

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
2/18/2020

SUBJECT:	SUBMITTED BY:
5207 Main Street - Special Use for a medical office use	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting Special Use approval for a 15,956 square foot medical office use at 5207 Main Street.

STRATEGIC PLAN ALIGNMENT

The goals for 2019-2021 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the February 11, 2020 Village Council meeting. The petitioner has provided a revised north elevation (attached) which adds two additional vertical elements and a knee wall. In an effort to enliven the alley space, the Village has the ability to place benches along the south side of the alley and could also explore the possibility of installing overhead string lighting between the subject building and Ballydolye. Staff recommends approval on the February 18, 2020 active agenda.

BACKGROUND

Property Information & Zoning Request

The petitioner is requesting Special Use approval to operate a 15,956 square foot medical office use. This property is zoned DC, Downtown Core and the existing building is currently occupied by various medical offices, a pharmacy and a vacant restaurant space.

Medical offices larger than 3,000 square feet require Special Use approval in the DC zoning district. The existing building footprint will be maintained while the interior space will be remodeled to accommodate for medical office uses throughout the entire ground floor for the DuPage Medical Group. The parking lot will be restriped, a new pedestrian connection from the building to Main Street will be added, a new wrought iron fence and landscape areas along Main Street will be added and additional landscape islands within the parking lot will be incorporated. Significant modifications to the building façade are also proposed and further discussed below.

Compliance with the Comprehensive Plan

The Comprehensive Plan designates the subject property as a Key Focus Area - Downtown. The downtown focus area concepts include:

- A reduction of concrete and asphalt, which contributes to stormwater runoff.
- Development that is pedestrian-oriented
- Support for additional bike parking at both public and private facilities.
- Promotion of diverse mix of uses
- Promotion and encouragement of shared parking arrangements and facilities, wherever feasible, to minimize the land area within downtown dedicated to parking

The plan reduces impervious areas and adds landscaping, a pedestrian connection and a bike rack which will foster a walkable environment. Improvements to the façade and parking lot will maintain visual interest and generate foot traffic and streetscape vitality. The Comprehensive Plan also states that the downtown should be characterized as an environment within which to shop, dine, work and live. The proposed development is consistent with the intent of the Comprehensive Plan.

Compliance with the Zoning Ordinance

The subject property is zoned DC, Downtown Core. Medical offices are permitted by right in the Downtown Core Zoning District, up to 3,000 square feet; larger than 3,000 square feet requires special approval. The petitioner is requesting Special Use approval to expand the existing space allocated for medical office, to a total area of 15,956 square feet. This is an allowable Special Use per Section. 5.010 of the Zoning Ordinance. All of the bulk regulations are met with this proposal.

Compliance with the Downtown Business Design Guidelines

After reviewing the design proposal, the Plan Commission requested changes to the façade to ensure the Downtown Design Guidelines were further met. As part of their deliberation the Plan Commission requested that the petitioner incorporate the following design changes to meet the condition above:

- Minimize the appearance of massing by breaking down the Main Street Façade through the use of different materials, architectural variation and roof line articulation.
- Since the building is located at the end of the Main and Grove Streets, the Plan Commission noted the building should also take advantage of the terminating vista to introduce a unique architectural feature.
- Considerations for the interior layout of the building should be made to ensure the windows allow for transparency creating visually engaging frontages that activate the street.
- Design options for removal of the retaining wall with steps on Main Street should be reconsidered to ensure a more pedestrian friendly sidewalk is promoted, including additional landscaping and pedestrian amenities.

The petitioner has incorporated the Plan Commission's design recommendations and has provided revised elevation renderings which shows further compliance with the Downtown Design Guidelines as directed by the Plan Commission.

Public Comment

Prior to the Plan Commission meeting, staff received two calls from residents expressing concern over whether the proposal included another multi-family residential building. Staff explained that the proposal did not include any multi-family building and instead would be limited to interior remodeling of the existing space and landscaping updates to the existing parking lot.

At Plan Commission, nine residents spoke in support of the proposal. Of those residents, several expressed concern over parking in the downtown and noted that the shared parking agreement was a great idea. Regarding the overall design, several residents wanted a more aesthetically pleasing façade. One of the nine residents also shared that it would be great if the petitioner could incorporate a pharmacy considering that the existing pharmacy was the only one in the downtown. The petitioner offered to explore reworking the façade design, and as noted above the Plan Commission added this as a condition of approval.

ATTACHMENTS

Ordinance

Aerial Map

Revised Building Elevations

Revised 2-13-2020 North Elevation

Staff Report with attachments dated December 2, 2019

Approved Minutes of the Plan Commission Hearing dated December 2, 2019

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Village Manager DATE: February 18, 2020
(Name)

RECOMMENDATION FROM: _____ FILE REF: _____
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to adopt "AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 5207 MAIN STREET TO PERMIT A MEDICAL OFFICE USE", as presented.



SUMMARY OF ITEM:

Adoption of this ordinance shall authorize a special use for 5207 Main to permit a medical office use.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 5207 MAIN STREET
TO PERMIT A MEDICAL OFFICE USE**

WHEREAS, the following described property, to wit:

PARCEL 1:

THE PART OF LOT 52 IN ASSESSOR'S SUBDIVISION IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE DEPOT STREET (NOW MAIN STREET) IN THE TOWN OF DOWNERS GROVE WHICH IN 145.18 FEET SOUTH 1 DEGREE 50 MINUTES EAST FROM THE SOUTHWEST CORNER OF BLOCK 4 OF CURTISS ADDITION TO THE TOWN OF DOWNERS GROVE AND RUNNING THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 4 A DISTANCE OF 4.20 CHAINS TO AN IRON STAKE AT THE SOUTHEAST CORNER OF THE DR. PUFFER LOT; THENCE SOUTH 1 DEGREE 50 MINUTES EAST TO THE SOUTH LINE OF LOT 52 OF SAID ASSESSOR'S SUBDIVISION AT A POINT 1.65 CHAINS WEST FROM THE SOUTHEAST CORNER OF SAID LOT 52; THENCE WEST ON THE SOUTH LINE OF SAID LOT 52 A DISTANCE OF 4.75 CHAINS TO THE CENTER OF DEPOT STREET (NOW MAIN STREET); THENCE NORTH ALONG THE CENTER OF SAID STREET TO A POINT DUE WEST FROM THE POINT OF BEGINNING; THENCE EAST 50 LINKS TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE ABOVE DESCRIBED PARCEL FALLING IN LOT 1 OF VILLAGE OF DOWNERS GROVE PARKING DECK ASSESSMENT PLAT RECORDED DECEMBER 20, 2002 AS DOCUMENT NUMBER R2002-355179, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOT 17 AND THE NORTH 21.12 FEET (AS MEASURED ON THE WESTERLY LINES AND PARALLEL WITH THE NORTHERLY LINES) OF LOTS 18 AND 19 OF ASSESSOR'S SUBDIVISION IN SECTION 7 AND 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 50 FEET OF THE NORTH 71.12 FEET (AS MEASURED ON THE WESTERLY LINES AND PARALLEL WITH THE NORTHERLY LINES) OF LOTS 18 AND 19 OF ASSESSOR'S SUBDIVISION OF SECTION 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT FROM SAID TRACT THAT PART THEREOF LYING SOUTHEASTERLY OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID LOT 18 WHICH IS 0.22 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT AND RUNNING THENCE SOUTH 77 ½ DEGREE WEST TO THE SOUTH LINE OF SAID TRACT ABOUT 4.50 FEET IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 5207 Main Street, Downers Grove, IL 60515

PINs: 09-08-306-040,-041, and -044

(hereinafter referred to as the "Property") is presently zoned in the "*DC, Downtown Core Business District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.12.050 of the Zoning Ordinance be granted to permit a medical office use; 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 December 2, 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 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.

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 of the Property is hereby granted to operate a medical office use.

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

1. The proposed Special Use request to expand the office medical use shall substantially conform to the Elevations, 3D Renderings, Site Plan, and Floor Plan prepared by Eckenhoff Saunders Architects, dated September 12, 2019 and last revised on January 31, 2020 and the Landscape Plan prepared by Kimley Horn, dated October 22, 2019 last revised on January 31, 2020, attached to the staff report dated December 2, 2019 except as such plans may be modified to conform to Village codes, ordinances, and policies.
2. The building shall be equipped with an automatic fire suppression system and an automatic and manual fire alarm system.
3. The owner of the property shall enter into an agreement with the Village to allow the property to be used for public parking pursuant to terms acceptable to the Village Manager.
4. The retaining wall and railing along Main Street shall be replaced.
5. The basement shall be permitted for storage only.

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 Use 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

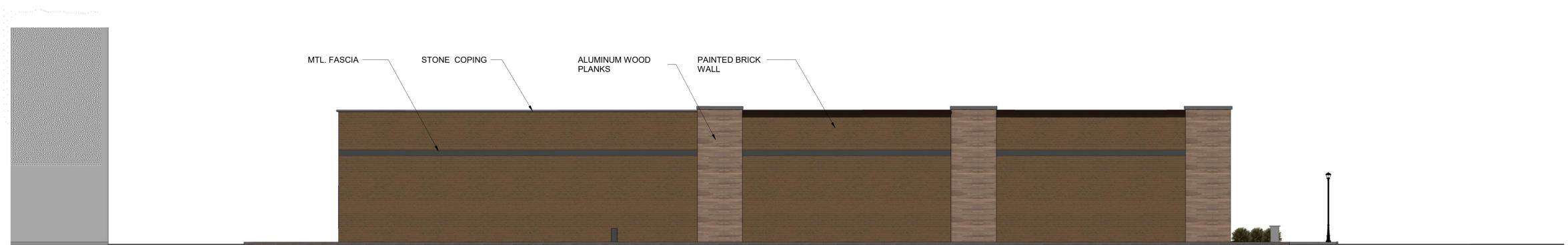
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STREET VIEW FACADE



PARKING VIEW FACADE



NORTH FACADE



Exterior 3D View | SD2.1



Exterior 3D & Aerial | SD2.2

BUILDING & SITE DATA

PROJECT NAME: DuPAGE MEDICAL GROUP
 ADDRESS: 5207 MAIN STREET
 PIN(s): 09-08-606-040
 09-08-606-041
 09-08-606-044

ZONING DISTRICT: DC - DOWNTOWN CORE
 EXISTING USE: MEDICAL OFFICE, RETAIL, VACANT
 PROPOSED USE: MEDICAL OFFICE

BUILDING SIZE (SF)

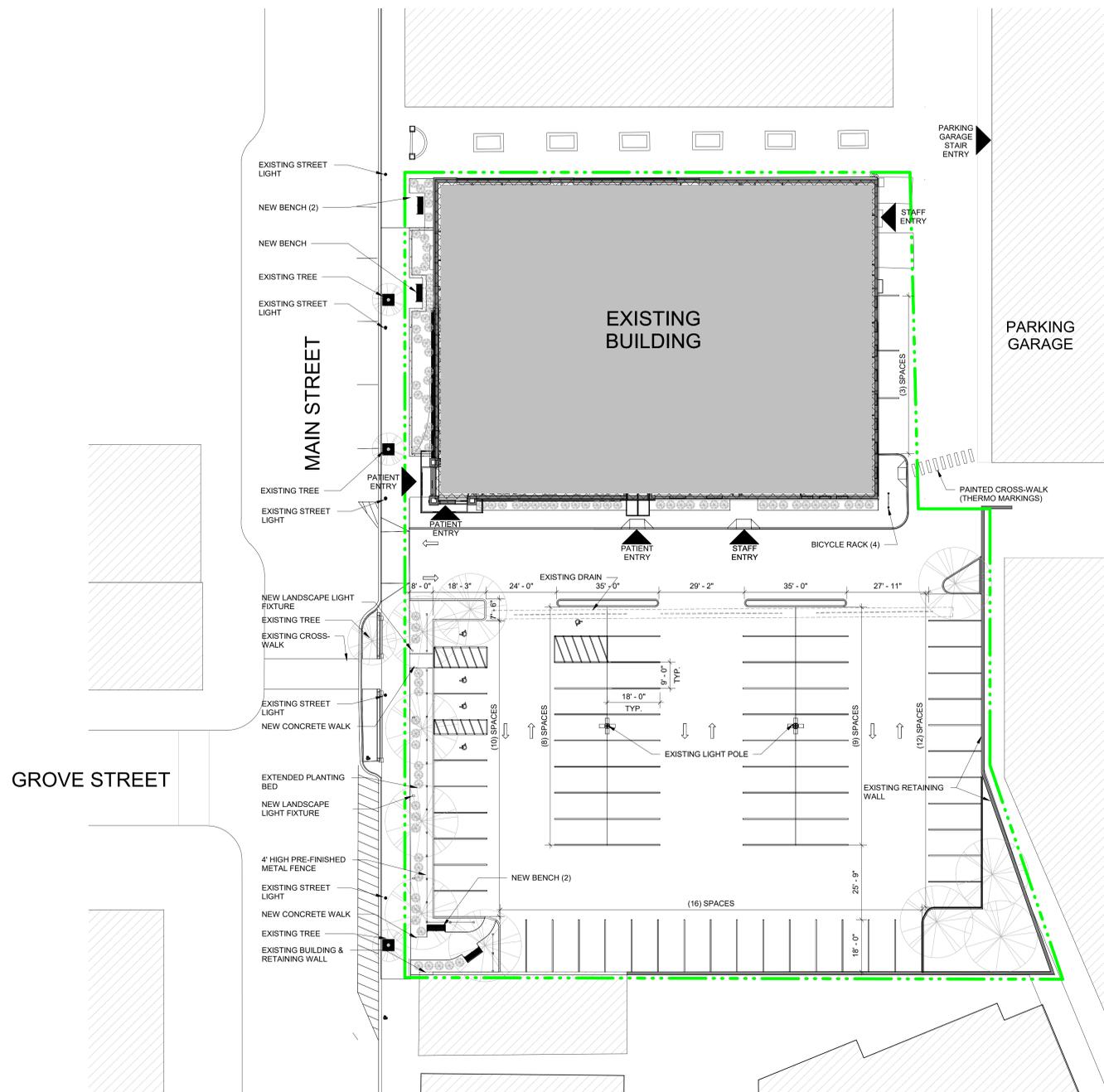
TOTAL: 21,432 SF
 GROUND FLOOR: 16,538 SF
 BASEMENT: 4,894 SF (ALL STORAGE)
 USABLE: 15,956 SF (PER SEC. 28.7.040C)
 PETITION TYPE: SPECIAL USE
 DEVIATIONS: NONE

REQUIREMENT:	FACTOR:	REQUIRED:	PROPOSED/ EXISTING:	MEETS REQ.:	DIFFERENCE:
LOT FRONTAGE	MINIMUM	0'	274.52'	YES	274.52'
LOT AREA	MINIMUM	0'	52,829 SF	YES	52,829 SF
LOT WIDTH	MINIMUM	0'	274.52'	YES	274.52'
STREET YARD	MINIMUM	0'	274.52'	YES	274.52'
REAR YARD	MINIMUM	0'	12'	YES	12'
SIDE YARD	MINIMUM	0'	0'	YES	0'
HEIGHT	MAXIMUM	40'	20'	YES	20'
OPEN SPACE	MINIMUM	0'	36,291 SF	YES	36,291 SF
FAR	MAXIMUM	NONE	0.3	YES	0.3
PARKING	MINIMUM	72 (4.5/1000)	76 (4.76/1000)	YES	76
DONATIONS	MINIMUM	NONE	N/A	N/A	N/A

NOTES:

1) THE BASEMENT WILL HAVE NO MEDICAL OFFICE USE AND WILL BE USED FOR STORAGE AND MECHANICAL AND ELECTRICAL SERVICES ONLY.

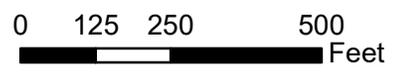
2) OF THE 76 PARKING STALLS PROVIDED, 5 STALLS ARE ACCESSIBLE INCLUDING 3 VAN STALLS.



SCALE: 1" = 20'



1 DMG Elevation - North
 1/8" = 1'-0"



5207 Main Street - Location Map

-  Subject Property
-  Project Location



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
DECEMBER 2, 2019 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
19-PLC-0033 5207 Main Street	Special Use for a Medical Office Use	Flora Ramirez Planner

REQUEST

The petitioner is requesting Special Use approval for a 15,956 square foot medical office use in the Downtown Core Zoning District, at 5207 Main Street.

NOTICE

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

GENERAL INFORMATION

OWNER:	Woodlawn Corner LLC/Main 5207 LLC 9440 Enterprise Drive Mokena, IL 60448
APPLICANT:	DuPage Medical Group & Woodlawn Corner LLC/Main 5207 LLC 9440 Enterprise Drive Mokena, IL 60448

PROPERTY INFORMATION

EXISTING ZONING:	DC, Downtown Core
EXISTING LAND USE:	Medical Office, Retail, and Restaurant
FUTURE LAND USE:	Downtown
PROPERTY SIZE:	53,324 square feet (1.22 acres)
PINS:	09-08-306-040,-041, and -044

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	DB, Downtown Business	Downtown
SOUTH:	DC, Downtown Core	Downtown
EAST:	DB, Downtown Business	Downtown
WEST:	DB, Downtown Business DC, Downtown Core	Downtown Downtown

ANALYSIS**SUBMITTALS**

This report is based on the following documents, which are on file with the Department of Community Development and attached to the staff report as indicated:

1. Application/Petition for Public Hearing
2. Location Map
3. Project Summary/Narrative
4. Special Use Criteria
5. ALTA/N.S.P.S. Land Title Survey
6. Site Plan
7. Elevations
8. 3D Elevations
9. Floor Plan
10. Landscape Plan
11. Painted Brick Sample

PROJECT DESCRIPTION

The petitioner is proposing to operate a medical office use at 5207 Main Street. The subject property is located northeast of the intersection of Main Street and Grove Street and is zoned DC, Downtown Core. Medical offices are permitted by right in the DC, Downtown Core, up to 3,000 square feet; larger than 3,000 square feet requires a special approval. The petitioner is requesting Special Use approval to operate a medical office use with an area of 15,956 square feet.

The petitioner is proposing to maintain the existing building footprint and remodel the interior space to expand the medical office uses throughout the entire ground floor for DuPage Medical Group. DuPage Medical Group is proposing to operate a multi-disciplinary practice. The existing building is currently occupied by various medical offices, a pharmacy and a vacant restaurant space. The existing basement will continue to be used for storage for DuPage Medical Group.

The primary materials used for the exterior of the building will consist of cast stone base, mullion and glass design, metal panels, and awnings. The petitioner also proposes to paint the exterior brick façade, as shown in the submitted elevations.

The site contains one curb cut along Main Street, with vehicular access from the west to the Village's downtown parking garage and adjacent properties. Modifications are also proposed to bring the existing parking lot into further compliance with Village Code, which includes the installation of landscaping islands, a bicycle rack and a new pedestrian connection that will transverse the site, connecting Main Street to the downtown Village Parking Garage. Lastly, a wrought iron fence will be installed along Main Street, with associated landscaping.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the subject property as a Key Focus Area - Downtown. The downtown focus area concepts include:

- A reduction of concrete and asphalt, which contributes to stormwater runoff.
- Development that is pedestrian-oriented
- Support for additional bike parking at both public and private facilities.
- Promotion of diverse mix of uses
- Promotion and encouragement of shared parking arrangements and facilities, wherever feasible, to

minimize the land area within downtown dedicated to parking

The plan adds landscaping, a pedestrian connection, and a bike rack. The proposed landscaping fosters a walkable environment. Improvements to the façade and parking lot will maintain visual interest and generate foot traffic and streetscape vitality. The Comprehensive Plan also states that the downtown should be characterized as an environment within which to shop, dine, work and live. The proposed development is consistent with the intent of the Comprehensive Plan.

COMPLIANCE WITH THE DOWNTOWN DESIGN GUIDELINES

This property is in the Downtown Core Zoning District. Exterior improvements proposed in this district are recommended to follow design elements outlined in the Downtown Business District Design Guidelines. The petitioner proposed to meet the Design Guidelines in the following manner:

- The proposed construction will contain high-quality building materials that differentiate the base and top of the building.
- The original brick will be maintained and painted.
- The proposed 16" cast stone base and sill creates a consistent knee wall below the store front.
- The majority of the Main Street facade incorporates the use of windows to provide interest and activity at the street.
- The use of a canopy at the front entrance helps identify the entrance and provides pedestrians with shelter from the elements.
- The proposed decorative wrought iron fencing and landscaping will contribute to the continuation of the street wall and will help to separate vehicles from pedestrians.
- Awnings are proposed to create visual interest.
- Landscaping along Main St. creates friendly sidewalks by separating vehicles from pedestrians.
- All mechanical equipment will be effectively screened from the public view.

COMPLIANCE WITH THE ZONING ORDINANCE

The subject property is zoned DC, Downtown Core. Medical offices are permitted by right in the Downtown Core Zoning District, up to 3,000 square feet; larger than 3,000 square feet requires special approval. The petitioner is requesting Special Use approval to expand the existing space allocated for medical office, to a total area of 15,956 square feet. This is an allowable Special Use per Section. 5.010 of the Zoning Ordinance. It should be noted that the proposed use requires 72 parking spaces. With the proposed parking lot improvements, 76 spaces are proposed that will meet the required parking stalls required for the use.

Landscaping along the exterior of the property and within the parking lot is provided to bring the site further into compliance with the Village's Zoning Ordinance. Additionally, a four foot decorative wrought iron fence is provided along the west property line adjacent to Main Street. The petitioner will provide site lighting in accordance with Section 10.030 of the Zoning Ordinance. All signage will be required to comply with the sign regulations.

TRAFFIC AND CIRCULATION

This site is currently served by a public sidewalk on Main Street that will be enhanced by a direct connection to the main entrance. The proposed use will not have a negative impact on the existing parking and traffic patterns in the area. As noted above sufficient parking is provided for the proposed use. Additionally, the Village and petitioner are currently evaluating the possibility of a shared parking agreement that would allow downtown visitors to use this parking lot after the hours of operation for DuPage Medical Group.

ENGINEERING/PUBLIC IMPROVEMENTS

The existing utilities servicing the office building are sufficient for the proposed medical office use expansion. Parking lot improvements include new landscaped islands and a landscaped buffer adjacent to Main Street, 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.

This site is currently served by a public sidewalk along Main Street. A new pedestrian connection is proposed to connect the south façade (main entrance) to the public sidewalk on Main Street. Additionally, the pedestrian connection will wrap around the east façade and connect to a painted pedestrian crosswalk that will then connect to the sidewalk to the downtown Village parking garage.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division has reviewed the proposed plans and determined that the development has sufficient access for emergency vehicles. The proposed building will be required to be fully sprinkled and equipped with a manual and automatic fire alarm system.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing a legal notice in *Enterprise Newspapers, Inc. (The Bugle)*. Staff received one inquiry from a resident who was concerned that these lots would be developed into a very tall multi-unit residential building. It was explained that the existing building would remain and the proposal was limited to expanding the medical office use to the full area of the building, upgrade architectural features on the exterior of the building and improve the existing parking lot.

STANDARDS OF APPROVAL

The petitioner is requesting a Special Use to expand a medical office use, which will exceed 3,000 square feet, in the DC zoning district. 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 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.*

19-PLC-0033, 5207 Main Street
December 2, 2019

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Staff will provide a recommendation at the December 2, 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-0033:

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-0033, subject to the following conditions:

1. The proposed Special Use request to expand the office medical use shall substantially conform to the Elevations, 3D Renderings, Site Plan, and Floor Plan prepared by Eckenhoff Saunders Architects, dated September 12, 2019 and last revised on November 20 and the Landscape Plan prepared by Kimley Horn, dated October 22 last revised on November 14, 2019, attached to this report except as such plans may be modified to conform to Village codes, ordinances, and policies.
2. The building shall be equipped with an automatic suppression and an automatic and manual fire alarm system.
3. The property owners shall cooperate and enter into a shared parking agreement in a manner acceptable to the Village.
4. The retaining wall and railing along Main Street shall be replaced.
5. The basement shall be permitted for storage only.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP:fr
-att

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ECKENHOFF SAUNDERS ARCHITECTS

architecture | planning | interior design

NARRATIVE OF PROPOSED EXTERIOR RENOVATION OF 5207 MAIN STREET

10/23/2019

The following narrative of the proposed exterior renovation to 5207 Main Street, for the use as a medical office building by DuPage Medical Group, is in accordance with the Design Guidelines for the Downers Grove Downtown Business District dated January 20, 2009.

SITE DESIGN

The building is an existing one-story building and, therefore, the building mass has been predetermined. Despite a lack of desired height, the front building façade is up along the sidewalk and maintains the sense of enclosure consistent with the Design Guidelines for the Downtown Business District. While the parking lot creates a gap in the 'continual street wall' the proposed landscaping help to define the urban sidewalk space.

BUILDING DESIGN

The existing building does not offer much in the way of architectural style. We propose enhancing the building façades facing both the street and the parking lot by providing a cast stone base at the masonry and storefront locations, replacing the storefront with a mullion and glass design that creates pattern and rhythm, expressing the horizontality of the building with a painted metal sunshade, leaving a small and balanced portion of the existing painted brick, and applying a prefinished metal panel band at the top of the facade that appears to expand the height of the one-story building, further expressing the horizontality of the building and unifying the entire façade.

BUILDING BASE

In stark contrast to the Design Guidelines for the Downtown Business District, the existing storefront windows sit right at grade. We propose removing the existing storefront and build a 16" high cast stone base and sill. This creates a consistent knee wall below the storefront windows which is consistent with the Design Guidelines for the Downtown Business District. We are also extending the line of the base where the grade drops off at the North corner of the building which creates an approximate 3' high base. The 16" base also wraps along the South façade of the building which faces the parking lot. The cast stone is selected because it is durable and compliments the existing brick masonry.

ENTRY FEATURES and FAÇADE ELEMENTS IN THE BUILDING MIDDLE

The existing building has large blank areas with no variation or proportion. The proposed façade materials and components have been selected to provide detail and to articulate the storefront windows with a variety of complimentary materials. The main building entrance is on the South façade where it is most convenient to the medical clinic patient parking. We propose enhancing the entrance with a canopy that not only serves to protect visitors from the elements, but visually articulates the entrance and invites patients toward the entrance. Additionally, the sunshade over the storefront on the street and parking facades add to the character of the building and help create scale and proportion at the pedestrian level and tie the street front to the entrance.

BUILDING TOP

The existing masonry parapet and metal coping lack detail. The proposed metal panels and cornice provide relief from the masonry façade. The horizontality of the building is expressed by the panels and the cornice detailing add subtle character as encouraged by the Design Guidelines for the Downtown Business District.



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 DuPage Medical Group & Woodlawn Corner LLC/Main 5207 LLC Daytime Phone 708-390-1648

Mailing Address 9440 Enterprise Drive, Mokena, IL, 60448

E-Mail Address dhene@lfirealestate.com

2. Owner(s) of Record Woodlawn Corner LLC/Main 5207 LLC Daytime Phone 708-390-1648

Mailing Address 9440 Enterprise Drive, Mokena, IL, 60448

Owner(s) of Record _____ Daytime Phone _____

Mailing Address _____

3. Applicant is: [X] Owner [] Attorney [X] Other Agent (please specify) DuPage Medical Group will be building occupant
(Note: A letter of authorization from the owner(s) of record must be attached)

4. Address/Location of Subject Property 5207 Main Street

5. Property Index Number(s) of Subject Property 09-08-306-040, 09-08-306-041, 09-08-306-044

6. Present Zoning Classification DC Downtown Core

7. Describe the relief requested Applicant seek a special use permit to expand the medical use from the existing four suites into the remaining two suites

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.

[Handwritten Signature]
Applicant Signature

10-23-2019
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.



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.*

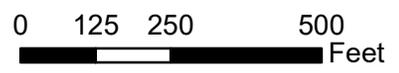
Per Section 28.5.010 Allowed Uses in the Zoning Ordinance, Medical Office is a permitted use up to 3,000 square feet in the Downtown Core District. Anything larger than 3,000 square feet requires a Special Use. Currently, the building's use is existing non-conforming with medical office comprising approximately 10,000 square feet of the overall 16,538 square feet on the ground floor. The existing non-medical use space is a pharmacy and a failed fast-food restaurant. The approximate 4,400 square foot basement is not occupied and used only for storage which will not change with the new building tenancy. A medical practice did lease the entire building in 1985.

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.*

DuPage Medical will provide stable employment opportunities to its associates while offering essential health care services to neighbors, residents of the community at-large and others outside the Village who may not appreciate the many working, shopping, entertainment, recreation and living options in Downtown Downers Grove. DuPage Medical Group's employees, patients, and vendors will patronize local businesses and enhance the overall environment thus further stabilizing Downtown Downers Grove and the community overall as an attractive and convenient place to work, shop, seek services and live. The growing population proximate to the site will be able to walk to their appointments or jobs without using private transportation, and therefore, reduce congestion on the public roads. The property will remain available for the Summer Friday evening car show, the annual Bonfield Express 5K race, and other special events.

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.*

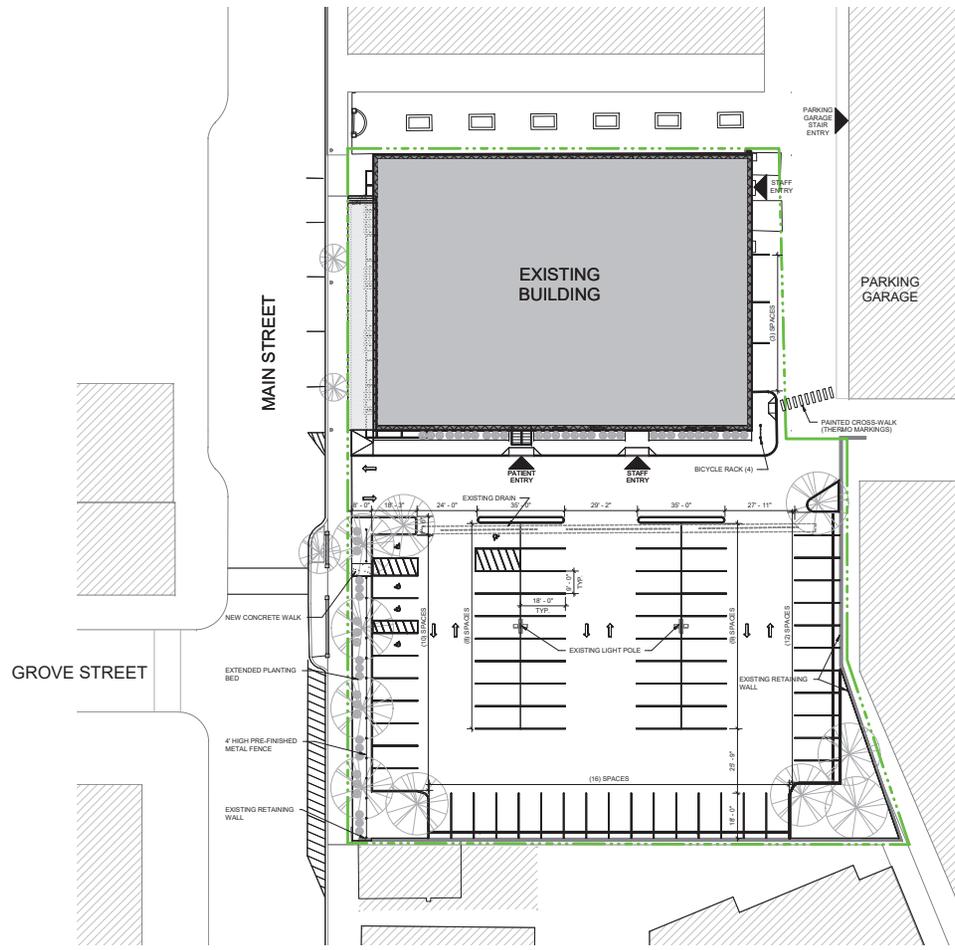
The proposed use only increases the medical use by approximately a third of the building. DuPage Medical Group and the substantial building and site improvements will positively impact the health, safety and general welfare of persons residing or working in the vicinity. Renovations to the building exterior and landscaping will enhance the built environment and attractiveness of the neighborhood. The investment in the property and health care services provided will be accretive to property values and improvements in the vicinity. The site meets the required parking and will not burden either the on-street parking nor the public garage immediately adjacent and east.

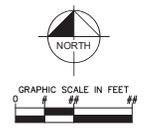
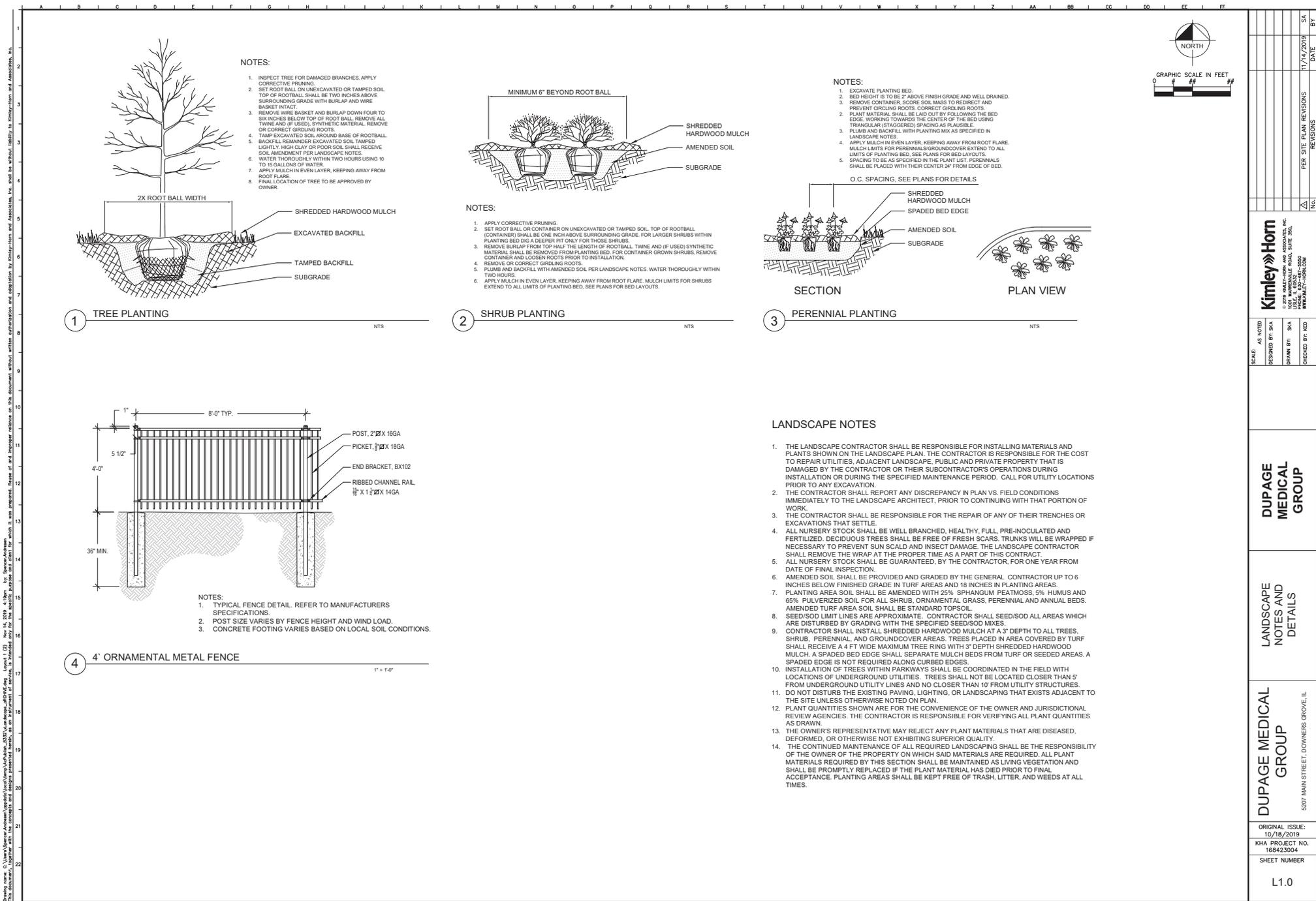


5207 Main Street - Location Map

-  Subject Property
-  Project Location

BUILDING & SITE DATA					
PROJECT NAME:	DUPAGE MEDICAL GROUP				
ADDRESS:	5207 MAIN STREET				
PIN(s):	09-08-606-040 09-08-606-041 09-08-606-044				
ZONING DISTRICT:	DC - DOWNTOWN CORE				
EXISTING USE:	MEDICAL OFFICE, RETAIL, VACANT				
PROPOSED USE:	MEDICAL OFFICE				
BUILDING SIZE (SF)					
TOTAL:	21,432 SF				
GROUND FLOOR:	16,538 SF				
BASEMENT:	4,894 SF (ALL STORAGE)				
USABLE:	15,956 SF (PER SEC. 28.7.040C)				
PETITION TYPE:	SPECIAL USE				
DEVIATIONS:	NONE				
REQUIREMENT:	FACTOR:	REQUIRED:	PROPOSED/ EXISTING:	MEETS REQ.:	DIFFERENCE:
LOT FRONTAGE	MINIMUM	0'	274.52'	YES	274.52'
LOT AREA	MINIMUM	0'	52,829 SF	YES	52,829 SF
LOT WIDTH	MINIMUM	0'	274.52'	YES	274.52'
STREET YARD	MINIMUM	0'	274.52'	YES	274.52'
REAR YARD	MINIMUM	0'	12'	YES	12'
SIDE YARD	MINIMUM	0'	0'	YES	0'
HEIGHT	MAXIMUM	40'	20'	YES	20'
OPEN SPACE	MINIMUM	0'	36,291 SF	YES	36,291 SF
FAR	MAXIMUM	NONE	0.3	YES	0.3
PARKING	MINIMUM	72 (4.5/1000)	76 (4.76/1000)	YES	76
DONATIONS	MINIMUM	NONE	N/A	N/A	N/A
NOTES:					
1) THE BASEMENT WILL HAVE NO MEDICAL OFFICE USE AND WILL BE USED FOR STORAGE AND MECHANICAL AND ELECTRICAL SERVICES ONLY.					
2) OF THE 76 PARKING STALLS PROVIDED, 5 STALLS ARE ACCESSIBLE INCLUDING 3 VAN STALLS.					





SCALE:	AS NOTED	DATE:	11/14/2019
DESIGNED BY:	SKA	REVISIONS:	
DRAWN BY:	SKA	DATE:	
CHECKED BY:	KED	BY:	
Kimley-Horn			
© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 1000 N. WASHINGTON ROAD, SUITE 200 LITTLE ROCK, AR 72110 WWW.KIMLEY-HORN.COM			
DUPAGE MEDICAL GROUP			
LANDSCAPE NOTES AND DETAILS			
DUPAGE MEDICAL GROUP			
5207 MAIN STREET, DOWNERS GROVE, IL			
ORIGINAL ISSUE: 10/18/2019			
KHA PROJECT NO. 188423004			
SHEET NUMBER			
L1.0			





STREET VIEW FACADE



2 Parking View Facade
1/8" = 1'-0"

PARKING VIEW FACADE

Dupage Medical Group, Downers Grove.

Finishes Exhibit

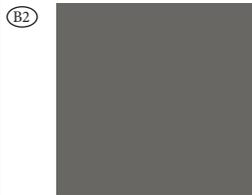
Date: 11.25.2019



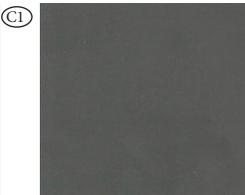
Manufacturer: Match Concreteworks East
Color: Sterling
Material description: Cast Stone



Manufacturer: Benjamin Moore
Color: Tamarind AF-120
Material description: Brick Paint



Manufacturer: Benjamin Moore
Color: Kendall Charcoal
Material description: Metal Canopy Paint (Field Painted) & Railings



Manufacturer: Pac-Clad
Color: Musket Gray
Material description: Pre-finished Aluminum used at Coping and Storefront Framing



Manufacturer: Pac-Clad
Color: Musket Gray
Material description: Pre-finished Aluminum Sheet Panels



Manufacturer: Match Pac-Clad
Color: Bone White
Material description: Aluminum Fascia



Manufacturer: Trulite
Color: 1/4" Grey & 1/4" Clear
Material description: Storefront 1" Insulating Glass

Dupage Medical Group, Downers Grove.

Surrounding context: Painted Brick Precedents

Date: 11.25.2019



1121 Warren Ave



1102 Curtis St.

Proposed Brick Paint: Tamarind AF-120



1005 Curtis St.



5200 Main St.

Enlarged Painted Brick:



5149 Main St.



5141 Main St.

Enlarged Painted Brick:



APPROVED 1-6-2020

19-PLC-0033: A petition seeking Special Use approval to expand an office medical use. The property is currently zoned DC Downtown Core. The property is located directly southeast of the intersection of Main Street and Curtiss Street, commonly known as 5207 Main Street, Downers Grove, IL (PIN 09-08-306-040, -041, and -044), DuPage Medical Group and Woodlawn Corner, LLC/Main 5207, LLC, Petitioner and Woodlawn Corner LLC/Main 5207, LLC, Owner.

Petitioner's Presentation

David Hene, representative for the owner, introduced his team with him this evening. He thanked staff for helping them throughout this process. DuPage Medical is the hometown doctor group and they have two corporate offices in Downers Grove where they have roughly 450 employees. The economic engine that is this company, starts in Downers Grove and it fuels and drives that innovation across the region in healthcare. They are one of the more active groups that is seen in this sector. There are 127 offices across the region with 5 of those being in Downers Grove. They are currently serving 29 different medical specialties.

Their request tonight is for a special use for a medical office approval for approximately 15,956 square feet of this office building. The overall building size is 16,538 on the ground floor. The difference is due to storage areas which are not counted towards the use of the parking requirements. There is approximately a 4,400 square foot basement which is currently storage and will remain so. The property is zoned Downtown Core and it is adjacent to other properties similarly zoned as well as properties zoned Downtown business. The parcel itself is 1.2 acres.

Mr. Hene said they have the building at the north end of the property and an open parking field to the south. The building has been there for many years and there hasn't been a tremendous amount of investment into the property in the last several years. They are hoping to change the building and give it life and vitality. The parking lot to the south currently has 71 parking spaces that will be increased to 76 which will meet the zoning. They plan on adding significant landscaping to the perimeter as well as to the north end of the parking lot. This building used to be a grocery store and is no longer a viable retail building. They are trying to bring it into compliance with current standards of the ordinance.

The Comprehensive Plan designates this as a key focus area which encourages a reduction of concrete and asphalt which contributes to stormwater runoff. They are adding significant perimeter as well as internal landscaped areas so there will be less impermeable surface and more greenery. It is also encouraged to have a development that is pedestrian orientated. There will be a sidewalk that extends from Main Street across the south side of the building. This will help serve not only their building but the Village parking garage on the east side of their site. They would expect people coming to their business would also walk to local business in the area. They will have a bike rack on the east side of their building. They are promoting a diverse set of uses. The

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Comprehensive Plan encourages shared parking when feasible. They are working with the Village to allow public parking within the lot after business hours.

Mr. Hene stated their development will comply with the zoning. The use is a medical office use and 3,000 square feet would be permitted by right in the Downtown Core District. They are more than that at roughly 10,000 square feet, so they are increasing it by a third. There is a pharmacy in the building as well as a closed restaurant that would be combined into one cohesive office space.

As far as traffic circulation, he feels that it will improve with the special use. They will be providing a sidewalk which will go from the parking garage to the downtown area and they are meeting the parking requirement. Their patients will not have to circulate on the public streets to find parking because they will be providing parking. They will also again be providing shared parking after business hours which will help the traffic circulation in the evening and the weekend. He will now have Mr. Rehmer come up and speak.

Kent Rehmer, Architect, said they have been the architect for DuPage Medical Group for roughly 18 years. The building is an existing one story building of approximately 6,500 square feet. The existing building is painted brick with glass and green fabric awnings. The parking lot is paved to all the property lines with no landscaping. Their goal is to upgrade the appearance of the building not only for DMG but for the community of the whole.

Currently the parking lot is right up to the sidewalk. There is about a two foot raised six inch curb right at the property line. There are retaining walls that surround two sides of the parking lot. They are adding landscaping to the corners of the parking lot. They would like to make the landscape strips a little larger however the existing draining system of the parking lot prevents them extending them. They also have to maintain the 24-foot drive isle in line with the current curb cut and reserve enough room for a sidewalk. This will connect the Main Street sidewalk to their entrance and it will extend around the building where they are crossing the alley to the sidewalk that is adjacent to the parking garage. Along the street front they would be putting in a decorative fence and they brought some examples of what the fence will look like. He showed slides of what the landscaping and the building will look like and went through a list of the materials that they will be using.

Mr. Rehmer stated one concern staff had was the painted brick. They did walk around the downtown area and there are six other buildings that have painted brick. They do not believe that they would be able to sandblast the brick. They are reducing the amount of brick by adding more windows. In regards to the top of the building there is no articulation, so they are proposing a metal panel ban to provide some relief in the masonry façade. He showed different renderings of the proposed building. They will also meet all the requirements that the Village has for signage.

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Ch. Rickard said this seems like a little difficult building to try and deal with and the fact that it resides in the downtown core which has a different flavor. It looks like it might be suited for a suburban area rather than a downtown area. He understands that this is an existing building and it is an improvement over what is there but did they look at other options to give it a more downtown appearance. Would it be possible to make it look like three different uses rather than one building? He asked if they could take the retaining wall and railing area and improve it to make it more of a gathering like in a downtown area.

Mr. Rehmer stated they studied a number of different designs for the building. It really is a challenge to take a one story building and make it appear taller when you are adding windows. He feels the character of the building fits in with the pub next door which has similar design elements. As a maintenance issue they would rebuild that retaining wall as necessary and repair the railing. There are other options for that but they do not have any doors along there.

Ch. Rickard said the goal in this core area is to keep some visual interest and give people some reason to hang out down there. There is plenty to do down there, but this building doesn't give people a reason to hang out there besides go to their appointment.

Ms. Majauskas stated she agrees with the Ch.. They are putting this medical building in the middle of what should be restaurants and shops. The property is so long that it stops people from walking. When she looks at the buildings she does not see any concessions made for what the downtown area should be. She would have an easier time with it if the first floor was maybe a restaurant or retail. There is a reason why medical is supposed to be 3,000 feet because it is supposed to be small and compact. She feels that they are asking for five times of what is allowed and they don't care what the downtown looks like. She asked what concessions did they give by being in the downtown area.

Mr. Rehmer said one of the primary items that they did approach was the architecture on the building and making a significant upgrade to what is there. The building and the property is what they have and it is not what they created. It has been a fixture of downtown Downers Grove for many decades.

Ms. Majauskas stated she understands that they are stuck with the building. However, what are they doing to draw people to the downtown area. Examples might be putting a restaurant or retail in there.

Mr. Maurer said the goal or the planning is to create activated façade in the downtown retail zone. There is another medical office building in the downtown and it is at the end of Rogers where it meets Main. The curtains are perpetually drawn because there are private medical issues going on there. There is entire street frontage here which would normally be windows. He asked what would be along the front windows.

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Mr. Hene stated the building is one area but the parking lot is another. The landscape and fencing is used to create that edge where an edge currently doesn't exist. The use of the building is not changing tremendously than what it is today. It is already about 10,000 square feet of medical. They can look at options to liven up the sidewalk in the front of the building. You are no longer seeing small medical offices any more. It is really larger organizations and healthcare is changing to a more holistic center. This will provide people with convenience. They do believe that a medical use is a critical component to the vitality of the downtown. It not only provides very stable jobs but it creates an activity that will have an effect on the other businesses there.

Mr. Maurer said he does not disagree but he does not see what it offers to the street façade which is very pedestrian orientated environment. He still gets the sense that there will be a lot of closed curtains.

Mr. Hene stated there is a need for privacy for people who are having examinations. There is a fairly deep sidewalk on the front of the building where they can add benches and planter boxes.

Ms. Majauskas said she would not have a problem with the medical offices being on the second floor. She is concerned that they would be setting precedence if they approve this. She has a problem with cutting off the vibrancy of the downtown.

Ms. Rollins added that the parking lot also adds to the length of the building.

Mr. Hene stated as far as setting precedence, one of the things that would stop it would be the parking requirement. There aren't other properties that would be able to provide the parking without the Commission granting a variance. Mr. Zawila said there are two uses in the zoning ordinance that require parking in the downtown. One of which is medical office and the other is residential.

Ch. Rickard stated there is part of the logic behind limiting that use to the smaller square footage because it does make it very dependent on auto use. He understands that people get torn between wanting to fill empty storefronts and what they fill them with. When he walks downtown and he gets to real estate offices, he feels that these are dead zones. There is no reason to stop or hang out there. Mr. Hene said after talking with the architect one of the things that they could do on the Main Street side of the building is move the administration or some of the doctor's office to that part of the building so there will be open light to the street.

Mr. Maurer stated that would be a great help. He is surprised that our code does not require offices above the ground floor in this location. If you think of a Friday night in the summer when the car show is going on and people are sitting in their lawn chairs this would be the dead zone because there wouldn't be anything to see. This is just a blank wall across the street from a historic cemetery.

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Mr. Boyle asked if they could take the retaining wall and raised pedestrian path down and just make a wider sidewalk. Mr. Hene said he thinks that would have the opposite effect of what they are trying to achieve because there is a floor height that is fixed. At the north end of the building on the sidewalk you would be looking up to the building.

Mr. Boyle stated the sidewalk is kind of tight there with a stroller so he thought to make better use of it, widening it might help. Mr. Hene said he thinks what they are all trying to say is they need to have their architect take into consideration the core downtown area and come up with another design. Currently the way it is designed it just looks like one long building that will be sitting in the middle of Main Street.

Ch. Rickard said he thinks the goals would be rather than to redesign the entire façade now, but to ask the architect to redesign so it looks more like an urban cur building.

Mr. Maurer stated this might be an area where a planter box or landscaping might be needed. It can match the cemetery that is across the street. Shrubs and benches would serve value to the community.

Ms. Majauskas said she feels that this is a building for Ogden Avenue. Planters and benches might not solve the problem of this big huge building not being a downtown core type of use. She has a problem with the use. This is a medical office that has no business being downtown.

Ms. Gassen asked for clarification about the purpose of this meeting as a special use discussion rather than variance.

Mr. Zawila confirmed this.

Mr. Hene asked if he could continue with his presentation. The first standard is that the proposed use is expressly authorized as a special use in the district in which it is to be located. As he mentioned earlier they currently have 10,000 square feet in the medical office today. If it was their desire to continue with the 10,000 square feet they could do that on an existing non-conforming basis without any improvement to the site of the building or landscaping. That is not what they are after and they are very much a part of this community. The existing non-conforming space is a pharmacy and fast food failed restaurant. The approximate 4,400 square foot basement is not occupied and is only used for storage and will remain that way. A medical practice did lease the entire building in 1985.

The next is that the proposed use is at the proposed location is necessary and desirable to provide a service or facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. DuPage Medical will provide stable employment opportunities to its associates while offering essential healthcare services to neighbors, residents of the community at large, and others outside the Village who may not appreciate the many working, shopping, entertainment, recreation, and living options in downtown Downers Grove. DuPage Medical Group

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employees, patients and vendors will patronize local businesses and enhance the overall environment that stabilizing downtown Downers Grove and the community overall as an attractive and convenient place to work, shop, seek services, and live. The growing population approximate to the site will be able to walk to their appointments or jobs without using private transportation therefore reduce congestion on private roads. The property will remain available for the summer Friday evening car show and the annual Bonfield Express 5K race which they are happy to host.

Mr. Hene read the last criteria for the special use. The proposed use only increases the medical use by a third of the building. DuPage Medical Group and the substantial building and site improvements will positively impact the health, safety and general welfare of persons residing in the vicinity. Renovations to the building exterior and landscaping will enhance the environment and the attractiveness to the neighborhood. Thus solidifying the appointment base and daytime activity downtown. The investment in the property and healthcare services provided will be an increase to property values and improvement in the vicinity. They meet the required parking and all other zoning. It will not burden the on street parking or the public garage that is immediately adjacent. DuPage Medical Group and the owner will work with the Village to accommodate public parking after business hours. He appreciates that they have concerns but feels that they demonstrated that they meet the standards under the special use requirements. They feel they are bringing a first class user who will be helpful to the property, the downtown, and the community at large. They have reviewed the staff report and agree with the conditions. They are available to answer any further questions that they may have.

Ch. Rickard asked if there were any further questions from the Commission for the applicant.

Ms. Gassen asked if staff could just elaborate on condition three regarding parking. Mr. Zawila said they are engaging the applicant in regards to a shared parking agreement because there is not one currently.

Ms. Gassen asked if they do not get the special use, can they continue operating with the current square footage that they have. Mr. Zawila stated that is correct. The applicant was correct that at one point it was entirely a medical office.

Ch. Rickard asked if there were any further questions from the Commission. None responded. He then asked if there was anyone in the audience that wanted to speak in regards to this public hearing.

Public Comment:

Linda Dean, 5227 Main Street, said she has lived downtown for 34 years. She thanked DuPage Medical Group because she is so happy that there is not going to be another four-story apartment building downtown. She supports the downtown businesses. She does not believe when the Commission says when you reach this building you are not

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going to go any further. If you are going to shop downtown then you will. This parking agreement is such a bonus because there is not enough parking not only for residents but for visitors. She parks in the parking garage and pays the quarterly fee. If she does not get home before 5 p.m. she does not have a parking space because they are all full. Having that agreement will do wonders for the downtown. She feels they are being picky on how it will look. It will look better than it is now.

Scott Richards, 1130 Warren Avenue, stated he thinks they are doing their best and are trying to be a good neighbor. They are trying to enhance the downtown with their property. They are willing to share their parking lot and it is desperately needed. He is not sure how it will be controlled especially once Fox Tail opens up. The wrought iron fence and the extension of the sidewalk to the parking garage are all wonderful features. When he first saw the rendering he thought it was a generic box. A lot of the residents in town appreciate what they have downtown as far as the quaintness and charm. This building is a little too modern and he would like to see it compliment what is already there. He thinks the look needs to be soften but overall it is an improvement and he supports it.

John Symowicz, 940 Maple, said he is a new resident at the Marquis on Maple. His biggest issue with living downtown is parking. He asked how many doctors they would have at the facility. He is waiting for a parking space in the garage. He feels that this is a great idea to have downtown and people are going to use the doctor office. The only thing worse than a medical facility would be another restaurant. There is no space for the new restaurant that is going to open. He is concerned about the parking and feels that they should provide more parking. He suggested a parking deck.

Pete Mesha, 940 Maple, stated he also lives at the Marquis building. He loves the downtown and the walkability. He is also the HOA President of the building. One point is that they might be losing the pharmacy and it would be wonderful if they would still have one there. He does not believe that there is another pharmacy downtown. He wanted to confirm that their view would not be changing. He would appreciate screening of any mechanicals. A lighting design would be helpful because the downtown is already so bright. The existing signage is awful especially in the parking lot. He totally agrees with rethinking of the sidewalk and making it wider rather than elevated. He thinks they should also consider permeable pavers and not just the benefit of landscaping. He asked if there was anything changing to the "L" shape.

Kathy Owens, 940 Maple, said she is also a resident at the Marquis. She was surprised to hear some of the comments about people not wanting to walk down to their end of Main Street. When they located here she wanted to be able to walk everywhere. She utilizes everything from hair, nails, dentist, doctors and restaurants. She is not sure if they need another restaurant but would like to see the continued growth in the downtown area. She agrees with the comments about making the front a little more attractive. She sees the people that come and go from there and does not object to that kind of service in the downtown area at all.

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Pam Borchardt, 940 Maple, stated she also lives at the Marquis. She specifically wanted to live in the downtown area and she has walked to the downtown area for 34 years. She was concerned that they were going to take this little patch and make a five story building out of it. Over the years she has felt that specific parcel has gotten meaner with their no parking signs. She is thrilled with this plan. She too would also like to see a nicer façade. She feels that the building has been a little separate from them and would like to see them participate in activities like the Halloween window decorating. She is sad that they would be losing the pharmacy. It will be nice to have the building refreshed and the parking lot have more greenery. She feels their town is a nice mix and does not see an issue with a medical building.

Joyce Symowicz, 940 Maple, said she lives in the Marquis building. They bought downtown so they could walk to the things they need and the train. A medical building would be fine, except having worked in the medical field she knows that parking lots can end up filled at doctor offices. She is concerned as to how this is going to impact parking in Downers Grove. Especially for residents who have visitors come and they can't find a parking space. She is concerned that the 70 spaces can be taken up by just the staff alone. What happens if they put in an urgent care and how will that effect parking? Her concern is that their building has a sidewalk to the parking garage so will their patients be parking there. That parking is supposed to be for the residents and the patrons of the downtown. She would suggest that a parking deck be installed. When she moved here she thought about going to restaurants and concerts. She never thought about going to the doctor's office. She would just want them to keep in mind how long someone normally waits in a physician's office and the amount of staff it supports.

Leo Sterk, 930 Curtiss, stated he regrets that they will lose the retail there but understands what they are doing. He agrees that they need to rethink that whole raised sidewalk. They need to de-emphasize the building and create something that brings your eye towards the street like the cemetery does. If they could mirror each other it might help bring it all together. He would definitely ask them to think about nighttime lighting because that is a long stretch there before you reach the next building. He likes the idea of them moving the administrative offices to that outside wall.

Michael Cassa, DCEDC, said the previous owner of the building knew that Amita Health was going to leave so he looked to find a medical user to replace him. Two advantages for him would be that there would be no improvements required on the property and the building was already set up for a medical use. He eventually sold the property. If it was easy to convert that property into a retail or restaurant use it would have happened. Most projects in a downtown that are significant, well over an acre site, would have to be subdivided. Most properties in a downtown are not this large. What will happen is it will remain a medical use or it will become a complete redevelopment of most likely multi-family. He disagrees with the thought that a medical use is not good for a downtown. If it wasn't then it wouldn't be a permitted use in the Comprehensive Plan. DuPage Medical which is headquarters in Downers Grove has opened facilities in a downtown throughout the western suburbs. They have great additions to the downtown

APPROVED 1-6-2020

because it is a professional use that brings people and employees to the downtown during the day. You need to look at the alternative that could happen to the site. Either it will be another medical user who by right will not have to make any improvements or it could become multi-family because it is such a large site and then you lose the parking. Getting more professional people in the downtown will help the restaurants and the shops. There should be more of a mix of uses in the downtown.

Ch. Rickard said he walks to his doctor's office and dentist. He agrees that they need more professional uses downtown however in the ordinance it talks about allowing more of those uses on the second floor and leaving the main floor to retail and restaurants.

Mr. Cassa stated he agrees but this building is only one story so what most likely will happen to it is going to be more of the same without the improvements being made. He does not see a redevelopment on this site unless it is multi-family.

Discussion continued in regards to having professional businesses on second levels. Mr. Zawila said since the Zoning Ordinance has been mentioned he just wanted to add that the zoning does allow offices to be on the first floor in the downtown core and the downtown business.

Ms. Majauskas stated she is not against the medical offices and they have been there for a long time. She does not think it is a good idea to put it front and center. She is concerned that the pharmacy is going away. People who go to the doctor and get a prescription now have to get in their cars and go get that filled.

Ch. Rickard said it is more of a scale issue than of the use. He understands that they could still operate there, but they are wanting to increase that. It is already not an ideal situation and expanding it at a time where they put a lot of effort into the whole zoning breakdown. Nowhere in that Comprehensive Plan discussion for the downtown zoning did he hear anyone talk about expanding those types of uses on the ground floor.

Ch. Rickard asked if there was anyone else in the audience that wanted to come up and speak in regards to this public hearing. None responded. He then asked for staff to make a presentation.

Staff Presentation:

Flora Ramirez, Development Planner, stated the petition before you tonight is for a special use approval for a medical office use for the Downtown Core Zoning District. She provided on the overhead some views of the existing building and the list of existing conditions. The building footprint will remain the same as well as the existing parking lot. She showed the proposed site plan on the overhead highlighting some of the improvements. They are proposing connecting the sidewalk to the parking garage, as well as the wrought iron fence, and the landscape islands. The parking requirement for the proposed use has been exceeded. She showed the elevations that the architect had commented on along with the exterior brick that is going to be painted. She

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showed the special use criteria that staff feels has been met and with that staff does recommend approval. A draft motion can be found on page five of staff's report.

Ch. Rickard asked if there were any questions for staff.

Mr. Boyle asked in the parking lot portion, do the trees fall outside of that sidewalk. Ms. Ramirez said those are existing in the parkway. She asked if he was wondering if there was enough clearance for people to get through.

Ms. Gassen stated the raised sidewalk is actually the frontage of all the other buildings on Main Street. If you got rid of the raised sidewalk it will set the building back compared to the other buildings on the street. Mr. Zawila said he thinks that there is 48 inches between the existing fencing and the tree grate that is there.

Ms. Majauskas asked if the special use ran with the land. Ms. Ramirez stated that is correct.

Ms. Majauskas asked if this is approved what is stopping anyone else from wanting a medical facility in the downtown. Mr. Zawila said if it is an office space it is allowed downtown and does not require parking. The medical use in the downtown requires parking.

Ch. Rickard asked if there were any further questions for staff from the Commission. None responded. He then asked if the petitioner wanted to come forward and answer any comments that were made or make a closing statement.

Mr. Hene offered clarification that if the use is abandoned after six months then the special use expires. What they are presenting to you today is what you will get, rather than what you could get 20 years later. Fortunately for them they are able to meet the parking. He would like to thank all the residents that came out this evening whether for or against their application. He has never seen so many people at a hearing that are in favor of the application. There was comment about the pharmacy and it is closing. The only reason the pharmacy is still open is because it is a State Licensed business. The gentlemen that operates the pharmacy is moving to a community outside of Downers Grove and he can't get a State inspection to show up at his new property to approve that he can operate there. He will eventually leave the site regardless of what they do. He then introduced George Georgacopoulos to come up and speak in regards to staffing at the facility.

Chris Georgacopoulos, DuPage Medical Group, thanked everyone for coming out this evening. On a daily basis there will be about 15 care providers. It will be a mix of physicians, nurse practitioners, and diabetic educators depending on the services for that day with an additional 15 staff members to support those clinicians. There will be no x-rays or urgent care there. It will be more pediatrics, internal medicine, gynecology, etc. to support children and adults. One thing DuPage Medical looks at is efficiency because they do not want patients sitting there for an hour. Their main focus is

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providing excellent care but also in a timely manner. So he does not see the need for any additional parking. He understands everyone's concern but that is not a concern for them. He is available to answer any questions on how they plan to operate the building.

Ms. Rollins asked what the hours of operation are. Mr. Georgacopoulos stated it will vary day to day. Normally it will be about 7:30 a.m. to about 6 p.m. Monday and Tuesday they are planning to operate a little longer from 7 a.m. to 8 p.m. They are trying to offer alternative hours for their patients. Saturdays will be typically 7:30 a.m. to noon.

Ch. Rickard asked if a different facilities plan had worked out, if this still would be proposed. Mr. Georgacopoulos said this was not necessarily instead, rather a convenient location based off of where existing patients live.

Mr. Hene said there was a comment that was made about lighting where one party thought there was too much and another thought there should be more. There are streetlights to light the public way and they will meet the Village's lighting ordinance. They certainly want a safe parking lot but there are residents that live nearby. He does not believe that they can screen mechanicals from above. A question was asked about the alley and they do not own it so they do not have any plans for it. There were a number of points brought up about a restaurant, if they are not able to move forward with their plan then they would have to look at another plan. They would probably reoccupy medical with medical and if there were to be a restaurant in the old subway then they would not be able to do the shared parking agreement with the Village. His colleague Tim Rose would like to say a few words.

Tim Rose stated they have been through many projects like this and they started out with buildings like this that were more geared for retail. One challenge that they face with this site is the beautiful frontage that they have on the main north/south street. Most of all the small type retailers that want to occupy those sites, like Jimmy Johns or Subway, they want direct end parking. It is very challenging to rent space that has street frontage. The thing about this building is it is older and not pretty and they are planning to bring 3.5 million dollars to this facility. If they don't get the special use he is not sure DuPage Medical will want to stay there and then it becomes a question of what do they develop this into. It is challenging and he feels it will not be a pretty outcome. The previous owner tried to lease those storefronts. They believe that they are bringing something beautiful to the Village and do not feel that it will be a big impact. They would really appreciate a positive vote and thanked the Commission.

Ch. Rickard said this will then close the public hearing.

Plan Commission Discussion:

Ms. Majauskas stated she feels that this plan has not been thought out. She feels it needs to be revamped to make it viable to Downers Grove. She really didn't like the scare tactics that she heard. She did not appreciate that and believes it is a working

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relationship between the Village and the business owners. As a Commission they need to decide what is best for the Village. She is not saying that DuPage Medical is a bad idea but rather the plan hasn't been tweaked to make it workable for everybody. The parking lot has been a thorn forever and the current owner doesn't let anybody park there now. She feels it just needs to be reworked to make it better for all of the residents of Downers Grove.

Mr. Boyle said he feels the criteria has been met for the special use. It is an existing building and it is a known business that has been in their community. He feels that there are a couple of items that need to be discussed, probably not by this group, in regards to design elements and pedestrian walkway. He would support the recommendation.

Mr. Patel stated he struggles with this, but feels that DuPage Medical has made a good effort providing improvements to this building. He would also support approval of this.

Ms. Gassen said she agrees with Mr. Boyle that it meets the special use criteria, but she also agrees with Ms. Majauskas. She feels DuPage Medical Group is amazing but she does not feel that it is a partnership and they are not meeting their downtown fully. Again this is not the place to discuss design options. She hopes that they would take into consideration the aesthetics and the walkability movement in the downtown with their design. She is for the project but hopes that they will go back to the design.

Ch. Rickard stated he does not have an issue with the medical use in the downtown. What he sees is a suburban building in the downtown. It looks and functions like a suburban building and not something that their Comprehensive Plan and the Downtown Core is really looking for. If the applicant is willing he would like to continue this and have the applicant go back and tweak it so it fits more in the downtown area. Right now he is leaning to not vote in favor of it because it does not seem appropriate for the intent of the downtown. It is not only the aesthetics but also the way the front wall functions. He would be more in favor if those items were addressed.

Mr. Zawila commented that the options would be to continue this item or to add a condition to address the concerns.

Mr. Maurer said he agrees with the Ch.'s comments. He is all for medical office in downtown Downers Grove. He believes medical offices on the main street of a heavily pedestrian street is a terrible idea. He thinks about a year ago the veterinary clinic that came in at the edge of downtown. They did a fantastic job working with the community. They are building it like a house with a big front porch and rocking chairs which is appealing to walk past. One of the problems with this building is that raised sidewalk. He finds it very odd that with spending three million that they landscaped the parking lot so extensively. He asked why not put that in front of this building. Nobody wants to look into the building and nobody wants to look out. If you look across the street there is nice appropriate landscaping. It would better to block off that raised sidewalk and not allow people up there. He would support this with an additional condition on the

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recommendation for approval that they do something to not put a person's medical treatment front and center in a pedestrian environment.

Ch. Rickard stated this is not something small so he feels it should come back.

Ms. Gassen said she was disappointed because she thought this whole site was going to be redeveloped. They are asking for a special use and this is an existing building that they are trying to make more appealing. The biggest loss is the stairway that leads to nowhere. She wishes that there were doors there so there was a reason for people to go up there, but she is not sure how the interior of this building is laid out.

Mr. Hene stated he did not mean for his comment to come off as a threat or an aggressive statement. What he tried to do this evening is to provide factual information to the Plan Commission. Their only objective with the comment and any other comment was for the Plan Commission as well as everyone in attendance here to have the accurate information that is needed to make the decision that needs to be made. He apologized if it came off in a negative way. To address on how to move forward, if it's the Plan Commission's desire that they address the front of the building, figure out how to fix the sidewalk to make it more pedestrian friendly and to animate that façade of the building it would be more acceptable. From now and when they go to Village Council they will work with staff to come up with a better option. If the Village Council doesn't agree with the changes or if they feel they have to come back to the Plan Commission then that is what they will do. They have done a sincere effort to clean up what is not a great property. He would however like to keep moving forward.

Ch. Rickard said he personally would like to see it come back. He cannot see moving it forward stating that they would approve it if it had these items.

Mr. Hene asked if they could get a conditional approval and leave it in the hands of their capable staff and the Village Council. It is not like they have a blank slate here and they have been at this for many months. It is tremendously expensive and the longer it takes them to get this done it will be even more so. They are willing to take the risk that they can satisfy staff and the Village Council and if not then they lost that gamble.

Discussion continued on whether to add a condition and vote or to have the applicant come back with a new design.

Ch. Rickard stated he understands the applicant's wishes and asked if there was any further comments. None responded. He then called for a motion recommendation.

Plan Commission Recommendation:

Mr. Maurer made a motion stating 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 moves that

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the Plan Commission recommend to the Village Council approval of 19-PLC-0033, subject to the following conditions:

- 1. The proposed Special Use request to expand the office medical use shall substantially conform to the Elevations, 3D Renderings, Site Plan, and Floor Plan prepared by Eckenhoff Saunders Architects, dated September 12, 2019 and last revised on November 20, 2019 and the Landscape Plan prepared by Kimley Horn, dated October 22, 2019 last revised on November 14, 2019, attached to this report except as such plans may be modified to conform to Village codes, ordinances, and policies.**
- 2. The building shall be equipped with an automatic suppression and an automatic and manual fire alarm system.**
- 3. The property owners shall cooperate and enter into a shared parking agreement in a manner acceptable to the Village.**
- 4. The retaining wall and railing along Main Street shall be replaced**
- 5. The basement shall be permitted for storage only.**
- 6. The Main Street façade be enhanced with landscaping and/or scale and granularity of material treatments and keeping with the recommendations of the Comprehensive Plan to soften the façade visually, decrease opportunities of view directly into the windows while improving pedestrian circulation.**

Motion seconded by Ms. Gassen.

AYES: Maurer, Gassen, Boyle, Patel, Rollins

NAYS: Majauskas and Rickard

Motion passed