

Chairman Pro Tem McCormick called the May 6, 2003 meeting of the Plan Commission to order at 7:37 p.m.

ROLL CALL

PRESENT: Mr. Griesbaum, Mr. Kahlke, Mr. Nicholaou, Mr. Stark, Mr. Waechtler,
Chairman Pro Tem McCormick

ABSENT: Chairman Jirik, Mr. Matejczyk, Mrs. Reynolds

STAFF

PRESENT Kenneth J. Rathje, Director Planning Services
Amanda Browne, Planner
Alice Dornan, Recording Secretary

Chairman Pro Tem McCormick outlined the protocol for this evening's agenda items. First, the petitioner, who is the individual proposing to do something with a particular parcel of land, will make a presentation. The petitioner will explain what he is seeking to do and how the proposal conforms to what the Village allows or does not allow.

Chairman Pro Tem McCormick continued, second, Village Staff will present its technical review and recommendations. The third step, the public participation portion of the hearing, is the time for those present, who desire to speak, to be heard. Chairman Pro Tem McCormick pointed out the proceedings are recorded in the form of minutes. He encouraged those wishing to speak to speak clearly and slowly so that detailed minutes can be provided. He explained those wishing to testify should state their name and address before beginning their testimony. Chairman Pro Tem McCormick asked those planning to speak to limit their comments to three minutes. He further advised that when everyone has had an opportunity to speak, people may speak for a second time as long as they do not repeat what has been said by previous speakers.

Chairman Pro Tem McCormick stated the final step is the Plan Commission's deliberation of the petition. Plan Commission members can and may ask questions of anyone who speaks regarding the petition so that they can fully understand an issue or concern. The Plan Commission will discuss the petitions and then make a motion to recommend approval, recommend approval with changes or recommend denial. The Plan Commission can grant or deny lot a split or lot reconfiguration petition that does not require any exceptions. Chairman Pro Tem McCormick noted the Plan Commission will be in a recommending mode for the first two petitions and in an approval mode for the last petition on the agenda.

FILE NO. 1090

FINAL PLAT APPROVAL – WOODCREEK BUSINESS PARK RESUBDIVISION NO. 2;

Property is located at the southwest corner of Butterfield Road and Woodcreek Drive, commonly known as 2211 Butterfield Road, Downers Grove, IL (PIN 05-25-414-010,-011); James F. Miller, JFM Enterprises, Inc., Owner/ Petitioner

Chairman Pro Tem McCormick asked if there was a representative of the petitioner present and if so, would he please come forward and give his full name and address before making his presentation..

Frank Silzer, JFM Enterprises, 1301 W. 22nd Street, Oak Brook, IL, stated he represents the owner of the property. Mr. Silzer explained that JFM Enterprises bought this property including the portion of the property that has a two story office building on it back in 1994. They built the office building and subsequently sold the business which occupied the building in 1998. Mr. Silzer noted JFM Enterprises still owns the building and the property. Their current intention is to subdivide the property and sell the eastern-most two acres to the petitioner in File No. 1091, American Charter Bank.

Mr. Silzer stated they will provide shared access to the two acre parcel of the property via the existing driveway off of Woodcreek Drive.

Chairman Pro Tem McCormick asked Staff for its presentation.

Mr. Rathje advised the petition is for a two lot subdivision. The subject property is located at the southwest corner of Woodcreek Drive and Butterfield Road. It has an overall area of approximately 9.133 acres. The site is currently improved with a 53,072 square foot office building along with parking, landscaping and other improvements all sited on the westerly portion of the property. The petitioners desire to sell off the easterly 400 feet or so of the property for development. The development of the easterly parcel is going to be the subject of the next petition on the agenda, File No. 1091.

Mr. Rathje explained the subject property has a total east to west dimension of 1,084.23 feet as measured along the south line of Butterfield Road right of way and has a width along the property's south line of 781.54 feet. It has a north to south depth as measured along the west property line of 385.00 feet and a total frontage along Woodcreek Drive, which is made up of ten line segments, of 613.42 feet.

Mr. Rathje stated the property carries a zoning of O-R-M and explained that under the provisions of the Subdivision Control Ordinance and the Zoning Ordinance, the minimum lot area for an O-R-M zoned lot is 20,000 square feet, and there must be a minimum lot width of 100 feet. There is no prescribed lot depth that applies to O-R-M zoned lots.

Mr. Rathje noted the petitioner is proposing to do a two lot subdivision. Mr. Rathje advised that Lot No. 1, the westerly lot, is proposed to have a total frontage on Butterfield

Road of 685.59 feet, a dimension along the south of 781.54 feet and a depth as measured along the west of 385.00 feet. The easterly frontage of the property, which will be on Woodcreek Drive consists of two line segments measuring 160.48 feet. This site will have an area of 305,116.33 square feet or 7.005 acres.

Proposed Lot No. 2, which will be the subject of File No. 1091, will have a frontage as measured along Butterfield Road of 389.64 feet and a depth as measured along the west of 174.43 feet. It has a southwesterly lot line of 198.81 feet and a frontage along Woodcreek Drive consisting of eight line segments measuring 452.94 feet with an acreage of 2.128 acres or an area of 92,716.92 square feet.

With respect to engineering, Mr. Rathje stated as the petitioners are proposing a subdivision they are subject to the current provisions of the Stormwater Control Ordinance. Even though this had been in a previous subdivision for which stormwater detention had been provided, because of changes to the Village's Stormwater Control Ordinance since the previous subdivision was approved, the re-subdivision of the property requires them to essentially make up the difference between the previous stormwater release rate and the current rate. Mr. Rathje explained when the original subdivision was created in about 1981 the stormwater release rate was 0.15 cubic feet per second per acre. In the early 1990's that was reduced to 0.10 which was a fairly significant modification. Mr. Rathje pointed out with the development of this property the developer will have to provide some incremental stormwater detention.

Because of some of the business relationships between the buyer and the seller, Mr. Rathje advised that the seller undertook the preparation of the Plat of Subdivision; however, the buyer undertook the engineering. The memorandum regarding the stormwater engineering has actually been made a part of this file although the planned development petitioner undertook the engineering. Mr. Rathje stated the petitioner will be adding approximately 0.26 acre feet of storage capacity to the stormwater detention pond which is located on the third lot to the south on Woodcreek Drive. That stormwater detention pond is a subdivision-wide stormwater detention facility.

Mr. Rathje pointed out that there is a memorandum from Jon Hall dated April 30, 2003 indicating that the stormwater detention design was in substantial conformance. Because of some minor items that need to be resolved but certainly were not worthy of delaying this petition, the petitioner worked with the Village's engineers to resolve the details. There is a revised memorandum from the Engineering Department dated May 5, 2003 which had been passed out to the Plan Commission members this evening outlining the resolved items. Still unresolved at the writing of this report were some additional easements that need to be shown for existing utilities on Lot No 1. Mr. Rathje indicated he received the corrected Plat of Resubdivision this evening which now shows all of the easements.

With regard to school and park donations, Mr. Rathje explained as the proposed subdivision is a non-residential subdivision and there are no dwellings permitted by the underlying O-R-M zoning, the provisions of the Subdivision Control Ordinance found under Section 20-300 Park and School Donations do not apply.

In summation, Mr. Rathje stated it was the Planning Staff's recommendation that the Plan Commission forward a positive recommendation to the Village Council that the proposed two lot subdivision be approved as proposed subject only to the final payment of all necessary engineering fees and the final certification by the Village Engineer.

Chairman Pro Tem McCormick asked if there were any questions or comments from anyone in the audience. There was no response. Chairman Pro Tem McCormick closed the public participation portion of the meeting.

Chairman Pro Tem McCormick asked if there were any questions or comments from the Plan Commission members.

Mr. Griesbaum asked if the existing building is on Lot No. 1. Mr. Rathje confirmed that it was. Mr. Rathje further explained as part of its analysis, Staff took a look at whether or not the existing improvements would be conforming with the underlying O-R-M zoning district. The acreage, the dimensions, the setback lines and the greenspace elements are all acceptable. All the parking is on that property. The only item that could be modified or remedied would be the issues concerning stormwater engineering which will be part of the site development process. The planned development aspects of the existing building are all sound, and there is no requirement for any portion of proposed Lot No. 2 to satisfy any of the improvements on Lot No. 1.

Mr. Griesbaum asked for confirmation that there are no contingencies with regard to Lot No. 2 as of the most recent information received. Mr. Rathje concurred and pointed out that the Engineering/Stormwater memorandum issued last week listed some minor issues. The memo received May 5, 2003 states the plat deficiencies must be resolved before a certificate of occupancy can be issued. Mr. Rathje referenced the updated Plat of Resubdivision which he earlier showed to the Plan Commission. The missing easements are now shown on the Plat of Resubdivision. Mr. Rathje commented these changes were not required under the stormwater regulations in existence when the original plat of subdivision was done.

Mr. Waechtler asked Mr. Rathje to show the Commissioners where the added easements were drawn on the latest Plat of Resubdivision, which he did.

As there were no further questions or comments from the Plan Commission members, Chairman Pro Tem McCormick called for a motion.

MOTION: WITH RESPECT TO FILE NO. 1090 – FINAL PLAT APPROVAL – WOODCREEK BUSINESS PARK RESUBDIVISION NO. 2, MR. GRIESBAUM MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL THAT THE TWO LOT RESUBDIVISION BE APPROVED AS PROPOSED. THIS RECOMMENDATION IS BEING MADE AS THE RESULTING LOTS BOTH EXCEED THE MINIMUM LOT WIDTH AND LOT AREA REQUIREMENTS OF

THE SUBDIVISION CONTROL ORDINANCE AND OF THE ZONING ORDINANCE RESPECTIVELY. FURTHER IT HAS BEEN DETERMINED BY THE VILLAGE'S STORMWATER ENGINEER THAT THE STORMWATER PLANS ARE IN SUBSTANTIAL COMPLIANCE WITH THE VILLAGE'S STORMWATER ORDINANCE. MR. KAHLKE SECONDED THE MOTION.

Chairman ProTem McCormick asked if there were any questions, additions or comments with regard to the motion. There was none.

ROLL CALL:

AYE: Mr. Griesbaum, Mr. Kahlke, Mr. Nicholaou, Mr. Stark, Mr. Waechtler, Chairman ProTem McCormick

NAY: None

The motion passed unanimously.

FILE NO. 1091 PUBLIC HEARING: P.D. #20 WOODCREEK – Request for approval of an amended final planned development site plan for that portion of Planned Development #20 located at the southwest corner of Butterfield Road and Woodcreek Drive, commonly known as 2211 Butterfield Road, Downers Grove, Illinois (PIN 05-25-414-010 & -011). The petitioner is proposing to construct a bank with a drive-through banking facility on the eastern portion of the subject property. Approval of the drive-through banking facility is being sought as an exceptional permitted use under a planned development; American Charter Bank as contract purchaser, James F. Miller, JFM Enterprises, Inc., Owner; Mark E. Brabec, Attorney/Petitioner

Chairman ProTem McCormick asked if there was a representative of the petitioner present and if so, would he please come forward and give his full name and address before making his presentation.

Dave Shindoll, civil engineer with Mackie Consultants, 9575 W. Higgins Road, Suite 500, Rosemont, Il explained he is representing the design team this evening. He noted the bank's attorney, Mark Brabec, is present this evening as well as Chris Presteggard, current branch manager of American Charter Bank's Warrenville facility. Mr. Shindoll advised that the architectural team as well as the traffic consultant are also here if there are questions for them.

Mr. Shindoll explained this project is being developed from Lot No. 2 of the re-subdivision of the existing Lot No. 1 in the Woodcreek Business Park. The resulting re-

subdivision from the previous petition will create a 2.1 acre lot at the southwest corner of Butterfield Road and Woodcreek Drive. Mr. Shindoll advised the bank parcel itself is proposed to be developed with about a 6,900 square foot building. It is to be a single story structure that will have a very small, 1,000 square foot basement for storage purposes only. Mr. Shindoll stated access to the site will be from the existing driveway which serves the office building on Lot No. 1.

Mr. Shindoll noted the building itself has been designed by the architects to blend in with and be a part of the existing office buildings in this business park setting. The height of the building is approximately 29 feet. The floor of the building will actually be about three feet lower than the existing knoll.

Mr. Shindoll stated the facility also includes a drive-through feature with a total of four drive-through lanes; two would be dedicated drive-through tellers, one would be a combination teller-ATM and one would be a dedicated ATM drive-through. There is also to be a by-pass lane provided. There is adequate drive-through customer stacking, and it is anticipated that there will be very limited waiting.

Mr. Shindoll noted bordering the existing site within the right of way of Woodcreek Drive is a sanitary sewer, water main and storm sewer to which this facility will be able to connect. Based on the testimony heard with the previous petition, we know this site is already tributary to an overall stormwater detention facility located further south in the Woodcreek Subdivision. Their engineering plan has included some supplemental work at the detention pond to reconstruct the overflow and provide some additional detention in order to make up that incremental additional storage required due to the development of this site.

Mr. Shindoll summarized that they are here to describe, discuss, and answer any questions the Plan Commission members may have.

Chairman Pro Tem McCormick asked Staff to make its presentation.

Mr. Rathje noted the property is the same easterly 2.13 acres of the 9.13 acre site located at the southwesterly corner of Butterfield Road and Woodcreek Drive. This petition seeks final planned development site plan, landscape plan and building elevation approval for a proposed bank drive-through facility.

Mr. Rathje explained banks are listed as a permitted use in the underlying O-R-M zoning district; however, drive-through facilities are categorized as a special use. The petitioner's plans call for the development of a one-story bank building which is to have a drive-through banking facility. Mr. Rathje noted if a use which is classified as a special use is sought in a non-planned development form of development, then the special use petition goes to the Zoning Board of Appeals. When a use which is classified as a special use is pursued under a planned development, it is treated as an exceptional permitted use, which has a similar set of standards and procedures for consideration, as provided for under Section 28-1610 of the Zoning Ordinance.

Mr. Rathje explained the westerly 7.00 acres of the site is improved with a 53,072 square foot, two-story office building, parking spaces for 436 cars including nine handicap spaces and approximately 109,801 square feet of landscaped green space which equals 35.98% of that site. The westerly 7.00 acre portion of the subject property independently meets or exceeds all of the zoning obligations for the existing improvements and is conforming, independent of the 2.13 acre site which the petitioner, American Charter Bank, desires to develop. He noted that the office building located on proposed Lot. No. 1 of the re-subdivision had been heard under Plan Commission File #958 and approved by the Village Council October 16, 1995.

Mr. Rathje noted the subject property, which has an area of 2.13 acres, is located at the immediate southwest corner of Butterfield Road and Woodcreek Drive. The site is to have subject to the approval of the re-subdivision a width as measured along the north of 389.64 feet, a depth as measured on the west line of 174.43 feet, a dimension as measured along the proposed southwesterly lot line of 198.81 feet and a frontage on Woodcreek Drive along its easterly and southeasterly sides which is made up of eight line segments that have a total dimension of 452.94 feet. This parcel is to have an area of 92,716.92 square feet or 2.128 acres.

Mr. Rathje stated the proposed bank building is to have a dimension of 61 feet by 114 feet, while the canopy over the proposed drive-through lanes is shown to project a distance of 50 feet west of the bank building's west wall and is to have a depth of 40 feet. The elevation drawings indicate that the building is to have an overall height of 29 feet 10 inches and a height as measured to the mid-point of the roof, which is its defined zoning height, of 23 feet. The proposed construction materials are to include a medium red face brick with limestone banding and a green standing seam metal roof system.

With respect to parking, Mr. Rathje advised that banks are required to have a minimum of one space per 400 square feet of building floor area. Based upon a total floor area of 6,964 square feet, the petitioner is responsible to provide a minimum of 17.41 or 18 parking spaces. The petitioner's site plan depicts a total of 42 parking spaces which includes two handicap parking spaces. Mr. Rathje stated, according to the State requirements, a minimum of one handicap space is required for this facility. All regular sized parking spaces have been designed to meet the Village's requirements of 9 feet by 18.5 feet with access to be provided by a 24 foot wide aisle. The handicap spaces have been designed with a width of 16 feet and a depth of 18.5 feet which satisfies the State requirements.

With respect to landscaping and greenspace requirements, Mr. Rathje indicated that the Zoning Ordinance requires a minimum of 20% of the land area of an O-R-M zoned planned development is to be set aside as landscaped greenspace, and at least 50% of the minimum required greenspace is to be located within the front yard(s) of the property. Based upon a parcel area of 92,716.92 square feet, a minimum of 18,543.38 square feet of the site is required to be developed as greenspace. According to the petitioner's site plan, 49,956 square feet of the site is to be developed as landscaped greenspace of which

38,944 square feet is to be located within the front yards of the site which satisfies the requirement of the Ordinance.

Mr. Rathje explained the petitioner submitted a landscape plan for the site which has been reviewed by the Village Forester. Ms. von der Heide provided the Plan Commission with a memorandum which indicates that the petitioner's plan proposes planting of acceptable materials. Ms von der Heide also provided comments and a specification sheet regarding protection of parkway trees during construction by the contractor. This information has already been forwarded to a representative of the petitioner.

With respect to the drive-through banking elements of the proposed development, Mr. Rathje stated the petitioner has designed their site plan to provide access to the bank and the drive-through facility via the existing driveway which currently provides the vehicular access for the office building located to the west. Based upon the petitioner's access/egress design, no additional driveway openings onto either Butterfield Road or Woodcreek Drive will be needed. The intersection of the bank's driveway with the office building's driveway will be sited approximately 130 feet to the west of the west curb line of Woodcreek Drive. Access to the drive-through facilities will proceed to the north through the parking lot to a driveway which will follow around the easterly and northerly sides of the bank. Drive-through traffic may stack from a point at the southeasterly corner of the bank building all the way around to the drive-through lanes without any interference with the internal parking facilities. The drive-through storage area has the ability to store 26-27 cars. This capacity was determined at a conservative estimate of one car per 25 lineal feet.

Mr. Rathje commented the proposed drive-through facility is to consist of four drive-through lanes plus a fifth lane, which is the westerly-most lane which is being provided as a by-pass lane for bank customers who may wish to exit the drive-through waiting area.

Mr. Rathje stated the petitioner has explained that the speaker microphone system that is to be used in conjunction with the mechanical drive-through banking machines is to be typical of modern drive-through banking facility speaker systems and will be equipped with speaker volume controls. As a point of information, the speakers are to be oriented in a generally northwesterly direction. The nearest residential dwelling is located approximately 300 feet directly north and on the opposite side of Butterfield Road from the closest drive-through banking window that will be equipped with a speaker.

In addition to the teller served drive-through banking machines, Mr. Rathje noted American Charter Bank will also have two ATM's available to serve their customers. The ATM's are to be located within the westerly two drive-through lanes, excluding the by-pass lane.

Mr. Rathje explained that Section 28-802(c) of the Zoning Ordinance lists drive-in banking facilities as a special use. Land uses, which are categorized as special uses when

considered within a planned development, are reviewed as Exceptional Uses as provided for under Section 28-1610 of the Zoning Ordinance. Section 28-1610 provides:

- (1) That such specified exceptional uses are necessary or desirable with respect to the primary purpose of the proposed planned development.

Mr. Rathje advised that the primary development emphasis of both the Woodcreek Planned Development in which the subject property is located and the Esplanade Planned Development located to the east is for office and office research activities which involves a significant number of employees. The availability of a financial institution with a drive-through banking service in a convenient location is clearly a desirable benefit.

- (2) That such specified exceptional uses are not of such a nature or so located as to exert a detrimental influence on the surrounding property or neighborhood.

Mr. Rathje further explained that the proposed drive-through banking facility is located on the south side of and immediately adjacent to Butterfield Road, a major arterial roadway with a right of way width of 200. This section of Butterfield Road is improved with eight traffic lanes (including turning and merging lanes) and a concrete median. Mr. Rathje pointed out the subject property is also located adjacent to and immediately west of Woodcreek Drive which has a cross-section along the northeasterly portion of the subject property with a pavement width as wide as 100 feet with eight traffic lanes (including turning and merging lanes). Woodcreek Drive narrows to a pavement width of approximately 60 feet at the point of intersection with the driveway which will serve the proposed bank and which currently provides access to the existing office building to the west.

- (3) That not more than forty (40) per cent of the ground area of such residential planned development shall be devoted to such specific exceptional uses; provided, however, that in a residential planned development not more than eight (8) per cent of the total ground area in the planned development which is zoned for residential purposes shall be devoted to uses permitted only under the B-1, B-2 or B-3 zoning districts; and no ground area in the planned development shall be devoted to uses permitted only under the M-1 and M-2 zoning district.

Mr. Rathje advised that this condition applies only to residential planned developments.

- (4) That in a manufacturing planned development, such specified exceptional uses shall conform with the performance standards of the zoning district in which the proposed planned development is located.”

Mr. Rathje stated this performance standard specifically deals with industrial and manufacturing uses including noise, vibration, smoke, particulate matter, glare and heat. None of these elements are present as this is not a manufacturing use, although it is sited within an Office-Research-Manufacturing Planned Development.

Mr. Rathje indicated the stormwater management engineering for this petition was discussed under Plan Commission File No. 1090, the associated petition requesting the approval of a subdivision involving the subject property.

Mr. Rathje stated the Planning Staff would recommend that the Plan Commission forward a positive recommendation for the proposed planned development site plan, landscape plan and building elevation drawings along with a positive recommendation for the requested exceptional permitted use for the requested bank drive-through facility. Mr. Rathje stated the petitioners' site plan, landscape plan and building elevation drawings have been prepared consistent with the requirements of the Zoning Ordinance and the Stormwater Ordinance. Mr. Rathje stated the proposed drive-through has been supported by the Village's Traffic Engineer, Dorin Fera. The Traffic Engineer has indicated that this project will not have any detrimental impact on the surrounding traffic.

Mr. Rathje noted these recommendations are being made as the proposed development has been prepared in a manner which is consistent with the requirements of the underlying O-R-M zoning district, and as the petitioner's plans have been prepared based upon sound planning practices.

With respect to the requested exceptional permitted use for the drive-through banking facilities, the staff is making its recommendation as the proposed exceptional use satisfies the applicable conditions required for an exceptional permitted use as outlined under Section 28-1610 of the Zoning Ordinance, and as the petitioner's traffic management design for the proposed drive-through element, as well as the supporting traffic study, have been determined by the Village's traffic engineer to be both appropriate and acceptable with minimal impact.

Mr. Rathje concluded that the proposed development has been prepared in a manner that should be consistent with other development within Woodcreek Planned Development as well as the adjoining Esplanade Planned Development.

Chairman Pro Tem McCormick asked if there were any questions or comments from any member of the audience. There was no response. Chairman Pro Tem McCormick closed the public participation portion of the public hearing.

Chairman Pro Tem McCormick next asked if there were any questions or comments from the Plan Commission members.

With regard to parking, Mr. Nicholaou asked how many employees are anticipated to be employed at this facility. Mr. Rathje referred Mr. Nicholaou's question to Michael Werthmann, Traffic Engineer with Kenig, Lindgren, O'Hara, Aboona, Inc. or in the alternative to the bank manager who is present. Mr. Werthmann responded that the parking is more than sufficient. The bank manager stated there would be 20 employees at the most. Mr. Nicholaou repeated his question whether or not the anticipated parking would accommodate both employees and bank customers. Mr. Werthmann responded that parking demand would be accommodated, and that there would be no problem.

Mr. Rathje pointed out an issue that was not raised earlier. Even though the development site is not directly contiguous to the DuPage County Forest Preserve, one of the questions that is always raised when a site is near to Forest Preserve land is whether or not the petitioner talked to the Forest Preserve District about their plans. Mr. Rathje advised that Mr. Brabec had informed him that he did speak with Andrea Hoyt of the Forest Preserve District regarding their development plans. Ms. Hoyt expressed her appreciation for the contact and indicated there was no concern with the proposed development.

Chairman Pro Tem McCormick asked if the ingress and egress to proposed Lot No. 2 is off the feeder driveway that currently serves Lot No. 1. Mr. Rathje explained proposed Lot No. 2 takes access via a driveway that is about 130 feet west of Woodcreek Drive which will intersect the existing private driveway. The driveway between the bank's driveway and Woodcreek Drive will be a shared driveway. Mr. Rathje showed the driveway configuration on the overhead screen.

Chairman Pro Tem McCormick stated the Plan Commission normally does not deal with zoning issues. He asked Staff for confirmation that the Plan Commission only deals with zoning issues in the context of a planned development. Mr. Rathje agreed. He explained that a planned development is actually a zoning function that has been assigned to the Plan Commission. He further advised that there are two forms of special uses; one is the more limited single site, single use while the broader development approach of a planned development is part and parcel of the Plan Commission's charge.

Mr. Stark expressed concern with regard to traffic movement of cars entering the bank and exiting the drive-through facilities. He also noted that there is a parking lot shown to the left (west) of the drive-through exit lane. Mr. Werthmann stated most of the customers will want to park right in front of the bank in the lot to the east of the entrance driveway. He indicated there was an excellent sight distance with very low speeds. He showed the route on the site plan drawing that most of the drive-through traffic will take, which will not conflict with cars exiting the drive-through lane or with cars parking in front of the bank. Mr. Werthmann indicated they do not expect much back-up as cars exiting the bank property will be turning left from the bank site onto the private shared driveway. Mr. Rathje commented that there also is a very strong visual cue where the landscaping area narrows the drive way down into the exit location. People understand that they are supposed to be in the right-hand lane. Mr. Rathje noted there will not be a lot of cross traffic between the west parking lot and the east parking lot as the west parking lot is somewhat of a parking backwater. There are no unsafe situations.

Mr. Stark next asked if there are any sidewalks so that the public could walk to the bank. Mr. Rathje displayed the drawing which shows the sidewalks along Butterfield Road and along Woodcreek Drive..

Mr. Waechtler asked the Traffic Engineer, Mr. Werthmann, if there will be any signage directing traffic flow. Mr. Werthmann commented there will be on-site signage indicating parking, drive-through, etc. Mr. Werthmann noted one unique characteristic of this site is that everyone will be coming down Woodcreek Drive, and they will get a good

visual of the site as they approach and enter it. They will be able to see how the queue is operating within the bank property and will be able to make a determination if they want to wait in the queue. Mr. Rathje stated drive-through customers understand that traffic flows in a counter clock-wise direction. Drivers will naturally flow to the right because they must flow counter clock-wise in order for the building to be adjacent to the driver's side of the vehicle. Mr. Waechtler noted there is a very good example of signage at the Charter One Bank's facility at 63rd Street and Cass Avenue. Mr. Werthmann pointed out where a stop sign and Do Not Enter signs are shown on the drawing. He advised that there is also standard pavement traffic striping for a right turn shown on the landscape plan.

Mr. Waechtler asked if there will be a stop sign where the traffic exits the bank property. Mr. Werthmann responded in the affirmative. Mr. Waechtler asked if there is a stop sign at the intersection of Woodcreek Road and the private driveway. Mr. Werthmann stated there is also a stop sign at that intersection and commented that both intersections are expected to operate at accepted levels of service with the development and six percent background growth. This estimate included traffic impact generated by the new restaurant that is being constructed to the east. Mr. Werthmann noted the Woodcreek intersection was designed and constructed to accommodate its full potential capacity. He commented that he has been at that intersection several times, and there has never been any problem with capacity at this intersection. Mr. Werthmann advised there is a lot of reserve capacity available within this roadway system which will to accommodate area development. He commented that the entire area was very well thought out and very well done.

Mr. Rathje stated when the traffic design was done at the intersection, we took a worst case scenario and were anticipating site plan development at the maximum zoning which is 1.0 over 400,000 square feet. This proposed development is 65-70,000 square feet maximum which is a significant fraction of the worst case scenario.

Mr. Waechtler asked the bank manager what the hours of operation would be for the drive-through facility. The manager indicated the drive-through facility will be open Monday through Friday from 7:30 a.m. to 6:30 p.m. and Saturday 8:00 a.m. to 1:00 p.m. The bank manager stated the speaker system does not broadcast a lot of noise. Mr. Rathje asked for confirmation that the speaker system is adjustable, and the bank manager agreed. Mr. Rathje commented that generally there is not as much chatter at a bank drive-through facility as there would be at a fast food drive-through facility because a bank transaction normally is a document-drive activity..

Chairman Pro Tem McCormick asked if there were any further questions from the Plan Commission members. There were none, and Chairman Pro Tem McCormick called for a motion.

MOTION: WITH RESPECT TO FILE NO. 1091 – P.D. NO. 20 WOODCREEK, MR. GRIESBAUM MOVED THAT THE PLAN COMMISSION FORWARD A POSTIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR THE PLANNED DEVELOPMENT SITE PLAN, LANDSCAPE PLAN AND BUILDING ELEVATION DRAWING. THIS RECOMMENDATION IS BEING MADE AS THE PROPOSED DEVELOPMENT HAS BEEN PREPARED IN A MANNER WHICH IS CONSISTENT WITH THE REQUIREMENTS OF THE UNDERLYING O-R-M ZONING DISTRICT AND AS THE PETITIONER’S PLANS HAVE BEEN PREPARED BASED UPON SOUND PLANNING PRACTICES. WITH RESPECT TO THE REQUESTED EXCEPTIONAL PERMITTED USE FOR THE DRIVE-THROUGH BANKING FACILITY, THE PLAN COMMISSION IS FORWARDING A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL AS THE PROPOSED EXCEPTIONAL PERMITTED USE SATISFIES THE APPLICABLE CONDITIONS REQUIRED FOR AN EXCEPTIONAL PERMITTED AS OUTLINED UNDER SECTION 28-1610 OF THE ZONING ORDINANCE, AND AS THE PETITIONER’S TRAFFIC MANAGEMENT DESIGN FOR THE PROPOSED DRIVE-THROUGH ELEMENT AS WELL AS THE SUPPORTING TRAFFIC PLAN HAVE BEEN DETERMINED BY THE VILLAGE’S TRAFFIC ENGINEER TO BE BOTH APPROPRIATE AND ACCEPTABLE. MR. NICHOLEAU SECONDED THE MOTION.

Chairman Pro Tem McCormick asked if there were any discussion regarding the motion. There was no response. Chairman Pro Tem McCormick asked the roll call.

ROLL CALL:

AYE: Mr. Griesbaum, Mr. Nicholaou, Mr. Kahlke, Mr. Stark, Mr. Waechtler, Chairman Pro Tem McCormick

NAY: None

The motion passed unanimously.

Chairman Pro Tem McCormick declared a recess at 8:30 p.m.

Chairman Pro Tem McCormick reconvened the meeting at 8:37 p.m. He advised the members of the audience that the Plan Commission was in a recommending mode with regard to the first two petitions on the agenda. The Plan Commission’s recommendations will be forwarded to the Village Council for final approval. Chairman Pro Tem McCormick further explained that the Plan Commission will decided whether or not to grant the next petition. Chairman Pro Tem McCormick stressed that what may or may

not happen in the future to the lot in question is beyond the purview of the Plan Commission. Chairman Pro Tem McCormick advised the people present that they are welcome to comment but the Plan Commission's jurisdiction is not what may or may not go on that particular parcel.

FILE NO. 1092 **LOT RECONFIGURATION** – The northerly parcel is commonly known as 4320 Cumnor Road (PIN 09-04-305-023), Gartner Holdings, Inc., Owner; the southerly parcel is commonly known as 4324 Cumnor Road (PIN 09-04-305-042), George Surdich, Sigismunda Surdich, Ann Marie Surdich and Loretta Surdich Bell, Owners; Deanna M. Quinn, Esq./Attorney/Petitioner

Chairman Pro Tem McCormick stated he will be abstaining from voting on this petition because of a potential conflict of interest. Chairman Pro Tem McCormick explained seven years ago he worked for a law firm that represented the petitioner, Roland Gartner. He was paid a salary and did not share in the profits of the firm. In his current position as an attorney in Downers Grove he shares office expenses with another attorney. They do not share income and as such technically are not a partnership. This attorney represented the Surdich family. Chairman Pro Tem McCormick stated he checked with the Village Attorney who indicated she did not believe he had a conflict of interest. Chairman Pro Tem McCormick indicated he still felt it advisable to abstain. The Village Attorney suggested that he continue to chair the meeting.

Chairman Pro Tem McCormick asked if there was a representative of the petitioner present.

Mary Callow introduced herself and her colleague Deanna Quinn and explained they are both with the law firm of Clingen Callow & McLean, 2100 Manchester Road, Wheaton, IL. The firm represents Roland Gartner and Gartner Holdings, Inc. as well as the Surdich family in connection with their joint petition.

Ms. Callow advised that they are asking for a lot reconfiguration of properties located at 4320 Cumnor Road and 4324 Cumnor Road. She explained that Roland Gartner through Gartner Holdings, Inc. currently owns 4320 Cumnor Road in Downers Grove. They are requesting that the Plan Commission grant a lot reconfiguration under the Subdivision Control Ordinance allowing the south 15 feet of 4320 to be added to 4324 Cumnor Road which is adjacent to that property to the south.

Ms. Callow stated 4320 Cumnor Road is currently 100 feet wide and 328 feet deep, well above the requirements of the R-4 zoning district. Ms. Callow further advised that 4324 Cumnor Road is currently 55 feet wide and 328 feet deep which is less than the requirements of the Subdivision Control Ordinance for a new lot which is zoned R-4, single family residential. The requested reconfiguration will result in 4320 Cumnor Road being 85 feet wide by 328 feet deep with a total area of 27,880 square feet, and 4324

Cumnor Road will have a width of 70 feet, a depth of 328 feet with a total area of 22,960 square feet.

Ms. Callow explained Gartner Holdings recently purchased 4320 Cumnor Road from the Surdich family, and Ms. Quinn was very much involved in that transaction. The agreement was that Gartner Holdings would only receive title to the north 85 feet, and the south 15 feet would be deeded back to the Surdich family. Ms. Callow stated the Surdich family currently owns the property at 4324 Cumnor Road, the southern property, which they use for residential purposes. The Surdichs wanted to retain some of the land currently designated as part of 4320 Cumnor in order to expand the size of the adjacent lot and to provide a buffer against any development that would be taking place along the Ogden Avenue corridor. Ms. Callow indicated both of these lots are currently zoned R-4, and the transfer of land between adjacent property owners is exempt under the Plat Act, subject to the approval by the Village.

Ms. Callow noted 4320 Cumnor is currently improved with a single family residence which the Surdichs had used as a source of rental income. It is has been vacant since the beginning of April. The house sits on what will be the new property line, but it is scheduled to be demolished at the end of May. All permits for the demolition have been approved by the Village.

Ms Callow referred to the transparency shown on the overhead screen showing the resulting northerly lot and the resulting southerly lot. The size of the northerly lot will be reduced, and the size of the southerly lot will be increased.

Ms. Callow concluded that all they are asking for this evening is the lot reconfiguration.

Chairman Pro Tem McCormick asked Staff for its presentation.

Mr. Rathje stated the petitioners are seeking a lot reconfiguration involving two properties located on the west side of Cumnor Road, approximately 200 feet south of the south line of Ogden Avenue, commonly known as 4320 and 4324 Cumnor Road.

Mr. Rathje explained that the northerly parcel, commonly known 4320 Cumnor Road has a width of 100 feet, a depth of 328 feet and an area of 32,800 square feet. This parcel is improved with a one-story residence and a frame garage. The residence sits at the extreme south edge of the existing lot and has a non-conforming side yard of only 2.55 feet. The 4320 Cumnor parcel has a width of 55 feet, a depth of 328 feet and an area of 18,040 square feet. This parcel is improved with a split level brick and aluminum sided house and frame garage which the Staff has been told will remain.

Mr. Rathje advised that the 4324 Cumnor Road parcel is the result of a previous lot split which took place at such time as the R-4 single family zoning district's lot width standard under both the Zoning Ordinance and the Subdivision Control Ordinance was only 50 ft. At that time the resulting parcel was ten feet wider than it needed to be, and now,

according to the Subdivision Control Ordinance requirements, it is somewhat on the narrow side.

Mr. Rathje indicated the underlying zoning is R-4, single family. The R-4 district has two sets of lot size standards. For an existing lot previous to the amendments to the Subdivision Control Ordinance, the minimum lot width is 50 feet and the minimum lot area is 7,500 square feet. Such lots are considered to be conforming lots. Any lots that are created after the amendment to the Subdivision Control Ordinance are to have a minimum lot width of 75 feet and a minimum lot area of 10,500 square feet.

Mr. Rathje stated the proposed northerly lot would be more than conforming with the minimum lot width and lot area requirements and fully conforming with the provisions of the Subdivision Control Ordinance. It is required that a lot reconfiguration petition be heard and considered by the Plan Commission even though the proposed southerly parcel will become more conforming to the standards of the Subdivision Control Ordinance found under Section 20-601(c). Mr. Rathje commented when there is a lot reconfiguration petition where both resulting lots meet or exceed the standards of the underlying zoning, then Staff has authority to grant the lot reconfiguration according to Section 20-601(b).

Mr. Rathje stated the proposed resulting parcels will have the following characteristics: The northerly parcel, commonly known as 4320 Cumnor Road, will have a width of 85 feet, a depth of 328 feet and an area of 27,880 square feet. The southerly parcel will increase to a width of 70 feet, the depth of 328 feet will remain the same and the area will increase to 22,960 square feet.

Mr. Rathje stated there are permits in for a wrecking permit as the petitioner previously noted. It had been anticipated that the house on the 4320 Cumnor Road property would have been razed by now. This recommendation is being made conditioned upon the razing of the existing house and garage currently sited on the northerly of the two existing parcels as the proposed conveyance of 15 feet of the northerly parcel to the southerly parcel will result in a portion of the house commonly known as 4320 Cumnor Road being bisected by the proposed lot line and would, therefore, not be able to meet the applicable zoning regulations for its continued existence.

Mr. Rathje concluded the Planning Staff is recommending that the Plan Commission grant the requested lot reconfiguration petition as provided for under the provisions of Section 20-601(c) of the Subdivision Control Ordinance as the northerly resulting lot, 4320 Cumnor Road, will exceed the requirements of Section 20-301 of the Subdivision Control Ordinance and as the addition of 15 feet of width to the 4324 Cumnor Road property will widen the parcel from 55 feet to 70 feet which will, if approved, make this lot more consistent with the requirements of Section 20-301 of the Subdivision Control Ordinance.

Chairman Pro Tem McCormick thanked Mr. Rathje for his presentation.

Chairman Pro Tem McCormick advised that the next portion of the hearing is for public participation. He asked if there was anyone in the audience who wished to speak regarding this petition.

Geraldine Richter stated she lives at 525-527 Cumnor Road in the Birch Point Condominiums in Westmont. She asked if the Plan Commission could tell her what will be going in on the northerly parcel. She wondered if it was part of the proposed Gartner Saab dealership and questioned if it might be used for a parking lot. Mr. Rathje explained if the petitioners chose to go forward in the future that would be something that would be heard at a different public hearing. He suggested Ms. Richter might want to talk to Mr. Gartner's representatives after this evening's meeting. He noted future plans which may be submitted to the Village are not the subject of this evening's petition. Mr. Rathje advised Ms. Richter to watch for public hearing notice signs posted on the property detailing any future meeting date.

Chairman Pro Tem McCormick asked if there was anyone else in the audience who wished to speak with regard to this petition. There was no response, and Chairman Pro Tem McCormick declared the public participation portion of this hearing closed.

Chairman Pro Tem McCormick next asked if there were any questions or comments from the Plan Commission members.

Mr. Nicholaou indicated currently there is a chain link fence running along Ogden Avenue then southerly on Cumnor Road. He asked if the proposed lot reconfiguration parcels were currently within the chain link fence. The petitioner's attorney responded that 4320 Cumnor Road is within that chain link fence. Mr. Nicholaou next asked Staff what the zoning currently is for PIN Nos. 09-04-305-042 and 09-04-305-023. Mr. Rathje responded that both parcels are zoned R-4, single family residential. Mr. Nicholaou asked why the chain link fence is around the two parcels. He noted it looks like the type of fence that is put up when a property is about to be demolished. Mr. Rathje indicated such a fence would be put up because of the impending demolition. Mr. Rathje stated in addition to the single family residence and garage, the motel building is also proposed to be demolished.

Mr. Stark asked if there was an alley behind the motel property. Mr. Rathje stated there is no alley behind that property, but there is an alley to the west which has been crossed over for McDonald's parking under a special use which goes back to the 1960's.

As there were no further questions, Chairman Pro Tem McCormick called for a motion.

MOTION: WITH RESPECT TO FILE NO. 1092 – LOT RECONFIGURATION, MR. GRIESBAUM MOVED THAT THE PLAN COMMISSION GRANT THE REQUESTED LOT RECONFIGURATION PETITION AS PROVIDED FOR BY THE PROVISIONS OF SECTION 20-601(C) OF THE SUBDIVISION CONTROL

ORDINANCE. THIS APPROVAL IS CONDITIONED UPON THE RAZING OF THE EXISTING HOUSE AND GARAGE CURRENTLY SITED ON THE NORTHERLY OF THE TWO EXISTING PARCELS (4320 CUMNOR ROAD). THIS CONDITION IS BEING MADE AS THE PROPOSED CONVEYANCE OF 15 FEET OF THE NORTHERLY PARCEL TO THE SOUTHERLY PARCEL WILL RESULT IN A PORTION OF THE HOUSE COMMONLY KNOWN AS 4320 CUMNOR ROAD BEING BISECTED BY THE PROPOSED LOT LINE AND WOULD, THEREFORE, NOT BE ABLE TO MEET THE APPLICABLE ZONING REGULATIONS FOR ITS CONTINUED EXISTENCE. IN GRANTING THE PROPOSED LOT RECONFIGURATION, THE NORTHERLY LOT, 4320 CUMNOR ROAD, WILL EXCEED THE REQUIREMENTS OF SECTION 20-301 OF THE SUBDIVISION CONTROL ORDINANCE AND AS THE ADDITION OF 15 FEET OF WIDTH TO THE 4324 CUMNOR ROAD PARCEL WILL WIDEN THE PARCEL FROM 55 FEET TO 75 FEET WHICH WILL MAKE THIS LOT MORE CONSISTENT WITH THE REQUIREMENTS OF SECTION 20-301 OF THE SUBDIVISION CONTROL ORDINANCE. MR. WAECHTLER SECONDED THE MOTION.

Chairman Pro Tem McCormick asked if there were any questions or comments regarding the motion. There were none and Chairman Pro Tem McCormick then called for a motion.

ROLL CALL:

AYE: Mr. Griesbaum, Mr. Waechtler, Mr. Kahlke, Mr. Nicholaou, Mr. Stark

NAY: None

ABSTAIN: Chairman Pro Tem McCormick

The motion passed unanimously.

Chairman Pro Tem McCormick advised the Plan Commission members that the next joint meeting of the Plan Commission and the Economic Development Commission will be on Monday, May 12, 2003. Mr. Rathje advised that there will be a regular Plan Commission meeting on Tuesday, June 3, 2003. There is one item on the agenda. As there was no further business, Chairman Pro Tem McCormick called for a motion to adjourn. Mr. Nicholaou moved to adjourn the meeting, and Mr. Griesbaum seconded the motion. The motion passed unanimously.

The meeting adjourned at 8:55 p.m.