

APPROVED APRIL 1, 2019

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
MINUTES FOR MARCH 4, 2019**

CALL TO ORDER:

Chairman Rickard called the March 4, 2019 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, Mr. Kulovany, Ms. Majauskas, Mr. Maurer, Ms. Rollins

ABSENT: Ms. Johnson, Mr. Quirk, Ex. Officio Members Miller, Livorsi & Menninga

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.

STAFF: Jason Zawila, Planning Manager
Flora Ramirez, Development Planner

VISITORS: Irene Hogstrom, 1232 Gilbert, D.G.
Ken Eisenberg, All Creatures Great & Small, 1656 Prairie, D.G.
Andrew Eisenberg, All Creatures Great & Small, 2620 N. Clybourn, Chicago, IL
Mark Bragen, 1232 Gilbert, D.G.
Vera & Thomas Dicke, Dicke Tool Company, 1201 Warren Ave.
Grace Dicke, Dicke Tool Company, 1201 Warren Ave.
Michael Matthys, Linden Group, Inc., 10100 Orland Parkway, Orland Park, IL
Bill Zalewski, Advantage Consulting Eng., 50 Main St., Lemont, IL
Scott Richards, 1130 Warren, D.G.
Tom Leucuta, 1216 Gilbert, D.G.

APPROVAL OF MINUTES: February 4, 2019 meeting

Ms. Gassen moved, seconded by Mr. Kulovany to approve the minutes for the February 4, 2019 meeting.

Ch. Rickard called for a voice vote to approve the minutes as submitted. The Motion passed unanimously.

Ch. Rickard reviewed the procedures to be followed for the meeting, and explained that the Plan Commission is strictly a recommending body. The purpose of the meeting is to gather facts, information and testimony on any items on the Agenda. The Plan

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Commission's decision is not final, but is strictly a recommendation to the Village Council for the Council's final decision. He said a report would be forwarded to the Council with a Motion to recommend approval, approval with refinements, or denial. The Village Council makes all final decisions.

Meeting procedures are as follows:

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 make comments before the Commission regarding the case under consideration. Chairman Rickard asked that each speaker provide his or her name and address for the record.

Following presentations by the Public, a member of the Community Development Department will present Staff's report.

Upon completion of presentations by the Staff and the Public, the Petitioner will have the opportunity to address questions and statements made or provide a closing statement.

The Chairman will then close the public hearing portion of the meeting, and the Commission will review the information provided and ask questions of the speakers.

Upon completion of the Plan Commission's deliberation, a Motion will be made containing a recommendation to the Village Council regarding the case.

Ch. Rickard then asked everyone who intended to speak on the petition before the Commission to rise and be sworn in.

PUBLIC HEARING

19-PLC-0001: A petition seeking approval for the following items: 1) A Special Use approval to construct a new veterinary clinic; and 2) Request for a variation from the Build-to Zoning requirement. The property is currently zoned DB, Downtown Business. The property is located directly southeast of the intersection of Warren Avenue and Linscott Avenue, Downers Grove, IL (PINs 09-07-218-011, 09-07-218-012 and 09-07-218-019). All Creatures Great and Small, Petitioner, and Prince Pond Investments, LLC. Owner.

Petitioner's Presentation:

Ken Eisenberg of 1656 Prairie stated that he has resided in Downers Grove for 35 years and is a veterinarian in the Village. Their practice has grown since its inception 18 years ago. They are seeing approximately 30,000 patients per year. They will not offer boarding or grooming at the facility. Animals that are in the facility as patients will occasionally be brought to the back to relieve themselves. Dr. Eisenberg said they

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have been searching for property for some time and have decided on this location in the Downtown Business district. He then asked their architect to make their presentation.

Mr. Mike Matthys, Linden Group Architects of 10100 Orland Parkway explained that they are requesting a Special Use and a variance from the Build-to zone. He said the developer/builder for the project is also present to answer questions. Mr. Matthys noted that his firm has been involved in animal care facilities over the past five years and are aware of the needs and planning involved. He reviewed the history of All Creatures Great and Small, showing a slide of the proposed location for the two-story 5,840 square foot facility. He then reviewed the floor plan to clarify the functions of the site, noting they there will be an expanded reception waiting area, six expanded hospital exam rooms, with parking located at the rear of the building. The hospital portion of the building includes x-ray areas and an ICU that are isolated from the public portion. There is also an outdoor relief area that has a fenced-in section for the safety of the animals. Dogs are always brought outside on leashes with supervision. The small second floor is limited to less than 1,000 square feet with office space and a small break room for staff and some storage. Mr. Matthys said the minimum building height is 35 feet. The street setback is set at zero, but they have created a setback of 10 feet and are setting the east side setback, which could be zero, at 3 feet. That 3 feet setback allows for the overhang for the roof, and it allows for fire separation between buildings. The west side is being set back at 30 feet where the drive is located. The rear is set back 72 feet. Village Ordinance parking requirements are 19 spaces, but they are providing 24 spaces. The build-to zone on the front is 0 to 10 feet and they are holding the 10 foot line to provide for landscaping along the building. Lastly the architecture reflects the transition from the downtown district to the residential area.

Mr. Matthys explained that the build-to zone variance that they are requesting is from the required 80% to 67% of the street-facing building façade. If they complied with the ordinance they would only have 20 feet to provide the drive and pedestrian access to the entrance. He noted they are actually requesting 66.5% to allow for the possibility of extending the drive aisle by one foot per staff's condition. There are three elements that create the need for this build-to-zone including a 24 foot drive aisle, a 5 foot walkway and on the other side a 3 foot setback. He pointed out some building features including the front porch element, a retaining wall that runs along the front sidewalk, and a covered area for the columns. The relief area is in the rear of the building. He showed the location of the trash enclosure and impervious paver area to allow for the stormwater to drain in the parking area. Mr. Matthys noted that they looked at the east side of the building and the building to the right with the idea that they are the last building in the downtown district. The idea is to create a streetwall and as you move to the right. The new building coexists with the building to the right and if future development happens that streetwall can be maintained. The Comprehensive Plan calls for orientating buildings toward the street and also calls for modernization in order to be competitive in the modern market place. Mr. Matthys then asked Bill Zalewski, the Civil Engineer for the project to make his presentation.

Mr. Zalewski of Advantage Consulting Engineering said that the culvert presently runs from west to east with the water breaking toward Warren. The site does not require

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retention as they have pavers that keep them below the DuPage County threshold for retention requirements. He noted that they are not going to be able to save any trees in the area. The culvert will tie into the existing storm sewer that runs through the site and backs into a large 48" culvert that traverses further east over the creek and starts off on the south side of the tracks.

Mr. Matthys then reviewed the landscape plan which provides some turf and foundation planting and landscaping plans for along the retaining wall. Mr. Matthys then described the variety of materials used for the construction of the building to blend in with the residential area. The rear of the building switches to one story and has a mansard style roof.

A question was raised by the Commission regarding the discrepancy between the square footage between Staff's report and the Petitioner's report. Mr. Zalewski replied the square footage should be the difference between the second floor being added in. He said that number would be clarified before they move forward.

Ch. Rickard said he noticed that one of the drawings showed a dumpster area along the south property line, but it only shows up on one drawing and not the others. There also appears to be a fenced dumpster area on the east side of the property. He asked for clarification if there was one or two dumpster areas. Mr. Zalewski said there is only one dumpster area on the east side of the fence. The dumpster on the engineering site plan is temporary for construction debris.

A question was raised as to whether there would be any way the Petitioner would be able to comply with the build-to-zone at 80%. The Petitioner replied that there is no other way to accommodate the requirement. The design needs to account for a drive aisle that allows for two-way traffic, a pedestrian connection is needed to ensure clients do not walk down the drive aisle, and on the east side the separation distance to account for the eave overhangs for the architectural feature and fire separation required by code.

Planning Manager Jason Zawila, responded to another question concerning parking requirements, noting that in the downtown business district, parking is not required; however, the Petitioner in this case is providing parking and therefore must meet the minimum requirements established by the Ordinance. The minimum is 19 parking spaces, although the Petitioner is going to provide 24 parking spaces on site.

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

Public Comments:

1. Vera Dicke, Dicke Tool Company, 1201 Warren Avenue, said she had four questions: 1) What type of drainage system would be added on the south side of the parking lot and would it tie into the Village system; 2) What are the details regarding the permeable pavers base; 3) Will the runoff from the dog relief area create a possible

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sanitary issue; and 4) Regarding the new tree on the southeast corner, why did they chose that location as it could cause problems with retaining walls and the new drainage system.

2. Irene Hogstrom of 1232 Gilbert said she lives across the tracks from the project. They have no issues and she wanted to express support for the project. Having the parking lot behind the structure helps with the street façade.

3. Tom Leucuta of 1216 Gilbert lives across from the proposed building. He is glad they will fence the dog relief area in. He had an issue with the previous company with the lighting. After speaking with the previous company representatives, they were able to adjust the light downward.

There being no further comments from the public, Ch. Rickard called upon Staff to make its report.

Staff Report dated March 4 2019

Development Planner Flora Ramirez said the petition is for a special use to construct a new veterinary clinic, and a request for a variation from the build-to zone requirements for the property at 1225 Warren Avenue. She presented a slide showing the proposed building, which is in the Downtown Business district of the Village. The build-to-zone requirement for the Downtown Business district is 80% which means that 80% of the façade has to be within 0-10' of the right-of-way. She showed what that area is on the slide. The drive aisle according to the Village Ordinance is required to be 24 feet in width, and architectural aspects of the building push the building back beyond the 10 foot setback. This parcel is unique as it is the last parcel in the Village's Downtown Business district that establishes specific Design Guidelines for the structure. Ms. Ramirez noted that the petitioner proposed to meet those Design Guidelines by: constructing with high-quality building materials differentiating the base, middle and top of the building; providing a horizontal expression to separate the first floor from the floor above; creating a rhythm through the use of the second and first floor windows; providing a front seating area; and creating a distinctive roof that appears similar to surrounding residential styles.

Ms. Ramirez noted the Standards of Approval for a Special Use as well as the Standards for zoning variations stated in Staff's report dated March 4, 2019, and referenced the draft motion and eight conditions found on Page 6 of Staff's report should the Plan Commission recommend approval of the petition.

Ms. Majauskas said it appears as though there are dueling ordinances regarding the driveway. She didn't know whether the Village considered the overhang at all. Mr. Jason Zawila said that the overhang was accounted for by the design of the porch area. Ms. Majauskas asked if the setback is an aesthetic issue, or whether it is to have all buildings at the same distance from the street. Mr. Zawila said that with the update in 2015 to the Ordinance, it is an effort to design a building to the street wall for the pedestrian environment, which is typically seen in a downtown area.

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Ch. Rickard asked the Petitioner if they wanted to respond to any of the comments made earlier in the meeting at this time.

The petitioner responded to Ms. Dicke's questions explaining that the drainage system on the south side of the parking lot will have an inlet that the drain tile will come into so any water coming off the railroad tracks will filter into the drain tile, enter the 24" storm sewer and move off site into the Village 48" storm sewer. Regarding the southeast corner tree, he indicated that there is a lot there with a retaining wall, a structure tying into the existing culvert going under the parking lot, etc. As for the permeable pavers, they are designed to allow the water to percolate back into the ground, and there is about 8" of open drain stones beneath the pavers. Regarding runoff from the dog relief area they will install synthetic turf with drainage over a stone base layer. Solid waste is picked up. As to the question regarding lighting, the Petitioner replied that they have submitted a photometric plan to Staff to assure they meet all lighting requirements.

Ms. Majauskas asked whether it was possible to move the tree to another part of the site rather than removing it. Mr. Zawila said staff would work with the applicant to meet the requirement for the parking area landscaping.

There being no further comments, Ch. Rickard closed the public portion of the hearing.

Commission's Deliberations:

Ch. Rickard reminded the Commission that the request by the Petitioner is for a Special Use permit for the building, and a variance for the Build-to-Zone.

Ms. Rollins commented that she likes the architectural design and thinks it adds to the project. This is also a great local business and they want to stay in town. She is in favor of this request.

Mr. Maurer said he thought it was a great looking building and thanked Dr. Eisenberg for his service to the community. He noted that Ms. Dicke's building is probably the only one that complies with the build-to-zone. He commented that when they see a wholesale redevelopment of a site like this, the community knows that everything will be brought up to Code, no matter what the issue is.

Ms. Gassen said this is a huge improvement trying to maintain that street wall. As far as the variance, she thinks parking is appropriate for the situation. She supports this.

Motion:

Ms. Gassen said that based on the petitioner's submittal, the Staff report and the testimony presented, she finds that the Petitioner has met the standards of approval for Special Use and Variation as required by the Village of Downers Grove Zoning Ordinance, and is in the public interest and therefore, she moved that the Plan Commission recommend to the Village Council approval of 19-PLC-0001, subject to the following conditions:

1. **The Special Use and Variation shall substantially conform to the Staff report, architectural drawings prepared by Linden Group dated February 20, 2019, engineering drawings prepared by Advantage Consulting Engineers dated February 20, 2019, and landscape drawings prepared by Erickson Engineering Associates, LTD dated February 20, 2019, except s such plans may be modified to conform to the Village Codes and Ordinances.**
2. **The two-way drive aisle shall be revised to have a 24-foot width.**
3. **A pedestrian connection from Warren Avenue to the front of the building shall be provided and differentiated from the adjacent pavement through the use of elevation or material.**
4. **An administrative lot consolidation of the three lots shall be recorded at DuPage County prior to the issuance of a building permit.**
5. **A demolition permit for the existing building shall be issued and completed prior to the administrative lot consolidation.**
6. **A public utility and drainage easement shall be provided for the 24-inch storm sewer and the 36-inch sanitary sewer within the parking lot.**
7. **Approval from property owner to the east and west is required when removing the driveway on the northwest and northeast side of property.**
8. **The building shall be equipped with an automatic suppression and an automatic and manual fire alarm system.**

Ms. Rollins seconded the Motion.

Mr. Zawila said this item would go before the Village Council as a First Reading for April 9th, and final consideration by the Council on April 16th.

Mr. Zawila said that there would be a Plan Commission meeting scheduled for April. He asked the Commissioners if they were interested in having Staff provide updates on cases heard, and the Commissioners responded they would like to have that follow up.

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

Ch. Rickard adjourned the meeting at 7:47 PM.

Respectfully submitted,

Tonie Harrington,
Recording Secretary
(transcribed from mp3 recording)