

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**5/14/2019**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Downers Grove Market Place - 62 Ogden Avenue - Special Use	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

The petitioner is requesting approval of a Special Use for a drive-through at 62 Ogden Avenue.

**STRATEGIC PLAN ALIGNMENT**

The goals for 2017-2019 include *Strong and Diverse Local Economy*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Approval on the May 21, 2019 active agenda per the Plan Commission's unanimous 6:0 positive recommendation. The Plan Commission found that the proposal is compatible with the Comprehensive Plan and meets all of the standards for a Special Use found in Section 28.12.050.

**BACKGROUND**Property Information & Zoning Request

The petitioner is proposing to relocate an existing Starbucks to the easternmost side of the same multi-tenant building in order to accommodate a drive-through. The building is located in an outlot in the southeast section of the Downers Grove Market Place Shopping Center. The subject property is zoned B-3, General Services and Highway Business and is part of a shopping center that includes approximately 105,346 square feet of commercial space on five lots. The petitioner is requesting a Special Use for the proposed drive-through, pursuant to Section 28.5.010 of the Zoning Ordinance where a drive-through is listed as a permitted Special Use in the B-3 zoning district.

Compliance with the Comprehensive Plan

The Future Land Use Plan designates the site as Corridor Commercial. This includes a range of retail, service, office and business activities. A combination of these uses should serve a dual role by providing for the daily needs of the local residents while continuing to provide goods and services to the larger region. To stay competitive, the Comprehensive Plan calls for reinvestment in the regional commercial areas to retain current businesses and attract new restaurants. The relocation of Starbucks to the easternmost tenant space will provide a drive-through for Starbucks while also creating an attractive façade, enhanced landscaping and improved pedestrian connectivity with the installation of a sidewalk to Ogden Avenue.

### Compliance with the Zoning Ordinance

The property is zoned B-3, General Services and Highway Business District. The proposed coffee shop with a drive-through use is listed as an allowable Special Use in this district. The proposed development meets all of the bulk requirements in the General Services and Highway Business District. A total of 23 parking stalls will be removed with the construction of the drive-through lane. Parking is still sufficient for the site, as the total number of parking stalls will be reduced to 516 spaces, where 426 spaces are required.

### Public Comment

Prior to and during the Plan Commission meeting, staff did not receive any inquiries regarding this proposal.

### **ATTACHMENTS**

Ordinance

Aerial Map

Staff Report with attachments dated April 1, 2019

Approved Minutes of the Plan Commission Hearing dated April 1, 2019

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIAL USE  
FOR 62 OGDEN AVENUE TO PERMIT A DRIVE-THROUGH**

WHEREAS, the following described property, to wit:

PARCEL 1:

LOT 1 IN JAMES A. MC CORMICK SUBDIVISION, BEING A SUBDIVISION OF ALL THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH PROPERTY LINE OF 41ST STREET AND NORTH OF THE NORTH PROPERTY LINE OF OGDEN AVENUE (EXCEPT THE EAST 40 FEET AND THE WEST 33 FEET THEREOF), ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1969 AS DOCUMENT R69-20009, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN DEED IN TRUST DATED MAY 5, 1969 AND RECORDED MAY 13, 1969 AS DOCUMENT R69-20706, FROM JAMES J. NACK TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 26980 AND AS RESERVED IN DEED IN TRUST FROM JAMES J. NACK TO LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 37612 DATED MAY 5, 1969 AND RECORDED MAY 13, 1969 AS DOCUMENT R69-20702 AND AMENDED AND ABROGATED BY ABROGATION OF CONDITION IN DEED MADE BY JAMES J. NACK TO LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 37612 DATED OCTOBER 2, 1973 AND RECORDED DECEMBER 28, 1973 AS DOCUMENT R73-77260, FOR PEDESTRIAN AND VEHICULAR ACCESS AND ROADWAY PURPOSES OVER THE EASTERLY 34 FEET OF LOT 2 (EXCEPT ALONG THE EAST WALL OF THE COMMERCIAL BUILDING CONSTRUCTED ON LOT 2, SAID EAST WALL BEING 33 FEET SOUTH OF THE NORTH LOT LINE OF LOT 2 AND EXTENDING FOR A DISTANCE OF 175 FEET, PLUS A 10 FOOT SIDEWALK, THE EASEMENT SHALL BE THE EASTERLY 30 FEET OF LOT 2) IN JAMES A. MCCORMICK SUBDIVISION, BEING A SUBDIVISION OF ALL THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE SOUTH PROPERTY LINE OF 41ST STREET AND NORTH OF THE NORTH PROPERTY LINE OF OGDEN AVENUE (EXCEPT THE EAST 40 FEET AND THE WEST 33 FEET THEREOF), ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1969 AS DOCUMENT R69-20009, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 62 Ogden Avenue, Downers Grove, IL 60515  
PINs: 09-04-112-043; -044

(hereinafter referred to as the "Property") is presently zoned "*B-3 General Services and Highway Business District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing for the petition on April 1, 2019 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 Special Use, subject to certain conditions; and,

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

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

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

SECTION 1. That Special Use on the Property are hereby granted to allow construction of a drive-through.

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

1. The proposed Special Use for a drive-through use shall substantially conform to the attached proposed Downer Market Multi-tenant building engineering drawings prepared by Craig R. Knoche & Associate Civil Engineers, PC dated February 12, 2019, last revised March 7, 2019, the architectural drawings prepared by PFDA Architects dated June 27, 2018, last revised January 24, 2019, except as such plans may be modified to conform to Village codes, ordinances, and policies.
2. An administrative lot consolidation of the two lots (at the southern end of the Shopping Center) shall be recorded at DuPage County prior to the issuance of a building permit.

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

SECTION 4. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

\_\_\_\_\_  
Mayor

Passed:

Published:

Attest: \_\_\_\_\_  
Village Clerk

I:\mw\ord.19\SUs-62-Ogden-19-PLC-0003



### 62 Ogden Avenue - Location Map

-  Subject Property
-  Project Location



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE PLAN COMMISSION  
APRIL 1, 2019 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
19-PLC-0003 62 Ogden Avenue Downers Grove Market	Special Use for a drive-through	Flora Ramirez Planner

**REQUEST**

The petitioner is requesting approval of a Special Use for a drive-through at 62 Ogden Avenue.

**NOTICE**

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

**GENERAL INFORMATION**

**OWNER:** IRC Downers Grove Marketplace, LLC  
814 Commerce Drive, Suite 800  
Oak Brook, IL 60523

**PETITIONER:** Agent: Tyson Fraser  
IRC Retail Centers  
814 Commerce Drive, Suite 300  
Oak Brook, IL 60523

**PROPERTY INFORMATION**

**EXISTING ZONING:** B-3, General Services and Highway Business  
**EXISTING LAND USE:** Multi-tenant Shopping Center  
**PROPERTY SIZE:** 76,846 square feet (1.76 acres)  
**PINS:** 09-04-112-043 and 09-04-112-044

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	B-3, General Services and Highway Business	Corridor Commercial
<b>SOUTH:</b>	Village of Westmont Commercial Zoning	N/A
<b>EAST:</b>	R-4, Residential Detached House 4 Village of Westmont Commercial Zoning	Single Family Detached N/A
<b>WEST:</b>	B-3, General Services and Highway Business	Corridor Commercial

**ANALYSIS****SUBMITTALS**

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

19-PLC-0003, Downers Grove Market (62 Ogden Avenue)Page 2  
April 1, 2019

1. Application/Petition for Public Hearing
2. Project Summary
3. ALTA/ACSM Land Title Survey
4. Architectural Plans
5. Engineering Plans
6. Landscape Plans

### **PROJECT DESCRIPTION**

The petitioner is proposing to relocate an existing Starbucks to the easternmost side of the same multi-tenant outlot building located in the southeast section of the Downers Grove Market Shopping Center, in order to accommodate a drive-through. The subject property is zoned B-3, General Services and Highway Business and is part of a shopping center that includes approximately 105,346 square feet of commercial space on five lots. There are 562 parking spaces currently available throughout the shopping center.

The petitioner is requesting a Special Use for the proposed drive-through, pursuant to Section 28.5.010 of the Zoning Ordinance where a drive-through is listed as a permitted Special Use in the B-3 zoning district.

#### Site Layout

The petitioner is proposing to construct a drive-through lane along the east side of the new tenant space. Vehicles will enter at the southeast corner of the building and exit near the northeast corner. The drive-through lane is designed to accommodate eight vehicles, as required by the Zoning Ordinance. Landscaping will be installed in a newly created island and in the street perimeter of the drive-through lane. A total of 23 parking stalls (one of which is handicap accessible) will be removed with the construction of the drive-through lane. Three existing stalls, to the north of the new tenant space, will be converted to two handicap accessible stalls. No new access points, roadway improvements or traffic control modifications are proposed for the shopping center.

Immediately north of the new tenant space a patio will be constructed for outdoor seating. The existing trash enclosure, to the east of the new tenant space, will remain. A new pedestrian connection on to Ogden Avenue will be added at the west side of the multi-tenant building.

The new tenant space will also include the addition of a building bump out to the east to serve as a pick-up window. The bump out will be principally brick with a minor amount of EIFS to match the existing facades. Other features include a black metal drive-through canopy and one new wall sconce. No additional site lighting is proposed. All new signage and rooftop mechanical equipment will adhere to the Zoning Ordinance.

### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The property is designated as Corridor Commercial in the Comprehensive Plan. Corridor commercial uses include a range of retail, service, office and business activities. These uses serve a dual role by providing for the daily needs of the local residents while continuing to provide goods and service to the larger region. To stay competitive, the Comprehensive Plan calls for reinvestment of the regional commercial areas to retain current businesses and attract new restaurants. Starbucks already operates out of an existing tenant space in this same building, but by relocating to the easternmost tenant space this will allow an opportunity to provide a drive-through. The tenant relocation allows for the creation of an attractive façade, enhanced landscaping and improved pedestrian connectivity with the installation of a sidewalk to Ogden Avenue.

**COMPLIANCE WITH THE ZONING ORDINANCE**

The property is zoned B-3, General Services and Highway Business District. The proposed coffee shop with a drive-through use is listed as an allowable Special Use in this district. The bulk requirements of the proposed drive-through in the B-3 zoning district are summarized in the following table:

<b>Proposed Starbucks Drive-through</b>	<b>Required</b>	<b>Proposed</b>
Stacking Spaces	8	8
Street Setback (south)	50 ft. from center line of Ogden	57 ft.
Street Setback (east)	50 ft.	147 ft.
Street Setback (west)	8ft.	309 ft.
Rear Setback (north)	N/A	44 ft.

**Parking**

A Reciprocal Easement Agreement for Downers Grove Market Shopping Center grants access to all lots through the use of the parking lot, driveways, drive aisles and lanes on the subject property for all tenants. As such, the parking requirements apply to the Shopping Center as a whole. The proposed Starbucks will reduce the total number of parking stalls to 516 spaces, of which 18 are accessible, where 426 spaces are required. As the stacking requirement is specific to the drive-through use, the Starbucks proposal complies with Village requirement of eight stacking spaces in the drive-through lane.

**Signage**

New wall signs are proposed on the northern, eastern, and southern facades. Directional signage to assist with directing vehicles to the drive-through is also proposed. All exterior signage will be required to meet the Sign Ordinance requirements.

**TRAFFIC AND CIRCULATION**

The proposed use is a complementary use that is not anticipated to have any negative impact on the existing traffic patterns in the area and no roadway improvements or traffic control modifications will be necessary for access to Williams Street and Ogden Avenue. The proposed Starbucks will have different peak hours compared to the existing restaurant and retail uses in the shopping center. The primary traffic will be arriving on-site during the morning rush hour when the majority of the shopping center will be vacant. Afternoon peak times also vary including from the attached restaurant use. Previous traffic impact studies for this tenant indicated weekday peak hours are from 7:30 am to 8:30 am and from 5:00 pm to 6:00 pm. The Saturday midday peak hour is from 12:00pm to 1:00PM. The drive-through stacking meets village code with eight stacking spaces provided and a lane width that exceeds village code.

**ENGINEERING/PUBLIC IMPROVEMENTS**

The existing utilities servicing the shopping center are sufficient for the proposed Starbucks. A new pedestrian connection leading from the west side of the building will create a safe access point to Ogden Avenue. The proposal also includes a new landscaped island, thereby reducing the impervious area. No additional on-site stormwater detention is required and the site will comply with all provisions of the Stormwater Ordinance.

**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 building will be required to include a fire alarm and sprinkler system that meet the Village's code requirements.

**NEIGHBORHOOD COMMENT**

Notice was provided to all property owners 250 feet or less from the property line in addition to posting

19-PLC-0003, Downers Grove Market (62 Ogden Avenue)Page 4  
April 1, 2019

the public hearing sign and publishing a legal notice in *Enterprise Newspapers, Inc. (The Bugle)*. Staff has not received any inquiries regarding the proposal at this time.

#### **STANDARDS OF APPROVAL**

The petitioner is requesting a Special Use approval to construct a new drive-through. The review and approval criteria is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report, and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

#### ***Section 28.12.050.H Standards for Approval of Special Uses***

*No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the petitioner has presented evidence to support each of the following conclusions:*

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

#### **DRAFT MOTION**

---

Staff will provide a recommendation at the April 1, 2019 meeting. Should the Plan Commission find that the request meets the standards of approval for a Special Use, staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 19-PLC-0003:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 19-PLC-0003, subject to the following conditions:

1. The proposed Special Use for a drive-through use shall substantially conform to the attached proposed Downers Grove Market Multi-tenant building engineering drawings prepared by Craig R. Knoche & Associate Civil Engineers, PC dated February 12, 2019, last revised March 7, 2019, the architectural drawings prepared by PFDA Architects dated June 27, 2018, last revised January 24, 2019, except as such plans may be modified to conform to Village codes, ordinances, and policies.
2. All signs must meet the requirements of the Sign Ordinance.
3. An administrative lot consolidation of the two lots (at the southern end of the Shopping Center) shall be recorded at DuPage County prior to the issuance of a building permit.
4. The coffee shop shall be equipped with a fire alarm and sprinkler system in accordance with the requirements of the Fire Prevention Division.

19-PLC-0003, Downers Grove Market (62 Ogden Avenue)Page 5  
April 1, 2019

Staff Report Approved By:

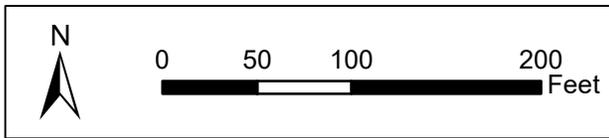


---

Stanley J. Popovich, AICP  
Director of Community Development

SP; fr  
-att

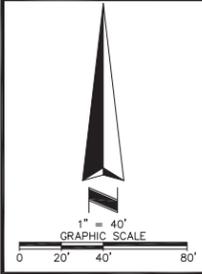
P:\P&CD\PROJECTS\PLAN COMMISSION\2019 PC Petition Files\19-PLC-0003 - 62 Ogden - Special Use and Variation for Drive-Through\19-PLC-0003 - Staff Report.doc



62 Ogden Avenue - Location Map

-  Subject Property
-  Project Location

6Di NORTH ARROW & SCALE

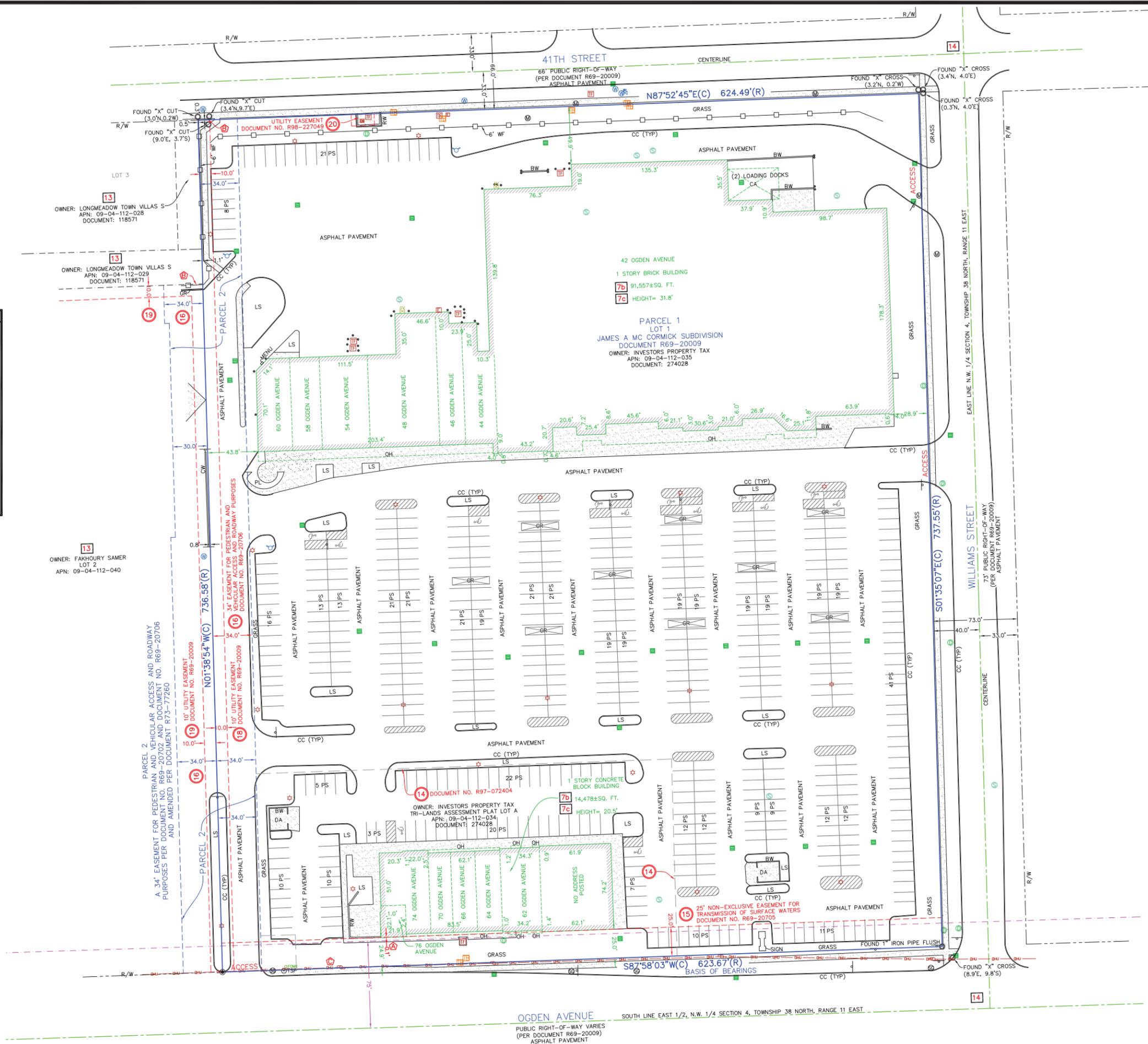


SHEET 2 OF 2

6Di LEGEND AND ABBREVIATIONS

	CONCRETE SURFACE		BRICK WALL
	NO PARKING AREA		CALCULATED DIMENSION
	HANDICAP PARKING		CONCRETE CURB
	BOLLARD		CONCRETE WALL
	CATCH BASIN		COVERED AREA
	ELECTRIC BOXES/STRUCTURES		DOCUMENT R69-20009
	ELECTRIC TRANSFORMER		GUARD RAIL
	FIBER OPTIC UTILITY MARKER		LANDSCAPED AREA
	FIRE HYDRANT		OVERHANG
	GAS VALVE		PARKING SPACE
	LIGHT POLE		PLANTER
	MANHOLE (UNKNOWN)		RETAINING WALL
	RECOVERED MONUMENT AS NOTED		RIGHT OF WAY
	SANITARY MANHOLE		SQ. FT.
	SET "X" CUT		TYPICAL
	SIGN		WOOD FENCE
	STORM MANHOLE		
	TELEPHONE BOXES/STRUCTURES		
	TRAFFIC SIGNAL MANHOLE		
	TRAFFIC SIGNAL POST		
	UTILITY POLE		
	WATER MANHOLE		
	WATER VALVE		
	OVERHEAD UTILITY LINE		
	WOOD FENCE		

TOTAL LOADING DOCKS = 2



6Dvi ALTA/ACSM LAND TITLE SURVEY  
2  
OF  
DOWNERS GROVE MARKET  
42 OGDAN AVENUE  
DUPAGE COUNTY DOWNERS GROVE, ILLINOIS

**ASCM**  
AMERICAN SURVEYING & MAPPING, INC.  
3191 MACQUIRE BLVD., SUITE 200  
ORLANDO, FLORIDA 32803  
PHONE (407) 226-7979  
WWW.ASCMSURVEYING.COM



**PETITION FOR PLAN COMMISSION**

**Department of Community Development  
801 Burlington Avenue – Downers Grove, IL 60515  
Phone: 630.434.5515 Fax: 630.434.6873**

*Office Use Only:*

File No. \_\_\_\_\_

Date Filed \_\_\_\_\_

**Petition includes request(s) for the following (please check all that apply):**

- Annexation (\$462)
- Zoning Map Amendment/Re-Zoning (\$554)
- Special Use (\$554 Residential, \$1,078 Non-residential)
- Special Use – minor amendment (\$232)
  - Variation in Conjunction with Special Use (\$462 Residential, \$554 Non-residential)
- Planned Unit Development/Planned Unit Development Amendment (\$1,846)
- Planned Unit Development Site Plan Approval (\$232)
- Plat of Subdivision (\$870, \$232 if Preliminary Plat approved and valid)
  - With Exception(s) (\$117 per exception, not to exceed \$585)
- Lot Consolidation/Reconfiguration (\$232 – Administrative)
- Lot Consolidation (\$495 – Plan Commission/Village Council Review)
  - With Exception(s) (\$117 per exception, not to exceed \$585)
- Right-of-Way Vacation of Street or Alley (\$300)
- Appeal from Administrative Decision (\$554)

1. Applicant Agent: Tyson Fraser/IRC Retail Centers Daytime Phone (630) 841-4178

Mailing Address 814 Commerce Drive, Suite 300, Oakbrook, IL 60523

E-Mail Address fraser@ircetailcenters.com

2. Owner(s) of Record IRC Downers Grove Marketplace, LLC Daytime Phone (630) 451-8102

Mailing Address 814 Commerce Drive, Suite 300, Oakbrook, IL 60523

Owner(s) of Record \_\_\_\_\_ Daytime Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

3. Applicant is:  Owner  Attorney  Other Agent (please specify) Agent

(Note: A letter of authorization from the owner(s) of record must be attached)

4. Address/Location of Subject Property 42-76 Ogden Avenue, Downers Grove, IL 60515

5. Property Index Number(s) of Subject Property 0904112042, 0904112044

6. Present Zoning Classification B-3, General Services & Highway Business

7. Describe the relief requested Special Use for a drive thru

I hereby certify that the above statements and all accompanying statements and drawings are true and correct to the best of my knowledge. I hereby consent to the entry in or upon the premises described in this application by any authorized official of the Village of Downers Grove for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Tyson Fraser  
Applicant Signature

3/20/19  
Date

*Please note that advertisement of proposed projects prior to Village approval in no way creates an obligation for Village approval. Any advance promotion of a project is done at the risk of the petitioner.*

Downers Grove Marketplace  
IRC Downers Grove Marketplace, LLC  
Petition for Plan Commission  
Special Use and Variation in Conjunction with a Special Use

### Project Description

The petitioner is proposing to modify the common area adjacent to the multi-tenant outlot building with frontage on Ogden Avenue by installing a drive-through for the anticipated re-tenanting of the space for a coffee shop. The petitioner is requesting approval of the following item:

1. Special use for the drive-through, pursuant to Section 28.7.130 of the Zoning Ordinance where a drive-through is listed as a permitted Special Use in the B-3 zoning district

The property currently comprises 10.56 acres on 3 different tax parcels and is commonly known as Downers Gove Marketplace. The two existing buildings contain approximately 105,346 square feet of retail and restaurant commercial space. Approximately 562 parking spaces are currently available throughout the shopping center.

### Site Layout

The petitioner is proposing to install a drive-through on the eastern end of the multi-tenant outlot building with frontage on Ogden Avenue. Immediately north of the building will be a patio for outdoor seating. The trash enclosure will remain in its current location in the southeast quadrant of the property.

The drive-through lane will run along Ogden Avenue and will be located on the east side of the building. Vehicles will enter at the southeast corner of the building and exit at the northeast corner. The drive-through lane is designed to accommodate 8 vehicles, as required. Parking for the entire development is shared amongst all buildings and tenants. The proposed drive through will result in a net loss of 23 parking stalls however the development will still have a surplus of 90 parking spaces over current code requirements. New landscaping will be installed in the internal landscape island around the drive-through lane. The petitioner will not be adding an access drive from Williams Street.

As part of the project, the petitioner will consolidate two lots – one that was previously subdivided for a contemplated 3,800 square foot free standing retail building.

### Compliance with the Comprehensive Plan

The property is designated as Corridor Commercial in the Comprehensive Plan. Corridor commercial uses include a range or retail, service, office and business activities. These uses serve a dual role of providing for the daily needs of the residents while having a regional draw. To stay competitive, the Plan calls for reinvestment of the regional commercial areas to retain current businesses and attract new businesses. The proposed project also achieves the following:

- Redevelops an under-used parking area
- Improves connectivity by installing a sidewalk to Ogden Avenue that leads to the primary entrances of the building

### Compliance with Zoning Ordinance

The property is zoned B-3, General Services and Highway Business District. The proposed drive-through is listed as an allowable Special Use in this district.

### Site Lighting

The proposal requires no modifications to the existing site lighting other than menu board lighting and related drive-through lighting.

### Parking

A Reciprocal Easement Agreement for Downers Grove Market grants access to all lots through the use of the parking lot, driveways, drive aisles and lanes on the subject property for all tenants. As such, the parking requirements apply to the Shopping Center as a whole. The proposed drive-through will eliminate 23 parking stalls however the parking ratios will remain well above current requirements. Specifically, there will be 516 total parking stalls of which 18 are accessible whereas 426 are required with 9 being accessible.

As the stacking requirement is specific to the drive-through use, the future Tenant will need to comply with Village requirements. The petitioner is proposing a total of 8 stacking spaces in the drive-through lane, as required.

### Signage

All exterior signage will be required to meet the Sign Ordinance Requirements.

### Traffic and Circulation

The proposed Tenant is a complimentary use that is not anticipated to have any negative impact on the existing traffic patterns in the area and no roadway improvements or traffic control modifications will be necessary for public intersections. It should be noted that the proposed Tenant will have different peak hours compared to the existing retail uses in the shopping center. The primary traffic will be arriving on-site during the morning rush hour when the majority of the shopping center will be closed. Afternoon peak times also vary including from the existing restaurants in the center.

The drive-through stacking meets village code with 8 stack spaces provided and a lane width that exceeds village code.

### Engineering/Public Improvements

The existing utilities servicing the development are sufficient for the proposed project. Pedestrian connections leading from the building will connect to the existing sidewalks.

No additional on-site stormwater detention is required, and the site will comply with all provisions of the Stormwater Ordinance.



## Review and Approval Criteria SPECIAL USES

---

---

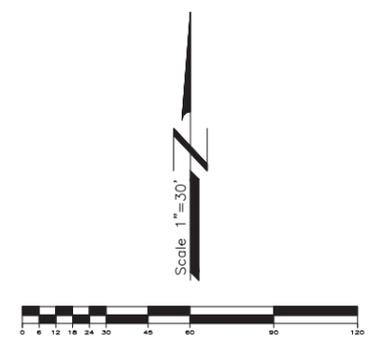
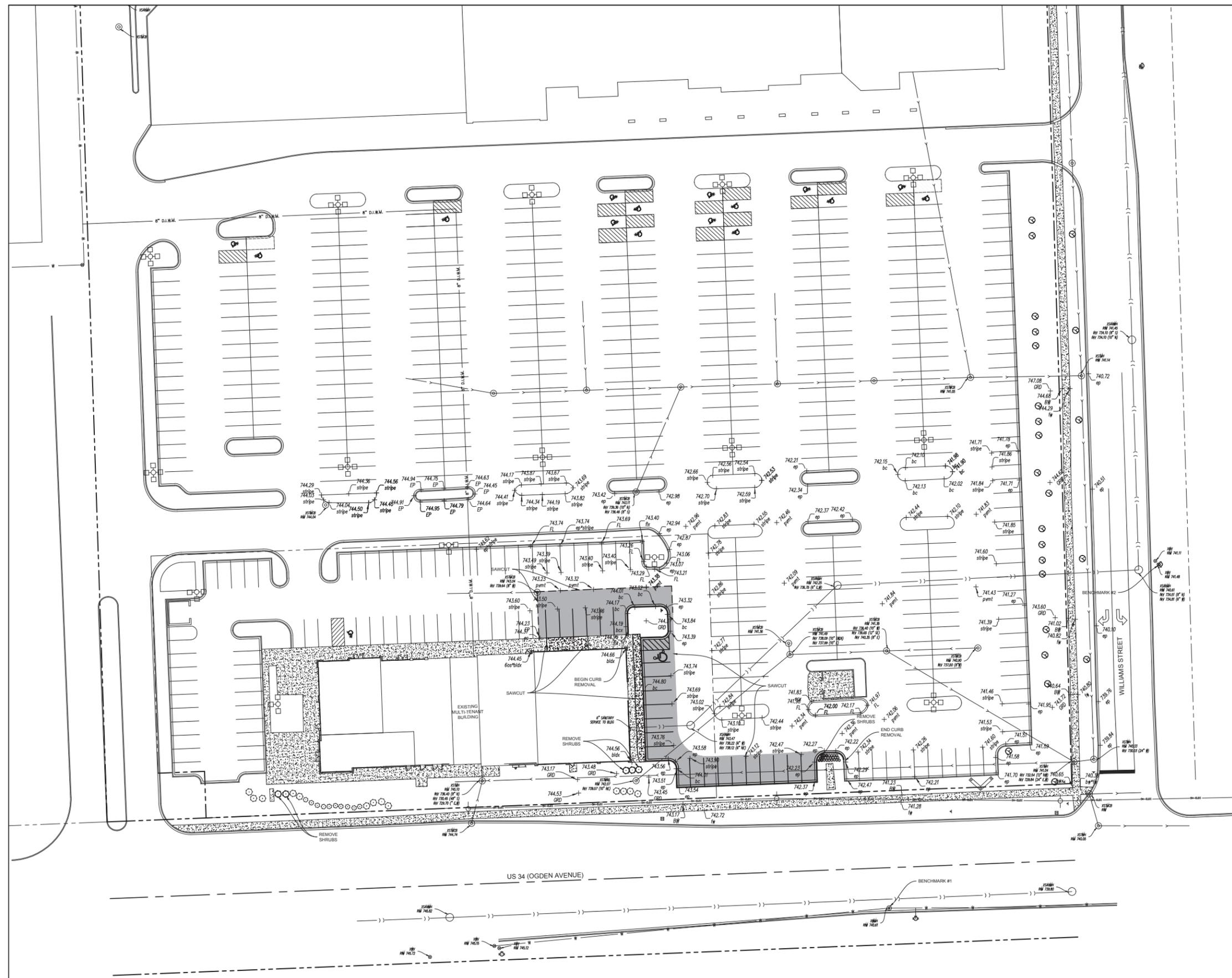
Plan Commission Number & Title: \_\_\_\_\_

**A DETAILED RESPONSE TO ALL OF THE STANDARDS SHALL BE PROVIDED, SPECIFYING HOW EACH STANDARD IS OR IS NOT MET.**

***Section 28.12.050.H Approval Criteria (Special Uses)***

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

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



**SITE DEMOLITION LEGEND**

	TO REMAIN	TO BE REMOVED
WATERMAIN	— W —	— W —
STORM SEWER:	— S —	— S —
SANITARY SEWER:	— S —	— S —
OVERHEAD ELECTRIC:	— OH — ELEC —	— OH — ELEC —
STORM MANHOLE:	⊙	⊙
SANITARY MANHOLE:	○	○
VALVE VAULT/B-BOX:	⊗	⊗
FIRE HYDRANT	⊕	⊕
UTILITY POLE	○	○
LIGHT POLE	○	○
CURB AND GUTTER	—	—
CONTOUR	— 69.3 —	— 69.3 —
CONCRETE	▒	▒
PAVEMENT	■	■

**SITE DEMOLITION NOTES**

- Contractor shall field verify all existing conditions prior to demolition and notify engineer of any discrepancies or potential conflicts between existing conditions and proposed design.
- Demolition contractor shall call J.U.L.I.E. and IDOT's Traffic Equipment Maintenance Contractor, Meade Electric, for underground traffic signal equipment locations at 773-287-7600 prior to any demolition work.
- Demolition contractor is responsible for demolition permits and associated fees.
- Demolition contractor is responsible for following all O.S.H.A. regulations.
- All utilities to be abandoned shall be capped in accordance with the requirements of the appropriate utility companies and the governing municipality.
- Traffic control for work in the right-of-way shall meet I.D.O.T. standards per Section 900, Standard Specifications for Road and Bridge Construction. (current version)
- Contractor must barricade (including warning lights) all open excavations to prevent vehicular and pedestrian traffic from entering the area.
- All excavations to be filled in lifts not exceeding 6" with approved engineered backfill and compacted to 95% modified proctor.
- Excavation contractor shall grade site in order to provide full pavement section per pavement detail.
- A construction schedule shall be coordinated with all adjacent property owners to maintain continuous access to all existing driveways.
- All mud shall be removed from all construction vehicles prior to exiting the construction site. Any dirt and debris deposited on the adjacent roadways shall be immediately removed from said adjacent roadways.
- Demolition of all utilities (including but not limited to gas, electric, telephone and cable) shall be coordinated with the governing municipality and the utility companies.
- Excavate all existing landscape areas, including parkways, to full pavement design depth for new construction.
- Contractor will be responsible for removal of all visible and underground improvements including but not limited to items shown on these plans.

**REVISIONS**

NO.	DATE	PER VILLAGE COMMENTS	DESCRIPTION
1	3/7/19	PER VILLAGE COMMENTS	

**EXISTING CONDITIONS & DEMOLITION PLAN**

**STARBUCKS**  
NWC OGDEN AVE & WILLIAMS STREET  
DOWNERS GROVE, ILLINOIS

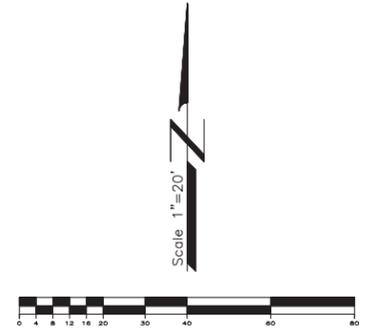
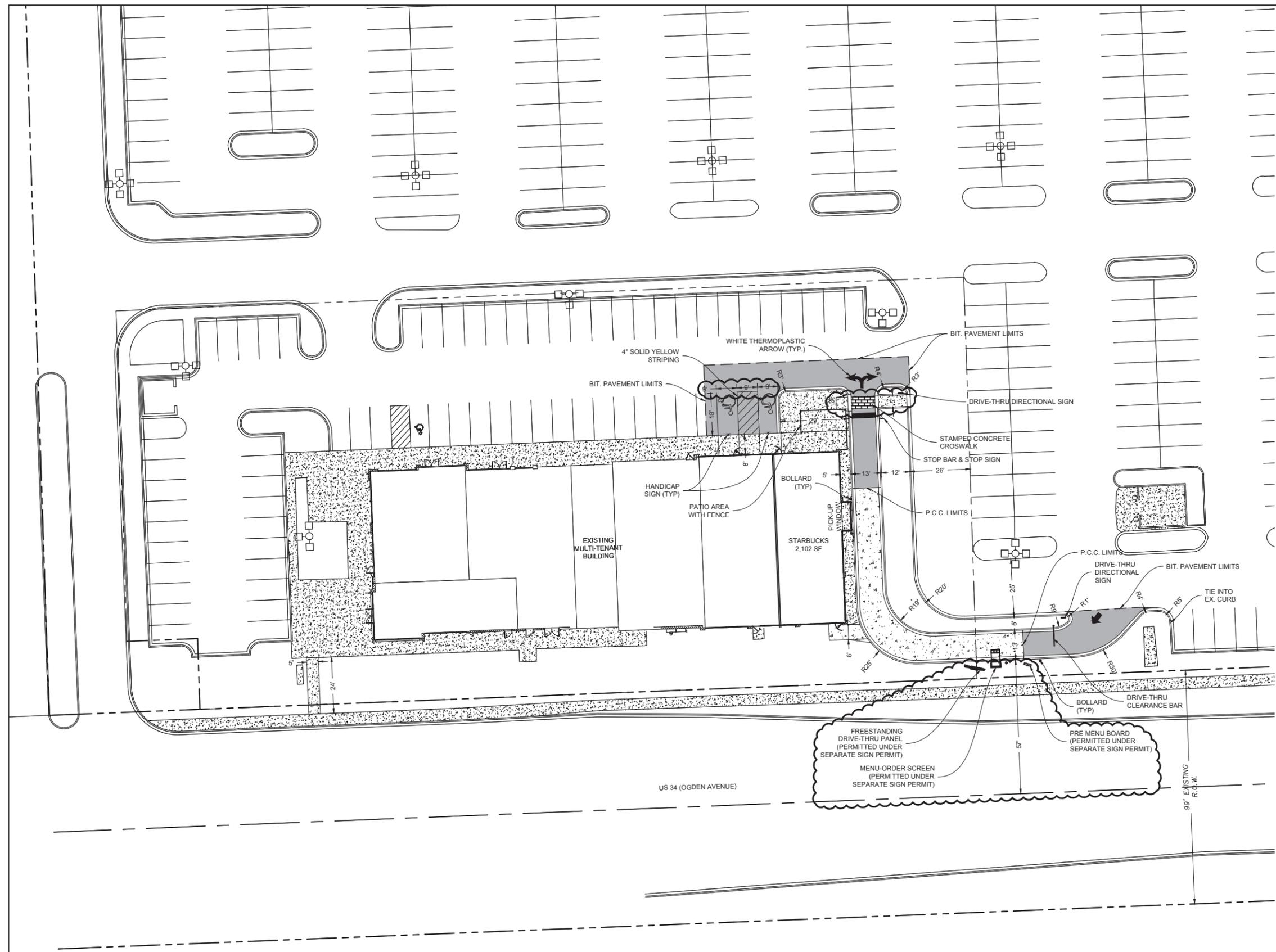


**Craig R. Knoche & Associates** • Civil Engineers  
**Civil Engineers, P.C.** • Surveyors  
 • Land Planners  
 24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 2/12/19  
 FILE: 19-003 CO2  
 JOB NO: 19-003

C0.2  
SHEET NO.

STARBUCKS  
DOWNERS GROVE, ILLINOIS



**LEGEND**

- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPERTY LINE
- SETBACK LINE
- HEAVY DUTY BIT PAVEMENT
- CONCRETE
- STAMPED CONCRETE CROSSWALK

**SITE NOTES**

1. ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE BACK OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
4. SIDEWALK AROUND PERIMETER OF BUILDING SHALL BE WALK/PAVEMENT UNLESS OTHERWISE SPECIFIED ON PLANS.
5. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
6. SEE DETAILS FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
7. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE OF R.O.W. IN ACCORDANCE W/ ILLINOIS D.O.T. REQUIREMENTS.
8. ADA HANDICAP RAMP SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ADJUTS DRIVES OR ROADWAYS.
9. CONTRACTOR SHALL COMPARE ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
10. ALL CURB AND GUTTER SHALL BE B6:12 UNLESS OTHERWISE NOTED ON PLANS.
11. PAVEMENT STRIPING TO BE TRAFFIC YELLOW TWO COATS UNLESS OTHERWISE SPECIFIED ON PLANS.

**SITE IMPERVIOUS**

EXISTING IMPERVIOUS AREA = 96,542 SF  
 PROPOSED IMPERVIOUS AREA = 95,854 SF  
 NET IMPERVIOUS = -688 SF

**REVISIONS**

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	3/7/19	PER VILLAGE COMMENTS			

**SITE PLAN**

**STARBUCKS**  
 NWC OGDEN AVE & WILLIAMS STREET  
 DOWNERS GROVE, ILLINOIS

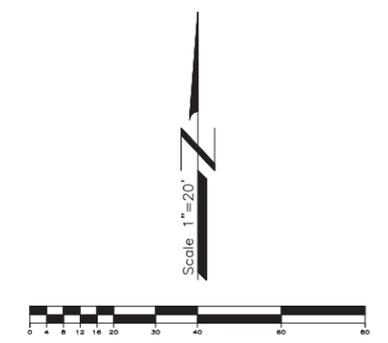
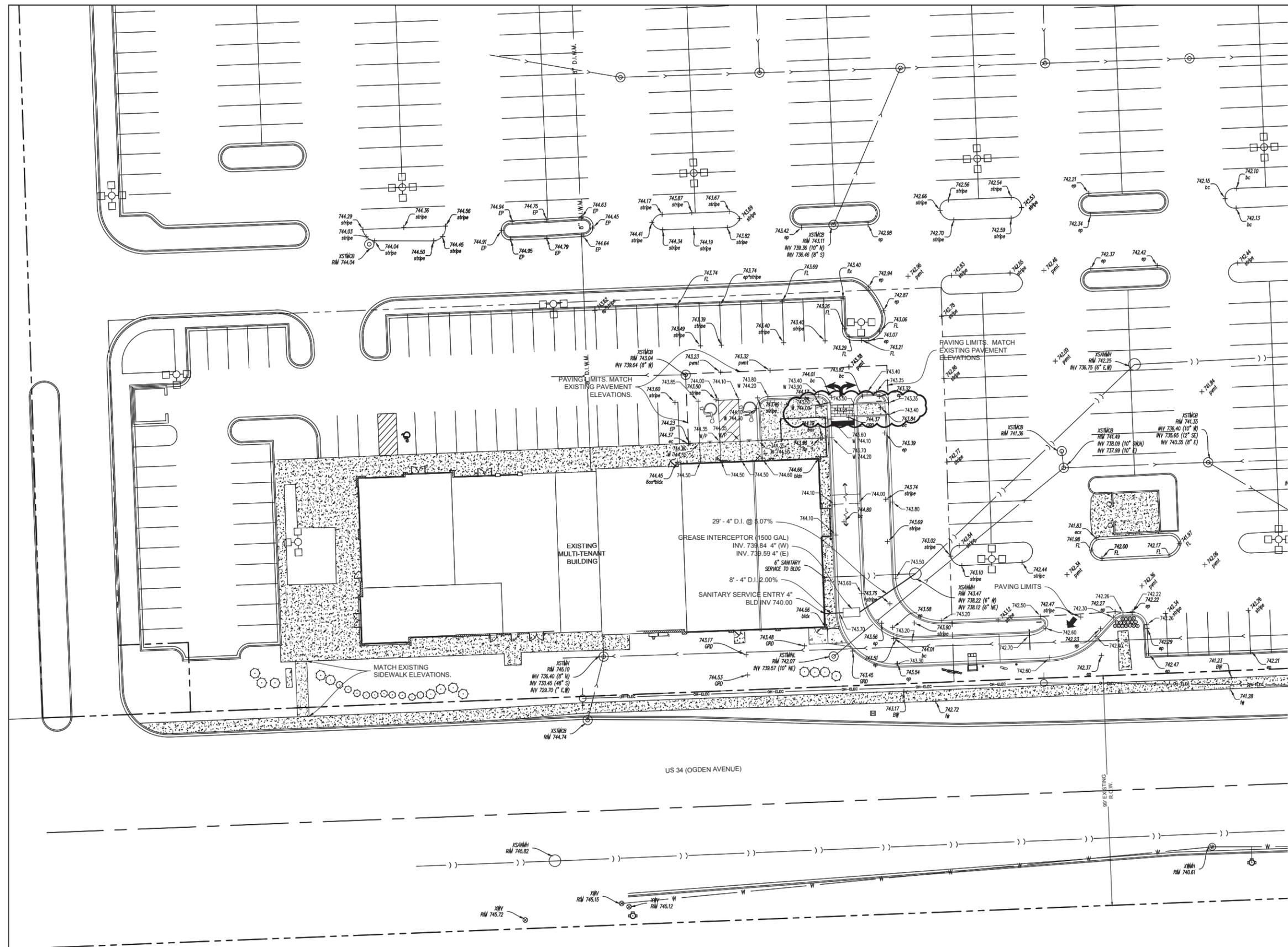


**Craig R. Knoche & Associates**  
 Civil Engineers, P.C.  
 24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 2/12/19  
 FILE: 19-003 C10  
 JOB NO: 19-003

**C1.1**  
 SHEET NO.

STARBUCKS  
 DOWNERS GROVE, ILLINOIS



**LEGEND**

	EXISTING	PROPOSED
PAVEMENT GRADE	+ 475.00	+ 475.00
WALK GRADE	+ 475.00	+ 475.00
BACK OF CURB GRADE	+ 475.00	+ 475.00
GROUND GRADE	+ 475.00	+ 475.00
RIM GRADE	+ 475.00	+ 475.00
STORM STRUCTURE	⊙	⊙
CONTOURS	- 475	475
EMERGENCY OVERTURN		→
FLOW DIRECTION		←
RIDGELINES		-----
REVERSE CURB		~~~~~

ALL PROPOSED GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.  
SEE BELOW FOR TOP OF CURB ELEVATION CORRELATION.

T/CURB = (P.W.T. GRADE) + 0.42 (NORMAL PITCH CURB)  
T/CURB = (P.W.T. GRADE) + 0.54 (REVERSE PITCH CURB)

- GRADING NOTES**
- GENERAL CONTRACTOR SHALL VERIFY EXISTING CONTOURS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - THE GENERAL CONTRACTOR SHALL SPREAD SPOILS FROM UTILITY CONTRACTORS WORK TO BALANCE THE SITE TO THE EXTENT POSSIBLE.
  - EROSION CONTROL MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: SILT FABRIC SHALL BE PLACED ON EACH SANITARY STRUCTURE UNTIL CONSTRUCTION IS COMPLETED. FABRIC SHALL OVERLAP SANITARY MANHOLE OPENING A MINIMUM OF ONE (1) FOOT ON EACH SIDE WITH THE SOLID GRATE PLACED ON TOP OF FABRIC TO PREVENT SILT FROM ENTERING SANITARY SYSTEM. SILT FENCE AROUND PERIMETER SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED. ALL INLET STRUCTURES SHALL BE PROTECTED WITH INLET BASKETS.
  - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN SUCH MEASURES UNTIL GRADING IS COMPLETE. PARKING LOT IS PAVED AND VEGETATION HAS BEEN ESTABLISHED. IF THERE IS NO GENERAL CONTRACTOR, IT WILL THEN BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES.
  - THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF THE EROSION CONTROL DEVICES SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNPAVED OR NON BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF 1/2 INCH IN A 24-HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE INSPECTION REPORT TO THE OWNER AND ENGINEER AT THE END OF EACH MONTH AND KEEP A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.
  - IF ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THESE DRAWINGS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION, IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO INSTALL SUCH DEVICES. THE OWNER OR ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO INSTALLATION.
  - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER, IN WRITING, OF ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT ADDITIONAL POLLUTION.
  - SEE SOILS REPORTS FOR TESTING REQUIREMENTS. THE FINAL SOILS REPORTS ARE DATED AS FOLLOWS: SOIL REPORT AND BORINGS PREPARED BY \_\_\_\_\_ DATED \_\_\_\_\_

**DRAINAGE OVERLAY CERTIFICATE**

STATE OF ILLINOIS } ss.  
COUNTY OF DUPAGE }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF. IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 12TH DAY OF FEBRUARY, 2019

*[Signature]*  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

OWNER OR ATTORNEY FOR OWNER

062-054950  
STATE REGISTRATION NUMBER

**REVISIONS**

NO.	DATE	PER VILLAGE COMMENTS	DESCRIPTION
1	3/7/19	PER VILLAGE COMMENTS	

**GRADING & UTILITY PLAN**

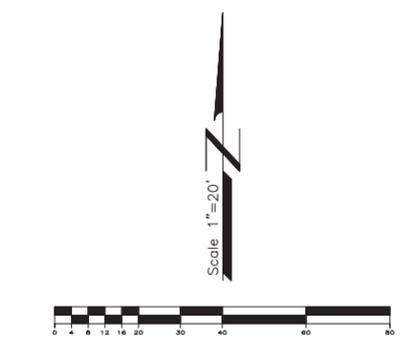
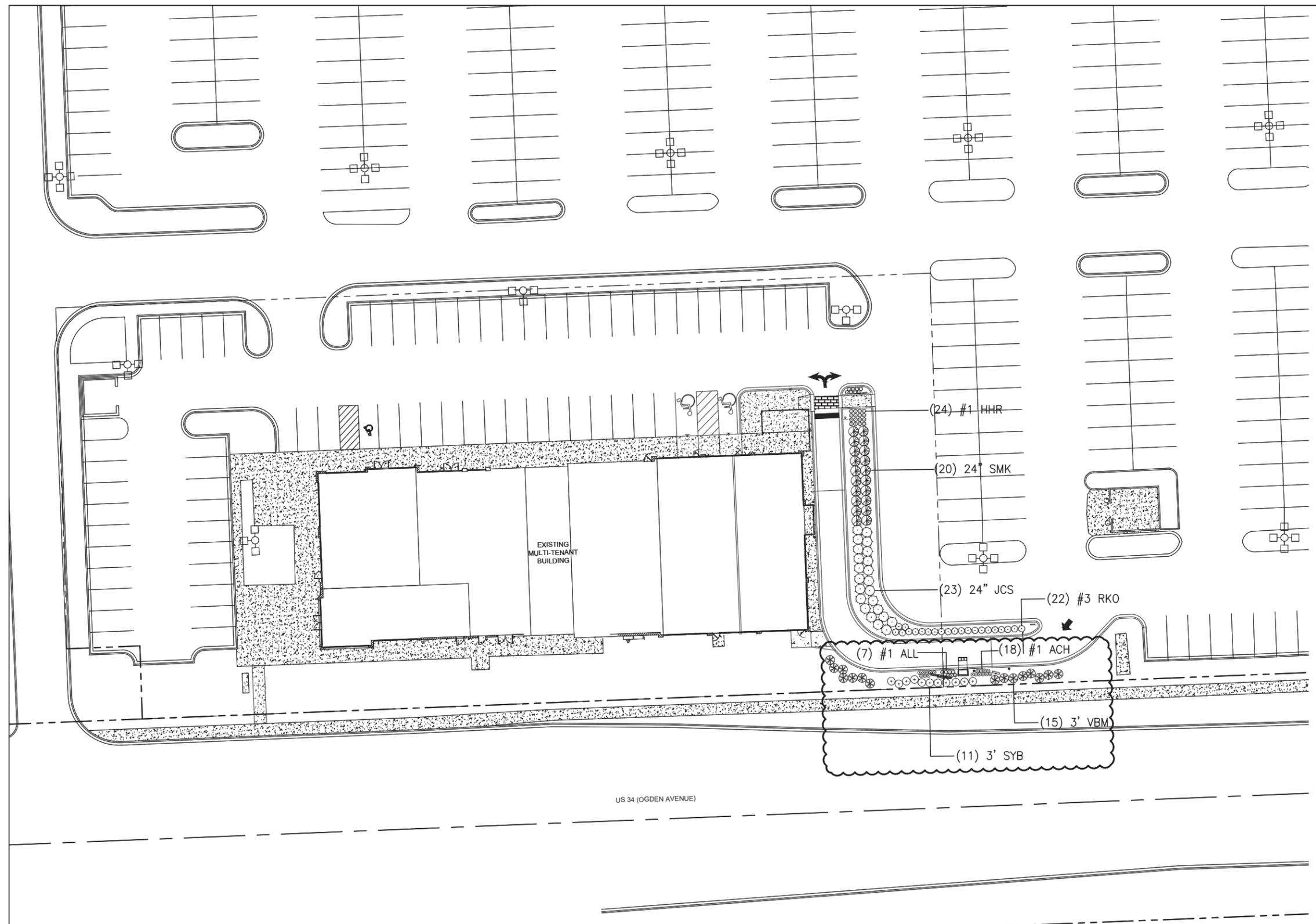
**STARBUCKS**  
NWC OGDEN AVE & WILLIAMS STREET  
DOWNERS GROVE, ILLINOIS



**Craig R. Knoche & Associates** • Civil Engineers  
**Civil Engineers, P.C.** • Surveyors  
24 N. Bennett Street • Geneva, IL 60134 • phone (815) 845-1270 • fax (815) 845-1275

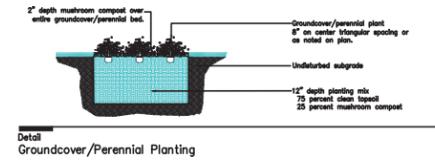
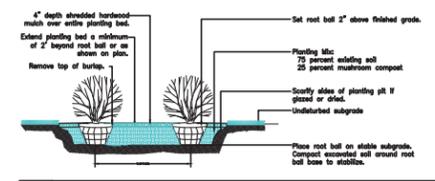
DATE: 2/12/19  
FILE: 19-003 C20  
JOB NO: 19-003  
SHEET NO: C2.1

STARBUCKS DOWNERS GROVE, ILLINOIS



**Plant List**

KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
ACH	18	#1	Achillea 'Moonshine'	Moonshine Yarrow	Container
ALL	7	#1	Allium 'Summer Beauty'	Summer Beauty Allium	Container
HHR	24	#1	Hemerocallis 'Happy Returns'	Happy Returns Daylily	Container
JCS	23	24"	Jurispesa chinensis var. wargentii	Sargent Juniper	BB
RKO	22	#3	Rosa 'Knock Out'	Knock Out Pink Rose	Container
SMK	20	24"	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	BB
SYB	11	3'	Syringa Boomerang Dark Purple 'SASUBBY'	Boomerang Dark Purple Lilac	BB
VBM	7	3'	Viburnum dentatum 'Orlato'	Blue Muffin Arrowwood Viburnum	BB



**REVISIONS**

NO.	DATE	DESCRIPTION
1	3/7/19	PER VILLAGE COMMENTS

**LANDSCAPE PLAN**

**STARBUCKS**  
 NWC OGDEN AVE & WILLIAMS STREET  
 DOWNERS GROVE, ILLINOIS



**Craig R. Knoche & Associates**  
 Civil Engineers, P.C.  
 24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 2/12/19  
 FILE: 19-003 C40  
 JOB NO: 19-003

**C4.1**  
 SHEET NO.

STARBUCKS DOWNERS GROVE, ILLINOIS



2803 BUTTERFIELD RD.  
SUITE 340  
OAK BROOK, IL 60523  
TEL: (312) 795-1245  
FAX: (312) 795-6123

OWNER:



**IRC RETAIL CENTERS**  
814 COMMERCE DRIVE  
SUITE 300  
OAK BROOK, IL 60523

PROJECT:

DOWNERS  
GROVE MARKET  
NW CORNER OF OGDEN AVE.  
& WILLIAMS ST.  
SUITE 62  
DOWNERS GROVE, IL

SHEET TITLE:  
OVERALL  
SITE PLAN

NO.	DATE	DESCRIPTION
02.08.19		WALL SECTION
01.24.19		SHIFT DEMISING WALL
01.23.19		SITE PLAN UPDATE
01.18.19		STARBUCKS SITE PLAN
08.27.18		FOR REVIEW

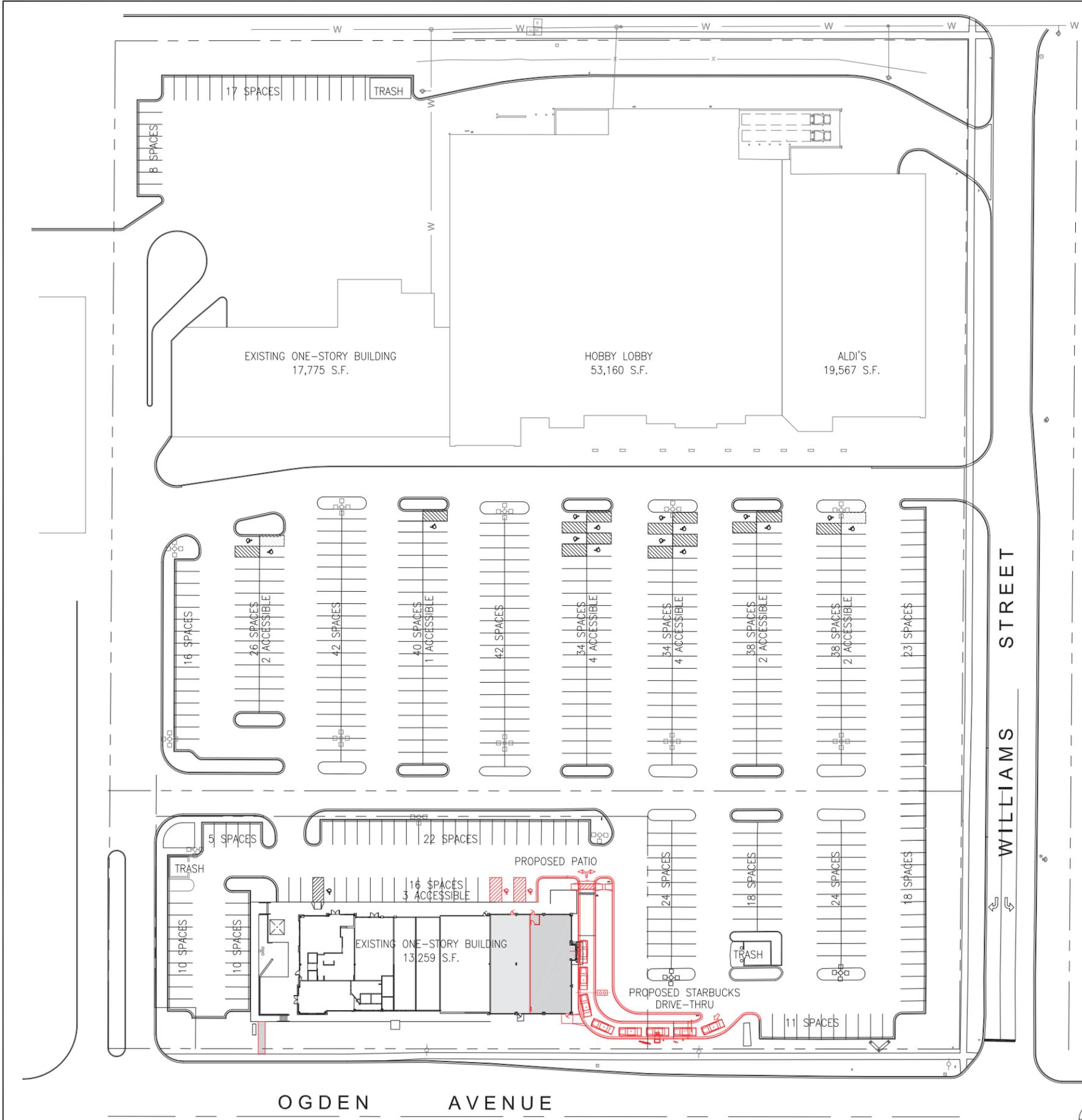
COPYRIGHT - PFDA, INCORPORATED  
ALL DRAWN AND WRITTEN INFORMATION  
APPEARING HEREIN SHALL NOT BE  
DUPLICATED, DISCLOSED OR OTHERWISE  
WITHOUT WRITTEN CONSENT.

DRAWN BY: CHECKED BY:

SHEET:

**SP1.0**

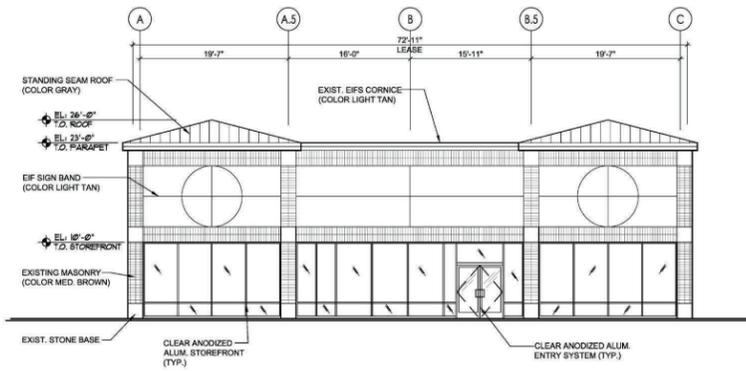
JOB NO. 19005



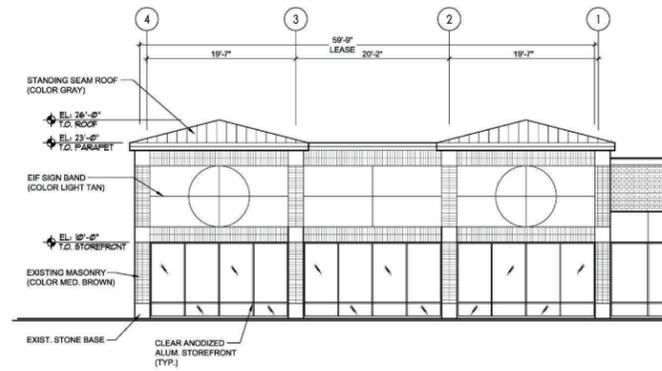
TENANT	SQ. FT.	PARKING REQ'D
OBERWEIS	2,600	11 (4 PER 1,000 S.F.)
LUXURY NAILS	2,000	8 (4 PER 1,000 S.F.)
YOGA BY DEGREES	5,200	21 (4 PER 1,000 S.F.)
WORKOUT ANYTIME	5,175	20 (4 PER 1,000 S.F.)
SALLY BEAUTY SUPPLY	1,600	6 (4 PER 1,000 S.F.)
GNC	1,200	5 (4 PER 1,000 S.F.)
HOBBY LOBBY	53,048	212 (4 PER 1,000 S.F.)
ALDI'S	21,193	85 (4 PER 1,000 S.F.)
FORMER STARBUCKS	1,458	6 (4 PER 1,000 S.F.)
VACANT- FORMER PANDA	1,992	8 (4 PER 1,000 S.F.)
WEIGHT WATCHERS	1,410	6 (4 PER 1,000 S.F.)
T-MOBILE	1,400	6 (4 PER 1,000 S.F.)
GREAT CLIPS	1,050	4 (4 PER 1,000 S.F.)
JERSEY MIKE'S	2,449	10 (4 PER 1,000 S.F.)
VACANT- FORMER CHASE	2,127	9 (4 PER 1,000 S.F.)
STARBUCKS- FORMER CHASE	2,279	9 (4 PER 1,000 S.F.)
TOTAL REQUIRED	106,181	426 (9 ACCESSIBLE)
TOTAL PROVIDED		516 (18 ACCESSIBLE)

**1 OVERALL SITE PLAN**  
SCALE: 1"=30'-0"

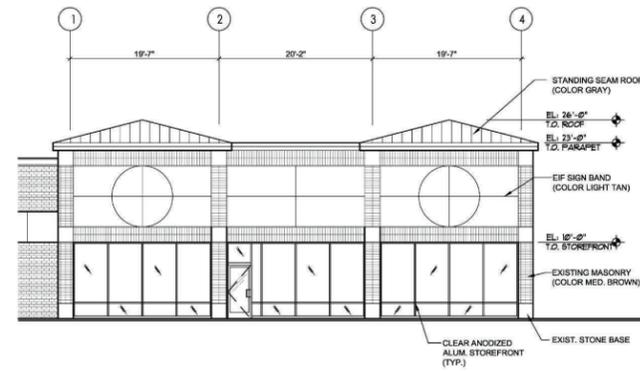




**1** EXISTING ELEVATION (EAST)  
EL-1 SCALE: 1/8"=1'-0"



**2** EXISTING ELEVATION (NORTH)  
EL-1 SCALE: 1/8"=1'-0"



**3** EXISTING ELEVATION (SOUTH)  
EL-1 SCALE: 1/8"=1'-0"



**1a** PROPOSED ELEVATION (EAST)  
EL-1 SCALE: 1/8"=1'-0"



**2a** PROPOSED ELEVATION (NORTH)  
EL-1 SCALE: 1/8"=1'-0"



**3a** PROPOSED ELEVATION (SOUTH)  
EL-1 SCALE: 1/8"=1'-0"



2803 BUTTERFIELD RD.  
SUITE 340  
OAK BROOK, IL 60523  
TEL: (312) 795-1245  
FAX: (312) 795-6123

OWNER:



**IRC  
RETAIL CENTERS**  
814 COMMERCE DRIVE  
SUITE 300  
OAK BROOK, IL 60523

PROJECT:

**DOWNERS  
GROVE MARKET**  
NW CORNER OF OGDEN AVE.  
& WILLIAMS ST.  
SUITE 62  
DOWNERS GROVE, IL

SHEET TITLE:  
**EXTERIOR  
ELEVATIONS**

NO.	DATE	DESCRIPTION
01.24.19		SHIFT DEMISING WALL
01.23.19		SITE PLAN UPDATE
01.18.19		STARBUCKS SITE PLAN
06.27.18		FOR REVIEW

COPYRIGHT - PFDA, INCORPORATED  
ALL DRAWN AND WRITTEN INFORMATION  
APPEARING HEREIN SHALL NOT BE  
REPRODUCED, DISCLOSED OR OTHERWISE  
USED WITHOUT WRITTEN CONSENT.

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

SHEET:

**EL-1**

JOB NO. 19005

APPROVED – May 6, 2019

**VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING  
MINUTES FOR APRIL 1, 2019**

**19-PLC-0003: A petition seeking Special Use approval to construct a new drive-through facility. The property is currently zoned B-3, General Services and Highway business. The property is located on the north side of Ogden Avenue, approximately 227 feet west of Williams Street, commonly known as 62 Ogden Avenue, Downers Grove, IL (PIN: 09-04-112-043). IRC Retail Centers, Petitioner and IRC Downers Grove Marketplace, LLC, Owner.**

**Petitioner's Presentation:**

Tyson Fraser of 4616 Sherwood Avenue, Downers Grove introduced himself as an employee of IRC Retail Centers who are the owners of Downers Grove Market on Ogden Avenue. He showed a slide of the site plan consisting of 10.5 acres with Hobby Lobby, Aldi's, Oberweis and other retailers. Mr. Fraser said they are requesting a drive-through for the area near the Starbucks. He noted at one point they had a plan for a two-tenant building that would have been shared with Starbucks and one other tenant. Starbucks has since notified them that they would be closing their location this past September and they negotiated with them to create a situation that would include a drive-through on the east side of the building to the outlot building. He said the drive-through has been designed with the proper safety measures in place, landscaping, stamped concrete, etc., cognizant of the flow of both foot and vehicular traffic. The design will add a patio to the northeast portion of Starbucks' building. The queue line will handle eight cars, and the proposal will lose 23 parking stalls; however, the development will still have a surplus of 90 parking spaces over the current code requirements. This proposal does not contain an access to Williams Street.

Mr. Fraser further explained what exists on the site today at the proposed drive-through window site. Starbucks will come in at a later date for their own signage approval. He explained that the development is classified in the Village's Comprehensive Plan, as Corridor Commercial. If they do not make these adjustments Starbucks will leave that location. He reviewed other enhancements to the site that create a connectivity to other areas of the shopping center. In addition to keeping Starbucks within the Village, the impact of the drive-through should not negatively impact other businesses. It also helps to improve underdeveloped areas of the parking lot.

Mr. Fraser then reviewed the criteria for the Special Uses. He said that the property is located in the B-3, General Service and Highway business zoning district. Under Section 5.010 of the Zoning Ordinance, a drive-through facility is listed as an allowable Special Use in the B-3 zoning district, and the first Standard of Section 28.12.050.H has been met.

Mr. Fraser continued by stating that the proposed restaurant building with a drive-through use provides a desirable service that contributes to the general welfare of the

APPROVED – May 6, 2019

community. The proposed use is also consistent with the Comprehensive Plan's recommendation for reinvestment in corridor commercial areas to remain competitive and provide an enhanced gateway. The proposal is compatible with surrounding uses and will include a high quality building design with outdoor patio seating. It will also redevelop an under-used parking area with a trash enclosure. The petitioner believes that this second standard has also been met.

Regarding the third standard, Mr. Fraser said that the proposed development and drive-through facility will not be detrimental to the healthy, safety or general welfare of persons residing in or working in the vicinity and will not be injurious to property values or improvements in the vicinity. The on-site circulation has been designed in a manner that will separate stacking lanes from drive-aisles and the parking areas. Moreover, landscaping and screening will be added which will enhance the aesthetics of the property. The proposed drive-through is similar in nature to other commercial uses along Ogden Avenue. The petitioner believes this third standard has also been met.

There were no questions from the Plan Commission members at this time, and no public comments. Ch. Gassen called upon Staff to make its presentation.

#### **Staff Report dated April 1, 2019**

Village Development Planner Flora Ramirez explained that the petition is a request for a Special Use permit for property located at 62 Ogden Avenue, northwest of the intersection of Ogden Avenue and Williams Street. She showed a slide of the location of the site, which is designated as B-3 General Services and Highway business. She displayed the proposed site plan, which includes eight-stacking spaces for the proposed drive-through, as well as a patio extension to the north removing 23 parking stalls. There is surplus parking on site however. She also noted that the island next to the drive-through lane will be landscaped. The slide also displayed the proposed bump-out for the drive-through window made partially from brick, with a canopy and lighting.

Ms. Ramirez noted the Standards of Approval and said that staff recommends approval for the Special Use Permit as shown on page 4 of its report dated April 1, 2019.

A question was raised by a Commissioner as to Condition 2 of Staff's recommendation concerning lot consolidation that was recommended as part of another petition a while ago for this same site. The Commissioner asked what the status of that previous proposal was.

Ms. Ramirez responded by showing the site plan slide, stating that the drive-through moves between two parcels, and according to the Zoning Ordinance you cannot have a structure over two parcels, so those parcels will be consolidated to allow for the creation of the drive-through.

Mr. Zawila said that the 2017 Special Use has expired, and no action was taken following that approval.

APPROVED – May 6, 2019

Mr. Maurer thanked the petitioner for a great presentation. He asked about the remaining parking spaces and whether it was still above the Code requirements and where the grease trap will be located. Ms. Ramirez said it was above the requirements.

A question was raised regarding the lighting levels and whether it was sufficient for the drive-through. Ms. Ramirez said that new exterior light fixtures are not requirements as part of this request. The only lighting fixture added was for the drive-through canopy.

There being no further questions for staff, Mr. Fraser responded that the lights are not being impacted by the proposed drive-through. As to a question raised about the grease-trap, Starbuck's generates little grease and they will schedule regular clean-ups.

There being no further comments or questions, Ch. Gassen closed the public comment portion of the public hearing.

### **Commission Deliberation:**

It was noted that the Starbucks further down has a much longer stacking line than eight cars. A question was asked whether the stacking can be made longer. Mr. Zawila said that there is room outside the queue line into the parking lot itself.

Mr. Kulovany said the petition meets the Special Use criteria and he thinks this configuration works better than the proposal originally submitted some time ago.

Mr. Quirk said it seems like a good use of the space. He frequents other stores in that location and he thinks it's a great improvement for the area.

Ch. Gassen said she agrees that it meets the standards for a Special Use. She called for a Motion.

**Mr. Kulovany stated that based on the petitioner's submittal, the staff report, and the testimony presented, he finds that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, he moved that the Plan Commission recommend to the Village Council approval of 19-PLC-0003, subject to the following conditions:**

- 1. The proposed Special Use for a drive-through use shall substantially conform to the attached proposed Downers Market Multi-tenant building engineering drawings prepared by Craig R. Knoche & Associate Civil Engineers, PC dated February 12, 2019, last revised March 7, 2019, the architectural drawings prepared by PFDA Architects dated June 27, 2018, last revised January 24, 2019, except as such plans may be modified to conform to Village codes, ordinances, and policies.**

APPROVED – May 6, 2019

**2. An administrative lot consolidation of the two lots at the southern end of the Shopping Center) shall be recorded at DuPage County prior to the issuance of a building permit.**

**Ms. Johnson seconded the Motion.**

**AYES: Kulovery, Johnson, Boyle, Maurer, Rollins, Ch. Gassen**

**NAYS: None**

**The Motion passed unanimously.**

Mr. Zawila said that this petition will be before the Village Council next month.