

APPROVED 7/7/14

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

JUNE 2, 2014, 7:00 P.M.

Chairperson Urban called the June 2, 2014 meeting of the Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and the public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairperson Urban, Mr. Matejczyk, Mr. Quirk, Mrs. Rabatah, Mr. Rickard, Mr. Waechtler, Mr. Webster

ABSENT: Mr. Beggs, Mr. Cozzo (ex-officios Ms. Lupescu, Mr. Menninga, Ms. Souter)

STAFF: Acting Community Development Director Stan Popovich, Planners Kelley Chrissie and Patrick Ainsworth

VISITORS: Mr. Dale Turek, 424 36th Street, Downers Grove; Greg Gaus with Midwestern University, 555 31st Street, Downers Grove; Mr. Dean Malone, Midwestern University, 1397 Middleburg Court, Naperville; Mr. Mike Mizwicki, 2020 W. Ogden, Downers Grove; Mr. John Fritz, 2S749 Avenue Orleans, Downers Grove; Mr. Peter Laning, 2S750 Avenue La Tours, Downers Grove; Mr. Dwight Todd, DWL Architects, 2333 N. Central Ave., Phoenix, AZ; Mr. Richard Marsan, 500 36th Street, Downers Grove.

APPROVAL OF APRIL 7, 2014 MINUTES

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

PUBLIC HEARINGS:

Chairperson Urban directed the public to the available packet information and reviewed the protocol for the meeting.

Chairperson Urban swore in those individuals that would be speaking on the following hearings:

FILE PC-13-14: A petition seeking approval of a Zoning Ordinance Map Amendment to rezone property from M-1, Light Manufacturing to B-3, General Services and Highway Business District. The property is zoned M-1, Light Manufacturing District. The property is located on the north side of Ogden Avenue, approximately 815 feet east of Finley Road, commonly known as 2020 Ogden Avenue, Downers Grove, IL (PINs 08-01-204-001, 08-01-401-004, -005). S.P.C. Equity Investments, Ltd., Petitioner/Owner.

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Village Planner, Patrick Ainsworth, reviewed the 4.28-acre property located at 2020 Ogden Avenue and noted the zoning in the immediate vicinity, pointing out that in 2010 the property to the west went through a successful petition of the same request, i.e., rezoning an automobile dealership from M-1 to B-3. Currently, the land use was an automobile dealership and the petitioner was seeking to rezone the property to B-3 General Services and Highway Business to be consistent with the existing use on the property. A review of the Future Land Use Map followed as well as a list of the bulk requirements for the M-1 and B-3 zoning districts.

Staff supported the request as it met the requirements of the Future Land Use Map, the Comprehensive Plan, and was in conformance with the existing zoning code. Staff proceeded to describe how the site was better suited for B-3 zoning. The petitioner was not proposing any new development or changes to the existing building use or the layout of the site at this time. Staff recommended the Plan Commission forward a positive recommendation to the Village Council.

Discussion from the commission included confirmation that the existing sign on the site was in non-conformance and if the request tonight was denied, the petitioner would have to change the sign; whether a special use would be required for a dealership in a B-3 District (details followed); the fact that the open green space requirement would remain as a legal non-conforming condition; and that there would be some easing of the bulk requirements going to the new zoning classification.

Petitioner, Mr. Mike Mizwicki, 2020 Ogden, Downers Grove, petitioner and general manager of the dealership, explained that he was looking for the same zoning classification done in 2010 to the western neighbor with no desire to change his operation but only to allow the existing sign to come into compliance. Details of the previous signage that was on the property was explained.

As to any future plans for complying with the open green space requirement, Mr. Mizwicki stated there were no plans to add landscaping but he would consider it in the future. The challenge was the large amount of pavement on the site. He stated that when the property was initially renovated there was green space added to the western edge of the site as part of the prior approved renovation plan from last year.

Mr. Popovich also confirmed that the amount of green space was consistent with other businesses along Ogden Avenue and the owner was actually decreasing the non-conformity.

Chairperson Urban invited the public to speak. No comments received. Public comment and the public hearing were closed.

WITH RESPECT TO PC-13-14 MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL. SECONDED BY MR. WAECHTLER.

ROLL CALL:

**AYE: MR. MATEJCZYK, MR. WAECHTLER, MR. QUIRK, MRS. RABATAH,
MR. RICKARD, MR. WEBSTER, CHAIRPERSON URBAN.**

NAY: NONE

MOTION CARRIED: VOTE: 7-0

FILE PC- 15-14: A petition seeking approval of a Planned Development Amendment to revise the master plan for Midwestern University. The property is zoned R-1, Single Family Residence District, and is located on the south side of 31st Street, approximately 1,280 feet west of Meyers Road, commonly known as 555 31st Street, Downers Grove, IL (PINs 06-32-200-015, 06-32-400-026). Midwestern University, Petitioner/Owner.

Village Planner, Kelley Chrise, reviewed the location of the 105-acre site, explaining that the surrounding land uses generally have a mixture of large office buildings, single-family homes, townhomes and forest preserve. In May 2012 the campus was designated as a planned development and a master plan was submitted. Ms. Chrise reviewed the master plan in more detail, noting that the taller, denser buildings were to be focused in the center of the campus, with the more residentially-scaled buildings placed along the perimeter to minimize the impact on surrounding neighborhoods. Development limitations of the site were also detailed.

Staff proceeded to explain how provisions in the campus master plan differentiated between major (Plan Commission approval) and minor (administrative approval) developments to the master plan and the approval process for each. Tonight's request for a plan development amendment and the master plan amendment was to "clean up" some of the minor developments that received prior village approval and to locate two additional building pads to the master plan for future development.

An explanation of upcoming minor and major developments followed, noting future major developments included the four-unit, 35-foot tall executive apartment building located north of the current administration building. It would include four external parking spaces and four internal parking spaces. A new building pad was being proposed for a new office/classroom building to house the university's four-year optometry program with 100 students expected to be generated. The four-story building was to be no taller than 50 feet in height.

Zoning compliance was reviewed next, with staff noting the bulk requirements, the minor reduction of green space, and the excess of parking space. A virtual tour followed with Ms. Chrise sharing that the tallest building on the campus was currently 90 feet tall and was adjacent to the newly proposed office/classroom. More photos followed.

Ms. Chrise proceeded to review the thirteen (13) Standards for Approval in more detail, explaining that the proposal was consistent with the village's planned development and zoning bulk regulations. She stated there were no deviations being requested. The proposal also met the requirements of the village's Comprehensive Plan and the proposed master plan was consistent with the development patterns in the area. Staff recommended that the Plan Commission forward a positive recommendation to the Village Council subject to the conditions in staff's report. She pointed out that many of the conditions listed were conditions for the chapel and the reason why they were listed again was because the new classroom/office building was in the general location of the previously approved chapel.

Commissioner questions followed as to what happens when the petitioner decides to construct higher than the 50 ft. allowance for the classroom/office building, i.e., the petitioner would have to return to the commission; the status of the office/auditorium and its height; the fact that the

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executive apartment will house management personnel traveling from the Phoenix campus to this location; and the suggestion to have the Standards for Approval in the village council packets should the petition be approved tonight. Positive comments about Midwestern University followed as well as an explanation by staff regarding the sidewalk reinforcement for fire trucks.

Per staff, previous inquiries from the neighbors included what the University was proposing to do. No other concerns were voiced by the neighbors prior to the meeting.

Petitioner, Mr. Dwight Todd, DWL Architects, 2333 N. Central Ave., Phoenix, AZ, had no further discussion to the summary. He stated that the classroom/office building had not been designed yet but the executive apartments were moving forward and the design would look similar to the neighbors to the east -- a two-story building that would appear like a single-family house with four garage doors in front with steep hipped roofs and possible stone/brick elements. Tentatively, construction on the apartment building was to begin as soon as a building permit was obtained, i.e., soon after Council approval with occupancy anticipated early next year. The office/classroom building needed to be occupied by fall of 2016.

Chairperson Urban opened up the meeting to public comment.

Mr. John Fritz, 2S749 Avenue Orleans, Oak Brook, IL, supported the improvement of the intersection and inquired when construction would begin. He asked that the intersection detail drawing shown in today's presentation be reflected on the village's web site. Lastly, Mr. Fritz asked why he did not receive a notice for this meeting, when, in fact, he received a notice back in 2010 for the chapel. (Staff would follow up). Overall, he supported the proposal.

Mr. Richard Marsan, 500 36th Street, Downers Grove, was sworn in. He supported the proposal but asked if there were certain conditions imposed upon the campus as it related to illumination on adjacent properties wherein Mr. Popovich addressed his concerns, adding that any issues with existing light, even with the new zoning ordinance, would come under code enforcement. Mr. Marsan discussed that during the winter months, when the leaves were not on the trees, the lighting was excessive. Mr. Popovich offered to speak to Mr. Marsan on the side.

Hearing no further comments, and the petitioner waiving his closing statement, Chairperson Urban announced that public comment and the public hearing were closed. She invited deliberation among the commissioners.

Commissioner questions followed on whether the traffic issues were resolved along 31st Street or had to be reviewed, wherein Ms. Chrisse indicated that the 2011 traffic study indicated the need for a signalized intersection due to traffic volume at the peak travel times for Midwestern University and that the proposed signalization would reduce the traffic issues along 31st Street at the university's entrance. Her understanding was that it would begin in the coming months. Mr. Waechtler raised concern about the notification to residents within 250 feet of a proposal and the need for flexibility, wherein Mr. Popovich explained that a provision in the new ordinance does not count right-of-ways as part of the 250 ft. requirement. Some flexibility would be taken into account.

Chairperson Urban confirmed that the Standards for Approval had been met as outlined in staff's report and supplemented by the petitioner in their correspondence in their packet.

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WITH RESPECT TO PC 15-14, CHAIRMAN WAECHTLER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL TO APPROVE THE REVISED CAMPUS MASTER PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE BULK REQUIREMENTS OF THE PROPOSED BUILDINGS SHALL SUBSTANTIALLY CONFORM TO THE CAMPUS MASTER PLAN PREPARED BY DWL ARCHITECTS & PLANNERS, INC. DATED MAY 28, 2014.**
- 2. THE PROPOSED AND RELOCATED BUILDINGS ARE SUBJECT TO MEETING ALL APPLICABLE VILLAGE CODES, ORDINANCES AND POLICIES DURING THE BUILDING PERMIT PROCESS.**
- 3. THE EXISTING SIDEWALK LOCATED IMMEDIATELY SOUTH OF HASPEL/HAMBRICK HALL SHALL BE REINFORCED TO HOLD 82,000 POUNDS.**
- 4. THE EXISTING SIDEWALK TO THE WEST OF HASPEL/HAMBRICK HALL SHALL BE MODIFIED TO ALLOW A FIRE TRUCK THE ABILITY TO TURN ONTO THE SOUTH SIDEWALK.**
- 5. ALL PROPOSED AND RELOCATED BUILDINGS SHALL BE REQUIRED TO LOCATE A FIRE HYDRANT WITHIN 100 FEET OF EACH NEW FIRE DEPARTMENT CONNECTION.**
- 6. THE PROPOSED BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION SYSTEM AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.**

SECONED BY MR. QUIRK.

ROLL CALL:

AYE: MR. WACHTLER, MR. QUIRK, MR MATEJCZYK, MRS. RABATAH, MR. RICKARD, MR. WEBSTER, CHAIRPERSON URBAN

NAY: NONE

MOTION CARRIED. VOTE: 7-0

OTHER BUSINESS:

Mr. Popovich announced the following: 1) Mr. Beggs indicated his desire to resign from the Plan Commission but a formal resignation has not been received; 2) due to the resignation of Community Development Director Tom Dabareiner in May, Mr. Popovich was appointed the acting community development director; and 3) the new zoning ordinance that had been referenced during the meeting was actually approved on May 20, 2014 with an effective date of June 15, 2014. The next Plan Commission meeting is scheduled for July 7, 2014. Mr. Popovich stated he will notify the commissioners if a meeting will be cancelled in light of the summer months.

Mr. Waechtler thanked staff for the new zoning ordinance and stated that Mr. Beggs “will be sorely missed -- great knowledge, great expertise.”

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**THE MEETING WAS ADJOURNED AT 8:04 P.M. ON MOTION BY MR. WEBSTER,
SECONDED BY MR. QUIRK. MOTION CARRIED BY VOICE VOTE OF 7-0.**

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)