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VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

June 7, 2021, 7:00 P.M.

Chairman Rickard called the June 7, 2021 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Commissioners Boyle, Dmytryszyn, Johnson, Patel, Majauskas, Maurer, Rector, Toth

ABSENT: None

STAFF: Planning Manager Jason Zawila and Development Planner Flora Ramirez

VISITORS: Vick Mehta (Petitioner, Case No. 21-PLC-00012, Danny Martin (Petitioner, Case No. 21-PLC-0013), Katie Bulgrin (Petitioner, Case No. 21-PLC-0014,) Cindi Lopez, Marie Becker, Tom Barnett, Heide Barnett, Vincent Onagan, Jim Martin, Andy Kazmierczak, Christopher Jackson, Scott Richards, John Greenhill, Dave Humphreys, Diana Ayala, Joseph Mayer, Kevin Faje, Alan McNay

MINUTES

Ch. Rickard entertained a motion to approve the minutes.

MINUTES OF THE MAY 17, 2021 PLAN COMMISSION MEETING WERE APPROVED ON MOTION BY COMMISSIONER MAURER. SECOND BY COMMISSIONER RECTOR. ROLL CALL:

AYE: MAURER, RECTOR, DMYTRYSZYN, BOYLE, JOHNSON, MAJAUSKAS, PATEL, TOTH, RICKARD

NAY: NONE

ABSTAIN: MAJAUSKAS

MOTION PASSED. VOTE: 9-0

Referring to those in attendance who were interested in speaking about a project located at 5300 Belmont Road, Chairman Rickard relayed that the Plan Commission did not have purview over the project, as it was a by-right project. Those who wanted to speak on the matter could do so at the Village Council meeting tomorrow night.

PUBLIC HEARINGS

Chairman Rickard reviewed the procedures for the public hearing and swore in those individuals who would be speaking on the following petition:

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FILE 21-PLC-0014: A petition seeking approval of a Special Use to allow for a side-by-side drive through. The property is zoned B-3, General Services and Highway Business. The property is located on the northwest corner of Cross Street and Ogden Avenue, commonly known as 2500 Ogden Avenue, Downers Grove, Illinois (PIN 08-01-302-038, -037, -044, and -043). Joseph Mayer, Kimley-Horn, Petitioner and Culver's Frozen Custard, Owner.

Petitioner, Katie Bulgrin, owner of Culver's Frozen Custard, 2500 Ogden Avenue, Downers Grove introduced Joe Mayer, her civil engineer. She was seeking approval for a double drive-through at her restaurant. She explained that during the pandemic the drive-through traffic increased and an additional ordering structure was added to assist with the traffic. It proved very successful. She stated she wanted to continue to serve her customers efficiently with the drive-through but was asking to make the second ordering point a permanent drive-through on her lot.

Mr. Joe Mayer, with Kimley-Horn, civil engineer, walked through the plans for the site. Current vehicle stacking was reviewed, with Mr. Mayer noting it does back up into the parking lot. A second lane would relieve the issue. Eight parking spaces will be removed to accommodate the new ordering lane with ordering screen. A bypass lane will still be maintained for emergency vehicles. Mr. Mayer indicated their proposal includes four lots which will also be consolidated. The parking requirement is still being met with the new lane. Additional landscaping will be added too. Mr. Mayer reviewed the requirements for the special use.

Per staff, the lot consolidation was a separate request and was one of the conditions in staff's report. It be required to be addressed during the building permit process.

Responding to questions, Mr. Mayer explained that the two lanes will merge into a single lane where the customer will pick up the order. With a longer order, the customer can pull ahead in a "pull-ahead" space in order to not delay the line and an employee can deliver the food.

Chairman Rickard invited public comment. No public comment was received. Staff was invited to speak.

Development Planner Flora Ramirez summarized the request for a special use for the second drive-through lane and located the commercial site on the overhead. A photograph of the property was depicted, noting proper notice and publication for the application took place. The site plan was referenced on the overhead, along with the special use requirements that were met by the petitioner. Staff found the petition met the goals of the village's comprehensive plan and zoning ordinance and recommended the commission formulate a motion to approve the petition.

Commissioners provided positive comments. Chairman Rickard entertained a motion.

WITH RESPECT TO FILE 21-PLC-0014 AND BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, THE TESTIMONY PRESENTED, AND THE PETITIONER HAVING MET THE STANDARDS OF APPROVAL FOR A SPECIAL USE AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE, AND IT BEING IN THE PUBLIC'S BEST INTEREST, COMMISSIONER PATEL MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF THE REQUESTED SPECIAL USE, SUBJECT TO THE FOLLOWING CONDITIONS:

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- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ENGINEERING AND LANDSCAPE DRAWINGS PREPARED BY KIMLEY HORN DATED MARCH 26, 2021 AND LAST REVISED ON MAY 25, 2021, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES; AND**
- 2. A FINAL ADMINISTRATIVE PLAT OF CONSOLIDATION WILL BE REQUIRED PRIOR TO PERMIT ISSUANCE.**

SECOND BY COMMISSIONER JOHNSON. ROLL CALL:

AYE: PATEL, JOHNSON, DMYTRYSZYN, BOYLE, MAJAUSKAS, MAURER, RECTOR, TOTH, RICKARD

NAY: NONE

MOTION PASSED. VOTE: 9-0

FILE 21-PLC-0012: A petition seeking approval of a Special Use to operate a drive through. The property is zoned B-3, General Services and Highway Business. The property is located on the southeast corner of Ogden Avenue and Highland Avenue, commonly known as 931 and 935 Ogden Avenue, Downers Grove, Illinois (PIN 09-05-306-001, 09-05-306-002, 09-05-306-003). Vick Mehta, Petitioner and 935 Ogden, LLC and The 1001 Ogden Avenue Building, LLC, Owners.

Mr. Vick Mehta, Petitioner/owner of 935 Ogden Avenue, shared that he is a real estate investor and he and his wife have three Pearle Vision franchises. He introduced his team: Chris Jackson, architect, and Kevin Faje from ERA Consulting/Engineering.

Architect, Mr. Chris Jackson, with CJ Architects, 8204 Pine Bluff Court, Darien, Illinois, discussed that 931 (empty parking lot) and 935 Ogden Avenue (one building) will be consolidated. The development is a one-story multi-tenant retail building (6850 sq. feet) and meets the village's bulk standards for zoning and setbacks. Two curb-cuts will be in-filled while another one will be widened to keep traffic further away from the signal/stop sign at Highland and Ogden Avenues. A total of 41 parking spaces will be created; however, 15 of those spaces will be leased back, but the proposal's parking count will be met. The building is proposed to have four storefronts with the east end of the building having a drive-through. Vehicle circulation was noted with eight vehicles allowed for queuing. Mr. Jackson believed the drive-through would be a selling point for the building, good for the community, and the proposal was not a detriment to the community.

Questions followed as to the location of the order board, the residential area to the south, and the measures being taken to not create issues with the nearby residents.

Mr. Jackson explained that the details of the speaker box had not been reviewed yet, the drive-through was only a single lane, and no bypass lane existed, as it was not required. A fence, along with landscaping will be adjacent to the south residential area. Other questions revolved around employee access to/from the building and them not coming into contact with the vehicles.

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Chairman Rickard invited public comment and asked to keep comments to five minutes.

Ms. Diana Ayala, 4329 Highland Avenue, a resident for 26 years at that location resided directly adjacent to the proposed building. Ms. Yalla expressed concern about the volume of the sound-box, the drive-thru hours, traffic, lighting, and when she could expect the businesses to open. She voiced concern about privacy, inquired about the height of the new fence, stated her quality of life will be affected, and there be rodents if food is served.

Mr. Scott Richards, 1130 Warren Ave., stated the drive-through facility needed to be better clarified: was it a drive-through bank, a drive-through cleaners, etc. In reviewing the building design, he felt more imagination could be used versus the same cookie-cutter box building. He supported the development over the current eyesore.

Hearing no further public comment, Chairman Rickard invited Mr. Jackson to return and respond.

Mr. Jackson explained that the parking spaces in the rear that faced the residential area were the lease-back parking spaces which would be the dedicated satellite parking spaces for the medical office located at 1001 Ogden Avenue.

Mr. Mehta explained he was aware of the issues of this development because he was also a resident. However, in addressing the fencing, he would work with the village and install a fence as tall as the village would allow. Significant landscaping would be installed. Regarding the actual type of drive-through, Mr. Mehta said he has been in discussions with three food service users but nothing was final yet. He offered to address the volume of the speaker box in his lease. He emphasized that the lot needed to be developed and by removing some of the curb cuts, it helped the long-term plans for Ogden Avenue and helped with traffic flow.

Chairman Rickard shared that in the past, the commission has discussed that at a certain time of day the volume (decibels) of the sound box is decreased so the sound does not carry into the residential area. Planning Manager Zawila pointed out the commission could place that as a condition in its recommendation. Per another question, Mr. Mehta clarified the drive-through would be located on the east side of the building, while on the west side, would be his Pearl Vision Center. Commissioner Majauskas voiced concern about employees exiting safely at the rear of the building.

Manager Jason Zawila reviewed the staff report, recalling the lot was a former U-Haul rental business and a parking lot currently owned by the owner of the medical building across from Highland Avenue. Notification of the public hearing was placed in the newspaper as well as an on-site sign. Courtesy mailings did go out to adjacent property owners within 250 feet of the property. A site plan followed. Mr. Zawila reminded the commissioners that the request was for a special use to allow for a drive-through lane and the required stacking spaces were met. Additional landscaping, pedestrian connections and a fence (up to 8 feet in height) could be installed. Also, a bypass lane was not required and many did not exist in town. However, Mr. Zawila said the applicant could work with village staff to have design features that allowed vehicles to get out of the drive through area, per the hammerhead located in the rear parking lot. Per staff, the proposal met some of the goals of the comprehensive plan. The applicant has been encouraged to work with the property owner to the east (see conditions) to have cross access in the future. The standards of approval for a special use were referenced on the overhead and staff believed they were met and recommended approval of the special use.

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Discussion among the commissioners and staff followed regarding: 1) the signage on Highland Avenue (just south of the subject property) that restricts traffic in the area; the current curb-cut on Ogden Avenue, which was a full access (IDOT jurisdiction); hours of operation; the zero setback line for buildings in the B-3 District; and the on-site turn radius. Commissioners were supportive of the request but wanted to see the volume of the sound box decreased at a certain time. They also agreed the standards were met.

WITH RESPECT TO FILE 21-PLC-0012 AND BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, THE TESTIMONY PRESENTED AND THE PETITIONER HAVING MET THE STANDARDS OF APPROVAL FOR A SPECIAL USE AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IT BEING IN THE PUBLIC'S INTEREST, COMMISSIONER RECTOR MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF THE PROPOSED REQUEST FOR A SPECIAL USE FOR A DRIVE-THROUGH LANE, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE PROPOSED SPECIAL USE FOR A DRIVE-THROUGH USE SHALL SUBSTANTIALLY CONFORM TO THE ATTACHED PROPOSED NEW MULTI-TENANT BUILDING PLANS FOR 935 OGDEN DRAWINGS PREPARED BY ENGINEERING RESOURCE ASSOCIATES, INC. DATED APRIL 7, 2021, LAST REVISED MAY 12, 2021, THE ARCHITECTURAL DRAWINGS 21-PLC-0012, (931 AND 935 OGDEN) PAGE 6 JUNE 7, 2021 PREPARED BY CJ ARCHITECTS DATED APRIL 29, 2021, LAST REVISED MAY 18, 2021, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES, ORDINANCES, AND POLICIES;**
- 2. AN ADMINISTRATIVE LOT CONSOLIDATION OF THE THREE LOTS SHALL BE RECORDED AT DUPAGE COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ON THE PLAT OF CONSOLIDATION PROVIDE A CROSS-ACCESS EASEMENT TO THE BENEFIT OF THE 925 OGDEN AVENUE PROPERTY IN THE EVENT A CROSS-ACCESS AGREEMENT CAN BE WORKED OUT BETWEEN THE TWO PROPERTY OWNERS;**
- 3. COMPLETE AN OFF-STREET PARKING AGREEMENT IN A FORM APPROVED BY THE VILLAGE ATTORNEY;**
- 4. CONSIDER WITH THE PROPERTY OWNER OF 925 OGDEN AVENUE OPTIONS FOR THE CONSOLIDATION OF DRIVEWAYS AND ALLOW CROSS-ACCESS IF BOTH PROPERTY OWNERS REACH AN AGREEMENT; AND**
- 5. THE PETITIONER SHALL WORK WITH THE VILLAGE STAFF ON REDUCING THE VOLUME LEVEL AT THE SPEAKER BOX AT 9:00 P.M.**

SECOND BY COMMISSIONER PATEL. ROLL CALL:

AYE: RECTOR, PATEL, DMYTRYSZYN, BOYLE, JOHNSON, MAJAUSKAS, MAURER, TOTH, RICKARD

NAY: NONE

MOTION PASSED. VOTE: 9-0

FILE 21-PLC-0013: A petition seeking approval for Planned Unit Development Amendment. The property is currently zoned R5A/PUD, Residential Attached House 5A/Planned Unit Development. The property is located on the east side of Fairview Avenue between 65th Street and 67th Court, commonly known as 200 Village Drive, Downers Grove, IL (PIN 09-21-102-007). Russell Mauk, Petitioner and Lifespace Communities (D/b/a Oak Trace), Owner.
(Commissioner Maurer recuses himself from this petition.)

Petitioner, Mr. Andy Kazmierczak, executive director at Oak Trace, was seeking to amend the previous approved PUD for Oak Trace. He introduced his team including Danny Martin, architect with SAS Architects. A history of the Oak Trace senior living facility followed.

Mr. Danny Martin, architect for the project, summarized the background of the senior living facility, spoke about the previous approved three-phase PUD amendment for the property and explained how the proposed amendment came about during the pandemic. After engaging in some market studies, reviewing input from the previous sales campaign, and refining the project, the proposed amendment was before this group for consideration with hopes of beginning construction in the first or second quarter of 2022. Mr. Martin walked through the details of the previous phases.

Mr. Martin addressed Phase 2 of the amended proposal, discussing the plans to create the south drive as the main entrance with a tree-lined boulevard, leading to the one-story shared clubhouse common area. The entire building will have underground parking with a 1 to 1 ratio and a partial basement. The views will be accentuated with lush landscaping, walking paths, and the new shaped buildings will allow for more corner balconies. A majority of the construction will be in the center of the site, with improved walking paths and a new maintenance garage will be constructed. The two-bay loading dock will be maintained but trash alcoves will now be created off of it.

Mr. Martin then compared the Phase 2 amended proposal changes with the prior Phase 2 proposal, discussing the new changes: more underground parking will be provided, 145 apartments are being created versus 160 apartments, lush landscaping, and better views for the residents. With regard to the new Phase 3 amended proposal, Mr. Martin indicated his client would like to maintain the 2017 prior-approved dwelling units and when the market is ready, to return to the commission to ensure the plan is consistent with the village's comprehensive plan, which could be anywhere from five to 10 years, focusing on the south area and the front area of the site.

Mr. Martin pointed out the zoning information for the project: 1) the dwelling units per acre will be less dense (17.28 to 16.9); 2) the building coverage will be under the 32% that was approved in 2017; 3) the north setback will travel to the maintenance garage; and 4) the on-site parking will be less. Mr. Martin provided a summary of how the proposal met the PUD requirements and invited questions.

Chairman Rickard confirmed with staff the PUD process that the applicant followed, noting that anytime the applicant wanted to make changes to the site plan he had to return to the commission for a public hearing. While there were changes to site's center, no additional height was being requested. The density was reduced and the only slight increase was the building coverage.

Commissioners confirmed with the applicant that the new building will have a fire suppression system, the commons building will be for the entire campus and accommodate the current and

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future residents, and whether there was any neighborhood feedback, wherein Mr. Martin explained there was a lighting issue at the southern end of the development as well as lighting from the stairwells, which had been addressed. Planning Manager Zawila confirmed that a neighborhood meeting was not required for the petition.

Chairman Rickard invited public comment.

Mr. Alan McNay, 1614 Darien Club Drive, President of the Darien Club Homeowners Association (“HOA”), on behalf of the all of the residents there, inquired what rights do the Darien Club residents have when the Village approves zoning changes that are not in compliance with the requirements, citing Page 159 of the report as it related to the setbacks and building height that were approved in 2017. He further explained the Darien Club residents did not fully understand the impact of what was approved by the commission beyond what was allowed in the R5-A zoning. As a result, issues of light pollution were a concern. However, he understood the Village and Oak Trace were resolving the issues, but the solutions had not been satisfactory to Darien Club residents. Therefore, Mr. McNay said that the Darien Club would conduct its own light pollution study in January 2022 after providing Oak Trace enough time to address the issues. Mr. McNay asked the commission to explain the results of the photometric plan as it relates to Phase 2 and the five-story building to be constructed during the phase. Residents were also asking to have black tint on the windows to screen the light pollution coming from the internal building as well as the residents’ activities from inside the complexes. He asked how this could be confirmed. Lastly, he asked why the entrance was being relocated to the south, pointing out the area will now be susceptible to noise from fire trucks/ambulances, etc.

(Manager Jason Zawila referenced a letter that was submitted to staff prior to the meeting which would be part of the record.)

Ms. Marie Becker, 1625 Claire Court, Darien, IL provided an overview of the nuisances that were created by the 2017 development by Oak Trace. She pointed out the entire subdivision did not receive notice except for the 16 homes which were within the 250 feet parameter. She stated she was trying to be good neighbor to Oak Trace and expected the same from them. Many issues were created back in 2017, including the light pollution, which exceeded the photometric requirements. She expressed concern about noise, building height, her subdivision’s property values dropping, the residents’ interests not been protected (Standard No. 5), and she opposed the entrance being relocated to the south. Ms. Becker asked for the details of the photometrics and landscaping.

Mr. Tom Barnett, the previous HOA president, noted where he and his wife reside. He appreciated the applicant moving the taller buildings to the center of the development. However, he voiced concern about the current noise from the heat pumps, the potential for that to increase, and was concerned about the relocation of the entrance to the south due to a nearby hill.

Ms. Cindi Lopez, 1922 Sweet Briar Lane, voiced concern about the five-story building and the fact that it would be lit up all night. She suggested adding dark window tint to the building, opposed the relocation of the entrance to the south, and stated there was no landscaping at the southern end of the development. She said she had requested a copy of the photometric plan prior but never received it. She stated the applicant had told her it would be rectified with blinds but it has not worked.

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Mr. Vincent Onigan (phonetic), 1918 Sweet Briar Lane (south side of the development), opposed the reuse of the existing south setback of 31 feet for a three-story apartment building at the same location.

Mr. Tom Barnett, returned and stated he lives behind Cottonwood Court (at center bottom of site plan) and said the residents located at the bottom right-hand corner of the plan have installed tall berms or fences and they were not the same townhomes he had purchased 25 years ago. He suggested the commissioners to consider that.

Mr. Mr. Vincent Onagan, 1918 Sweet Briar Lane, asked if there was an opportunity to have a public review of the residential villas in Phase 3, wherein staff indicated there will be another public hearing in the future at the Plan Commission, with final approval by the Village Council.

Mr. Alan McNay, returned to the podium and asked if the developer could add some form of (tree) screening across the southern portion since the development of that area would not occur for another five to 10 years, and it provided time for the landscaping to grow.

Planning Manager Mr. Zawila reminded the public and commissioners that the development was a Planned Unit Development with an overlay district -- meaning it essentially had its own zoning district with its own zoning requirements that were not the same height requirements as the R-5A zoning. The height limit was already approved in 2017. Details of his recent site visit and measuring of the photometrics was highlighted, which concluded that the existing light levels meet the Village's ordinance.

Commissioner Majauskas raised a question about the entrance change and if that is why they needed an amendment, wherein Manager Zawila explained the reduction of the parking triggered a return of the project to the commission. However, he explained that if the proposal had remained the same, the proposal would not have returned to the commission. The entrance was part of the original amendment. Furthermore the Village's traffic engineer reviewed the entrance and relayed that the design was acceptable. Commissioner Majauskas confirmed with staff that the side-yard setback was not being revised as this time and was not under the commission's purview tonight.

Development Planner Ramirez reviewed the staff report in greater detail, presented a current photograph of the site, the notice to the property owners, and the publication notice. Three comments on this matter were provided on the commissioners' dais for review. For tonight's consideration, Ms. Ramirez stated the commission was to consider: 1) the building footprint change, and 2) the maintenance garage which was added to the northeast corner of the site and that no additional relief was being requested. Staff found that the required criteria for the Planned Unit Development and goals of the Comprehensive Plan were met and staff recommended approval.

Chairman Rickard discussed that some of the nuisance items voiced by the public seemed to have been addressed by the petitioner; however, he explained to the residents that in the future, such nuisances could come to the attention of staff. Manager Zawila explained that the petitioner has addressed what was requested from the Village regarding the lighting issues. Regarding noise, the Chairman stated that the decibel levels were measured by staff. Lastly, the Chairman questioned whether the public notice was properly sent wherein Ms. Ramirez explained how property owners within the 250 feet radius are identified by using GIS. The only requirement, she explained, was to post the public notice in the newspaper.

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Mr. Andy Kazmierczak returned stating he wanted to be a good neighbor as well and relayed that the pole lights facing the Darien Club were blacked out by Building 429 and blinds were added in the stairwells of Building 525. He was open to suggestions.

Mr. Danny Martin, architect for the project, returned and addressed the issues raised by the public: 1) the south property line will not be changed; 2) the height of the five-story building will be matched; 3) the light pollution has been addressed and meets code; 4) the four-story healthcare building is a 24-hour care facility and the lights will remain on while. The perimeter of the building, however, is housed by residents who can choose to have their lights on/off; 5) regarding a landscaping berm, five or six trees have been added; 6) when the amendment went forward in 2017 the necessary neighborhood meetings occurred; 7) the applicant will be returning for Phase 3 with the opportunity to return and expand with smaller density properties along the south and the north; 8) as for the sound levels, they were typical of such mechanical units or an emergency generator; and 9) the two entrances (north and south) have historically been used as main entry points previously to this new development.

Ms. Marie Becker, returned and asked why then was the amendment stating the PUD was approved but was now being changed to the southern entrance, wherein Mr. Zawila clarified there were two entrances prior but now design modifications were being made to provide parity between both entrances.

Ms. Cindy Lopez returned and asked if the tinting could be added to the windows wherein the chairman clarified the lighting was addressed by the village and there was no violation of the zoning ordinance. He suggested she contact the owner personally.

Commissioner comments/questions were that the proposal met the PUD, additional conditions could be placed on the ordinance (within reason), that another route existed to address some of the residents' concerns; the amendment was not a negative, as the density was being reduced, and at some point there could be tinting consideration from the applicant to the neighbors to the south.

WITH RESPECT TO FILE 21-PLC-0013, BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, THE TESTIMONY PRESENTED, AND HAVING MET THE STANDARDS OF APPROVAL FOR A FINAL PLANNED UNIT DEVELOPMENT #32, AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND BEING IN THE PUBLIC'S INTEREST, COMMISSIONER RECTOR MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF A PETITION SEEKING APPROVAL FOR A PLANNED UNIT DEVELOPMENT AMENDMENT, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE PLANNED UNIT DEVELOPMENT AMENDMENT SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ENGINEERING, ARCHITECTURAL AND LANDSCAPE DRAWINGS PREPARED BY SAS ARCHITECTS AND PLANNERS, DATED APRIL 30, 2021 AND LAST REVISED ON MAY 25, 2021 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. PHASE III PARK AND SCHOOL DONATIONS WILL BE DETERMINED AT THE TIME OF AN APPLICATION FOR PHASE III APPROVAL.**

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3. **PHASE III WILL REQUIRE PLAN COMMISSION REVIEW AND VILLAGE COUNCIL APPROVAL.**
4. **THE 1-STORY COMMONS AND THE NEW RESIDENTIAL LIVING BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION SYSTEM AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.**
5. **A FIRE COMMAND CENTER SHALL BE PLACED WITHIN THE DEVELOPMENT IN A LOCATION APPROVED BY THE FIRE DEPARTMENT.**
6. **ALL FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED WITHIN 100 FEET OF FIRE HYDRANTS AND SHALL REQUIRE APPROVAL OF THE LOCATIONS AT EVERY PROJECT PHASE; AND**
7. **THE INTERIOR COURTYARD SHALL HAVE A MOUNTABLE CURB AND 20-FOOT WIDE FIRE LANE IN A LOCATION APPROVED BY THE FIRE DEPARTMENT.**

SECOND BY COMMISSIONER JOHNSON. ROLL CALL:

AYE: RECTOR, JOHNSON, BOYLE, DMYTRYSZYN, MAJAUSKAS, PATEL, TOTH, RICKARD

NAY: NONE

MOTION PASSED. VOTE: 8-0

Mr. Zawila updated the commission on upcoming petitions. Per the chairman's inquiry regarding the Springside single-family residence being annexed, Mr. Zawila stated the applicant put a hold on the matter. Staff indicated a June 14th Plan Commission meeting was planned but no July meeting.

THE MEETING WAS ADJOURNED AT 9:07 P.M. UPON MOTION BY COMMISSIONER JOHNSON. SECOND BY COMMISSIONER DMYTRYSZYN. A VOICE VOTE FOLLOWED AND THE MOTION PASSED UNANIMOUSLY.

/s/ Celeste K. Weilandt
Recording Secretary
(As transcribed by MP-3 audio)