

Approved October 19,2016

VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
VILLAGE HALL - COMMITTEE ROOM
801 BURLINGTON AVENUE

JULY 20, 2016, 7:00 P.M.

Chairman Pro tem Davenport called the July 20, 2016 meeting of the Architectural Design Review Board to order at 7:00 p.m. and asked for a roll call:

PRESENT: Chairman Pro tem Davenport; Mrs. Acks, Mrs. Englander, Mr. Larson
Mr. Riemer

ABSENT: Chairman Mattheis, Mr. Casey

STAFF: Rebecca Leitschuh, Senior Planner; Swati Pandey, Planner and Nora Flynn, Intern

VISITORS: David and Amy Gassen, 5320 Benton Ave., Downers Grove; Rich Kulovany,
6825 Camden, Downers Grove; Gordon Goodman, 5834 Middaugh, Downers
Grove

APPROVAL OF MAY 18, 2016 MINUTES

MOTION BY MS. ACKS, SECONDED BY MR. LARSON TO APPROVE THE MAY 18, 2016 MINUTES. MOTION CARRIED BY VOICE VOTE OF 5-0.

Senior planner Rebecca Leitschuh introduced summer intern Nora Flynn, who is a student at the University of Illinois, Urbana-Champaign.

PUBLIC HEARING

A. 16-ADR-0006: A petition seeking a Historic Landmark Designation for the property commonly known as 1130 Franklin Street, Downers Grove, IL (PIN 09-08-107-016). The property is located at the intersection of Franklin Street and Prince Street on the northwest side. Frederic and Cynthia Zaeske, Petitioners and Owners.

Intern Nora Flynn summarized the owners of 1130 Franklin Street were seeking historic landmark designation for their 1892 Queen Anne. The plat of survey for the home was referenced on the overhead. Ms. Flynn noted that in 2013 the village's Architectural Historic Survey reflected that the structure was listed as "significant", was an excellent example of the Queen Anne style, exhibited asymmetry, and included the key feature -- the turret -- on the southeast corner of the home. The home's front porch included ornamental spindle-work and baluster detail with additional ornamentation found at the door. The home's materials included the original wood clapboard and siding and had been well maintained.

Ms. Flynn pointed out a rear addition was added to the home which did not impact the home's historic integrity. The home was built by Emerson Foote, a business partner in the E.H.

Prince & Company, with Earl H. Prince and Fannie Linscott. E.H. Prince & Company platted the E.H. Prince & Company Subdivision in 1890 which was located north of train tracks. A historical summary of the subdivision followed. Historical maps were also depicted.

In summary, staff found that the owner's application for landmarking complied with the criteria for landmark designation. Ms. Flynn summarized in detail how the historic home met each of the criteria. Staff recommended that the ARDB make a positive recommendation to the village council for the landmark status of 1130 Franklin Street.

Chairman Pro tem Davenport invited the board to comment. None followed.

Chairman Pro tem Davenport opened up the meeting to public comment.

Petitioner, Ms. Cynthia Zaeske, 1130 Franklin Street, stated she has lived in the home for four years and knew nothing about the home except for someone to comment that she "lived in the mistress's house", which sparked the home's history. Rumor had it that Corrine Foote was Prince's mistress because Emerson died a week before they moved into the home. Ms. Zaeske stated she did locate the Foote family but there was no record that Corrine was the mistress; however, Mr. Prince did teach Corrine's children to sail and assisted them financially into their adulthood. Ms. Zaeske confirmed staff's statement that Mr. Prince did form the subdivision, as referenced above, and she was trying to get the home landmark "so it never comes down."

Member comments were all positive and that it was nice to see the tall homes with the spires and turrets. Asked how the overall landmarking process was for the applicant, Ms. Zaeske responded that it was "very easy" and everyone was very helpful. She said she plaqued the home prior with the historical society and said the assessor's office was very helpful.

Dave and Amy Gassen, 5320 Benton Ave., thanked the applicant for bringing the petition forward. Ms. Gassen commented that she had a tour of the home, which was beautiful, and the interior had just as much character as the exterior. She stated that at the end of the tour, Ms. Zaeske showed her a book she had created which documented the research and history of the home.

Mr. Rich Kulovany, 6825 Camden, thanked Ms. Zaeske for landmarking her home and for going through the process, which he felt was an honor to the community.

Hearing no further comments, Chairman Pro tem Davenport closed the public hearing and entertained a motion.

MR. RIEMER MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR 1130 FRANKLIN STREET.

MS. ENGLANDER SECONDED THE MOTION. ROLL CALL:

**AYE: MR. RIEMER, MS. ENGLANDER, MS. ACKS, MR. DAVENPORT
MR. LARSON**

NAY: NONE

MOTION CARRIED. VOTE: 5-0

B. 16-ADR-0007: A petition seeking a Historic Landmark Designation for the property commonly known as 4502 Prince Street, Downers Grove, IL (PIN 09-05-312-012). The property is located on the west side of Prince Street, approximately 80 feet south of Grant Street. Chris and Patricia Patterson, Petitioners and Owners.

Village Planner Swati Pandey identified the Queen Anne home and a barn on a map for the board members. The property was located at the intersection of Grand and Prince Streets. The 1986 plat of survey was also referenced. Per staff, the home was constructed in 1896 and was approximately 120 years old. Prominent Queen Anne features on the front facade included: the asymmetrical building style, the pitched cross-gabled roof, the tower, the porches and the decorative details on the porch.

Ms. Pandey pointed out that the north façade included the simple gabled roof while the south façade of the home reflected the varying roof lines, the tower bay and half-hipped roof. Additionally, a stone foundation existed on the original part of the home with different colors of paint. The porch columns and wood clapboard were original.

In addition to the home being landmarked, Ms. Pandey stated an original barn was also being landmarked, which was used as a garage and still had some of the exterior elements (hardware) present today. The hand pump, located on the site, was also pointed out. The rear of the home (west facade) included an addition and deck which was added around the 1980s but did not impact the integrity of the original home.

A photograph depicting the home in 1916 was shown on the overhead which reflected the roofline, tower bays, original foundation and the barn, still existing today.

In closing, Ms. Pandey stated staff found the home and the barn met the criteria for landmark designation and recommended that the board forward a positive recommendation to the village council.

Chairman Pro tem opened the public hearing and asked the petitioner to come forward.

Applicant, Mr. Chris Patterson, 4502 Prince Street, discussed that in the 30 years he and his wife lived in the residence, they were visited by several descendents and family members of Mrs. Krueger, who was not the original owner, but did live in the house for 60 years (1905 - 1969). He reviewed the criteria that the home met: age and architectural style. Over the 30 years, Mr. Patterson stated he and his wife have tried to restore the home in the Queen Anne style. He offered to answer any questions.

A question was asked as to how the barn was used currently and whether a second floor existed. Mr. Patterson explained there was an intact second floor currently used for storage and beer brewing, but when he and his wife purchased property, the upper level was half finished and half exposed rafters. Currently, he explained that the center and south doors were used for a garage, while the north doors led to the feed stalls, which still existed. A brick floor existed with two sections but the two sections were now covered in concrete. He believes they were

originally dirt for the livestock. Looking at the photograph, Mr. Patterson pointed out the chicken coop located on the south side of the garage. He also was of the understanding that Mrs. Krueger may have sold fruits, vegetables, milk and eggs to surrounding neighbors and had rented the upper floor rooms to teachers in the school across the street.

Comments from the members included that the barn was unique, in great shape, and reflected what it was like to live on-site in the 1900s. Questions also followed as to where the original high school was located and the fact that the home sat in its location, by itself, for 15 years before the school was constructed and was one of the first homes built in that area.

Chairman Pro tem Davenport pointed out that the home met the landmark criteria and while it was not an exceptional example, it was a good example, was well maintained, and had a history. He appreciated Mr. Patterson bringing the application forward.

Mr. Patterson closed his discussion by sharing an interesting story about someone contacting him who had a picture of his home in a house located in Wisconsin.

Dave and Amy Gassen, 5320 Benton Avenue also thanked the Pattersons for bringing the property forward and strongly support making the home a historic landmark.

Mr. Rich Kulovany, 6825 Camden, thanked the Pattersons for the landmarking and said he saw their attendance at a former ADRB subcommittee meeting. He stated he and Amy Gassen were the folks who dropped off the landmark paperwork at their home.

Seeing no further public comment, the chairman closed the public hearing and entertained a motion.

MR. LARSON MADE A MOTION THAT THE ADRB FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO RECOMMEND HISTORICAL LANDMARK DESIGNATION FOR 4502 PRINCE STREET, INCLUDING THE BARN.

MR. RIEMER SECONDED THE MOTION. ROLL CALL:

**AYE: MR. LARSON, MR. RIEMER, MS. ACKS, MR. DAVENPORT,
MS. ENGLANDER**

NAY: NONE

MOTION CARRIED. VOTE: 5-0

OLD BUSINESS

Senior Planner Leitschuh reported that the Certified Local Government grant was received and all paperwork was filed. The funds will be used for the four brochures which are expected to be completed by the end of December. Also, the 701 Maple and Main Street Metra Station applications were formally landmarked.

Dave and Amy Gassen, 5320 Benton Ave., provided an update on their American Four Square initiative of identifying the village's Four Square homes. A photo of each home has been taken

and Ms. Gassen hopes to provide additional information on each home. A Facebook page has also been created called “American Four Squares of Downers Grove.” Ms. Gassen reported that last week Landmarks Illinois did a post about Downers Grove’s historic preservation program and the progress the village was making, which drew much traffic to the page.

Ms. Gassen shared the outreach steps she will be taking to contact the owners of the identified Four Squares on the map. She asked members to outreach to friends and family members who know owners of Four Square homes.

Chairman Pro tem Davenport suggested contacting Michael Cassa at the Downers Grove Economic Development Commission to link some information together, since there was outside interest being generated. He thanked the Gassens for their work.

Additional members questions included whether Ms. Gassen was aware of any state or national organization of Four Squares, which Ms. Gassen stated she did not know of any nor knew of any book specifically written about Four Squares. General dialog followed on the topic.

PUBLIC COMMENT

Mr. Gordon Goodman, 5832 Middaugh, was pleased to see the revitalization of the village’s historic preservation program. However, he expressed concern that there was still very little protection for the significant historic buildings and sites in the community. In comparison to Geneva’s Historic District, Mr. Goodman believed that Downers Grove would have to go further by establishing historic districts and preserving the look and feel of neighborhoods rather than individual buildings.

Continuing, Mr. Goodman summarized the recent steps the mayor took in developing the benefits of the village’s Certified Local Government status, citing the mayor contacted the IHPA requesting that the village be regarded as a community that satisfies the requirements for the tax freeze associated with the restoration of historic structures. As a result, he stated the mayor received a letter from the agency, dated June 8, 2016, which the agency determined that owners of properties designated, pursuant to the village’s historic preservation ordinance, were eligible to apply to the IHPA for participation in the tax assessment freeze. He recommended that the board publish this information on the village’s web site.

Ms. Leitschuh provided some additional information about the tax assessment freeze program and stated that staff will be working with the communications department to send out a news blast about the program on the village’s web site. Positives of the program followed.

Public comment was closed.

Chairman Pro tem Davenport added that such communities like Geneva have been at preservation for a long time but had to somewhere. This board and the ad hoc committee had to start with something the residents would readily agree to and educating the residents about the program’s benefits was equally important. Members agreed this was a great first step and that expectations already had been exceeded.

ADJOURNMENT

**MR. RIEMER MOVED TO ADJOURN THE MEETING. MS. ENGLANDER
SECONDED THE MOTION. THE MEETING WAS ADJOURNED AT 7:52 P.M.**

MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 5-0.

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

**DOWNERS GROVE PUBLIC LIBRARY
BOARD OF TRUSTEES
REGULAR MONTHLY MEETING
SEPTEMBER 28, 2016, 7:30 P.M.
LIBRARY MEETING ROOM**

MINUTES

1. **Call to Order.** President Wendee Greene called the meeting to order at 7:30 p.m.
2. **Roll Call.** Members present: Trustee Ed Earl, Trustee Susan Eblen, Trustee Jonathan Graber, Trustee David Humphreys, Trustee Art Jaros, President Wendee Greene. Absent: None.

Also present: Director Julie Milavec, Assistant Director for Support Services Sue O'Brien, Assistant Director for Public Services Bonnie Reid, Executive Assistant Katelyn Vabalaitis, PR Manager Melissa Doornbos, Children's Services Manager Allyson Renell, Friends of the Library President Joanne Hansen, Illinois State Representative David Olsen.
3. **Welcome to Visitors.** President Greene welcomed the visitors and thanked them for their interest in the library.
4. **Oath of Office.** Executive Assistant and Notary Public Katelyn Vabalaitis administered the oath of office to newly appointed Trustee Jonathan Graber (attached).
5. **Approval of Minutes.**
 - a. August 24, 2016 Special Meeting. It was moved by Jaros and seconded by Humphreys THAT the Minutes of the August 24, 2016 Special Meeting be approved as circulated. Roll call: Ayes: Earl, Eblen, Humphreys, Jaros, Greene. Nays: None. Abstentions: Graber.
 - b. August 24, 2016 Regular Monthly Meeting. It was moved by Eblen and seconded by Jaros THAT the Minutes of the August 24, 2016 Regular Monthly Meeting be approved as circulated. Roll call: Ayes: Earl, Eblen, Humphreys, Jaros, Greene. Nays: None. Abstentions: Graber.
6. **Financial Matters.**
 - a. August 2016 Financial Report. Milavec presented the report. Jaros inquired as to when the first line item on the revenue report will change to reflect property taxes recently received. Milavec responded that this change will be reflected on the next report.

- b. Approval of September 2016 Invoices. It was moved by Jaros and seconded by Earl THAT the payment of September 2016 invoices totaling \$151,351.11, the acceptance of September 2016 credit memos totaling \$706.95, and the ratification of August payrolls totaling \$215,068.52 be approved. Roll call: Ayes: Earl, Eblen, Graber, Humphreys, Jaros, Greene. Nays: None. Abstentions: None.
7. **Public Comment on Agenda Items**. President Greene invited comment. There was none.
8. **Public Comment on Other Library Business**. President Greene invited comment. There was none.
9. **New Business**.
 - a. Library Cash Flow Proposal. Milavec presented the proposal created by library and Village staff. The library's need for reserve funds for cash flow was brought to the attention of the Mayor and Village Manager after the Super Retreat. To assist the library, the Village proposes to fund the cash flow to the library at no interest until the first tax payment arrives mid-year. This would remove the need for reserve funds for cash flow. Milavec spoke to the library's attorney, who will assist in drawing up an intergovernmental agreement with the Village of Downers Grove. The Board agreed to move forward with an intergovernmental agreement to protect the library and Village. The operating fund balance could then be used to begin a Special Reserve Fund for capital building and equipment replacement needs. Once an intergovernmental agreement is approved, the Board can decide the amount of the initial transfer to a Special Reserve Fund. By statute, a spending plan for a Special Reserve Fund must be approved within two years after it's established.

It was moved by Earl and seconded by Jaros TO move forward with the cash flow proposal compiled by library and Village of Downers Grove staff. Roll call: Ayes: Earl, Eblen, Graber, Humphreys, Jaros, Greene. Nays: None. Abstentions: None.

- b. Budget and Levy. It was moved by Jaros and seconded by Earl THAT the 2017 Tax Levy of \$5,032,046.77 be approved.

The Board discussed proposed changes in specific budget lines as well as anticipated expenses. Milavec discussed a placeholder in the Professional Services budget line to prepare for a facilities sustainability plan. President Greene thanked Julie, Sue, and Bonnie for explaining the purpose of each budget line and including details of each proposed change. Several Board members were concerned about the proposed reductions in the Unemployment Compensation and Contingency lines.

It was moved by Graber and seconded by Humphreys TO amend the 2017 Operating Budget to provide \$5,000 back to the Contingency line and \$7,000 back to the Unemployment Compensation line, bringing the total 2017 Operating Budget to \$5,314,144.50. Roll call: Ayes: Earl, Graber, Humphreys, Jaros, Greene. Nays: Eblen. Abstentions: None.

To reflect the 2017 Operating Budget change, it was moved by Jaros and seconded by Graber THAT the 2017 Tax Levy be amended to \$5,043,514.51 and approved. Roll call: Ayes: Earl, Eblen, Graber, Humphreys, Jaros, Greene. Nays: None. Abstentions: None.

10. Report of the Library Director. Milavec presented her written report (attached).

Milavec announced the library was awarded the Schwemm Family Grant in the amount of \$3,430 to be used for digitization of our Downers Grove Reporter newspaper collection. President Greene thanked all staff who worked on the grant proposal. Humphreys commented that he knows the Schwemm family and is thrilled about the grant. Milavec also reported that Circulation Manager Melanie Mertz is retiring on December 16, 2016 and staff will move forward with finding a new head of Circulation. Between the staffing change and upcoming holidays, the timeline of the strategic plan has been delayed a bit. The community engagement portion of the planning process will be completed after the holidays. She also commented on the great media coverage we have received lately, along with numerous positive comments about staff. The most recent comment was received earlier in the day about Computer Help Desk Associate Andrew Pawlak. A patron was so grateful for his assistance with her computer problems and questions that she promptly made a \$50 donation to the library. Milavec pointed out that this is one of many examples of how we are making good on our customer service promise.

11. Board Member Comments and Requests for Information.

Eblen announced a Downers Grove Library Foundation meeting on October 26, 2016 at 6:30 p.m. All trustees should attend. She intends to invite all officers as well. Prior to the meeting, Eblen would like to know who wants to remain on the Foundation Board and who has interest and/or knowledge in running fundraisers. She would also like everyone to look over the bylaws (to be emailed out by library administration) and let her know of any suggestions or changes to be made. Please respond by October 12.

Jaros inquired about Milavec's lunch with new library attorney Dennis Walsh of Klein, Thorpe, and Jenkins. He brought up a previous Board conversation about increasing the library's use of the Village of Downers Grove's attorney when possible. Based on previous conversations with Village Attorney Enza Petrarca, the consensus was that the library would go to Klein, Thorpe, and Jenkins with library-specific questions and would go to the Village's attorney with general legal questions.

Eblen received a note about the Downers Grove Historical Society and Museum hosting a golf tournament. The Downers Grove Public Library Foundation was offered a free sponsorship if it could provide a prize basket. Eblen is going to agree to participate. She also received a request from staff for a mural in the Kid's Room, which will be discussed at the next Foundation meeting.

Earl attended a flea market and garage sale event at Hummer Park and the surrounding neighborhood in September. Members of 3-4 households commented on the library's good customer service and two mentioned issues with parking around the library. Earl said we should continue to work with the Village on the topic of parking and make it a part of our strategic plan.

Graber commented that he is happy to be a part of the Board and is looking forward to working with a great group of people.

Humphreys reminded everyone that the Park District's Harvest Fest is on Saturday, October 1 in Fishel Park. There will be a lot of fun activities for kids and families, including multiple musical performances.

Milavec reminded the Board that the library's 125th Birthday Party is on October 16. There will be speeches by Mayor Tully, Board President Greene, and Director Milavec as well as birthday cake and party games.

Greene asked about giving Downers Grove Public Library t-shirts to the new Board members.

Earl commented that until a library liaison has been chosen by the Village Council, Village Commissioner Marge Earl would be happy to promote any library news at Council meetings.

12. **Adjournment.** President Greene adjourned the meeting at 9:34 p.m.




**DOWNERS GROVE
PUBLIC LIBRARY**

1050 Curtiss Street
Downers Grove, IL 60515
(630) 960-1200
www.dglibrary.org

**OATH OF OFFICE
DOWNERS GROVE PUBLIC LIBRARY
LIBRARY BOARD OF TRUSTEES**

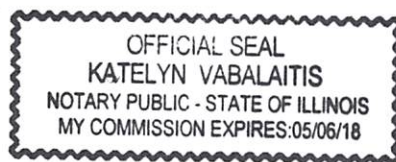
I, Jonathan Graber, having been appointed to the office of Library Trustee of the Downers Grove Public Library, in the Village of Downers Grove in the County of DuPage aforesaid, do solemnly swear that I will support the Constitution of the United States, and the Constitution of the State of Illinois, and that I will faithfully discharge the duties of the office of Library Trustee according to the best of my ability.



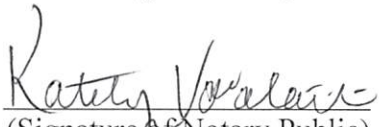
Jonathan Graber
Library Trustee

State of Illinois
County of DuPage

Signed and sworn (or affirmed) to before me on September 28, 2016
(date) by Jonathan Graber (name/s of person/s making statement).



(Seal)


(Signature of Notary Public)

**DOWNERS GROVE PUBLIC LIBRARY
BOARD OF TRUSTEES
SEPTEMBER 28, 2016**

AGENDA ITEM 10

Report of the Director

a. Retirement announcement

Circulation Department Manager Melanie Mertz has announced her intent to retire. Her last day of work will be December 16, 2016. Melanie has been a calm and confident leader to the Circulation Department through challenging times and will be sorely missed. Retirement celebration plans are underway. The job ad will be posted by the time of the Board meeting.

b. IT Manager appointment and departmental staffing

Paul Regis was appointed to the position of IT Manager. As the former IT Assistant Manager, the transition has been seamless, but leaves an opening in the department. His first task was to address departmental staffing. The IT Assistant Manager position will not be filled. Instead, he reworked the Technology Assistant job description and the non-supervisory duties of the IT Assistant Manager into Technology Assistant I & II job descriptions. Technology Assistant Jason Peters was promoted to the Technology Assistant II role. The Technology Assistant I position has been posted internally.

c. Trustee orientation

Board President Wendee Greene and I met with new Trustee Jonathan Graber for an orientation. With the potential of adding a new Trustee every year, a formal orientation process is needed. A Library Trustee's primary duty is to provide library service to the residents of Downers Grove. The orientation provides an overview of public libraries in general, in Illinois and in Downers Grove as well as Trustee roles and responsibilities.

d. Strategic Planning timeline

As I have begun working on the timeline for the Strategic Plan, I realize that the previously discussed target for Board approval of a final Strategic Plan of March 2017 is not realistic. May or June 2017 would allow for the work in preparation for the public engagement to be completed and those open sessions to be held beginning in mid-January, avoiding the holiday period.

e. Strategic Planning process and definitions

See attached.

f. Recent media coverage

See attached.

**DOWNERS GROVE PUBLIC LIBRARY
BOARD OF TRUSTEES
SEPTEMBER 28, 2016**

AGENDA ITEM 10E

Strategic Planning process

- I. Perform internal review and gather documentation
Management team reviews prior Strategic Planning documentation and results, disseminates findings to Board and staff.
- II. Perform external review and gather documentation
Management team gathers strategic plans and components (definitions/Mission/Vision/Values/Core Services/Action Plans etc) from Downers Grove government entities, partner organizations, libraries, etc., disseminates findings to Board and staff.
- III. Create Values statement
Board and staff groups review reports from I & II, reviews Mission and Vision, then complete guided Values exercise. Management team uses the results to craft Values Statement for Board approval.
- IV. Create Purpose statement
Board and staff groups review reports from I & II, then complete guided Purpose exercise. Management team uses the results to craft Purpose Statement for Board approval.
- V. Identify Core Services
Board and staff groups review reports from I & II, then complete guided Core Services exercise. Management team uses the results to craft Core Services Statement for Board approval.
- VI. Gather information on community issues
Staff Strategic Planning Committee (SPC) conduct interview-based inquiry process with community stakeholders. Library Director conduct group-based inquiry process for general public input. SPC compiles results, categorizes responses and prioritizes by frequency of response, disseminating findings to Board and staff.
- VII. Identify Strategic Focus areas
Board and staff groups review reports from VI then complete guided Strategic Focus exercise. Management team uses the results to craft Strategic Focus for Board approval.
- VIII. Create Action Plan
Staff brainstorms and prioritizes current and possible programs, services and partnerships that align with Values, Purpose, and Core Services and respond to Strategic Focus areas. Management team shapes results into Action Plan with outcome measures and timeline for Board approval.

**DOWNERS GROVE PUBLIC LIBRARY
BOARD OF TRUSTEES
SEPTEMBER 28, 2016**

AGENDA ITEM 10E

DEFINITIONS FOR DELIVERABLES IN STRATEGIC PLANNING PROCESS

Definition of Public Library

From THE PUBLIC LIBRARY SERVICE by International Federation of Library Associations and Institutions (IFLA) and United Nations Educational, Scientific and Cultural Organization (UNESCO):

A public library is an organization established, supported and funded by the community, either through local, regional or national government or through some other form of community organization. It provides access to knowledge, information and works of the imagination through a range of resources and services and is equally available to all members of the community regardless of race, nationality, age, gender, religion, language, disability, economic and employment status and educational attainment.

Vision

An aspirational description of what an organization would like to achieve or accomplish in the mid-term or long-term future. It is intended to serve as a clear guide for choosing current and future courses of action. It is a statement of what the Library strives to be.

Mission

A written declaration of an organization's core purpose and focus that normally remains unchanged over time. Properly crafted mission statements (1) serve as filters to separate what is important from what is not, (2) clearly state what will be delivered and how, and (3) communicate a sense of intended direction to the entire organization. It is a statement of how we will work toward achieving the vision.

A mission is different from a vision in that the former is the cause and the latter is the effect; a mission is something to be accomplished whereas a vision is something to be pursued for that accomplishment.

Values

Important and lasting beliefs or ideals shared by the members of a culture about what is good or bad and desirable or undesirable. Values have major influence on a person's behavior and attitude and serve as broad guidelines in all situations. They inform the way in which the organization delivers service. It is a statement of who we are.

Purpose

A statement about an organization, what influences it, its service philosophy, and plan for the future. Purpose and mission statements are often used interchangeably. It is a statement of why we exist.

Core Services

A list or description of services to which library users are entitled, including those in the purpose of the organization. It is a statement of what we do, what our main activities are.

Strategic Focus

A statement of the areas to be addressed to achieve the overall aim. It is a statement of the community impact we want to have – how we will apply core services, in keeping with our values and purpose, to meet community needs.

Action Plan

A document that lists what steps must be taken in order to achieve a specific goal. The purpose of an action plan is to clarify what resources are required to reach the goal, formulate a timeline for when specific tasks need to be completed and determine what resources are required. It is a list of the activities to be undertaken, with measurable outcomes and a timetable, that address Strategic Focus.

Downers Grove librarian receives 2016 Davis Cup

Posted on September 1, 2016 by Staff

A well-known children's librarian at the Downers Grove Public Library was recently awarded the 2016 Davis Cup Award by the Illinois Library Association Youth Services Forum.

Sharon Hrycewicz will be presented the annual Davis Cup Award at ILA's annual conference on Oct. 18. The award, which honors Marion Davis and her service to children at the Des Plaines Public Library, recognizes individuals who have made outstanding contributions in library services for kids.

Hrycewicz has done just that. As reference and technology coordinator at the Downers Grove Public Library for 20 years, Hrycewicz was an early adopter of computer and online technologies. Her important work in this area continues.

Former children's services manager Sara Pemberton nominated Hrycewicz based on her ability to "share her enthusiasm for learning about and experimenting with new technologies."

"Her enthusiasm is infectious," Pemberton said.

At a time when new devices are being introduced, apps are updated daily and coding knowledge is becoming the norm, Hrycewicz's enthusiasm has been essential at the library. "There's not always time for all staff to learn every new thing when it comes out," Hrycewicz said. "So, I take the time, I learn it, and I hope it shows others that, if I can do it, they can too."

Hrycewicz may not be science-minded, but she enjoys the challenge of figuring out various gadgets. More importantly, she aims to see lightbulbs go off in the minds of young library visitors.

"I set a girl up with Bee-Bots, explained the goal, and let her try," Hrycewicz said. "Shortly after, I heard her yell 'I did it', and I realized she might not have had that opportunity for success if I hadn't introduced her to that tool. That's really cool, really special."

Hrycewicz is most proud of her involvement in the library's partnership with Downers Grove Grade School District 58. Hrycewicz and her team regularly visit local schools with these gadgets in hand.

"We let the kids, teachers and parents learn these new skills in a fun, informal way," she said. "It's perfect for the public library."

After 20 years at Downers Grove Public Library, Hrycewicz said she still enjoys coming to work each day.

9/2/2016

Downers Grove librarian receives 2016 Davis Cup – Bugle Newspapers

“My first storytime kids are in college now,” she said. “It’s very satisfying to see how they’ve grown and who they’ve become. Their families are a part of my life. It’s great. It’s all great.”

Hrycewicz will also be recognized during the Oct. 19 Youth Services Author Breakfast.

Approved 8-1-2016

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

JULY 11, 2016, 7:00 P.M.

Chairman Rickard called the July 11, 2016 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Mr. Cozzo, Mr. Cronin, Ms. Gassen, Ms. Hogstrom, Mr. Quirk, Mr. Thoman

ABSENT: Ms. Johnson, Mrs. Rabatah, ex-officios Mr. Livorsi, Ms. Lupesco, Mr. Menninga

STAFF: Community Development Director Stan Popovich, Planner Rebecca Leitschuh,

VISITORS: Kathleen West with Delta Sonic, 111 E. Jefferson Ave., Downers Grove; Jeff Leitz and Jason Dutkovich with CVG Architects, 1245 E. Deihl Rd., Naperville; Bob Long, 1864 Grant St., Downers Grove; Rich Kulovany, 6825 Camden Rd., Downers Grove; Scott Richards, 1130 Warren Ave., Downers Grove; Saralee Weaver, 4032 Joslynn Rd., Downers Grove; R.C. Good, 741 Farley, Downers Grove; Skip and Roberta Muehlhaus, 1868 Grant St.; Downers Grove; Mr. Robert Harunger, 4123 Northcott, Downers Grove; Brian Nessbaum with Sus, Arnold & Schoenback; Mr. Kent Conness, 1846 Grant St., Downers Grove; Ms. Cathy Fritts 4417 Stonewall, Downers Grove, Mr. John Kahovec, 406 Lincoln Ave.,

APPROVAL OF MINUTES

JUNE 27, 2016 MINUTES – **MOTION BY MR. COZZO, SECONDED BY MR. THOMAN, TO APPROVE THE MINUTES, AS REVISED.** A change was noted on the bottom of Page 4, last five words of sentence, the chairman recalled that he was talking about a stepping down effect “when traveling down Main Street” when the verbiage should have been “when traveling perpendicular to Main Street” where he noted the short buildings are at the street and increase the height as one goes back from the street, not down the length of the street.

MOTION CARRIED BY VOICE VOTE OF 6-0-1 (MS. HOGSTROM ABSTAINS.)

PUBLIC HEARINGS:

Chairman Rickard explained the protocol for the public hearings and swore in those individuals that would be speaking on the petitions below.

FILE 15-PLC-0008 – Petition for a Planned Unit Development, a Rezoning from B-3, General Services and Highway Business to B-3/PUD, Special Use and Right-of-Way Vacation of the Alley

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to redevelop a fueling station and car-wash. The property is currently zoned B-3, General Services and Highway Business. . The property is located on Ogden Avenue between Seeley and Oakwood Avenue, commonly known as 1401 - 1445 Ogden Avenue, Downers Grove, IL (PINs 09-06-405-001, -007, -008, -009, -010, -026). Michael Green, Petitioner and Delta Sonic Car Wash Systems, Inc., Owner.

Chairman Rickard announced that the petitioner, via a memorandum to staff (dated 7/11/2016), has requested to continue this public hearing to the August 1, 2016 Plan Commission meeting.

WITH RESPECT TO FILE 16-PLC-0008, MR. THOMAN MADE A MOTION THAT THE PLAN COMMISSION ACCEPT STAFF'S RECOMMENDATION TO GRANT THE PETITIONER'S REQUEST TO CONTINUE THE PUBLIC HEARING TO THE AUGUST 1, 2016 PLAN COMMISSION MEETING.

SECONDED BY MS. GASSEN.

MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 7-0.

FILE 16-PLC-0029 - A petition seeking approval for the Right-of-Way Vacation of an Alley. The adjacent properties are zoned R-4, Residential Detached House 4. The subject property is located on the north side of Franklin Street and runs north-south between the properties at 708 & 712 Franklin Street, 170 feet west of Stanley Avenue and 170 feet east of Prospect Avenue, Downers Grove, IL (09-08-204-022, -023). George Arnold, Petitioner and K-7 Builders, Inc., Owner.

Village Planner, Rebecca Leitschuh, reviewed the petition, pointing out on the overhead that all of the surrounding properties were zoned R-4 Residential Detached. She pointed out the right-of-way area that was being requested to be vacated – between Stanley Avenue and Prospect Avenue. The petitioner is seeking to split the alley 50/50 between the two neighboring properties. The total square footage being vacated is 2,062.5 feet, with 8.25 feet going to each property. The two properties currently have 50 feet of lot frontage and the frontage would now increase for both properties by 8.25 feet. Total square footage would increase from 6,250 sq. feet to 7,281.25 sq. feet.

A plat of survey was placed on the overhead depicting the existing driveway that travels through the public alley which is accessed by the owners of the 708 address. Per staff, the utility companies had no objections to the request; however, staff was requesting an easement across the subject area, which was standard procedure.

Ms. Leitschuh then displayed the plat of vacation request and proceeded to summarize the goals of the village's Comprehensive Plan, stating the proposal was consistent with the Comprehensive Plan and allowed flexibility for the property owners. The proposed right-of-way vacation also met the four criteria under Resolution No. 2003-58, which criteria were reviewed in more detail by Ms. Leitschuh. Referring to staff's three recommendations, Ms. Leitschuh stated staff supported the petition.

Questions to staff included whether this process was a new standard for the village as compared to going from street to street for vacations; whether a cross-access agreement would need to be entered

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into; and would a new survey be created reflecting two new lots or could owner A sell his half to owner B (staff confirmed yes). Responding to Mr. Quirk's comment that with previous vacation requests, staff usually provided a plat of survey reflecting the new lot of record. Ms. Leitschuh added that there were no new plans for development on either of the properties. Further clarification followed by staff as to what could be constructed across the alleyway according to the easement language.

Continuing, staff explained that the power line on the eastern lot line of the alley would remain unless the utility company had some reason to relocate it or if the owner wanted to pay for its relocation. Asked who was responsible for the "apron" on the parkway, Dir. Popovich stated that the redeveloper of the 708 address would be financially responsible for removing the "apron" out of the parkway and the verbiage would be inserted into the permit being requested. Setback requirements to power lines would fall under the purview of the utility company and would depend on the type of utility line being relocated.

Questions followed regarding the value that was ascertained to the property and how it was calculated which Ms. Leitschuh explained to Mr. Quirk. Mr. Quirk recommended reviewing the calculation of the value of land as it pertained to which zoning district it sat in, seeing there were probably different values per acre for the different zoning districts within the village. He shared a couple of examples, but Ms. Leitschuh pointed out that the value calculation was under the direction of the village council as to how it should be calculated.

Mr. Brian Nessbaum with Sus, Arnold & Schoenback, on behalf of petitioner Mr. George Arnold and the owners of 708 and 712 was present. Mr. Nessbaum stated he read staff's report, was in contact with staff, and had no issues with the report. His client did intend to raze the existing home at 708 for future development.

Chairman Rickard opened up the meeting to public comment. No comments followed. Public comment was closed and Mr. Nessbaum had no closing statement.

Mr. Quirk believed the petition was appropriate and was pleased the village was taking the approach to allow property owners to own what is rightfully theirs. Mr. Cozzo also believed the four criteria under Resolution 2003-58 were satisfied; the chairman concurred.

WITH RESPECT TO FILE 16-PLC-0029, MR. THOMAN MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, TAKING INTO CONSIDERATION STAFF'S THREE (3) FOLLOWING CONDITIONS:

- 1. THE VACATION SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED JULY 11, 2016;**
- 2. PRIOR TO FINAL VILLAGE COUNCIL CONSIDERATION, A MYLAR COPY OF THE FINAL PLAT OF VACATION SHALL BE PROVIDED INDICATING A PUBLIC DRAINAGE, UTILITY AND UTILITY ACCESS EASEMENT ALONG THE ENTIRE LENGTH AND WIDTH OF THE ALLEY TO BE VACATED; AND**

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- 3. PRIOR TO EXECUTION OF THE PLAT, THE PETITIONER AND PROPERTY OWNER OF 712 FRANKLIN STREET SHALL PAY THE VILLAGE A TOTAL OF \$8,601.92 (\$4,300.96 EACH).**

SECONDED BY MR. QUIRK. ROLL CALL:

**AYE: MR. THOMAN, MR. QUIRK, MR. COZZO, MR. CRONIN, MS. GASSEN,
MS. HOGSTROM, CHAIRMAN RICKARD**

NAY: NONE

MOTION CARRIED. VOTE: 7-0

FILE 16-PLC-0009 – Petition for a Planned Unit Development, a Rezoning from B-3, General Services and Highway Business to B-3/PUD, General Services and Highway Business/PUD and a Special Use to construct an automobile dealership. The property is currently zoned B-3, General Services and Highway Business. The property is located on Ogden Avenue at the T-intersection of Lacey Road and Ogden Avenue, commonly known as 1815 Ogden Avenue, Downers Grove, IL (PINs 09-06-304-013 & -014). Brad Webb, Petitioner and ALDI Inc., Owner.

Community Development Director Stan Popovich reviewed the petitioner's request and located the property on the overhead. Elevations of the proposed dealership building were also depicted. The building will sit in the center of the site. Functions within the building were pointed out and a second floor would house offices for the dealership. Two accesses into the site were pointed out – one at the west end, as a right in/right out onto Ogden Avenue, and one at the east end, as a full access. Packey Webb Ford will provide a cross-access point to access the Star Motors property. Parking was highlighted on the site plan. Per staff, the petitioner was not planning to construct a stand-alone car wash building at this time, but did intend to pursue approval of one in case it wanted to construct a car wash in the future. If constructed, the car wash would sit west of the main building. Currently there was a car wash bay within the main building.

Truck turning exhibits were reviewed by Director Popovich, noting car carriers could enter the site from the west and then exit on the east.

Staff pointed out that the existing wetland would be impacted based on the environmental remediation plan with the Illinois Environmental Protection Agency (IEPA). The wetlands would be remediated via a fee-in-lieu to a remediation bank. Water flow and drainage for the site was reviewed. Director Popovich stated that the petitioner plans to construct three (3) basins: one as an open air basin, one as a detention basin located east of the building, and one smaller one located at the northeast corner. All basins were designed to meet the village's stormwater ordinance. Per staff, the stormwater engineering and public works staff did review the plans and both departments indicated the proposal would meet the stormwater floodplain ordinance.

Next, a review of the landscape plan followed. No trees would be located in the detention basin area. Screening for the south property line would not take place because it would interfere with the water flow capacity needed to get through the swale, as cited by staff and the engineers. A solid fence would be inserted in its place.

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Per staff, a summary of the petitioner's neighborhood meetings were referenced in the commissioners' packets. And, after the neighborhood meeting, the developer reduced the size of the proposed building based on their requirements. Per staff, the proposal did meet the village's comprehensive plan, the criteria under the zoning ordinance, and all of the standards for approval under the Planned Unit Development, special use standards, and rezoning standards. The project was a desirable development for the community. Staff recommended the commission forward a positive recommendation with the conditions listed in its staff's report.

Commissioner questions raised included whether there was a signalized light proposed at Lacey Avenue (no) ; whether staff agreed with the traffic counts (staff concurred); and where would the water flow if it exceeded the 100 year flood event (overflow north onto Ogden Avenue, picked up by the LPDA in the southeast corner , then flow over the parking lot). Asked if the petitioner considered pavers for the parking lot, staff stated the petitioner decided to install the required underground water storage to accommodate the additional pavement on-site. Ms. Hogstrom asked staff to explain where the off-site wetland mitigation took place, wherein Director Popovich explained that mitigation would happen at the permit stage but he was not sure where the mitigation would occur.

Regarding the request for increased signage, Ms. Hogstrom asked if there were other nearby developments that had similar requests, wherein Director Popovich stated that X-Sport on Finley Road and the Art Van Furniture Store were approved developments with similar signage requests. Staff then confirmed that the lighting photometrics plan met the village's requirements and would further meet the village's lighting requirements, at the property lines, for non-residential businesses located next to residential areas. Per another question about audible "paging", Director Popovich understood paging would be done via telephone and no outdoor paging system would exist.

Lastly, Director Popovich explained in detail the three-year wetland monitoring maintenance program that was required by the petitioner and which was in accordance with the village's stormwater ordinance.

Applicant, Mr. Jeff Leitz, with CVG Architects, 1245 E. Diehl Rd., Naperville, stated he represented the owner, Brad Webb. He introduced the development team: wetlands consultant, Tom Mangan, with Geothink; construction manager, Scott Ledbetter, with International Contractors; and civil engineer, Jeff Nance, with R.A. Smith.

Mr. Leitz summarized the property was vacant for the past 30 years, it was contaminated with wetlands present, and reasons existed as to why the property was not developed. It was "not a simple site." A history of the project followed with Mr. Leitz noting that the team was trying to work with staff and a number of agencies on the best approach to make the project a success. Details followed.

Regarding the site plan, Mr. Leitz confirmed there were 815 parking spots on-site, pointing out that the car dealership would act as a display for the product being sold, which was why the lot was landscaped over 20%. As to the neighborhood meeting that took place, Mr. Leitz stated he was considerate of the neighbors, but also stated that more lighting would be installed on the property than what currently exists – and the petitioner was meeting the village's standards. He elaborated as to what would be installed along the various property lines: full vision landscape screening on the

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south property line with board on board fence; evergreens planted on the west property line; and a full vision fence along the western property line to block lighting from the residents.

Mr. Leitz agreed that loud noise on the site was a concern, and, as voiced at the neighborhood meeting but that communications on-site would continue via cell phones or two-way radios. Speakers would be attached on the exterior of the building for those few instances where someone had to be contacted. As to the future car wash and its location, Mr. Leitz, stated the southern line of the car wash was 130 feet from the property line. The internal equipment for the car wash was not purchased at this time, but Mr. Leitz stated he was aware of the village's noise ordinance and would not create a "disturbance to the neighbors".

Responding to the concerns voiced at the neighborhood meeting Mr. Leitz explained that a sanitary easement will be placed along the east and west property lines to accommodate any future sanitary needs. As to using a paver-block system instead of asphalt, pavers could not be used due to the site's contamination. Elevations of the building were depicted on the overhead with Mr. Leitz addressing the two-sided silver "brand wall" which element was similar to the Packay Ford. The reason for its increased size was to keep it proportionate to the building and to have the sign visible from the east- and west-bound traffic. No monument or pylon signs were being requested by the petitioner. Details of the building's material followed with Mr. Leitz explaining the building would be a "lantern" at night so that customers could see the building and purchase more vehicles. Delineation of the parking spaces were noted.

Hours of operation were as follows (including the future car wash for customers): Monday through Friday, 7:00 a.m. to 9:00 p.m.; Saturday - open until 6:00 p.m.; and closed on Sunday. Mr. Leitz pointed out the location for on-site delivery of new vehicles via a car-carrier. Addressing a question about the parking study and why the structure was decreased in size, Mr. Leitz indicated it had to do with economics and nothing to do with the number of vehicles to sell or the customers to draw.

Further questions followed as to what happened with the excavated soil on the site (mined per IEPA requirements); the status of the reported documentation to the IEPA; and whether the landscaper could review the list of native plantings again. Signage details were also reviewed.

Chairman Rickard opened up the meeting to public comment.

Mr. Scott Richards, 1130 Warren Ave., Downers Grove, was disappointed that another car dealership was being proposed for the large parcel and believed it was a waste of property. He voiced concern that a signalized light was not being installed at Ogden and Lacey Avenue for safety purposes and due to the proposed senior housing that was to be constructed.

Mr. Kent Conness, 1846 Grant St., Downers Grove, voiced concern that at the March 9, 2016 neighborhood meeting there comments about the project using TIF funds, which he did not believe this site needed. Also at the same meeting there was reference made to a 10-year agreement for a sales tax rebate from the village. Mr. Popovich stated that specific aspect would be addressed at the village council level should this petition move forward.

Continuing, Mr. Conness stated the sales tax rebate should be available to all businesses and not just certain ones. His other concerns included light pollution, light reflection, no landscape screening or fencing at the southeast corner of the site and outside speakers. The current site was a quiet, green

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10-acre oasis on Ogden Avenue and would now become noisy. Environmental contaminants were on the property.

Ms. Cathy Fritts, 4417 Stonewall, Downers Grove, was surprised that she and her husband were not “invited” to the March 9th neighborhood meeting since the rear of their lot backed up to the proposed site. She believed all owners surrounding the property should have been included. She agreed that traffic on Ogden Avenue was an issue. She asked for the height of the fence that was going to be installed (6 feet) and where test driving was going to take place.

Mr. John Kahovec, 406 Lincoln Ave., Downers Grove, attended the March 9 neighborhood meeting and did see some changes in the plan from that meeting. Referring to Sheet No. C-11 of the plans depicting the wetlands, he believed the petitioner was going to push the wetlands further south into the residential properties, devalue the property, not landscape as originally discussed at the neighborhood meeting, and was creating more issues by moving the natural flow of water in the area. Because TIFs and sales tax rebates were being used, he believed the residents should have more say in the development around the residential areas and figure out a way to preserve more of the natural wetlands. He did not believe that just because a developer says he uses Best Management Practices that he does it. He asked the petitioner to identify where the contaminated soil would be buried. He also requested that the residents be protected from the lighting and noise from the future car wash.

Mr. Robert Harunger, 4123 Northcott, Downers Grove, resides north of the project and agreed with many of the prior statements made. He would have preferred a mixed use development on the parcel. Since the petitioner was a long-time business owner, Mr. Harunger stated he would not be in favor of using TIF funds or tax incentives for the parcel and for the intended purpose. He believed a traffic signal at Lacey would solve the traffic issues on Ogden Avenue, provide access to the dealership and to the neighborhood to the north where a senior residence was currently being planned. It would also provide an additional crosswalk for pedestrians.

Mr. Skip Muehlhaus, 1868 Grant St., Downers Grove believed it would be more appropriate to place a signal at Lee Street versus Lacey. He recommended removing the contaminated soil off-site versus keeping it on-site only because then a paver system could be considered versus asphalt, similar to Star Motors, which would assist with the water problem.

Mr. Robert Harunger returned, stating that pavers would be a positive over asphalt since it was aesthetically pleasing and accomplished a drainage issue. However, leaving the contaminated soil on-site was feasible versus running into EPA issues when it is relocated off-site.

After hearing no further comments, Mr. Leitz returned to the podium to respond to some of the questions raised. Discussing the lighting trespass in the southeast corner of the site, he explained that because of the way the stormwater was designed, installing any landscaping or fencing would deter the drainage from the property. As for outside speakers, if there was a case where someone had to be contacted, there was no choice. Test driving would be taken out of the neighborhoods but he could not guarantee that. (Mr. Cozzo recommended that the dealership inform its sales reps to keep vehicles out of the neighborhoods.) Mr. Leitz also apologized to the resident who did not receive an invite to the neighborhood meeting and offered to sit down with her to review the plans if she preferred.

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Mr. Tom Mangan from Geothink, 611 Stevens St., Geneva, was present to answer questions regarding the environmental issues of the project. He explained in detail the flow of water from the current wetland (and its contaminants) along the southern part of the site into the larger wetland located at the southeast corner of the site. Details followed on how the mitigation would take place, how the surface contamination would be removed out of the wetland area and across the majority of the site, as well as the steps taken to alleviate some of the flooding issues in the neighborhood. Contaminated soils would be relocated (and separated) to the southeast corner of the site. Details of the property's grading also followed, with Mr. Mangan noting that when the process takes place, there will be a health and safety plan on-site, one with the IEPA, and one with the village due to possible mercury and PNA exposure.

Mr. Quirk asked what the cost difference was for burying the contaminated soil on-site versus hauling it off-site, wherein Mr. Mangan explained it would cost anywhere from \$2.5M to \$3.0M to haul the soil off-site and by keeping it on-site the cost was half, he estimated. Proper engineering and safeguards would take place on the site.

As for the traffic signal, Mr. Leitz summarized that the traffic study was for a future stop light but that it was not in the works for Packey Webb nor the village at this time. However, if the topic was to be discussed again, he said Packey Webb was willing to discuss it. As for the white color on the building, Mr. Leitz explained white was one of the colors required by Ford and, yes, there would be some reflection. Other than the security lights, the lot lights would be turned off at 9:00 P.M.

Mr. Leitz and the chairman proceeded to discuss whether the proposed parcel could be seen standing from the south property line when the trees were in full bloom, wherein Mr. Leitz stated the view was screened by the tree line.

However, Mr. Jared Fritts, 4417 Stonewall Ave., came forward and stated he resides at the southwest corner of the proposed lot and he could see the lot. He stated he could see the lights from Star Motors and would see the lights from the proposed dealership, especially off a white building.

Given the above statement, Mr. Leitz believed that since Mr. Fritts could see the lighting through the trees, he did not believe adding trees was going to screen the lot anyway. Conversation followed as to why the wetland, north of the tree line, was being located south towards the residents. Mr. Mangan responded that the trees were contaminated along the southern property line.

Mr. Fritts inquired as to why Aldi, the current property owner, was not being included in these discussions, since contaminated soils were being moved around on the property.

Mr. Leitz closed by summarizing that the petitioner has, over the past eight months, gone through many designs and engineering and was making the site better environmentally for the dealership. The petitioner was excited to become part of the community and be a good neighbor.

Per Ms. Gassen's question about lighting shields being used, Mr. Leitz said some shields would be used on the lights to cut down on glare, along with aimed LED lighting. He confirmed there was going to be "more light on this site" but that it would be minimized at all property lines.

Chairman Rickard closed the public hearing.

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Asked if within the village there was a similar-sized “vessel” to house the stormwater, Director Popovich could not answer affirmatively, given that the parcel was one of the largest parcels to come in for redevelopment since the new ordinance was in effect. However, he explained that the stormwater plans were sent to an outside engineering consultant who provided comments to staff, and staff was working with the petitioner. Both, in-house village engineers and the outside consultants confirmed the proposed stormwater system met the stormwater ordinance requirements.

Asked what the village’s current plans were regarding a proposed traffic light, Director Popovich explained to the chairman that past studies had shown that the traffic light would be better located somewhere other than the Lacey intersection. Asked if the village was aware that contaminants were leaving the property and traveling to the lower wetland, Director Popovich shared that he did not review the IEPA reports and could not say one way or the other that the village was aware of what was going on, on-site. He agreed it was beneficial to clean up the parcel, however.

The chairman pointed out there were three parts to the approval for this petition and proceeded to read the associated standards. Discussion followed on those standards that were met or not met. No changes were voiced by the commissioners. Next, commissioners discussed the standards under the request for a zoning amendment from B-3 to B-3 PUD. Commissioners agreed all criteria was met. Lastly, the third portion, as it related to the request for a special use for a car dealership, commissioners agreed all three standards were met.

Last comments from various commissioners included the following: 1) that the village consider implementing a traffic light in a location that does have traffic issues; 2) that the sign relief was warranted; 3) that the greenspace was a warranted request; and 4) that the future car wash be considered. Mr. Cozzo believed there was a thorough study of the stormwater management and wetlands and applauded the petitioner for the amount of time and effort spent to mitigate the site. However, he was disappointed that no stop light was planned for the Lacey and Ogden intersection, given there was a senior housing facility being planned directly across the street. Ms. Hogstrom concurred. She also thought there was a village restriction for test driving through neighborhoods. Discussion followed on how test drives would be restricted/enforced as well as a discussion that the new development provided an opportunity to stop the run-off of contaminants onto private property.

WITH RESPECT TO FILE 16-PLC-0009, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND THE VILLAGE COUNCIL TO APPROVE THE REQUESTED PLANNED UNIT DEVELOPMENT, REZONING AND SPECIAL USE AS REQUESTED, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE PLANNED UNIT DEVELOPMENT, REZONING AND SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ARCHITECTURAL AND PHOTOMETRIC DRAWINGS PREPARED BY CVG ARCHITECTS DATED JANUARY 29, 2016 AND LAST REVISED ON JUNE 28, 2016 AND ENGINEERING AND LANDSCAPE DRAWINGS PREPARED BY R.A. SMITH NATIONAL DATED JUNE 10, 2016, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION SYSTEM AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.**

Approved 8-1-2016

3. **NO ADDITIONAL WALL OR MONUMENT SIGNS SHALL BE PERMITTED FOR THIS SITE THAT WOULD RESULT IN AN INCREASE IN OVERALL SIGN AREA.**
4. **THE APPLICANT SHALL ADMINISTRATIVELY CONSOLIDATE THE TWO LOTS INTO ONE LOT OF RECORD PRIOR TO ISSUING A BUILDING PERMIT.**
5. **THE APPLICANT SHALL PROVIDE A CROSS-ACCESS EASEMENT FROM THE EASTERNMOST OGDEN AVENUE CURB CUT TO THE CROSS-ACCESS DRIVE FOR THE PROPERTY TO THE EAST ON THE ADMINISTRATIVE LOT CONSOLIDATION.**

SECONDED BY MR. CRONIN. ROLL CALL:

AYE: MR. COZZO, MR. CRONIN, MRS. GASSEN, MRS. HOGSTROM, MR. QUIRK, MR. THOMAN, CHAIRMAN RICKARD

NAY: NONE

MOTION CARRIED. VOTE: 7-0

Director Popovich announced there will be four cases on the August 1, 2016 meeting agenda.

THE MEETING WAS ADJOURNED AT 9:45 P.M. ON MOTION BY MR. QUIRK, SECONDED BY MR. CRONIN. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 7-0.

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

Approved 9-12-2016

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

AUGUST 1, 2016, 7:00 P.M.

Chairman Rickard called the August 1, 2016 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Mr. Cozzo, Ms. Hogstrom, Ms. Johnson, Mrs. Rabatah, Mr. Thoman, *ex-officio* Mr. Davenport

ABSENT: Mr. Cronin, Ms. Gassen, Mr. Quirk, *ex-officios* Mr. Livorsi, Mr. Menninga

STAFF: Village Planners Scott Williams and Rebecca Leitschuh and Intern Nora Flynn

VISITORS: Kathleen West with Delta Sonic, 111 E. Jefferson Ave., Downers Grove; Lauren Gardner, Intech Consultants, Inc. 1989 University Lane, Lisle; Chris Baumgartner, Michael Yount, and James Bognioni with Delta Sonic Car Wash, 1401 Ogden Ave., Downers Grove; Cinda K. Lester, 12/12 Architects, 644 67th Street, Downers Grove; Robert Aument, Daspina Aument, 4721 Wallbank, Downers Grove; Kathleen West, Dommermuth, Cobine, West, et al., 111 E. Jefferson Ave., Naperville; Scott Richards, 1130 Warren Ave., Downers Grove; Tray Khan, Local Community Signs, 1620 Ogden Ave., Downers Grove; Denise Andrew, 1611 Janet, Downers Grove; F. Campagna, 4227 ____; Julie Wojciezchowski, Delta Sonic, 4340 Segles Ave;

APPROVAL OF MINUTES

JULY 11, 2016 MINUTES – MOTION BY MR. THOMAN, SECONDED BY MS. HOGSTROM, TO APPROVE THE MINUTES. MOTION CARRIED BY VOICE VOTE OF 4-0-2 (MS. JOHNSON, MRS. RABATAH ABSTAIN)

PUBLIC HEARINGS:

Chairman Rickard explained the protocol for the public hearings and swore in those individuals that would be speaking on the petitions below. (A change in the agenda followed.)

FILE 16-PLC-0033: A petition seeking to amend the existing Special Use Ordinance to allow all uses expressly permitted in the M-1 Zoning District. The property is currently zoned M-1, Light Manufacturing. The property is located on Wisconsin Avenue, 480 feet west of Belmont Road, commonly known as 2300 Wisconsin Avenue, Downers Grove, IL (PIN 08-12-407-006). MacNeil Real Estate Holdings, LLC, Owner.

Approved 9-12-2016

Chairman Rickard announced that the applicant requested a continuance.

Attorney Mr. Robert Aument, 4721 Wallbank Avenue, Downers Grove, representing the petitioner, MacNeil Real Estate Holdings and Mr. MacNeil, stated he received staff's report and would like to review it further. He respectfully requested a continuance of the hearing.

A couple of commissioners expressed their concern cases being continued of late.

WITH RESPECT TO FILE 16-PLC-0033, MRS. RABATAH MADE A MOTION TO CONTINUE THE PUBLIC HEARING TO THE SEPTEMBER PLAN COMMISSION MEETING.

SECONDED BY MR. COZZO.

MOTION CARRIED BY VOICE VOTE OF 6-0.

Village Planner Scott Williams thanked Planners Leitschuh and Flynn for filling in during his absence. Ms. Leitschuh acknowledged and thanked Mr. Cozzo and Mrs. Rabatah for their contributions to the Plan Commission as tonight would be their last meeting. Applause followed.

FILE 16-PLC-0023 (continued from June 6 and June 27, 2016): A petition seeking approval of a Special Use to allow an office use to provide more than 4.5 parking spaces per 1,000 square feet of floor area and a Rezoning from M-1, Light Manufacturing to O-R-M, Office-Research-Manufacturing. The property is located on the northwest corner of Warrenville and Finley Road, commonly known as 2200 Warrenville Road (PINs 08-01-400-004, and -006). Adam Stokes, Agent of Nicolson Porter & List, Inc. and Arbor Vista LLC, Petitioners; Arbor Vista LLC, Owner.

Planner Williams reviewed the current location of the site on the overhead, stating the parcel was currently zoned M-1 Light Manufacturing, while to the west the area was zoned ORM Office-Research-Manufacturing. The site currently consisted of two buildings with one access point. The plat of survey was referenced, noting the two lots would have to be consolidated next to the Nicor lot. A conceptual site plan was submitted which was reviewed by Mr. Williams.

The property was currently classified as "Office Corporate Campus" which staff believed was consistent if it was rezoned to ORM. It would meet the village's Future Land Use Map which was in accordance with the village's comprehensive plan. Mr. Williams discussed in detail how the site met the goals of the village's comprehensive plan.

Discussing the parking ratio, Mr. Williams recalled that in 2014 as part of the zoning code update, there was a requirement for developments that exceeded four and one-half parking spaces per 1000 square feet, with a total of more than 100 parking spaces, were required to go through the special use process. This site would go through a two-phase process where the first phase would include 6.5 cars per 1000 square feet, while the second phase would include 7.2 cars per 1000 square feet. Mr. Williams proceeded to describe the latest office space trends, their affect on parking ratios, and the petitioner's justification for why the ratios were needed.

Continuing, the floor plan, renderings and landscaping plan for the project were referenced. Criteria for the special use were reviewed. Staff supported the proposal with a few minor conditions.

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Per questions regarding the special use, staff explained that the special use ran with the land and if the next owner came in and needed changes, it would require the owner to come before the Plan Commission for an amendment. Asked if there other developments that exceeded the parking maximum in the village, both Mr. Williams and Ms. Leitschuh explained this was the first time since 2014 that staff was going through the special use process and there was never a maximum number until the zoning ordinance was updated. Per Ms. Hogstrom's question, the petitioner would have to follow all of the new parking requirements. Staff briefly explained the rationale for increasing the maximum parking ratio.

Chairman Rickard invited the petitioner to speak.

Mr. Adam Stokes, 931 N. Eagle St., Naperville, vice president of Nicolson Porter & List, Inc. and a managing member of Arbor Vista, LLC, owner of the property, shared the history behind the purchase of the site from Perk & Elmer (phonetic spelling), stating it was the most visible site within the village as well as from the suburbs of Chicago, given its position next to Interstates 88 and 355. Mr. Stokes shared his background in real estate, specifically in the areas of industrial and office property and discussed that he and his investment group purchased the site with no specific use in mind. He knew the land was valuable.

After speaking with village staff, reviewing the village's comprehensive plan, and realizing the village had the same vision for the site, Mr. Stokes said that plans have been made to demolish the existing building and to market the seven-acre site to corporate office users since the site has a total floor area ratio of 200,000 to 225,000 square feet. He described the economics of square footage uses as it pertained to today's corporate tenants.

To date, Mr. Stokes revealed that there was a Fortune 500 company interested in the site and was focused on build-to-suit opportunities on the I-88 Corridor. Mr. Stokes described how older office space and parking needs (4 spaces per 1,000 sq. ft), in general, had changed over the years due to the dynamics of today's work place and work space. He reminded the commissioners that he did not have a specific plan for parking due to the Fortune 500 company trying to finalize its head count. However, they did relay to Mr. Stokes that the building would be designed to accommodate six and-one-half employees per 1000 square feet on a daily count, including visitors and for future growth. The company intends to design the building for 7.2, however, with an initial density of 6.5 per 1000 sq. feet, would like to incorporate "land banking", i.e., incorporating green space for the parking that is not "parked" yet. Conceptual renderings of the proposed site also.

Tonight, Mr. Stokes said he was seeking the special use to design/develop the site with the 6.5 per 1000 square feet (but growing to 7.2 per 1000 sq. ft.), and secondly, changing the zoning, which staff recommended to the petitioner.

Questions from the commissioners included:

1) whether the petitioner's client was "ready to go" if the proposal before the commissioners was approved? (Per Mr. Stokes -- not yet, because the client had to finalize head count numbers and see the outcome of this special use);

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2) whether staff reviewed the traffic component of this site as it related to increased parking/traffic? (Mr. Leitschuh indicated that Public Works did review parking/traffic and did not have concerns about the increase of cars for the site versus what would have been allowed by right. The higher ratio was not a concern.)

3) with the additional parking and impervious land use, was there a requirement for how much green space was needed? (Mr. Stokes indicated he met with Public Works and depending on the final size of the building and the impervious ratios, the detention area would be located at the northern end of the site near the rain garden. He referenced the old and new calculations for the impervious surface located on the plans, explaining what would be required under the stormwater ordinance should the impervious surface increase by 2500 square feet and 25,000 square feet. Currently the petitioner was under 2500 square feet which would not “trigger” the new stormwater management ordinance. Mr. Williams added that at building permit review, the petitioner would have to comply with the 10% open space requirement.)

Chairman Rickard opened up the meeting to public comment.

Mr. Scott Richards, 1130 Warren Avenue, Downers Grove, asked for the exact location of this proposal and voiced concerns about the size of the parking lot, traffic, and the site having only one ingress/egress. He asked what was the point for the village to have certain requirements when developers consistently ask to make allowances? He was not against the project but stated the commissioners had to be responsible and accountable for the impact that such projects make on the existing residents and the businesses. He asked the commissioners to visit the site.

Hearing no further questions, the chairman invited the petitioner to make a closing statement. Mr. Stokes said he appreciated the concerns but pointed out with the current parking ratio, a six or eight-story building could be constructed with over 1,000 cars parked and he would not have to come to the Plan Commission requesting a special use request. He was not looking to exceed what the site could handle.

Chairman Rickard asked staff if the petitioner would have to return to the Plan Commission again once an engineered solution was put together and the parking number finalized. He further voiced dismay that the fire department did not express concern with the one access. In response to the chair’s first question, Mr. Williams confirmed that once tonight’s request was approved and the petitioner returned with a final engineered solution, the parking would become a staff review process. Also, Du Page County would have to approve the project since the site sat next to a county road. Mr. Stokes confirmed the county did require a traffic study to be done. As to why there was no traffic study provided at the village level, Ms. Leitschuh indicated if there was a concern, a traffic study would have been requested by Public Works, but it was not necessary for the level of on-site activity anticipated currently.

Ms. Johnson expressed concern about approving tonight’s petition and the traffic study getting rejected at the next level, wherein staff relayed there was no need for a traffic study after Public Works staff reviewed the proposal. Again, the chairman voiced concern about the single ingress/egress for the site, citing safety issues and traffic accidents and suggested a condition be placed in the motion for additional review. Ms. Leitschuh stated the fire department did review the proposal and had no concerns. She also emphasized that the goal was to keep fewer points of access on the roads in order to avoid traffic congestion along the main road.

Approved 9-12-2016

Mr. Cozzo believed that adding a second access to the site was difficult and anything off of Warrenville Road positioned one closer to Finley Road, which was a concern. The Warrenville/Belmont intersection was awkward and he agreed with the resident that not many people wanted to be in the area. He asked staff if a right-out only could be installed at the access point to minimize traffic issues or could it be added as a condition for approval. Discussion followed regarding different traffic scenarios and keeping the 50-foot wide access, as requested by Mr. Stokes.

Mr. Stokes had no further comments or closing statement.

The chairman entertained discussion on the zoning request. Mr. Cozzo believed the criteria for the rezoning was met and the proposal met the requirements of the Comprehensive Plan. Mr. Thoman believed the request for rezoning was also in line with “making the parcel more competitive for contemporary ORM purposes.” As to the special use, Mr. Cozzo stated the question before the commissioners was whether they could add anything to make traffic safer for the area or would it be a concern for the petitioner’s potential client? Otherwise, he was supportive of the proposal.

The chairman pointed out that if commissioners were unsure about how to proceed, they could have staff ask the traffic expert to review the proposal to see if there was a need for a right-out only or no left turns during certain hours, etc. Commissioners talked about adding two additional conditions: keeping the existing width of the driveway access and having the public works traffic engineer review the traffic and report to staff any traffic recommendations.

WITH RESPECT TO FILE 16-PLC-0023, MR. THOMAN MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL AS IT RELATES TO THE CHANGE IN ZONING TO O-R-M AND APPROVAL OF THE SPECIAL USE OF UP TO 7.2 CARS PER 1,000 SQUARE FEET, SUBJECT TO THE FOLLOWING THREE (3) STAFF CONDITIONS:

- 1. THE PARKING RATIO FOR PHASE II WILL NOT EXCEED 7.2 SPACES PER 1,000 SQUARE FEET OF FLOOR AREA;**
- 2. THE PETITIONER SHALL CONSOLIDATE THE TWO LOTS INTO A SINGLE LOT OF RECORD PURSUANT TO SECTION 20.507 OF THE SUBDIVISION ORDINANCE PRIOR TO THE ISSUANCE OF ANY SITE DEVELOPMENT OR BUILDING PERMITS; AND**
- 3. THE PETITIONER SHALL PROVIDE EASEMENT DOCUMENTATION FOR PERMISSIBLE CONSTRUCTION ON THE NICOR LOT;**

AND SUBJECT TO THE FOLLOWING TWO (2) CONDITIONS, AS DISCUSSED BY THE PLAN COMMISSION:

- 1. KEEP THE EXISTING WIDTH OF THE DRIVEWAY ACCESS; AND**
- 2. THE PUBLIC WORKS TRAFFIC ENGINEER SHALL REVIEW THE TRAFFIC AND REPORT TO STAFF ANY RECOMMENDATIONS ON TRAFFIC FLOW.**

SECONDED BY MRS. RABATAH. ROLL CALL:

Approved 9-12-2016

**AYE: MR. THOMAN, MRS. RABATAH, MR. COZZO, MS. HOGSTROM, MS. JOHNSON,
CHAIRMAN RICKARD.**

NAY: NONE

MOTION CARRIED. VOTE: 6-0

FILE 15-PLC-0008 (continued from July 11, 2016): A petition seeking approval of a Planned Unit Development, a Rezoning from B-3, General Services and Highway Business to B-3/PUD, Special Use and Right-of-Way Vacation of the Alley to redevelop a fueling station and car-wash. The property is currently zoned B-3, General Services and Highway Business. The property is located on Ogden Avenue between Seeley and Oakwood Avenue, commonly known as 1401-1445 Ogden Avenue, Downers Grove, IL (PINs 09-06-405-001, -007, -008, -009, -010, -026). Michael Green, Petitioner and Delta Sonic Car Wash Systems, Inc., Owner.

Village Planner Ms. Leitschuh, walked through the petitioner's request, which consisted of four items: a request for a PUD, zoning map amendment, the special use request and the right-of-way vacation. The site consisted of the former vacant Burger King property (to be demolished) and the current Delta Sonic site. Staff had been working on this project for over a year. Staff reviewed the site on the overhead, noting the 20 ft. alley which the petitioner was asking to be vacated. Ms. Leitschuh referenced the plat of survey, stacking plan, and the various lots that would have to be consolidated into one lot.

Current conditions of the site were reviewed. She walked through the car wash process, explaining the lane set up, pointed out the existing detention basin, and reviewed the new site plan. The new site plan reflected a reduction from 16 fuel pumps down to 10 with a new canopy, adding a new lane for stacking purposes, new vacuum stalls, and a pre-wash bay to allow for two vehicles. A total of 52 parking spaces would be on-site. Plans for pedestrian connectivity and landscaping were pointed out. New, larger underground fuel tanks would be installed which Ms. Leitschuh believed would reduce delivery truck traffic. On-site traffic orientation was also reviewed.

Building elevations were reviewed by staff and the plat of vacation was also referenced. Ms. Leitschuh described how the proposal met the requirements of the village's Comprehensive Plan and its respective corridor. Bulk standards for the site were also referenced, noting all requirements were met except for one setback and the stacking requirement. Ms. Leitschuh pointed out that fuel stations are required to have two stacking spaces per pump, and the proposal had one, which she felt was an improvement to what currently existed. Also, the petitioner was required to have 8 stacking spaces for the detail shop, but currently 7 existed. Lastly, the applicant was seeking a 6-foot setback for the drive-through stacking lanes where a 25-ft. setback was required. Staff, however, supported the six-foot setback being proposed because B-3 to B-3 zoning existed between the two properties and B-3 zoning also existed across the street. Additionally, the purpose of the second lane being requested was to reduce the on-site congestion and to make the site work.

Addressing the request for the vacation of the alley, currently the parking requirement was a 20-ft. setback and the petitioner was at 14.3 feet. Staff did send letters to the utility companies asking them to maintain a regular public utility access easement across the area.

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Continuing, staff spoke about the benefits of the proposal as it related to the planned unit development, zoning amendment, and the special use. Specifically, there would be increased safety due to better circulation, pedestrian connectivity, and operations restrictions to the site. There was a reduction in the curb cuts, improved landscaping, and relocation of the detention. Unifying features would carry across the building. Ms. Leitschuh emphasized how the petitioner had been working with staff over a year to address staff's concerns. As far as the zoning map amendment, Ms. Leitschuh stated this was part of the next step within the planned unit development process and she found all criteria was met. The special use criteria for the fuel stations/car wash was also reviewed and staff believed the criteria was met.

It was reported that the petitioner held a neighborhood meeting with appropriate notices going out to residents within 250 feet of the property. Two individuals attended the meeting and expressed concerns of setbacks, landscaping, and shielding of residents' properties. Overall, staff supported the proposal with the caveat that the right-of-way vacation language be finalized with the neighbor (off of Sealy Ave.) and asked the Plan Commission to forward a positive recommendation to Village Council with the condition that 1) prior to Village Council the applicant secure, in writing, the consent of both the 4341 Sealy and 4340 Oakwood owners to vacate the adjacent alley, and, 2) the public drainage, utility and access easement is to be retained as noted on the plat of vacation.

Per commissioner questions, staff confirmed there would be an 8-foot privacy fence along the southern property line and the proposed foot candle lighting requirement was .1.

On behalf of Delta Sonic, Ms. Kathleen West, with Dommermuth, Cobine, West, et al., 111 E. Jefferson Ave., Naperville, and James Boglioli, in-house counsel and planning director for Delta Sonic were present. Addressing the fence question, Mr. Boglioli indicated he was working with the neighbors to the west on Sealy and there would be a fence next to the drive aisle along with landscaping on the neighbor's side. Next, a six-foot fence would be installed for the first 100 feet so a drive aisle could not be seen, and then the fence would drop to four fence for the remainder of the length, as it approached the corner. He would modify the plans according.

Mr. Boglioli identified three 21-ft. light poles on the site and stated they currently met code at the property line and would include new lighting with downward shielding with true box fixtures, which would not reflect back onto the neighbors' property.

Additional questions directed to the petitioner included: what was the current fencing along the south property line, to which Mr. Boglioli stated was a staggering of two six-ft. fences –not joined, and they would be replaced with one continuous eight-foot stockade fence. Asked how much additional depth the petitioner was picking up near the garbage area, Mr. Boglioli stated 20 feet was picked up and the area would be more organized now. Dialog followed that employee parking would now exist where the vacation of the alley was taking place. When asked if the current landscaping would remain on the Sealy side, Mr. Boglioli explained that he spoke to the one neighbor and they had agreed that Delta Sonic would give them a 160-ft. easement, 20-foot wide over the landscaped area since that neighbor planted the landscaping and wanted to maintain it, subject to the easements Delta Sonic needed to get for the alley vacation. The fence would be against Delta Sonic's curb line. Illumination for the back alley area would include a couple of 21-foot light poles with downward cut-off lenses, along with security lighting and surveillance.

Approved 9-12-2016

Mr. Michael Yount, environmental compliance officer, Buffalo, New York, explained where the delivery trucks would deliver fuel during their night deliveries. Ms. Hogstrom asked about the future underground retention pond and whether it would be comparable to the current retention pond.

Ms. Lauren Gardner, Intech Consultants, Inc., 1989 University Lane, Lisle explained the current 48-inch pipe along the rear of the building would remain and be connected to the new underground system that would replace the existing small pond and the pond west of the detail shop. It will be a larger storage site than what is currently being provided on-site. Ms. Gardner confirmed no retaining wall would be necessary at the west end of the property due to the grading being leveled.

Chairman Rickard opened up the meeting to public comment.

Mr. Scott Richards, 1130 Warren, Downers Grove, asked staff if the existing parking and sidewalk along Ogden were being changed, wherein Ms. Leitschuh confirmed they were not.

Ms. Julie Wojechowski, 4340 Sealy Avenue, wanted to confirm that the petitioner was moving the fence five feet from the sidewalk and that it was correctly depicted on the petitioner's plans. She also wanted to confirm with the petitioner that landscaping would be planted. She asked where the garbage was located, when it would be picked up, and the latest hour the business would be open.

Hearing no further public comment, the chairman closed the public hearing.

Mr. Boglioli returned and stated that with regard to the resident's concern about the landscaping and fence, the six-foot fence would be placed up against the curb for the first 100 feet heading towards Ogden Avenue and four-feet high for the remainder. All landscaping would be placed on the residential side of the fence which was what the resident wanted. No changes for the current hours of operation were being planned. As far as trash removal, Ms. Kathleen West returned and stated that trash removal usually occurred at 8:00 a.m. three times per week.

Mr. Boglioli closed by emphasizing to the commissioners that his client purchased the Burger King property to improve the site. The business was not generating any additional business with the changes and the petitioner was making the site better, safer, and more efficient and also decreasing the intensity of the site, given a restaurant would generate more traffic.

Chairman Rickard invited commissioner input. Mr. Cozzo pointed out that three conditions under the zoning ordinance were not being met: the south setback from 20 feet to 14.3 feet; the stacking requirement of two spaces and only one being provided per pumping station; and the 8 stacking spaces needed for the detail shop, where currently there were 7 spaces. However, he also pointed out the positives of the proposal and supported the proposal. Lastly, he stated that the approval criteria for the zoning map amendment, the special use and request for vacation were met, in general. The chairman concurred.

A question was directed to staff on whether staff had any concerns about the western fence being six feet high, as opposed to a four-foot high fence, as requested by the neighbor. Ms. Leitschuh indicated the only concern was visibility when driving on Sealy north and then when hit Ogden, but she now believed the proposal was a good compromise.

Approved 9-12-2016

WITH RESPECT TO FILE 15-PLC-0008, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE PLANNED UNIT DEVELOPMENT, REZONING, SPECIAL USE AND ALLEY VACATION SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ENGINEERING, ARCHITECTURAL AND LANDSCAPE DRAWINGS PREPARED BY INTECH CONSULTANTS, INC. DATED JANUARY 28, 2015 AND LAST REVISED ON JUNE 7, 2016, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. THE PROPOSED FENCE ALONG THE FIRST 100 FEET OF THE SOUTH PROPERTY LINE SHOULD BE A MAXIMUM OF SIX FEET IN HEIGHT PER THE ZONING CODE. THE FENCE ALONG THE WEST PROPERTY LINE SHOULD BE A MAXIMUM OF FOUR FEET OPEN DESIGN.**
- 3. THE APPLICANT SHALL PAY THE VILLAGE \$270,000 PRIOR TO THE EXECUTION OF THE ALLEY VACATION.**
- 4. THE FENCE ALONG THE WEST PROPERTY LINE SHOULD BE PLACED ALONG THE DRIVEWAY CURB AND ALLOW LANDSCAPE MATERIALS TO BE PLANTED ALONG THE STREETSIDE OF THE FENCE.**
- 5. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION SYSTEM AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.**
- 6. THE APPLICANT SHALL MAINTAIN ALL SIDEWALKS AND PLAZA AREAS THAT ARE ON AND IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY.**
- 7. STORMWATER AND UTILITY EASEMENT SHALL BE GRANTED OVER THE DETENTION AREA IN THE PARKING LOT.**
- 8. THE APPLICANT SHALL ADMINISTRATIVELY CONSOLIDATE ALL LOTS INTO ONE LOT OF RECORD PRIOR TO ISSUING A BUILDING PERMIT.**
- 9. THE APPLICANT SHALL REDUCE LIGHT LEVELS TO SECURITY LEVEL NO LATER THAN 30 MINUTES AFTER THE CLOSE OF BUSINESS.**
- 10. PRIOR TO VILLAGE COUNCIL, THE APPLICANT SHALL SECURE IN WRITING THE CONSENT OF BOTH 4341 SEALY AND 4340 OAKWOOD TO VACATE THE ADJACENT ALLEY;**
- 11. THE PUBLIC DRAINAGE, UTILITY AND ACCESS EASEMENT IS TO BE RETAINED AS NOTED ON THE PLAT OF VACATION.**

SECONDED BY MS. JOHNSON. ROLL CALL:

AYE: MR. COZZO, MS. JOHNSON, MS. HOGSTROM, MRS. RABATAH, MR. THOMAN, CHAIRMAN RICKARD

MOTION CARRIED. VOTE: 6-0

FILE 16-PLC-0032: A petition seeking approval of a Special Use to allow an automobile dealership. The property is currently zoned B-3, General Services and Highway Business. The property is located on the north side of Ogden Avenue, between Lee Avenue and Downers Drive,

Approved 9-12-2016

commonly known as 1620 Ogden Avenue, Downers Grove, IL (PIN 09-06-302-006). Local Community Signs, LLC, Owner.

Mr. Williams summarized the petition before the commissioners and located the site on the overhead, noting it was the old McDonalds restaurant. Current zoning for the site was B-3, General Services and Highway Business while to the north the zoning was R-2 Single-Family Residential and then R-6 Residential Multi-family to the east. The property to the west was also zoned B-3. Existing conditions would basically remain the same, except for a couple of parking spaces removed to address open space. Mr. Williams pointed out that Public Works would like to place a five-foot easement over the current sidewalk in order to do future work. Building elevations were referenced and the interior floor plan was reviewed.

On the site plan Mr. Williams pointed out that the sidewalk and ramp would remain for pedestrian connectivity. There would be 8 spaces for parking and other areas would be designated for auto display purposes. The landscaping plan was referenced with staff pointing out the number of trees that were being added to the site and the fact that landscaping was being added to all four sides of the property. Reviewing the photometrics for the site, Mr. Williams indicated that at the eastern property line there were 0 readings five feet out from the property line onto the apartment property. Staff believed that if the petitioner could convert, repair and make a six-foot solid fence, it would help with the screening and would reduce the photometric readings. Horizontal foot candle measurements for the rear property line were 0 due to the dense forest and existing fence.

Reviewing an exhibit addressing the on-site truck turning movements, Mr. Williams stated vehicle haulers would be able to navigate the site. As part of the condition for approval, test-driving would not be allowed on the adjacent residential streets of Lee, Lacy, and Downers, which was fine because the applicant had responded that he wanted vehicles to be test on the highway. Lastly, in reviewing the proposal against the goals of the village's Comprehensive Plan, Mr. Williams believed the proposal met the plan – it was repurposing an existing structure and there was landscaping and screening being added to improve the site. Staff recommended approval with the conditions listed in its staff report.

Chairman Rickard, again, shared his concern as to how someone enforces somebody from testing a vehicle on a public street, as long as someone is following the law. He opened up the matter for discussion. Along the same lines, Ms. Hogstrom recalled similar concerns were voiced at the village council level and should the testing continue to be an issue in residential areas, that it might be necessary to “pull” the special use. The chairman believed that the restriction for testing only pushed the testing issue down to the next residential street.

Petitioner, Mr. Tray Khan, Local Community Signs, 1620 Ogden Ave., Downers Grove, stated he attended the meeting with Star Motors that discussed the test driving concerns and questioned why someone would test drive on a residential street since it did no justice for the test drive itself. His goal would be to include sales people in the car directing the test drives.

Ms. Cinda Lester, 12/12 Architects, 644 67th Street, Downers Grove, on behalf of the petitioner, reiterated there was very little change to the site -- only to renovate the McDonalds building into a showroom and a detailing area to wash/wash/vacuum a vehicle. The exterior of the building would remain the same except for the large panel of existing glass windows. Those would be converted into swinging doors for a vehicle to travel through. The drive-thru window would be removed and

Approved 9-12-2016

replaced with a window or a fixed panel. Curb cuts would remain and a couple of parking spaces would be removed to meet the open space requirements. A new sign would also be added. The existing shadow-box fencing along the north would either be repaired and/or replaced. The current tall bushes would also be left alone rather than trying to install an 8-ft. fence in their place. The missing section of fence on the eastern portion of the site would be replaced and the gravel and weeds would be replaced with new landscaping. No change to the lighting would be made and the light levels would be reduced one half hour after the business closed.

Continuing, Ms. Lester said the fire inspector requested an upgraded alarm system but conveyed there was no need for a sprinkler system. Details of the fencing proposed for the northern property line were discussed in detail.

The chairman invited the public to speak.

Mr. Lee Eisenberg, Vice President and Executive Manager of Bill Kay Nissan, located across the street from the subject property noticed that the proposal called for 38 parking spaces not including the guest parking and ADA parking. He voiced concern there was no employee parking and the only parking available would be on Downers Drive on the south side of Ogden Avenue and adjacent to his property. He stated the street was over-crowded now as his business and other businesses used the street for overflow parking. Two curb cuts existed, one of which led to a vacant property; the other to his main receiving gate. He believed this would create a hardship on his business and a safety hazard due to employees running across Ogden Avenue. He voiced further challenges to the area and the challenges of delivery trucks should the lot become overcrowded. He stated he did not believe the site was designed to be an automobile dealership.

Hearing no further comments, the chairman gave Ms. Lester an opportunity to address these comments.

Ms. Lester explained that the petitioner did not anticipate having the type, size or amount of inventory that the business across the street handled. The petitioner expected to have 30 to 35 cars on-site, including those in the showroom, along with some motorcycles. Only 2 to 3 employees were anticipated to work at the site. Six parking spaces plus the two existing handicap spaces were being provided. No employees would be parking on Downers Drive. Ms. Lester stated that on the day she visited the site, a car hauler from the other business actually traversed the McDonalds site with success. Also, the truck turning exhibit, which staff referenced, reflected the radius for a six-car hauler as opposed to a standard three-car hauler that the petitioner would use.

Returning to the podium, Mr. Tray Khan shared with the commissioners that the parking spaces were modified so that at no time would a car block the ability of a car hauler to come through the site. He had no intention to park on Downers Drive and offered to work with Mr. Eisenberg.

Per a question, Mr. Khan stated his business was Internet-based and there would be a motorcycle component to the business. No ATVs or snow mobiles; however, would be offered. Ms. Lester closed the discussion by explaining the positives of the business and its special use.

Hearing no further comment, the public hearing was closed by the chairman.

Approved 9-12-2016

Mr. Thoman pointed out the petitioner's business was very similar to other vehicle businesses along Ogden Avenue. Ms. Johnson also noted that the petitioner addressed the same issues as seen in prior petitions, i.e., concerns of loading/unloading vehicles on-site or on Ogden Avenue, screening from neighbors, and test driving. Positive comments followed and a motion was entertained.

WITH RESPECT TO FILE 16-PLC-0032, MRS. RABATAH MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ARCHITECTURAL DRAWINGS PREPARED BY 1212 ARCHITECTS & PLANNERS DATED JUNE 29, 2016 AND LANDSCAPE PLANS PREPARED BY PLANNING RESOURCES, INC. DATE JULY 22, 2016; AND DOCUMENTS ATTACHED TO THIS REPORT EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. RECORDING OF A PLAT OF EASEMENT GRANTING A FIVE-FOOT EASEMENT ACROSS THE FRONTAGE OF THE PROPERTY TO COVER THE SIDEWALK AND ANY FUTURE IMPROVEMENTS.**
- 3. ALL AUTOMOBILE DELIVERIES SHALL TAKE PLACE ON THE SUBJECT SITE. NO DELIVERIES MAY TAKE PLACE ON OGDEN AVENUE.**
- 4. NO TEST DRIVES MAY TAKE PLACE ON LEE AVENUE, LACEY AVENUE, AND DOWNERS DRIVE.**
- 5. ALL LIGHTS SHALL BE DIMMED TO SECURITY LEVEL INTENSITY NO LATER THAN 30 MINUTES AFTER THE CLOSE OF BUSINESS.**

SECONDED BY MR. THOMAN. ROLL CALL:

**AYE: MRS. RABATAH, MR. THOMAN, MR. COZZO, MS. HOGSTROM,
MS. JOHNSON, CHAIRMAN RICKARD**

NAY: NONE

MOTION CARRIED. VOTE: 6-0

Mr. Cozzo addressed the commissioners and staff and stated that over the ten years he was on the commission, staff always presented a well-prepared and detailed report. He thanked staff for the time and effort placed in those reports. He also believed the village had a good process and it worked. He encouraged other commissioners to not be afraid to vote in the negative if they felt strongly about something. Mrs. Rabatah also thanked staff and shared appreciative words for staff, noting there was much respect and everyone was working well together.

Ms. Leitschuh announced there would be a September meeting but no second meeting for August.

THE MEETING WAS ADJOURNED AT 9:55 P.M. ON MOTION BY MR. COZZO, SECONDED BY MRS. RABATAH. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 6-0.

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

Approved 10-03-2016

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

SEPTEMBER 12, 2016, 7:00 P.M.

Chairman Rickard called the September 12, 2016 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Ms. Gassen, Ms. Hogstrom, Ms. Johnson, Mr. Quirk, Mr. Thoman

ABSENT: Mr. Cronin, *ex-officios* Mr. Livorsi and Mr. Menninga

STAFF: Village Planners Scott Williams, Rebecca Leitschuh, Swati Pandey

VISITORS: Mr. Jason Jarrett and George Kisiel, OK-Rent Kisiel, 122 S. Michigan Ave., Chicago; Mr. Rich Curran, MacNeil Real Estate, 841 Remington, Boling Brook; Mr. Greg Jones, Ancel Glink, 140 S. Dearborn St., Chicago; Msrs. Greg O'Keefe Jarrett Kreger, Daspin & Aument, 300 S. Wacker Dr., Chicago; Mr. Jeffrey Crane, 4825 Saratoga Ave., Downers Grove; Mr. Bill Styczynski, Studio 21, 221 8th Street, Downers Grove; D. Norvilas and V. Norvilas, 5440 Gunor Ave., Downers Grove; P. Yano, 5321 Webster, Downers Grove; Ms. Shanon Tully, Realty Executives, 943 Maple, Downers Grove; Mr. Brian McLachlan and Ms. Colleen McLachlan, Doggie Depot, 4723 Elm St., Downers Grove

APPROVAL OF MINUTES

AUGUST 1, 2016 MINUTES – MOTION BY MR. THOMAN, SECONDED BY MS. HOGSTROM, TO APPROVE THE MINUTES AS PRESENTED. MOTION CARRIED BY VOICE VOTE OF 5-0-1 (MS. GASSEN ABSTAINS)

PUBLIC HEARINGS:

Chairman Rickard explained the protocol for the public hearings and swore in those individuals that would be speaking on the petitions below.

FILE 16-PLC-0033: A petition seeking to amend the existing Special Use Ordinance to allow all uses expressly permitted in the M-1 Zoning District. The property is currently zoned M-1, Light Manufacturing. The property is located on Wisconsin Avenue, 480 feet west of Belmont Road, commonly known as 2300 Wisconsin Avenue, Downers Grove, IL (PIN 08-12-407-006). MacNeil Real Estate Holdings, LLC, Owner.

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Village Planner Swati Pandey reviewed the petitioner's request to amend Ordinance No. 5265 which was approved in 2012, specifically to remove the use restrictions and allow all uses in the M-1 Light Manufacturing Zoning District. Reviewing the site, located at the intersection of Wisconsin Avenue and Belmont Road, Ms. Pandey referenced the plat of survey and the three buildings on the site, explaining there were certain restrictions placed on the types of uses that were permitted on it back in 2012. At that time, there were concerns raised which included the parking ratio and the high density being proposed for the site. She referenced the list of uses allowed under the ordinance being attached to staff's report.

Ms. Pandey reported the petitioner was experiencing challenges in leasing the tenant space due to the restrictions placed on the types of uses and only 53% occupancy currently existed. A quick depiction of the broad use categories allowed under Ordinance 5625 followed. However, since 2012, Ms. Pandey stated the zoning ordinance changed and some of the uses depicted were not considered to be allowed under M-1 zoning but had moved to other broader category types. Staff was asking the commission to consider those uses under a different category type under the 2014 ordinance and to continue them to be interpreted as if they were under the 2012 definition of the Industrial Uses under Ordinance 5625.

Ms. Pandey did a quick review of the comprehensive plan's recommendations for the site and the standards of approval for special use. Of particular note was the fact that the petition did not meet Standards 2 and 3 since there were concerns of high density, resulting in more traffic/parking/circulation issues and those conditions still remained. In summary, Ms. Pandey stated the proposal was not consistent with Ordinance 5625 as adopted by Council in 2012 and, based on staff's findings, staff recommended denial of the petition; however, staff recommended amending the approved uses from 2012 to the categories in the current zoning ordinance shown in staff's report (pgs. 5 and 6).

Questions from the commission included how many parking spaces would be needed to allow the development to include all uses in the standard M1, to which Ms. Leitschuh stated 1.7 per 1,000 square feet and it depended upon the uses on a case by case basis. She found that each of the three buildings, having their own unique set of uses, was very unique. Details followed. Turning to Standard No. 2 for approval, Ms. Pandey explained the proposed use was not complying with issues of parking, traffic and congestion in the neighborhood and complaints were already occurring with parking. Per Mr. Quirk's questions, Ms. Pandey stated that staff's analysis in its report was based on material/information from the petitioner currently and from material/information provided in 2012. A couple of commissioners pointed out the square foot of the floor area was 89,800 sq. feet and there were 147 exterior parking spaces.

Questions followed as to why certain uses were refused by staff; whether there was ever consideration to allow the permitted and special uses in the M1 district; keeping a parking log for each of the uses; and whether staff denied permitted uses on the permitted list because parking was not sufficient at the site. Ms. Leitschuh pointed out that the petitioner had to show that enough permitted parking existed or existed offsite through an agreement in order to avoid compounding issues for surrounding properties. Further assumptions regarding the parking followed by Mr. Thoman, summarizing that parking issues probably existed in 2012 and the village council placed conditions on the development because they wanted the project to move forward but limited what was considered high traffic uses. Questions followed that if the site, back in 2012, was for a 86,000 sq. foot single-story building, how much parking would be needed, wherein staff explained

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it depended upon the intended use. The range would be a minimum ratio of .67 to 4.1 maximum 1000 sq. feet.

The petitioner was invited to speak.

For the petitioner, Bridgett O'Keefe, attorney with Daspin & Aument, 300 S. Wacker, Chicago, on behalf of MacNeil Real Estate Holdings (owner of the property), confirmed the owner was seeking an amendment to the special use governing the property to remove the restriction on uses and allow a full range of M-1 permitted and special uses.

Attorney and friend of the petitioner, Robert Aument, 4721 Wallbank Avenue, Downers Grove, shared some business and personal background about Mr. David MacNeil, who is the founder of Weather Tech Floors and Mats and whom purchased a few properties in the village, one of them being 2300 Wisconsin. Mr. Aument shared how Mr. MacNeil improved the site from its original condition back in 2007 but had to turn away potential tenants due to the burdensome restrictions placed on his property, which were not imposed on other properties located in the industrial park within the M-1 zoning district. He wanted to have the same uses offered to other M-1 properties.

Ms. O'Keefe proceeded to "interview" Mr. Rich Curran, property manager for the subject property by asking him a number of questions including how many units existed (55), how many were leased (33 with 22 tenants), the type of tenants on-site (light industrial companies using space for storage); how tenants are found for the site and the difficulties of finding tenants. Mr. Curran summarized some examples of tenants that would fit in the building nicely, including an exercise facility, a yoga facility, a physical therapy office, and smaller types of businesses. Ms. O'Keefe added that 7 to 9 uses were denied by the village. Mr. Curran reviewed rules for the site, such as no overnight parking, no truck parking, and no storage in the common areas. (Ms. O'Keefe distribute copies of the rules) To date, Mr. Curran said there were no issues at the site since he visited the site twice daily.

Per Mr. Thoman's question, Mr. Curran stated the 7 to 9 tenants that were denied were denied in the past year and in the past year there were 5 to 6 new tenants added. A typical lease was 1 to 5 years.

Mr. Luay Aboona, traffic and parking consultant with KLOA in Rosemont, reviewed the parking/occupancy survey done for the 55-unit facility taken on a Wednesday and a Friday, 10:00 AM to 9:00 PM during various hours of the day and divided into three areas on the site. He noted the parking demand during the day was not very high but what was driving the parking was the Alter Brewery. The peak for the overall facility appeared to be 9:00 PM on Friday with 50 parking spaces occupied, which calculated to be 1 space per 1,000 and left 2.5 spaces per 1000 sq. feet of available square footage for future tenants which was higher than the 1.7 that was provided.

During business hours, however, Mr. Aboona pointed out that the park demand was less, or 33 spaces at 4:00 PM which left almost 2.8 spaces per 1,000 available for future tenants. Details followed. From his analysis, the parking demand was lower than what was provided. He believed ample parking existed for multiple types of tenants and stated the shared parking was working between the tenants. Further details were explained.

Ms. O'Keefe returned and pointed out that most of the uses on-site were classified as light industrial or storage and the code parking requirements for wholesale/distribution/storage was .67 per 1,000

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while industrial was 1.17 per 1,000 and not 1.7, which was why the parking was working very well and the surplus parking existed.

Mr. George Kisiel, land use expert and president with OK-Rent Kisiel Associates, shared his professional background and was retained by MacNeil Real Estate. He reviewed the history of the special use when it was granted in May of 2012 for three buildings on the site, noting the original staff report was in support of the proposal and the proposal was consistent with the village's comprehensive plan and zoning ordinance standards. At that time staff anticipated the 1.17 ratio per 1,000 sq. feet would be adequate for light industrial. However, 1.7 per 1000 was provided for the development and no matter what use, an adequate amount of parking would have to be demonstrated for each use. He confirmed additional use conditions were placed on the site by the village council. Of note, however, Mr. Kisiel stated that while about 150 parking spaces existed on the site, in certain circumstances another 55 spaces could be utilized on-site through the use of tandem parking and valet service. Specifics of the parking lot, current tenants, as well as a quick review of Mr. Aboona's parking analysis followed. Other uses in the industrial park were described as well as the parking ratio for other, nearby multi-tenant buildings in the area, including 2416 and 2500 Wisconsin Avenue, which had a 0.4 floor area ratio and a 1.7 parking ratio while immediately west of the subject building, 2302 Wisconsin, had a 0.4 floor area ratio and 2.2 per 1,000 parking standard.

Mr. Kisiel reviewed each of the three standards for approval of the special use. He and staff agreed Standard No. 1 was met. With regard to Standard No. 2, *whether the proposed use is necessary or desirable to provide a service or facility that is in the interest of public convenience etc.*, Mr. Kisiel emphasized the importance of providing jobs to the area and agreed the M-1 District was appropriate for its location. Its uses were also appropriate and were supported by the village's comprehensive plan. He stated Standard No. 2 was met. However, Mr. Kisiel also pointed out the fact that staff now disagreed with Standard No. 2 by pointing out that the site was too dense and caused parking and circulation issues. He reminded the commissioners that density was measured by floor area ratio and not by the number of units on a site and, currently a .04 floor area ratio existed which was less than half of what was allowed in the M-1 District and was similar to nearby uses and light industrial uses, as constructed. Evidence in support of Standard No. 2 followed by Mr. Kisiel, including staff reports from 2012.

As to Standard No. 3, *whether the proposed use will be detrimental to the health, safety, and general welfare of persons residing or working in the vicinity, or be injurious to property values, etc.*, Mr. Kisiel stated the M-1 uses were compatible with the nearby land uses and were supported by the village's comprehensive plan. The development was well maintained with the site being fifty percent leased and showed no issues with traffic or site circulation and presented no threat to health, safety, and general welfare, nor property value. Standard No. 3 was met. However he pointed out that staff disagreed with this criteria, giving similar reasons as stated in Standard No. 2.

Mr. Kisiel closed by stating that in-place use restrictions from special use Ordinance #5265 were unnecessary and were burdensome to the applicant compared to similar properties and it served no public purpose. The proposal was consistent with the applicable standards for special uses and granting the proposed amendment would have no adverse impacts.

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Per Mr. Quirk's question, Mr. Aboona returned and stated there was enough cushion if a couple of tenants with higher parking ratios came to the development. Mr. Thoman asked for clarification of the comparisons used for the other nearby properties.

Of the 7 tenants that were denied, Ms. Leitschuh stated the majority were denied due to the uses listed in the ordinance. As for the multiple buildings on the site, she clarified to the chairman that in the 2014 ordinance update, it was no longer a special use and the development would, instead, come before the commission as either a planned unit development application or as an Institutional INP2 development (civic/governmental type building).

Mr. Aboona returned and addressed internal and external tenant parking spaces on the site for Mr. Thoman.

Ms. O'Keefe, attorney for the petitioner, proceeded to "interview" Mr. Kevin Grayhill, project director for MacNeil Real Estate, and wanted to clarify some of the confusion that appeared to exist in the process of obtaining the special use in 2012, specifically since there was a statement in staff's report stating that Mr. MacNeil agreed to the restrictive conditions, which she said he did not. Mr. Grayhill confirmed that parking for the proposal, at that time, would be handled and individually reviewed on a tenant by tenant basis by staff. Mr. Grayhill confirmed that he did meet with village staff prior to the buildings being constructed to confirm that the development would fall under the M-1 District. He stated there was no discussion of putting any restrictions on uses at the 2012 Plan Commission meeting. (O'Keefe submits copy of April 2, 2012 Plan Commission meeting minutes.) However, as to restrictions and the type of uses within the development, Ms. O'Keefe pointed out there was a reference to Planner Damir Latinovic stating that the only restrictions would be based on the parking requirements because it was anticipated they would be reviewed on a case by case basis, consistent with what staff stated tonight.

Discussing the May 1, 2012 village council hearing, Ms. O'Keefe confirmed with Mr. Grayhill that there were questions about the types of uses that could be used on-site but that there were no serious discussions of restrictions on uses that took place. Listening to the May 1, 2012 hearing herself, Ms. O'Keefe stated there were questions about the allowed uses in the M-1 District and concern about certain uses that could generate much traffic. However, she stated at that meeting that staff was asked to provide the council with a list of the uses that would be allowed in an M-1 District and that staff would provide that list to the council. There was no discussion about drafting an ordinance or eliminating the restrictions in the ordinance. Mr. Grayhill confirmed the prior statements.

Asked if Mr. Grayhill saw a copy of the draft ordinance before it went through the process, Mr. Grayhill stated he did not. He would not have agreed to the restrictions. Copies of the April 2, 2012 Plan Commission minutes, staff's report to the village board from the Plan Commission hearing, and the minutes from May 1, 2012 and May 15, 2012 Village Council hearings were provided by Ms. O'Keefe, who stated that nowhere within the documents was there an issue of such concerns being placed in writing about the restrictions to be placed. She said she found no record of the restrictions being discussed in a public setting.

Chairman Rickard interjected and asked if Ms. O'Keefe ever approached the village council or staff in the past to address her concerns as to what was or was not agreed upon wherein Ms. O'Keefe explained what took place, i.e., her client kept getting denied and so they decided to do some

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research into the matter. The reason she was bring this topic forward was that she wanted the commissioners to be aware of it “from an equity point of view” because her client was being forced to abide by something they did not agree to, yet go along in good faith, while other property owners were not expected to comply with the same restrictions. She stated this was her client’s chance to challenge the matter because her client did not even have a chance to file a petition.

Chairman Rickard invited the commissioners to ask questions. Mr. Thoman asked if anyone was present from MacNeil Real Estate at the village council meeting when the policy was voted on and approved? Mr. Grayhill stated he was present at the meeting and no restrictions were discussed which was why he had no need to speak. Ms. O’Keefe stated the public hearing was held on May 1, 2012 and she listened to the tape; no discussion of restrictions were voiced. Mr. Grayhill stated he was present and, again, said there was no discussion about restrictions.

Concern was raised by Mr. Thoman that this matter was moving into adjudication and outside the scope of this commission.

Chairman Rickard then opened up the meeting to public comment. No public comment received.

Ms. O’Keefe closed by summarizing how each of the three Standards for Approval were met and believed all three satisfied the requirements for the amendment and had no detrimental affect to the general health, welfare and safety of the public and there was no diminution of property values. Further supportive comments followed.

The chairman queried staff as to whether the uses that were excluded from this project, yet allowed in other M-1 districts, were due to the parking demand or because the uses in the specific project could be problematic. Ms. Leitschuh explained that the ratio 1.17 was for a low intensity M-1 use and there was the assumption that every tenant space would fall under the low intensity M-1 use but as soon as higher intensity uses were added, the 1.17 ratio increased to a 3.5 ratio per 1000 sq. feet and it became a multiplying effect and a future issue. She explained her response in greater detail.

Discussion moved toward some of the complaints that came from the site as it relates to parking. However, another commissioner pointed out that one of the witnesses stated there was no complaints received with regard to the site. Comments from the chairman included that as long as the parking worked and the uses were within the M-1 zoning, it should be fine. Staff even researched past documentation to find out how the restrictions changed and could not confirm it with documentation.

Mr. Quirk supported removing the restrictions, pointing out the Plan Commission, from its prior minutes, did not recommend the conditions and it was not an issue then and should not be an issue today. The applicant provided data to this commission and it was a hardship to them. As to how many uses would be added back to the list, Ms. Leitschuh proceeded to explain how the old ordinance had uses broken down by categories and provided examples of what types of uses would not be allowed, in general, under the M-1 zoning. Ms. Gassen pointed out, however, that some of the uses would have to come before the commission for approval anyway.

Per Ms. Johnson’s question on who would limit the restrictions for certain uses, Chairman Rickard indicated the Plan Commission could place restrictions on certain uses within the M-1 district that they felt could be problematic and the commission could recommend those uses be excluded.

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Mr. Thoman voiced that he was trying to determine council's reasoning for the restrictions, which was why he was returning to the interior/exterior parking issue. In fact, he pointed out there were 55 units that were potentially taking public parking away. In viewing the slide he questioned why staff and the petitioner did not address adding diagonal parking at the eastern edge of the property which could have added 25 to 30 more spaces. Ultimately, he believed there was some common ground where the petitioner and the village could possibly work together to add some diagonal parking as well as add some permeable pavers at the southern retention area of the property. Furthermore, he questioned whether the commission could even make a recommendation to the council because the petitioner was challenging the council's restrictions.

Asked if there was anything to be gained by continuing this hearing Ms. Leitschuh stated staff went thoroughly through the files and documentation, and had even spoken to the senior staff members regarding this matter. Mr. Thoman could not understand why Standard Nos. 2 and 3 would be approved for all of the M-1 properties surrounding the petitioner's site but not for the petitioner. He believed the current project met all three special use requirements just as it did four years ago and could not find a good reason to vote against it. He did, however want the petitioner to consider additional parking.

WITH RESPECT TO FILE 16-PLC-0033, MR. QUIRK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL AND THAT COUNCIL CONSIDER REPEALING THE SPECIAL USE CONDITIONS ASSOCIATED WITH SPECIAL USE ORDINANCE 5625 IN ORDER TO APPROVE THE PETITIONER'S REQUEST, SUBJECT TO THE FOLLOWING TWO (2) CONDITIONS LISTED IN STAFF'S REPORT:

- 1) THE PETITIONER SHALL PROVIDE THE VILLAGE WITH UPDATED PARKING VACANCY NUMBERS FOR THE ENTIRE SITE WITH EVERY NEW TENANT USE; AND**
- 2) IF FUTURE TENANT USES ARE ALLOWABLE SPECIAL USES, PER THE RESULTS OF THIS PETITION, AN APPLICATION OF THE PLAN COMMISSION FOR APPROVAL OF THE SPECIAL USE MUST STILL BE SOUGHT.**

SECONDED BY MS. GASSEN. ROLL CALL:

AYE: MR. QUIRK, MS. GASSEN, MS. HOGSTROM, MS. JOHNSON, MR. THOMAN, CHAIRMAN RICKARD

NAY: NONE

MOTION CARRIED. VOTE: 6-0

(The commission took at 3 minute break at 8:57 p.m. and reconvened at 9:00 p.m.)

FILE 16-PLC-0036: A petition seeking approval of a Special Use to operate an Animal Boarding business, a Parking Variation, and a Rezoning from O-RM, Office-Research-Manufacturing to B-2, General Retail Business. The property is currently zoned O-R-M, Office-Research-Manufacturing. The property is located to the south of the intersection of Maple Avenue and Rogers Street, approximately 220 feet to the southwest of Fairview Avenue, commonly known as 421 Maple

Approved 10-03-2016

Avenue, Downers Grove, IL (PIN 09-08- 227-002). Gregory Jones, Attorney to Doggie Depot, Inc., Petitioner; Chicago Title Land Trust Co. No. 6579, Owner.

Planner Scott Williams reviewed an aerial map of the subject site pointing out that Doggie Depot is proposing to move from its present location to the Maple Avenue site. The site is zoned Office/Research/Manufacturing (ORM) and is the only ORM zoning in the Fairview Focus Area. Mr. Williams reviewed the surrounding zoning of the subject site. Currently, the use was a retail/educational use in a one-story brick building. In 1985 the site was zoned ORM and staff believes it was due to the Future Land Use Map at that time and it was supported by staff at that time.

The petitioner is not proposing to make any changes to the site plan or building. Currently there are 39 non-code compliant parking spaces with two access points to the property – north to Maple Avenue and south to the commuter lot. Reviewing the site plan, Mr. Williams pointed out the location for the proposed 34 parking spaces, in order to meet ADA code compliance, and to provide for a landscape island and meet code. Also identified on the site plan was an outdoor play area for the dogs, the trash enclosure, a connection sidewalk to the two adjacent properties, and an asphalt area to be converted to address safety concerns. A floor plan was reviewed. Mr. Williams stated up to 100 dogs could be accommodated.

Mr. Williams drew commissioners' attention to the fact that the Future Land Use Map identified the site as Neighborhood Commercial which was why staff was recommending that the petitioner rezone from ORM to B-2 Business, based on the Fairview Focus Area and the nearby railroad station. The site was also identified as Catalyst Site 34 and the associated potential for transit-oriented development. While the proposed site will not be redeveloped, it is diversifying the types of business within walking distance of the train station. Mr. Williams explained how the use met the enhancement goals of the focus area overall.

Staff believed the proposal met all of the criteria for the rezoning to B-2 General Business. However, if the rezoning was not to be approved, Mr. Williams stated that the animal boarding use would not be permitted in the ORM district and so the petition could not be granted approval. The proposal met all the criteria for the Special Use and no complaints had been received regarding the petitioner's current animal boarding business. No member of the public contacted staff opposing the rezoning either. Mr. Williams stated the owner held a neighborhood meeting and no public attended the meeting.

Based on the 3.5 spaces per 1,000 square feet, any commercial use, subject to the rezoning, would have to apply for a variation request but Mr. Williams stated this was a non-conforming building predating the zoning code. Also, because the use was similar to a daycare center where patrons drop off dogs and pick them up later, the parking requirements for that were 2.0 spaces per 1,000 sq. feet. Lastly, Mr. Williams stated there would be no veterinary services on the site which would require stricter parking requirements.

Staff recommended approval of the petition, subject to the conditions listed in staff's report which the applicant was aware.

Responding to commissioner questions, the petitioner confirmed an 8-foot wooden fence (board on board) would surround the outdoor play area. Asked whether the rear exit would remain closed off,

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Mr. Williams said staff was trying to work that out with the cross-access easement and believed the petitioner and staff agreed that the current look of having temporary barriers “was not ideal.” The issue still needed to be worked out.

Representing the owners/petitioners, Brian and Colleen McLachlan, Attorney Greg Jones with Ansel Glink, 140 S. Dearborn St., Chicago, thanked staff for their assistance and for the fine presentation to the commission. Mr. Jones provided a history of his client’s full service dog care facility stating that over 1200 families were served across the state and approximately 500 families were served in the Downers Grove facility. Mr. Jones stated his clients needed more space and wanted to own their property. He referred to the 230 signed customer petitions in support of the McLachlans relocating to the Maple Avenue site and whom also supported the rezoning of the site and special use. The site offered a number of positives for the business – a better location, its close proximity to the train station, and its proximity to the community. It brought a neighborhood commercial use to the site.

In summary, Mr. Jones believed, in working with staff, the proposal was a “win-win.” The owners were proposing to invest in a fire suppression system, enhance pedestrian connectivity, and increase the landscaping. He offered to answer questions with his team present.

Per a question about the hours of grooming and training, Mr. Jones stated the business’s hours were from 6:30 AM to 6:30 PM and the majority of the training occurred with the dogs that were dropped off and stayed during the day. The two peaks hours included a 90 minute window from 7:00 AM to 8:30 AM and then another peak window from 4:30 PM to 6:00 PM. The parking lot would have additional vehicles during those times but would then remain empty the remainder of time except for employee vehicles.

Chairman Rickard invited the public to speak. No public comment followed. No closing statement was received from the petitioner.

Asked who will pay for the sidewalk, Ms. Leitschuh explained that it is village policy for applicants making zoning entitlement requests to pay for it. Sidewalks are required by the zoning code and the comprehensive plan to enhance pedestrian connectivity, as pointed out by Mr. Williams.

Chairman Rickard closed the public hearing.

Asked who the granting body was for the cross access easement, Mr. Jones indicated it would be Doggie Depot and his client was amenable to the condition. However, his client also had some concerns about removing all limits to access, due to cut-through traffic and issues with families/dogs walking across the parking lot. Specifically, Mr. Jones explained that once the petitioner and staff agreed upon the “triggers” for the access to be removed, Doggie Depot could follow through with it. Staff agreed to discuss that matter with the petitioner. Mr. Williams added that the access agreement language would appear on the lot consolidation before any building permit would be issued.

WITH RESPECT TO FILE 16-PLC-0036, MR. THOMAN MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING THREE CONDITIONS IN STAFF’S REPORT:

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1. **THE PROPOSED ZONING MAP AMENDMENT, SPECIAL USE AND PARKING VARIATION REQUESTS TO OPERATE AN ANIMAL BOARDING/KENNEL SERVICE SHALL SUBSTANTIALLY CONFORM TO THE PLANS PREPARED BY STUDIO 21 ARCHITECTS, DATED 9/1/16, ATTACHED TO THIS REPORT EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES, ORDINANCES, AND POLICIES.**
2. **THE PETITIONER SHALL CONSOLIDATE THE TWO LOTS INTO A SINGLE LOT OF RECORD PURSUANT TO SECTION 20.507 OF THE SUBDIVISION ORDINANCE.**
3. **A CROSS ACCESS EASEMENT SHALL BE GRANTED BETWEEN THIS PROPERTY AND THE ADJACENT BNSF OWNED COMMUTER PARKING LOT.**

SECONDED BY MS. HOGSTROM. ROLL CALL:

**AYE: MR. THOMAN, MS. HOGSTROM, MS GASSEN, MS. JOHNSON, MR. QUIRK,
CHAIRMAN RICKARD**

NAY: NONE

MOTION PASSED. VOTE: 6-0

FILE 16-PLC-0037: A petition seeking approval of a final plat of subdivision to subdivide three lots into two lots. The property is currently zoned R-4, Residential Detached House 4. The property is located on the west side of Prince Street, approximately 150 feet north of Franklin Street. The addresses are 4824 Prince Street, 4825 Saratoga Avenue, and 1130 Franklin Street, Downers Grove, IL (PINs 09-08-107-014; 09-08-107-006; 09- 08107-016). Jeffrey and Melanie Crane, Petitioners; Jeffrey and Melanie Crane, and Fredric and Cynthia Zaeske, Owners.

Ms. Pandey reviewed the request for final plat of subdivision for the creation of two lots of record from three current lots of record, pointing out that the two properties – on Prince and on Saratoga were under common ownership, while the Franklin Street property was under a separate ownership. The property in question was a vacant parcel -- 4824 Prince Street -- which was proposed to be subdivided for consolidation with the property to the west and the property to the south. Plats of survey for the three properties were referenced. Once the properties are subdivided and consolidated, Ms. Pandey stated the properties would meet the R-4 zoning district.

The proposed plat of subdivision for the two parcels was referenced. Staff was of the understanding that the petitioner had no proposed improvements or structures to be made to the two parcels. And, Ms. Pandey announced that she was informed today that the petitioner at 4825 Saratoga had no plans to install a swimming pool, as mentioned in staff's report. Views of the properties were reviewed on the overhead monitor.

Per staff, the plat of subdivision complied with the zoning ordinance; however it partially complied with the Subdivision Ordinance because it did not really meet the bulk standards for one of the properties, but it did not increase any non-conformities; instead it brought the properties closer into compliance.

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Asked if there were any easements along the east property line of the Saratoga property that were going to be removed or relocated, Ms. Leitschuh stated there were no existing easements but when the new subdivision was to occur, there would be a new easement at the new rear property lot line. Details followed. Further discussion followed regarding easements being created and the fact that an easement would fall under the existing home (on Saratoga property). However, Ms. Leitschuh pointed out that the village would not require the petitioner to place an easement across the actual structure; staff would review and readjust that.

Minimum lot requirements under the Subdivision Ordinance were discussed in greater detail by Ms. Leitschuh. In closing, staff recommended approval subject to staff's conditions in its report.

Petitioner, Mr. Jeff Crane, 4825 Saratoga and owner of 4824 Prince Street, discussed that he originally purchased the property to extend his property and have a backyard. The vacant parcel at 4824 Prince Street did have a home on it, which was demolished about five years ago, and a fence was added for his dogs. Eventually, he said he put the property up for sale but was approached by a neighbor to purchase half of the property which he thought would add value to the area and also address drainage issues. Part of the property was located in an LPDA (flood plain) which he stated was a challenge for builders. He thought it was a good proposal and asked for the commission's approval.

Mr. Thoman asked if there was an electrical line running through the middle of his property, wherein Mr. Crane said everything was above ground, but nothing electrical; only immediately behind his residence. Mr. Quirk cautioned Mr. Crane to do an extensive title search to see if any easements did exist before he proposed any improvements on his property and also mentioned that once the subdivision was granted, it could not be reversed. Mr. Crane did not seem to see it as an issue as he wanted it for extra backyard space.

Further dialog followed regarding the LPDA and the fact that the subdivision will not change the character of the neighborhood at all, as pointed out by the chairman; Mr. Crane agreed with the positives the proposal brought to the neighborhood.

The public hearing was opened by the chairman.

Mr. Fred Zaeske, 1130 Franklin Street, pointed out that his home was the (Emerson) Foote House which former owner Emerson Foote and E.H. Prince designed and built the subdivision. He shared how the lot under discussion was part of that property which was later sold off. Historical details further followed with Mr. Zaeske believing that the lot was preserving the history of the area.

Hearing no further comments, the chairman closed the public hearing.

Reviewing the current survey and the distance of the house to the current property lines, Mr. Quirk pointed out that the entire north side of the current home would exist in a public utility easement and so he cautioned the owner of same. Ms. Gassen appreciated the petitioner coming forward with a very good proposal which was good for the neighborhood and brought the lots closer to compliance. Ms. Hogstrom said the subdivision was a positive for drainage and tree preservation.

Approved 10-03-2016

WITH RESPECT TO FILE 16-PLC-0037, MS. HOGSTROM MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING TWO STAFF CONDITIONS:

- 1. THE FINAL PLAT OF SUBDIVISION SHALL SUBSTANTIALLY CONFORM TO THE FINAL PLAT OF SUBDIVISION PREPARED BY PROFESSIONAL LAND SURVEYING, INC. DATED 08-11-2016, LAST REVISED ON 9/2/16.**
- 2. THE FENCE ON THE VACANT PARCEL AT 4824 PRINCE STREET MUST BE REMOVED/RELOCATED PRIOR TO THE APPROVAL OF THE FINAL PLAT OF SUBDIVISION.**

SECONDED BY MR. THOMAN. ROLL CALL:

AYE: MS. HOGSTROM, MR. THOMAN, MS. GASSEN, MS. JOHNSON, MR. QUIRK, CHAIRMAN RICKARD.

NAY: NONE

MOTION PASSED. VOTE: 6-0

Per staff, there will be an October Plan Commission meeting.

THE MEETING WAS ADJOURNED AT 10:08 P.M. ON MOTION BY MS. GASSEN, SECONDED BY MR. QUIRK. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 6-0.

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

Approved 11-7-2016

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

OCTOBER 3, 2016, 7:00 P.M.

Chairman Rickard called the October 3, 2016 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Mr. Boyle, Mr. Cronin, Ms. Gassen, Ms. Hogstrom, Ms. Johnson, Mr. Maurer, Mr. Thoman

ABSENT: Mr. Quirk

STAFF: Senior Planner Rebecca Leitschuh

VISITORS: Mr. Rich Kulovany, 6825 Camden, Downers Grove; Mr. Jim Wilkinson, 1125 Black Oak, Downers Grove; Mr. Michael Cassa, 5159 Mochel, Downers Grove and president of Downers Grove Economic Development Corporation

APPROVAL OF MINUTES

SEPTEMBER 12, 2016 MINUTES – MOTION BY MR. THOMAN, SECONDED BY MS. HOGSTROM, TO APPROVE THE MINUTES AS PRESENTED. MOTION CARRIED BY VOICE VOTE OF 7-0-1 (MR. CRONIN ABSTAINS)

PUBLIC HEARINGS:

Chairman Rickard explained the protocol for the public hearing and swore in those individuals that would be speaking on the petition below.

FILE 16-PLC-0043: A petition seeking to amend various Articles within Chapter 28 of the Municipal Code to allow offsite vehicle storage for automobile dealerships as a Special Use in the M-1, Light Manufacturing zoning district. Village of Downers Grove, Petitioner.

Representing the village and petitioner, Senior Planner, Rebecca Leitschuh briefed the commissioners on the proposal that was a text amendment to the Zoning Ordinance to allow for automobile dealership off-site vehicle storage as a special use in the M-1 Light Manufacturing zoning district. Ms. Leitschuh identified three M-1 zoning areas in the village, explaining that tonight's discussion would pertain only to these sites for the zoning amendment request. She reminded the commissioners that the village's comprehensive plan focuses on the Ogden Avenue Corridor, which one of the goals is to continue to develop the auto industry along that corridor. However, she pointed out that lots were shallow and were developed when car dealerships, general commercial, and general manufacturing had different needs for lot sizes, resulting in built-out and

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adjoining properties, which created a challenge for dealerships to expand north or south on their property. Additionally, established residential districts sat near these sites.

Ms. Leitschuh summarized that since the recession, many smaller dealerships merged, creating larger dealerships which now have the expectation to have larger inventory. She further explained that the special use, along with staff's conditions, will provide a transparent public review process for off-site storage for each request. Details followed regarding the conditions that would need to be satisfied. (A review of Table 5-1 of the zoning ordinance followed as well as staff identifying the category of where the special use would be placed within the table.) Along with the table modification, Ms. Leitschuh stated that a text amendment adding a specific definition was also being requested by the village, wherein staff read the definition and where the text would be placed within the ordinance -- Vehicles, Sales and Service.

It was pointed out by staff that the special use request will have to meet the regular three (3) requirements of Section 12.050.h of the zoning ordinance as well as meet the requirements of a new Section 6.190, *Automobile Dealership Off-Site Vehicle Storage, A. Performance Standards*. Details of the nine (9) requirements under the new section were read by staff.

Next, a review of the two criteria required (under Section 12.020.F) for a zoning text amendment followed. Per staff, the first criteria addressed whether the amendment was in conformity with the policy and intent of the comprehensive plan. Ms. Leitschuh provided a detail summary of how this criteria was met. The second criteria addressed whether the proposed text amendment corrected an error/inconsistency in the zoning ordinance, whether it met the challenge of a changing condition or was necessary to implement an established policy. Again, staff reviewed how the criteria was met as it pertained to meeting the challenge of a changing condition.

Chairman Rickard questioned staff as to where loading/unloading of vehicles at these off-site areas would take place. Was it treated differently than Ogden Avenue, and would it be site-specific? Leitschuh indicated staff did not get into detailed discussion on that matter but offered to look into it if that was the commission's desire.

Ms. Leitschuh then confirmed that if businesses could show, through the process, they had surplus parking on-site, they could sign an agreement and provide off-site storage of vehicles, allowing two different businesses to operate on the same property.

Mr. Maurer pointed out how that was addressed currently in Section 6.190.3 but said there was some confusion/contradiction between "required spaces," "excess spaces," and "available spaces" that needed clarification. He suggested considering the longer range implications where a dealership can consider purchasing a lot entirely and fill it with surplus parking. In that scenario, he added, there was no existing use, no surplus was available and it could be a situation that could occur. An example followed. Mr. Maurer stated he wanted some flexibility for the dealerships.

Other questions followed on how staff would handle a business changing its use with a current parking agreement; could a dealership purchase a separate lot for the specific purpose of excess inventory; could a dealership have a parking garage/structure; and what was the term of an agreement? The chairman and other commissioners saw this no different than a business leasing office space. Instead, it was leasing asphalt with a timeline agreed to by two parties.

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Ms. Leitschuh proceeded to explain in detail the difference between the proposed use under discussion versus the existing *Parking, Non-Accessory* use for commissioners. The proposed use was for storage which she felt could be misleading, since it fell under the Vehicle, Sales and Service section. The chairman, commenting on a personal experience, proceeded to ask if the size of the parking stalls would be enforced and what size would they have to be? Staff confirmed all of the village's parking standards would have to be met, including the dimensions for aisles and spaces. As for loading/unloading vehicles, Leitschuh stated that Public Works normally does not encourage loading/unloading of vehicles on public streets. It was something that staff did not discuss but felt that the activity would be operating under the village's parking standards.

Other questions/comments followed regarding when landscaping would be required; the fact that this was a good opportunity to make use of unused parking that should not have been constructed in the first place; how would security be addressed; and a comment that the screening seemed slightly extreme for the M-1 district. Staff believed the screening protected the residents even though some residents already lived next to an M district.

The chairman invited the public to speak.

Mr. Michael Cassa, president of the Downers Grove Economic Development Corporation ("EDC"), 5159 Mochel, Downers Grove, explained that his company was contacted by two auto dealerships who had inquired whether there was a way they could store vehicles off-site either on a temporary or seasonal basis due to lack of space at their current locations, due to lot and depth issues.

Mr. Cassa relayed that the EDC was not able to identify potential sites for auto site storage that met the village's current code requirement -- that M-1 sites must be fully screened -- which was the issue. He explained that the inventory capacity that auto dealers on Ogden Avenue have a direct impact in the dealer's opportunity to generate vehicle sales and sales tax revenue and that auto companies monitor the sales inventory and capacity of their dealerships. It was also unrealistic, he said to expect an owner of an M-1 property to permit/pay for a fully screened fence for a short-term/seasonal ground lease. Mr. Cassa provided a couple of scenarios and pointed out there would be costs associated for the insurance and security, time involved, and existing vehicles would have to be driven to the off-site lots while vehicles were being unloaded at the dealership. The restrictions being recommended to be put in place were too much for something he considered a temporary issue. This matter would be a last resort for dealers that had no more room on their lot.

Mr. Cassa believed that not many property owners would be lining up for this initiative because many did not want to take on the liability and the hassle of cars parking in their lot, nor installing a fence for a short period of time. Neither was the dealership interested in the costs. Lastly, he said the M-1 district provided a further challenge. While he believed the village's proposal was not going to address every issue for every dealer on Ogden Avenue, it offered to the existing dealerships a potential solution if they were willing to go through the village's process and locate a site that would allow them to park their vehicles. For new dealerships, it provided them an opportunity to park cars temporarily.

In summary, Mr. Cassa said the EDC supported the proposed text amendment.

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Mr. Cronin questioned the length of the process for a dealership to even get approved. He recommended that the property owner obtain the parking study and not the dealership, as well as make the process easier in general.

Mr. Cassa relayed that the few property owners he did speak to did not want to bear the costs or time associated with the process and that it should be the dealer that has to bear those costs/liability. However, the property owners that did want to lease their spaces but had no screening, said they would do it as long as the dealership would do the work and pay the costs. It was not the primary business of the property owner.

Taking into consideration Mr. Cronin's comments about making the process easier, Ms. Leitschuh stated that staff would have to investigate it as a more significant change to the zoning ordinance and making the process a "permitted by right" type of use, which the village had never done.

Discussion then was raised on how long a parking study would take, the costs involved, and the length of the application process for the special use.

Mr. Cassa elaborated on the various scenarios that could take place under this text amendment. Ms. Leitschuh reiterated the reason why staff recommended this request going through the more intense special use process was because the village, in general, did not allow outside storage and it was not desirable in a community because a community does not want to see it. She explained what happens when the process becomes relaxed for other uses.

The chairman pointed out that while the amendment was considered "vehicle storage," the locations would have to include standard size parking stalls, aisles, and all parking requirements that were in place. The special use allowed the commission to review applications on a per project basis because there was something unique about them. However, he was struggling with the idea of having an 8-ft. fence for a parking lot when, in fact, it looked like a parking lot and, if anything, the fence would be the larger impact to the neighborhood. The chairman was also trying to lessen a formal process.

Ms. Johnson raised the idea that a specific time period could determine if a fence gets installed or not. One or two days, there may not be a need for a fence; however, if longer periods of time were needed, then a fence would be required. Mr. Cassa, again, stated the issue was not the screening so much as finding the site and a willing property owner.

Mr. Rich Kulovany, 6825 Camden, Downers Grove, who works for One-Way Ministries on Ogden Avenue explained his own experience working with the Honda dealership across the street. He explained the ministries building he works in has an unused parking lot on the east side which the Honda dealership leases on a temporary basis – six weeks or 6 months. It became a win-win for both parties. However, he questioned staff regarding the goal of the screening. Personally, he believed a fence would have been a detriment to the ministry because of its existing landscaping.

Mr. Jim Wilkinson, 1125 Black Oak, Downers Grove, and a commissioner on the village's Transportation and Parking Commission, stated his concern was that the concept would be spread around the village and would eventually trickle down to the neighborhoods, with residents complaining about on-street parking and congestion. He believed the issues to be a reoccurring yet temporary issue by the dealerships. Mr. Wilkinson suggested considering a long-term solution, such

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as that done by the City of Naperville, where all of the dealerships had access to an expanding/contracting parking area as well as a test track. He said it would have to be a joint venture. He proceeded to read parts of a news article regarding the test track, but stated that nine acres was available on Finley Road and it could be a joint venture to acquire the land.

Mr. Cassa returned and summarized that the village competes with itself and not Naperville. The concern was that the area the village had, as it relates to car dealerships, included Downers Grove, Westmont and Lisle, with Westmont not having any lot depth issues. He explained that if Downers Grove loses a dealership to Westmont, it was because enough acreage was provided for that dealership. He emphasized that he did not want to see car dealerships leaving the village because their company was going to strip them of their dealership franchise because not enough inventory was being carried in. Having the temporary sites would allow that. Mr. Cassa reinforced his statement that the village's comprehensive plan, sales tax enhancement plan, and the EDC's strategic plan, emphasized that the village should remain competitive and also be the destination for car dealerships in the Westmont-Lisle-Downers Grove corridor.

For his own clarification, Chairman Rickard understood from Mr. Cassa that the process would not be the hindrance, but instead would be the costs associated with the improvements to the property; otherwise, if a dealership did locate a property in an M-1 district, it would be a one-time process to "qualify" the property owner to take the cars. Furthermore, he understood that the property owner did not necessarily have to limit itself to one dealership. The chairman believed it simplified the process, as long as there were no major changes to a property.

Should this proposal be approved by village council, Mr. Cassa said that he would contact the two dealerships and tell them to locate a site and strike a deal now with the property owners.

Ms. Leitschuh returned and explained to the commissioners that the category use for this proposal was like a hybrid in that if an application were to qualify it as parking, then it would have to meet the parking requirements. If one was constructing a development to the parking standards, then landscaping islands and perimeter screening would have to be done. But this proposal, she described, was less parking and more storage, which was why staff was limiting it to the M-1 district – to have more restrictive standards yet have some relaxed standards.

Hearing no further comments from the public, the chairman closed the public hearing.

Very briefly, Ms. Leitschuh summarized how other communities were addressing this issue: Westmont and Aurora had certain areas requiring special uses and certain areas for "by-right" without screening; Schaumburg allowed one lot as a storage lot with a special use including compliance with its landscape ordinance; Elmhurst did not allowed at all as a primary use on site.

Chairman Rickard shared his thoughts that the issue should remain a special use due to some M-1 districts being located directly across from residences which could be impacted. The village needed the ability to review special cases to determine whether the use would work in that location or adjust what was being proposed due to the proximity to any residences. He felt the 8-ft. fence requirement could be "backed off" especially where smaller lots existed because the fact was, it already looked like a parking lot and what would be the purpose? Ms. Gassen also concurred with the chairman's comments.

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Other commissioner comments included: whether the neighbors would be allowed to “weigh in” on any headlight issue; the challenges of some neighbors wanting a fence while others may not; and the fact that some people know what they are getting into when they move next to a parking lot.

Mr. Cronin recommended not requiring the individual parking study to which Ms. Leitschuh stated such issue would come before the Plan Commission to review and it would determine the threshold for the applicant. Ms. Leitschuh walked through what would be required when conducting a parking study, either by the applicant or by an individual traffic consultant. She also added that a formal study provides more confidence that the parking demand is met. Personally, the chairman believed that a parking study was less costly than a formal traffic study, especially when doing a parking study for functionality. Conversation followed on various examples that could be used for a parking study.

Referring to the two standards required to meet the zoning text amendment, the chairman was confident the two standards were met. He asked the commissioners if they were in agreement. No opposition was voiced. The chairman entertained a motion to be made with any adjustments to staff’s conditions.

Regarding the fence, staff requested that when the commissioners discuss it, to clarify between the fencing and landscaping requirements or both. Ms. Johnson suggested that the village’s proposal meet the landscaping/screening requirements of a parking lot (i.e., for a new parking lot or one undergoing development/construction).

WITH RESPECT TO FILE 16-PLC-0043, MS. JOHNSON MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL THAT INCLUDES THE APPROVED AMENDMENT TO PLACE OFF-SITE STORAGE AUTOMOBILES INTO TABLE 5-1 AND INCLUDE THE 9 SPECIAL USE REQUIREMENTS PROPOSED, WITH THE EXCEPTION OF THE SCREENING (FENCING) AND LANDSCAPING FOR THE ENTIRE STORAGE AREA WHEN THE PROPERTY IS WITHIN 100 FEET OF THE RESIDENTIAL. IN LIEU OF, THE PLAN COMMISSION RECOMMENDS SCREENING AND LANDSCAPING MEETING THE REQUIREMENTS OF A “PARKING LOT.”

SECONDED BY MS. GASSEN. ROLL CALL:

AYE: MS. JOHNSON, MS. GASSEN, MR. BOYLE, MR. CRONIN, MS. HOGSTROM, MR. MAURER, MR. THOMAN, CHAIRMAN RICKARD.

NAY: NONE

MOTION PASSED. VOTE: 8-0

Ms. Leitschuh announced that tomorrow the Village Council will be discussing the Downtown Focus Area and encouraged all to attend. On Wednesday, October 5th, the Comprehensive Plan Committee will be reviewing the village’s comprehensive plan. In December, the plan will be reviewed by this commission. Leitschuh asked for the commissioners’ availability on December 19, 2016 for a second meeting, if necessary.

Chairman Rickard introduced new commissioners Mike Boyle and Mike Maurer.

Approved 11-7-2016

**THE MEETING WAS ADJOURNED AT 8:51 P.M. ON MOTION BY MR. THOMAN,
SECONDED BY MS. GASSEN. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE
OF 8-0.**

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