

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
3/14/2017

SUBJECT:	SUBMITTED BY:
1560 75th Street - Planned Unit Development Amendment	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval of a Planned Unit Development Amendment to allow the construction of a new medical office building at 1560 75th Street.

STRATEGIC PLAN ALIGNMENT

The goals for 2015-2017 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the March 7, 2017 Village Council meeting. Staff recommends at the March 14, 2017 Village Council meeting.

BACKGROUND

The petitioner is proposing to construct a new medical office building at 1560 75th Street. The property is an outlot in “The Grove Shopping Center”, located along 75th Street. The property is zoned B-2/PUD, General Retail Business/Planned Unit Development. The 38,810 square foot parcel is currently occupied by a restaurant (Pizza Hut) building. The proposal is to demolish the existing building and construct a new building, 43 parking spaces and associated site improvements.

Compliance with the Zoning Ordinance

The property is zoned B-2/PUD, General Retail Business/Planned Unit Development. The proposed development meets all zoning ordinance requirements. The petitioner is not requesting any variations from the bulk standards. The Planned Unit Development #9 was established in the 1980s. When the current Zoning Ordinance was adopted in 2014, the previously approved Planned Developments were reclassified as Planned Unit Developments per Section 4.030.C of the Zoning Ordinance and their zoning classifications were automatically updated from B-2 to B-2/PUD.

Compliance with the Comprehensive Plan

The current Comprehensive Plan’s (Plan) Future Land Use Map designates this property as *Corridor Commercial*. The current Plan specifically mentions that the 75th Street corridor continue to contain a blend

of neighborhood oriented commercial retail, offices and service uses. These commercial areas have a “unique character” and should provide “the daily needs of local residents” and the larger region. The Commercial and Office Area Goal #1, Objective #7 recommends the Village “recognize, support and encourage the catalytic role of medical services in appropriate locations within the Village”.

The Village is currently in the process of updating the Comprehensive Plan and included the examination of the 75th Street corridor within the scope of the project. The Grove Shopping Center is identified as the only catalyst site in the 75th Street corridor. The plan notes that the center could be redeveloped into a life-style center consisting of a variety of uses and any business types that are targeted should complement the Downers Park Plaza shopping center at the northeast corner of 75th Street and Lemont Road. The 75th Street redevelopment concept also notes that existing outlots can be complemented by new outlot development.

The proposed development is consistent with the goals of the current and draft updated Comprehensive Plan.

Public Comment

There were no public comments received at the Plan Commission meeting.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated February 6, 2017

Draft Minutes of the Plan Commission Hearing dated February 6, 2017

VILLAGE OF DOWNERS GROVE COUNCIL ACTION SUMMARY

INITIATED: Applicant DATE: March 14, 2017
(Name)

RECOMMENDATION FROM: _____ FILE REF: 17-PLC-0001
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "AN ORDINANCE APPROVING AN AMENDMENT TO PLANNED UNIT DEVELOPMENT #9 TO ALLOW CONSTRUCTION OF A MEDICAL OFFICE BUILDING AT 1560 75TH STREET", as presented.



SUMMARY OF ITEM:

Adoption of the attached ordinance shall amend Ordinance No. 5047 designating Planned Unit Development #9 and authorizing construction of a medical office building at 1560 75th Street.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____**AN ORDINANCE APPROVING AN
AMENDMENT TO PLANNED UNIT DEVELOPMENT #9
TO ALLOW CONSTRUCTION OF A MEDICAL OFFICE BUILDING
AT 1560 75TH STREET**

WHEREAS, the Village Council has previously adopted Ordinance No. 5047, on March 3, 2009, designating the property described therein as Planned Unit Development #9 and subsequent amendments thereto; and,

WHEREAS, the Owners have filed a written petition with the Village conforming to the requirements of the Comprehensive Zoning Ordinance and requesting an amendment to Planned Unit Development #9 to allow construction of a medical office building at The Grove Shopping Center property located at 1560 75th Street and,

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and the Plan Commission has given the required public notice, conducted a public hearing for the petition on February 6, 2017, and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

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

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, allowing construction of a medical office building; and

WHEREAS, the Village Council has considered the record before the Plan Commission, as well as the recommendations of Plan Commission.

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

SECTION 1. That the provisions of the preamble are incorporated into and made a part of this ordinance as if fully set forth herein.

SECTION 2. That a Planned Unit Development Amendment is hereby authorized to approve construction of a medical office building at 1560 75th Street.

SECTION 3. That approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of the Downers Grove Plan Commission regarding File 17-PLC-0001 as set forth in the minutes of their February 6, 2017 meeting.

SECTION 4. The approval set forth in Section 2 of this ordinance is subject to the following conditions:

1. The Planned Unit Development Amendment shall substantially conform to the staff report dated February 6, 2017; and drawings prepared by CESO, Inc., dated January 27, 2017, except as such plans may be modified to conform to the Village codes and ordinances.

2. The building shall be equipped with an automatic fire suppression system and an automatic and manual fire alarm system.
3. All proposed signage must comply with the requirements of the Zoning Ordinance.

SECTION 5. That the medical office building is consistent with and complimentary to the overall planned unit development site plan and with the requirements of the "*B-2/PUD, General Retail Business/Planned Unit Development*" zoning district.

SECTION 6. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

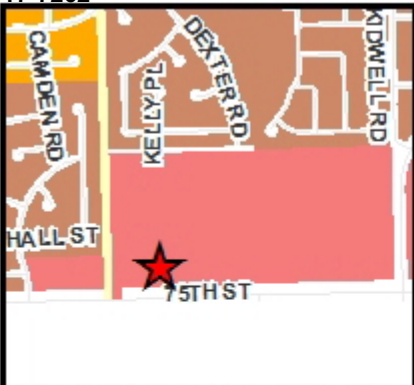
Mayor

Passed:

Published:

Attest: _____

Village Clerk



0 30 60 Feet

1560 75th Street - Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
FEBRUARY 6, 2017 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
17-PLC-0001 1560 75 th Street	PUD Amendment	Swati Pandey, Planner

REQUEST

The petitioner is requesting approval for an amendment to Planned Unit Development #9 to allow the construction of a new medical office building at 1560 75th Street.

NOTICE

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

GENERAL INFORMATION

APPLICANT: MedExpress
1001 Consol Energy Drive
Canonsburg, PA 15317

OWNER: GW Downers PH LLC
2211 N Elston Avenue No. 304
Chicago, IL 60602

PROPERTY INFORMATION

EXISTING ZONING: B-2/PUD, General Retail Business/Planned Unit Development
EXISTING LAND USE: Shopping Center
PROPERTY SIZE: 38,810 sq ft (0.89 acres)
PINS: 09-30-201-013

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
East:	B-2, General Retail Business	Corridor Commercial
WEST:	B-2, General Retail Business	Corridor Commercial
NORTH:	B-2, General Retail Business	Corridor Commercial
SOUTH:	B-2, Community Shopping (Village of Woodridge)	Community Commercial

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Project Narrative
2. Plat of Survey
3. Architectural Plans
4. Engineering Plans
5. Landscape Plan
6. Photometric Plan
7. Elevations and Renderings
8. Traffic Impact Study

PROJECT DESCRIPTION

The petitioner is proposing to construct a new medical office building at 1560 75th Street. The property is an outlot of "The Grove Shopping Center", located along 75th Street. It is zoned B-2/PUD, General Retail Business/Planned Unit Development. The 38,810 square foot parcel is currently occupied by a restaurant (Pizza Hut) building. The proposal is to demolish the existing building and construct a new building and associated site development. The petitioner is requesting approval of an amendment to Planned Unit Development #9 to allow the construction of a new medical office building and parking on-site.

The petitioner is proposing to build a new 4,737 square foot medical building. The project site is approximately 0.89 acres and will include a medical services building with 43 parking spaces. MedExpress is a national chain of full-service, walk-in urgent care facilities with doctor's offices and diagnostic services. As currently proposed, daily hours of operation for the facility will be 8:00 AM to 8:00 PM, seven days a week.

The entrance to the building will be located at the northeast corner, facing north and east. The primary material used for the exterior of the building is fiber cement panels in dual colors to match the two corners and tower elements in the northeast and southwest corners of the building. The towers will have glass panels with signage setback three feet behind the storefront system. All windows will have an awning or canopy above it. Roof top mechanical units will be screened by the parapet wall as shown in the elevation plan and line of sight plan. The proposed signage for the building will be in compliance with the sign ordinance.

An ADA accessible path is proposed from the entrance of the building to the sidewalk along 75th Street as required. The trash enclosure is located in the northeast corner of the property, enclosed with a masonry wall and gate. Parking is provided on the north and east side of the building and exceeds the requirements of parking per the Zoning Ordinance. There will be two ADA accessible parking spaces in front of the building on the east side.

The petitioner is proposing landscaping in conformance with the Village requirements. Landscaping is provided on all four sides of the property, including along the streets and the drive aisle to the west, with a mix of shade trees and landscape materials such as shrubs and ornamental trees. The parking lot islands are provided with the requisite landscape material. Parking lot and site lighting is provided around the proposed development. A photometric plan has been submitted in compliance with site lighting regulations.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The current Comprehensive Plan's (Plan) Future Land Use Map designates this property as *Corridor Commercial*. *Corridor Commercial* uses include - a blend of neighborhood oriented commercial retail, offices and service uses that provide services and retail opportunities to the nearby neighborhoods and the surrounding region. The current Plan specifically mentions that the 75th Street corridor continue to contain a range of these types of uses. These commercial areas have a "unique character" and should provide "the daily needs of local residents" and the larger region. The Commercial and Office Area Goal #1, Objective #7 recommends the Village "recognize, support and encourage the catalytic role of medical services in appropriate locations within the Village". The goal encourages the Village to enhance the economic vitality, productivity, appearance and function of the commercial corridor including 75th Street.

The Village is currently in the process of updating the Comprehensive Plan and included the examination of the 75th Street corridor within the scope of the project. The 75th Street focus area plan notes the Village should encourage and promote redevelopment of the Grove Shopping Center, required dumpster screening and reduce the heat island effect through on-site shade. The Plan notes the largest shopping center in this corridor provides the best opportunity for redevelopment that could change the dynamics of 75th Street.

The Grove Shopping Center is also identified as the only catalyst site in the 75th Street corridor. The plan notes that the center could be redeveloped into a life-style center consisting of a variety of uses and any business types that are targeted should complement the Downers Park Plaza shopping center at the northeast corner of 75th Street and Lemont Road. The 75th Street redevelopment concept also notes that existing outlots can be complemented by new outlot development.

The proposed development is consistent with the goals of the current and draft updated Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned B-2/PUD, General Retail Business/Planned Unit Development. The Planned Unit Development #9 was established in the 1980s. When the current Zoning Ordinance was adopted in 2014, the previously approved Planned Developments were reclassified as Planned Unit Developments per Section 4.030.C of the Zoning Ordinance and their zoning classifications were automatically updated from B-2 to B-2/PUD.

The bulk requirements of the proposed development in the B-2/PUD zoning district are summarized in the following table:

Zoning Requirements

1560 75th Street	Required	Proposed
South Setback (Street Yard – 75 th Street) - Building	25 ft	31 ft
East Setback - Building	25 ft	117 ft
North Setback (Rear Yard) - Building	n/a	80.62 ft
West Setback (Side Yard) - Building	n/a	25.63 ft
Street (South) Setback - Parking	25 ft	25.35 ft
Landscaped Open Space	3,880 sf (10%)	12,729 sf (33%)

Street yard landscaped open space	1,940 sf (50%)	7,858 sf (62%)
Floor Area Ratio	0.75 (max)	0.12
Building Height	35 ft (max)	20 ft
Parking Spaces	22	43
Building Coverage	n/a	11.91%

The proposed development is consistent with the requirements of the Zoning Ordinance. The petitioner is not requesting any variations from the bulk requirements.

ENGINEERING/PUBLIC IMPROVEMENTS

There are no public improvements required as the site is currently served by a sidewalk along 75th Street and there are no existing or proposed curb cuts onto 75th Street. There is a slight net decrease in the impervious area and therefore new stormwater detention is not required. The drainage for the site will tie into the existing stormwater system for the shopping center. The petitioner will be required to meet all village engineering standards and comply with all applicable codes when formally submitting for a permit.

TRAFFIC

A traffic impact study for the proposed development was completed by the petitioner. The study examined the existing 75th Street traffic conditions and the future conditions based on the proposed development. The study found that the MedExpress use will generate as much as 35% less traffic than a typical restaurant use, like the Pizza Hut. The study examined the directional distribution of the decreased traffic and found that the proposed development will not have a significant impact or increase to traffic at the existing access points within the shopping center and out to 75th Street.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division reviewed the proposed development and determined that sufficient access to and around the site is provided for emergency vehicles. The site layout permits Fire Department apparatus the opportunity to enter and exit the site from the shopping center drive aisle to the north.

The building will be required to include a fire alarm and sprinkler system that meet the Village's code requirements. One fire hydrant is provided near the southeast corner of the building, approximately 25 feet from the fire department connection.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting public hearing notice signs and publishing the legal notice in the *Downers Grove Suburban Life*. One public comment was received by staff. The inquiry was general in nature and the response was received satisfactorily, once informed of the proposal.

FINDINGS OF FACT

The petitioner is requesting a Planned Unit Development Amendment to construct a new medical office building at 1560 75th Street. Staff finds that the proposal meets the standards for granting a Planned Unit Development Amendment as outlined below:

Section 28.12.040.C.6 Review and Approval Criteria

The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

a. *The zoning map amendment review and approval criteria of Sec. 12.030.I.*

As previously noted, the shopping center was approved as a Planned Development in the 1980s. Section 4.030.C of the Zoning Ordinance, adopted in 2014, notes that all previously approved Planned Developments were reclassified as Planned Unit Developments. As such, a rezoning is not required and this standard does not apply.

b. *Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.*

The proposed project is consistent with the current Comprehensive Plan. The current Plan identifies this area as *Corridor Commercial*. This property is an existing shopping center and the proposed use will be compatible with the other uses. The site is well-suited to accommodate a medical use building. The proposed development is consistent with the policy recommendation that corridor commercial areas continue to function in a dual role of providing daily needs to local residents as well as providing commercial goods and services to the larger region and support medical services in appropriate locations. The project is designed in a manner that is compatible with surrounding land uses.

The proposal is consistent with the draft updated Comprehensive Plan and the 75th Street focus area plan. The project is designed in a manner that is compatible with surrounding land uses and the outlot redevelopment is identified in the redevelopment concept.

This standard has been met for both the current Plan and the draft updated Plan which is under review.

c. *Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.*

The proposed project meets several of the PUD overlay district provisions and objectives as found in Section 4.030 of the Zoning Ordinance. The PUD is consistent with and helps advance the goals of the current Comprehensive Plan. The development also meets the PUD overlay district provisions by providing a high quality building that is compatible with other developments along 75th Street while providing attractive and high-quality landscaping for the property. Improvements have been proposed to improve motorized and non-motorized travel on-site such as using the existing drive aisles without introducing new curb-cuts, which increases safety along the public right-of-way and an accessible route connecting the front entrance of the building to the sidewalk. This standard has been met.

d. *Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.*

The proposed development will result in a new medical services facility for the neighborhood, in compliance with the current Comprehensive Plan. The proposed development meets many objectives of the Comprehensive Plan and furthers the vision of the Village to improve 75th Street. The new building will enhance the aesthetics of the shopping center and 75th Street. The public benefits include repurposing of a vacant site along a major commercial corridor. Additional public benefits include an upgraded property with new parking lot and site amenities. This standard has been met.

e. *Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.*

There are several conditions noted below that will protect the interests of the surrounding neighborhood and the general public. The conditions below are being requested to ensure that the proposed development satisfies all applicable codes and requirements. The project will advance many goals and objectives laid out in the current and updated Comprehensive Plan and the conditions listed below will ensure that these goals and objectives are met. This standard has been met.

17-PLC-0001; 1560 75th Street
February 6, 2017

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RECOMMENDATIONS

The proposed Planned Unit Development Amendment for the new development in The Grove Shopping Center at 1560 75th Street is consistent with the current and draft updated Comprehensive Plan, the Zoning Ordinance and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission recommend the Village Council **approve** the requested Planned Unit Development Amendment as requested in case 17-PLC-0001 subject to the following conditions:

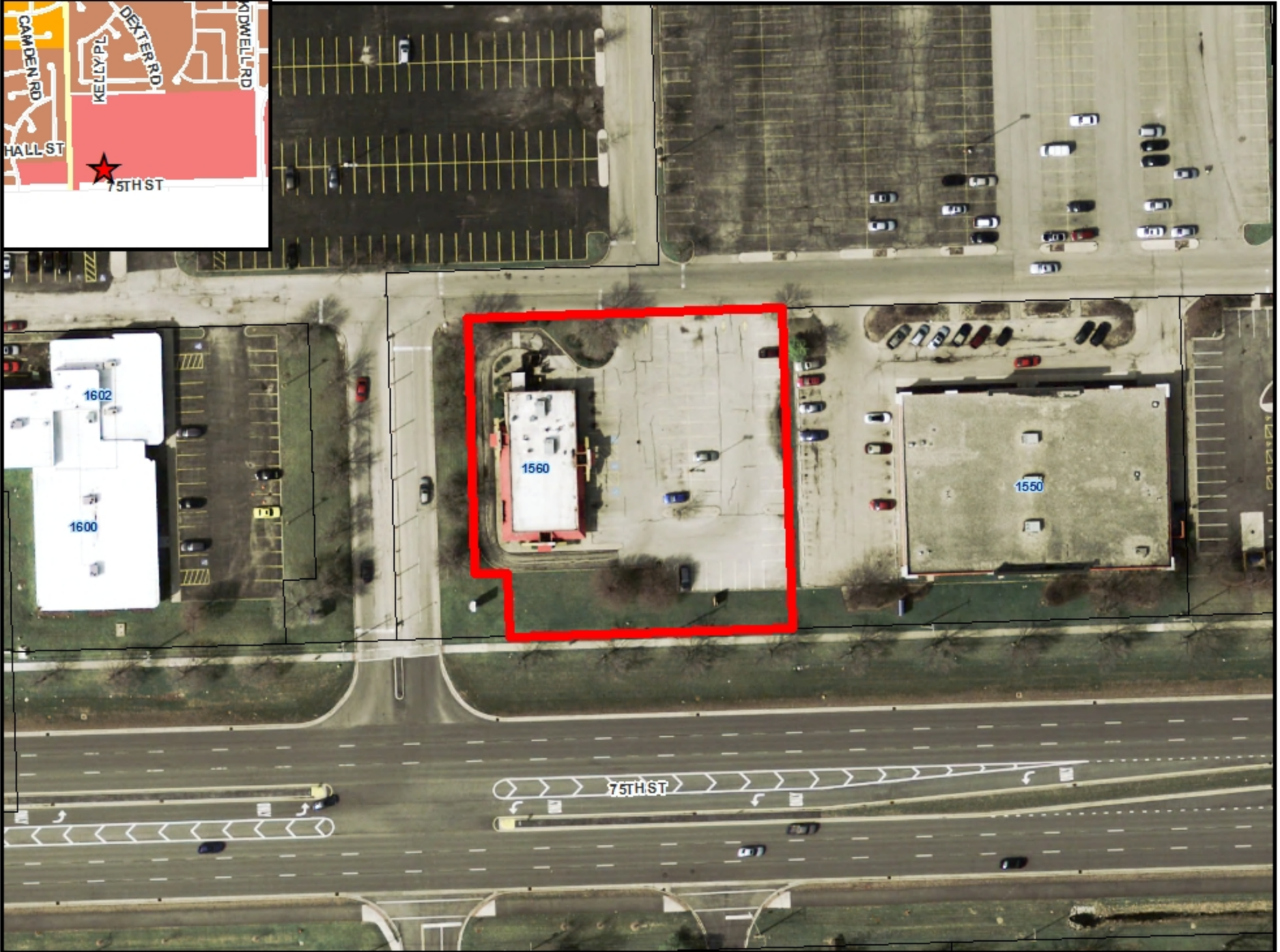
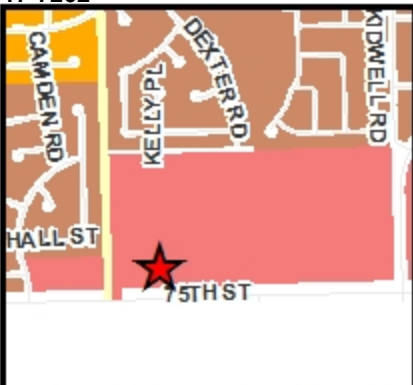
1. The Planned Unit Development Amendment shall substantially conform to the staff report; and drawings prepared by CESO, Inc., dated 1/27/2017, except as such plans may be modified to conform to the Village codes and ordinances.
2. The building shall be equipped with an automatic suppression system and an automatic and manual fire alarm system.
3. All proposed signage must comply with the requirements of the Zoning Ordinance.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

-att



0 30 60 Feet

1560 75th Street - Location Map





Administrative Offices
1001 Consol Energy Drive
Canonsburg, PA 15317

724 597 6201 - phone
724 743 9189 - fax

medexpress.com

Re: Project Narrative
MedExpress
1560 75th Street
Downers Grove, IL 60516

MedExpress of Canonsburg, PA is proposing the redevelopment of a portion of the Planned Unit Development located north of 75th St, and west of Main St (PD 18; ORD 2090). The redevelopment will be on the entirety of Parcel ID 0930201013 (approx. 0.89 Acres) and consist of the demolition of the existing Pizza Hut located at 1560 75th St and associated parking lot, and the construction of a new MedExpress Medical Office, with associated parking, site lighting, and trash enclosure.

MedExpress is requesting relief in the form of an approved Planned Unit Development modification in relation to lot referenced above. It is the belief of MedExpress and its associates that the proposed re-development of said lot, as outlined in the enclosed detailed plans and reports, are in accordance to standards established by the Village of Downers Grove and approvable in keeping with the Criteria outlined in Municipal Code 28.12.040.C.6:

- a) Not applicable – the project is the amendment of the existing PUD; not a new PUD
- b) The proposed amendment is an approved use (Medical Office), and thus consistent with the comprehensive plan of the original PUD, and under laying zoning (B-2, General Retail Business)
- c) The proposed amendment is only the redevelopment of one lot of the original PUD, and in keeping with the original development plan (see previous comment), and therefore is abiding by any overlay district provisions outlined in Chapter 28.04.030. The proposed redevelopment is an asset to the community, both in the creation economical health services, job creation, and employment opportunity. Physically, the proposed development will create a new building with modern architectural components, new parking, landscaping, and site lighting.
- d) Not applicable – the project is the amendment of the existing PUD
- e) The terms of the existing PUD were determined to be appropriate at the time of original approval, and are still binding on the proposed amendment.

The proposed building will be approximately 4,737 square feet, single story. The exterior building material is primarily a commercial fiber cement cladding system with a sandstone masonry stamping, and storefront windows with both conventional and spandrel glass. All roof-mounted mechanical equipment will be screened through the use of parapet walls. The trash enclosure will be clad with fiber cement panels to match the main building.

The facility will be operated on a ground lease and the property will maintain its current ownership, GW Downers PH LLC. MedExpress, as the tenant, is responsible for site



Administrative Offices
1001 Consol Energy Drive
Canonsburg, PA 15317

724 597 6201 - phone
724 743 9189 - fax

medexpress.com

improvements including parking lot paving, exterior lighting, landscaping, sidewalks, and all construction related to the building. During the lease term, MedExpress is responsible for the maintenance of the parcel (parking lot, lighting, landscaping, snow removal, etc.).

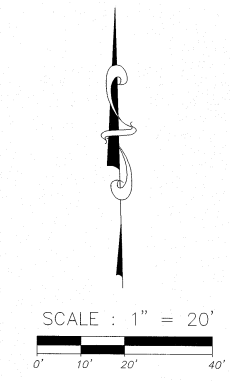
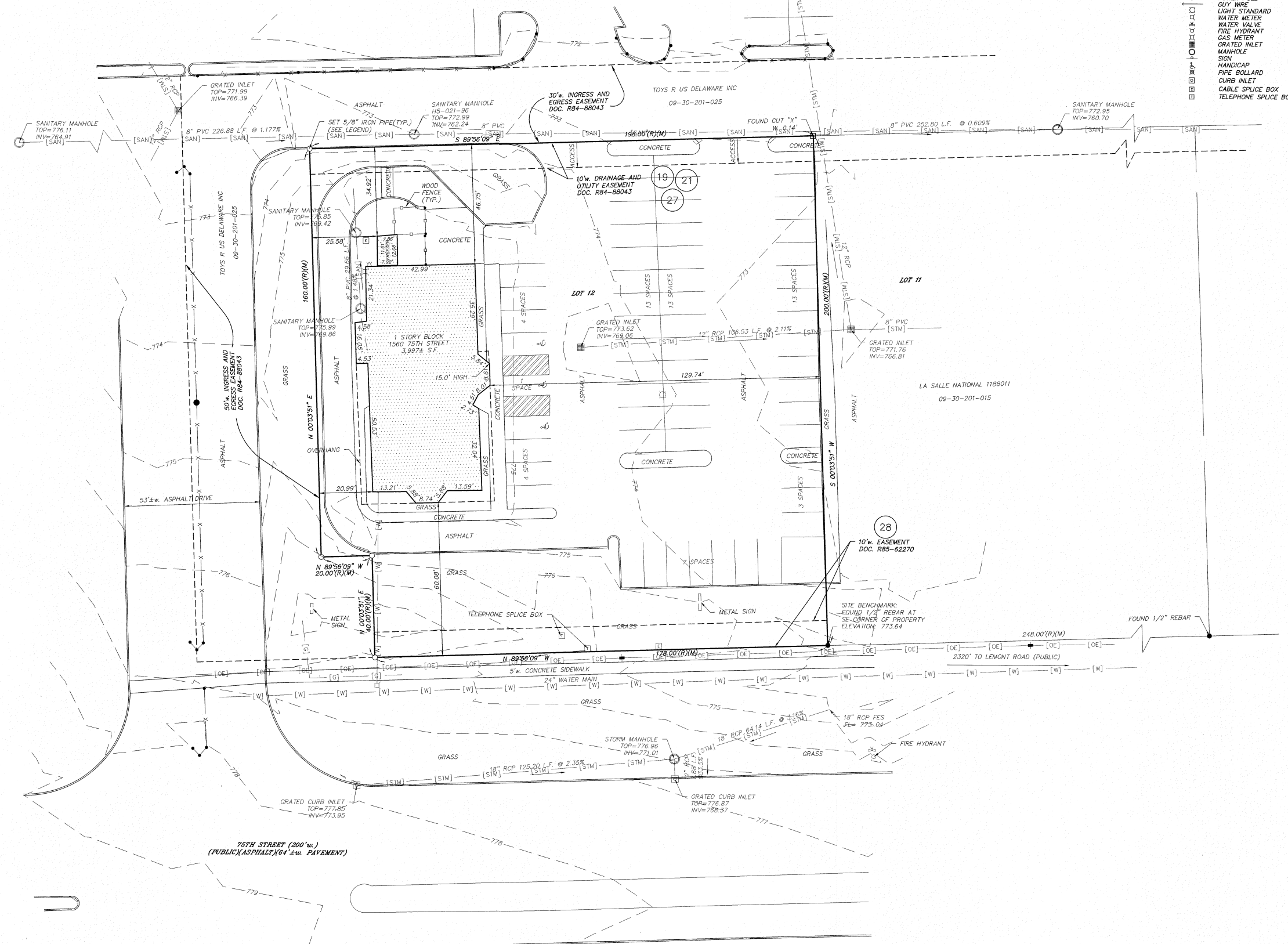
MedExpress Urgent Care is a Walk-in Doctor's Office that treats basic non-emergency symptoms, bumps, scrapes, breaks, colds, etc. The facility will not treat emergency situations and does not accept ambulated patients. The facility will be open 363 days a year, from 8 am to 8 pm. MedExpress dispenses a limited formulary of prepackaged prescription medications to their patients only, who elect to purchase their prescription from us and our physician if applicable. These prescription medications consist of common medications associated with urgent care treatment (i.e. antibiotic and anti-inflammatory). The facility is managed by one (1) licensed physician and is supported by 8-9 other medical professionals and administrative staff. All employees will work 12 hour shifts. A typical MedExpress office of this size anticipates seeing 30 patients a day. The average patient is checked in and discharged within an hour. The peak times at MedExpress occur in the morning hours before work or school and in the evening after work or school.

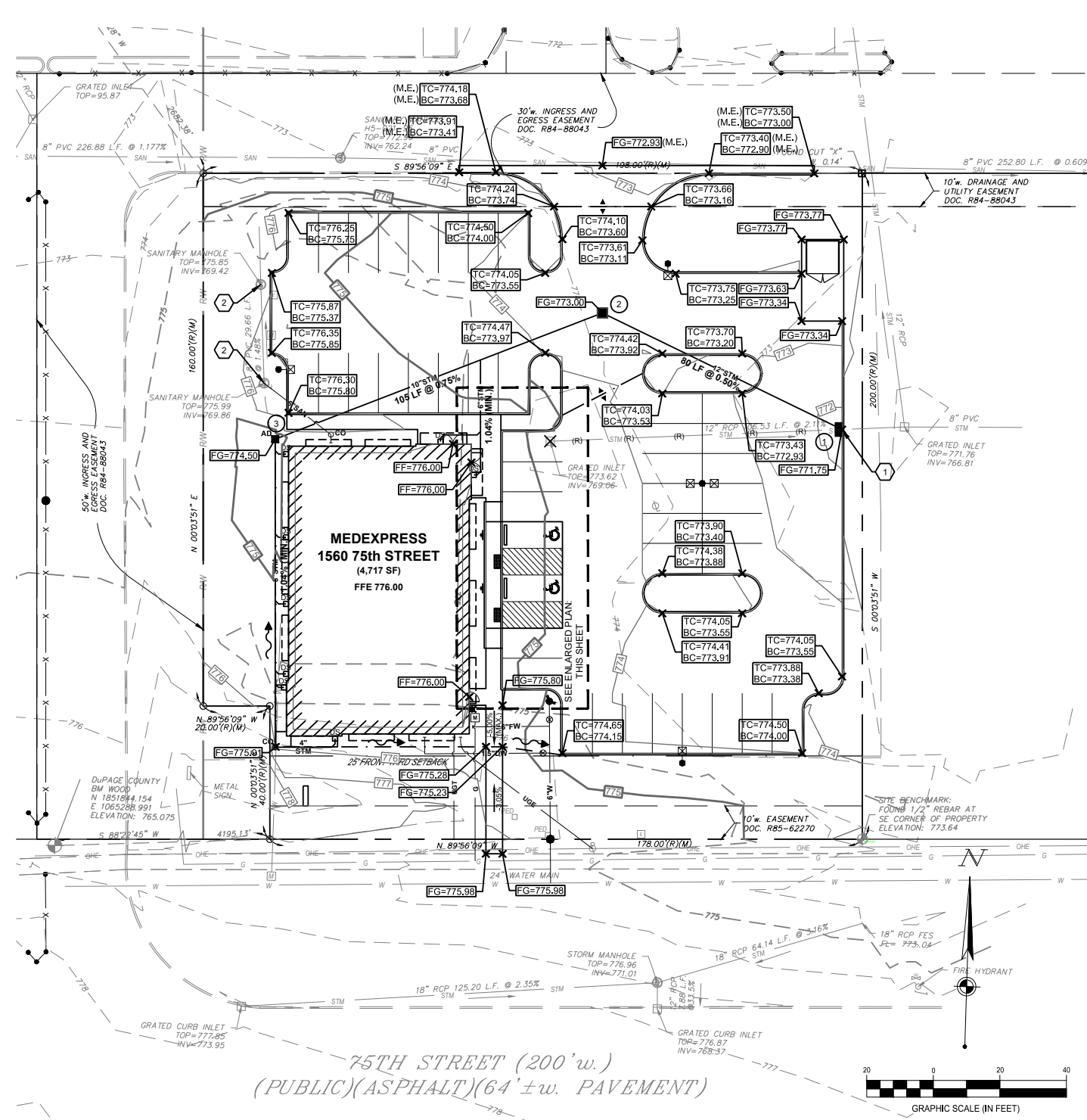


Commercial Real Estate
Due Diligence Management
2425 S. Arlington Road
Suite E #118
Denver, CO 80222
www.americanatl.net

Legend of Symbols & Abbreviations

● IRON PIN FOUND	—(E)—(E)— OVERHEAD ELECTRIC
○ 5/8" IRON PIPE SET	ABBREVIATIONS
■ NAIL FOUND	CMP ROW RIGHT OF WAY
⊠ CHISELED X FOUND	TRANS TRANSFORMER
▭ EXISTING STRUCTURE	CONC CONCRETE
⊕ POWER POLE	CL CENTER LINE
⊙ GUY WIRE	PL PROPERTY LINE
⊙ LIGHT STANDARD	(TYP) TYPICAL
⊙ WATER METER	(R) RECORD
⊙ WATER VALVE	(M) MEASURED
⊙ FIRE HYDRANT	⊠ ELECTRIC SPICE BOX
⊙ GAS METER	⊠ ELECTRIC METER
⊙ GRATED INLET	⊠ TRANSFORMER
⊙ MANHOLE	
⊙ SIGN	
⊙ HANDICAP	
⊙ PIPE BOLLARD	
⊙ CURB INLET	
⊙ CABLE SPICE BOX	
⊙ TELEPHONE SPICE BOX	

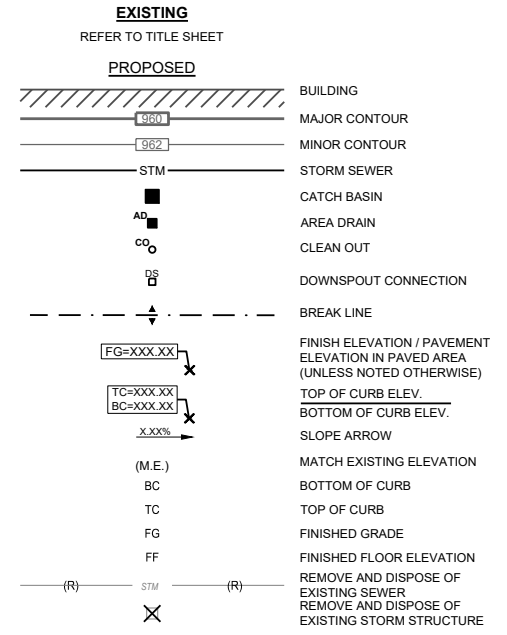




GRADING PLAN NOTES:

- 1. ONLY VIRGIN MATERIALS SHALL BE USED UNLESS APPROVED IN WRITING BY A MEDEXPRESS REPRESENTATIVE.
2. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS SHALL COMPLY WITH LOCAL MUNICIPALITY, LOCAL COUNTY, AND STATE DEPARTMENT OF TRANSPORTATION MATERIAL AND CONSTRUCTION SPECIFICATIONS.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES, PRIOR TO CONSTRUCTION...

LEGEND



NOTE: REFER TO CONSTRUCTION DETAILS SHEET

STORM STRUCTURE SCHEDULE table with columns: #, STRUCTURE, RIM ELEV., PIPE INVERT. Includes entries for Curb Inlet, Catch Basin, and Area Drain.

CODED NOTES:

- 1. CONNECT TO EXISTING. CONTRACTOR TO VERIFY EXISTING SEWER LOCATION / ELEVATION PRIOR TO ORDERING PROPOSED STRUCTURES.
2. ADJUST UTILITY STRUCTURE TO GRADE.

STORM SEWER NOTES:

- 1. ALL STORM SEWER PIPES SHALL BE MANUFACTURED WITH INTEGRAL BELL AND SPIGOT JOINTS INCLUDING A GASKET, SO AS TO PROVIDE A WATERTIGHT SEAL.
2. ALL STORM SEWER PIPES LESS THAN 12" DIAMETER SHALL BE PVC SDR 35 WATERTIGHT PIPE CONFORMING TO ASTM SPECIFICATION D3034...

RUNOFF CHARACTERISTICS:

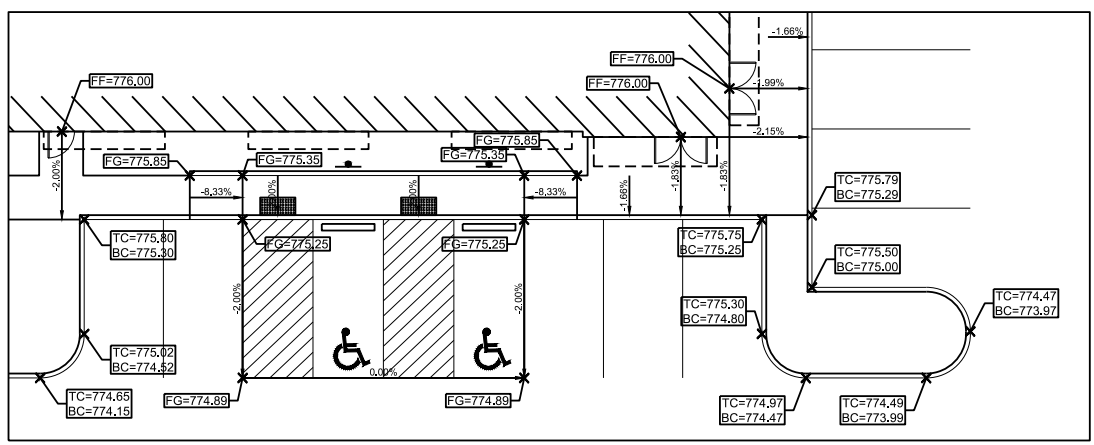
Table showing runoff characteristics: Soils (805B), Site Imperviousness (Existing: 94, Proposed: 91), and Runoff Coefficients.

BENCHMARKS (NAVD 88):

Table listing benchmark locations: BM SITE, BM WOOD, BM 0214 with their respective elevations.

HORIZONTAL CONTROL POINTS

Table with columns: BM SITE, NORTHING, EASTING, ELEVATION. Lists control points for BM SITE, BM WOOD, and BM 0214.



REVISION DESCRIPTION table with columns: NO., DATE, REVISION DESCRIPTION.

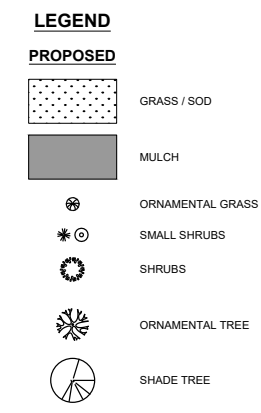
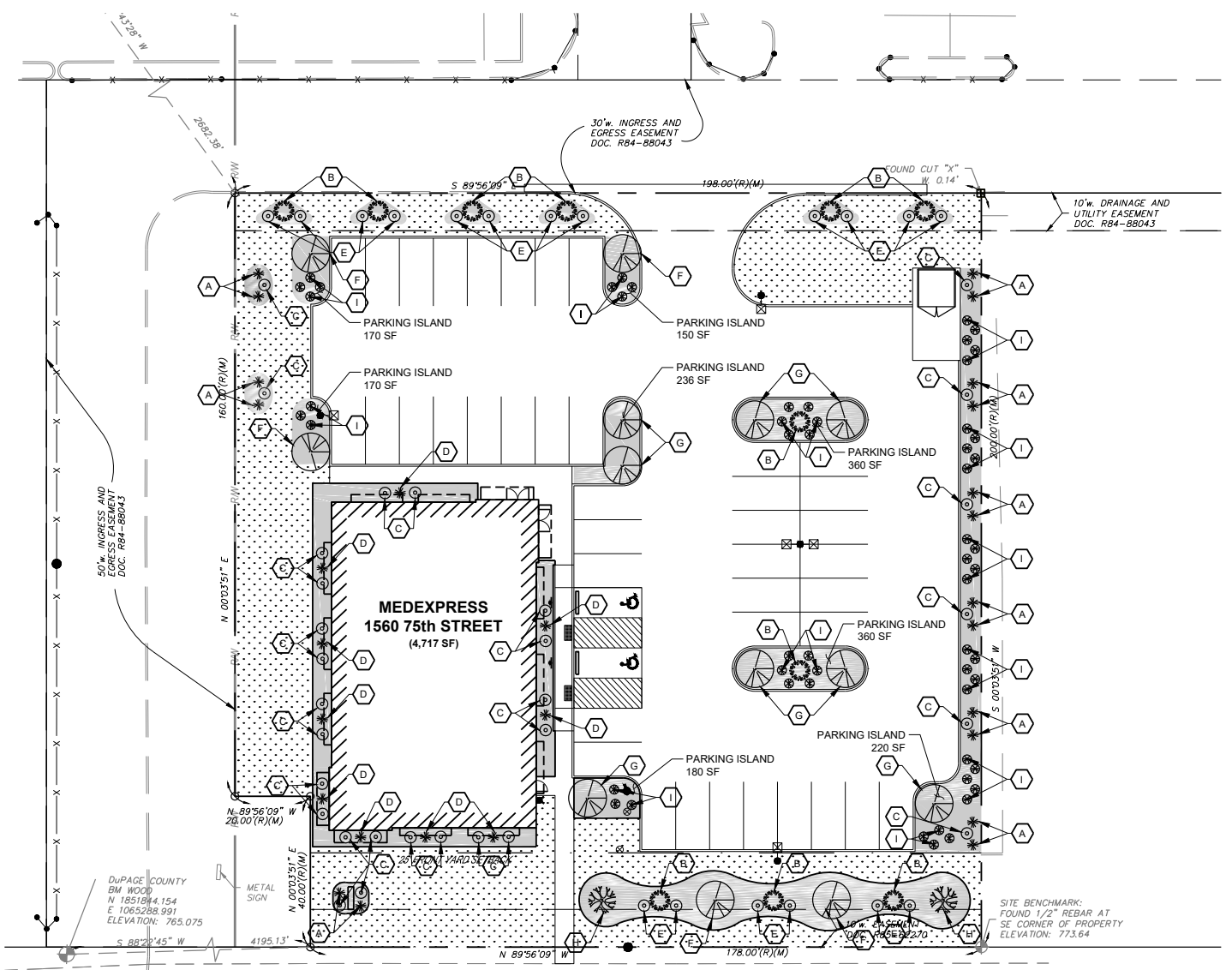
MEDEXPRESS DOWNERS GROVE, IL CONSTRUCTION DOCUMENTS 1560 75TH ST., DOWNERS GROVE, IL 60516

GRADING PLAN

Project information table: ISSUE: 90% CONST DOCS, DATE: 01/27/2017, JOB NO.: 753208, DESIGN: JRM, DRAWN: JRM, CHECKED: JAT, SHEET NO. C5.0.



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: J.U.L.I.E. AT 811 OR 1 (800) 892-0123...



PLANTING NOTES:

- 1. ALL PLANT MATERIAL SHALL BE STATE DOT APPROVED AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER/CONSTRUCTION MANAGER. THE OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
2. SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED. ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE MUNICIPALITY AND OWNER.
3. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTH AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.
4. PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE.
5. REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
6. FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION.
7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXISTS, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.

TOPSOIL AND SOD NOTES:

- 1. ALL DISTURBED AREAS SHALL RECEIVE SOD. SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE.
2. SOD SHALL BE INSTALLED ON A MIN. OF 3" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEIOUS MATERIAL INCLUDING NOXIOUS PLANTS, PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/CM. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.

IRRIGATION NOTES:

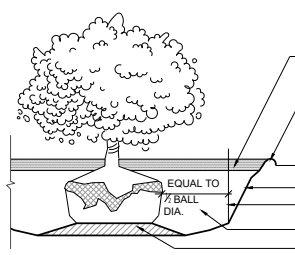
- 1. ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATIONS SYSTEM. THE GC SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE GC SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

NOTE: ALL PARKING ISLANDS SHALL HAVE A MINIMUM OF 50% AREA GROUND COVERAGE WITH PERENNIALS AND/OR GROUND COVER PLANTINGS, AS PER VILLAGE OF DOWNERS GROVE CODE 28.8.020.D.3. IN ADDITION TO LANDSCAPING SHOWN, OWNER SHALL PROVIDE SEASONAL ANNUALS BENEATH SHADE TREES TO MEET MINIMUM COVERAGE REQUIREMENTS.

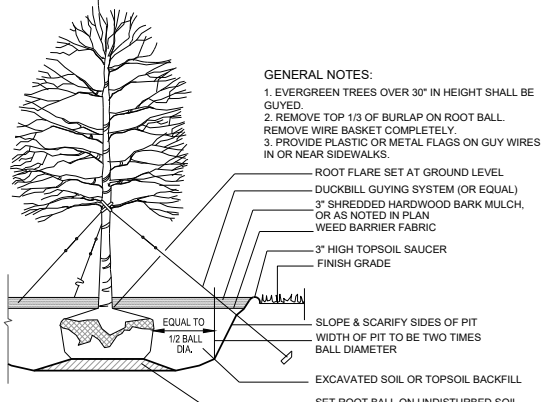
LANDSCAPE REQUIREMENTS

- PARKING LOT STREET YARDS (VODG SEC. 8.020.B):
REQUIRED: 75% PARKING LOT PERIMETER LANDSCAPING
LANDSCAPE AREA: 4,450 SF -> 3,340 SF REQUIRED
PROVIDED: 4,200 SF (AT MATURE SPREAD)
REQUIRED: 1 TREE/30 LINEAR FEET OF PARKING FRONTAGE
108' PARKING FRONTAGE/30' = 4 TREES REQUIRED
PROVIDED: 4 TREES
PARKING LOT INTERIOR/REAR YARDS (VODG SEC. 8.020.C):
REQUIRED: 50% PARKING LOT PERIMETER LANDSCAPING
LANDSCAPE AREA (NORTH): 2,770 SF -> 1,385 SF REQUIRED
LANDSCAPE AREA (EAST): 3,470 SF -> 1,735 SF REQUIRED
LANDSCAPE AREA (WEST): 865 SF -> 433 SF REQUIRED
PROVIDED: LANDSCAPE AREA (NORTH): 1,400 SF
LANDSCAPE AREA (EAST): 1,750 SF
LANDSCAPE AREA (WEST): 500 SF
PARKING LOT LANDSCAPE ISLANDS (VODG SEC. 8.030.B):
REQUIRED: DISTANCE BETWEEN ISLANDS NO GREATER THAN 20 PARKING SPACES
PROVIDED: 9 SPACES MAXIMUM BETWEEN ISLANDS
REQUIRED: SINGLE ROW PARKING: 150 SF
DOUBLE ROW PARKING: 300 SF
PROVIDED: SEE PLAN
REQUIRED: 1 TREE/150 SF OF LANDSCAPE ISLAND
PROVIDED: 1 TREE/150 SF OF LANDSCAPE ISLAND
MONUMENT SIGN SCREENING (VODG SEC. 9.050.B.1.f):
REQUIRED: LANDSCAPE AREA 3-FT IN WIDTH
PROVIDED: SEE PLAN

75TH STREET (200' w.) (PUBLIC)(ASPHALT)(64' ± w. PAVEMENT)



1 SHRUB PLANTING NO SCALE



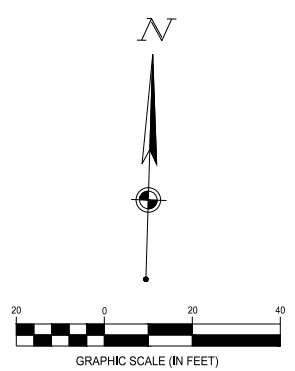
2 TREE PLANTING NO SCALE

- GENERAL NOTES:
1. EVERGREEN TREES OVER 30" IN HEIGHT SHALL BE GUYED.
2. REMOVE TOP 1/3 OF BURLAP ON ROOT BALL. REMOVE WIRE BASKET COMPLETELY.
3. PROVIDE PLASTIC OR METAL FLAGS ON GUY WIRES IN OR NEAR SIDEWALKS.
ROOT FLARE SET AT GROUND LEVEL
DUCKBILL GUYING SYSTEM (OR EQUAL)
3" SHREDDED HARDWOOD BARK MULCH, OR AS NOTED IN PLAN
WEED BARRIER FABRIC
3" HIGH TOPSOIL SAUCER
FINISH GRADE
SLOPE & SCARIFY SIDES OF PIT
WIDTH OF PIT TO BE TWO TIMES BALL DIAMETER
EXCAVATED SOIL OR TOPSOIL BACKFILL
SET ROOT BALL ON UNDISTURBED SOIL "CONE" AT BOTTOM OF PIT

PLANT MATERIAL LIST

Table with columns: SYM., QTY., PLANT NAME, INSTALLED SIZE, MATURE HEIGHT/SPREAD. Lists items like Green Mountain Boxwood, Compact Burning Bush, Goldflame Spirea, Blue Globe Spruce, Brilliant Red Chokeberry, Brandywine Red Maple, Skyline Honey Locust, Winter King Hawthorn, and Dwarf Fountain Grass.

- NOTES
1. DIAMETER MEASURED AT BREAST HEIGHT.
2. MIX SPECIES WHEN PLANTING. AVOID PLANTING ALL LIKE SPECIES TOGETHER.
3. VERIFY ALL PLANT SPECIES AND LOCATIONS WITH THE VILLAGE OF DOWNERS GROVE PRIOR TO FINAL INSTALLATION.



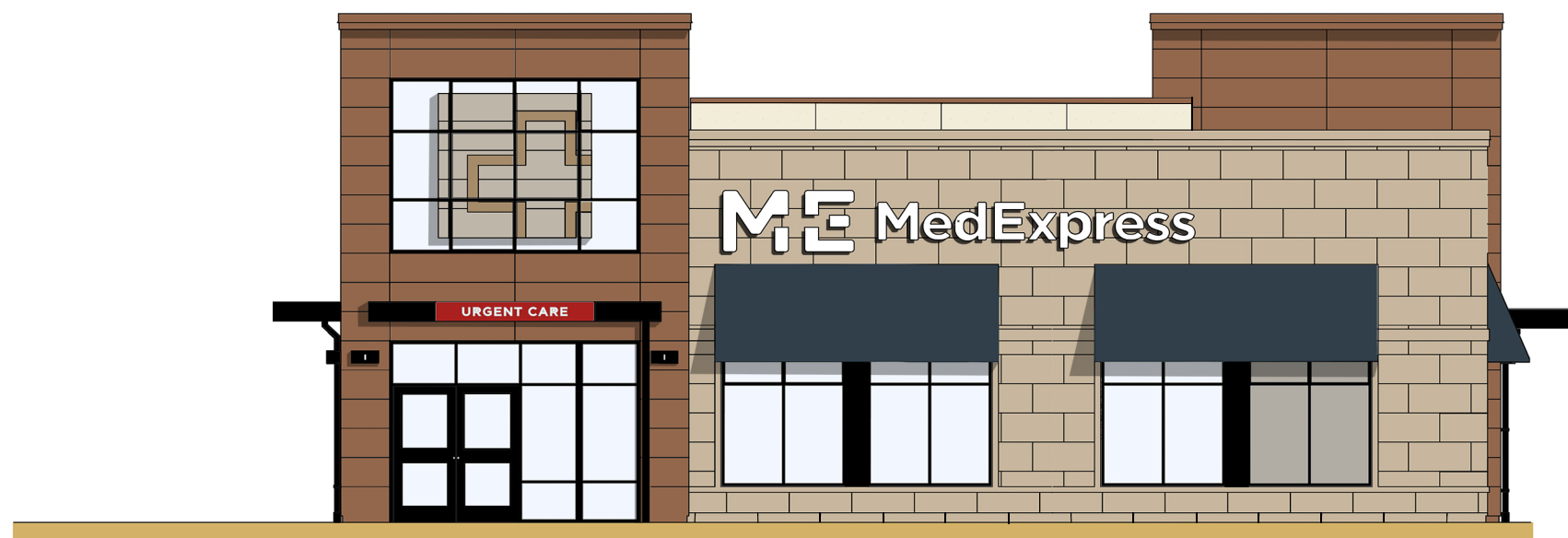
FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: J.U.L.I.E. AT 811 OR 1 (800) 892-0123 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS J.U.L.I.E.

Table with columns: NO., DATE, REVISION DESCRIPTION.

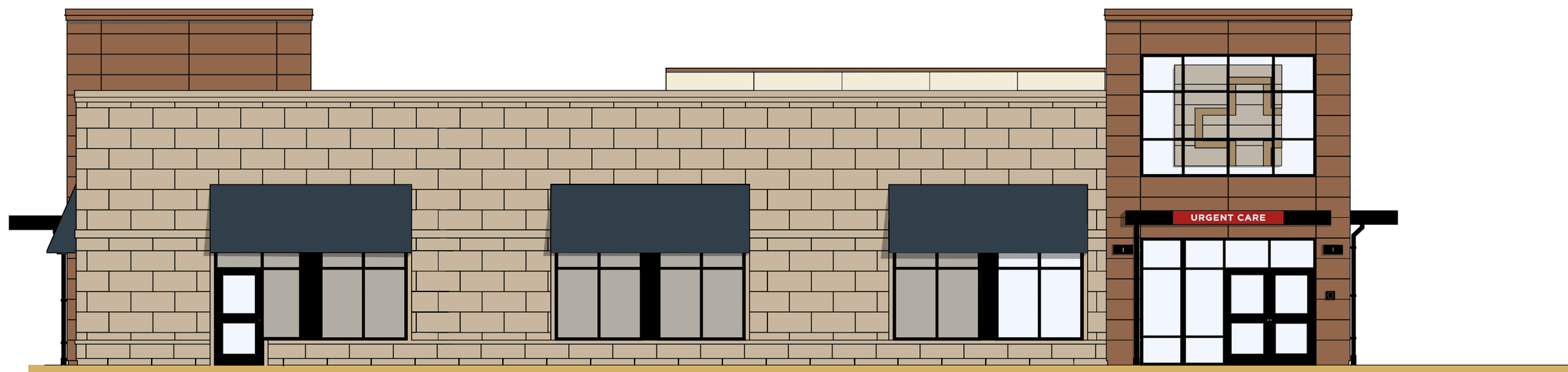
MEDEXPRESS
DOWNERS GROVE, IL
CONSTRUCTION DOCUMENTS
1560 75TH ST., DOWNERS GROVE, IL 60516

LANDSCAPE PLAN
ISSUE: 90% CONST DOCS
DATE: 01/27/2017
JOB NO.: 753208
DESIGN: JSB
DRAWN: JSB
CHECKED: JAT
SHEET NO. C8.0

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BUILDING ELEVATION-NORTH
SCALE 1/4"=1'0"

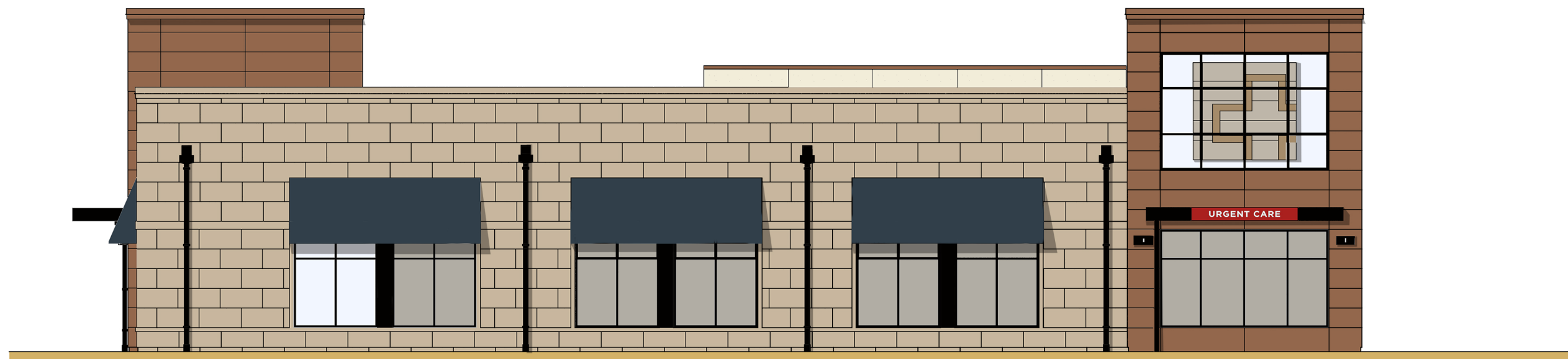


BUILDING ELEVATION-EAST
SCALE 1/4"=1'0"

MEDEXPRESS
1560 75TH STREET
DOWNS GROVE, IL 60516
CESO Project NO. 753208
EXTERIOR ELEVATION A3.0



BUILDING ELEVATION-SOUTH
SCALE 1/4"=1'0"



BUILDING ELEVATION-WEST
SCALE 1/4"=1'0"

MEDEXPRESS
1560 75TH STREET
DOWNERS GROVE, IL 60516
CESO Project NO. 753208
EXTERIOR ELEVATION A3.1



MEDEXPRESS
1560 75TH STREET
DOWNERS GROVE, IL 60516
CESO Project NO. 753208
VIEW OF SOUTHWEST TOWER



MEDEXPRESS
1560 75TH STREET
DOWNERS GROVE, IL 60516
CESO Project NO. 753208
VIEW OF NORTHEAST TOWER



2800 Corporate 7628 Dr., Ste. 160
Columbus, Ohio 43231-7719
(614) 794-7080
www.cesoinc.com

December 9, 2016

Mr. William Lorton
Traffic Manager
Village of Downers Grove
801 Burlington Ave.
Downers Grove, IL 60515

Mr. David Furey
Permits Engineer
Dupage County Department of Transportation
421 N. County Farm Road, RM 2-300
Wheaton, IL 60187

**RE: MedExpress Development: 1560 75th Street, Downers Grove, IL 60516
Village of Downers Grove, Dupage County**

Dear Mr. Lorton and Mr. Furey:

CESO is submitting this correspondence to both the Village of Downers Grove and the Dupage County Department of Transportation regarding the above referenced property to respectfully request traffic approval as a result of the proposed site improvements.

Site Location

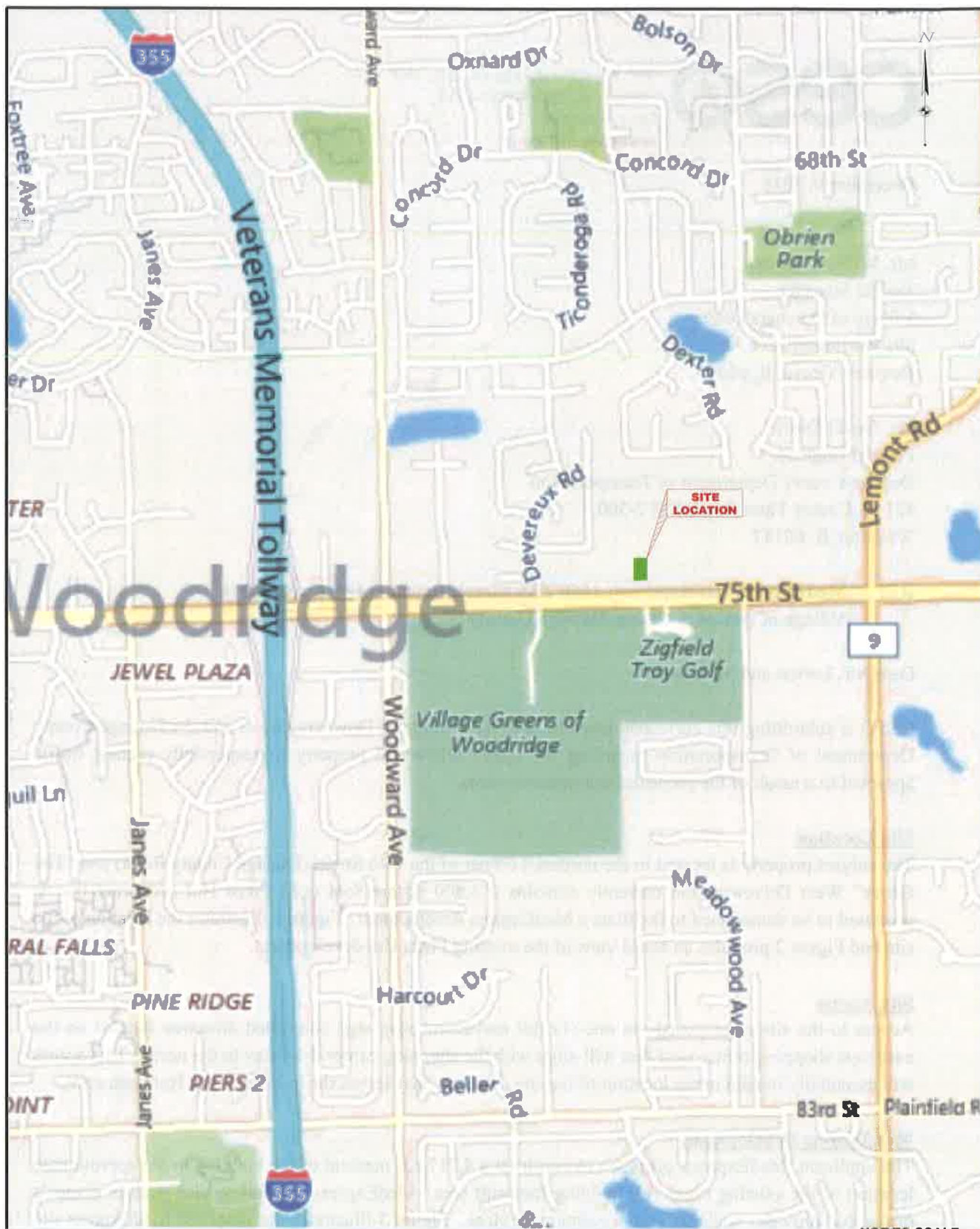
The subject property is located in the northeast corner of the 75th Street (Dupage County Road) and "The Grove" West Driveway and currently contains a 3,800 square foot (s.f.) Pizza Hut restaurant that is proposed to be demolished to facilitate a MedExpress development. Figure 1 illustrates the location of the site and Figure 2 provides an aerial view of the existing Pizza Hut development.

Site Access

Access to the site is proposed via one (1) full movement stop sign controlled driveway located on the east/west shopping center road that will align with the shopping center driveway to the north. This access will essentially remain in the location of the site driveway that serves the existing Pizza Hut restaurant.

MedExpress Development

The applicant, MedExpress, proposes to construct a 4,717 s.f. medical office building in the approximate location of the existing Pizza Hut building footprint area. MedExpress is a full service walk-in doctor's office that provides wellness and prevention services. Figure 3 illustrates the proposed MedExpress site plan.



NOT TO SCALE



CREATION TO COMPLETION
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SITE LOCATION

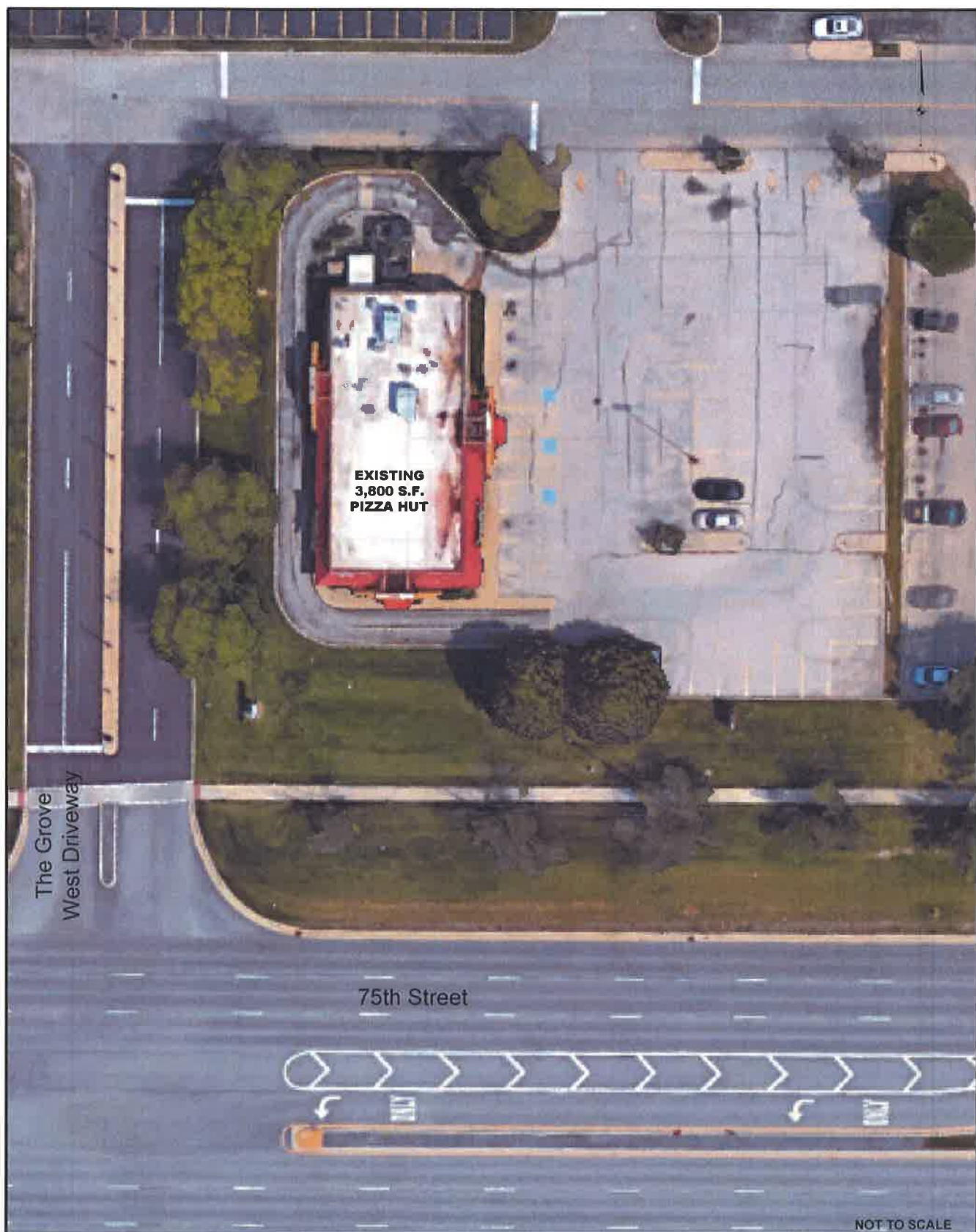
MEDEXPRESS

VILLAGE OF DOWNERS GROVE

DUPAGE COUNTY, ILLINOIS

FIGURE 1

DATE:	12/07/2016
JOB NO.:	753208
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PAGE	2



**EXISTING
3,800 S.F.
PIZZA HUT**

The Grove
West Driveway

75th Street

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EXISTING SITE AERIAL

MEDEXPRESS

VILLAGE OF DOWNERS GROVE

DUPAGE COUNTY, ILLINOIS

FIGURE 3
DATE: 12/07/2016
JOB NO.: 753208
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PAGE 3



Existing Transportation System

As indicated, 75th Street is under the jurisdiction of the Dupage County Department of Transportation with the remaining study locations being under the control of the Village of Downers Grove. Figure 4 illustrates the existing transportation system that will service the proposed MedExpress site.

Trip Generation

CESO reviewed the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition (see Table 1) and the change in use will in all cases reduce the number of trips as shown on the attached calculation sheet. Note: CESO reviewed a few categories for the proposed and chose the highest volume generator category for the proposed condition. Therefore, the change in use when compared with the existing traffic generation of the site will result in a decrease by as much as thirty-five (35) percent or more.

Directional Distribution

Although the proposed MedExpress will actually generate less traffic than the previous Pizza Hut development, CESO prepared an exhibit showing the MedExpress directional distribution of traffic for both the weekday AM and PM peak hours and Saturday peak hour. Figure 5 illustrates the proposed directional distribution of MedExpress traffic. Figure 6 shows the actual MedExpress traffic distributed to the key study roadways.

Circulation Plan

CESO prepared a site circulation plan using Autoturn software. AutoTURN® is used to confidently analyze road and site design projects including intersections, roundabouts, bus terminals, loading bays, parking lots or any on/off-street assignments involving vehicle access checks, clearances, and swept path maneuvers. Figure 7 illustrates the circulation plan showing a garbage truck, passenger vehicle, and fire truck.

Conclusions

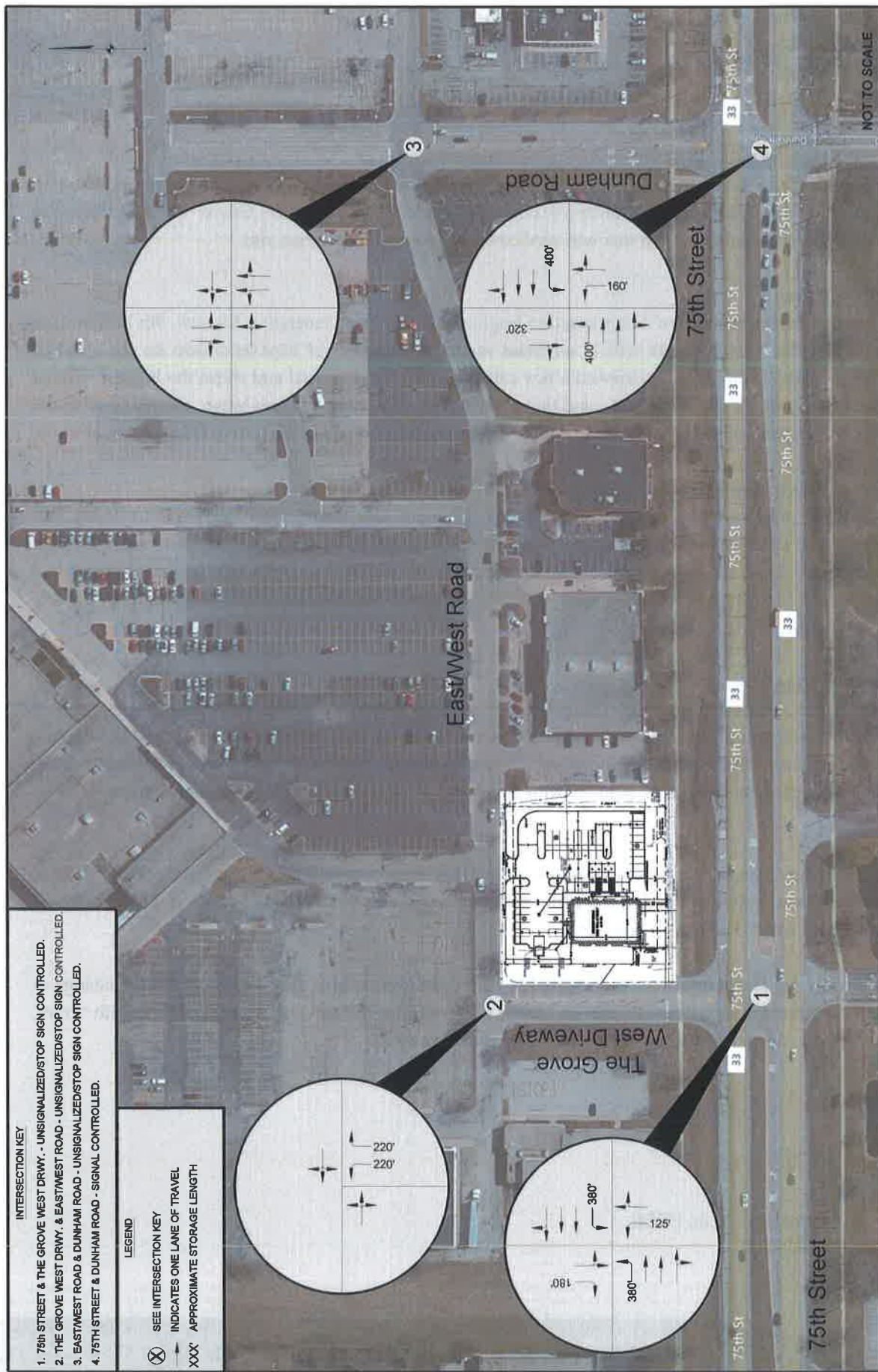
Based on the use change, it is my professional opinion that the proposed MedExpress development will not have a significant impact or increase in traffic at the existing access point along 75th Street, Dunham Road, Lemont Road, and "The Grove" West Driveway.

Please review the above information and provide your concurrence with the conclusion that the change in use will not create a significant impact or increase in traffic at the existing access point to 75th Street, Dunham Road, Lemont Road, and "The Grove" West Driveway.

Sincerely,

A handwritten signature in black ink, appearing to read "R. E. Matko".

Robert E. Matko, P.E., P.S., PTOE
Engineering Manager



NOT TO SCALE

- INTERSECTION KEY**
- 1. 75th STREET & THE GROVE WEST DRIVY. - UNSIGNALIZED/STOP SIGN CONTROLLED.
 - 2. THE GROVE WEST DRIVY. & EASTWEST ROAD - UNSIGNALIZED/STOP SIGN CONTROLLED.
 - 3. EASTWEST ROAD & DUNHAM ROAD - UNSIGNALIZED/STOP SIGN CONTROLLED.
 - 4. 75TH STREET & DUNHAM ROAD - SIGNAL CONTROLLED.

- LEGEND**
- ⊗ SEE INTERSECTION KEY
 - INDICATES ONE LANE OF TRAVEL
 - XXX' APPROXIMATE STORAGE LENGTH

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EXISTING TRANSPORTATION SYSTEM

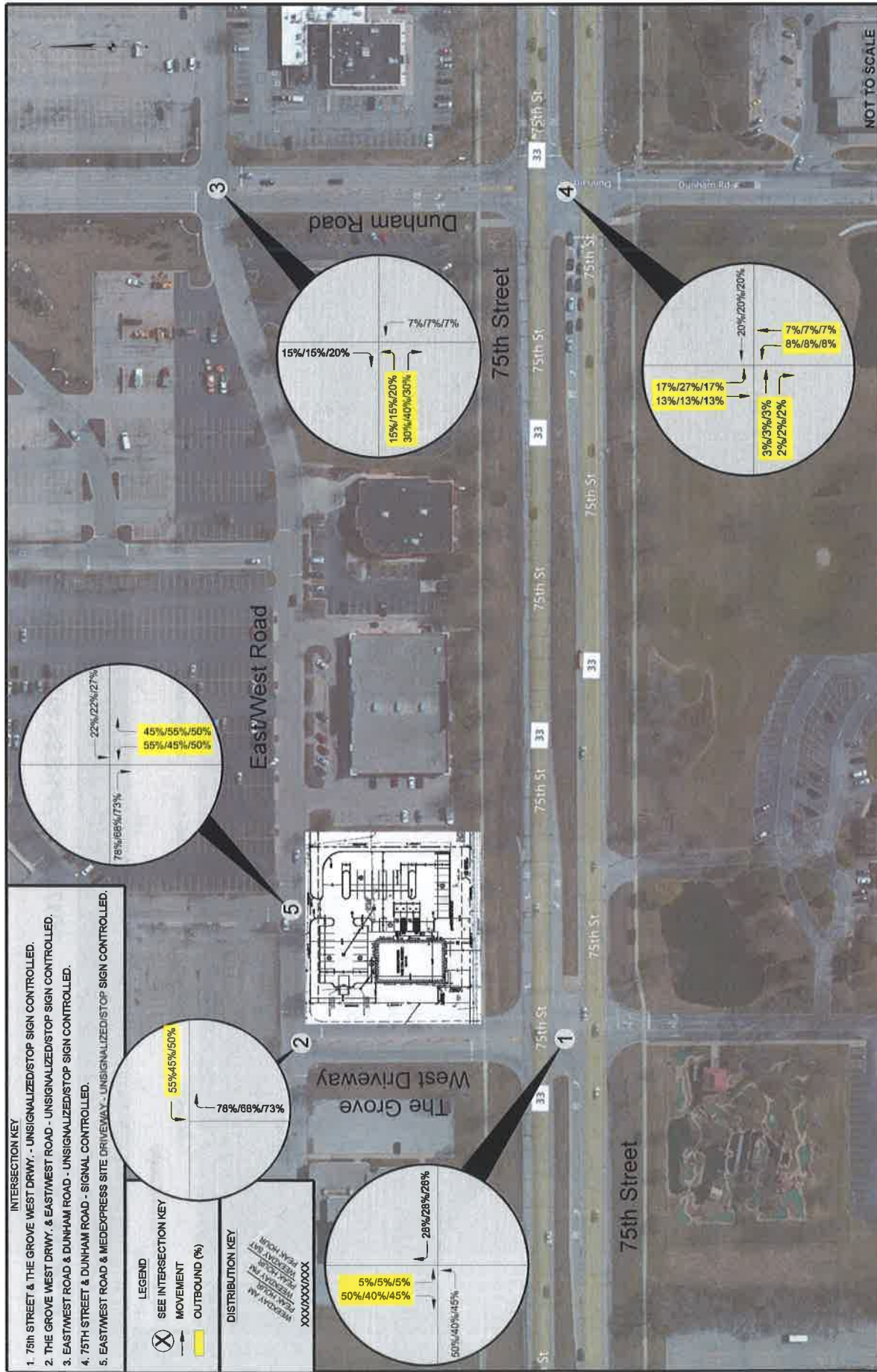
MEDEXPRESS

VILLAGE OF DOWNERS GROVE

DUPAGE COUNTY, ILLINOIS

FIGURE 4

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DIRECTIONAL DISTRIBUTION

MEDEXPRESS

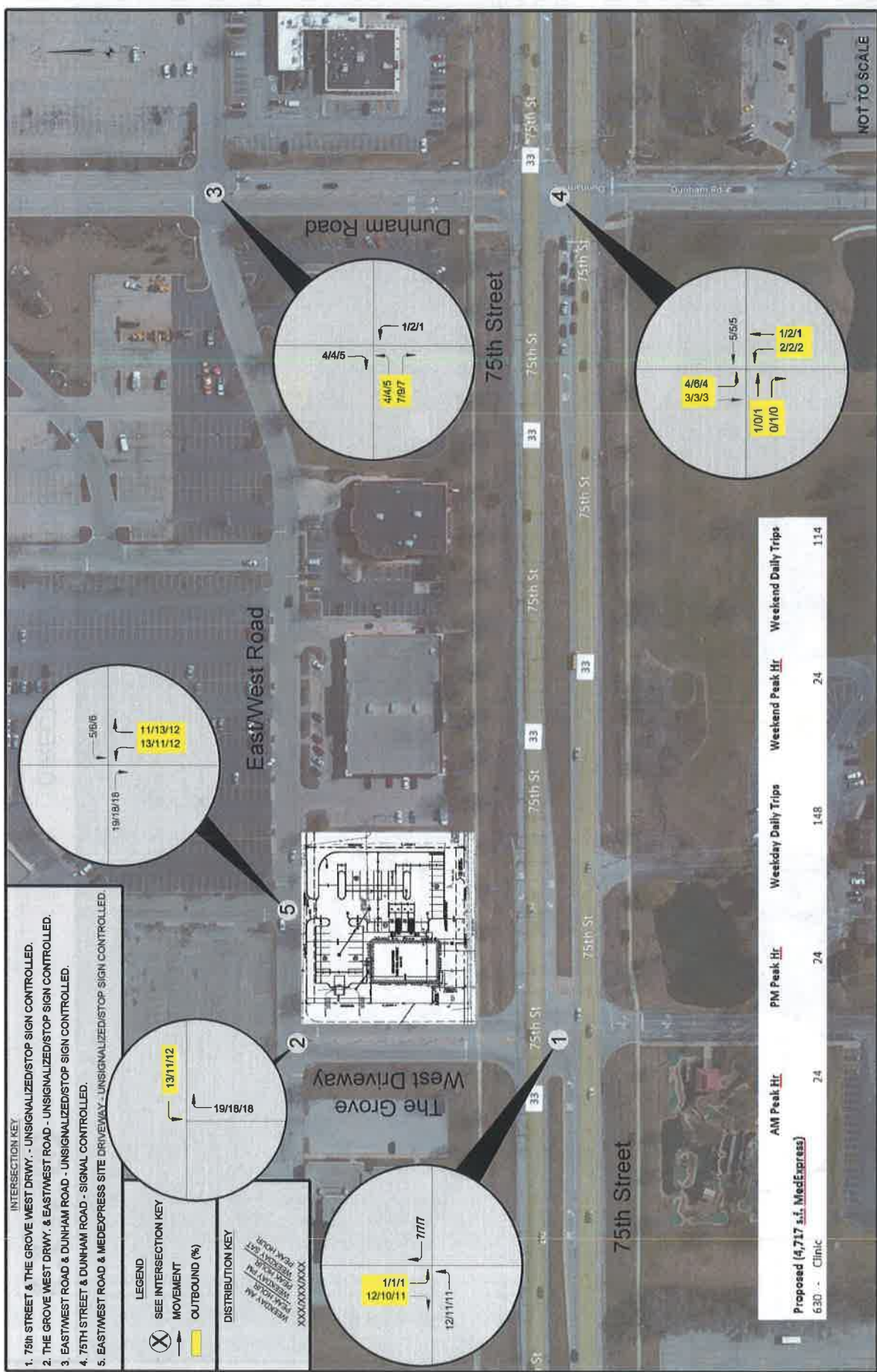
VILLAGE OF DOWNERS GROVE

DUPAGE COUNTY, ILLINOIS

FIGURE 5

DATE: 12/07/2016
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 PAGE: 7

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2017 MEDEXPRESS SITE GENERATED TRAFFIC VOLUMES

MEDEXPRESS

VILLAGE OF DOWNERS GROVE

DUPAGE COUNTY, ILLINOIS

FIGURE 6

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PAGE: 8

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Figure 7



**Table 1 Trip Generation Comparison
Equation per ITE Trip Generation Manual, 9th Edition**

	AM Peak Hr	PM Peak Hr	Weekday Daily Trips	Weekend Peak Hr	Weekend Daily Trips
Existing					
932 - High Turnover Sit Down Restaurant	(X/1000)*10.81	(X/1000)*9.85	(X/1000)*127.15	(X/1000)*14.07	(X/1000)*158.37
Proposed (MedExpress)					
630 - Clinic	(X/1000)*5.18	(X/1000)*5.18	(X/1000)*31.45	(X/1000)*5.18	(X/1000)*24.10
720 - Medical Dental Office	(X/1000)*3.50	(X/1000)*4.27	(X/1000)*36.13	(X/1000)*3.63	(X/1000)*8.96
Existing vs. Proposed Calculation of Traffic Generation					
Existing (3,800 s.f. Retail)					
932 - High Turnover	41	37	483	53	602
Proposed (4,717 s.f. MedExpress)					
630 - Clinic	24	24	148	24	114
720 - Medical Dental Office	17	20	170	17	42
Existing	41	37	483	53	602
Net Proposed (Highest Volume) Generator)	24	24	148	24	114
Difference – Existing to Proposed	-17	-13	-335	-29	-488
Percent Difference – Existing to Proposed	-41.46%	-35.14%	-69.36%	-54.72%	-81.06%

Land Use: 932

High-Turnover (Sit-Down) Restaurant

Description

This land use consists of sit-down, full-service eating establishments with typical duration of stay of approximately one hour. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours per day. These restaurants typically do not take reservations. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for their meal after they eat. Some facilities contained within this land use may also contain a bar area for serving food and alcoholic drinks. Quality restaurant (Land Use 931), fast-food restaurant without drive-through window (Land Use 933), fast-food restaurant with drive-through window (Land Use 934) and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

Additional Data

Users should exercise caution when applying statistics during the A.M. peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the A.M. peak hour of the adjacent street traffic were removed from the database.

Information on approximate hourly variation in high-turnover (sit-down) restaurant traffic is shown in the following table. It should be noted, however, that the information contained in this table is based on a limited sample size. Therefore, caution should be exercised when applying the data. Also, some information provided in the table may conflict with the results obtained by applying the average rate or regression equations. When this occurs, it is suggested that the results from the average rate or regression equations be used, as they are based on a larger number of studies.

Hourly Variation in High-Turnover (Sit-Down) Restaurant Traffic						
Time	Average Weekday ^a		Average Saturday ^b		Average Sunday ^c	
	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic
6 a.m.–7 a.m.	1.5	0.8	0.9	0.6	0.1	0.4
7 a.m.–8 a.m.	3.0	1.7	2.2	1.0	0.9	1.3
8 a.m.–9 a.m.	3.6	2.3	4.1	2.8	1.7	0.1
9 a.m.–10 a.m.	4.1	2.7	4.1	3.5	1.4	1.2
10 a.m.–11 a.m.	3.3	3.2	4.6	3.7	2.3	4.2
11 a.m.–12 p.m.	7.4	3.8	4.6	4.0	5.5	2.6
12 p.m.–1 p.m.	8.6	6.6	5.1	3.6	8.8	3.9
1 p.m.–2 p.m.	4.8	8.6	4.4	4.3	6.6	8.2
2 p.m.–3 p.m.	3.2	5.5	3.8	4.3	5.9	5.1
3 p.m.–4 p.m.	3.0	4.0	3.6	3.5	8.7	7.2
4 p.m.–5 p.m.	5.6	4.5	4.5	4.0	10.0	8.4
5 p.m.–6 p.m.	9.7	4.6	7.1	4.3	12.4	10.5
6 p.m.–7 p.m.	10.7	7.9	9.9	6.7	11.3	10.0
7 p.m.–8 p.m.	9.5	9.0	8.5	7.3	8.7	9.3
8 p.m.–9 p.m.	7.7	9.0	8.1	8.5	5.9	8.0
9 p.m.–10 p.m.	4.9	8.6	6.5	7.3	4.2	7.5
10 p.m.–6 a.m.	9.4	17.2	18.0	30.6	5.6	12.1

Sites ranged in size from 4,500 to 21,000 square feet gross floor area

^a Source numbers – 13, 88, 126, 507 and The Traffic Group, Inc.; based on seven studies

^b Source numbers – 13, 88, 126 and The Traffic Group, Inc.; based on five studies

^c Source numbers – 13, 88 and 126; based on three studies

Vehicle occupancy ranged from 1.39 to 1.69 persons per automobile on an average weekday. The average for the sites surveyed was approximately 1.52.

Five sites submitted for inclusion in this land use indicated the presence of an on-site pick-up window. From the limited data sample, it does not appear that the presence of a pick-up window had a significant impact on trip generation.

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish trip generation rates for facilities having significant outdoor seating.

The sites were surveyed between the 1960s and the 2000s throughout the United States.

Source Numbers

2, 4, 5, 72, 90, 100, 126, 269, 275, 280, 300, 301, 305, 338, 340, 341, 358, 384, 424, 432, 437, 438, 444, 507, 555, 577, 589, 617, 618, 728

High-Turnover (Sit-Down) Restaurant (932)

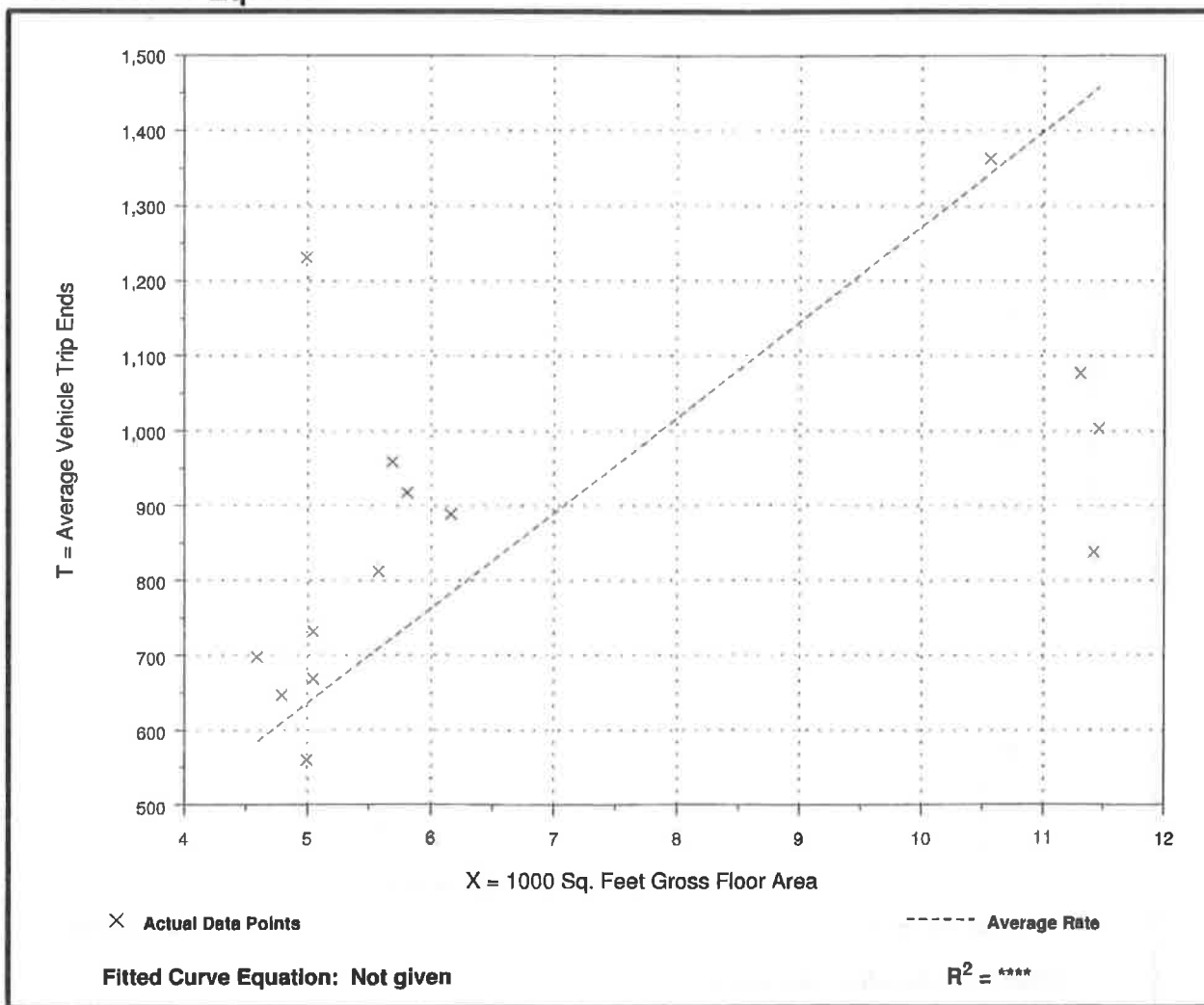
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday**

Number of Studies: 14
Average 1000 Sq. Feet GFA: 7
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
127.15	73.51 - 246.00	41.77

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

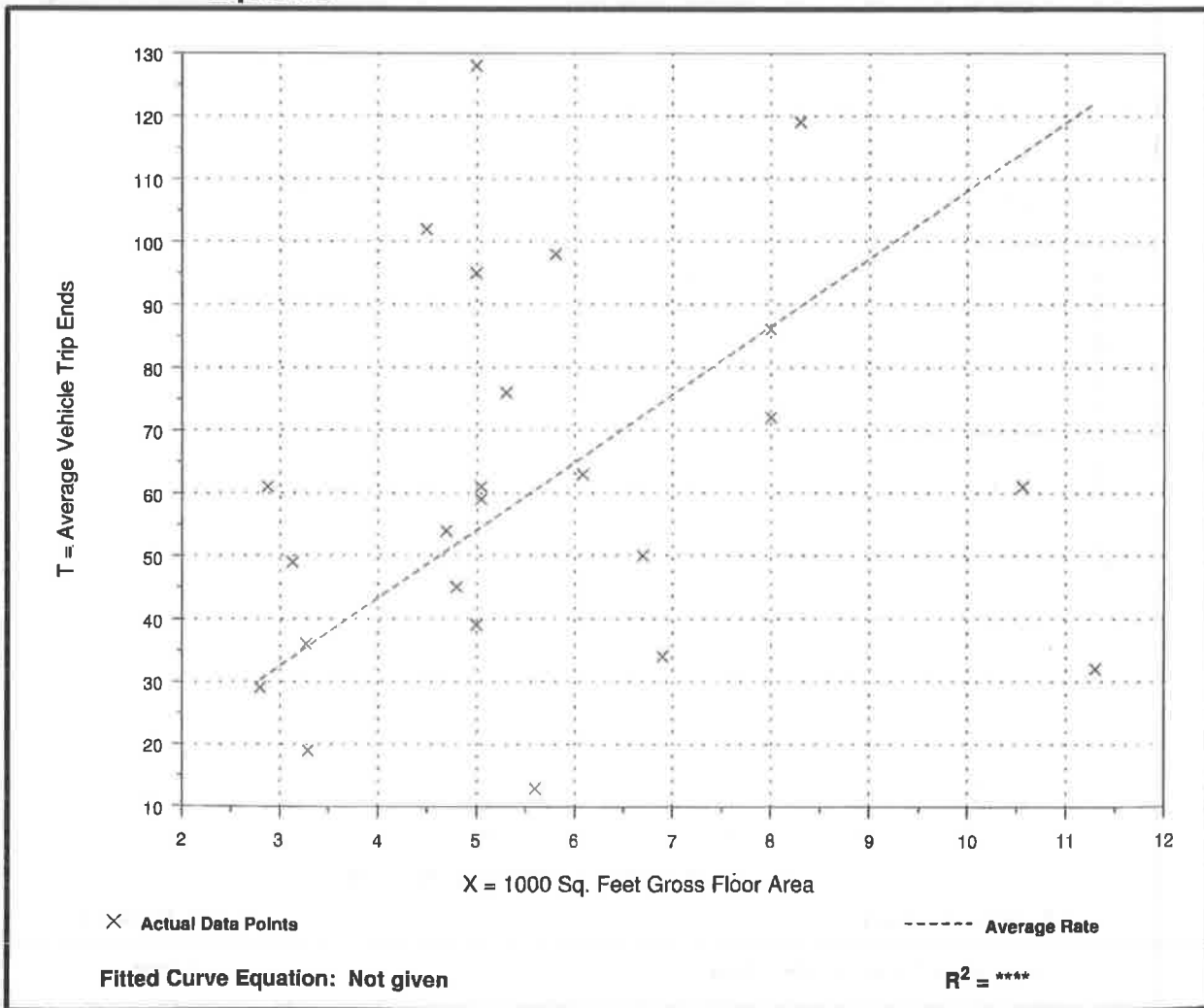
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 24
 Average 1000 Sq. Feet GFA: 6
 Directional Distribution: 55% entering, 45% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
10.81	2.32 - 25.60	6.59

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

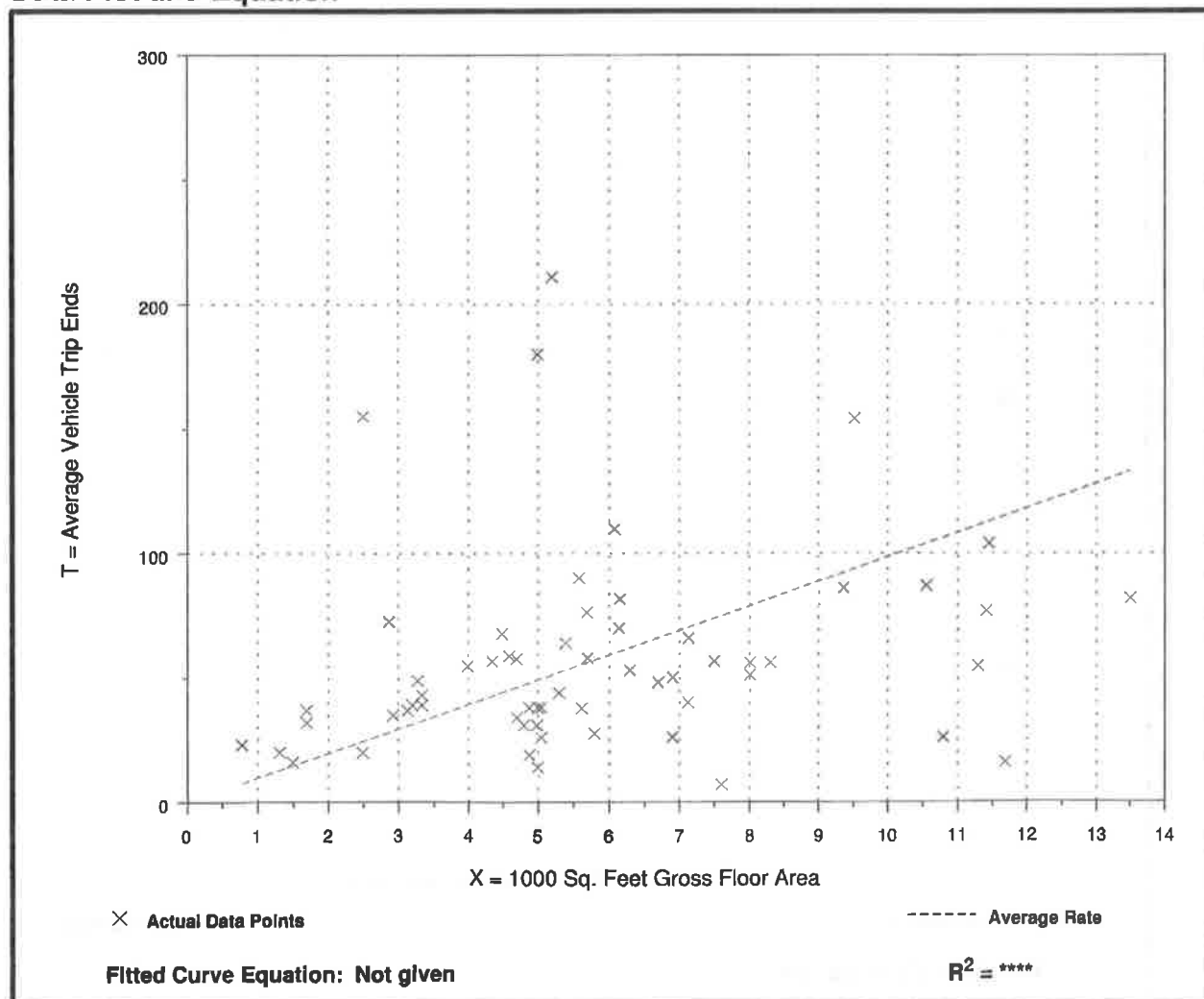
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 60
 Average 1000 Sq. Feet GFA: 6
 Directional Distribution: 60% entering, 40% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
9.85	0.92 - 62.00	8.54

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Saturday**

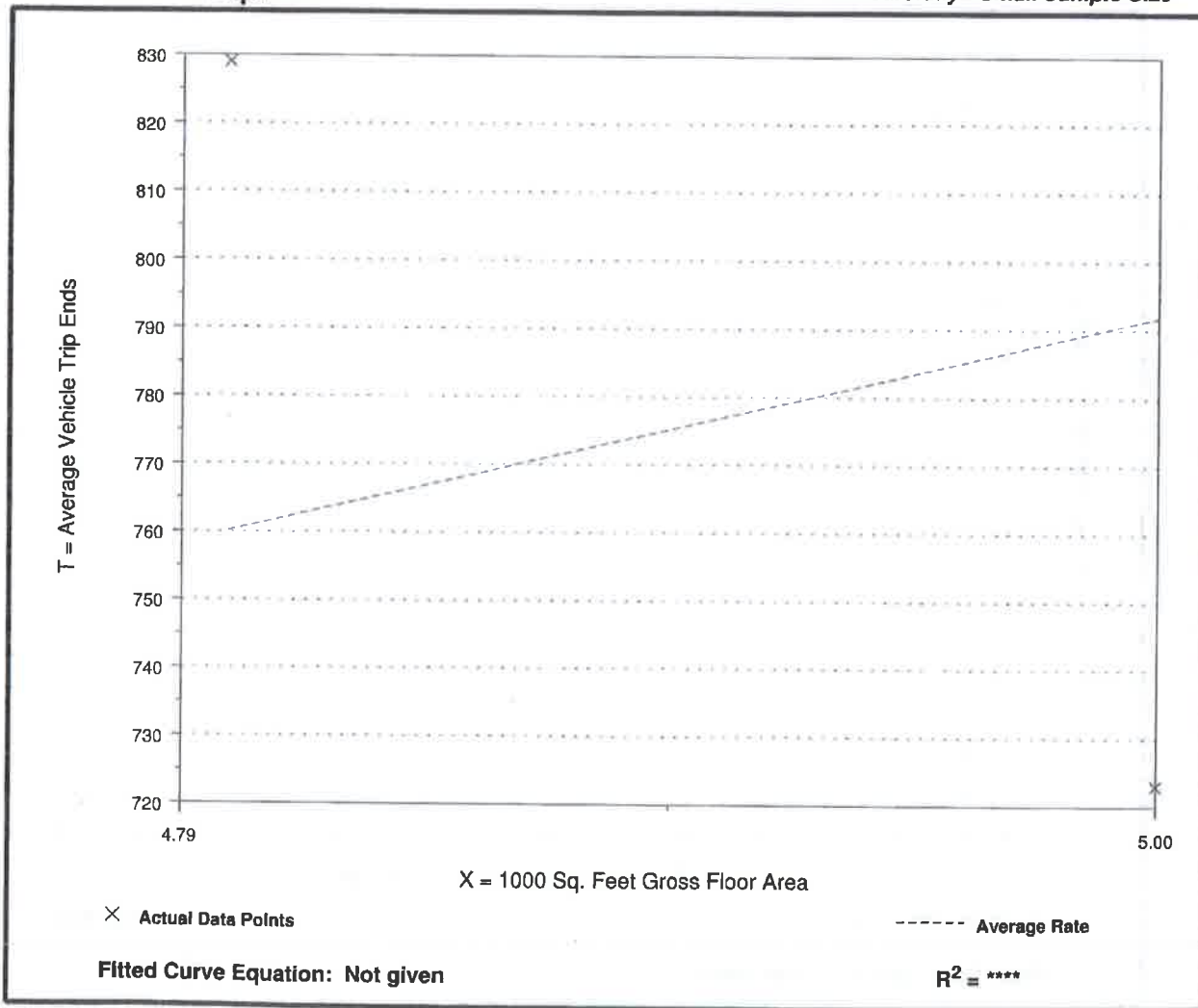
Number of Studies: 2
Average 1000 Sq. Feet GFA: 5
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
158.37	144.60 - 172.71	*

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



High-Turnover (Sit-Down) Restaurant (932)

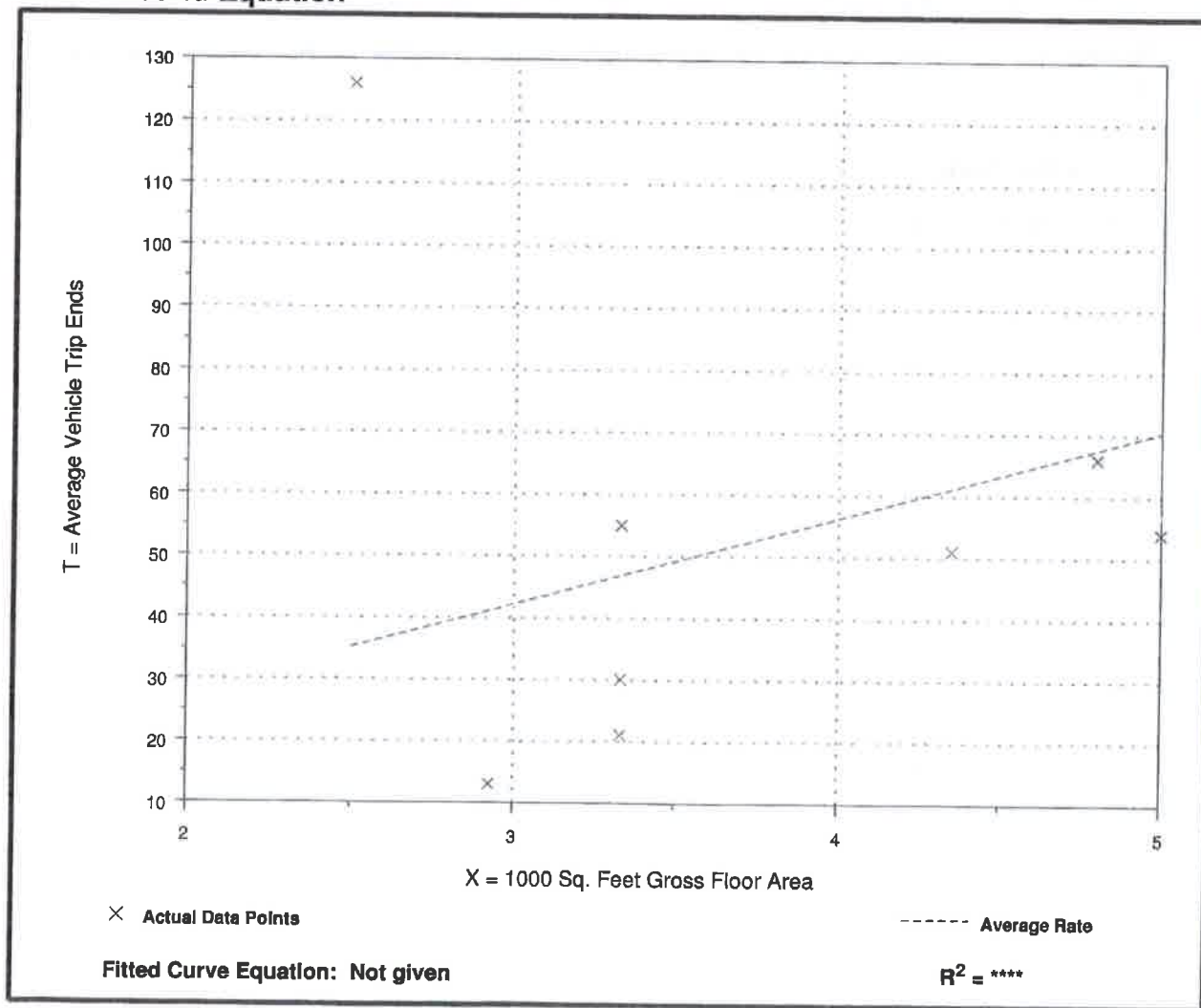
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Saturday,
Peak Hour of Generator

Number of Studies: 8
 Average 1000 Sq. Feet GFA: 4
 Directional Distribution: 53% entering, 47% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
14.07	4.44 - 50.40	12.19

Data Plot and Equation



Land Use: 630 Clinic

Description

A clinic is any facility that provides limited diagnostic and outpatient care but is unable to provide prolonged in-house medical and surgical care. Clinics commonly have lab facilities, supporting pharmacies and a wide range of services (compared to the medical office, which may only have specialized or individual physicians). Hospital (Land Use 610) and medical-dental office building (Land Use 720) are related uses.

Additional Data

The peak hour of the generator typically coincided with the peak hour of the adjacent street traffic.

The sites were surveyed between the 1960s and the 2000s in California, Illinois, New Hampshire and Vermont.

Source Numbers

19, 98, 440, 728, 734

Land Use: 630 Clinic

Independent Variables with One Observation

The following trip generation data are for independent variables with only one observation. This information is shown in this table only; there are no related plots for these data.

Users are cautioned to use data with care because of the small sample size.

<u>Independent Variable</u>	<u>Trip Generation Rate</u>	<u>Size of Independent Variable</u>	<u>Number of Studies</u>	<u>Directional Distribution</u>
Full-Time Doctors				
Weekday A.M. Peak Hour of Generator	3.60	5	1	50% entering, 50% exiting
1,000 Square Feet Gross Floor Area				
Weekday P.M. Peak Hour of Adjacent Street Traffic	5.18	64	1	Not available
Saturday	13.54	161	1	50% entering, 50% exiting
Sunday	24.10	161	1	50% entering, 50% exiting

Land Use: 720

Medical-Dental Office Building

Description

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility. Clinic (Land Use 630) is a related use.

Additional Data

The average vehicle occupancy for the six studies for which information was submitted was approximately 1.37 persons per automobile. The vehicle occupancy rates ranged from 1.32 to 1.44 persons per automobile.

The sites were surveyed between the 1980s and the 2000s throughout the United States.

Source Numbers

8, 19, 98, 104, 109, 120, 157, 184, 209, 211, 253, 287, 294, 295, 304, 357, 384, 404, 407, 423, 444, 509, 601, 715

Medical-Dental Office Building (720)

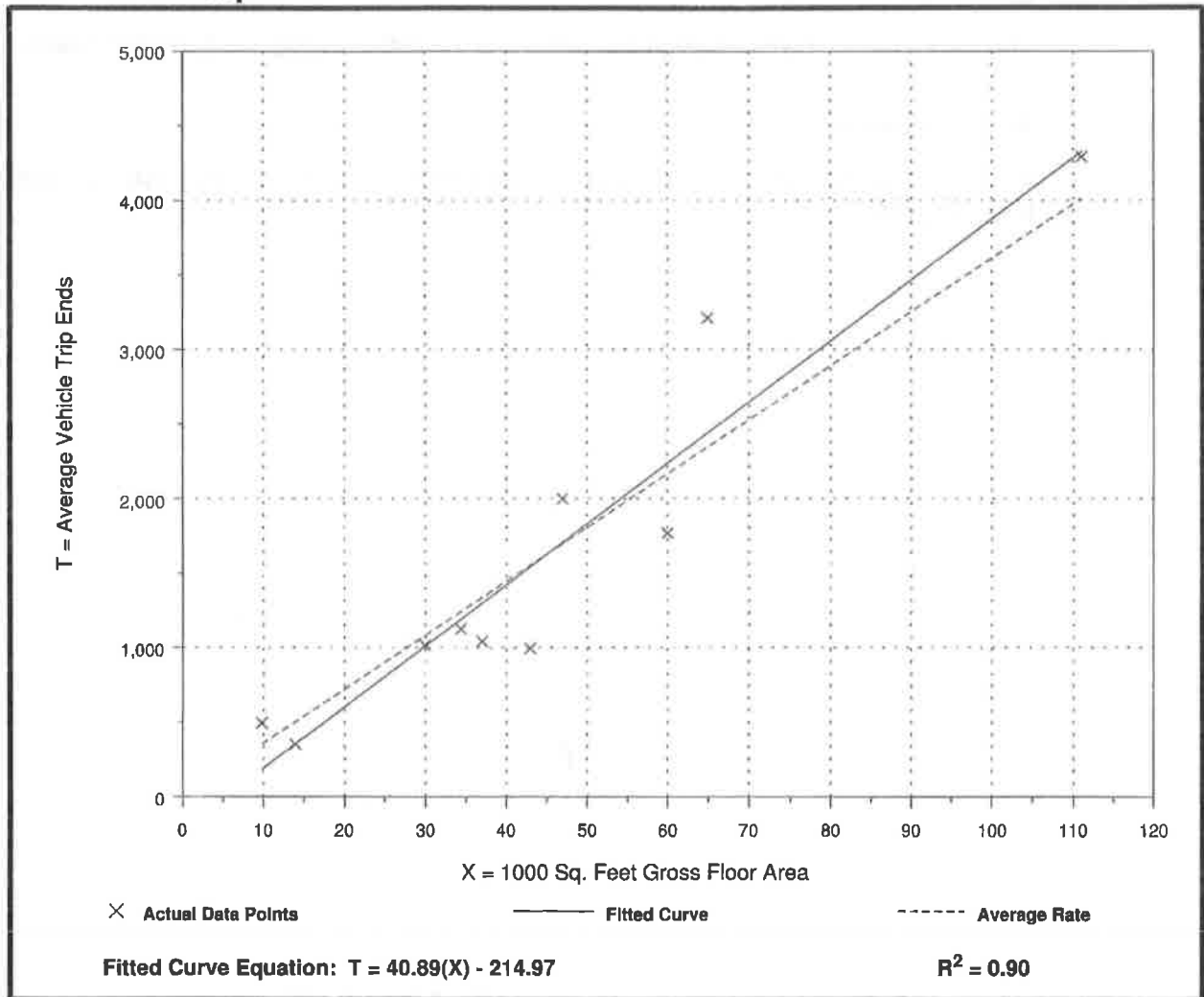
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday**

Number of Studies: 10
Average 1000 Sq. Feet GFA: 45
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
36.13	23.16 - 50.51	10.18

Data Plot and Equation



Medical-Dental Office Building (720)

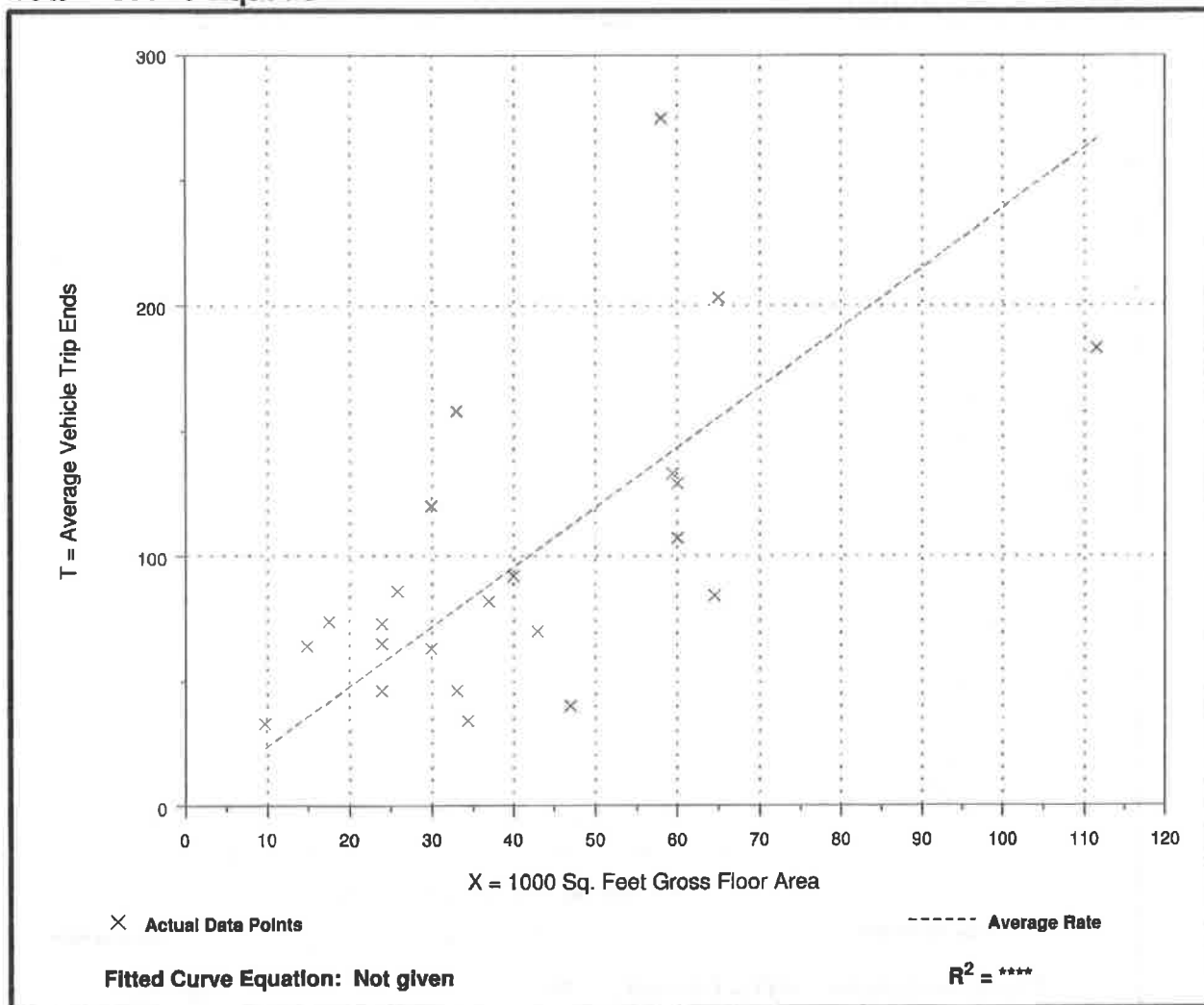
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 23
 Average 1000 Sq. Feet GFA: 41
 Directional Distribution: 79% entering, 21% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
2.39	0.85 - 4.79	1.89

Data Plot and Equation



Medical-Dental Office Building (720)

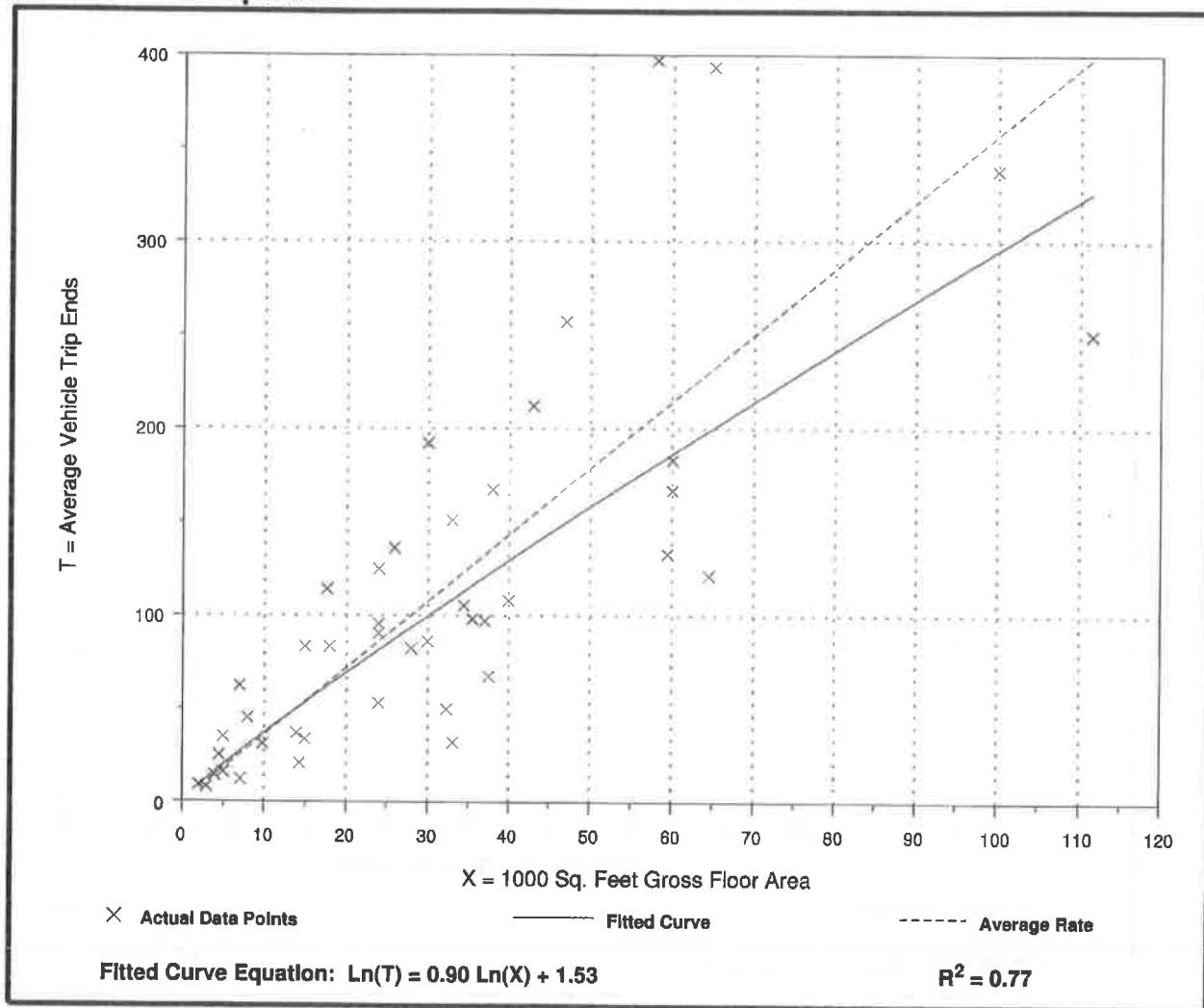
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 43
 Average 1000 Sq. Feet GFA: 31
 Directional Distribution: 28% entering, 72% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
3.57	0.97 - 8.86	2.47

Data Plot and Equation



Medical-Dental Office Building (720)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Saturday,
Peak Hour of Generator

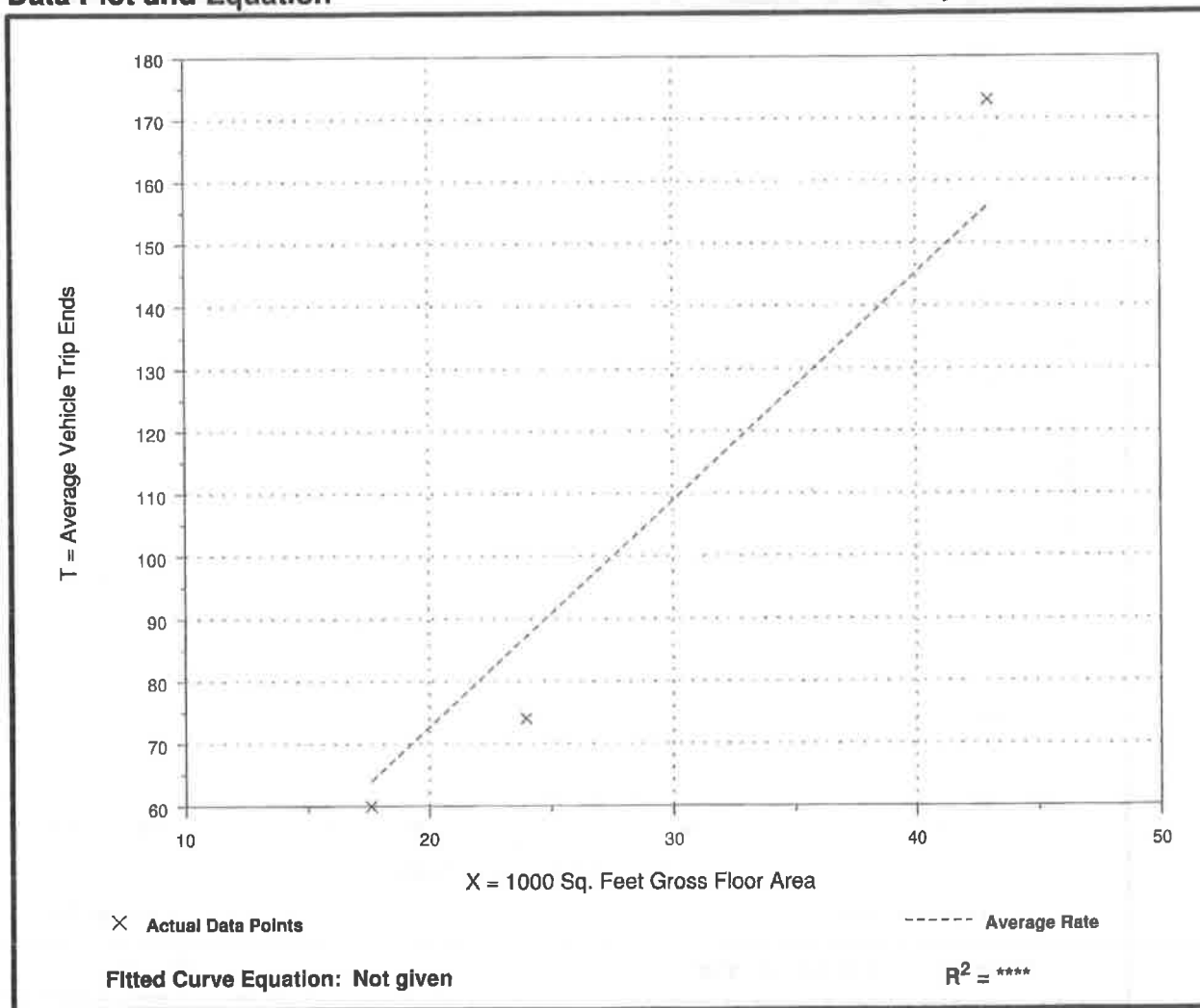
Number of Studies: 3
 Average 1000 Sq. Feet GFA: 28
 Directional Distribution: 57% entering, 43% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
3.63	3.08 - 4.02	1.93

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



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VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

FEBRUARY 6, 2017, 7:00 P.M.

Chairman Rickard called the February 6, 2017 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, Ms. Gassen, Ms. Hogstrom, Ms. Johnson, Mr. Maurer, Mr. Quirk

ABSENT: Ex-Officios Davenport, Livorsi, Menninga

STAFF: Senior Planner Rebecca Leitschuh and Planner Swati Pandey

VISITORS: Please see Attachment A to Minutes (Sign-in Sheets, 5 pgs.)

APPROVAL OF MINUTES

JANUARY 9, 2017 MINUTES – MOTION BY MS. GASSEN, SECONDED BY MS. HOGSTROM, TO APPROVE THE MINUTES AS PRESENTED. MOTION CARRIED BY VOICE VOTE OF 6-0-1. (MR QUIRK ABSTAINS.)

The chairman explained the protocol for the meeting/public hearings noting comments will be limited to three (3) minutes due to the size of the crowd.

Chairman Rickard swore in those individuals that would be speaking on the following two (2) public hearings:

PUBLIC HEARINGS

FILE 17-PLC-0001: A petition seeking approval of a Planned Unit Development Amendment to allow the construction of a new medical office building. The property is currently zoned B-2 (General Retail Business). The property is located north of 75th Street, 715 feet west of the intersection of 75th Street and Dunham Road, commonly known as 1560 75th Street, Downers Grove, IL (PIN 09-30-201-013). MedExpress, Petitioner; GW Downers PH LLC, Owner.

Village Planner Pandey noted the location of the site and explained the petitioner's (MedExpress) request to approve a planned unit development (PUD) amendment to construct a new medical office building at the site, which was an out-lot of the Grove Shopping Center. The PUD crossed over various zoning districts including single-family subdivisions, multi-family subdivisions and

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commercial districts. The existing plat of survey was referenced on the overhead as well as the proposed site plan which included the outlot under consideration.

Proposed is a one-story, 5000 sq. foot medical building that includes 43 parking spaces, pedestrian connections, and a trash enclosure (northeast site). Also referenced was the proposed landscaping plan which met village compliance. Building facades/elevations for each of the four sides were shown. Two tower elements are proposed and all windows have awnings and canopies. Building perspectives of the site were also reflected.

Ms. Pandey reported the site plan and subdivision plan were in compliance with: the village's zoning ordinance, the current comprehensive plan, and the updated draft comprehensive plan, which called for the Grove Shopping Center to be a catalyst site and which encouraged future construction of mixed-use developments. The proposed medical use fit into that requirement. Continuing, Ms. Pandey reported the standards for approval for the PUD were met and in compliance with the PUD overlay district restrictions, as reported in staff's report.

Staff recommended that the Plan Commission forward a positive recommendation to the Village Council subject to the conditions listed on page 6 of staff's report.

For the petitioner MedExpress, Mr. Zack Appman, architect for the project, 1001 Consul Energy Drive, Canonsburg, PA, summarized the proposal again noting MedExpress is a walk-in doctor's office which treats non-emergency situations from 8:00 AM to 8:00 PM. The facility will not receive ambulatory services. A licensed physician will be on-site as well as nine (9) additional support medical professionals and administrative staff. About 30 patients are seen daily.

For the landscaping plan, Ms. Hogstrom requested that the burning bush (invasive species) be removed. She referenced a list of suggested changes she created and provided a copy to Mr. Appman.

Mr. Appman shared that the building's material will include fiber cement panels, fabric blue canopies; the entrance will have aluminum canopies projecting three feet. The existing building will be demolished.

Civil engineer, Mr. Jared Mahaffey, CESO, Inc., 2800 Corporate Exchange, #160, Columbus, Ohio, explained the site will increase pervious area so that more green space will exist and the building will connect into the existing storm system. He did not have any post-construction Best Management Practices proposed at this time.

Chairman Rickard invited the public to speak. No public comment was received. Chairman Rickard closed the public hearing on this case. Mr. Appman had no closing comment.

Commissioner comments included that there could be a need for the building as there were not many others in the area, and it would be a big benefit to the community. The request was straight-forward. A motion was entertained.

WITH RESPECT TO FILE 17-PLC-0001, MS. GASSEN MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE

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**VILLAGE COUNCIL FOR THE PLANNED UNIT DEVELOPMENT AMENDMENT
SUBJECT TO THE FOLLOWING STAFF CONDITIONS:**

- 1. THE PLANNED UNIT DEVELOPMENT AMENDMENT SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; AND DRAWINGS PREPARED BY CESO, INC., DATED 1/27/2017, 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; AND**
- 3. ALL PROPOSED SIGNAGE MUST COMPLY WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.**

SECONDED BY QUIRK. ROLL CALL:

**AYE: MS. GASSEN, MR. QUIRK, MR. BOYLE, MS. HOGSTROM, MS. JOHNSON,
MR. MAURER, CHAIRPERSON RICKARD**

NAY: NONE

MOTION PASSED. VOTE: 7-0