

APPROVED MINUTES

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

MINUTES FOR JANUARY 8, 2018

In the absence of Chairman Rickard, Ms. Gassen served as Chairperson ProTem (hereinafter Ch.) and called the January 8, 2018 meeting of the Plan Commission to order at 7:00 p.m. She led in reciting the Pledge of Allegiance.

ROLL CALL:

PRESENT: Mr. Boyle, Ms. Gassen, Ms. Johnson, Mr. Kulovany, Mr. Maurer,
Ms. Rollins

ABSENT: Ch. Rickard, Mr. Quirk, Ex. Officio members Miller, Livorsi & Menninga

STAFF: Sr. Village Planner Rebecca Leitschuh
Village Planner Scott Williams

VISITORS: Amy Fuller, Wight & Company
Byron Wynn, Wight & Company Land Development Group
Jo Potts, Lester Neighbor, 216 Lincoln
Cindy Gilbert, 240 Lincoln
The Hartnetts, Lester Neighbor, 300 Lincoln
Carolyn Quinn, Lester Neighbor, 4615 Fairview Ave.
Anas Alkhatib, Damas Consulting Group, 5625 Middaugh
Paul Chabez, Jr., Phorma Designs Inc. 2092 Gardner Cir. E., Aur

Ch. Gassen requested that all cell phones be silenced during the meeting, and informed the public that copies of the Agenda were available at either side of the Council Chambers.

APPROVAL OF MINUTES: December 4, 2017 meeting

Mr. Kulovany moved, seconded by Mr. Maurer to approve the minutes for the December 4, 2017 meeting.

The Motion to approve the minutes as presented passed by voice vote with Mr. Boyle abstaining.

Ch. Gassen reviewed the procedures to be followed for the meeting, explaining that the Plan Commission is a recommending body for the petitions on the Agenda. Once the Public Hearing portion of the meeting is closed, the Plan Commission members will deliberate to recommend approval, recommend approval with conditions, or recommend denial of the individual petition. That recommendation will be forwarded to the Village Council with the minutes, exhibits and all documentation from the public hearing on the specific petition. The Village Council will make final decisions at a future date. She

APPROVED MINUTES

reviewed the subject matter of the two petitions on the Agenda, and then asked all individuals intending to speak during either of the public hearings to rise and be sworn in.

17-PLC-0036: A petition seeking approval of a Zoning Map Amendment and a Special Use to allow a school addition. The property is currently zoned R-4, Residential Detached House 4, proposed to rezone to INP-2, Campus-Scale Institutional and Public. The property is located west of Cumnor Road, between Lincoln Avenue and Indianapolis Avenue, commonly known as 236 Indianapolis Avenue, Downers Grove, IL (PINs 09-04-303-011, 09-04-303-012, 09-04-308-001). Wight & Company, Petitioner; School District No. 58 Owner.

Mr. Scott Williams, Planner for the Village of Downers Grove, stated that the subject property borders Lincoln Avenue, Cumnor Road and Indianapolis Avenue and is currently zoned R-4, Residential Detached House 4. The petitioner is applying for the INP-2 zoning designation. He displayed site plans of the property, depicting a proposed 3400 square foot addition to be located at the playground area to the east of the site. The proposal will meet all bulk requirements. One curb cut will be removed and replaced with a walkway and landscaping. The petitioner has submitted a landscaping plan for the site, and there is a reduction of 1071 square feet of impervious area. The addition will connect into existing utility systems. This addition will allow for the return of the school's full-day kindergarten program. Elevation drawings show that the addition will meet height requirements and all mechanicals will be fully screened.

Mr. Williams explained that INP-2 zoning is intended to accommodate development and expansion of large public, civic and institutional uses while minimizing the potential for adverse impact on surrounding areas. He noted that the total elementary school property is approximately 6.7 acres in size and bordered by single-family residences on all sides. He noted that according to the Comprehensive Plan's Future Land Use Map, the footprint of the school is not being expanded beyond the initial perimeter of the property. The current land use will be consistent with the proposed zoning change.

Mr. Williams said that Staff finds the proposed addition meets all the criteria of the Special Use by providing enhanced educational services, fully restoring the kindergarten program to the facility, and providing appropriate landscaping and screening for the project. He noted that Staff recommends approval subject to the two conditions listed on page 5 of Staff's report dated January 8, 2018.

Ch. Gassen said that her husband works for Wight and Company, however, due to the nature of this petition, she does not feel that impacts her decision.

Ms. Johnson asked about additional parking spots, and Ms. Leitschuh replied that they already have an excess of parking.

Mr. Kulovany clarified with Mr. Williams that the reason they needed INP-2 zoning was because the 6.7-acre size of the property exceeded the INP-1 area maximum. In further response, Mr. Williams explained that the INP zoning with campus master plans

APPROVED MINUTES

includes a variety of institutional uses such as hospitals, stadium seating, parking lots, cell towers, etc.

Ms. Leitschuh added that INP gives the ability to the owner to present various phases of their project to the Village without having to return to the Village for numerous public hearings.

Ch. Gassen called for the Petitioner's presentation.

Amy Fuller of Wight & Company, 2500 N. Frontage Road, Darien, Illinois, made the presentation on behalf of School District 58. She said they intend to add three classrooms to the school to bring the school back to full-day programs, and to return kindergarten facilities to the school. They will provide an ADA accessible entrance, and materials are planned to match the existing brick. They are requesting INP-2 zoning based on the Village's recommendation to comply with the Comprehensive Plan. Construction is anticipated to begin in early March, scheduled for completion at the beginning of the 2018-2019 school year.

Mr. Maurer asked for verification about the materials used, and Ms. Fuller said the materials would match the existing building materials.

Regarding parking, Ms. Fuller said that they comply with the Village's Ordinance calculation based on the number of students. The main striped parking lot is to the south, and during special events there is another area southwest of the site used for overflow parking. She noted that parking is allowed on both Lincoln and on Indianapolis.

Ch. Gassen called upon members of the public who wished to make a comment or ask a question about the petition.

Cindy Gilbert of 240 Lincoln asked how surrounding drainage/water runoff will be affected by the addition, and what measures will be taken to limit construction debris from neighboring properties. They've experienced problems in the past with construction dust and debris in their yards.

Ms. Hartnett of 300 Lincoln said that parents pull in and park at the end of the day where the building is proposed for construction. She is concerned about the safety of the children in the playground area during construction. She also expressed concern that construction traffic will follow the one-way direction during construction. Ms. Hartnett noted an additional concern at night and on weekends with drugs and police activity on the site. There have been occasions when young people have been found on the roof of the building at night. She asked that the property be lit better at night.

There being no further questions or comments, Ch. Gassen closed the public portion of the hearing, and asked the Petitioner to respond to the public comments.

Ms. Fuller showed the plan for construction and where truck traffic will occur. Parent pick-up and drop-off will still take place at the entrance closest to Cumnor Avenue, utilizing the one-way traffic directions. They will maintain the existing site lighting, and

APPROVED MINUTES

since the new addition is slightly higher at 18', they don't anticipate anyone climbing up on the roof. They will connect plumbing to the existing sewers toward Lincoln. She then asked their civil engineer to comment on the drainage question.

Mr. Byron Wynn of Wight & Company Land Development Group, 1401 Clark Street, North Aurora, said they are going to create a new sanitary sewer connection along Lincoln, which should not disrupt any sanitary sewer connection to the neighborhood. Roof drainage will be taken to the existing detention basin, and the overall site will maintain the drainage that currently exists. On the east side is an existing detention basin, which will collect stormwater coming from the proposed addition and be sent out to the storm sewer in the street.

Mr. Williams noted that the Village's engineers have reviewed the proposal and there will be a site management permit.

Mr. Maurer asked where the reduction in impervious surface will occur. Mr. Lyons said that they will be adding greenspace around the building and will be removing much of the western driveway's hard surface.

Ms. Leitschuh said if there are any problems or questions from the residents as construction goes on, they should call the Village because there are a number of rules that must be followed. The Community Development Department and Code Enforcement Staff go to the sites to assure that all regulations are being met.

Mr. Kulovany stated that this petition seems straightforward.

Mr. Boyle said he hoped this would be a benefit for the community. The engineers will have to meet the regulations.

Ch. Gassen stated that it appears from Staff's report that the requirements for a Special Use have been met. There being no further comments, she called for a Motion.

Ms. Johnson moved with regard to File 17-PLC-0036 that the Plan Commission forward a positive recommendation to the Village Council to approve this request for a Zoning Map Amendment and a Special Use subject to the two conditions listed on page 5 of Staff's report dated January 8, 2018. Mr. Kulovany seconded the Motion.

**AYES: Ms. Johnson, Mr. Kulovany, Mr. Boyle, Mr. Maurer, Ms. Rollins,
Ch. Gassen**

NAYS: None

The Motion passed unanimously.

Mr. Williams said this would be forwarded to the Village Council for their review at their February 6, 2018 meeting.

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APPROVED MINUTES

17-PLC-0039: A petition seeking approval of 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 the north side of Ogden Avenue, approximately 385 feet east of Cross Street, commonly known as 2410 Ogden Avenue, Downers Grove, IL (PINs 08-01-303-014, -015, -016, -017). Anas Alkhatib agent of Agri-Pes, LLC, Petitioner; Agri-Pes, LLC, Owner.

Mr. Scott Williams stated that the subject property is zoned B-3 and the petitioner proposes construction of an automobile dealership. He described the surrounding properties, and noted that the site has two access points to Ogden Avenue. The easternmost curb cut along Ogden Avenue will be eliminated. The site has been vacant for about two years and has little existing landscaping. He noted on the site plan the parking areas available on the site. He also pointed out the location of the trash enclosure. The petitioner meets or exceeds all zoning requirements for the location. He noted that there is sufficient space for both vehicle carriers and Fire Department vehicles.

Mr. Williams noted that the property line is almost on the street, and Public Works has requested the granting of a sidewalk easement. The petitioner's landscaping plan meets or exceeds Code requirements as well. The proposed 8500 square foot building is two-story and consists of the actual showroom, as well as rear service bays. He described the elevation as primarily steel, masonry and concrete with a brown colored metal clad paneling, and glazed overhead doors. He said the applicant has submitted a photometric plan with an average foot-candle rating of .1 at centerline of Ogden Avenue. With regard to the Comprehensive Plan Future Land Use Map, the location is shown as Corridor-Commercial.

Mr. Williams said that Staff believes the Special Use criteria have been met as it is an authorized special use, is a redevelopment of a vacant site, it meets the Comprehensive Plan and there have been conditions specific to limiting any potential adverse impact on adjacent properties including test drives in residential areas. Staff recommends approval subject to the seven conditions listed on page 5 of Staff's report dated January 8, 2018.

Ms. Johnson asked about plans for signage. Mr. Williams replied that signage shown will be facing Ogden Avenue.

Mr. Maurer clarified that their only request is for a Special Use for an auto dealership on Ogden Avenue in Downers Grove.

Ch. Gassen called upon the Petitioner to make its presentation.

Paul Chabez, Jr., of Phorma Designs, Inc. of Aurora, said they are taking the existing property that has an abandoned restaurant and replacing that building with a new building, new pavement, and new curb. The dealership will operate between the hours of 10 AM to 8 PM, Monday through Friday, and 11 AM to 6 PM on Saturday and Sunday. The delivery of vehicles will be scheduled on a weekly basis, with all loading and unloading taking place on the dealership lot.

APPROVED MINUTES

Ch. Gassen said she thought that automobile dealerships were not allowed to be opened on Sundays. Ms. Leitschuh said she was not sure if there is a law limiting activity on Sunday.

Ms. Johnson noted a different address for Agri-Pes as 857 Willow Lane and asked that the address be corrected. She said she was also surprised to see customer parking in the street yard on their proposed site. Mr. Chabez said they planned to have customer parking in front with automobile display in the back.

Mr. Boyle asked about them reusing the existing building, and Mr. Chabez said the location and condition was not usable. Mr. Boyle asked about the storm drainage.

Mr. Anas Alkhatib replied that the correct address is 857 Willow Lane. As to the existing drainage, the plan is to sheet flow to the southwest corner of the property where there is a culvert that connects to the storm sewer. They will add catch basins to the site, and will keep the same volume and same optimal release.

In response to what kind of automobiles will be sold, Mr. Alkhatib said it is to be high-end used cars with service and detailing available. They will have the site staffed every day.

Ch. Gassen called on the public for comments. There were no comments. She then closed the public portion of the hearing.

Ch. Gassen asked about the sidewalk easement, and Mr. Williams said the Village requested that so they can have access for repair and maintenance.

Mr. Maurer said this proposal looks better than what has been there, and he sees no reason to oppose this. They are asking for a Special Use that's allowed in that Zoning District. He sees it as a benefit.

Mr. Maurer moved with regard to File 17-PLC-0039 that the Plan Commission forward a positive recommendation to the Village Council to approve this request subject to Staff's seven conditions listed on page 5 of Staff's report dated January 8, 2018. Mr. Boyle seconded the Motion.

AYES: Mr. Maurer, Mr. Boyle, Ms. Johnson, Mr. Kulovany, Ms. Rollins, Ch. Gassen

NAYS: None

The Motion passed unanimously.

Mr. Williams said this item would also be forwarded to the Village Council for their review at their February 6, 2018 meeting.

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Ms. Leitschuh stated that there are two items for next month's Plan Commission meeting.

APPROVED MINUTES

**Mr. Kulovany moved to adjourn the meeting, seconded by Mr. Maurer.
The Motion carried unanimously by voice vote.**

Ch. Gassen adjourned the meeting at 8:04 PM.

Respectfully submitted,

Tonie Harrington,
Recording Secretary
(transcribed from mp3 recording)