within the front yard along 63rd Street, which exceeds the five percent requirement. The building will sit 90 feet from the south and east property lines and 79 feet from the west, and 42 feet from the north lot. All existing curb cuts will be closed but two new access points will be created -- one on Woodward Avenue and one on 63rd Street. For traffic exiting the site, staff was recommending safety modifications to both driveways so that the center left exit lanes be eliminated. The petitioner's traffic study demonstrated that approximately 10 vehicles during the peak rush hour would be exiting the site on Woodward Avenue and traveling northbound. The same modifications would apply to the left exit lane onto 63rd Street since the traffic study found that 40% of the vehicles exiting would be traveling westbound.

Mr. Latinovic explained staff was recommending restricting all trucks to enter and exit the site via 63rd Street. A required "No Trucks Allowed" sign would be posted on the driveway exiting onto Woodward Avenue. Petitioner was aware and agreeable to these requirements. Because the right-of-way on 63rd Street belonged to DuPage County, Mr. Latinovic stated the county had final authorization on the proposed driveway and the petitioner would be required to show approval by the county prior to obtaining a building permit from the Village. Woodward Avenue is under the jurisdiction of Lisle and Downers Grove Townships, but upon annexation, the Village of Downers Grove would take responsibility for the maintenance of Woodward Avenue, adjacent to the site.

A new sidewalk was planned along the east property line along Woodward Avenue but staff was requiring a five-foot parkway between the curbing and sidewalk. The petitioner has agreed. A review of the proposed stormwater detention facility followed, noting it will be located under the southern portion of the parking lot. Details followed. Building signage was noted and a monument sign would be located at the corner of 63rd and Woodward. Staff was requiring that no illuminated signage be installed on the north side of the building due to adjacent residents.

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Mr. Latinovic explained the hours of operation would be 8:00 a.m. to 10:00 p.m. seven days a week. Delivery hours would be on Wednesdays, 2:00 p.m. and 8:00 p.m., respectively. Staff was recommending that the operational hours remain the same and the delivery hours be from 2:00 p.m. to 9:00 p.m. seven days a week to allow the operations to continue without any change. Per Staff's condition, the drive-through would be open 8:00 a.m. to 10:00 p.m. seven days a week.

Mr. Latinovic stated the Fire Prevention Bureau reviewed the plans and had no issues, although the petitioner would be adding another fire hydrant to the site. The building will be fully sprinklered and include a fire alarm system. The proposed building would be similar to the Walgreens located at Cass and Ogden Avenues.

Mr. Latinovic stated that staff believes the proposal is consistent with the Village's Comprehensive Plan (the "Plan") in that the recently adopted plan designated the site to be Low Intensity Office, Commercial use, but flexible to accommodate development that was consistent with the overall goals and policies of the plan. Details followed on how this proposal met the Plan along with staff citing an example of how a typical low intensity office use such as a medical use could increase the impact to the site.

Mr. Latinovic noted several neighboring residents have inquired about the proposal and staff has also met with a resident who claims partial ownership in the property (as a trust) located at 6298 Woodward Avenue. Staff has reviewed all documents submitted and found that Village has adequate information to continue processing the petition.

Based on the above findings, Mr. Latinovic believed the Standards for Approval of the amendment to the Zoning Ordinance for the proposed B-2 General Retail Zoning classification were being met; the property was consistent with the Comprehensive Plan; the lot consolidation was consistent with the planning objectives of the Village and the proposal met the minimum lot dimension requirements; the Special Use Standards were being met and the proposed use is a permitted Special Use within the B-2 District; the development would not be detrimental to the health, safety and general welfare of the surrounding area; and adequate space was on the site. Staff supported an approval of the petition subject to the conditions listed in its staff report (pages 8 and 9).

For ease of understanding, Chairman Jirik summarized that the proposal had basically four parts: 1) a request for annexation; 2) a rezoning to B-2 General Retail; 3) a consolidation of existing parcels (plat of subdivision); and 4) a request for a special use for the drive-through. Staff was asked if the amenities on the site plan would be binding, such as in a Planned Unit Development. Mr. Latinovic confirmed the site plan is tied to the special use ordinance upon approval.

Commissioner Cozzo asked for clarification of the two driveways and whether left-hand turns were being restricted entirely, wherein Mr. Latinovic stated left-hand turns were not being eliminated completely, but the driveways would be a simple two-way lane, one in and one out. Asked if staff considered restricting left turns on Woodward.

Mr. Latinovic explained staff considered it but based on the traffic study only 10 cars exiting the site would be traveling northbound on Woodward. He noted most of this traffic would probably be local, which was why staff decided not to restrict the northbound movement completely. Truck traffic restrictions were reviewed again.

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Per Mr. Hose's question regarding current truck violators, staff explained the DuPage County police would respond to the area. However, Mr. Latinovic offered to follow up with the county.

Mrs. Rabatah asked for clarification of staff's recommendation number 3 as it related to truck signage and where the information on the 20,000 square foot medical/dental use came from.

Mr. Latinovic explained the data came from the Institute of Traffic Engineers (ITE) trip generation information. ITE publishes traffic information and is compiled information for all kinds of land uses.

Mr. Beggs asked if staff compared the proposed site with the professional building located across from Good Samaritan on Highland Ave.

Mr. Latinovic responded that staff did not review that site specifically.

Regarding the operational hours, Mr. Hose queried staff what the 9:00 p.m. delivery time meant, i.e., the last delivery time or delivery was terminated by that time. Mr. Latinovic stated that at 9:00 p.m. all deliveries should be completed.

Turning attention to the drive-through, Mr. Cozzo asked staff whether there were sound issues anticipated.

Mr. Latinovic said it was discussed but he did not anticipate it given the distance and the landscaping. He noted the Plan Commission placed conditions on previous developments the sound be lowered after certain hours so that the volume level does not interfere with a residential area.

Chairman Jirik, for purposes of the public, briefly discussed the protocol of the meeting, explained how the Plan Commission considers the facts of the petition, asked the public to refrain from making outbursts, and recommended the public to take notes if it disagreed with something said.

David Shaw, Esq., Shaw Gussis, 321 N. Clark Street, Suite 800, Chicago, IL, representing the petitioner, appreciated staff's thorough presentation. Adding to the presentation, he summarized that the developer was Draper & Kramer, whom developed many commercial and residential properties, and was very responsible. He clarified that the developers for this proposal had no relationship to the owners of the existing store located on Belmont Avenue. Walgreens was basically looking to find a new location because the lease was up on the existing store and marketing demands had changed dramatically over the last 20 years, and, there was no drive-through available at the current site.

Mr. Shaw explained that the drive-through for this petition will be active with approximately 30 to 40 cars per day and drive-throughs are a service people come to expect. It represented a benefit to the community. Other amenities of the store followed. Regarding the truck traffic, Mr. Shaw stated four large truck deliveries were standard, occurring two days per week, lasting about 20 minutes. Panel trucks had smaller deliveries, usually through the front door with a hand-cart.

Mr. Shaw introduced Draper & Kramer representatives Messrs. David Agosto and Gene Gaudio; A.C. Alexander (architects/site plan design) representatives, and Traffic Consultant Bill Grieve.

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Commissioner Webster asked for confirmation regarding the illumination of lights on the north side of the building, understanding that the lighting would be angled and there was to be no illuminated signage on that side of the building, wherein Mr. Shaw confirmed there would not.

Mr. Dan Durkin, A.C. Alexander, 5940 W. Touhy, Niles, IL, discussing lighting, stated there will be three light fixtures on the north and west sides of the building. The lighting was engineered to have zero spillage off the lot. The drive-through canopy, per staff's recommendation, will not be illuminated. He clarified the lighting underneath the canopy does not project out behind the perimeter of a concrete slab. Mr. Shaw added that the drive-through would only include pick-up/drop-off of prescriptions. He also pointed out that the drive-through was located four-feet below adjacent grade and resulted in a reduction of noise and illumination. Mr. Shaw also added that Walgreens provides information about the noise level which he offered to obtain for staff.

Regarding the noise level information, Chairman Jirik asked Mr. Durkin to forward to staff the noise level information he spoke of in order to see what the noise level was at the fence line. Mr. Durkin added that 28 arborvitae will be planted along the north fence line and it will be graded upwards for additional privacy and to disburse the noise.

Mr. Beggs asked if there was consideration for locating the Walgreens store on the south side of 63rd Street where commercial buildings were currently located.

Mr. David Agosto, Draper & Kramer, responded that about one year ago, he considered something across the street and did consider the restaurant site. However, he understood that the shopping center was in litigation and was told the Village was not in favor of new outlots. Rather, the Village was in favor of complete redevelopment for the shopping center. He believed the existing center's use had come to an end and was not feasible for today's market. Asked why a Walgreens store was more attractive on the north side of the street, Mr. Agosto explained Walgreens was moving to a very similar site but it was creating a better store than what existed and the fact that what currently existed was 20 years old and the site could not be redeveloped.

Asked to contrast the a Walgreens located in an aging shopping center versus the one being proposed in an existing residential neighborhood, Mr. Agosto stated it was at an intersection but if the location was the southwest corner (currently the restaurant), he said "it would make a difference" but he stated Walgreens could not purchase it. The land the restaurant was located on was owned by the owner of the shopping center. He explained the Village would discourage new outlots for Meadowbrook. He stated Walgreens was trying to improve what it had and improve the site from an overall perspective. Adding to that, Mr. Shaw stated that the site was dictated by Walgreens, which wanted a hard corner. Additionally, it was mentioned that the shopping center was "troubled" which was a red flag. Having a physical corner and a plan that worked, Mr. Shaw saw it as a positive. He explained that the proposed site was ideal and a much cleaner operation in the sense that the other site would have to have a major reconfiguration, it had owner issues, and covenants and cross accesses had to be considered.

Chairman Jirik asked Mr. Shaw if he understood staff's recommendation regarding the hours of operation, to which Mr. Shaw confirmed that he did. However, Mr. Shaw asked that should a demand in the hours of operation arise in the future, he would like to have the opportunity to return to request a modification.

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Asked if the driveway on Woodward were posted to exit southbound only, Mr. Bill Grieve, traffic engineer with Gewalt Hamilton & Associates, Vernon Hills, IL, responded that it was important to note that the trips generated in the neighborhood were entering the site if they could return back into the neighborhood. The one outbound lane on Woodward would act as a traffic calming measure for vehicles to return to the neighborhood without attracting additional vehicle trips. Chairman Jirik commented, then, that there would be some incremental increase in trips due to the Walgreens. However, Mr. Grieve explained it was not necessarily true in that if a trip was generated within a neighborhood, the vehicle would still be driving on the neighborhood streets. Where the incremental growth may occur, he states, was if the driveway became too attractive for a driver to change his driving route. He reminded the Chairman that he wanted to ensure those people leaving Walgreens were traveling back to 63rd Street as staff had noted earlier.

Chairman Jirik opened up the meeting to public comment but due to the large number of attendees, asked the public to limit their comments to approximately five minutes. The public was asked to be respectful and refrain from any outbursts. He asked residents to speak first and then non-residents would be allowed to speak regarding the annexation portion of the petition at the latter part of the public comment portion.

Resident Comments:

Mr. Eric Riggs, 2148 63rd Street, Downers Grove, asked what percentage of Walgreens were 24 hour 7 day a week. He believed the proposal was an eyesore in a residential area, given that it was “huge” and the old Walgreens was fine. He stated it was going to generate more traffic and decrease value in area. He believed the area should remain residential since empty commercial properties already existed.

Mr. Chandratilaka Wijekoon, 6230 Belmont Road, summarized his understanding was that the developer refused to do anything for the Village or for the people of the Village and wanted to do what it wanted with minimum expenses. He stated Walgreens could build in the commercial zone because it was already zoned commercial and the Meadowbrook Shopping Center was very large. He pointed out that Walgreens was trying to locate in a residential neighborhood which was the wrong place and it was destroying property values.

Mr. Ron Swiercz, 6210 Woodward, voiced concern about the current drainage issues he encounters during heavy rains and expressed concern about the new paved lot and tying it into the existing sewer system which could not currently handle the drainage during heavy rains. He voiced concern about his basement flooding. In response, Mr. Latinovic reminded the Commission that an underground stormwater detention facility was being created within the parking lot south of the Walgreens to contain the stormwater which would be discharged into the utilities in the 63rd Street right-of-way. Mr. Swiercz asked if the traffic study was actually done at 63rd and Woodward with cars heading northbound, wherein Mr. Latinovic confirmed that the information was based on the traffic count of that intersection. Mr. Swiercz voiced concern about the vehicles traveling in his neighborhood and the safety of himself and his children, as Woodward was being used as a cut-through street now.

Ms. Jennifer Wanner, 2330 63rd Street, Downers Grove, asked what was going to happen to the current Walgreens and questioned whether it would become another vacant building. She was fine with the current Walgreens. She cited the vacant Walgreens at 83rd and James Street and also the

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fact that the neighborhood was losing homes and potential homes to insert another business and only to lose another business and create a business that clearly was not supported by the residents. She questioned why the Village did not encourage businesses to stay and enhance things aesthetically.

Mr. Bill Miller, resides on Puffer Street, behind the current Walgreens. He stated there was a lot of noise that comes from that Walgreens. He complains approximately every two to three months regarding the noise, garbage, lighting, and landscaping. However, he was not supportive of relocating the Walgreens and having a vacant building either. He did not believe it made sense.

Chairman Jirik asked that non-residents come forward. He swore in those individuals who wanted to speak on this petition.

Non-Resident Comments:

Ms. Tracy Erickson, 5824 Woodward Avenue, non-resident, asked if this was “a done deal?” Wherein, the Chairman explained the petition process and stated it was only a proposal at this time. Ms. Erickson commented about how the petitioner was speaking, making it sound as if the residents needed a pharmacy at all hours, when she pointed out that other pharmacies existed and she has used them just fine. Regarding the traffic, she stated Woodward was a speeding area, getting her mail was dangerous, and additional traffic would be heading north with drivers looking at their prescriptions after going through the drive-through. The safety of her four children was a concern. Currently, there were no sidewalks and she envisioned residents walking from everywhere to the new Walgreens and littering. She suggested that Walgreens renovate at the Westbrook Center. Regarding the traffic study, she stated that the information presented was “general” information and it looked as if the petitioner did not really observe traffic counts.

Ms. Marcelline Ricker, 6120 Woodward Avenue, noted on the plat at the north end of the proposal where the drive-through comes through, there was a blind hill and many accidents occurred there during the winter. She suggested referring to the County’s and Village’s Police Departments. She stated placing an entrance onto Woodward Avenue was not a good idea. She noted that 11 school buses travel the hill twice a day and may back up the same hill. Woodward was a speed zone and she had concerns for children’s safety, especially since no sidewalks existed.

Ms. Shirley Klaus, 6296 Woodward Avenue, objected to the way the property cut across her driveway and agreed with the previous comments made about the lighting, pollution, trucks, increased traffic, and noise. She stated she has been reassured by Draper & Kramer to resolve her driveway problems and provide additional space near the fence, but said she has not received a written commitment from them. She objected to the proposal.

Mr. Walter Krajewski, 6154 Pershing Avenue, Downers Grove, mentioned that no one has any animosity against Walgreens but the issue was where it was being relocated. He stated the reference made to the site under discussion and with the Walgreens site located at Ogden and Cass Avenues, the two had opposite types of traffic. The building was being relocated into a worse location for traffic. He asked if there were traffic safety studies done on the proposal. He spoke about the traffic exiting the site and “snarling” traffic on 63rd Street. Also, he stated there will be those vehicles that do not want to exit left onto 63rd, due to it already being busy, and will turn right

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and travel down Pershing where his children are. Other concerns included more traffic, cut-through traffic, and an inconvenience to the residents.

Ms. Michelle Schelli, 6215 Pershing Avenue, lived within 600 feet of the proposal and said heavy traffic already existed on 63rd Street. After checking the Internet for a five-mile radius of the area, she stated 26 pharmacies existed, 10 of which were Walgreens and 8 with drive-throughs. Two were 24 hours; 3 were located on Cass Avenue. Details followed on the other pharmacies in the vicinity. Within a three mile radius, 16 pharmacies existed, 7 of which were Walgreens. And, she stated, for those children that are sick late at night, chances are, she would travel to Good Samaritan, passing along the way, a 24 hour Walgreens with a drive-through pharmacy.

Mr. Don Weiss, 7050 Newport Drive, Woodridge, IL, stated he has interest in the property located at 6298 Woodward Avenue but it was being contested in court at the current time. He stated he was the sole heir of the property. Regarding the Village's own study, he stated he grew up in the area and constructed many of the homes there. Mr. Weiss discussed the driveway safety hazards entering and exiting Woodward and the challenges of the street, even for his father. He believed relocating a Walgreens to the proposed site would create more issues. He asked if the Village, the developer or the Plan Commission was willing to be liable for someone losing their life or property. He also offered to discuss with the Village some of the litigation issues, if necessary, and stated the developer's traffic study was "a joke". He suggested pushing a couple of the homes on Belmont and Chase and relocate the Walgreens there.

Ms. D'Anne Gordon, 6237 Pershing Avenue, stated the proposal was 250 feet from her kitchen window and she did not want to look at it. It will be an eyesore and will diminish her property value. She noted one block from the intersection was an elementary school and there was no sidewalk on Woodward Avenue or Pershing Avenue, so everyone walked. She discussed the safety concerns with her high school children walking after school and the increased traffic. She said Pershing was a cut-through already. She emphasized the area was residential and residents did not want another commercial building there taking out five homes. She asked for consideration.

Ms. Marsha Maronic, 6135 Belmont Road, stated the existing Walgreens had plenty of traffic already and if a larger facility was constructed with a drive-through, it would bring more traffic to the area. She reported that when vehicles are traveling northbound on Woodward, most of the traffic turns left onto 63rd Street and there were safety concerns there. She envisioned it to be more difficult when drivers exit from the pharmacy, let alone for the residents who live there.

Mr. Ricardo Castaneda, 6208 Woodward Avenue, agreed with what was already being stated. He believed that when something is "needed" is the time when people should come together. He reminded everyone that two prior witnesses gave testimony that there was an abundance of pharmacies that had converted themselves into grocery stores and provided DVD rentals. He stated that anyone could get what they wanted at one of these pharmacies, citing the measurements and observations he took upon himself to measure the distances between the stores. He voiced concern about the light signals, poor traffic movement, and the drainage issues occurring currently on his property. (He resides next to the neighbor that floods.) He stated ever since the Belmont crossing he has seen increased traffic and speeding in front of his house. In fact, he stated he has stood in front of his neighbor's home with a sign that says "Radar Ahead" to slow vehicles down due to the children. He is afraid he will get hit if he walks his dogs at night.

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Mr. Curt VanLoon, 6211 Pershing Avenue, Downers Grove, emphasized that the residents have verbalized why the proposal was wrong to them. He had not seen a plat of elevation and voiced concern about the grade. He voiced opposition against the annexation request but understood the long-term plan in Downers Grove was for commercial development on the north side of 63rd Street. However, he believed putting such development there placed the rest of the homes, from the AutoZone to Woodward, in jeopardy. He agreed traffic was concern, as a child was hit by a vehicle in front of his home two years ago from people traveling through the area. He believed the lawyers should be able to work out the issues. He attested to the flooding that has taken place also.

Mr. Rick Ooms, 6218 Pershing Avenue, Downers Grove, expressed concern about the rezoning from residential to business district and the fact that if Draper & Kramer cannot get into Meadowbrook to develop it, he then asked who can. He stated that if the residents present are ignored for reasons of monetary gain, then it was a disgrace to the community.

Ms. Arlene Novak, 6294 Woodward Avenue, stated that the current Walgreens was not 20 years old. She said the photograph presented for the 63rd and Woodward intersection was inaccurate. She stated there were no truck signs on Woodward and emphasized an elementary school was one block away. She invited the petitioner to sit in her driveway from 4:00 pm. to 7:00 p.m. to count cars. She did not support the installation of a drive-through in order to exit out onto Woodward. She further voiced concern about safety in trying to obtain her mail. She and her neighbors did not want to be annexed and did not want the Walgreens.

Mr. Eric Olson, 5721 Pershing Avenue, stated he purchased in the neighborhood because it was residential and not mixed-use. Converting the north side of 63rd Street to become business did not appear right.

Mr. Rick Britton, 6299 Woodward Avenue, summarized that it was difficult for him to get out of his property due to the blind hill, especially between the hours of 4:00 p.m. and 6:00 p.m. and in the morning. He asked the petitioner that should the Walgreens get built, would it have a positive or negative impact on his property value. Referring to Page 2 of the staff report regarding the Future Land Use Plan, he asked if his property was slated to become Low Intensity Office, wherein Chairman Jirik explained that the recently adopted Comprehensive Plan does contain pages on future land use planning and that land within the Village of Downers Grove included zoning. An explanation followed on how the Future Land Use Plan was intended to promote the orderly transition and growth and development of the land. In some cases, the Chairman explained, the current zoning and Future Land Use Plan would be the same and in some cases be different. However, he said the trend of development for best and highest use may want to take the land to a different use category some time in the future. Details followed. If there was a deviation from the Future Land Use Plan and a deviation from the zoning, the Chairman stated it was a very high hurdle and a burden to satisfy to justify the change. Mr. Britton asked whether the Walgreens sign on the corner and the parking lot would be lighted 24 hours a day. Chairman Jirik stated it would have to comply with the village's sign ordinance.

(Mr. Beggs loans Mr. Britton the Comprehensive Plan to review and notes it is on the Village's web site.)

Ms. Kristin Gannaway, 6163 Woodward Avenue, Downers Grove, voiced concern about how things have vacillated between the Village of Downers Grove and the unincorporated areas, much

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of which has been bitter over the past 20 years. She stated that if the commission was going to go forward with the proposal that it keep the residents “on the good side of Downers Grove” so that residents could buy into the proposal and see what was being gained in the long run. She asked that the commissioners and petitioner listen to the residents’ comments. She suggested that the petitioner speak to the school district and to have better planning ahead of time so that when the information is presented to the residents, the residents know what to expect. She asked that Walgreens consider helping the Village by installing sidewalks and lights in the area or updating the area for safety purposes. Regarding the traffic studies, she stated to get the facts about how dangerous the street is. She questioned who would monitor the traffic in the area: the Village, the county sheriff, or Lisle Township? She discussed the removal of No Thru Traffic signage that has since been removed by Lisle Township and now the wrong striping was installed.

Because it was unsafe for Ms. Gannaway to pull out onto Belmont or 63rd Street to make a left turn, she said she turns right onto 63rd Street and cuts through the neighborhood the residents reside in. Lastly, she questioned how long before Walgreens would turn into a 24 hour drive-through pharmacy. She preferred that the commission hold off making any decision tonight and consider the concerns raised and to keep a friendly environment between the Village and the County.

As to the drive-through becoming 24/7, Chairman Jirik stated that if it was part of the ordinance, the ordinance would have to be amended and forwarded to the Village Council. Whether it would be referred back to the commission for public hearing, he did not know. Mr. O’Brien clarified a condition of approval would be placed in the Special Use ordinance explaining what the process was. A public hearing would be held again with proper notification.

Mr. Randy Owens, 5900 Pershing Avenue, Downers Grove, asked why there was a limit of public notification to residents within 250 feet when the proposal affected the entire area. He did not agree with the statistics gathered and expressed concern about truck delivery patterns. The Chairman explained the process for public notification, noting a variety of types of notification went out.

Mr. Frank Freda, Jr. 2140 63rd Street, Downers Grove, commented that there was a mention that the houses in the area under discussion were deemed not as good for residential as others. He agreed, as his house was up for sale for almost two years. A majority of the people who went through his home stated the street was too busy and not good for kids. He believed it may not be a good place for residential in general. He commented that he hoped that the prior sanitary sewer system that was installed was large enough to handle Walgreens. He supported the proposal.

Ms. Liz Chaplin, 5623 Pershing Avenue, Downers Grove, stated it appeared to her that the four items that were under discussion were being “steamrolled” into one meeting which was much information for one meeting and for the residents. She said she just received notice yesterday on this matter and it was from her neighbor. She stated the petitioner did not give a real reason as to why the south side of 63rd Street was not considered and she thanked Mr. Beggs for raising that question. Ms. Chaplin reiterated an earlier statement by a resident and she hopes a decision is not made based on profit over what is right for the residents of the area.

Mr. Patty Gruber, 6216 Pershing Avenue, Downers Grove, discussed that there have been four houses constructed in the past three years from Pershing up to the proposed site and now those owners had to worry about property values. She voiced concern about her property value and asked the commission to put themselves in the residents’ place. She stated that future development will

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turn the area into another Ogden Avenue and no one will want to purchase the residents' homes. She believed more foot traffic and crime would increase, as well as safety issues, etc.

Ms. Oma Selle, 6157 Pershing Avenue, Downers Grove, resided in her home 32 years and voiced the flooding that had occurred in prior years. She expressed concern about the storage of the underground water and asked where it would flow, as there was standing water still occurring in some of the backyards. Chairman Jirik continued to explain how the stormwater was addressed when a new project occurs. Examples followed. The Chairman stated that the underground storage has been used in the Village with other developments.

Chairman Jirik offered the public one last chance to speak on topics that had not been raised.

Ms. Monika Soja, 6112 Woodward Avenue, Downers Grove, stated that her three small children return on foot from the elementary school daily and cross over the neighbors' yards for safety. As to the changes in zoning, she cautioned that if the zoning is changed, today it could be Walgreens but tomorrow it could be something else. She said the residents lose control on what sits on the corner.

Ms. Marcelline Ricker, 6120 S. Woodward Avenue, Downers Grove, stated that regarding the Walgreens located at 63rd and Belmont, if commissioners checked their previous records, the site developed was also petitioned for a drive-through and it was not allowed because the neighbors did not want a drive-through.

There being no further comments, the Chairman closed public participation.

Chairman Jirik summarized the open issues: turning movements of the semi truck, the size of the vehicle; impact on home values; how many Walgreens are 24/7.

Asked if the commissioners had any follow-up questions to the public, no questions followed. However, the Chairman did allow the following member of the public to speak:

Mr. Ricardo Castaneda, 6208 Woodward Avenue, stated he thought that the majority of the residents present should have the right to find the details of the litigation that was mentioned earlier regarding the shopping center on the south side of 63rd Street. Mr. O'Brien responded he did not know but assumed the litigation would be between the bank and the FDIC. Mr. Castaneda questioned that if the litigation was going on, how did the restaurant get on the property.

Chairman Jirik closed public comment again. He invited the petitioner to respond to the questions/concerns raised.

Mr. David Agosto, Draper & Kramer, citing the list of concerns, asked to add the issue of sound to the list. In general, he agreed much comment was expressed and some exhibits were available, but it was late at night and he offered to continue the matter in order to gather the additional information requested, i.e., truck turning, home values, 24/7 operation, and sound. He stated that his team was probably semi-prepared to answer some of the questions raised but felt more comfortable getting more information.

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While the Chairman preferred to move ahead, he offered up the matter to the commissioners. Commissioners appeared to have a consensus to continue the hearing to a date certain to allow additional materials to be prepared by the petitioner. The Chairman reviewed the process that would follow after receiving the appropriate material, noting the public would have a right to comment on any new information presented.

Mr. Beggs offered a suggestion that the Village be very clear in the distinction between commercial area and a low-intensity office area. Mr. Webster understood the way the Village was viewing the use for the site was by its traffic impact and that there was a similarity in this particular use to low intensity office. The Chairman noted it was B-2 zoning, which included a number of various uses which did not resemble low intensity office and if the traffic was being based on a Walgreens but the land was rezoned B-2, the use did not have to be a Walgreens. Chairman Jirik pointed out that the petitioner, not Village staff, had the burden to justify deviating from the Comprehensive Plan.

Mr. Hose asked what kind of traffic calming options existed, if any, for Woodward north of 63rd Avenue, understanding the Village had no jurisdiction in that area. Mr. O'Brien recalled instances where the Village had partnered with Lisle Township on such matters. He offered to look into it.

Residents' concerns were summarized as follows: address sound issues; truck turning patterns; home values; 24/7 hour operation; sight distance relative to the traffic movements; safety issues posed by ingress/egress on a sloping part of the hill relative to introducing turning movements; cross movements on the hill; the audibility of a discrete prominent tone and its audible nature at a residence during late evening under stable atmospheric conditions; safety issues posed; any ideas on how the petitioner plans to keep vehicles out of the neighborhood; consideration by the petitioner to not have any ingress/egress on Woodward; justify what the commission believes may be a significant deviation from the Comprehensive Plan; illumination spillage from the sign and how much would affect a resident across Woodward Avenue; and include the solution for the neighbor immediately located to the north, regarding the driveway.

Village staff stated it would follow up with the volume of the detention basin, where it releases, and where the receiving system ends up. The Chairman also asked staff to address the uses available in the B-2 zoning district.

MR. BEGGS MADE A MOTION THAT THE PLAN COMMISSION CONTINUE THE PUBLIC HEARING TO A DATE CERTAIN, THAT DATE BEING JANUARY 9, 2012. SECONDED BY MR. MATEJCZYK.

ROLL CALL:

**AYE: MR. BEGGS, MR. MATEJCZYK, MR. COZZO, MR. HOSE, MRS. RABATAH,
MR. WEBSTER, CHAIRMAN JIRIK**

NAY: NONE

MOTOIN CARRIED. VOTE: 7-0

Mr. Frank Ehrhand, 5908 Pershing Avenue, commented afterwards that the Village's sound system was not very good.

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Mr. O'Brien updated the commissioners on next month's agenda. Village Council has asked staff to review the level of sign compliance, of which two-thirds is approximately done. Council is considering an extension of the amortization deadline that would require an amendment to the sign ordinance. Depending on what Council decides, Mr. O'Brien said there may or may not be a text amendment on the agenda next month. The Chairman raised the point that there will need to be a policy consideration for the economic disadvantage of those who chose to comply relative to the economic advantage of those who chose not to. Staff concurred.

Commissioners were wished a Merry Christmas and a Happy New Year by the Chairman.

THE MEETING WAS ADJOURNED AT 10:30 P.M. ON MOTION BY MR. WEBSTER, SECONDED BY MRS. RABATAH. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 7-0.

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

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VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

JANUARY 9, 2012, 7:00 P.M.

Chairman Jirik called the January 9, 2012 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, Mr. Hose, Mr. Matejczyk, Mr. Quirk,
Mrs. Rabatah, Mr. Webster

ABSENT: Mr. Waechtler

STAFF PRESENT: Community Development Director Tom Dabareiner; Planning Manager
Jeff O'Brien and Planner Damir Latinovic

VISITORS: David Shaw with Shaw Gussis, 321 N. Clark St., #800, Chicago, IL; Dan Durkin and George Koliarakis with A.C. Alexander, 5940 W. Touhy, Niles, IL; Robert Hamilton, Gewalt Hamilton Assoc., 850 Forest Edge Dr., Vernon Hills, IL; Shirley Klaus, 6296 Woodward; Michelle Schele, 6215 Pershing Avenue; Don and Cathy Weiss, 7050 Newport, Woodridge, IL; D'Anne Gordon, 6237 Pershing Avenue; Ricardo Castaneda, 6208 Woodward Ave; Curt VanLoon, 6211 Pershing; Richard Ooms, 6218 Pershing Ave.; Eric Olson, 5721 Pershing; Rick and Karen Britton, 6299 Woodward; Oma Selle, 6157 Pershing; Alma Scott; Dave Soto; Gary ___; Barry Dixon, 6291 Woodward; Mimi Williams, 6524 Stair St.; Philip Casseras, 6210 Pershing; Karolle Krajewski, 6154 Pershing; Juan Perce, 6207 Pershing; Guy Bronson, 5904 Downers; Ed Dunn, 5341 Lane Place; Tom Smith, 5316 Washington; Jim Nehls; Frank Freda, 2140 63rd St.; Eric Riggs, 2148 63rd St.; Shelly Weiss, 2134 63rd St.; Mr. Jim Neil, 6237 Chase; Jan Gordon, 6237 Pershing Avenue; Shirley Simpson, 6298 Pershing; and Rick Ooms, 6218 Pershing

Chairman Jirik led the Plan Commissioners in the recital of the Pledge of Allegiance and directed the public's attention to the available informational packets.

APPROVAL OF THE DECEMBER 5, 2011 MINUTES

**MR. WEBSTER MADE A MOTION TO APPROVE THE MINUTES, AS PREPARED.
SECONDED BY MR. HOSE.**

MOTION CARRIED BY VOICE VOTE OF 8-0.

Chairman Jirik reviewed the protocol for the meeting.

PC-39-11 (Continued from 12/05/2011) A petition seeking a voluntary annexation with rezoning to B-2 General Retail Business, final plat of subdivision approval for lot consolidation and special use approval for a drive-through use for a new Walgreen's store, for the properties located at the northwest corner of 63rd Street and Woodward Avenue, commonly known as 2134, 2136, 2138

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and 2140 63rd Street and 6298 Woodward Avenue Downers Grove, IL (PIN #'s 08-13-419-044, -054, -043, -042, -041, 053) David Agosto, Petitioner; Patel Trust, Jeremy Youngman, DGNB Trust 97-031, Frank Freda and Weiss Loving Trust, Owners.

The Chairman swore in those individuals who were not sworn in at the last hearing and reviewed why the continuation took place, i.e, for the petitioner to supplement the record, if necessary, due to the issues raised during the original public hearing. He clarified that tonight's hearing would focus on taking commentary from staff, the petitioner, and public on any new material entered into the record with the commissioners.

Referring to the outstanding issues listed on Page 14, paragraph 4, of the minutes, the Chairman opened up the hearing based on those open issues and briefly summarize them for the public. Specifically: 1) was the project a significant deviation from the comprehensive plan; 2) limiting/assuring the development with the site plan presented to the commission; 3) sound issues; 4) home values; 5) on-site truck turning patterns; 6) exiting on Woodward Avenue -- site distance relative to traffic movements -- safety posed by ingress/egress on sloping part of the hill relative to inducing traffic movements, cross-movements on the hill, consideration to not have any ingress/egress on Woodward, and how petitioner plans to keep vehicles out of the neighborhood; 7) illumination/spillage from the sign and how much would it affect residents across Woodward Ave; 8) solution for neighbor's driveway; and 9) how many stores have 24/7 hours of operation.

Mr. Damir Latinovic, village planner, gave a presentation on how the proposal would not deviate from the Village's Comprehensive Plan and that, in fact, the site was no longer suitable for single-family residences due to the heavy traffic along 63rd Street, the nearby commercial development, and the site's proximity to Interstate 355. Details followed on how the area under discussion had changed, with Mr. Latinovic using various, similar B-2 examples around the Village: the 3800 Highland Avenue site; the northeast corner of 67th Street and Main Street; and the addition made to the medical building located at 68th and Main Street. Mr. Latinovic pointed out that the proposal was lower in intensity compared to the three examples cited. Referring to the traffic impact study submitted by the petitioner, the proposed use would generate about 10 additional vehicles exiting onto northbound Woodward Avenue. However, he pointed out that the petitioner did not use a 50% discount that is acceptable for retail uses that draw traffic from the existing busy road network, thereby reducing the number of 10 cars down to five cars during the PM peak hour.

Regarding the impact of the school traffic, Mr. Latinovic noted that pharmacy's peak traffic will not coincide with the school bus traffic or the morning rush hour. He reviewed the type of use that could be placed on the site, i.e., a 20,000 sq. ft. low intensity office/medical use building with 101 parking spaces, which would meet the requirements of the Comprehensive Plan and could have 9 cars exiting onto Woodward Avenue during peak hour. This example would be similar to the proposed Walgreens but the traffic generated would coincide with the morning rush hour and the school bus traffic. Mr. Latinovic reiterated that the proposal was compatible with the area and would not negatively affect the surrounding residences.

Mr. Latinovic reported that staff was also recommending several operational conditions that would further offset the retail-specific impact of the proposed use, such as the special use only being approved only for the retail pharmacy, locking in the use to this specific site plan. Per the suggestion that a planned unit development would be better suited for the site, Mr. Latinovic

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explained Planned Developments are better suited for properties much larger in size and typically has multiple lots, buildings, and uses.

Discussion followed on how truck traffic, hours of operation, delivery hours, and illumination issues would be addressed, as discussed at the prior meeting. The speed limit pavement markings on Woodward Avenue, north of 63rd Street, as submitted by the petitioner, have been included as one of the conditions for the special use ordinance.

Modifications to the site plan were reviewed by Mr. Latinovic: 1) the center left-turn lane was removed; 2) the first 25 feet of the fence along the north property line was removed and same on the west property line; 3) the neighbor's driveway issue had been resolved with the petitioner giving the land affected to the adjacent neighbor; and 4) the building was slightly relocated to the west to allow for truck turning movement and exiting onto 63rd Street. Mr. Latinovic, again, reviewed how the proposal met the Comprehensive Plan and recommended approval subject to staff's conditions in its staff memo.

Mr. Hose asked for clarification of Condition 5: the hours of operation and the drive-through window. He asked whether there was any contemplation of extended hours or different hours for the drive-through at some point, wherein Mr. Latinovic responded there was not at the moment and that the petitioner would have to come before the Plan Commission to revise the drive-through hours.

As to the far northwest corner of the site being vacant, Mr. Latinovic explained the area was designated green space. There were no plans for development there and any expansion would require the petitioner to return to the Plan Commission to amend the site plan. Per Mrs. Rabatah's question on when the new constructed homes were built on 63rd Street, staff reported the county would have the specific information. However, he estimated they were built in the late 1990s or early 2000s.

As to the county working with the Village on its Comprehensive Plan, Mr. Jeff O'Brien, explained that the Village has a mile and one-half planning jurisdiction outside of its boundaries and the county usually makes its comprehensive plan consistent with the Village, as with any other villages. Examples followed on the collaboration that takes place between the county and the Village regarding certain developments.

Chairman Jirik, referring to the 9 cars versus the 10 cars traveling on Woodward Avenue, asked Mr. Latinovic to further explain how he arrived at his calculations, wherein Mr. Latinovic discussed that staff looked at what could be constructed on the site and the number of cars being generated from a larger medical office use was estimated based on the Institute of Traffic Engineers Trip Generation Manual, which was how the 9 cars were arrived at, i.e., 10% of the total traffic generation during the peak PM hour for that use. Because the proposed use already existed on 63rd, it was to be expected that much of that traffic that was using Walgreens in the past would continue to do so. He reminded the commissioners that the Comprehensive Plan was a general guideline and the low-intensity office use and the proposed Walgreens were very similar but the proposed 15,000 sq. foot Walgreens would have less of an impact than with a larger low-intensity office building.

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Asked if site specific conditions were considered by staff which could result in the vehicle numbers to be higher, Mr. Latinovic deferred the question to the petitioner. The Chairman also concurred with staff that traffic appeared to be the main concern for this proposal.

Chairman Jirik raised the point that the proposal was for B-2 zoning with a special use for a drive-through; however, under the straight B-2 zoning, he stated a wide variety of other uses could occur and he questioned staff as to what could happen.

In response, Manager O'Brien stated typically a medical office could be constructed by-right, but it would require staff reviewing other "tools" to limit the use, especially if it was a significant traffic generator. In this case, because of the special use ordinance being granted, however, it allowed only that specific use to be tied to the proposal, and that staff was conditioning the approval on the site plan and this use specifically.

Chairman Jirik re-emphasized that his concern had to do with the traffic analysis and leaving the Village open to higher traffic-generating B-2 zonings that were not prohibited, which could invalidate the assumptions.

Mr. O'Brien stated the burden was always on the petitioner and confirmed with the chair that the proposed conditions in the Special Use ordinance had the same protection as a planned unit development.

Asked how the total traffic movement on the site was factored into the proposal, Mr. Latinovic stated the traffic engineer and developer could best answer the question but offered that staff had recognized that the proposal is not a low intensity office use, but it is a smaller retail pharmacy than what a low-intensity office building could be and with much of the traffic being pass-by traffic. The concern as to whether the proposal was adding more vehicles, staff did feel that in the immediately vicinity there would be impacts, which was why operational conditions were added to have traffic exit 63rd Street, which the petitioner has agreed to.

Chairman Jirik invited the petitioner to speak and asked that he make his presentation based upon the list of concerns. No objections were heard.

Mr. David Shaw, attorney for the petitioner, stated he had no additional information to add to staff's analysis of the Comprehensive Plan and the plan is meant to be used as a guideline and it urged that when a proposal is being reviewed that the Village Council review it with a certain amount of flexibility. He believed the impact of the traffic matched up favorably. The parking field was smaller and the proposal was more of a transient use where destination traffic would be generated throughout the day during business hours.

For the record, Chairman Jirik noted it was the petitioner's duty to defend his proposal regarding questions posed to him as it relates to the Comprehensive Plan.

Mr. Beggs, noting the definition of "low-intensity office" in the Comprehensive Plan, pointed out that there was no category for Low Intensity Office in the Village's zoning ordinance. However, he viewed Walgeens as a retail use because of the variety of items it sold. Reviewing the definition of Low Intensity use, he stated it referred to medical, dental, legal and accounting uses which is not retail. He asked why should the Village change from non-retail to retail in this case.

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Mr. Shaw responded that the Comprehensive Plan was not an absolute but only a guideline and is basically making suggestions based upon conditions at the time it was prepared. As reviewed by planners at the time, the Walgreens plan was originally submitted for consideration. He explained that the traffic analysis and the intensity of the use was not based upon a 15,000 sq. foot pharmacy but what the chain pharmacy typically generates, which includes a significant retail component, including a convenience store. Therefore, the traffic count estimates in the traffic report include traffic generated by retail component. But, as to the overall general nature of the location and the proposed use, Mr. Shaw stated it did not significantly deviate from the intensity of the use, the nature of the use, or the traffic impact as proposed in the Comprehensive Plan. He believed it may be more beneficial due to the real estate and sales tax component. Mr. Shaw suggested that, given the changing conditions of the intersection, leaving the single-family zoning would be more inconsistent with the Comprehensive Plan than what was being proposed.

In response, Mr. Beggs asked what if a 7-11 or another convenience store was placed in the same location and the traffic was lower, wherein Mr. Shaw did not know if the traffic volume would be lower than proposed Walgreens and could not answer his question because he would not know what the traffic impact would be, stating that other considerations would have to occur and require a different analysis. Mr. Shaw believed that traffic was just one of the criteria to be considered. Asked if there was any data to justify the statement that the proposed Walgreens would generate less traffic than a larger office building. Mr. Shaw deferred to the question to the traffic engineer but did not know the absolute traffic counts.

Traffic engineer, Mr. Robert Hamilton, Chairman of Gewalt Hamilton Associates, Vernon Hills, Illinois, was introduced. Mr. Hamilton reminded the commissioners that the prior engineer appearing before this Plan Commission was Bill Grieve and he was currently substituting for him. Referring to Exhibit A of the traffic report, Chairman Jirik asked where the 10 unaccounted workers went for the day, wherein Mr. Hamilton explained they did not “make it out in the peak hour” and are therefore not represented in the peak hour count, and that he does not get 100% of the workers in or out during the peak hour. Mr. Hamilton stated the numbers were based on “empirical counts” and if one of the figures was unbalanced, it typically meant that the true peak was later. Asked if the use was consistent with light office use, Mr. Hamilton stated the use was not “identical” in terms of the traffic generation. Mr. Hamilton proceeded to explain that the traffic will come from either pass-by traffic where the vehicle is already on the road, or from the residents who come from the neighborhood. He did not expect to create new trips in the area. However, Chairman Jirik pointed out that the 150 trips were new to the property today that were not there prior with single family homes being there. Mr. Hamilton concurred.

Asked how many total trips the site would generate on a typical day, Mr. Hamilton referenced Exhibit 5 in the traffic report, noted there were 1,300 total trips, with half being neighborhood and half being pass-by. He could not provide total Light Office movements because he was not asked prior.

Chairman Jirik asked if there would be any other traffic generation from other accessory uses such as a Red Box. Mr. Hamilton clarified that the data that was used was from a typical pharmacy, which would have similar uses, i.e., ice machine, propane tanks, Red Box -- which was not distinguished in the figures but is included.

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As to the estimate about the 9 cars traveling down Woodward Avenue, Mr. Hamilton, again, reminded the Chairman that the traffic and assignment of directions was empirical and he was dealing with the two sources of traffic. The percentage of traffic currently on the highway was very close to the percentage of traffic distribution that the store would generate. Mr. Hamilton spoke about the radius of attraction that drivers use. Asked what the total daily movements were for north and south on Woodward Avenue, Mr. Hamilton stated to take the 1,300 and multiply it by 10%. Asked what his expert opinion of the impact of prohibiting those movements, Mr. Hamilton stated, from a municipal perspective, he generally recommended against it because those restrictions mostly impacted neighborhood residents.

Mr. Cozzo commented that if less people were making a turn off of Woodward Avenue exit that it could be wise to restrict the turn northbound since it inconvenienced few drivers and to remove it from the discussion. Mr. Hamilton stated, from his experience, it proved frustrating for the neighbors, and cited some examples.

Regarding the question to staff on assuring that the development and use was consistent with the plan presented to the commission, Chairman Jirik asked the petitioner if he would be opposed to constructing the project as a PUD, wherein Mr. Shaw stated he would not be opposed.

Addressing the drive-through speaker, Mr. Dan Durkin, AC Alexander Architect and Engineers, referenced a note in the commissioners' packets from E.F. Bavis Associates explaining that the conversation that takes place between the pharmacist and the driver would be through a telephone at 74 decibels adjacent to the car. At approximately 30 feet from the drive-through the sound levels become indistinguishable in the surrounding area. The property line was 42 feet from the drive-through window. There were no issues with the sound.

Chairman Jirik noted 61 decibels appeared to be a high ambient and he did not believe 61 as being ambient conditions for this property. He found the information unresponsive to the question. The Chairman believed the ambient for this neighborhood, to be 40 to 50 decibels.

Mr. Durkin also stated that if the decibel level was found to be disturbing, the sound level could be adjusted by Walgreens.

Chairman Jirik asked about the acoustic qualities of the fence along the north property line.

Mr. Durkin stated it would be a six-foot tall wooden fence with trees and bushes in front of it. Asked if the petitioner would be adverse to an 8-foot fence with the obligation that it be suited as an acoustic barrier, Mr. Shaw reported that the area was already three feet below grade which had an impact on the ambient noise. The closest home was also 140 feet away. Mr. Durkin stated he could investigate the acoustic qualities of what is normally required by the village and report back.

Chairman Jirik reminded Mr. Durkin that the drive-through pharmacy area would be an area of commotion and one could not control the noise coming from vehicles. Additionally, the Chairman pointed out that the wall of the building would push the sound outward and magnify it.

Regarding home values, Mr. Shaw stated he had no specific information on home values and while he could have commissioned an appraiser, he believed credibility and applicability in such circumstances, became very subjective. He believed that those homes immediately adjacent to the

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proposal would be at one impact level, while those further away would be at another impact level. He believed that because of the changing nature of this intersection, the increased traffic and the commercial uses across the street, the value of the property as single family was already diminished.

As to truck-turning traffic on the site, Mr. Hamilton summarized that the auto template used was a wheelbase 62 feet with the primary movement being eastbound on 63rd and traveling counterclockwise around the building, back into the dock with departure to the east or west on 63rd. He distributed a copy of WB62 auto-turns to the commission. Mr. Hamilton added that the east drive aisle was narrower now. Asked if there was consideration given to the geometric design of the Woodward Ave exit, Mr. Hamilton responded that there was not.

Addressing the issue of sight distance onto Woodward Ave, the ingress/egress, the hill, slope, crossing lanes for northbound traffic, and general safety, etc., Mr. Hamilton reported that safety was looked at from the perspective of whether drivers have the ability to see and stop. He reviewed how elevations are taken and determine how far away a driver can be expected to see, noting that the calculations are speed dependent. Details followed, noting that the listed 290 feet gave a driver adequate time to identify and decide to stop from a speed of 40 miles per hour. Posted speed, however, was 25 miles per hour. Mr. Hamilton distributed an exhibit depicting the Walgreens driveway to the approaching driver's location, 290 feet away. It was a safe location.

Chairman Jirik raised discussion about the illumination spillage from the sign and how it would affect the residents across Woodward Avenue. Mr. George Koliaraneis, engineer with AC Alexander, Niles, Illinois, reported he had a photometric plan in the packet submitted to the Commission and the spillage from the lighting at the property line would be zero. No signs would be located on the north and west sides of the building.

Regarding the neighbor's driveway to the north, Mr. Shaw stated he reached an agreement with Mrs. Klaus, i.e, when the property closes, he will simultaneously deed the 4-foot portion of the parcel under discussion, to the neighbor so it will not be an encroachment.

Lastly, the concern about how many of the Walgreens in the area ran 24/7 operations, Mr. Shaw did not have that information but stated the existing Walgreens was not 24/7 and the proposed Walgreens would not be a 24/7 operations.

Chairmn Jirik opened up the meeting to public comment, reminding the public that redundant information would be limited.

Mr. Barry Dixon, 6291 Woodward Avenue, stated from the plan he reviewed he did not see a fair comparison of retails uses on the site and asked if the commission or the petitioner could provide more similar impacts within the site itself.

Mr. Eric Olson, 5721 Pershing Ave was sworn in by Chairman Jirik. Mr. Olson stated he could not find the latest land use plan on the Village's web site but did locate the 2009 plan and noticed that as of two or three months ago, the area was designated as residential. He pointed out that when the change occurred from residential, the neighbors were not notified of that change. Chairman Jirik discussed the meetings that were made public regarding the Comprehensive Plan, which changed the future land use designation to low-intensity office.

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Ms. D'Ann Gordon, 6237 Pershing, stated the back of her kitchen will be looking at the proposed building. She asked about the difference between the Low Intensity Office use versus retail. Her understanding was that retail was not part of the Low Intensity Office use and asked if 1,300 vehicles on a daily basis qualified under Low Intensity office space. She also believed the hours for office use were more of a 9AM to 5PM Monday-Friday versus 8AM to 10PM seven days per week. She noted her concern that the petitioner could come back to request a 24-hour operation in the future based on the applicant's previous testimony. She did not think the proposed use was a light intensity use.

Mr. Jim Nehls, 6237 Chase, stated there were six traffic lights between Fairview and Interstate 355 and only two of them entered into residential areas -- Woodward and Chase. He stated that two years ago this commission agreed upon the use for the area and now the commission was trying to change the area less than three months later. He believed the neighborhood was unique, just like Hobson Triangle, and the development would destroy the north side of 63rd Street. He cited two new homes that were constructed in recent years. Mr. Nehls asked the commission to make the right decision.

Mr. Ricardo Castaneda, 6208 Woodward Avenue, along with other members of the public, were sworn in by the Chairman.

Mr. Castaneda recalled at the last meeting the neighbors were led to believe that the developer did some research in other areas and for some reason he decided to locate the Walgreens where it was being proposed. He cited that Village staff was becoming lobbyists for the petitioner and not considering the neighbors. He recalled the available land at the Meadowbrook Shopping Center and the litigation taking place and the petitioner not taking the time to investigate it further. Mr. Castaneda stated he investigated the litigation further. He stated that he posed as a person seeking to open a business in the center and he spoke with the center's leasing agent. Mr. Castaneda stated the leasing agent assured him there was not any pending litigation. He went on to say the leasing agent would provide an affidavit of such after a lease was signed. Mr. Castaneda reiterated he was not proposing to open a business at Meadowbrook. Mr. Castaneda also voiced concern that when the site gets developed, who will guarantee him that he will not have water issues within the easement on his property.

Mr. Frank Freda, Jr., 2140 63rd Street, discussed the sound/noise on 63rd Street, as he has no air conditioning. He doubted that there will be more sound coming from a single speaker until 10 PM that will be louder than the traffic going past on 63rd Street at 10 PM or the noise from the bar across the street.

Ms. Michelle Shele, 6215 Pershing Avenue, pointed out there had been no discussion regarding the garbage trucks that would be servicing this site early in the morning.

Mr. Rick Britton, 6299 Woodward, resides across the street and said he was looking for an answer but assumed that his property value would be reduced based on Walgreens being his neighbor.

Mr. Eric Riggs, 2148 63rd Street, owns one of the four new homes and paid \$300,000 for a nice home but he was concerned about Walgreens moving in and the property value subsequently.

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Mr. Guy Bronson, 59th and Springside, said he travels the area often and in reviewing the graph for truck traffic, he walked through the traffic patterns. He discussed the difficult sight lines when making a left turn at the light from north on Woodward Ave to west on 63rd Street. Having two turn lanes of traffic, there were ties when a driver could not see between the inner lane and the outer lane. He believed the left-turn lane into the Walgreens lot needed to be striped and the area regarded on 63rd Street so a truck could wait for traffic to clear.

Ms. Mimi Williams, 6524 Stair Street, said she visited the Belmont Walgreens between noon and 3:00 PM and saw a very large truck there.

Ms. Jan Gordon, 6237 Pershing Avenue, was concerned about the site's driveways being close to the intersections and asked if the petitioner was planning to widen the turning lane so that traffic does not back up into the intersection and traffic light.

Mr. Guy Bronson, 5904 Downers Drive, voiced concern about the southbound traffic sliding into someone exiting/entering the lot when traveling over the hill. He reported that the 3800 Highland Walgreens had a traffic light which stopped the traffic. Another site had a level grade and a driver could see traffic approaching. He did commend the developer for giving a portion of the land to the neighbor.

Ms. Oma Selle, 6157 Pershing, asked what police department would be enforcing the speed limits since the property was being annexed. She asked how installed speed limit signs would be helpful when no one observes them anyway. Mr. O'Brien explained the Village would have jurisdiction to the north property line of the subject site once the parcel was annexed into the Village.

Mr. Eric Olson, 5721 Pershing, commenting about the 290-foot sight line, estimated it was about four and one-half houses and he did not believe a person could see four and a half houses over the hill. The Chairman noted that the information was part of the packet, which would be on-line.

Mr. Don Weiss, 7050 Newport Drive, Woodridge, explained that he used to own the 2134 63rd Street address and it was almost impossible for a driver to turn left out of the driveway. He discussed how his father used to maneuver the driveway and to add a semi-truck was ludicrous. He discussed the overall congestion of the intersection due to the vehicles traveling to I-355. He believed adding a Walgreens would make the intersection more dangerous and eventually cost someone their life. He stated the petitioner could wait a few months and locate the Walgreens in the Meadowbrook Shopping Center where better parking was available and less congestion.

Village Manager, Jeff O'Brien, reported that the Village provided accident data for this intersection in the packet. He noted there were approximately 20 accidents at the intersection in 2011. He noted the report contained information on injuries – most of the accidents did not have any injuries. He further reviewed the top five intersections for traffic accidents. Most of those intersections were subject to 40 or more accidents per year. He noted that 20 accidents per year is pretty typical for a signalized intersection like Woodward.

Ms. Michelle Schele, 6215 Pershing Avenue, stated she had concerns about the traffic survey being a one-day survey. It was on a Friday, which was light. The weather was not listed and the pedestrians were not listed. She suggested doing the survey on a warm sunny day in the summer.

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Ms. Shirley St. Vincent, 6298 Pershing, stated it was her mother's property on Woodward Avenue is being considered as part of the proposal and that her father owned the 2134 63rd Street address in the past. She stated the entrance to her father's driveway was much closer to the intersection and said it was not a sharp turn and it was not dangerous. As far as coming out on Woodward Avenue, she stated her mom was located at the top of the hill and there was no visibility problems at all.

Ms. Marge Earl, 4720 Florence Avenue, stated she did not live in the area but began driving through it once a week about a year and a half ago. She stated it occurred to her that something was already affecting the traffic on Woodward Ave-- there was a new Costco located at Fountain Road - - and it was only in this small section that four traffic lanes did not exist on Woodward Avenue. Whether the Walgreens was constructed or not, she said the traffic issues were already occurring.

Mr. Rick Britton, 6299 Woodward Avenue, was concerned about getting out of his driveway safely.

Ms. Karen Britton, 6299 Woodward Avenue, emphasized the inconvenience of the proposed Walgreens driveway being directly across from her driveway. She voiced concern about backing out of her driveway safely.

Mr. Rick Ooms, 6218 Pershing, clarified it was not the traffic on Woodward Ave but the traffic on 63rd Street which was his concern. Referring back to the highest accident intersections, he pointed out that all of the intersections cited had double turn lanes, which were hazardous, and the drivers coming off of Woodward Avenue were fighting with drivers to get to Belmont Avenue, or 63rd Street or the Interstate.

Ms. Karen Britton, 6299 Woodward, stated the front of her home faces the Walgreens property and she was of the understanding that there would be no signage illuminated on the building. Lighting engineer Mr. Koliaraneis with AC Alexander, responded the photometric plan showed the illumination at the property line would be zero, including signage. Asked if there would be a monument sign across from her home, staff confirmed there would be a monument sign at the corner and a wall sign on the east side of the building which will be illuminated. Ms. Britton confirmed with the petitioner that the parking lot lights would be on 24/7. She also confirmed with staff that the proposal had no impact on the residents, which the Chairman reminded her that they testified and it was their position. Ms. Britton stated her position, as a resident, was quite different.

Mr. O'Brien clarified that staff's position was that impact from the lighting for the proposed Walgreens and a low-intensity office use (as contemplated by the Village's Comprehensive Plan) would be similar.

Mr. Curt Van Loon, 6211 Pershing, stated that Walgreens usually had signage on both sides of its buildings wherein office buildings had nothing similar.

Mr. O'Brien, explained that an office use does has the same sign standards as retail uses. He noted in many cases, office users choose to have signs that tend to be toned down from typical retail users. He went on to reiterate that an office use could still have some measure of an illuminated sign and fall under same regulations as a retail store. From a visual impact with the lighting, whether an office building or a Walgreens, staff had to assume that an office would take the worse case scenario and install similar letters and the impact would probably be about the same.

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Per Mr. Van Loon's question about the height of the parking lot light fixtures, Mr. O'Brien stated they were 30 feet from the ground to the light fixture. It was noted that there was a grade difference on the site.

Ms. Michelle Schele, 6215 Pershing Avenue, recalled at the last meeting there were 26 pharmacies within a five mile radius, but really there were 28 pharmacies, which broke down to 18 in a three-mile radius and out of those 18, six pharmacies were be 24 hours.

Chairman Jirik asked the commissioners if they had any questions for the public; none followed.

Asked if the petitioner had any rebuttals to the public or information he wanted to provide, Mr. Shaw had none. Asked if he had a closing statement, Mr. Shaw explained that he wanted to address the staff's report due to the intimation of a prejudice being projected.

Mr. Shaw explained that when he filed the petition, Village staff did review the proposal very thoroughly and while he could not agree to everything, compliance was made. He believed staff supported the project because it met the Comprehensive Plan and was in the best interest of the Village. He stated staff did do their job very well.

Chairman Jirik opened the floor for commissioners to deliberate.

Mr. Webster commented that his only apprehension was going from low intensity office to a B-2 retail use. He was not convinced and understood the Comprehensive Plan was intended to be flexible but he was not sure he supported the argument for the project.

Mr. Cozzo asked a question about the zoning of the Auto Zone at 63rd and Belmont which was B-2 and designated for Corridor Commercial in the Comprehensive Plan, per Mr. O'Brien. The area that was light blue was designated Low Intensity Office. The area shown as red was Corridor Commercial. The future land uses designated had no direct correlation to current underlying zoning. Mr. O'Brien explained that all office uses require a B or higher zoning district and both the blue and red required a B zoning. The Village's current Low Intensity Office uses fall within one of four zoning categories. Mr. O'Brien explained that the office at 3800 Main Street was zoned R-4 because that office was a court-ordered zoning decision. The office at 6700 Main Street was zoned B-2. The two sites at 68th and Main Street (NW and SE corners) were zoned B-1 and part of a PUD. Per Mr. Cozzo's understanding, then, the light blue color was consistent with the B-1 or B-2 (and the comprehensive plan), to which Mr. O'Brien concurred.

However, Mr. Beggs disagreed, stating that there was now a category of the zoning ordinance which was B2 and it covered different types of uses. He explained that the Comprehensive Plan attempts to differentiate amongs the uses which were presently in the B-2 category.

The Chairman, having worked on the Comprehensive Plan, explained that, personally, when the plan was being reviewed it was not to establish the zoning but to establish guideline for future land uses that were coherent, beneficial, and would support the orderly development of the Village. He further explained that residential, along a high speed corridor, was not beneficial and that low intensity office could also act as a buffer. He questioned the commissioners whether it fit the area and was it appropriate.

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Contrarily, Mr. Hose believed that the Comprehensive Plan stated Low Intensity Office but contemplated a B1 or B2 zoning in most cases. While the B2 zoning required a medical, dental clinic or lab, the B1 zoning required a 7-11, grocery stores, or meat markets -- things that would potentially generate a higher amount of traffic as a Walgreens store. While he did not mind going to the B2 zoning, the issue he had was whether it was a large departure from light intensity office. He believed the proposal was not a large departure but yet it was a departure because it would bring with it traffic at different hours than a traditional office setting. He believed it was consistent with moving in a commercial direction that the Comprehensive Plan contemplates.

Adding to the discussion, Mr. Beggs directed commissioners' attention to the first paragraph at the top of page 35 of the Comprehensive Plan which discussed residential character, specifically single-family detached residential neighborhoods being "one of the Village's most cherished attributes and one of its most defining characteristics." Thinking about the properties neighboring the proposal, Mr. Beggs believed the commission had to think about the point of what the Plan considers as its most valuable asset, which was why he drew a closer distinction than Mr. Hose. He considered the proposal as a retail store, which was not the same character as the low intensity office buildings he was familiar and he did not believe size nor traffic was significant and it was the type of occupation that was being conducted.

Mr. Quirk added that when he thought of low intensity office and what differentiated it, he explained it was the hours of operation and the individuals using them, specifically pre-dinner and post-dinner hours. To him, office space and low intensity translated to individuals coming to work and not having much traffic activity to and from it during the day. It was having more of a professional staff.

Mrs. Rabatah added that when the comments were made about the low-intensity offices, she did not see the comparisons. Additionally, it was mentioned that the petition was more retail-related than office. She pointed out that the density in the area was very different and the neighborhood was very different in relation to the proposed site. Mrs. Rabatah understood there was commercial on the south side but this was not the south side. She lived in the area and agreed with one of the neighbors that expressed concern about the double traffic turning lanes from northbound Woodward to westbound 63rd Street and the backups occurring even during non-peak hours. She believed the proposal needed to be site-specific. She voiced concerns about the hill and travelled the neighborhood to avoid the congestion on 63rd Street. She questioned the development during icy conditions and also questioned a future 24/7 operations coming before the commission. She was not comfortable with the proposal.

Mr. Hose then proceeded to discuss that placing any commercial development at the location, the Comprehensive Plan raised the idea of adding more traffic to it. Asked if Mrs. Rabatah thought there would be any type of commercial development more fitting for the particular location, given the traffic issues she voiced, Mrs. Rabatah explained that she did not see any development but she did frequent the Walgreens at Belmont and 63rd and saw the traffic issues there and saw no difference with the problems that already existed in the proposed location, i.e., several vehicles traveling in and out of the site. She stated she was not opposed to the Comprehensive Plan placing Low Intensity Office at the site; however, she challenged how worse it would be placing a Walgreens at the site, given the grading of the hill and the two turn lanes turning west onto 63rd.

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Asked if the proposal were an office building with the same physical characteristics of the site and the same statistics being presented, would her opposition be the same, wherein Mrs. Rabatah responded the proposal would have to come before this commission and the specifics would have to be heard. She stated she could not answer the question.

Chairman Jirik pointed out that the petitioner had two options: 1) to propose a change to the Comprehensive Plan, or 2) propose a development which is in conformance with the Comprehensive Plan. The Chairman reminded the commissioners that the petitioner chose the second option where the petitioner's position was that, basically, the development resembled Low Intensity Office. After much research, Chairman Jirik personally believed the proposed Walgreens generated much more traffic than a low intensity office building and the hours were greater. Also, a drive-through window existed as well as other on-site services (Red Box, propane cylinders, etc.). He believed the proposal was retail and commercial and the petitioner did not make the case. He further stated he asked himself if mitigation could be considered for the development, given the close proximity of the neighbors and, while he had some ideas, he did not feel they would have been enough to create a low intensity office feel for the neighbors.

The Chairman entertained a motion for the petition. Mr. Quirk asked if he could vote, given his absence at the December meeting. After questioning him as to reading the prior minutes and understanding the petition, the Chairman allowed Mr. Quirk to vote on this petition.

WITH RESPECT TO FILE PC 39-11 MR. BEGGS MADE A MOTION THAT THE PLAN COMMISSION DENY THE PETITION.

SECONDED BY MR. WEBSTER. ROLL CALL:

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

NAY: MR. HOSE

MOTION TO DENY PASSED. VOTE: 7-1

Mr. Hose stated he voted negatively because he felt the B1 or B2 zoning was proper under the Comprehensive Plan for the Low Intensity Office use. While he agreed traffic was an issue, the traffic study showed that traffic from Walgreens would be similar enough to a low intensity office use. He did not believe it warranted denial of the zoning. He believed traffic calming steps would mitigate such concerns. Also, he stated the commission saw studies about the visibility and stopping distance and his questions were answered with respect to those. As to the drive-through and special use, they went "hand in glove."