

APPROVED

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

December 7, 2020, 7:00 P.M.

Chairman Rickard called the December 7, 2020 remote meeting of the Downers Grove Plan Commission to order at 7:00 p.m. Because of the state mandated requirements regarding social distancing, the meeting was held electronically. Ch. Rickard provided an overview on how the public can participate via Zoom or through providing written comments to planning@downers.us. He then led the meeting in reciting the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard (In Person); Commissioners Boyle, Dmytryszyn, Johnson, Majauskas, Patel, Rollins, Toth (Electronically)

ABSENT: Maurer

STAFF: Planning Manager Jason Zawila, Development Planner Gabby Baldassari, Development Planner Flora Ramirez (In Person)

VISITORS: Pastor Mark Moore (petitioner), Robert St. Clair, Tim Emmerson, Nancy Hoekstra, Pamela Bosco, Tom Talaga, Peter Lazar, Jane Talaga, Ryan Horan, Lurann Harmon, Dan Horning, Deborah Gorden, Ryan Horan (Electronically)

Chairman Rickard entertained a motion to conduct the December 7, 2020 Plan Commission meeting electronically.

MOTION BY COMMISSIONER ROLLINS, TO CONDUCT THE DECEMBER 7, 2020 PLAN COMMISSION MEETING ELECTRONICALLY. SECOND BY COMMISSIONER JOHNSON. ROLL CALL:

AYE: ROLLINS, JOHNSON, DMYTRYSZYN, BOYLE, MAJAUSKAS, PATEL, RICKARD

NAY: NONE

AWAY: TOTH

MOTION PASSED. VOTE: 8-0

MINUTES

MINUTES OF THE NOVEMBER 16, 2020 PLAN COMMISSION MEETING WERE APPROVED ON MOTION BY COMMISSIONER JOHNSON. SECOND BY COMMISSIONER DMYTRYSZYN. ROLL CALL:

AYE: JOHNSON, DMYTRYSZYN, BOYLE, MAJAUSKAS, PATEL, ROLLINS, RICKARD

NAY: NONE

APPROVED

AWAY: TOTH

MOTION PASSED. VOTE: 8-0

PUBLIC HEARINGS

Chairman Rickard reviewed the procedures for the public hearing.

FILE 20-PLC-0014: A petition seeking annexation, rezoning from B-2, General Retail Business, and R-1, Residential Detached House 1 to INP-1, Neighborhood-Scale Institutional and Public District and a special use for religious assembly use and private school. The property is located directly southwest of the intersection of Belmont Road and Inverness Avenue, commonly known as 5416, 5418, and 5430 Belmont Road, and 2097 Inverness Avenue, Downers Grove, IL. Petitioner and Owner, Belmont Bible Church.

Chairman Rickard swore in those individuals that would be speaking tonight.

Petitioner, Mark Moore, 5430 Belmont Road, Downers Grove explained the history of the church dating back to 1951, discussing its growth over the years, and the community outreach programs and services the church offered. He mentioned the parish's sister church (in Waukashaw, Wisconsin) had the same building as the one being proposed, using the same design firm. The current facility would be demolished and replaced with the proposed facility. Renderings of the new facility were depicted. The architectural design will encompass all sides of the building, not just the front façade.

Elevations of the building were then depicted noting the building height of the proposed facility from grade would be just over 30 feet. Floor plans followed: The first floor will be 22,000 sq. feet while the second floor will be roughed-in at 10,000 sq. feet until completed at a later time. The proposed site plan was also depicted, with Mr. Moore sharing that the north parking lot will be brick pavers, reducing the stormwater run-off. A depiction of the landscape plan followed with Mr. Moore stating the plan exceeds the Village's minimum landscaping requirements.

Per Mr. Moore, a neighborhood meeting was hosted last Monday (11/30) and questions from that meeting pertained to site drainage, whether the large tree in the right-of-way of Inverness Avenue would remain, and the maintenance of the current privacy fence along the southern property line moving forward. Mr. Moore explained those questions were answered: brick pavers will address the drainage, the tree will be removed but 12 new trees will be planted on Inverness Avenue, and the current privacy fence on the southern property line will be removed and replaced with a new six-foot fence to be installed directly on the property line. Finally, Mr. Moore reviewed each of the standards of approval for the petition in greater detail.

Chairman Rickard invited commissioner questions.

Per questions, Mr. Moore confirmed the second floor of the proposed facility would only be roughed-in. Further, he explained that the traffic study and parking requirements were taken into consideration for the second floor. As for the drainage being a prior issue, Mr. Moore was not aware of any current issues and only recalled the 100-year rainfall where everyone had issues. Asked why the traffic study was considering 200 students when the traffic table was listing 100,

APPROVED

Mr. Moore explained he would have to review the traffic study again but said the numbers provided for the traffic study were the same as what he had for the site plan, i.e., the numbers were for the worst case scenario, or a total of 150 preschool students and 100 students for the Christian School.

Additional questions included confirmation that the petitioner was combining all five lots into one lot of record, which Planning Manager Zawila confirmed the applicant would have to consolidate but it was not part of the commission's consideration tonight. He also added that the proposal conformed to the INP-1 District requirements (institutional zoning), while Planner Baldassari pointed out the proposal also met the requirements of the R5A District, as appropriate. Asked if the R5A District was the most restrictive, Planning Manager Zawila confirmed in the affirmative. Staff further confirmed the trash dumpster was located at the southwest corner of the property and Mr. Moore stated the material around the trash enclosure would be a different material around the pad with gates on the north side of the enclosure

Chairman Rickard opened up the public hearing to public comment.

Planning Manager Zawila read into the record the written comments from Peter Lazar (via email):

"I went to the neighborhood meeting for the redevelopment of the Belmont Bible Church on Monday night since I am a resident on a nearby property. Their plans have the removal of a 46" honeylocust tree located in the right-of-way. I find this disappointing as it is the largest tree on Inverness Avenue which it is located. When asked about this the Church responded that the Village has already approved removal of the tree. While I am disappointed that the street will be losing its largest right-of-way tree, my greater concern is the Church's landscaping plan is to replace this native tree with over a dozen right-of-way trees that are not native (mainly Japanese elms). Right-of-way trees are public, and the care that is put into them is a reflection of the residents of the Village, and requiring native trees be planted in public right-of-ways shows our community is environmentally friendly and forward thinking."

In response to Mr. Lazar's comment about the petitioner receiving approval for removing the tree by the Village, Mr. Zawila confirmed that approval was not received and the Village Council would make the final decision.

Ms. Nancy Hoekstra relayed that the proposal will be an asset to the neighborhood.

Mr. Tim Emerson said he had good dialog with the church but inquired how close was the trash dumpster to the privacy fence to the west or south, which appeared closer to the current location.

Mr. Tom Talaga, 2218 Tamarack, asked when the completion of the 22,000 sq. foot area would be completed and when the 10,000 sq. foot area would be completed.

In response to the above questions, Mr. Moore explained the tree will be removed for parking but prior, he described how he had saved the tree when the Village was installing the public sidewalks about 10 years ago. Regarding the landscape plan, he was open to speaking to a botanist about planting more native trees. The location of the trash enclosure would have its own screening and be located several feet from the south property line. Details followed. The timeframe for the project was to begin as soon as possible in 2021 with an anticipated timeframe of 10 to 12 months

APPROVED

for the initial construction. Finishing the second floor would depend on getting closer to the need for it, which he estimated a year or two year after the completion of the building.

Chairman Rickard asked if the commissioners had further questions. None were voiced.

Development Planner Gabby Baldassari, reviewing her staff report, summarized the location of the site under consideration and noted the two buildings that were currently on the property – a residential structure along Inverness and the existing church along Belmont. Two parcels were currently annexed into the Village as B2 General Retail Business while the other three parcels were part of DuPage County. With the map amendment request, the entire five lots would be consolidated into one parcel and rezoned into INP-1.

Existing conditions on the site, along with the surrounding area, were pointed out on the slide. Curb cuts, sidewalk locations, and parking lot surface were noted. Elevations and height (30.5 feet) were referenced. Planner Baldassari relayed that the commissioners could direct the petitioner to work with the village arborist in choosing suitable parkway trees. However, it was noted that the plantings being proposed were on the village's approved planting list. Staff felt the proposal met the criteria, and Planner Baldassari referenced a draft motion in her report for commissioners to use, if desired.

Chairman Rickard invited commissioners to further comment or voice questions. A question regarding the parking being evaluated if the occupancy number increased over time was asked. Planner Baldassari explained the possible evaluation pertained to the future build-out of the second floor with a higher estimation of students. Should the student number be higher, there was a section in the zoning ordinance that allowed for a shared parking calculation. Details of that calculation were explained.

Asked if the zoning that was being requested had an impact on previous approvals this commission has seen in recent months, pertaining to zoning maps or text amendments, than what was allowed in the area as it related to marijuana dispensaries, Mr. Zawila indicated the distance was 1300 feet but the amendment had not been finalized by the Village Council yet. It was also pointed out by staff that the church and the school existed first and was considered with the Village's review of that ordinance. It was likely the distance would not change much.

Ms. Pam Bosco, stated she owned the property just west of the parking lot – 2099 Inverness Road – which was the closest lot to the proposed lot. She expressed concern about the effects of the development on her property as it relates to setbacks and her driveway. Chairman Rickard explained to her the petitioner was not seeking any variance requests as to setbacks, height, etc. and the items were within regulation. Per Ms. Bosco's question regarding required distance from her garage, Planner Baldassari responded that the distance on west property line was 24 feet which exceeded the 20-foot requirement.

Ms. Bosco further asked if the impervious parking lot would take care of the drainage to which the Chairman proceeded to explain how the paver system worked and further explained that the commission was a recommending body and the plans were not final until the Village Council approved them. Mr. Zawila asked that Ms. Bosco email him directly to respond to her questions.

In closing, Mr. Moore thanked the commission for its time.

APPROVED

Chairman Rickard closed the public hearing and opened the meeting up to commissioner deliberation.

Commissioner comments were supportive. Staff interjected and explained to commissioners that one additional condition, as it relates to working with the village arborist on the parkway trees (petitioner was agreeable to it), could be added to staff's conditions, if desired. One commissioner voiced her concern about the traffic study, the maximum capacity, and the difficulty for vehicles to leave the church driving onto Belmont Road, especially during school hours. The Chairman was supportive of the arborist and the petitioner both determining the appropriate parkway trees from the approved planting list. It was mentioned by a commissioner that Belmont Avenue could be a DuPage County Road and that the Village may not have much influence to get a traffic signal at the nearby intersection, but it was a good recommendation. Another commissioner was not in favor of a traffic signal due to other heavy traffic in the area.

The Chairman entertained a motion.

WITH RESPECT TO FILE 20-PLC-0014, AND BASED ON THE PETITIONER'S SUBMITTAL, STAFF'S REPORT AND TESTIMONY PRESENTED, THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR REZONING, THE OCCUPANCY MAP AMENDMENT, AND THE SPECIAL USE AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE'S ZONING ORDINANCE AND IS IN THE PUBLIC'S BEST INTEREST. COMMISSIONER ROLLINS MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF THE PETITION, SUBJECT TO THE FOLLOWING CONDITIONS.

- 1. THE PLANS SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED DECEMBER 7, 2020, THE PLANS PREPARED BY RYNEAR AND SON INC., DATED 6/22/20, AND MODIFIED 9/9/20, AND THE PLANS PREPARED BY EXCEL ARCHITECTS, RECEIVED 10/7/20, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. THE APPLICANT SHALL ADMINISTRATIVELY CONSOLIDATE THE FIVE LOTS INTO ONE LOT OF RECORD AFTER THE ANNEXATION IS RECORDED AND PRIOR TO BEING ISSUING A BUILDING PERMIT. EASEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.**
- 3. A FEE FOR THE REMOVAL OF THE TREE WILL BE ASSESSED DURING THE PERMITTING PROCESS. INITIAL ESTIMATES SHOW IT TO BE APPROXIMATELY \$4,000. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF THE TREE AND ASSOCIATED COSTS.**
- 4. APPLICANT MUST PROVIDE APPROVAL FROM THE DUPAGE COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO BUILDING PERMIT RELEASE.**
- 5. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION SYSTEM AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.**
- 6. IN THE CASE THAT THE OCCUPANCY PROPOSED BY THE PETITIONER INCREASES OVER TIME, THE MAXIMUM CAPACITY WILL BE LIMITED TO WHAT IS ALLOWED BY THE SHARED PARKING CALCULATION**

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METHODOLOGY PROVIDED IN THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND/OR THE COMMUNITY DEVELOPMENT DIRECTOR MAY REQUEST A PARKING STUDY THAT ENSURES PARKING CAPACITY IS SUFFICIENT.

SECONDED BY COMMISSIONER JOHNSON. ROLL CALL:

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

NAY: NONE

MOTION PASSED. VOTE: 8-0

THE MEETING WAS ADJOURNED AT 8:20 P.M. ON MOTION BY MR. BOYLE, SECONDED BY MR. DMYTRYSZYN. MOTION PASSED BY VOICE VOTE OF 8-0.

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