

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

MINUTES FOR OCTOBER 1, 2018

CALL TO ORDER:

Chairman Rickard called the October 1, 2018 meeting of the Plan Commission to order at 7:00 PM and led in reciting the Pledge of Allegiance.

ROLL CALL:

PRESENT: Ch. Rickard, Mr. Boyle, Ms. Gassen, Ms. Johnson, Mr. Kulovany, Ms. Majauskas, Mr. Maurer, Ms. Rollins

ABSENT: Mr. Quirk, Ex. Officio Members Davenport, Livorsi & Menninga

STAFF: Stan Popovich, Director, Community Development & Planning
Scott Williams, Sr. Planner
Flora Ramirez, Planner

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.

VISITORS: Terri O'Dekirk, 445 Prairie Ave., Downers Grove
Fr. Jim Schwab, 444 Wilson St., Downers Grove, IL
Fr. Shawn Cieslik, 444 Wilson St., Downers Grove, IL
Todd Abrams, W-T Group, 2675 Pratum Ave., Hoffman Estates, IL
Brian Scully, DLA Architects, 2 Pierce Place, Itasca, IL
Katie Bulgrin, Culver's, 2500 Ogden, Downers Grove, IL
Bridget Szczepanik, 436 Wilson, Downers Grove, IL
Guy Thatcher, 4521 Cross St., Downers Grove, IL
Steve Sobkowiak, 5319 Blodgett Ave., Downers Grove, IL
Val Bava, 3801 Dillan Ct., Downers Grove, IL
Rick Jeschile, 4536 Douglas, Downers Grove, IL
Kim Rushkusky, 4622 Douglas, Downers Grove, IL
Laurie McAleenan, 5150 Grand Ave., Downers Grove, IL
Frank Prescott, 4732 Fairview, Downers Grove, IL
Lauren Williams, Cooper's Hawk, 5325 S. 9th Ave., Countryside, IL
Elizabeth Kozluk, Aria Group Architects, 830 N. Blvd., Oak Park, IL
Dan Bernadek, Aria Group Architects, 830 North Blvd., Oak Park, IL
Jen Kavemann, Cooper's Hawk, 5325 S. 9th Ave., Countryside, IL
Emily Teising, 435 Gierz St., Downers Grove, IL
Mark Maier, 217 White Fawn Trail, Downers Grove, IL
Chris Mooney, 4633 Linscott, Downers Grove, IL

APPROVAL OF MINUTES: Sept. 10, 2018 meeting

Ms. Gassen moved, seconded by Ms. Rollins to approve the minutes for the September 10, 2018 meeting.

Mr. Kulovany noted one correction in the final paragraph, page 5, 5th line changing the word “tracking” to “attracting.”

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

NAYS: None

ABSTAIN: Mr. Boyle, Ms. Johnson, Ms. Majauskas

The Motion to approve the minutes as corrected passed 5:0:3.

Ch. Rickard reviewed the new procedures to be followed for the meeting, and explained that the Plan Commission is a recommending body. Their decision is not final, but is strictly a recommendation to the Village Council for the Council’s final decision.

The Petitioner will present its case to the Plan Commission, followed by questions to the Petitioner by Commission members. The Public will then have an opportunity to speak before the Commission. Chairman Rickard asked that each speaker give their name and address for the record. Following presentations by the Public, the Petitioner will have the opportunity to cross-examine any of the speakers. Upon completion of presentations by the Petitioner and the Public, the public hearing portion of the meeting will be closed, and Staff and the Commission will have the opportunity to ask questions of the speakers. Staff’s report will follow presented by a member of the Community Development Department, followed by a Summary or Closing Statement by the Petitioner. The Plan Commission will deliberate following all testimony. A Motion will be made containing a recommendation to the Village Council regarding the case.

Ch. Rickard then asked everyone who intended to speak in any of the three petitions before the Commission to rise and be sworn in.

PUBLIC HEARINGS:

18-PLC-0023: A petition seeking approval of 1) a rezoning of 17 parcels from R-4, Residential Detached House to INP-1, Neighborhood-Scale Institutional and Public District; 2) a Special Use with variations to construct a school gymnasium addition; and 3) a Plat of Vacation to vacate public alleys. The properties are currently zoned R-4 Residential Detached House 4. The properties are located on either side of Prairie Avenue, between Fairview Avenue and Douglas Road, commonly known as 428 Prairie, 440 Prairie Avenue, 445 Prairie Avenue, 444 Wilson Avenue, 4733 Douglas Road, 4737 Douglas Road, 4809 Douglas Road and 445 Gierz Avenue (PINs 09-08-221-001, -002, -014, -015, -016, -027, -028, -029, 09-08-222-001, -002, -003, -004, -005, -006, -007, -008, -018, -022, -024, 025). Diocese of Joliet, Owner; St. Mary of Gostyn Parish, Petitioner.

Terri O'Dekirk, Parish Manager of St. Mary of Gostyn Church (St. Mary's), made the presentation on behalf of St. Mary's petition for expansion. She provided background information on St. Mary's Church, which was established in 1899 and has been part of the community since then. There are 2700 families enrolled as parishioners at this time. The private Catholic school educates over 400 children, with an additional 500 children attending religious education classes. The Petitioner is planning a 5,900 square foot expansion of the current school building located at 445 Prairie. In order to accommodate that expansion they will be moving eastward to the property at 428 Prairie. The easternmost part of the main building is the gymnasium, which will be part of the reconstruction. The expansion will house an Activity Center that will provide a lunch area for the students, as well as academic activities and after school activities for the students. The intention is also to expand the current gymnasium, which is a grade-school sized gym, to a junior high school sized gym, since about a third of the student population is of junior high age. St. Mary's is also seeking to rezone the property from Residential Detached House 4 R-4 district to INP-1 Neighborhood-Scale Institutional and Public District. She referenced a map of the church showing that it is basically surrounded by residential uses, with the exception of Hummer Park to the east of Fairview Avenue. Ms. O'Dekirk noted that the school, church and parking lots are all defined as institutional uses that service the community, and the Future Land Use Plan shows the area as institutional. The requested rezoning better defines the ultimate use of the property and supports the Village's Comprehensive Plan.

Ms. O'Dekirk then displayed a slide of a topographic survey of the current pieces of real estate depicting the single-family home at 428 Prairie that will be razed to accommodate the expansion. She said they are asking for a Special Use for the properties at 428 and 440 Prairie due to the proposed increase in building coverage and decrease in open space. The Special Use would allow them to add handicapped accessibility on the east side of the building and an after-hours public entrance. They wish to add a multi-purpose dining space, as the children currently have to go across the street to other church property for lunch. They also wish to expand the gymnasium, add storage space and an additional entrance that would add security to the building by permitting the lockdown of the main building after hours. She explained that they will add landscaping, and put more of a residential façade to the expanded face so it would fit with the surrounding neighborhood. The project should not impact the traffic flow. Currently children are dropped off at the main entrance on Prairie. Because of the expansion there should be no changes in property values for any of the surrounding homes.

Ms. O'Dekirk then displayed several architectural renderings of the completed expansion. An ADA handicapped ramp will be included. Both areas including the front door and glass wall will have a raised patio. There will be three walls abutting out from the façade of the building to support the canopy roof. Additional elevation drawings were displayed for the Commission's review. Ms. O'Dekirk described the brick materials to be used for the proposed addition. She said there is a one-story storage area at the rear of the gym. They intend to add landscaping to that area, which presently has no landscaping. She showed a slide of the interior of the building, including the existing space, an existing kitchen area, and a portion that will function as a lunch area and a multi-purpose space for a variety of uses. The gym will move eastward and expand to a

Approved 11-05-18

full-size junior high sized gym. The one-story storage space will house all the gym equipment as well as the mechanicals for the building.

Ms. O'Dekirk said they are requesting two building setback variances. The first is the reduction of a side yard setback along the north property line from the 13'2" requirement to a 7' setback to allow the addition of the one-story section adjacent to the existing east-west alley, assuming the alley is vacated. The existing stormwater vault and stormwater line north of the existing gym does not allow for the placement of the required storage area they are seeking. They looked at many alternative options for the placement of the storage space, and the changes to the stormwater vault as well as the stormwater drainage system in total and those options were rejected due to either requiring greater setbacks, or were cost prohibitive in reconstructing the current drainage vault and/or the drainage system. They had to sacrifice a percentage of the desired storage space to fit with this particular variance request.

The second variance request is an allowance for the construction of the architectural features within the setback along Prairie Avenue. The wing walls, canopy and roof overhangs are part of a necessary shading system. The coverage provided by the roof extension will add protection from the elements at the entrance of the building as well as help preserve the flooring inside the building from those elements. The patio setback relief they are requesting would be a security buffer to lock down the portion of the building not in use. There would also be security cameras installed to determine who is entering the building. The variation is necessary for these features, to provide the safety features, provide operational cost savings for the building and allow for the handicapped accessibility to the eastern portion for the building. They are also petitioning for vacation of several of the alleys within their property boundaries. These include the east-west alley located on the north campus at 4733 and 4737 Douglas, 445 Gierz, 428 and 440 Prairie, 427, 431 and 435 Gierz. She indicated that the neighbors living at 427, 431 and 435 Gierz have indicated to the Village their interest in the vacation of the alleyways at those addresses. In addition, the vacation is being requested of the north-south alley at 4733 Douglas, 445 Gierz, and the vacant lot.

Ms. O'Dekirk said she had several representatives from the church, as well as the engineer and architect who worked on the project present to respond to any questions.

Ms. Majauskas asked for clarification whether the buildings on the northwest portion of the block and the house on Prairie are owned by the Church. Ms. O'Dekirk said the Church does own those properties. In further response to Ms. Majauskas, Ms. O'Dekirk said the church does not own any other adjacent properties for this project. There is another property on Douglas and Prairie that is called the Learning Resource Center that is owned by the Church but is not part of this project. They own the home on Gierz, and a house sitting between the school and the play lot.

The church owns the three houses directly contiguous to the school. Ms. O'Dekirk said the property owner at 426 Prairie has been kept informed as to the project. The church does not own that property.

Approved 11-05-18

In response to a question from Ms. Gassen, Ms. O'Dekirk said regarding 445 Gierz there is no immediate plan right now to develop that land, or to sell it off.

Ms. Rollins inquired about the homeowners to the north on Gierz and the alleyway they share. Ms. O'Dekirk replied that the church is requesting vacation of 7' of the alley. Mr. Brian Scully, architect for the project, said the sidewalk along the north side that the Village and Fire Department are requesting for egress from the gym, would be in the alleyway, but in the church's half of the alleyway. The church would have 7' of the alleyway, and the area requested for egress would be about 5', or about 2' before a neighbor could construct a fence.

Mr. Boyle asked to see the south elevation and asked about the structure on the right. Mr. Scully replied that is the neighboring house. He said they are right up against the setback line for that house. By moving west to east there is quite a drop in elevation requiring deeper foundations, etc.

In further response, Ms. O'Dekirk said that the students would not be using the rear and side sidewalks and staircases on a regular basis. It is more for the outer maintenance staff. Students outside of an emergency would not be using those exits.

A question was raised about the storage sheds and whether the three sheds would be removed. Ms. O'Dekirk said that much of what is in those sheds is athletic equipment and will be brought into the Activity Center storage space. The intent is to remove those three sheds. Regarding traffic on Prairie, there is a lot of picking-up and dropping-off as well as other traffic at the crosswalk, which makes the crosswalk blind for traffic. The question was whether any consideration has been given to better marking the crosswalk, or drawing attention to the fact of the activity east of the crosswalk. Ms. O'Dekirk responded that they had a traffic engineer look at the project at drop-off and pick-up times and his suggestions were not practical for the church. It is one of the busiest east-west streets in the Village. The traffic engineer didn't feel a "drop-off alley" would be beneficial and would only add to the congestion. They have had Police officers come to the school to observe the traffic situation, and some drivers have been ticketed. Some additional signage has been added, however, the school is open to recommendations as to improving the situation. She said that the Village has also been invited to look at the situation and find other alternatives. They support any ideas that could help the situation.

Regarding stormwater requirements, Todd Abrams, engineer for the project, said they are meeting the Village's best management practice requirements for infiltration for the construction area. They have looked at existing flows to the roadway and the alley and final engineering will include a detention system to insure that they are not increasing flows to the stormwater infrastructure in the alley and the roadway.

Ms. O'Dekirk then addressed some of the other options that they considered. They looked at taking some of the drainage to the south side of the building and including a larger L-shaped drainage system to the east as well as to the south. They considered storage on the south side of the gym in order not to run into the rear drainage area. They also tried to take the building foundation and span it over the vault, which

Approved 11-05-18

presented several complications. Going under the building was extremely costly. There were at least six or seven plans that had to be abandoned due to various issues. In the end they had to give up square footage by choosing the proposed drainage system.

Ms. Majauskas asked why they are not putting the gymnasium on the north side of the building that is screaming to be a gymnasium. Ms. O'Dekirk said they looked at the entire north half of that block, and that proved to be cost-prohibitive.

A question was raised about a building that was demolished, and Ms. O'Dekirk replied that the house was demolished because it was in need of so many repairs.

There being no other questions from the Commission, Ch. Rickard called upon input from the public.

1. Emily Teising of 435 Gierz Street said that they have submitted a letter to the Village requesting to acquire that alley property. She is happy with everything she has heard about the project, with the exception of the mention of the sidewalk. She hopes that children will not be encouraged to use that area.

2. Mike Prescott of 4732 Fairview said that expansion is hard. He is opposed to this on the grounds of water and parking. Because of his location the manhole cover behind his home comes up. All the water currently used pushes the manhole and he is concerned that the expansion will multiply the drainage problems he currently has. He said parking is also an issue. They are talking about 17 buses in the morning and in the afternoon, and those buses block other traffic. Mr. Prescott suggested using the current parking lot to park the buses. Parents often drop their children off and remain parked in front of the school for a while thereby increasing traffic problems. As far as the other options, he thinks they should use the corner at Douglas and Gierz and expand from there. Mr. Prescott wondered once construction begins what potential there is for additional problems. Regarding people living on the north alleyway, he said the expansion will cause the school to go even further into the alleyway and they will continue to take over an area that is other people's property. He said his concerns echo those of others living in the area. He thinks there are other options to be reviewed.

There being no other comments from the Public, Ch. Rickard called for Staff's report.

Scott Williams, Senior Planner, said that he would address some of the questions raised. In terms of the north campus, he displayed the areas that are to be rezoned on a map. The only alley that has non-church-adjacent properties is at 427, 431 and 435 Gierz. The resident at 435 Gierz has expressed an interest in half of that alley. All the alleys will be put under an easement and reviewed by all of the utility companies. Regarding the south campus, there are no physical changes other than rezoning. He referenced the east-west alleys showing slides of the locations. Again, those will be put under an easement and reviewed by the utility companies. He pointed out which properties belonged to the church.

Mr. Williams displayed the Site Plan pointing out the various construction elements including the overhead canopies, roof, the ADA ramp and the front wall of the existing Plan Commission Meeting

Approved 11-05-18

structure. He noted that the rezoning is from R-4 to INP1, and a Special Use is being requested for the addition. Regarding the vacation of the alleys, the owner of 435 has expressed an interest in the alley, and they have yet to hear from the other two owners on Gierz.

Mr. Williams then referenced Staff's report dated October 1, 2018, pages 1-9, and made the following recommendation:

Based on the petitioner's submittal, the staff report and the testimony presented, Staff finds that the petitioner has met the standards of approval for a Rezoning, Special Use, Variations and Alley Vacations as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore recommends that the Plan Commission recommend to the Village Council approval of 18-PLC-0023, subject to the five (5) conditions listed on page 9 of Staff's report dated October 1, 2018. Furthermore, not having heard from two of the neighbors on Gierz, Staff adds to the recommendation making the vacation of the entire 14' section of the alley to the church.

A question was raised for Staff regarding stormwater, asking whether Engineering has already done a review of the stormwater plans submitted by the Petitioner. Mr. Williams said Engineering has had several reviews and are generally in agreement with the proposal as submitted. A full review will happen at the time of permit.

Mr. Popovich, Director of Community Development, added that they worked extensively with the applicant, discussed different options, and reviewed a couple of different submittals extensively to bring it before the Plan Commission.

Regarding the issue of unloading vehicles, a Chairperson Rickard asked whether there were any thoughts requesting consideration that the street be better marked and signed at the crosswalk. He understands it is a police enforcement issue if someone is stopped illegally. The question raised was whether something could be done to improve the traffic situation. Mr. Williams responded that he spoke with the Traffic Engineer who has discussed this with the Police Department and they are willing to meet with the Petitioner to go over potential traffic improvement solutions. Chairperson Rickard said he didn't get the impression that this is being addressed, but feels the need to get on the record that this be looked at further by the Police Department and Traffic Engineer to increase safety. He said there seems to be nothing to indicate that there is a mid-block crosswalk there. On occasion there are orange cones on the roadway.

Mr. Popovich added that Staff can work with Public Works as the Village usually does striping. He said typically the Village does not stripe in the middle of the street.

Ms. Majauskas said that she has ridden her bike through there and when school is letting out there is a crossing guard in the middle of the block. They stop all traffic.

Mr. Popovich said that Staff can work more with the Petitioner to determine other potential solutions and talk a bit more about the operations behind them.

A question was raised as to who determines the location of stormwater detention. Mr. Williams said it is between the applicant and the Village. Ultimately the property owner hires an engineer to come in and develop a survey and soil analysis.

Mr. Kulovany asked if the contention is that the stormwater area is oversized because they are adding so much more area. Mr. Williams said there is a separate requirement on the Engineering plan and the current vault is sized for this addition.

Mr. Maurer said he sees three vaults mentioned. Building history shows a building addition in 1977, a parking lot addition in 1993, another building addition in 2000. He read the history of the type of detention provided during those additions. The engineer, Mr. Abrams, reviewed the vaults shown on the site plan. He said one vault was constructed in 1977 and had some additional storage volume in excess. For the 2000 addition, a 3' tall section was placed on top of the existing system for additional volume. It is a 12' deep section, over 100' long. He does not believe there is any surplus located in either of those sections. They are providing a new 8' wide by 60' long by 5' deep basin south of the new addition. Mr. Abrams said about 6000 square feet of the roof drains via downspouts to the existing manhole previously mentioned by a resident, as well as over 50% of the existing single family residence, which also drains north unrestricted during heavy storms. As part of this development, the 6000 square feet along the proposed roof area will now drain via one single storm sewer outlet underground, and go east and north into another storm sewer system, which will hit a restrictor structure in the northeast corner of the site that will then restrict the flow coming from the property. So, all the new roof area and existing roof area will be routed into the new storm sewer system. During lower intensity storms there will be an improvement, although it has been sized for the worst possible storm. Mr. Abrams agreed with the statement that the biggest gain is that the water released will be at a slower rate than before, soak into the ground and be released at a controlled lesser rate than it is now. He said there is a buried stone basin, which allows the water to percolate into the ground and provides additional storage from the restrictor structure.

Mr. Abrams referenced sheet C-5-0 in the Commission's packet that shows a rectangular box that represents the infiltration system. Ms. Majauskas asked how they can guarantee that the downspouts can handle the water. There is no greenspace on the property and no area to hold runoff. The water would have nowhere to go. Mr. Abrams said that the system was designed to allow the roof area into the detention system he previously described. As for greenspace, there is less area that will drain to the Prairie Avenue right-of-way. They have also taken into account some existing roof area and, to meet the County and Village Ordinances, they have reviewed overland flow routes to assure that in a catastrophic event they will not create flooding of their neighbors. He explained how that is done. The vault at the south side can handle 1,000 cubic feet of storage. He noted there are several different types of storms they study. The Ordinance requires detention for a 100-year-storm event, and that is what they look at to assure there is no increase in flow to the downstream area. The system is designed to insure that the worst event will not be exceeded, and will improve lesser storms.

Approved 11-05-18

In an effort to further explain how the stormwater system works, Mr. Scully described roof designs, stating that flat roofs are not actually flat, but pitch downward. On the new addition they will have four 6" diameter roof drains, and they are adding roof drains to the existing building as well. There will be an additional eight roof drains to the building proper that are 6" in diameter, go under the slab and into the detention system. Should there be a backup, it will backup through the roof drains and back up to the roofs.

Ch. Rickard said that it is good to get an understanding of how the detention system works; however, no part of the petition deals with stormwater. They are being asked to review rezoning, a Special Use, and the alley vacations. Other experts handle Stormwater.

Ms. Majauskas asked what the greenspace requirement is for institutional use versus residential use. Mr. Williams replied that institutional use has a higher building coverage at 40% versus 32% for R-4. In further response, Mr. Williams said they predicate the coverage based on receiving half of the alley and the south campus, including everything being rezoned.

Director Popovich, in response to Mr. Kulovany, said that the Petitioner has shown the proposal will meet the requirements of the Stormwater Ordinance. Before they receive issuance of a permit, the Village will ensure all Stormwater Ordinance requirements are met. Village Engineers would meet with St. Mary's Engineers before issuance of a permit.

Ms. Rollins asked about building coverage, and Mr. Williams said building coverage is a separate zoning calculation from the stormwater requirements.

Ms. Gassen asked for clarification about the alley vacation and the sidewalk setbacks. Mr. Williams said they would jog around so that the one neighbor gets their half of the alley. As to private walkways, Mr. Williams said the setback allowance is one foot.

Ch. Rickard asked if the Commission had any further questions of Staff.

Ms. O'Dekirk said the school does have a traffic guard present at the end of the day. In the morning the drop off is at the front of the school and the Principal and a priest are present as well to direct the traffic. She said they have taken notes on the questions raised in the meeting, particularly regarding traffic, and will attempt to come up with options to improve the situation.

There being no further comments, Ch. Rickard closed the opportunity for further public comment.

Commission's Deliberations:

Ms. Majauskas said it looks like a fabulous addition and she understands why they want it, but she has no compelling reason to grant it. She doesn't see any extenuating circumstances to grant this, and she sees a lot of reason not to grant it. When homeowners buy a piece of property in a residential area they have the right to know

Approved 11-05-18

that they are in a residential area and no one will come in and build a structure that will encroach on their property. She would hope that the Village would look at the zoning and respect it for what it is. St. Mary's owns other land in this area that they are not using. The Commission cannot look at that as a reason to grant the variance. She thinks neighbors have the right to depend upon the zoning to protect their property. If they grant this, other institutions will come in and ask why they can't have similar variances if St. Mary's was granted a variance.

Ms. Johnson said that St. Mary's chose the location of the 1977 addition. To come now and say they are experiencing a hardship isn't fair. She said it is unfortunate that it will cost them more but they have other property they can use, and they have options.

Mr. Boyle said he disagreed with the two previous opinions. There are neighbors who support this. The variances requested are not significant enough to him. There is an existing condition because of the residential property to the east. He said the campus has raised another property to the northwest that has become a playground for the neighborhood and the school. Overall, the concerns expressed about crossing a busy street are exacerbated by the fact that the children have to cross that street every day now for lunch. He thinks this is a good solution to that problem. He also thinks this utilizes space and meets the Comprehensive Plan, and he would support the Petition.

Ms. Rollins noted no one from the neighborhood came to object to the proposed rezoning. She said this is not the easiest answer as to stormwater. She feels the Petitioner has done due diligence in this proposal and she supports it.

Mr. Kulovany said they are supposed to take into consideration the impact on the neighbors. A concern was raised about stormwater and he thinks the Petitioner has done everything they possibly can to improve the situation. He can't say in good conscience that they will make the situation worse. It seems that they have done what they are supposed to do to mitigate the situation. This institution has been a good neighbor for many years. Schools in residential areas have large sized buildings. He would support this, having heard no real negative comments from others.

Ms. Gassen understands the concern about the variation, and she also wondered if there was a better way to lay out the gym and the storage area. She doesn't know a better solution. She thinks the zoning request and the alley vacations make perfect sense. She supports the petition.

Mr. Maurer said there has been a lot of good information presented. The issue of stormwater is a concern, but this isn't about stormwater. No one has raised any concerns about the issues they are there to address. This is about zoning. He is inclined to support this.

Ch. Rickard noted there is a suggested Motion and conditions listed in Staff's report.

There being no further comments, Ch. Rickard called for a Motion.

Mr. Boyle made the following Motion: Based on the petitioner’s submittal, the Staff Report and the testimony presented, I find that the petitioner has met the standards of approval for a Rezoning, Special Use, Variations and Alley Vacations as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 18-PLC-0023, subject to the five conditions listed on page 9 of Staff’s report dated October 1, 2018, with the following added condition:

That if the neighbors to the north do not come forward before the Village Council meeting that the alley be vacated in favor of St. Mary of Gostyn.

Ms. Gassen seconded the Motion.

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

NAYS: Ms. Johnson, Ms. Majauskas
(Ms. Majauskas clarified that she would support the alley vacation if it were a separate motion. Since it is not, she is saying Nay to the whole Motion in that she doesn’t think there is any hardship by St. Mary’s.)

The Motion to approve carried 6:2.

Ch. Rickard noted that there were some people who expressed an interest to make further comments. He said they would have the opportunity to do so at the Village Council meeting.

Director Popovich said this is most likely expected to go before the Village Council the second Tuesday in November.

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18-PLC-0029: A petition seeking approval of an amendment to P.D. #31 Esplanade for a new freestanding restaurant. The property is currently zoned O-R-M, Office-Research-Manufacturing/P.D. #31. The property is located on the south side of Butterfield Road approximately 227 feet east of the intersection of Esplanade Road and Butterfield Road, commonly known as 1801 Butterfield Road, Downers Grove, IL (PIN 06-30-304-002). Hamilton Partners, Inc. Owner; Daniel Bernatek of Aria Group Architects, Petitioner.

Elizabeth Kozluk of Aria Group Architects, Oak Park, Illinois, spoke on behalf of Cooper’s Hawk Winery and Restaurant. She introduced representatives of Cooper’s Hawk. Ms. Kozluk said they are replacing the existing Carlucci’s Restaurant with a new 12,000 square foot restaurant and tasting room for Cooper’s Hawk. She provided background on Cooper’s Hawk, which has 34 locations in the United States at this time. Their style is casual, sophisticated, approachable, modern, clean-lined and distinctive. Their dominant materials are metal panels, wood looking fiber cement planks and concrete veneer panels.

Ms. Kozluk said the site has a visibility challenge although they are bordered by a Toll Road and Butterfield Road. She said it is hard to see the restaurant due to the existing berm and landscaping. Carlucci’s built a tower for signage, which can’t be seen from the

east easily. Vehicles have to enter the Hamilton Partner's development to access the restaurant with no direct access from Butterfield Road. That is why the higher signage is so important. She also showed photos of visibility from I-355. The tower is visible driving north, but not driving south. Ms. Kozluk then displayed the site plan. She said the existing footprint is about 10,600 square feet, and they are proposing to supplement the existing landscaping and bring the footage to about 12,000 square feet. One of the unique aspects of this site is the height needed for the signage. At the front of the restaurant, ground level, there is a 50' long tasting bar and a retail component. Entering through the retail area there is a 150' dining room with views into the back area of the kitchen, as well as a 50' private dining room that can be divided. There is also a patio of about 1,000 square feet and a bar. The location is exciting as they have a roof-terrace and second story addition planned. They can increase their signage visibility in a way that is integral to the building design. A portion of the second story patio can be enclosed and used year round. There will be a retractable awning, and a higher parapet wall will screen all mechanical units. The roof enclosure also screens the mechanical units from the corporate office towers of the Hamilton Partners development.

Viewing the exterior, they have incorporated the modern finish elements including concrete veneer panels along the west, as well as charcoal colored metal panels and wood planks. At the entry they are incorporating exterior sconces, with exterior building up-lighting. They are not adding more lighting. They plan to lower the Carlucci's tower from over 40' to 38' although the sign will remain at its original height. The majority of the building is 20' in height with 4 additional feet at the kitchen area. The north elevation predominately faces Butterfield Road. They propose signage along this elevation to increase visibility from Butterfield Road. The service yard and trash enclosure is fully screened. A portion of the roof terrace at the east elevation can be seen from the Tollway. She said the black structure on the roof terrace is a retractable awning cover. Driving east on Butterfield Road, you can see the existing berm. There is no good view of the building prior to passing Esplanade Road.

The southeast view depicts how it would look on the Tollway going toward I-355. The Tollway signage is very important for Cooper's Hawk and important to the success of the project. Ms. Kozluk said that the roof terrace works to incorporate the signage of the tower, and provides an interesting structural addition to the site. She showed samples of the type of signage planned to be used for the site. The Tollway sign is slightly larger but they think it is necessary to address the height of the mature trees along the ramp.

In response to a question raised about exceeding the total allowable sign area by Ms. Rollins, Ms. Kozluk said that they based their signage on the existing Carlucci's tower sign, and they hope to make their Tollway sign more visible.

Lauren Williams of Cooper's Hawk in Countryside said their square footage is only 19.25 square feet over the allotted amount.

Discussion followed on the location of the proposed signs, the maximum allowable sign area and total proposed sign area.

Approved 11-05-18

Mr. Williams interjected that they are allowed a Tollway monument sign of up to 225 square feet and it does not count towards the maximum allowable sign area of 300 square feet. In this case, the deviation they are requesting approval for is to relocate a 185 square-foot tollway monument sign to a tollway-facing wall.

Mr. Maurer noted the sign size is less than the 225 square feet they are allowed by right to face the tollway.

Ch. Rickard added this is prior Planned Development signage that might not have been negotiated in the prior Ordinance.

Ch. Rickard asked if any members of the public wished to speak on this petition. There being no comments from the public, Ch. Rickard called upon Staff to make its report.

Mr. Scott Williams, Sr. Planner, displayed a location map for the subject property. He displayed the proposed site plan saying the lot boundaries and parking lot configuration will not change. He noted the location of the second story of the building. The site is screened on four sides. He mentioned that when Carlucci's was originally approved, there was a right and left turn from Esplanade Road; however, today there is no direct access from Butterfield Road via Esplanade Road to Lacey Road. Around 2012 the roadway was made into a right-out only to Woodcreek.

Mr. Williams noted that the Petitioner is seeking an amendment to PUD #31. He noted that based on the petitioner's submittal, Staff's Report and the testimony presented, Staff finds that the petitioner has met the standards of approval for a Final Planned Unit Development #31 Amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, he recommends that the Plan Commission recommend Village Council approval of 18-PLC-0029 subject to the conditions 1-4 listed on pages 5-6 of Staff's report dated October 1, 2018.

Mr. Boyle noted that there was only a slight increase in signage. He asked if this were not a Planned Development would it even come before the Plan Commission since everything else about the petition is remarkably similar. Mr. Williams replied that the footprint of the building is slightly increasing and it triggers the P.D. Amendment.

The Petitioner declined to make a closing statement and Ch. Rickard closed the public comment portion of the hearing.

Commission Deliberation:

There being no comments or discussion from the Commission, Ch. Rickard called for a Motion.

Ms. Gassen made the following Motion: Based on the petitioner's submittal, the Staff Report and the testimony presented, I find that the petitioner has met the standards of approval for a Final Planned Unit Development #31 Amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the

Approved 11-05-18

Village Council approval of 18-PLC-0029, subject to conditions 1-4 listed on pages 5-6 of Staff's report dated October 1, 2018. Mr. Kulovany seconded the Motion.

AYES: Ms. Gassen, Mr. Kulovany, Mr. Boyle, Ms. Johnson, Ms. Majauskas, Mr. Maurer, Ms. Rollins, Ch. Rickard

NAYS: NONE

The Motion to Approve passed unanimously 8:0.

Director Popovich said this would most likely come before the Village Council on the second Tuesday of November 2018.

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18-PLC-0030: A petition seeking approval of a Special Use Amendment to expand an existing automobile dealership outdoor display area. The property is currently zoned B-3, General Services and Highway Business. The property is located directly southeast of the intersection of Ogden Avenue and Cross Street, commonly known as 2501 Ogden Avenue, Downers Grove, IL (PIN 08-01-306-024). AJZ-Downers Grove II, LLC, Owner; Ziegler Auto Group, Inc., Petitioner.

Brian Malpeli, a representative of AJZ-Downers Grove II, LLC, Owner of property at 2501 Ogden Avenue said they are expanding the facilities to increase their sales by expansion of their existing automobile dealership.

Mr. Dan Stevens of Rosemont said that the property was purchased in 2008 and the Petitioner demolished the existing building and made improvements to the property. In 2012 they did some façade and building improvements. At this time they propose to expand from 99 cars to 206. They are requesting no variations and have worked with Staff to meet all the zoning requirements. Part of this project includes replacing curb and gutter, repaving and resurfacing the lot, removing the existing septic field and connecting into the Village sewer system that was installed in 2011, and rehabbing the existing lighting. They will install a 6' fence along the east property line. There is no change to the use of the site. The Village has asked that they add a sidewalk to their main property about two blocks down the road, as well as some additional landscaping. Mr. Stevens said that the new pavement would be permeable pavers. There is no car washing facility at this location.

Ch. Rickard called on anyone from the Public who wished to speak on this petition.

1. Katie Bulgrin of Culvers at 2500 Ogden Avenue said she supports the project. She did however ask that the Petitioner look at the timing of the traffic light from Cross Street onto Ogden Avenue. She said that Cross Street is over capacity at certain times of the day, and that precludes traffic coming into her business and other businesses. She would like people to be able to make the left-hand turn onto Ogden Avenue. There have been several accidents at that location.

Approved 11-05-18

There being no further comments from the Public, Ch. Rickard asked staff to give their presentation.

Flora Ramirez, Planner, said the petitioner is requesting approval of a Special Use Amendment to expand the existing automobile dealership display area at 2501 Ogden Avenue. She displayed slides showing the location and the view down Ogden Avenue from the dealership. The Petitioner wishes to increase the number of cars from 99 to 206 cars, and will make numerous improvements upon the property including resurfacing the existing parking lot, expanding the parking lot to the northeast, landscaping, etc. The Village is requiring a partial sidewalk be constructed along Cross Street and that the petitioner provide a fee-in-lieu for the remaining portion of the sidewalk along Cross Street.

Ms. Ramirez said that Staff finds the request meets the standards of approval for a Special Use Amendment and recommends that the Plan Commission recommend approval by the Village Council of 18-PLC-0030 subject to conditions 1-7 on pages 4-5 of Staff's report dated October 1, 2018.

In response to a question concerning the traffic light request, Director Popovich said it is an IDOT light on a State highway. There is a concern about traffic back-ups at this intersection and the area in general along Warrenville, Finley, Ogden and Belmont. Staff has discussed this with IDOT. IDOT's principal focus is to keep traffic on Ogden moving.

The Petitioner declined to make a closing statement and Ch. Rickard closed the public comment portion of the hearing.

Commission Deliberation:

There being no comments or discussion from the Commission, Ch. Rickard called for a Motion.

Ms. Gassen made the following Motion: Based on the petitioner's submittal, the Staff Report and the testimony presented, I find that the petitioner has met the standards of approval for the Special Use Amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 18-PLC-0030, subject to conditions 1-7 on pages 4-5 of Staff's report dated October 1, 2018. Ms. Johnson seconded the Motion.

AYES: Ms. Gassen, Ms. Johnson, Mr. Boyle, Mr. Kulovany, Ms. Majauskas, Mr. Maurer, Ms. Rollins, Ch. Rickard

NAYS: NONE

The Motion to Approve passed unanimously 8:0.

Director Popovich said this petition would most likely appear before the Village Council on the second Tuesday of November 2018.

Approved 11-05-18

Mr. Popovich said there are two petitions for the next meeting. Mr. Popovich noted they have hired a new Planning Manager and that he will be starting on October 15.

There being no further business, Ch. Rickard called for a Motion to Adjourn.

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

Ch. Rickard adjourned the meeting at 9:32 PM.

Respectfully submitted,

Tonie Harrington,
Recording Secretary
(transcribed from mp3 recording)