

APPROVED 6/4/12

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

MAY 7, 2012, 7:00 P.M.

Chairman Jirik called the May 7, 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 (at 7:15 pm), Mr. Waechtler

ABSENT: Mr. Webster

STAFF PRESENT: Community Development Planning Manager Jeff O'Brien and Planners Stan Popovich and Damir Latinovic

VISITORS: Mr. Gary Pece and Ms. Laura Neiberg, for Advocate Good Samaritan, Downers Grove; Mr. Matt Meyers with Poblocki Sign Company; Ms. Marge Earl, 4720 Florence Ave., Downers Grove; Ms. Frances Wilkes, 2800 Maple, Downers Grove; Ms. Agnes Gezlinkl, 2800 Maple, Downers Grove; Mr. Robert Mitchell, 2800 Maple, Downers Grove; Mr. Michael Schimmel, 2060 N. Oakley, Chicago, IL; and Mr. Michael Lynch, 2 Lindenwald Pl., Downers Grove.

Chairman Jirik led the Plan Commissioners in the recital of the Pledge of Allegiance.

For the general public's interest, the chairman announced that the petition for the beauty school, located on Walnut Avenue, was withdrawn by the petitioner. He directed the public's attention to the available informational packets.

APPROVAL OF THE MARCH 26, 2012 MINUTES

MINUTES OF THE MARCH 26, 2012 MEETING WERE APPROVED ON MOTION BY MR. WAECHTLER, SECONDED BY MR. MATEJCZYK. MOTION CARRIED BY VOICE VOTE 7-0.

APPROVAL OF THE APRIL 2, 2012 MINUTES

MINUTES OF THE APRIL 2, 2012, WERE APPROVED ON MOTION BY MR. COZZO, SECONDED BY MR. MATEJCZYK.

A brief dialog was raised as to the time recorded in the minutes when a commissioner arrives late to a meeting.

MOTION CARRIED BY VOICE VOTE OF 7-0-1 (MR. HOSE ABSTAINS).

Chairman Jirik reviewed the protocol for the public hearing.

PC-16-12 A petition seeking approval of a Planned Development Amendment to permit a third monument sign on the property where two monument signs are permitted. The property is located at the northeast corner of Highland Avenue and 39th Street, Downers Grove, IL commonly known as 3815 Highland Avenue, Downers Grove, IL (PINs 06-32-107-002; 06-32-306-003, -008, -009, -014, -020, -022, -025, -030, -031, and -035); Laura Neiberg, Advocate Good Samaritan Hospital, Petitioner; Advocate Good Samaritan Hospital, Owner

Chairman Jirik swore in those individuals who would be speaking on the above petition.

Village Planner, Mr. Stan Popovich, reported that the petitioner, Good Samaritan Hospital, was seeking an amendment to allow a third monument sign, where two signs were permitted by code. The four-sided sign was proposed to be located at the corner of 39th Street and Highland Avenue and fell under the hospital's redesign of monument and directional signage throughout the campus. The petitioner believed the new proposed signage would assist the public with finding their destination, including the location of the emergency room. Details followed on what routes people would use to the emergency room. A video briefly followed on the approaches one would take traveling north and south on Highland Avenue, viewing the new sign.

Per Mr. Popovich, the petitioner was before the commissioners because the sign ordinance only allows properties with corner frontage to have two monument signs and because Good Samaritan Hospital did not fit into a specific standard zoning district. Staff also believed the planned development model allowed the Village and Good Samaritan Hospital to recognize the hospital's uniqueness, size, diversity of buildings, and mix of uses. No other changes to the campus, besides the sign amendment, were being proposed at this time.

Mr. Popovich reviewed the Village's Comprehensive Plan as it related to the petition and stated that the proposal did meet the intent of the Village's Comprehensive Plan. Staff also believed the new sign would assist patients in finding the most direct route to the various designations within the hospital campus and provide safe movement along adjacent streets of 39th and Highland Avenue. Staff believed the hospital's unique size, scale and use of the hospital warranted the third monument sign.

Lastly, Mr. Popovich reported that the sign location would have to be confirmed by Public Works during the permitting process to ensure the sign and foundation did not impact the nearby storm sewer and would have to comply with the Village's setback regulations. The Fire Department, nearby residents (within 250 feet of all corners of the site), and the *Downers Grove Reporter* were notified of the proposal with no objections received. The forest preserve was also notified and had no objections.

Standards for approval were referenced, with staff believing all standards were met by the petitioner. Staff reviewed the reasons for its support of the petition and asked for the commission's support of the petition, subject to the two conditions listed in staff's report.

Asked if there was going to be proposed signage for the cars coming from the north, Mr. Popovich explained that the four sides of the monument would be used for directions and upon entering the main entrance off of Highland Avenue, additional on-campus signage would be provided. Further clarification followed. A review of the monument's illumination also followed.

Mr. Matejczyk asked if the sign could be seen while traveling south on Highland Avenue. (Mrs. Rabatah arrives).

Regarding concerns about the monument's location as it relates to the storm sewer, Mr. Popovich indicated that the Public Works Department was not concerned about it, as it was a matter of locating the existing manhole and placing the sign so that it is clear of the storm sewer. He noted that moving the sign to clear the storm sewers would still allow the sign to be visible. Should there be any sewer damage in locating the monument sign, Mr. Popovich stated it would be Good Samaritan's responsibility for any damage costs. He believed the lighting on the monument sign would be readable to the public.

Mr. Matt Meyers, with Poblocki Sign Company, Milwaukee, Wisconsin, provided renderings of the monument sign being proposed, calling attention to the fact that the sign example depicted earlier, which had a light pole next to it, was an example to show that the light pole was much brighter than what the proposed lighting would give off. Details of the sign's illumination were pointed out.

Mr. Gary Pece, 3815 Highland Avenue, project manager for the proposal, discussed that over the past 35 years the hospital had increased in size and complexity and the signage was necessary to direct patients and visitors to their destinations and to the emergency room. Additionally, the new sign would save drivers time by not having them drive past 39th Street up to the hospital's main entrance and then winding down through the campus back to the emergency department entrance. The signage would eliminate confusion for patients and visitors trying to locate the various on-campus buildings for their appointments. He asked the commissioners to support the proposal.

Mr. Matejczyk confirmed with Mr. Pece that the hospital was also revising its internal campus signage.

Mr. Beggs raised dialog regarding the various parking decks and parking areas within the campus, wherein Mr. Meyers explained that the parking lot areas were designated with the new parking signage throughout the hospital campus.

Mr. Waechtler suggested adding, if possible, a panel on the proposed monument signage to direct people to the parking areas.

Chairman Jirik noted that the point of the proposed monument sign was to direct individuals to the services they were seeking and then, once near their destination, to direct them to parking; staff concurred.

Per a question about the lighting for the "emergency room," Mr. Meyers explained that the lighting would be red in order to view it better at night and from a distance, as used in other Advocate campuses. Clarification followed by Messrs. Pece and Meyers that all campus signs included photovoltaic cells and that during the evening, the emergency letters would be illuminated as red while during the day the letters would be illuminated white with a red background. For the record, Mr. Waechtler stated that the type of monument sign being discussed was exceptional for Good Samaritan Hospital and should not be used for future petitioners.

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Chairman Jirik opened up the meeting to public comment. None received. Public comment was closed.

The petitioner waived his right for an optional closing statement.

Mr. Matejczyk was pleased to see this type of application being applied to the campus as well as seeing revised in-campus signage. He commended the petitioner; other commissioner concurred. Mr. Quirk, however, stated his concern was the illumination of the sign, its proximity to the residents, life/safety, as well as its legibility and branding, wherein the chairman pointed out some of the non-issues of the area and the geometry of the nearby roads. Mr. Waechtler discussed the campus expansion in general and the importance of signage and supported the proposal.

Chairman Jirik, referring to Mr. Quirk's "life/safety" comment, agreed that there was a life/safety issue at hand and that Mrs. Rabatah's earlier comments about the difficulty navigating the campus, were worth merit because time lost could be the difference between life and death. He agreed that if the proposal improved getting someone quicker to the hospital, it was a positive, and the less people driving the "red" route, the better it was for everyone. The green route was simpler. The Chairman also reminded the commissioners about the various services provided by the hospital, which could become confusing. He was comfortable with the additional messaging being added.

Lastly, Chairman Jirik referenced staff's findings of fact relative to the Standards for Approval of Planned Development and agreed they were robust, accurate and an appropriate characterization in support of the petition.

Per Mr. Waechtler's question, Mr. Pece stated the new parking lot, which was recently added, was being used 100 percent.

WITH RESPECT TO PC-16-12, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO PERMIT A THIRD MONUMENT SIGN ON THE SUBJECT PROPERTY, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE FINAL PLANNED DEVELOPMENT AMENDMENT SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED MAY 7, 2012 AND WITH SIGN DRAWINGS AS PREPARED BY POBLOCKI SIGN COMPANY DATED FEBRUARY 6, 2012 EXCEPT SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES; AND**
- 2. PRIOR TO THE ISSUANCE OF A PERMIT, THE PETITIONER SHALL PROVIDE THE VILLAGE WITH A SITE PLAN THAT ACCURATELY IDENTIFIES BOTH THE LOCATION OF THE EXISTING STORM SEWER AND THE PROPOSED MONUMENT SIGN. THE PLAN SHALL CLEARLY IDENTIFY THAT THE MONUMENT SIGN AND ITS FOUNDATION WILL BE LOCATED IN SUCH A MANNER SO THAT THE SIGN DOES NOT NEGATIVELY IMPACT THE EXISTING STORM SEWER WHILE MEETING ALL SIGN AND ZONING ORDINANCE REQUIREMENTS.**

SECONDED BY MR. WAECHTLER. ROLL CALL:

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AYE: MR. MATEJCZYK, MR. WAECHTLER, MR. BEGGS, MR. COZZO, MR. HOSE, MR. QUIRK, MRS. RABATAH, CHAIRMAN JIRIK

NAY: NONE

MOTION CARRIED. VOTE: 8-0

PC-17-12 A petition seeking approval of a Final Plat of Subdivision to consolidate four existing parcels into one lot. The property is located at the northwest corner of Meadow Lane and Brookbank Road, commonly known as 5310 Meadow Lane, Downers Grove, IL (PIN 09-07-404-009, -015, -024); Michael and Sara Schimmel, Petitioners/Owners.

Chairman Jirik swore in those individuals who would be speaking on the above petition.

Village Planner, Mr. Damir Latinovic, directed commissioners' attention to an aerial photo of the site which was located in Denburn Woods Subdivision, zoned R-2 single family residence, and was located at the northwest corner of Meadow Lane and Brookbank Road. Currently, there were four parcels which made up the property and totaled approximately 65,285 sq. feet in area. Formerly, a single-family home existed on the property but burned down in late 2011. The survey was referenced, noting the existing foundation of the prior home, would be used by the petitioner for the construction of the new home. In order for the petitioner to construct a new home on the foundation, the four lots required consolidation.

Per staff, the new home will meet all requirements of the Village's bulk requirements and the consolidation will be consistent with the goals of the new Comprehensive Plan. The new lot will be consistent with other Denburn Woods homes and exceed all minimum lot dimension requirements and will meet and exceed minimum dimension requirements under the Subdivision Ordinance. No new easements are required as there were existing easements in place.

The public notice was properly published and signage was properly installed on the property. To date, no comments were received from nearby residents. Staff recommended that the commission make a positive recommendation to the Village Council subject to the one condition in its staff report.

Confirmation followed that the four lots had to be consolidated before the new home could be constructed. The Chairman also clarified that the Recorder of Deeds and the zoning lot of record would then match.

Per other questions, Mr. Latinovic stated that the construction fence that is currently on the property is for public safety and staff expected no additional demolition to be done; however, it depended upon the petitioner's final plans for the new home, which staff had not seen to date.

Petitioner, Mr. Michael Schimmel, 2060 N. Oakley Avenue, Chicago, Illinois, discussed that he and his wife purchased the property at 5310 Meadow Lane and were aware of the multiple lot issues and aware of the necessary consolidation. Mr. Schimmel provided some history about the property, explaining that it was a family friend who owned the property prior. Those family members had

asked him if he had wanted to purchase the property, which he and wife did. A private survey, as well as a survey for insurance, was completed to ensure the soundness of the existing foundation. Further details followed regarding the demolition, the steps taken to protect the foundation, and the steps being followed through the Village's planning process, as it related to the lot consolidation.

Chairman Jirik opened up the meeting to public comment.

Mr. Michael Lynch, 2 Lindenwald Place, Downers Grove, stated his concern was the existing driveway on the north side of the property that services his house and one other home, and it's his understanding that in 1994 when the original home was constructed, the property line went through the house and he did not see the need to have four lots consolidated into one lot when he has a permanent ingress/egress easement on the property and his sewer line is also located in an easement on the subject property. By combining the lots, Mr. Lynch voiced concern that it changed the 50 ft. by 125 ft. rectangle where he connected to the sewer which entered the petitioner's lot. He preferred that it be preserved for the record as a separate PIN, along with his ingress/egress, and Mr. Baran's ingress/egress, as reflected by the same PIN number. He was not sure if the commission was aware of the 1957 agreement as it related to the utilities and sewer. Mr. Lynch proposed that there be two lots -- one for the home and one for the common area shared by the two other property owners -- and hoped the commissioners would consider it that way.

Mr. Latinovic noted that the existing easements would not change; however, the petitioner could always split the property into two PINs. He explained the proposed consolidation would not affect the existing utility and access easements. Mr. Latinovic and the Chairman agreed that the petitioner could sell the second lot but could only do so after a subdivision. However, the proposal before them was for a consolidation of all parcels into one lot.

There being no further comments, public comment was closed.

For better clarification, Mr. Latinovic explained to Mr. Waechtler that if the petitioners wanted to create multiple PINs, they would have to request it from the County. However, if they wanted to create multiple lots of record on their property, the petitioners would have to come before the Plan Commission for approval of a subdivision. Mr. Latinovic also noted that if a second lot of record is created it would not be buildable, to date, due to the number of existing easements on the property.

Mr. Schimmel spoke and thanked both of his neighbors for attending the meeting and added that if he were to split the lots again, or divide the lot at a future date, he would return to this Commission where Mr. Lynch's concerns could be addressed. Again, he reminded the commission that he was petitioning to take all of the parcels and PINs that comprised his property he purchased and consolidate them into one lot and one tax bill.

Mr. Cozzo confirmed with staff if the property became one or two lots, the easements remained the same. Staff concurred. Mr. Quirk asked whether the petitioner could only consolidate the two affected lot lines, wherein Mr. Latinovic confirmed that they could. He further explained that the new lot lines, if so desired, could be redrawn to create two lots, where one lot would be the foundation meeting the setbacks, while a second lot would be the north lot with all of the easements, etc. However, as noted, the petitioner was seeking one lot of record and one PIN number at this time for the entire property.

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WITH RESPECT TO PC-17-12, MR. HOSE MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO THE CONDITION BELOW:

- 1. THE FINAL PLAT SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION OF PATRICK'S PLAYGROUND SUBDIVISION PREPARED BY INTECH CONSULTANTS, INC., DATED MARCH 7, 2012 EXCEPT AS SUCH PLAT MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**

SECONDED BY MR. COZZO. ROLL CALL:

AYE: MR. HOSE, MR. COZZO, MR. BEGGS, MR. MATEJCZYK, MR. QUIRK, MRS. RABATAH, MR. WAECHTLER, CHAIRMAN JIRIK

NAY: NONE

MOTION CARRIED. VOTE: 8-0.

Mr. O'Brien confirmed that there will be a few items on the June 4th agenda. Again, he reminded the commissioners to take their Open Meetings and FOIA training. Some compatibility issues were mentioned regarding the training. Staff was also thanked for providing planning magazines on the dais. Mrs. Rabatah mentioned she had a minor change to the March 26th minutes. Staff would correct.

THE MEETING WAS ADJOURNED AT 8:32 P.M. ON MOTION BY MR. QUIRK, SECONDED BY MR. HOSE. MOTION CARRIED BY VOICE VOTE OF 8-0.

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