

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
SEPTEMBER 2, 2014 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use for a Veterinary Care Clinic at 4945 Forest Avenue	✓ Resolution Ordinance Motion Discussion Only	Stanley J. Popovich, AICP Planning Manager

SYNOPSIS

A special use ordinance has been prepared for an expansion of an existing veterinary care clinic at 4945 Forest Avenue.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the September 9, 2014 active agenda per the Plan Commission’s unanimous recommendation. The Plan Commission found that the proposal is an appropriate use in the district, compatible with the Comprehensive Plan and meets all standards for approval of a Special Use found in Section 28.12.050.

BACKGROUND

The petitioner is requesting Special Use approval to expand an existing veterinary care clinic at 4945 Forest Avenue. The property is located on the east side of Forest Avenue approximately 300 feet north of Warren Avenue and is zoned DB, Downtown Business. The existing business operates out of an existing 1 ½ story structure. The main level serves as the primary space for the veterinary care clinic and the second floor currently houses a vacant apartment. The petitioner is proposing to construct a small addition to the northwest corner of the building, remove the apartment and expand the second floor for new employee offices and a break room/lounge. The petitioner is also proposing to make other enhancements to the property including increasing green space in the street yard and relocating the refuse container to a new refuse enclosure in the rear of the property. The petitioner is not proposing any changes to the site which would result in public improvements.

Compliance with the Zoning Ordinance

A veterinary care clinic is listed as an allowable Special Use in the DB zoning district. The proposed expansion will meet all setback and bulk regulations of the DB zoning district.

Compliance with the Comprehensive Plan

The proposed expansion of the veterinary care clinic is consistent with and meets the goals of the Comprehensive Plan as shown below:

Comprehensive Plan Recommendations	How the Proposal is Consistent with the Comprehensive Plan
A variety of commercial uses should be promoted and maintained in the Downtown Business zoning district.	<ul style="list-style-type: none"> The proposed project will enhance an existing business which is unique to the downtown. The proposed project will enhance the existing facilities which in turn will better serve both local residents and the region.
Business uses in converted homes serve as an important transition between the downtown core and the surrounding residential properties.	<ul style="list-style-type: none"> The proposed project will enhance a converted residential property to function as a buffer between the downtown core and the surrounding residential properties.
Modernize commercial properties to remain competitive in the marketplace.	<ul style="list-style-type: none"> The petitioner's improvements will enhance the functionality of the current facility to better serve the veterinary care clinic. These improvements will enhance the attractiveness of the subject property and surrounding properties.

Public Comment

Both adjacent property owners provided comments regarding site improvements. The petitioner has worked with each property owner to address their concerns.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated August 4, 2014

Draft Minutes of the Plan Commission Hearing dated August 4, 2014

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT
THE EXPANSION OF A VETERINARY CARE BUSINESS AT
4945 FOREST AVENUE**

WHEREAS, the following described property, to wit:

Lot 25 in the Resubdivision of Block 5 in E.H. Prince and Company's Addition to Downers Grove, A Subdivision in Sections 5 to 8, Township 38 North, Range 11, East of the Third Principal Meridian in Du Page County, Illinois.

Commonly known as 4945 Forest Avenue, Downers Grove, IL 60515 (PIN 09-08-116-012)

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

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-12.050 of the Zoning Ordinance be granted to permit an expansion of a veterinary care business at 4945 Forest Avenue; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove on August 4, 2014, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested Special Use, subject to certain conditions; and,

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

1. that the proposed use is expressly authorized as a special use in the district in which it is to be located;
2. that the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
3. that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

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

SECTION 1. That a Special Use of the Property is hereby granted to permit an expansion to a veterinary care business at 4945 Forest Avenue within the DB zoning district.

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

1. The Special Use shall substantially conform to the staff report and architectural drawings prepared by David A. Schaefer Architects dated April 15, 2014 with the latest revisions on July 8, 2014, except as such plans may be modified to conform to the Village codes and ordinances.
2. The building shall have fire suppression and detection systems in a manner suitable to the Fire Prevention Bureau Chief.
3. The westernmost off-street parking space shall be eliminated and turned into live green open space.
4. The refuse container shall be relocated to the east elevation and be surrounded by a code compliant refuse enclosure.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

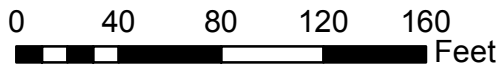
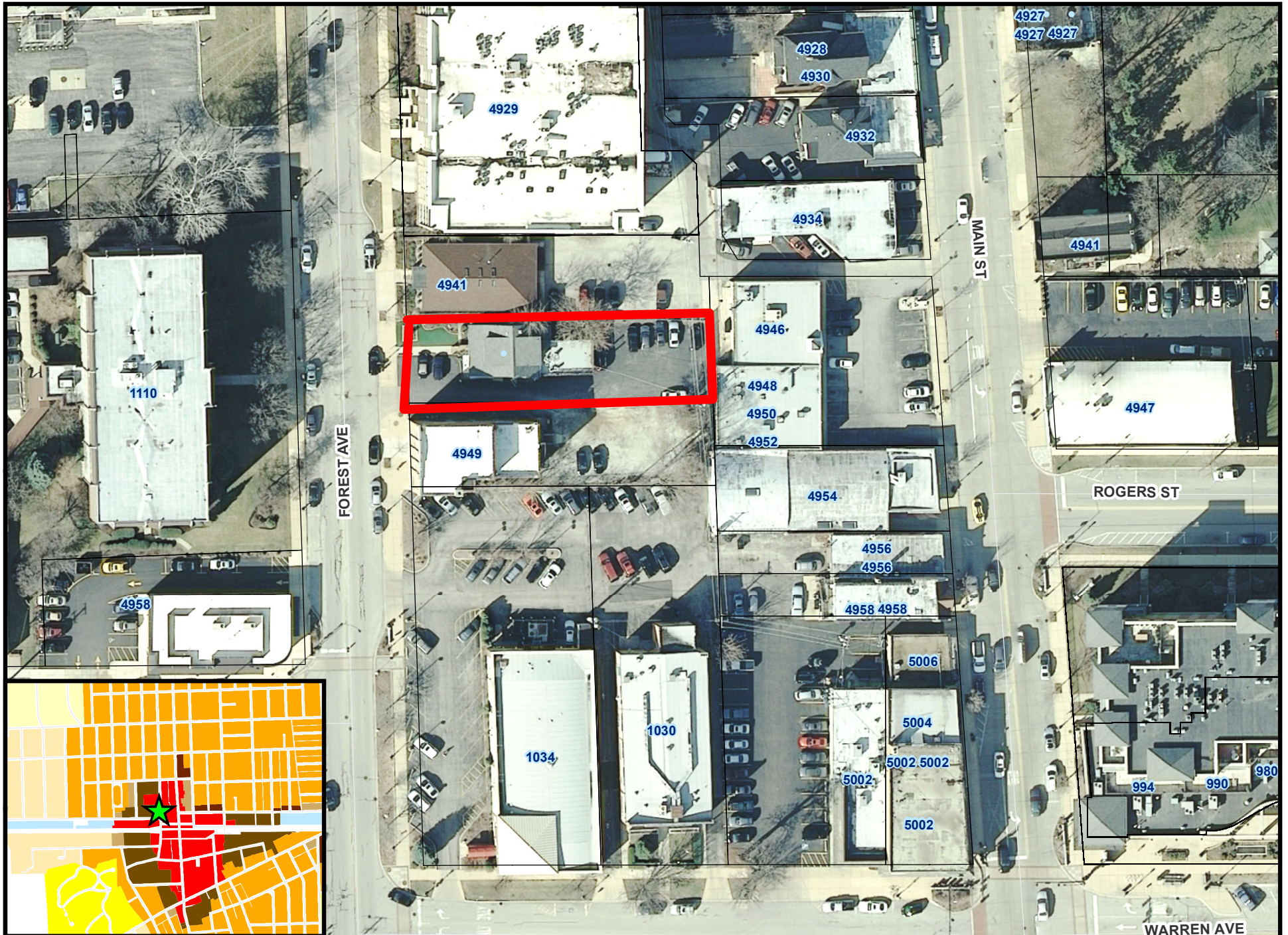
SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



4945 Forest Avenue Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
AUGUST 4, 2014 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-20-14 4945 Forest Avenue	Special Use for Veterinary Care Business	Patrick Ainsworth Planner

REQUEST

The petitioner is requesting approval of a Special Use to expand an existing veterinary care business at 4945 Forest Avenue.

NOTICE

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

GENERAL INFORMATION

OWNER: Ken and Diane Eisenberg
4945 Forest Avenue
Downers Grove, IL 60515

APPLICANT: David Schaefer
David A. Schaefer Architects PC
2500 S. Highland Avenue, Suite 340
Lombard, IL 60148

PROPERTY INFORMATION

EXISTING ZONING: DB, Downtown Business
EXISTING LAND USE: Veterinary Care Business
PROPERTY SIZE: 0.20 acres (9,050 square feet)
PINS: 09-08-116-012

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	DB, Downtown Business	Downtown/Mixed-Use
SOUTH:	DB, Downtown Business	Downtown/Mixed-Use
EAST:	DB, Downtown Business	Downtown/Mixed-Use
WEST:	DT, Downtown Transition	Downtown/Mixed-Use

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. Narrative Statement and Standards for Approval
3. Plat of Survey
4. Architectural Drawings

PROJECT DESCRIPTION

The petitioner is requesting Special Use approval to expand an existing veterinarian care business at 4945 Forest Avenue. The All Creatures Great and Small veterinary care business has operated on this site since 2001. The subject property is located on the east side of Forest Avenue approximately 300 feet north of Warren Avenue and is zoned DB, Downtown Business.

The subject property is a 9,050 square foot lot which is currently improved with a one and one half story building that contains an existing veterinary care business, a vacant apartment, and a surface parking lot (see Figures 1 through 4). More specifically, the existing veterinary care business is located on the first floor, with storage and offices in the basement of the property, and an apartment on the second floor.

The subject property currently contains direct vehicular access to Forest Avenue with a curb cut at the southwest portion of the subject property. This is the only vehicular access point for the subject property as there is no connection to the alley in the rear of the property. A private sidewalk connects the main entrance to Forest Avenue. Moreover, this building currently contains a handicap accessible ramp that services the main entrance.

The petitioner is proposing a small addition to the northeast corner of the building and an expansion of the second floor. More specifically, the petitioner is proposing to remove the apartment and transition the second floor to offices and an employee lounge for the nine existing employees. The petitioner is also proposing a few modifications to the first floor as shown in the attached drawings. The proposed expansion will occur on the eastern (rear) portion of the subject building.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The subject property is designated as downtown/mixed-use on the Future Land Use Map. Downtown/Mixed-Use land uses should include a mix of uses that consist of dense and compact development which provides a pedestrian-friendly environment. The Comprehensive Plan specifically identifies business uses in converted homes as an important transition between the downtown core and the surrounding residential properties. Moreover, the Comprehensive Plan calls for a diverse mix of uses to be promoted and maintained in the downtown area.

The Comprehensive Plan also calls for commercial properties to be modernized in order to remain competitive in the marketplace. The proposed expansion of the existing veterinary care business will increase the attractiveness of this property and subsequently the DB, Downtown Business zoning district. The proposed improvement of the subject property is consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The subject property is zoned DB, Downtown Business. The veterinary care business is a special use in the DB zoning district. All proposed improvements will comply with the DB zoning district bulk regulations as shown in the table below:

4945 Forest Avenue	Existing	Proposed	Downtown Business Bulk Requirements
Street Setback – West property line	42 feet	42 feet	0 feet
Side Setback – North property line	3.5 feet	0.5 feet	0 feet
Side Setback – South property line	19 feet	19 feet	0 feet
Rear Setback - East property line	69 feet	69 feet	0 feet
Height	24.5 feet	32 feet	32 feet minimum 70 feet maximum
Building Coverage	19.2% (1,736.6 sq. ft.)	22.1% (1,999.3 sq. ft.)	N/A
Minimum Open Space	7% (630 sq. ft.)	8.5% (771.75 sq. ft.)	N/A

The subject property currently contains 11 off-street surface parking for the employees and patrons; four of these parking spaces are within the street yard and the other seven are in the rear yard. Per Section 7.050 of the Zoning Ordinance, off-street parking is not required for a veterinary care businesses in the DB zoning district. The four westernmost parking spaces, located in the street yard, are non-conforming. The westernmost parking space will be eliminated and turned into green space to reduce the non-conformity. One handicap accessible space will be added to the rear parking lot. As such, the restriped parking lot will contain three parking spaces in the street yard and six parking spaces in the rear yard.

The petitioner meets additional Zoning Ordinance regulations that are identified in Section 6.160 (Veterinary Care regulations) and Section 8.040 (screening and refuse enclosure). The proposed improvements are consistent with the DB zoning district.

COMPLIANCE WITH THE DOWNTOWN BUSINESS DISTRICT DESIGN GUIDELINES

This property is located in the DB, Downtown Business zoning district. Any exterior improvements made to a property in this district are required to follow the design elements that are identified in the Downtown Business District Design Guidelines. The proposed expansion will contain building materials that are complementary to the existing building. Additionally, all mechanical equipment will be effectively screened from public view. The proposed improvements are consistent with the Downtown Business District Design Guidelines.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is not proposing any changes to the site that would result in the requirement for public improvements. The proposed development will not adversely impact the existing stormwater drainage patterns. All required infrastructure exists and adequately services the property.

PUBLIC SAFETY REQUIREMENTS

The Fire Department has reviewed the proposed expansion and did not have any concerns. They will be able to service the building. The petitioner will be required to provide a fire detection and suppression system within the building.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet of the subject property in addition to posting a public hearing sign on the subject property and publishing a notice in *Downers Grove Suburban Life*. Staff received one comment from an adjacent property owner where he supports the project; however the neighbor expressed concern about the drainage issues in this area. The neighbor comment is attached to this packet.

FINDINGS OF FACT

The petitioner is requesting a Special Use to expand the use of a veterinarian care business. Staff finds the proposal meets the standards for granting a Special Use as outlined below:

Section 28.12.050 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:

- (1) *That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*
The property is located in the DB, Downtown Business zoning district. Under Section 5.010 of the Zoning Ordinance, Veterinary Care is listed as an allowable Special Use in the DB zoning district. This standard has been met.
- (2) *That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
As the subject property already contains a veterinary care business, the expansion of the business and property will continue to provide a desirable service that is in the interest of public convenience. The subject property will be experiencing an expansion primarily on the second floor and in the rear of the building to better accommodate staff. The applicant has stated that the expansion of the building will better serve the employees and veterinarians which will in turn enhance this business as it continues to offer veterinarian care services to the neighborhood and community. Additionally, the Comprehensive Plan notes converted homes in the DB zoning district can serve as a transition between the downtown core and the surrounding residential properties. This standard has been met.
- (3) *That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*
The use will be not be detrimental to the health, safety or general welfare as this property already contains a veterinarian care business. The proposed addition will be in the rear of the property which will be screened from view with existing vegetation and privacy fencing. The applicant is seeking to enhance the subject property to better serve the neighborhood and community. The proposed property enhancement will not be injurious to property values or improvements in the vicinity as it may enhance the property values of the neighborhood. This standard has been met.

RECOMMENDATIONS

The proposal is consistent and compatible with the Comprehensive Plan, Zoning Ordinance and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that

the Plan Commission make a positive recommendation to the Village Council regarding PC-20-14 subject to the following conditions:

1. The Special Use shall substantially conform to the staff report and architectural drawings prepared by David A. Schaefer Architects dated April 15, 2014 with the latest revisions on July 8, 2014, except as such plans may be modified to conform to the Village codes and ordinances.
2. The building shall have fire suppression and detection systems in a manner suitable to the Fire Prevention Bureau Chief.
3. The westernmost off-street parking space shall be eliminated and turned into live green open space.
4. The refuse container shall be relocated to the east elevation and be surrounded by a code compliant refuse enclosure.

Staff Report Approved By:

Stanley J. Popovich, AICP
Acting Director of Community Development

SP:pa
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2014 PC Petition Files\PC-20-14 - 4945 Forest Avenue - Special Use\Staff Report PC 20-14.docx



Figure 1 - Photo of the west elevation of the subject property.



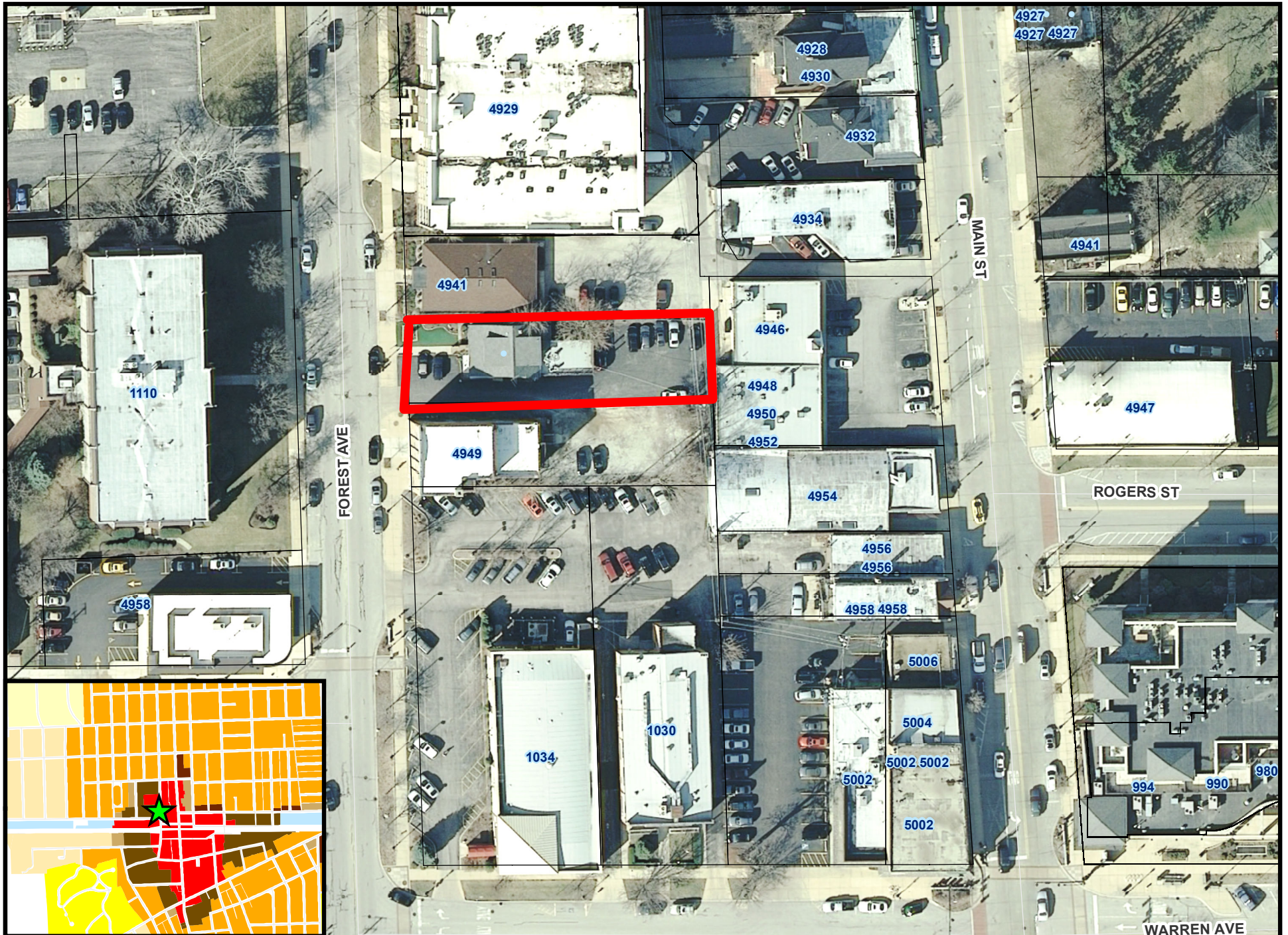
Figure 2 - Photo shows the portion of the off-street parking area that is currently located in the street yard.



Figure 3 - Photo shows the south elevation of the subject building. The second floor of the subject building currently houses a vacant apartment.



Figure 4 - Photo shows the east elevation and the other portion of the existing off-street parking (rear portion of the property).



0 40 80 120 160 Feet

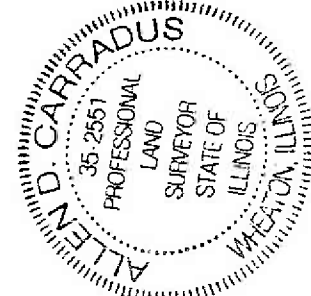
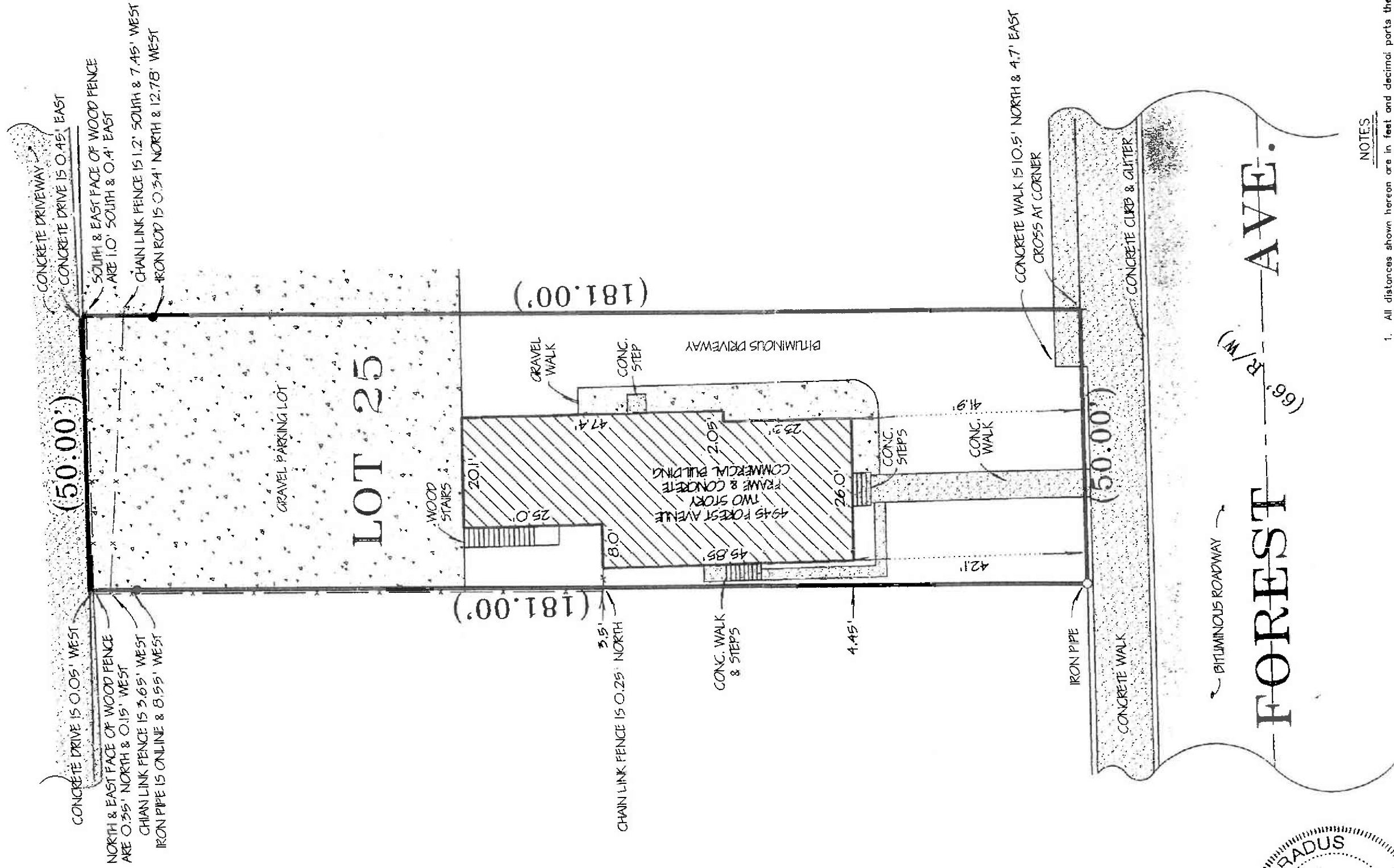
4945 Forest Avenue Location Map



PLAT OF SURVEY

LOT 25 IN THE RESUBDIVISION OF BLOCK 5 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION IN SECTIONS 5 TO 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

- LEGEND**
- Monumentation Found
 - Monumentation Set (R/LS 35-2551)
 - Record Dimension
 - - - Fence Line



CARRADUS

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF.

SIGNED AND SEALED AT WINFIELD, ILLINOIS THIS 15th DAY OF November A.D. 2000
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.

- NOTES**
- All distances shown hereon are in feet and decimal parts thereof corrected to 68' f.
 - Distances shown along curved lines are Arc Measurements unless otherwise noted.
 - Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
 - Consult local authorities for additional setbacks and restrictions not shown hereon.
 - Compare all survey points and report any discrepancies immediately.
 - Consult utility companies and municipalities prior to the start of any construction.
 - Dimensions to and along buildings are exterior foundation measurements.
 - Do Not Assume distances from scaled measurements made hereon.

ALLEN D. CARRADUS AND ASSOCIATES
 Land Surveying, Land Planning, & Engineering Services
 108 W. Liberty Drive, Wheaton, Illinois 60187
 (630) 588-0416 (Fax) 653-7682

PREPARED FOR: **DOMINIC J. MANCINI, ATTORNEY**
 DRAWN BY: **JLW/RJT** DATE: **11/15/00** SCALE: **1" = 20'** PLANK: **123-55** PROJECT NO: **6048**

July 10, 2014

Department of Community Development
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515



Re: All Creatures Great and Small; 4945 Forest Avenue, DG – Proposed Building Addition
A/E Project No: 14-125

Dear Sir or Madam:

Pursuant to the requirements of the Plan Commission Application Packet, please accept this letter as our formal request to be included on the next available Plan Commission agenda. It is our understanding that a Special Use Permit is required for the proposed 2-story building addition to accommodate a new employee lounge, ADA compliant restrooms and several staff offices.

Dr. Eisenberg is the owner of the aforementioned veterinary practice and the existing 1-1/2 story bungalow building zoned DB (Downtown Business). The veterinary practice currently accommodates the basement and 1st floor levels. The existing 2nd floor is a small 1bed/1 bath apartment.

The existing basement and 1st floor will remain as is except for some minor soundproofing repairs and the proposed 264sf stair and cat kennel addition on the NE side of the building. The zoning ordinance indicates that DB properties have no side yard setback requirement and the proposed addition would therefore be built to within 6" of the North property line. The existing 2nd floor apartment would be remodeled into new ADA compliant bathrooms and new staff offices. The proposed 1,068sf 2nd floor addition will be built over the remaining 1st floor area and will accommodate additional staff offices and a large employee lounge.

The existing HVAC system will remain as it was oversized to accommodate a future addition. The existing condensers will also remain hidden behind the existing concrete stairway along the North property line.

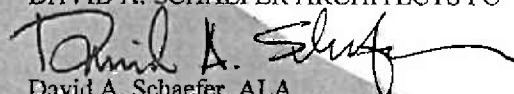
The existing green space in the Northwest corner of the property is Astroturf over a compacted gravel and sand base. This area is used by many dogs and any liquid waste is absorbed into the ground. Solid waste is pick-up with provided waste bags and discarded in a small, existing, on-site disposal near the front steps.

The existing dumpster is proposed to be relocated in a new wood screened enclosure on the rear façade of the building. The existing generator will also be protected in this same enclosure.

There are no on-site parking requirements for DB properties. Village staff recommended that the existing front, most western parking space be converted to similar green space and that the proposed ADA parking stall shall be located in the rear parking area. There is no access to the public alley (East of the property) as there is an existing 6' high wood fence along the entire East property line.

Thank you for your consideration and please feel free to call me if you have any questions or require additional information.

Best regards,
DAVID A. SCHAEFER ARCHITECTS PC


David A. Schaefer, ALA
President

DAVID A. SCHAEFER ARCHITECTS PC
2500 S. HIGHLAND AVE, SUITE 340
LOMBARD, ILLINOIS 60148
PHONE 630.261.9250
FAX 630.261.9259
www.das-architects.com

Patrick:

Please accept this letter as an addendum to the prior letter on July 10th.

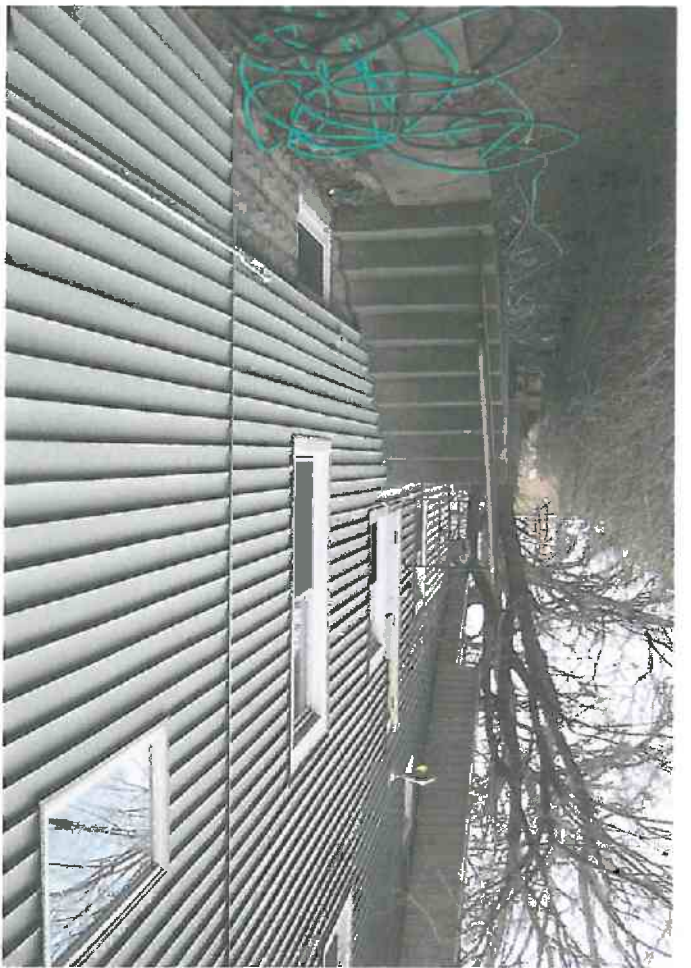
All Creatures Great and Small Veterinary Practice was established in August, 2001. Dr. Eisenberg worked as an owner/veterinarian in Downers Grove at a different location for 18 years prior to establishing this hospital. All Creatures Great and Small Veterinary Practice is a full service facility providing sick and wellness examinations, digital radiology, dentistry with digital dental radiology, orthopedic and soft tissue surgery, internal medicine, laboratory services, ultrasound and endoscopy, and end of life care. Our practice sees a mixture of dogs, cats, birds, reptiles and small mammals. We service primarily the western suburbs but do have clients that travel hours to see our doctors. We average 14,000 office visits per year, roughly 270 per week.

Our staff is comprised of 2 full- time and 1 part-time veterinarians, along with 2 receptionists and 4 technicians. We will add another veterinarian next year when my son, Andrew, graduates from veterinary school. He is a 2007 graduate of Downers Grove North High School. We will bring on another technician at that time.

Currently, our Doctors' offices are located in the basement area which was subjected to the flooding of Forest Avenue storm sewer problems, most recently last April. By converting the upstairs apartment to office space would allow the doctors and staff to work in a healthier and constructive environment for having office meetings, continuing education events, and phone consultations. The upstairs apartment has been used by staff since 2001 for overnight observation of hospitalized patients. It has not been a rental apartment since the hospital was built in 2001.

Our hospital provides veterinary care for a great number of residents of Downers Grove. By enclosing the upstairs and modifying the back section of our facility we will be able to better insulate and noise proof our hospital. This will be of benefit to any nearby residents. By having the current facility brought up to current code requirements, this will only increase the value of nearby properties. This addition will improve our workflow and staff environment. It is not an addition of more exam or diagnostic rooms. It will expand our Grieving room that is essential for end of life situations. The addition will be used in conjunction with an existing veterinary hospital which currently is allowed as a special use in this district.

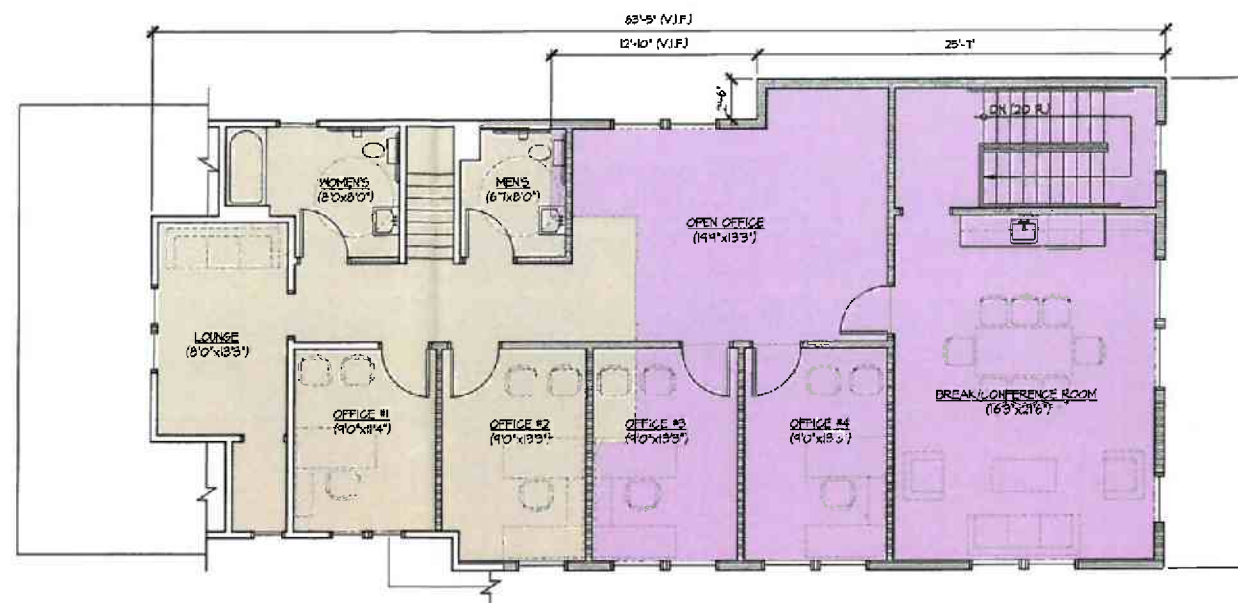
Sincerely,
Dr. Ken Eisenberg
All Creatures Great and
Small Veterinary Practice
4945 Forest Avenue
Downers Grove, Illinois 60515



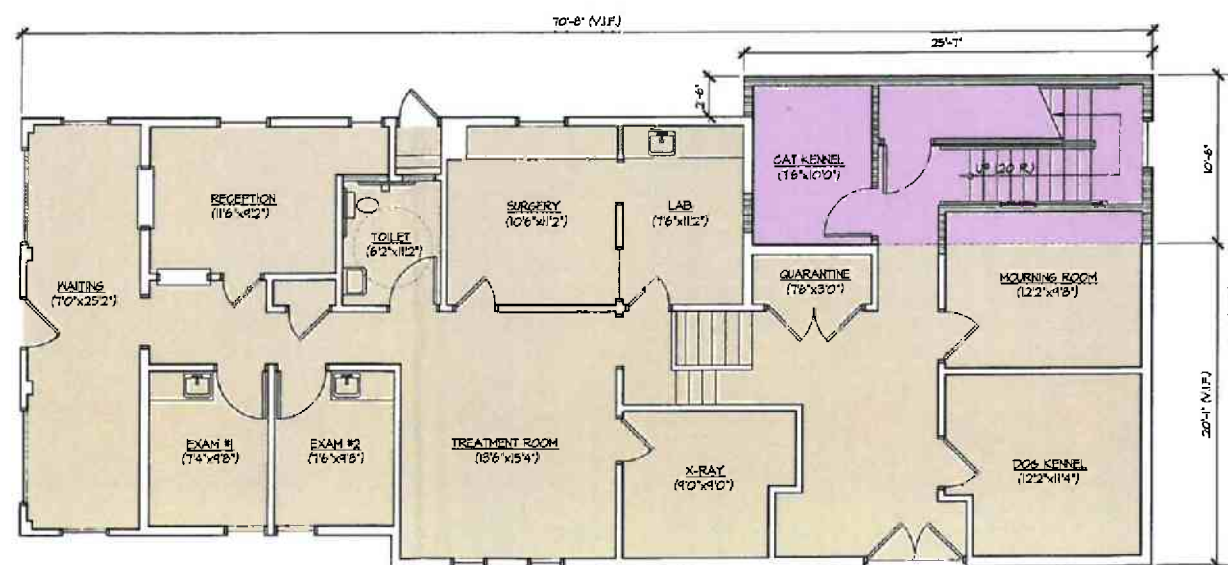
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ZONING ANALYSIS :

PROJECT NAME	VET CLINIC ADDITION (ALL CREATURES GREAT AND SMALL)	
ADDRESS	4945 FOREST AVE., DOWNERS GROVE, IL 60515	
PK# (#)	04-08-116-012	
ZONING DISTRICT	DB-DOWNTOWN BUSINESS	
EXISTING USE	VETERINARY CLINIC / RESIDENTIAL	
PROPOSED USE	100% VETERINARY CLINIC	
PETITION TYPE	SPECIAL USE	
VARIATIONS	NONE	
	REQUIRED	PROPOSED / EXISTING
LOT AREA	NONE	9,250 s.f.
FRONT YARD	NONE	41.9' (EXISTING)
REAR YARD	NONE	68.3' (EXISTING)
SIDE YARD	NONE	0.5' (PROPOSED)
HEIGHT	70' MAX.	30'-0"
MIN. FLOOR AREA	NONE	EXISTING : 1,740 s.f. (1st.) + 686 s.f. (2nd) = 2,426 s.f. PROPOSED : 284 s.f. (1st.) + 1,068 s.f. (2nd) = 1,352 s.f. TOTAL : 3,778 s.f.
F.A.R.	NONE	0.42
PARKING	NONE	1 SPACES (ADDED IN H.C. SPACE)



2 PROPOSED 2nd FLOOR PLAN
 SCALE: 3/8" = 1'-0"
 NORTH



1 PROPOSED 1st FLOOR PLAN
 SCALE: 3/8" = 1'-0"
 NORTH

KEY :

- EXISTING BUILDING
- PROPOSED ADDITION

NO.	DATE	DESCRIPTION
1	7-8-14	VILLAGE COMMENTS
2	6-16-14	ISSUED FOR SPECIAL USE
3	5-4-14	PRELIMINARY ELEVATIONS
4	4-28-14	REVISED FLOOR PLANS
5	4-25-14	PRELIMINARY FLOOR PLANS

STAMP

 NOVEMBER 30, 2014
 EXPIRES:

SIGNATURE: _____ DATE: _____
 PROFESSIONAL DESIGN FIRM NO: 184.003218

VET CLINIC ADDITION
 ALL CREATURES GREAT and SMALL
 4945 FOREST AVENUE
 DOWNERS GROVE, IL 60515

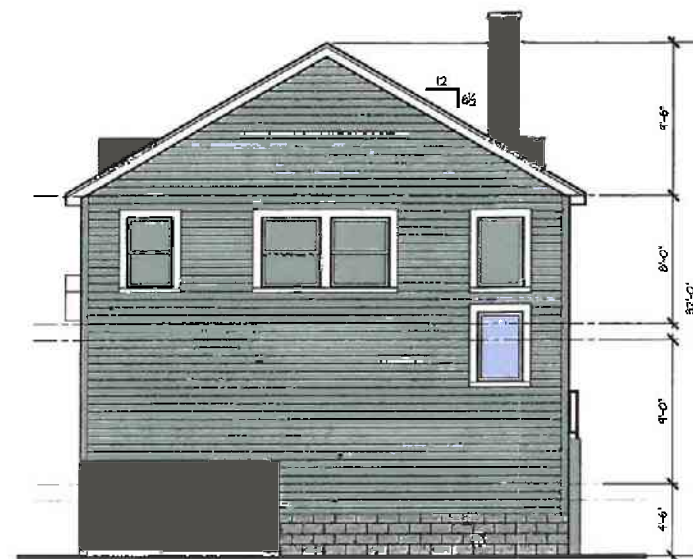
DRAWN BY: D. SCHAEFER PROJECT NO: 14-125 ISSUE DATE: APR 15, 2014	SHEET NO. <div style="font-size: 2em; font-weight: bold; text-align: center;">A1</div>
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DAVID A. SCHAEFER ARCHITECTS
 2500 S. HIGHLAND AVE, STE 340
 LOMBARD, ILLINOIS 60148
 PH: 630.261.9250 FAX: 630.261.9259

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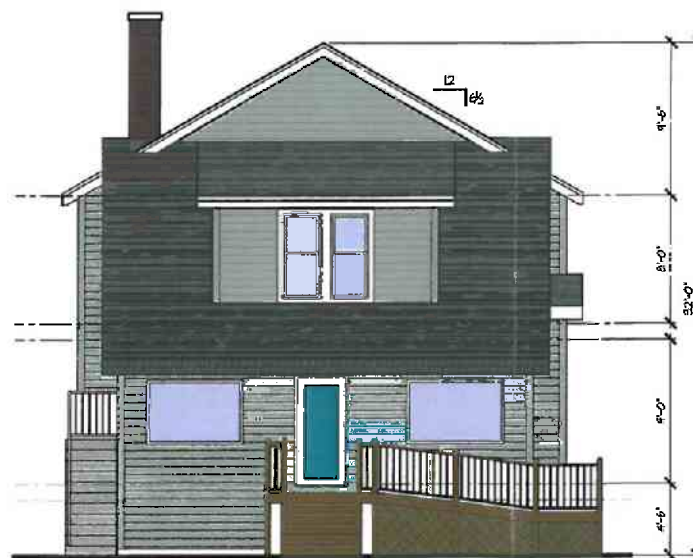
4 NORTH ELEVATION
 SCALE 3/8" = 1'-0"
 0 2 4 6'



2 EAST ELEVATION
 SCALE 3/8" = 1'-0"
 0 2 4 6'



3 SOUTH ELEVATION
 SCALE 3/8" = 1'-0"
 0 2 4 6'



1 WEST ELEVATION
 SCALE 3/8" = 1'-0"
 0 2 4 6'

NO.	DATE	DESCRIPTION
-	7-5-14	VILLAGE COMMENTS
-	6-16-14	ISSUED FOR SPECIAL USE
-	5-7-14	PRELIMINARY ELEVATIONS
-	4-28-14	REVISED FLOOR PLANS
-	4-25-14	PRELIMINARY FLOOR PLANS

STAMP

 NOVEMBER 30, 2014
 EXPIRES:

SIGNATURE: _____ DATE: _____
 PROFESSIONAL DESIGN FIRM NO: 184.003215

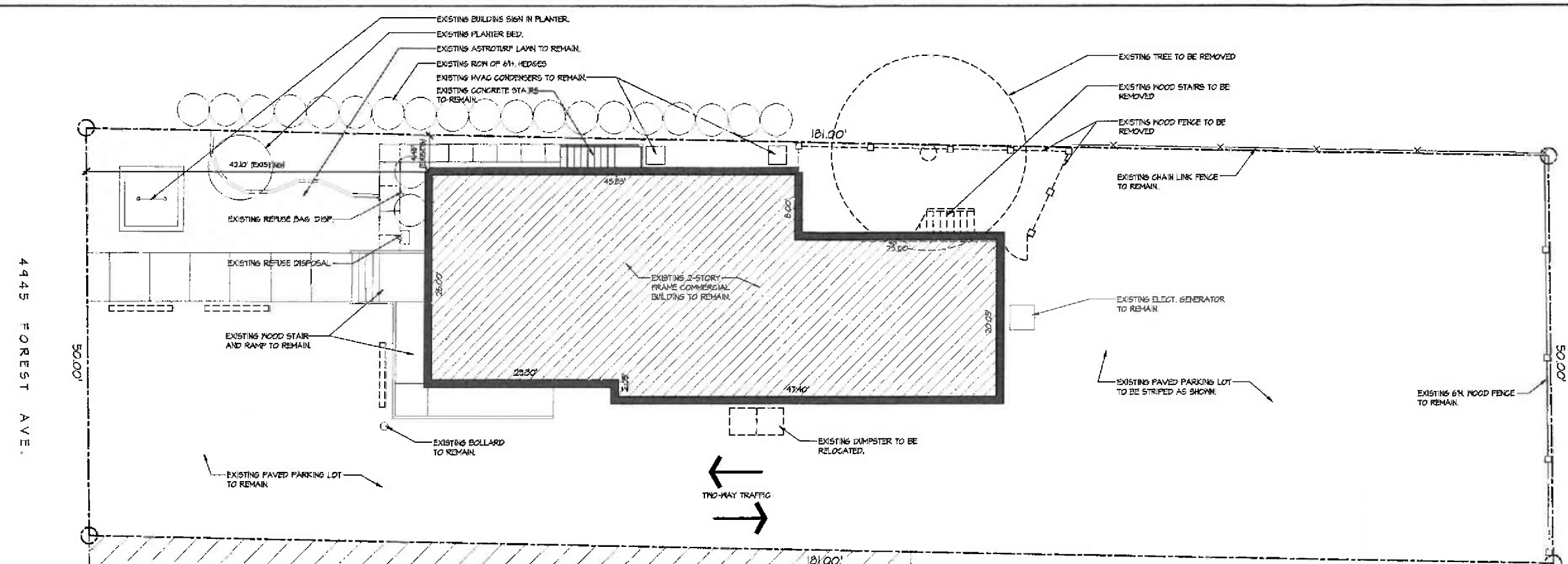
VET CLINIC ADDITION
 ALL CREATURES GREAT and SMALL
 4945 FOREST AVENUE
 DOWNERS GROVE, IL 60515

DRAWN BY:
 D. SCHAEFER
 PROJECT NO:
 14-125
 ISSUE DATE:
 APR 15, 2014

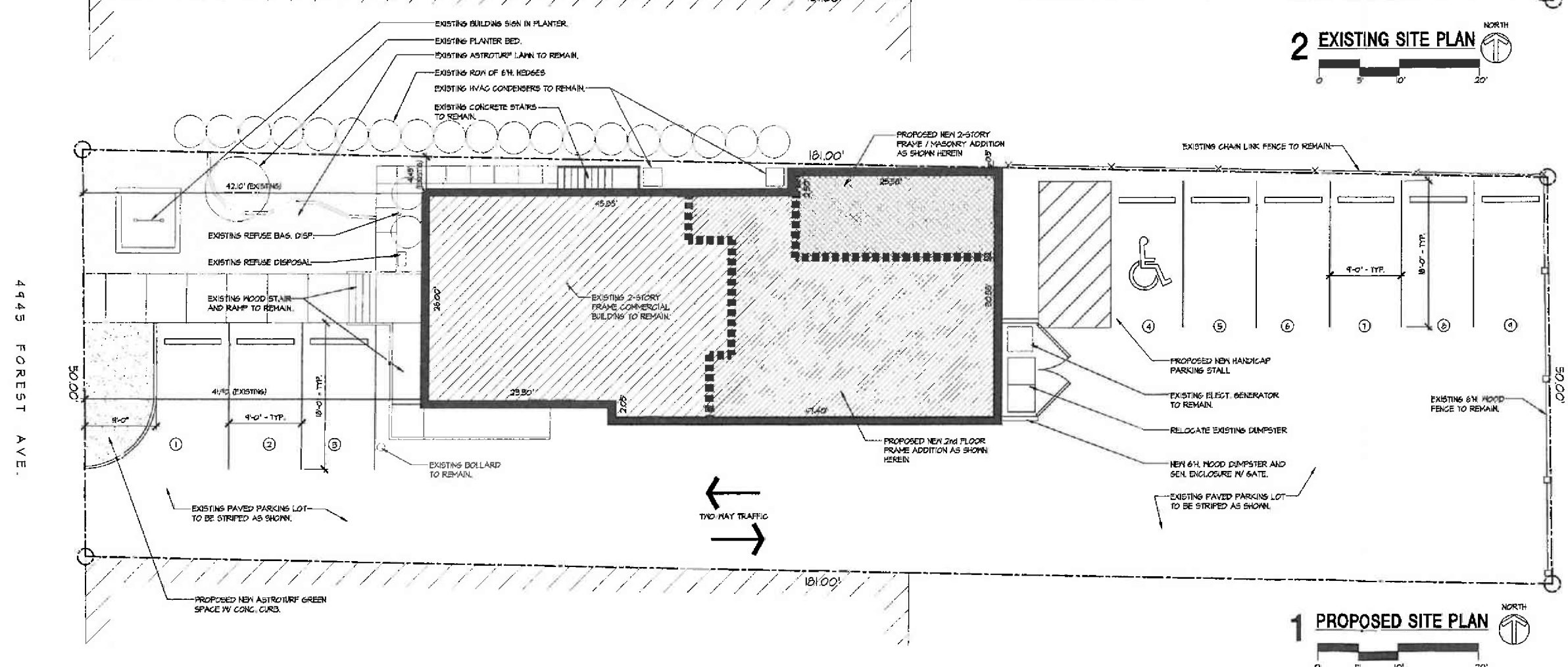
SHEET NO.
A2

DAVID A. SCHAEFER ARCHITECTS
 2500 S. HIGHLAND AVE. STE 340
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2 EXISTING SITE PLAN NORTH
 0 5 10 20'



1 PROPOSED SITE PLAN NORTH
 0 5 10 20'

NO.	DATE	DESCRIPTION
1	7-8-14	VILLAGE COMMENTS
2	6-16-14	ISSUED FOR SPECIAL USE
3	5-4-14	PRELIMINARY ELEVATIONS
4	4-28-14	REVISED FLOOR PLANS
5	4-25-14	PRELIMINARY FLOOR PLANS

STAMP

 NOVEMBER 30, 2014
 DPMK

SIGNATURE: _____ DATE: _____
 PROFESSIONAL DESIGN FIRM NO: 184.003218

VET CLINIC ADDITION
 ALL CREATURES GREAT and SMALL
 4945 FOREST AVENUE
 DOWNERS GROVE, IL 60015

DRWN BY D. SCHAEFER	SHEET NO. C1
PROJECT NO: 14-129	
ISSUE DATE: APR 15, 2014	



VILLAGE OF
DOWNERS GROVE

PATRICK AINSWORTH <paainsworth@downers.us>

PC-20-14, 4945 Forsest Ave

1 message

eric rosenthal <ebr512@yahoo.com>

Tue, Jul 22, 2014 at 12:06 PM

Reply-To: eric rosenthal <ebr512@yahoo.com>

To: "PAainsworth@downers.us" <PAainsworth@downers.us>

Patrick, I am the owner of the property at 4949 Forest Ave, which is the parcel adjacent to 4945 Forest Ave on the south side.

First, thank you for sharing the information on the proposed modifications to the property at 4945 Forest Ave. I have no issues with the property modifications they are planning.

I do however have one issue which I would like to bring to the city's attention. The majority of the land at 4945 Forest Ave is covered by the building and a paved parking area and it doesn't appear to have any drainage on the south side of the property. As a result all of their drainage flows onto my property, flooding my parking area and regrettably seeping through the foundation wall on the north side of my building into our basement. Anything that could be done to prevent drainage onto my property would be appreciated.

Thank you for your help.

Eric Rosenthal

Eric B. Rosenthal
708-560-6277
ebr512@yahoo.com

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VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

AUGUST 4, 2014, 7:00 P.M.

Chairman Pro tem Webster called the August 4, 2014 meeting of the Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and the public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Commissioners Mr. Cozzo, Mr. Matejczyk, Mr. Quirk, Mrs. Rabatah, Mr. Rickard, Mr. Waechtler, Chairman Pro tem Webster; ex-officio Ms. Lupescu

ABSENT: Chairperson Urban (ex-officios Mr. Menninga, Mr. Souter)

STAFF: Planning Manger Stan Popovich and Planners Patrick Ainsworth and Kelley Chrisse

VISITORS: Mr. Tim Leoren, 545 Chicago Ave., Downers Grove; Mr. Tom Szot, 3848 Florence, Downers Grove; Mr. Melvin Lee, 3840 Florence, Downers Grove; Mr. Michael Ferrandino, 3848 Wilcox, Downers Grove; Mr. Weng Foong, 1433 Fullerton Ave., #B, Addison, IL; Ms. Dawn Rhodes and Penny Ewanic with Chicago Tribune; Mr. David Schafer, Architect, 2500 S. Highland Ave., Lombard, IL; Dr. Kenneth Eisenberg, petitioner; Mr. Frank Wislowski, 4941 Forest, Downers Grove

APPROVAL OF JULY 7, 2014 MINUTES

MINUTES OF JULY 7, 2014 WERE APPROVED ON MOTION BY MR. WAECHTLER, SECONDED BY MR. QUIRK. MOTION CARRIED BY VOICE VOTE OF 7-0.

PUBLIC HEARINGS:

Chairman Pro tem Webster reviewed the protocol for the meeting and swore in those individuals that would be speaking on the following petition:

FILE PC-20-14: A petition seeking approval of a Special Use to expand an existing veterinary clinic. The property is zoned DB, Downtown Business. The property is located on the east side of Forest Avenue approximately 300 feet north of Warren Avenue, commonly known as 4945 Forest Avenue, Downers Grove, IL (PIN 09-08-116-012). David Schaefer, Petitioner; Kenneth Eisenberg, Owner.

Village Planner Patrick Ainsworth reviewed and summarized the request before the commissioners noting all public hearing notices were posted in accordance with Section 12.01F of the Zoning Ordinance. One comment was received from a neighbor to the south and there was one concern from a neighbor to the north which would be addressed further into the presentation. Photos of the subject site were presented, with Mr. Ainsworth noting there was no direct access off the east side

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of the site and a one and one-half-story residential home sat on the site which was converted into a commercial use. The current owner established the business as a permitted use in 2001 but when the area was rezoned to Downtown Business, this use became a lawfully established special use. The proposed expansion of the building triggered the requirement for the special use.

Per Mr. Ainsworth, the owner plans to remove the second floor apartment unit and expand the second-story toward the rear of the structure to add break rooms/offices for its employees and veterinarians. The existing trash enclosure will be relocated, as depicted in the east elevation. Photos of the parking lot followed with staff recommending that the western most parking space be converted to green space. Handicap accessible spaces would be added as well as striping. A floor plan and elevations followed.

Because the site is located in the Downtown Business District, Mr. Ainsworth shared that the applicant has to follow the downtown design guidelines. Mr. Ainsworth stated that within the Downtown Business district, the petitioner can build up to the property line. The proposed addition will be six inches from the north property line. Bulk standards were reviewed. Mr. Ainsworth reported that the building coverage increases slightly from 19.2% to 22.1% but the amount of green space was increasing.

Staff recommended approval of the special use and for the expansion of the additional space. The petitioner was looking to expand the structure to better service his customers and employees.

Per questions, Mr. Ainsworth confirmed the petitioner will be required to add sprinklers throughout the building and there was no access easement to the south. Other concerns raised included the proximity of the bumper overhang to the drive aisle with Mr. Ainsworth stating there were no modifications to the existing parking lot except those noted earlier in his report. Mr. Ainsworth further explained the rationale for removing the one parking space: to increase the green space and bring the building closer to conformity. However, Mr. Quirk was quick to point out that the business was operating for the past 12 to 15 years prior to the Business District being created and, eliminating the one space was basically an inconvenience for those with pets having an emergency, especially if the petitioner did not have it in his request. However, Mr. Ainsworth explained it was the Plan Commission's discretion to make the conditions accordingly but staff did meet with the petitioner and property owner to discuss the increased green space which they submitted in the petition.

Continuing, Mr. Ainsworth reported that the existing handicap ramp will remain in place.

Petitioner, Mr. David Schaeffer, 4830 Lee, Downers Grove, stated he is the architect for Dr. Eisenberg's proposed expansion and explained that the front of the site is dedicated to client parking with green space on the north side of the front lot. Employees park in the rear. Again, the parking delineation was explained to the commissioners by Mr. Schaeffer, noting the parking spaces will be striped but will decrease in number due to the village's requirement to add green space and the handicap space/access aisle

Mr. Schaeffer proceeded to explain the building expansion which includes a new 264 sq. foot first-floor addition and a 1,068 sq. feet second floor addition. Details followed on the renovations planned noting it was the doctor's objective to create a more professional environment for the doctors by moving offices from the basement to the second floor, creating a separate break room for

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staff, and improving the flow and energy performance (sound proofing and insulation) of the rear kennel area. A new interior stairwell will be added for employee access. The existing tree and fence will be removed to allow for the expansion to the property line. Similar building materials will be used to match the existing building.

Mr. Schaefer proceeded to explain how the liquid and solid waste would be addressed. Per commissioner questions, Mr. Popovich explained that the parking lot striping was required and Mr. Schaefer could not confirm whether the current driveway was shared with the rear parking lot with the building to the south. He deferred that question to the owner.

Dr. Ken Eisenberg, 1656 Prairie, Downers Grove, explained the history of the building and how he converted it from a former printing shop. He shared the challenges with the parking lot. He also shared that he did discuss with staff the issue of green space and the fact that he basically had to agree with the village's Downtown Business district guidelines for green space. Personally, he believed it was easier to get around without it. Dr. Eisenberg did confirm that he shared the common alley-way with the property to the south which he said was enough for one car to traverse and it would remain the same. Regarding the neighbor to the north, due to allergies, he stated his addition would have no windows or fans that would blow into that neighbor's area. That same neighbor was also the one neighbor that did not receive a mailed hearing notice on this petition but he did meet with the neighbor today to answer her concerns. As to the Appointment Only signage, Dr. Eisenberg explained it was to control walk-ins mostly, but there were emergencies sometimes.

Asked if there was parking on Forest, Mr. Popovich recalled there was two-hour parking on both sides of the street.

Regarding the letter from the owner to the south who had concerns about water drainage, Dr. Eisenberg explained the building to the south was a former AT&T building with its trucks parked, draining water from the storm sewers, about six times a year. He stated the area seems to back up and flood. He stated his property does not flow into the neighbor to the south and the neighbor's property has valleys that accumulate water. Mr. Ainsworth stated that the village development engineer reviewed the proposal twice noting that the project "will not make the surrounding properties any worse but not any better." Dr. Eisenberg pointed out the owner to the south could improve his drainage by adding gutters, since he had a flat roof.

Acting Chairman Webster opened up the meeting to public comment.

Mr. Frank Wislowski, 4941 Forest, Downers Grove, attorney representing Judge Mary Ellyn Provenzale, stated he was withdrawing her objection to the project since his client's issues were resolved.

Hearing no further comments, public comment was closed. Mr. Schaefer had no closing comments.

Mr. Waechtler, Mrs. Rabatah and Mr. Quirk commended and thanked Mr. Schaefer and Dr. Eisenberg for providing the details of their proposal, meeting with the neighbors, solving some of the on-site issues and making an investment to enhance the quality of the community. Mr. Cozzo noted that the Standards for Approval for a special use were met. Mr. Quirk, however, challenged staff's Condition No. 3 in its report, summarizing that parking is not required and the petitioner has every right to build up to the front lot line and use the space for parking. He believed it was unfair

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to address the partial non-conformity and to judge, to what extent, the Plan Commission will accept a non-conformity moving forward. Also, he said the village was asking the petitioner to replace one side of the sidewalk with natural grass. Mr. Quirk suggested that the commission make a motion to approve the petition with the exception of Item 3 and let the petitioner address their green space.

Mr. Popovich explained that part of the zoning ordinance states that if parking is voluntarily provided, it has to meet the standards of the parking ordinance. While staff understood the need for parking and the need for customers to park in the front yard there was the requirement to screen parking from public view. As to the live plant material, Mr. Popovich explained AstroTurf was not considered green space but shrubs and other live plant material could be planted in place of turf.

Mr. Quirk did not want to see the commission take away from a growing and prosperous business that was in the community for many years. Mr. Ainsworth referenced Section 28.7.070, Off-site Parking in the Downtown, and pointed out that with the added green space and the drainage and low topography of the area, staff was trying to reach a compromise for the street yard parking versus omitting all street yard parking, as well as decrease water run-off to the southern neighbors. Referencing the Special Use process, he explained that staff takes additional steps, if possible, to reduce any non-conformities. Mr. Rickard mentioned that one could argue that the limited green space gained by reducing one parking space is going to offset the additional impervious building addition since they were about the same size. While he did not support being punitive toward existing businesses either, he believed it was a fair swap.

Mr. Quirk appreciated staff's input and said if the petitioner was fine with staff's condition, he was fine with it also. Mr. Cozzo asked for clarification about the green space material.

WITH RESPECT TO FILE PC 20-14 MR. WAECHTLER MADE A MOTION THAT THE PLAN COMMISSION FORWARD TO THE VILLAGE COUNCIL A POSITIVE RECOMMENDATION FOR THE PROPOSAL, INCLUDING THE FOLLOWING FOUR (4) CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT AND ARCHITECTURAL DRAWINGS PREPARED BY DAVID A. SCHAEFER ARCHITECTS DATED APRIL 15, 2014 WITH THE LATEST REVISIONS ON JULY 8, 2014, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. THE BUILDING SHALL HAVE FIRE SUPPRESSION AND DETECTION SYSTEMS IN A MANNER SUITABLE TO THE FIRE PREVENTION BUREAU CHIEF.**
- 3. THE WESTERNMOST OFF-STREET PARKING SPACE SHALL BE ELIMINATED AND TURNED INTO LIVE GREEN OPEN SPACE.**
- 4. THE REFUSE CONTAINER SHALL BE RELOCATED TO THE EAST ELEVATION AND BE SURROUNDED BY A CODE COMPLIANT REFUSE ENCLOSURE.**

SECONDED BY MRS. RABATAH.

ROLL CALL:

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**AYE: MR. WAECHTLER, MRS. RABATAH, MR. COZZO, MR. MATEJCZYK,
MR. QUIRK, MR. RICKARD, ACTING CHAIRMAN WEBSTER**

NAY: NONE

MOTION CARRIED: VOTE: 7-0

FILE PC-21-14: A petition seeking annexation and rezoning from R-1, Single Family Residence, to R-3, Single Family Residence. The property will be annexed with the default zoning of R-1, Single Family Residence. The property is located at the northeast corner of 39th Street and Fairview Avenue, Downers Grove, IL (PINs 06-33-301-014, -015). Weng M. Foong, Petitioner; Sunway Realty LLC, Owner.

Village Planner Kelley Chrise reminded the commissioners that with the new zoning ordinance in place, neighbor communications can be required for rezonings. The proposal before them, however, did not because the request was to rezone to from single family to single family. A review of the petition followed noting the voluntary annexation portion would be heard by the village council separately. Continuing, Ms. Chrise reported the parcel consists of two lots (Lots 10 & 11) and is located on the northeast corner of 39th Street and Fairview Avenue. If the annexation was approved, it would render an R-1 zoning classification by default. Adjacent zoning was pointed out, noting there were R-3 zonings to the south. A single-family home currently sat on Lot 10 and the petitioner was requesting the rezoning to construct a new single-family home on Lot 11. Photos of the site and neighborhood followed.

Ms. Chrise pointed out that any lots that are non-conforming and are adjacent to lots are held in common ownership, the lots must be consolidated to meet the minimum lot area and width requirements. Without the rezoning, the petitioner could not build a single family home on Lot 11. Bulk regulations were then reviewed with Ms. Chrise pointing out that regardless of the zoning designation, the petitioner would have to meet the 40-foot building line along 39th Street to maintain consistent street presence. One benefit, however, was that along Fairview Avenue, the petitioner could have a 30 ft. setback instead of a 40 ft. setback. Bulk standards were reviewed along with the benefits of the rezoning.

Per Ms. Chrise, the proposal was consistent with the village's Zoning Ordinance, Comprehensive Plan, and surrounding zoning and land use classification. Staff recommended the Plan Commission forward a positive recommendation to the Village Council.

Mr. Quirk inquired as to why the owners actually wanted to annex into the village; Mr. Waechtler confirmed the default R-1 District zoning when a property is annexed into the village; and Ms. Chrise explained that with the R-1 zoning, the owners would not be able to use Lot 11 as a separate buildable lot. Staff proceeded to clarify what properties were annexed in the area and the fact that when annexation occurs, rights-of-ways are included in the annexation. (A dialog followed regarding boundary agreements and contiguous properties and properties in other villages.)

Petitioner, Mr. Weng M. Foong, 1433 W. Fullerton Avenue, Addison, IL representing Mr. Woon Lee of Sunway Realities (owner), appeared before the Plan Commission noting that Mr. Lee was out of the country at the time. Mr. Foong discussed comparisons of the subject properties against other properties along 39th Street. He stated the owner wanted to annex because it gave the sense of belonging to a community and the sites were already receiving exceptional municipal services. He

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noted the positive services he received from Ms. Chrissy and the village's Planning Division overall. He asked for consideration and hoped the commissioners would provide a favorable recommendation.

Chairman Pro tem Webster invited the public to speak.

Mr. Michael Ferrandino, 3848 Wilcox, Downers Grove, resides just north of the petitioner and was concerned about the height of the structure and whether a driveway would be created off of Fairview, which was a traffic hazard. He would not support the proposal if it did.

Ms. Chrissy indicated that the maximum height for either lot is 35 feet according to the village's ordinance. As to the driveway, Mr. Foong stated he intends to construct a 2,000 square foot house on Lot 11 with a side-loading garage and driveway accessible from 39th Street. He intends to construct to village code and have the height less than 35 feet. Structure materials would include siding on three-sides with a brick front facade. Although he intends to keep as much vegetation as possible, some of the trees on Lot 11 will have to be removed. The current home would be renovated.

Hearing no further comments, public comment was closed. Mr. Foong had no closing remark. Deliberation was entertained.

Mr. Cozzo stated that the review and approval criteria had been met; the chairman pro tem concurred. Questions followed whether the commission could approve the rezoning before the annexation wherein staff indicated it could, citing prior examples.

WITH RESPECT TO FILE PC 21-14, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR THIS REQUEST.

SECONDED BY MR. RICKARD.

ROLL CALL:

**AYE: MR. COZZO, MR. RICKARD, MR. MATEJZYK, MR. QUIRK, MRS. RABATAH,
MR. WAECHTLER, CHAIRMAN PRO TEM WEBSTER.**

NAY: NONE

MOTION CARRIED: VOTE: 7-0

NEW BUSINESS

Planning Manager Popovich announced that staff will be providing an update on some of the projects that have come before the commissioners. (Ms. Lupesco exits chambers). Mr. Waechtler shared that prior staff used to provide of recap of what the commissioners previously recommended and what was approved/ denied by village counsel. He stated that report was very helpful.

Ms. Chrissy then shared a development update on the following previous projects: the Sheltered Care Facility at 4200 Lacey Road; Starbucks at 1149 Ogden Ave; Dunham Townhouses;

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McDonalds at 2535 Ogden Ave., the Fresh Thyme development; and Midwestern University. Commissioners agreed frequent updates were beneficial.

Other discussion followed regarding the status of a business located at Belmont and Ogden; a special use that was approved prior; and the status of the extension of James Avenue.

Mr. Popovich announced the following: he will contact the commissioners as to whether there will or will not be a September 8, 2014 commission meeting; the village is moving towards electronic packets starting at the next meeting; that commissioners contact him if they need a laptop to use for the electronic packets; and that one opening exists on the Plan Commission, since Mr. Beggs has resigned.

**THE MEETING WAS ADJOURNED AT 8:58 P.M. ON MOTION BY MR. QUIRK,
SECONDED BY MR. RICKARD. MOTION CARRIED BY VOICE VOTE OF 7-0.**

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)