

Approved 8-1-2016

VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING  
PUBLIC HEARING

JULY 11, 2016, 7:00 P.M.

Chairman Rickard called the July 11, 2016 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, Mr. Cozzo, Mr. Cronin, Ms. Gassen, Ms. Hogstrom, Mr. Quirk, Mr. Thoman

**ABSENT:** Ms. Johnson, Mrs. Rabatah, ex-officios Mr. Livorsi, Ms. Lupesco, Mr. Menninga

**STAFF:** Community Development Director Stan Popovich, Planner Rebecca Leitschuh,

**VISITORS:** Kathleen West with Delta Sonic, 111 E. Jefferson Ave., Downers Grove; Jeff Leitz and Jason Dutkovich with CVG Architects, 1245 E. Deihl Rd., Naperville; Bob Long, 1864 Grant St., Downers Grove; Rich Kulovany, 6825 Camden Rd., Downers Grove; Scott Richards, 1130 Warren Ave., Downers Grove; Saralee Weaver, 4032 Joslynn Rd., Downers Grove; R.C. Good, 741 Farley, Downers Grove; Skip and Roberta Muehlhaus, 1868 Grant St.; Downers Grove; Mr. Robert Harunger, 4123 Northcott, Downers Grove; Brian Nessbaum with Sus, Arnold & Schoenback; Mr. Kent Conness, 1846 Grant St., Downers Grove; Ms. Cathy Fritts 4417 Stonewall, Downers Grove, Mr. John Kahovec, 406 Lincoln Ave.,

**APPROVAL OF MINUTES**

**JUNE 27, 2016 MINUTES** – **MOTION BY MR. COZZO, SECONDED BY MR. THOMAN, TO APPROVE THE MINUTES, AS REVISED.** A change was noted on the bottom of Page 4, last five words of sentence, the chairman recalled that he was talking about a stepping down effect “when traveling down Main Street” when the verbiage should have been “when traveling perpendicular to Main Street” where he noted the short buildings are at the street and increase the height as one goes back from the street, not down the length of the street.

**MOTION CARRIED BY VOICE VOTE OF 6-0-1 (MS. HOGSTROM ABSTAINS.)**

**PUBLIC HEARINGS:**

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

**FILE 15-PLC-0008** – Petition for a Planned Unit Development, a Rezoning from B-3, General Services and Highway Business to B-3/PUD, Special Use and Right-of-Way Vacation of the Alley

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to redevelop a fueling station and car-wash. The property is currently zoned B-3, General Services and Highway Business. . The property is located on Ogden Avenue between Seeley and Oakwood Avenue, commonly known as 1401 - 1445 Ogden Avenue, Downers Grove, IL (PINs 09-06-405-001, -007, -008, -009, -010, -026). Michael Green, Petitioner and Delta Sonic Car Wash Systems, Inc., Owner.

Chairman Rickard announced that the petitioner, via a memorandum to staff (dated 7/11/2016), has requested to continue this public hearing to the August 1, 2016 Plan Commission meeting.

**WITH RESPECT TO FILE 16-PLC-0008, MR. THOMAN MADE A MOTION THAT THE PLAN COMMISSION ACCEPT STAFF'S RECOMMENDATION TO GRANT THE PETITIONER'S REQUEST TO CONTINUE THE PUBLIC HEARING TO THE AUGUST 1, 2016 PLAN COMMISSION MEETING.**

**SECONDED BY MS. GASSEN.**

**MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 7-0.**

**FILE 16-PLC-0029** - A petition seeking approval for the Right-of-Way Vacation of an Alley. The adjacent properties are zoned R-4, Residential Detached House 4. The subject property is located on the north side of Franklin Street and runs north-south between the properties at 708 & 712 Franklin Street, 170 feet west of Stanley Avenue and 170 feet east of Prospect Avenue, Downers Grove, IL (09-08-204-022, -023). George Arnold, Petitioner and K-7 Builders, Inc., Owner.

Village Planner, Rebecca Leitschuh, reviewed the petition, pointing out on the overhead that all of the surrounding properties were zoned R-4 Residential Detached. She pointed out the right-of-way area that was being requested to be vacated – between Stanley Avenue and Prospect Avenue. The petitioner is seeking to split the alley 50/50 between the two neighboring properties. The total square footage being vacated is 2,062.5 feet, with 8.25 feet going to each property. The two properties currently have 50 feet of lot frontage and the frontage would now increase for both properties by 8.25 feet. Total square footage would increase from 6,250 sq. feet to 7,281.25 sq. feet.

A plat of survey was placed on the overhead depicting the existing driveway that travels through the public alley which is accessed by the owners of the 708 address. Per staff, the utility companies had no objections to the request; however, staff was requesting an easement across the subject area, which was standard procedure.

Ms. Leitschuh then displayed the plat of vacation request and proceeded to summarize the goals of the village's Comprehensive Plan, stating the proposal was consistent with the Comprehensive Plan and allowed flexibility for the property owners. The proposed right-of-way vacation also met the four criteria under Resolution No. 2003-58, which criteria were reviewed in more detail by Ms. Leitschuh. Referring to staff's three recommendations, Ms. Leitschuh stated staff supported the petition.

Questions to staff included whether this process was a new standard for the village as compared to going from street to street for vacations; whether a cross-access agreement would need to be entered

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into; and would a new survey be created reflecting two new lots or could owner A sell his half to owner B (staff confirmed yes). Responding to Mr. Quirk's comment that with previous vacation requests, staff usually provided a plat of survey reflecting the new lot of record. Ms. Leitschuh added that there were no new plans for development on either of the properties. Further clarification followed by staff as to what could be constructed across the alleyway according to the easement language.

Continuing, staff explained that the power line on the eastern lot line of the alley would remain unless the utility company had some reason to relocate it or if the owner wanted to pay for its relocation. Asked who was responsible for the "apron" on the parkway, Dir. Popovich stated that the redeveloper of the 708 address would be financially responsible for removing the "apron" out of the parkway and the verbiage would be inserted into the permit being requested. Setback requirements to power lines would fall under the purview of the utility company and would depend on the type of utility line being relocated.

Questions followed regarding the value that was ascertained to the property and how it was calculated which Ms. Leitschuh explained to Mr. Quirk. Mr. Quirk recommended reviewing the calculation of the value of land as it pertained to which zoning district it sat in, seeing there were probably different values per acre for the different zoning districts within the village. He shared a couple of examples, but Ms. Leitschuh pointed out that the value calculation was under the direction of the village council as to how it should be calculated.

Mr. Brian Nessbaum with Sus, Arnold & Schoenback, on behalf of petitioner Mr. George Arnold and the owners of 708 and 712 was present. Mr. Nessbaum stated he read staff's report, was in contact with staff, and had no issues with the report. His client did intend to raze the existing home at 708 for future development.

Chairman Rickard opened up the meeting to public comment. No comments followed. Public comment was closed and Mr. Nessbaum had no closing statement.

Mr. Quirk believed the petition was appropriate and was pleased the village was taking the approach to allow property owners to own what is rightfully theirs. Mr. Cozzo also believed the four criteria under Resolution 2003-58 were satisfied; the chairman concurred.

**WITH RESPECT TO FILE 16-PLC-0029, MR. THOMAN MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, TAKING INTO CONSIDERATION STAFF'S THREE (3) FOLLOWING CONDITIONS:**

- 1. THE VACATION SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED JULY 11, 2016;**
- 2. PRIOR TO FINAL VILLAGE COUNCIL CONSIDERATION, A MYLAR COPY OF THE FINAL PLAT OF VACATION SHALL BE PROVIDED INDICATING A PUBLIC DRAINAGE, UTILITY AND UTILITY ACCESS EASEMENT ALONG THE ENTIRE LENGTH AND WIDTH OF THE ALLEY TO BE VACATED; AND**

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- 3. PRIOR TO EXECUTION OF THE PLAT, THE PETITIONER AND PROPERTY OWNER OF 712 FRANKLIN STREET SHALL PAY THE VILLAGE A TOTAL OF \$8,601.92 (\$4,300.96 EACH).**

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

**AYE: MR. THOMAN, MR. QUIRK, MR. COZZO, MR. CRONIN, MS. GASSEN,  
MS. HOGSTROM, CHAIRMAN RICKARD**

**NAY: NONE**

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

**FILE 16-PLC-0009** – Petition for a Planned Unit Development, a Rezoning from B-3, General Services and Highway Business to B-3/PUD, General Services and Highway Business/PUD and a Special Use to construct an automobile dealership. The property is currently zoned B-3, General Services and Highway Business. The property is located on Ogden Avenue at the T-intersection of Lacey Road and Ogden Avenue, commonly known as 1815 Ogden Avenue, Downers Grove, IL (PINs 09-06-304-013 & -014). Brad Webb, Petitioner and ALDI Inc., Owner.

Community Development Director Stan Popovich reviewed the petitioner's request and located the property on the overhead. Elevations of the proposed dealership building were also depicted. The building will sit in the center of the site. Functions within the building were pointed out and a second floor would house offices for the dealership. Two accesses into the site were pointed out – one at the west end, as a right in/right out onto Ogden Avenue, and one at the east end, as a full access. Packey Webb Ford will provide a cross-access point to access the Star Motors property. Parking was highlighted on the site plan. Per staff, the petitioner was not planning to construct a stand-alone car wash building at this time, but did intend to pursue approval of one in case it wanted to construct a car wash in the future. If constructed, the car wash would sit west of the main building. Currently there was a car wash bay within the main building.

Truck turning exhibits were reviewed by Director Popovich, noting car carriers could enter the site from the west and then exit on the east.

Staff pointed out that the existing wetland would be impacted based on the environmental remediation plan with the Illinois Environmental Protection Agency (IEPA). The wetlands would be remediated via a fee-in-lieu to a remediation bank. Water flow and drainage for the site was reviewed. Director Popovich stated that the petitioner plans to construct three (3) basins: one as an open air basin, one as a detention basin located east of the building, and one smaller one located at the northeast corner. All basins were designed to meet the village's stormwater ordinance. Per staff, the stormwater engineering and public works staff did review the plans and both departments indicated the proposal would meet the stormwater floodplain ordinance.

Next, a review of the landscape plan followed. No trees would be located in the detention basin area. Screening for the south property line would not take place because it would interfere with the water flow capacity needed to get through the swale, as cited by staff and the engineers. A solid fence would be inserted in its place.

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Per staff, a summary of the petitioner's neighborhood meetings were referenced in the commissioners' packets. And, after the neighborhood meeting, the developer reduced the size of the proposed building based on their requirements. Per staff, the proposal did meet the village's comprehensive plan, the criteria under the zoning ordinance, and all of the standards for approval under the Planned Unit Development, special use standards, and rezoning standards. The project was a desirable development for the community. Staff recommended the commission forward a positive recommendation with the conditions listed in its staff's report.

Commissioner questions raised included whether there was a signalized light proposed at Lacey Avenue (no) ; whether staff agreed with the traffic counts (staff concurred); and where would the water flow if it exceeded the 100 year flood event (overflow north onto Ogden Avenue, picked up by the LPDA in the southeast corner , then flow over the parking lot). Asked if the petitioner considered pavers for the parking lot, staff stated the petitioner decided to install the required underground water storage to accommodate the additional pavement on-site. Ms. Hogstrom asked staff to explain where the off-site wetland mitigation took place, wherein Director Popovich explained that mitigation would happen at the permit stage but he was not sure where the mitigation would occur.

Regarding the request for increased signage, Ms. Hogstrom asked if there were other nearby developments that had similar requests, wherein Director Popovich stated that X-Sport on Finley Road and the Art Van Furniture Store were approved developments with similar signage requests. Staff then confirmed that the lighting photometrics plan met the village's requirements and would further meet the village's lighting requirements, at the property lines, for non-residential businesses located next to residential areas. Per another question about audible "paging", Director Popovich understood paging would be done via telephone and no outdoor paging system would exist.

Lastly, Director Popovich explained in detail the three-year wetland monitoring maintenance program that was required by the petitioner and which was in accordance with the village's stormwater ordinance.

Applicant, Mr. Jeff Leitz, with CVG Architects, 1245 E. Diehl Rd., Naperville, stated he represented the owner, Brad Webb. He introduced the development team: wetlands consultant, Tom Mangan, with Geothink; construction manager, Scott Ledbetter, with International Contractors; and civil engineer, Jeff Nance, with R.A. Smith.

Mr. Leitz summarized the property was vacant for the past 30 years, it was contaminated with wetlands present, and reasons existed as to why the property was not developed. It was "not a simple site." A history of the project followed with Mr. Leitz noting that the team was trying to work with staff and a number of agencies on the best approach to make the project a success. Details followed.

Regarding the site plan, Mr. Leitz confirmed there were 815 parking spots on-site, pointing out that the car dealership would act as a display for the product being sold, which was why the lot was landscaped over 20%. As to the neighborhood meeting that took place, Mr. Leitz stated he was considerate of the neighbors, but also stated that more lighting would be installed on the property than what currently exists – and the petitioner was meeting the village's standards. He elaborated as to what would be installed along the various property lines: full vision landscape screening on the

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south property line with board on board fence; evergreens planted on the west property line; and a full vision fence along the western property line to block lighting from the residents.

Mr. Leitz agreed that loud noise on the site was a concern, and, as voiced at the neighborhood meeting but that communications on-site would continue via cell phones or two-way radios. Speakers would be attached on the exterior of the building for those few instances where someone had to be contacted. As to the future car wash and its location, Mr. Leitz, stated the southern line of the car wash was 130 feet from the property line. The internal equipment for the car wash was not purchased at this time, but Mr. Leitz stated he was aware of the village's noise ordinance and would not create a "disturbance to the neighbors".

Responding to the concerns voiced at the neighborhood meeting Mr. Leitz explained that a sanitary easement will be placed along the east and west property lines to accommodate any future sanitary needs. As to using a paver-block system instead of asphalt, pavers could not be used due to the site's contamination. Elevations of the building were depicted on the overhead with Mr. Leitz addressing the two-sided silver "brand wall" which element was similar to the Packay Ford. The reason for its increased size was to keep it proportionate to the building and to have the sign visible from the east- and west-bound traffic. No monument or pylon signs were being requested by the petitioner. Details of the building's material followed with Mr. Leitz explaining the building would be a "lantern" at night so that customers could see the building and purchase more vehicles. Delineation of the parking spaces were noted.

Hours of operation were as follows (including the future car wash for customers): Monday through Friday, 7:00 a.m. to 9:00 p.m.; Saturday - open until 6:00 p.m.; and closed on Sunday. Mr. Leitz pointed out the location for on-site delivery of new vehicles via a car-carrier. Addressing a question about the parking study and why the structure was decreased in size, Mr. Leitz indicated it had to do with economics and nothing to do with the number of vehicles to sell or the customers to draw.

Further questions followed as to what happened with the excavated soil on the site (mined per IEPA requirements); the status of the reported documentation to the IEPA; and whether the landscaper could review the list of native plantings again. Signage details were also reviewed.

Chairman Rickard opened up the meeting to public comment.

Mr. Scott Richards, 1130 Warren Ave., Downers Grove, was disappointed that another car dealership was being proposed for the large parcel and believed it was a waste of property. He voiced concern that a signalized light was not being installed at Ogden and Lacey Avenue for safety purposes and due to the proposed senior housing that was to be constructed.

Mr. Kent Conness, 1846 Grant St., Downers Grove, voiced concern that at the March 9, 2016 neighborhood meeting there comments about the project using TIF funds, which he did not believe this site needed. Also at the same meeting there was reference made to a 10-year agreement for a sales tax rebate from the village. Mr. Popovich stated that specific aspect would be addressed at the village council level should this petition move forward.

Continuing, Mr. Conness stated the sales tax rebate should be available to all businesses and not just certain ones. His other concerns included light pollution, light reflection, no landscape screening or fencing at the southeast corner of the site and outside speakers. The current site was a quiet, green

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10-acre oasis on Ogden Avenue and would now become noisy. Environmental contaminants were on the property.

Ms. Cathy Fritts, 4417 Stonewall, Downers Grove, was surprised that she and her husband were not “invited” to the March 9<sup>th</sup> neighborhood meeting since the rear of their lot backed up to the proposed site. She believed all owners surrounding the property should have been included. She agreed that traffic on Ogden Avenue was an issue. She asked for the height of the fence that was going to be installed (6 feet) and where test driving was going to take place.

Mr. John Kahovec, 406 Lincoln Ave., Downers Grove, attended the March 9 neighborhood meeting and did see some changes in the plan from that meeting. Referring to Sheet No. C-11 of the plans depicting the wetlands, he believed the petitioner was going to push the wetlands further south into the residential properties, devalue the property, not landscape as originally discussed at the neighborhood meeting, and was creating more issues by moving the natural flow of water in the area. Because TIFs and sales tax rebates were being used, he believed the residents should have more say in the development around the residential areas and figure out a way to preserve more of the natural wetlands. He did not believe that just because a developer says he uses Best Management Practices that he does it. He asked the petitioner to identify where the contaminated soil would be buried. He also requested that the residents be protected from the lighting and noise from the future car wash.

Mr. Robert Harunger, 4123 Northcott, Downers Grove, resides north of the project and agreed with many of the prior statements made. He would have preferred a mixed use development on the parcel. Since the petitioner was a long-time business owner, Mr. Harunger stated he would not be in favor of using TIF funds or tax incentives for the parcel and for the intended purpose. He believed a traffic signal at Lacey would solve the traffic issues on Ogden Avenue, provide access to the dealership and to the neighborhood to the north where a senior residence was currently being planned. It would also provide an additional crosswalk for pedestrians.

Mr. Skip Muehlhaus, 1868 Grant St., Downers Grove believed it would be more appropriate to place a signal at Lee Street versus Lacey. He recommended removing the contaminated soil off-site versus keeping it on-site only because then a paver system could be considered versus asphalt, similar to Star Motors, which would assist with the water problem.

Mr. Robert Harunger returned, stating that pavers would be a positive over asphalt since it was aesthetically pleasing and accomplished a drainage issue. However, leaving the contaminated soil on-site was feasible versus running into EPA issues when it is relocated off-site.

After hearing no further comments, Mr. Leitz returned to the podium to respond to some of the questions raised. Discussing the lighting trespass in the southeast corner of the site, he explained that because of the way the stormwater was designed, installing any landscaping or fencing would deter the drainage from the property. As for outside speakers, if there was a case where someone had to be contacted, there was no choice. Test driving would be taken out of the neighborhoods but he could not guarantee that. (Mr. Cozzo recommended that the dealership inform its sales reps to keep vehicles out of the neighborhoods.) Mr. Leitz also apologized to the resident who did not receive an invite to the neighborhood meeting and offered to sit down with her to review the plans if she preferred.

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Mr. Tom Mangan from Geothink, 611 Stevens St., Geneva, was present to answer questions regarding the environmental issues of the project. He explained in detail the flow of water from the current wetland (and its contaminants) along the southern part of the site into the larger wetland located at the southeast corner of the site. Details followed on how the mitigation would take place, how the surface contamination would be removed out of the wetland area and across the majority of the site, as well as the steps taken to alleviate some of the flooding issues in the neighborhood. Contaminated soils would be relocated (and separated) to the southeast corner of the site. Details of the property's grading also followed, with Mr. Mangan noting that when the process takes place, there will be a health and safety plan on-site, one with the IEPA, and one with the village due to possible mercury and PNA exposure.

Mr. Quirk asked what the cost difference was for burying the contaminated soil on-site versus hauling it off-site, wherein Mr. Mangan explained it would cost anywhere from \$2.5M to \$3.0M to haul the soil off-site and by keeping it on-site the cost was half, he estimated. Proper engineering and safeguards would take place on the site.

As for the traffic signal, Mr. Leitz summarized that the traffic study was for a future stop light but that it was not in the works for Packey Webb nor the village at this time. However, if the topic was to be discussed again, he said Packey Webb was willing to discuss it. As for the white color on the building, Mr. Leitz explained white was one of the colors required by Ford and, yes, there would be some reflection. Other than the security lights, the lot lights would be turned off at 9:00 P.M.

Mr. Leitz and the chairman proceeded to discuss whether the proposed parcel could be seen standing from the south property line when the trees were in full bloom, wherein Mr. Leitz stated the view was screened by the tree line.

However, Mr. Jared Fritts, 4417 Stonewall Ave., came forward and stated he resides at the southwest corner of the proposed lot and he could see the lot. He stated he could see the lights from Star Motors and would see the lights from the proposed dealership, especially off a white building.

Given the above statement, Mr. Leitz believed that since Mr. Fritts could see the lighting through the trees, he did not believe adding trees was going to screen the lot anyway. Conversation followed as to why the wetland, north of the tree line, was being located south towards the residents. Mr. Mangan responded that the trees were contaminated along the southern property line.

Mr. Fritts inquired as to why Aldi, the current property owner, was not being included in these discussions, since contaminated soils were being moved around on the property.

Mr. Leitz closed by summarizing that the petitioner has, over the past eight months, gone through many designs and engineering and was making the site better environmentally for the dealership. The petitioner was excited to become part of the community and be a good neighbor.

Per Ms. Gassen's question about lighting shields being used, Mr. Leitz said some shields would be used on the lights to cut down on glare, along with aimed LED lighting. He confirmed there was going to be "more light on this site" but that it would be minimized at all property lines.

Chairman Rickard closed the public hearing.

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Asked if within the village there was a similar-sized “vessel” to house the stormwater, Director Popovich could not answer affirmatively, given that the parcel was one of the largest parcels to come in for redevelopment since the new ordinance was in effect. However, he explained that the stormwater plans were sent to an outside engineering consultant who provided comments to staff, and staff was working with the petitioner. Both, in-house village engineers and the outside consultants confirmed the proposed stormwater system met the stormwater ordinance requirements.

Asked what the village’s current plans were regarding a proposed traffic light, Director Popovich explained to the chairman that past studies had shown that the traffic light would be better located somewhere other than the Lacey intersection. Asked if the village was aware that contaminants were leaving the property and traveling to the lower wetland, Director Popovich shared that he did not review the IEPA reports and could not say one way or the other that the village was aware of what was going on, on-site. He agreed it was beneficial to clean up the parcel, however.

The chairman pointed out there were three parts to the approval for this petition and proceeded to read the associated standards. Discussion followed on those standards that were met or not met. No changes were voiced by the commissioners. Next, commissioners discussed the standards under the request for a zoning amendment from B-3 to B-3 PUD. Commissioners agreed all criteria was met. Lastly, the third portion, as it related to the request for a special use for a car dealership, commissioners agreed all three standards were met.

Last comments from various commissioners included the following: 1) that the village consider implementing a traffic light in a location that does have traffic issues; 2) that the sign relief was warranted; 3) that the greenspace was a warranted request; and 4) that the future car wash be considered. Mr. Cozzo believed there was a thorough study of the stormwater management and wetlands and applauded the petitioner for the amount of time and effort spent to mitigate the site. However, he was disappointed that no stop light was planned for the Lacey and Ogden intersection, given there was a senior housing facility being planned directly across the street. Ms. Hogstrom concurred. She also thought there was a village restriction for test driving through neighborhoods. Discussion followed on how test drives would be restricted/enforced as well as a discussion that the new development provided an opportunity to stop the run-off of contaminants onto private property.

**WITH RESPECT TO FILE 16-PLC-0009, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND THE VILLAGE COUNCIL TO APPROVE THE REQUESTED PLANNED UNIT DEVELOPMENT, REZONING AND SPECIAL USE AS REQUESTED, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. THE PLANNED UNIT DEVELOPMENT, REZONING AND SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ARCHITECTURAL AND PHOTOMETRIC DRAWINGS PREPARED BY CVG ARCHITECTS DATED JANUARY 29, 2016 AND LAST REVISED ON JUNE 28, 2016 AND ENGINEERING AND LANDSCAPE DRAWINGS PREPARED BY R.A. SMITH NATIONAL DATED JUNE 10, 2016, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION SYSTEM AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.**

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- 3. NO ADDITIONAL WALL OR MONUMENT SIGNS SHALL BE PERMITTED FOR THIS SITE THAT WOULD RESULT IN AN INCREASE IN OVERALL SIGN AREA.**
- 4. THE APPLICANT SHALL ADMINISTRATIVELY CONSOLIDATE THE TWO LOTS INTO ONE LOT OF RECORD PRIOR TO ISSUING A BUILDING PERMIT.**
- 5. THE APPLICANT SHALL PROVIDE A CROSS-ACCESS EASEMENT FROM THE EASTERNMOST OGDEN AVENUE CURB CUT TO THE CROSS-ACCESS DRIVE FOR THE PROPERTY TO THE EAST ON THE ADMINISTRATIVE LOT CONSOLIDATION.**

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

**AYE: MR. COZZO, MR. CRONIN, MRS. GASSEN, MRS. HOGSTROM, MR. QUIRK, MR. THOMAN, CHAIRMAN RICKARD**

**NAY: NONE**

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

Director Popovich announced there will be four cases on the August 1, 2016 meeting agenda.

**THE MEETING WAS ADJOURNED AT 9:45 P.M. ON MOTION BY MR. QUIRK, SECONDED BY MR. CRONIN. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE OF 7-0.**

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