

APPROVED

VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING

May 3, 2021, 7:00 P.M.

Chairman Pro Tem Maurer called the May 3, 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 Pro tem Maurer; Commissioners Boyle, Dmytryszyn, Johnson, Majauskas, Patel, Rollins, Toth

**ABSENT:** Chairman Rickard

**STAFF:** Planning Manager Jason Zawila

**MINUTES**

**MINUTES OF THE APRIL 4, 2021 PLAN COMMISSION MEETING WERE APPROVED ON MOTION BY COMMISSIONER BOYLE. SECOND BY COMMISSIONER ROLLINS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**PUBLIC HEARINGS**

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

**FILE 21-PLC-0009: A Petition seeking approval of a Text Amendment to allow for a drive through medical facilities as a Special Use in the O-R-M Zoning District and a Special Use to operate a drive through medical facility. The property is zoned O-R-M, Office, Research, and Manufacturing. The property is located on the northwest corner of Butterfield Road and Woodcreek Drive, commonly known as 2205 Butterfield Rd., Downers Grove, Illinois (PIN 05-25-414-013). Ryan Murphy, Petitioner, and SB 100, LLC, Owner**

Petitioner, Mr. Ryan Murphy, 281 Forest Avenue, Glen Ellyn, Illinois, shared some background of the company and projects he works for – StoreBuild -- a national development company in Chicago. He introduced his team from Edward Elmhurst Hospital and described the special use he was seeking for a drive-through medical facility at the former Fifth Third Bank building located at Lacey and Butterfield Avenues. The current drive-through exists and a significant investment will be made into the building.

Mr. Mark Hoffman, 711 Fairfield, Elmhurst, Illinois, assistant director for real estate and ambulatory development with Edward Elmhurst Health, discussed the background of his healthcare company and the proposal. Currently, Phase I of the project was taking place in the 8,000 sq. foot location and included administering COVID vaccinations and testing. If this

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proposal was approved, Phase 2 would allow for additional walk-up services with the drive-through service. Phase 3 would include additional interior work such as offices and some hospital services, etc. This specific project not only would allow services to both the Edward Hospital and Elmhurst Hospital populations, it would allow for the “touchless” service that came out of the pandemic, and was being requested by some of the patients.

Mr. Murphy returned and described the repurposing of such buildings being done by Edward Health and described the future of such medical services to the community. Reviewing various slides of the building, Mr. Murphy addressed how the building would look as a “store front” and said the drive aisles would have less stacking as the former bank. All concrete and existing drive islands would be removed. A handicap ramp and automatic door system would be installed. The proposed drive-through, as Mr. Murphy described, was consistent with the standards for special use, and, with the building’s improvements, the property values would also improve. Mr. Murphy believed the text amendment to the OR district for a medical drive-through would establish the village on the forefront of an adaptive reuse for such buildings.

Commissioner questions followed as to what was special about the drive-through and what services could not be done on Zoom, other than receiving a flu shot or taking blood wherein Mr. Murphy explained that annual flu vaccines, strep throat, picking up medical records, and picking up of glasses or contacts could take place.

Dr. Meziere, 26 S. Furlough Street, Hinsdale, explained that with the previous COVID testing and the drive-through, patients appreciated the convenience and suggested other services to offer, as well as extend the services from a Zoom visit. Examples followed. Dialog followed about an extension of the lease if the petition was approved, wherein Mr. Murphy confirmed a five-year lease was being proposed.

Regarding the opening/closing of the doors and the safety of the hospital staff, Dr. Meziere explained having the doors was actually safer for staff than the prior use of tents at her corporate location. Per Mr. Maurer’s question, the intention of the services was to assist patients in their vehicle; the ADA ramp was for safety and emergency cases. Vehicle stacking was addressed and a commissioner recommended screening from the roadway, wherein the petitioner pointed out the heavy screening that currently existed (view from Butterfield, facing south). Ventilation was also addressed. Asked if there was enough walk-in business for the clinic, Dr. Meziere assured that there was enough.

Addressing additional questions, Dr. Meziere explained that the drive-through lanes would be kept flexible so that traffic could be better managed. Asked how noise/horn beeping could be managed, Mr. Murphy explained a similar set-up was handled at the emergency department where an automated system could be set up, similar to ambulance bays. The vehicle bays would also be temperature-maintained.

Chairman Pro tem Maurer invited public comment. No public spoke; however, Planning Manager Zawila indicated that an email was received from a neighbor and the concern was addressed by the petitioner in his presentation.

Manager Zawila summarized the two requests: a text amendment to allow for a drive-through medical facility in the O-R-M Zoning District and a special use permit to operate a drive-through

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medical facility. He reviewed Section 5-1 of the zoning ordinance and the allowed special uses for businesses, noting the change would now allow for drive-through banks and medical facilities only. Working with the petitioner, he believed the service could be offered in the ORM District in a highly professional environment, similar to other examples he cited.

As for the special use, Manger Zawila noted that the building was an existing bank, was vacant for many years, and was currently being used as a medical facility. The petitioner would be reducing the drive-through by one lane. A traffic study was completed and staff supported the study. The existing drive-through already met the village's requirements, the parking lot had excess parking spaces, and staff believe the standards for special use and the text amendment were met. Per a commissioner question, the definition of "medical" was explained by staff as well as an explanation of a use variance. Staff also confirmed with a commissioner that it could decline future locations and each petition would be reviewed on its own merits. Mr. Murphy and staff addressed the difference of a medical clinic and pharmacy. As a last comment, Mr. Murphy extended his appreciation for the commissioners' consideration.

Chairman Pro tem Maurer closed the public comment portion of the meeting.

All commissioners were in support of the repurposing of the building. Chairman Pro tem Maurer entertained a motion.

**BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, AND HAVING FOUND THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR A ZONING ORDINANCE TEXT AMENDMENT AND SPECIAL USE AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IT IS IN THE PUBLIC INTEREST , COMMISSIONER ROLLINS MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF FILE 21-PLC-0009, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. THE PROPOSED SPECIAL USE FOR A DRIVE-THROUGH USE SHALL SUBSTANTIALLY CONFORM TO THE ATTACHED PROPOSED TENANT BUILDING AND ENGINEERING DRAWINGS PREPARED BY JTS ARCHITECTS EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES, ORDINANCES, AND POLICIES.**

**SECOND BY COMMISSIONER JOHNSON. ROLL CALL:**

**AYE: ROLLINS, JOHNSON, BOYLE, DMYTRYSZYN, MAJAUSKAS, PATEL, TOTH, MAUER**

**NAY: NONE**

**MOTION PASSED. VOTE: 8-0**

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Planner Zawila announced there will be a meeting in two weeks and a June 7<sup>th</sup> meeting was scheduled.

**THE MEETING WAS ADJOURNED AT 7:40 P.M. BY CHAIRMAN PRO TEM MAURER.**

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