

VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING  
PUBLIC HEARING

MARCH 7, 2016, 7:00 P.M.

Chairman Rickard called the March 7, 2016 meeting of the Downers Grove Plan Commission to order at 7:02 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

**ROLL CALL:**

**PRESENT:** Chairman Rickard, Mr. Cronin, Ms. Gassen, Ms. Hogstrom, Ms. Johnson, Mr. Quirk, Mr. Thoman (ex-officio Ms. Lupesco)

**ABSENT:** Mr. Cozzo, Ms. Rabattah, ex-officio Mr. Menninga, Mr. Livorsi

**STAFF:** Community Development Senior Planner Rebecca Leitschuh and Planner Scott Williams

**VISITORS:** Paul Fyle, 2455 Warrenville Road; Michael and Sheila Maschek, 4248 Saratoga Avenue; Milo Salak, 313 N. Park Street, Westmont; John and Cheryl Baker, 4623 Roslyn Road; Randy Spal, 4601 Roslyn Road; Phil Gardner, 4621 Roslyn Road; Shawn Flemming, 4634 Roslyn Road

New Plan Commissioner Zelina Johnson was introduced and welcomed by the commissioners.

**APPROVAL OF February 1, 2016 MINUTES**

**MINUTES OF THE FEBRUARY 1, 2016 MEETING WERE APPROVED ON MOTION BY MR. THOMAN. SECONDED BY MS. HOGSTROM. MOTION CARRIED BY VOICE VOTE OF 7-0.**

**PUBLIC HEARINGS:**

Chairman Rickard explained the protocol for the public hearings and swore in those individuals that would be speaking on the petitions listed below.

**FILE 16-PLC-0005** - A petition seeking approval for the Right-of-way Vacation of an alley. The adjacent properties are zoned R-2, Residential Detached House 2. The subject property runs east-west between the properties at 4147 & 4205 Venard Road, north of Ogden Avenue and south of Drove Avenue, Downers Grove, IL (09-06-214-001, -008). Paul Fyle, Superintendent of Planning, Downers Grove Park District, Petitioner and Owner.

Planner Williams drew commissioners' attention to the overhead and Staff Report and reviewed the request to vacate the public right-of-way. Details followed. He showed the location of the utilities in the unimproved alley and mentioned that an easement would be placed over the entire length and

width of the alley in accordance with the wishes of the utility companies. Because the entire alley would be placed under an easement, an encumbered value was presented to meet the compensation requirement for a vacation. Planner Williams also stated that the vacation is consistent with the comprehensive plan in working with the park district to provide parks and open space.

Comments/questions from the commissioners followed. Mr. Thoman asked if the park district and the village were coterminous. He also clarified if the village would be responsible for any utility work that would occur within the easement.

Petitioner, Mr. Paul Fyle, Downers Grove Park District, 2455 Warrenville Road, stated that the Park District wished to acquire the alley since they own the lots on both sides, and would retain a permanent easement.

No further questions followed. The chairman opened up the meeting to public comment. No comments were made.

Hearing no further comment, public comment was closed. Mr. Fyle had no closing statement.

For the record, Chairman Rickard stated he believed the standards for approval were met for the vacation; other commissioners concurred.

**WITH RESPECT TO FILE 16-PLC-0005 MR. THOMAN MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, AS PRESENTED.**

**SECONDED BY MR. QUIRK. ROLL CALL:**

**AYE: MR. THOMAN, MR. QUIRK, CHAIRMAN RICKARD, MS. GASSEN, MS. HOGSTOM, MR. CRONIN, MS. JOHNSON  
NAY: NONE**

**MOTION CARRIED. VOTE: 7-0**

**FILE 16-PLC-0012** - A petition seeking approval of a Special Use to permit extended family accessory housing. The property is zoned R-4, Residential Detached House 4. The property is located on the east side of Roslyn Road, approximately 500 feet north of Chicago Avenue, commonly known as 4617 Roslyn Road, Downers Grove, IL (09-04-313-012, -013). Ben Tull, Attorney, and Angelica and Mark Speyer, Owners.

Planner Williams drew commissioners' attention to the overhead and Staff Report and reviewed the request to construct an Extended Family Accessory Housing Unit. Details followed. Site, floor and elevations plans were presented showing the configuration of the accessory unit. Planner Williams elaborated on the special use criteria and how they were met by applicant. He also stated the comprehensive plan advocates for a variety of housing to meet the needs of seniors.

Comments/questions from the commissioners followed, Mr. Quirk asked how does the village define a dwelling unit and enforce compliance. Planners Leitschuh and Williams replied that an

affidavit has to be filed on an annual basis. The criteria states that in addition to the occupant being a relative, they have to be 62 years of age or older or have a physical/developmental disability. Ms. Gassen sought clarification on the conversion process. Discussion ensued over enforcement and if certain situations qualified as extended family accessory housing.

Attorney for the Petitioner, Mr. Ben Tull, stated that the family are long-term residents and wish to stay in Downers Grove together. When asked by Mr. Quirk about a change in home ownership, he responded that the requirements of the special use should be conveyed to potential buyers.

No further questions followed. The chairman opened up the meeting to public comment. Two comments were made.

Shawn Flemming, 4634 Roslyn Road, asked about whether a conversion plan was in place, and the details of that process. Planners Leitschuh and Williams replied that if the special use lapsed, then the presented conversion plan would have to be enacted within 120 days.

Phil Gardner, 4621 Roslyn Road, expressed support for the proposal.

Hearing no further comment, public comment was closed. Mr. Tull had no closing statement.

For the record, Mr. Thoman stated he believed the standards for approval of the rezoning were met; other commissioners concurred.

**WITH RESPECT TO FILE 16-PLC-0012 MR. THOMAN MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, AS PRESENTED.**

**SECONDED BY MS. HOGSTROM. ROLL CALL:**

**AYE: MR. THOMAN, MS. HOGSTROM, CHAIRMAN RICKARD, MR. QUIRK, MS. GASSEN, MR. CRONIN, MS. JOHNSON  
NAY: NONE**

**MOTION CARRIED. VOTE: 7-0**

New member, Zelina Johnson, shared her professional background with the commissioners.

**THE MEETING WAS ADJOURNED AT 8:25 P.M. ON MOTION BY MR. QUIRK ,  
SECONDED BY MS. HOGSTROM. MOTION CARRIED UNANIMOUSLY BY VOICE  
VOTE OF 7-0.**

/s/ Rebecca Leitschuh and Scott Williams  
Rebecca Leitschuh and Scott Williams