

APPROVED MINUTES

**VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING**

**MINUTES FOR FEBRUARY 5, 2018**

Chairman Rickard called the February 5, 2018 meeting of the Plan Commission to order at 7:00 p.m. and led in reciting the Pledge of Allegiance.

**ROLL CALL:**

**PRESENT:** Ch. Rickard, Mr. Boyle, Ms. Gassen, Mr. Kulovany, Mr. Maurer, Mr. Quirk, Ms. Rollins

**ABSENT:** Ms. Johnson, Ex. Officio members Miller, Livorsi & Menninga

**STAFF:** Sr. Village Planner Rebecca Leitschuh

Ch. Rickard reminded everyone present to silence any electronic devices during the meeting, and noted that copies of the Agenda are available on the shelves at either side of the Chamber.

**APPROVAL OF MINUTES: January 8, 2018 meeting**

**Ms. Gassen moved, seconded by Mr. Boyle to approve the minutes for the January 8, 2018 meeting.**

**The Motion to approve the minutes as presented passed by voice vote with Ch. Rickard abstaining.**

Ch. Rickard reviewed the procedures to be followed for the meeting, explaining that the Plan Commission is a recommending body for the petitions on the Agenda. Staff will make its presentation, followed by the Petitioner. The Commission will raise questions or comment on the petition, and then the public will be given an opportunity to comment. Once the Public Hearing portion of the meeting is closed, the Plan Commission members will deliberate to recommend approval, recommend approval with conditions, or recommend denial of the individual petition. That recommendation will be forwarded to the Village Council with the minutes, exhibits and all documentation from the public hearing on the specific petition. The Village Council will make final decisions at a future date. She reviewed the subject matter of the two petitions on the Agenda, and then asked all individuals intending to speak during either of the public hearings to rise and be sworn in.

**17-PLC-0014: A petition seeking approval of a Planned Unit Development, Special Use for a fueling station and drive-through for a restaurant, and an alley vacation. The property is zoned B-3, General Services and Highway Business. The property is located at the southeast corner of the intersection of Ogden Avenue and Belmont Road, commonly known as 2125 Ogden Avenue, Downers Grove, IL**

**(PIN 08-01-405-042). C.M. Lavoie & Associates, Petitioner, and Powermart Real Estate Downers Grove #3, LLC, Owner.**

Rebecca Leitschuh, Senior Village Planner stated that this item is a revision of a petition brought to the Commission a few months ago. The petitioner has requested that the Plan Commission table this request, as the Petitioner will be presenting a proposal that includes minor modifications to their previous proposal including a petition for a Planned Unit Development. This revision is done in response to Village Council comments.

**Mr. Kulovany moved, seconded by Ms. Rollins, to continue Petition 17-PLC-0014 to the March 5, 2018 Plan Commission meeting.  
All in favor by voice vote.**



**17-PLC-0041: A petition seeking approval of a Planned Unit Development Amendment to construct a new convenience goods store, a Special Use for a drive-through facility, and a Plat of Subdivision. The property is zoned B-2/PUD, General Retail Business/Planned Unit Development. The property is located at the southwest corner of 63<sup>rd</sup> Street and Woodward Avenue, commonly known as 2001 63<sup>rd</sup> Street, Downers Grove, IL (PINs 08-24-202-008, -009) FL Cedar, LLC, Petitioner and Owner.**

Ms. Leitschuh said that a similar petition was before the Plan Commission in August of 2017 as Case #16-PLC-0062, and was referred to the Village Council with a positive recommendation, and subsequently approved by the Village Council. This PUD amendment would substitute some of the revised elements while maintaining the other previously established conditions including improvements to the Meadowbrook Shopping Center that are currently under review or have already been approved. This petition is focusing on the Walgreens area of the development and a new adjacent outlot. Previously approved conditions will be connected to this request as part of the PUD, unless something is rescinded.

Ms. Leitschuh displayed a plan showing the location of the proposed Walgreen's. The site has an existing vacant restaurant that will be demolished and a 10,500 square foot building will be constructed at the location. She reviewed the surrounding zoning. When the Petitioner was last before the Commission, the Comprehensive Plan was still under review, and is now officially shown as mixed use for future consideration.

Ms. Leitschuh said the plan is substantially different in design from the original presentation. She provided comparison photos of the previous and present plans. This proposal creates two lots which includes a new outlot. Lot 3 will consist of 1.08 acres, Lot 4 will have 0.52 acres with a combined acreage of 1.6 acres. The shopping plaza is 18.86 acres. Lot 4 will be reserved for future commercial development. In the interim the pavement will be eliminated and that lot will be seeded to reduce the shopping center's overall impervious surface.

Regarding the Walgreen's building, it is proposed to be 10,500 square feet on Lot 3. The previous proposed building was 14,500 square feet on the western side of the lot

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with 66 parking spaces and a drive-thru on the western side. The loading, storage, trash area was located on the southern portion of the property. The current site plan is for a building reduced by 4,000 square feet, provides 43 parking spaces and a drive-thru located along the southern portion of the building. The loading area and trash enclosure are along the eastern wall. DuPage County said they would like a portion of the right-of-way dedicated to them because of the existence of a watermain at that location. The only nonconformities in the proposal are: the location of the storage and trash area, the setback of the drive-thru, and the pedestrian connection to Woodward Avenue. Staff noted that the location of the loading/trash area has a substantial amount of screening.

Ms. Leitschuh displayed elevation drawings for the current site plan. The facades are broken up by a light brown modern block face, a white smaller brick face, and a horizontal wood panel, all made of fiber cement board. She reviewed other design elements for the building. She pointed out that a condition of approval was included in the staff report relative to extending the EIFS overhang along the eastern wall because of its location adjacent to a major intersection. Walgreens is allowed to have signage as proposed, as it complies with the square-footage requirements of the sign ordinance, including a single tenant monument sign at the northwestern corner.

Regarding landscaping, 26% of the property will be open space, and 22% of the property is street yard open space. Technically only 5% is required. A total of 34 shade trees will be provided, 13 within the street yard, 12 in the interior islands or dividers, and 9 within the entrance aisle. They surpass the requirements. There will be substantial screening around the main corner, the dumpster enclosure and the loading area.

Ms. Leitschuh reviewed the traffic turning radius exhibits to explain that these were reviewed by the Fire Department to assure that all access requirements have been met. The drive-thru will be one-directional with a bypass lane. All requirements for the Subdivision Ordinance are met. They are reconfiguring four lots into five lots. She displayed how the lots are impacted. There is a newly created Lot 2, Lot 3 which is the Walgreens lot, and Lot 4 which is the outlot. She explained there is a reciprocal agreement between all these properties that they shall have continuous shared access between them. There is also the standard public utility and drainage easement that will be required on Lots 3 and Lot 4.

Ms. Leitschuh reviewed the Zoning Requirements as shown on Page 5 of Staff's report dated February 5, 2018. The street yard dumpster loading area provides adequate screening using physical walls and landscape screening. The setback between the drive-thru and interior lot line does not negatively impact any one aspect of the development. Regarding a pedestrian connection, Staff recommends that a condition be included to provide a pedestrian connection from Woodward Avenue across the southern property line of lot 3.

Ms. Leitschuh stated that under the Comprehensive Plan this area is identified as a mixed use, which is new for this area. It is a mix of land uses within a continuous geographic boundary, with the 63<sup>rd</sup> Street Focus Plan encouraging commercial expansion at key intersections and improving the vitality of aging shopping centers. This is a catalyst site for reinvestment with the uses potentially being expanded to include a

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mix of commercial and residential, although it does not have to be. It merely provides the opportunity for that type of mix. The criteria for a Planned Unit Development are met. She noted that Staff has recommended ten conditions for consideration in evaluating approval of the petition. The special use is specifically for the drive-thru and Staff finds that the drive-thru is an appropriate use and is placed appropriately on the site.

Ch. Rickard asked where on the site plan the pedestrian connection is located. Ms. Leitschuh showed that location.

Mr. Boyle asked about the direction of the drive-thru. Ms. Leitschuh showed the travel path of the drive-thru. He asked whether there is screening at the exit onto Woodward, and Ms. Leitschuh said that they are planning dense evergreens at that exit point. Mr. Boyle asked about the shared access to the south of the buildings and whether there is a shared-access easement for the back of the property. Ms. Leitschuh said it was not part of the current proposal.

Ch. Rickard then called upon the Petitioner to make its presentation.

Perrine Knight, representing the owner said there were other members of their staff present to respond to specific questions. She reviewed their previous appearance before the Commission and Village Council. They have worked closely with Staff on the present plan before the Commission. She brought samples of the materials to be used in the construction of the building. Previous concerns about the EIFS product were addressed with a change of materials that is being widely used today in commercial construction. Many revisions were made based on Staff's recommendations for the location of the building. Ms. Knight said that the improvements to the shopping center are ready to proceed as soon as the construction of the Walgreens begins. The drive-thru location addresses concerns about lights disturbing residential areas.

Ch. Rickard asked whether the Petitioner is in agreement with Staff's condition regarding extending the EIFS, and its condition regarding the pedestrian connection. Ms. Knight said that Walgreens is in agreement with those conditions if they are required to obtain approval. She did note that the grading of the lot is very challenging and they would prefer to keep the trees if they can.

Mr. Boyle asked what the typical size is for a Walgreens and Ms. Knight replied that 10,500 square feet is their new standard store. Mr. Boyle said he thought the finishes were good and asked if this is a drastic change in materials for Walgreens.

John Bradshaw, architect for Walgreens, said this is not standard for Walgreens. He said that the entry is a new design as well because it is the most convenient spot for the handicap stalls. He said this may be the first location to introduce Walgreens' new design.

Steve Shanholtzer of Manhard Consulting responded to a question by Mr. Boyle concerning the proximity of the drive-thru, saying they added signage and a stop bar at the drive-thru and intersection for safety.

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Mr. Kulovany asked about the height of the screening at the exit point. Mr. Shanholtzer said there are parkway trees required by the Ordinance. Screening is further north, so the only barrier is the curb between the access and Woodward.

Ms. Gassen said that overall she thought the changes showed great improvements. She appreciates all the concerns that were addressed by the Petitioner. Regarding the EIFS on the east façade, she would have no problem eliminating that as a condition for approval.

Ch. Rickard said he also doesn't believe it is necessary as a condition.

Mr. Kulovany said he appreciates the petitioner changing the materials which are much more durable and built to last.

Ms. Rollins then asked about Condition #9 and the grading issue that was alluded to earlier. Mr. Shanholtzer said that 63<sup>rd</sup> street is relatively high and then the site slopes down. They wanted to get the building as high as possible for better visibility by the public. The sidewalk along Woodward which also slopes downward could never be extended to the west and still be ADA compliant. ADA requires 5% as the maximum grade. The connection would exceed that grade. The original petition showed a connection along the northeast corner for connectivity for both sidewalks. If there was future development on Outlot 4 the walk could continue west. Ms. Gassen asked if there would be two on the north side, and whether there would be a connection point to the store. Mr. Shanholtzer then used the site plan to show how the connection would occur. He described the location of private and public sidewalks, and noted the amount of grade transition. Ms. Gassen said she wasn't sure whether they should keep that condition or not, because in driving that location she could see the grade changes.

Mr. Kulovany said he had conflicting thoughts on this regarding mixing pedestrians with the vehicular traffic. He noted also that Prentiss Creek's apartment complex is just south of there, and there might be residents of that complex who would prefer to walk to Walgreens and would need that access. Mr. Shanholtzer said he has no data re foot-traffic. They want to be sure that pedestrians cross at the safest point possible. They would encourage everyone to come to the front of the store and then cross over. Ms. Knight said they have worked with Staff on this but noted that it is difficult for them to be ADA compliant with the challenges of the site. They are working with what the location presents.

Ch. Rickard did not ask for public input, as there were no members of the public present.

Ch. Rickard said that with all the parking in the shopping center, everyone is walking through drive aisles to get to buildings. He thinks people will head through the parking lot. Mr. Kulovany agrees that people would cut across the parking area.

Mr. Quirk said he doesn't expect to see anyone walking to Walgreens. He doesn't think it makes a difference where the connection is located, and he thinks it will be

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underutilized. They are looking at a new configuration of the drive-thru and assurance that the plan meets the standards.

Mr. Maurer raised a question regarding semi-trailers making deliveries and he said he'd like to see how a semi-trailer can get in there without blocking the drive-thru. Ms. Knight replied that they did review that. Deliveries to Walgreens are once a week and last about an hour and a half. It is a limited window of inconvenience, but there should still be no access problem.

Ch. Rickard asked for closing comments from the Petitioner, and Ms. Knight thanked the Commission and appreciated their comments about the changes that were made.

Ch. Richard closed the public hearing.

Ch. Rickard noted that Staff feels all the standards have been met as documented in their report dated February 5, 2018. He asked if any Commissioners had a differing opinion and none did. Ch. Rickard then asked whether Conditions 6 and 9 are still thought to be necessary after previous discussion. No one expressed opposition to removing those conditions. Mr. Quirk raised a question about adding sidewalk for wheelchair people. Mr. Kulovany said he thought the shopping center would be a dangerous place to try and introduce pedestrians. He believes people will cut the corner. He is more concerned about mixing traffic and pedestrians.

Regarding improvements to the shopping center, Ms. Leitschuh said that this petition only rescinds things relevant to the specific site plan. Everything previously approved a year ago must be completed. Any changes made were related to the façade, but the Village Council made no real modifications to the plan at that time. She said the Petitioner would be held accountable to what was previously approved, including the overall improvements to the shopping center.

**Ms. Gassen moved with regard to File 17-PLC-0041 that the Plan Commission forward a positive recommendation to the Village Council to approve this request for a PUD, Special Use and Plat of Subdivision subject to the conditions listed on Page 9 and 10 of Staff's February 5, 2018 report, with the exception of condition 6 related to the extension of the EIFS along the Woodward side, and condition 9 concerning the pedestrian connection from Woodward Avenue across the southern property line of lot 3. Mr. Quirk seconded the Motion.**

**AYES: Ms. Gassen, Mr. Quirk, Mr. Boyle, Mr. Kulovany, Mr. Maurer, Ms. Rollins, Ch. Rickard**

**NAYS: None**

**The Motion passed unanimously.**



Ms. Leitschuh stated that there are two items for next month's Plan Commission meeting. No new Commissioner has been assigned as yet.

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Ms. Leitschuh informed the Commission that Swati accepted a position up north closer to her home, so they will be looking for another planner

**Mr. Quirk moved to adjourn the meeting, seconded by Mr. Maurer.  
The Motion carried unanimously by voice vote.**

Ch. Rickard adjourned the meeting at 8:14 PM.

Respectfully submitted,

Tonie Harrington,  
Recording Secretary  
(transcribed from mp3 recording)