

APPROVED

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

November 1, 2021, 7:00 P.M.

Chairman Pro tem Maurer called the November 1, 2021 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, Commissioners Boyle, Dmytryszyn, Johnson, Majauskas, Maurer, Patel, Rector, Toth

STAFF: Planning Manager Jason Zawila and Development Planner Gabby Baldassari

OTHERS

PRESENT: Mr. Jason Reibert with Gulf States Construction Services

APPROVAL OF MINUTES

Chairman Rickard entertained a motion to approve the minutes.

MINUTES OF THE SEPTEMBER 13, 2021 PLAN COMMISSION MEETING WERE APPROVED ON MOTION BY COMMISSIONER MAURER. SECOND BY COMMISSIONER RECTOR. MOTION PASSED BY VOICE VOTE OF 6-0. (CHAIRMAN RICKARD, COMMISSIONERS DMYTRYSZYN AND JOHNSON ABSTAIN.)

PUBLIC HEARING

Chairman Rickard explained the protocol for the public hearing process and swore in those individuals that would be speaking during the public hearing.

FILE 21-PLC-0021: A petition seeking an amendment to Planned Development #18, a subdivision, and a Special Use for a restaurant with a drive-through. The property is currently zoned B-2, General Retail Business. The property is located at the Northeast Corner of Lemont Road and 75th Street. (09-29-110-002 to -008, -013 to -015). PMAT DPP, LLC, Petitioner and Owner.

Appearing for the petitioner PMAT DPP, LLC, Mr. Jason Reibert with Gulf States Construction Services, discussed the background of the petitioner which was a real estate development company based out of New Orleans, Louisiana. The development company has secured long-term lease commitments with stores within the subject strip mall which has been a positive for the site.

Tonight's petition involved the: 1) construction of a 3900 sq. foot Panera Bread at the northeast corner of the property between the PNC Bank and Taco Bell, 2) amendments to the Planned Unit Development, 3) an amendment to the Master Sign program previously approved as part of the

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overall development of the project, and 4) a request for a special use for a drive-through and a re-subdivision to allow for the creation of an outlot. Currently, the site is a parking lot. With the proposed project, the parking will be reduced for the overall parking in the shopping center by 42 spaces with the shopping center still over parked. All main utilities and infrastructure already exist on the site to serve the project. Ingress and egress exist and no new curb cuts will be necessary.

Bulk standards either meet or exceed the village's Zoning and Subdivision Standards ordinance and the proposed dual drive-through exceeds the minimum drive-through stacking by a total of three to four vehicles. Materials for the building will be modern, consistent with other buildings in the corridor and meet the Panera's prototype. Elevations of the building followed. The amendment to the master sign program is being requested which will allow a reduction to the 25-foot setback requirements between the newly created lot lines for two existing monument signs located at the corner of 75th Street and Lemont Road and the main entrance off of Lemont Street.

Chairman Rickard invited questions from the commissioners. Commissioner Maurer confirmed with the petitioner the dual drive-through lanes and the two monument signs for the property. He briefly inquired about a former dog daycare center coming to the shopping center, to which Mr. Reibert said was still being discussed.

Chairman Rickard opened the public hearing to public comment. None received.

In reviewing the staff report, Planner Gabby Baldassari located the site on the overhead map, discussed existing conditions of the site and shared photographs of the site and shopping center to orient the commissioners. The site plan was reviewed, the proposed outlot was pointed out, as well as the monument signs and dual drive-through. The planned unit development criteria and special use criteria were referenced with staff believing all criteria was met.

A question was raised by Commissioner Boyle pertaining to a prior project (E V Company) on the property and whether it had been addressed, wherein Planning Manager Zawila stated it was approved by Village Council and he proceeded to share some details.

Chairman Rickard invited the petitioner to respond to any questions/concerns, wherein Mr. Reibert explained that with respect to the cross access easement across Lots 1 and 9, there was an existing easement agreement document in place that governs cross parking, common area maintenance, signage, etc. The document has been revised and will be recorded as part of the final subdivision plat once at that point. He referred to a draft cross access agreement he submitted as part of the project to address staff's condition.

Chairman Rickard closed the public hearing, and invited further discussion. Commissioner Maurer shared his support for the project.

WITH RESPECT TO FILE 21-PLC-0021 AND BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, THE TESTIMONY PRESENTED, AND HAVING MET THE STANDARDS OF APPROVAL FOR A PLANNED UNIT DEVELOPMENT, AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IT BEING IN THE PUBLIC INTEREST, COMMISSIONER MAURER MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF FILE 21-PLC-021, SUBJECT TO THE FOLLOWING CONDITIONS:

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1. **THE PLANNED UNIT DEVELOPMENT, SPECIAL USE, AND PLAT OF SUBDIVISION, AND AMENDMENT TO THE MASTER SIGN PLAN SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; AND DRAWINGS PREPARED BY WOOLPERT ENGINEERING SUBMITTED ON 10/20/2021, AND BY ZITO RUSSELL ARCHITECTS UPDATED ON 10/18/2021 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES;**
2. **A PERPETUAL CROSS ACCESS AND PARKING EASEMENT IS PROVIDED BETWEEN LOTS 1 AND 9; AND**
3. **THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION SYSTEM AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.**

SECOND BY COMMISSIONER PATEL. ROLL CALL:

AYE: MAURER, PATEL, BOYLE, DMYTRTSZYN, JOHNSON MAJAUSKAS, RECTOR, TOFF, CHAIRMAN RICKARD

NAY: NONE

MOTION PASSED. VOTE: 9-0

Planning Manager Zawila reported that a previous hotel/restaurant proposal was approved by Village Council. A Plan Commission meeting is scheduled for the month of December but no meeting is scheduled for January 3, 2022. However, there may be a meeting on January 10, 2022.

THE MEETING WAS ADJOURNED AT 7:21 P.M. UPON MOTION BY COMMISSIONER BOYLE, SECOND BY COMMISSIONER JOHNSON. A VOICE VOTE FOLLOWED AND THE MOTION PASSED UNANIMOUSLY.

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