

COUNCIL WORKSHOP ITEM

ITEM: PLAN COMMISSION FILE NO. PC-02-04; Walgreens; Request for Lot Reconfiguration, Special Use, and certain Variation Approval; - REVISED CONCEPT SITE PLANS
DATE: May 19, 2004
PREPARED BY: Joseph Skach, AIA, AICP, NCARB
Director, Planning and Community Development
PURPOSE: Consideration of the Petitioner's Revised Concept Site Plans.

BACKGROUND:

Petition

The petitioner is seeking: 1) Lot Reconfiguration Approval between the Green Knolls Shopping Center Parcel and the former Lone Star Restaurant Parcel; 2) Special Use Approval for a drive-up pharmacy window in conjunction with their proposed retail sales facility; and 3) certain variations from code pertaining to parking and lighting standard setbacks, landscaped greenspace, and sign height. At their February 16, 2004 meeting, the Plan Commission considered the Petitioner's Requested Action and concurred to recommend approval. The Village Council considered the petition on April 13, 2004. The Village Council has the option of approving the petition as currently presented.

Building Orientation Walgreens Parcel (Parcel B)

The site plan considered by the Plan Commission (Concept J in the attached) proposed the main entrance at the southwest corner of the building; the drive-up window on the east side of the building facing the retaining wall along Main Street; and the loading dock on the north side of the building facing the main building of the existing Green Knolls shopping center. At the Council Workshop on April 13, 2004, there was discussion and concern regarding the proposed Walgreens building orientation on the site. The petitioner has considered this issue further and has submitted three additional alternatives for consideration as follows, and as detailed in the attached.

DISCUSSION:

Original Concept J3 (Building Entry NW Corner; Loading facing Main; Drive-up facing 63rd):

This concept plan was originally presented to the Village in September 2002 as the basis for moving forward discussions on a petition to redevelop this site, but was later abandoned by the petitioner in favor of Concept J. The magnitude of the required variations for greenspace on both parcels would be reduced compared to the plan reviewed by the Plan Commission (Concept J). The parking-in-setback variation request would remain the same; however, the parking being provided on Walgreens parcel would require consideration of a variation to now allow a reduction in parking of 18 spaces, or 36%, but exceeding the 20% Code limitation on such requests for variations. Also, variations for parking reductions were not considered as part of the petition/public hearing at the Plan Commission, and may require reconsideration by the Plan Commission. This option may best address the spectrum of Village concerns with the site plan, and was originally discussed with Staff; however, the petitioner has indicated this plan is currently unacceptable.

New Concept J4 (Building Entry SW Corner; Loading facing Main; Drive-up facing North):

This concept is currently proposed in response to discussions at the Council Workshop on April 13, 2004. The magnitude of the required variations for greenspace on both parcels would be reduced compared to the plan reviewed by the Plan Commission. The parking-in-setback variation request would remain the same, and no new parking variations would be required; however, the drive-up for the pharmacy is partially located on the adjacent shopping center parcel and may likely require additional lot reconfiguration adjustments that may require re-review by the Plan Commission.

New Concept J5 (Building Entry SW Corner; loading facing Main; drive-up facing 63rd):

This concept plan is a version of that originally presented to the Village but with the entry located to the southwest versus the northwest. The magnitude of the required variations for greenspace on both parcels would be reduced compared to the plan reviewed by the Plan Commission. The parking-in-setback variation request would remain the same. As with Concept J4 above, however, the parking deficit indicated on the Walgreens parcel would require

a variation to allow a reduction of 10 spaces, or 20.4%, but exceeding the 20% Code limitation on such variation requests. Variations for parking reductions were not considered as part of the petition/public hearing at the Plan Commission, and may require reconsideration by the Plan Commission. In addition, ADA compliant spaces are shown off-site which may at minimum require a variation, but exploration with outside agencies to determine if ADA compliant spaces would still be considered ADA compliant if located off-site. This concept was explored by the petitioner but is not preferred by the petitioner.

SUMMARY:

The petitioner has indicated their desire to move forward with Concept Site Plan J presented to the Plan Commission, but as an accommodation to Village discussions at the Council Workshop on April 13, 2004, would be willing to further explore Concept J5.

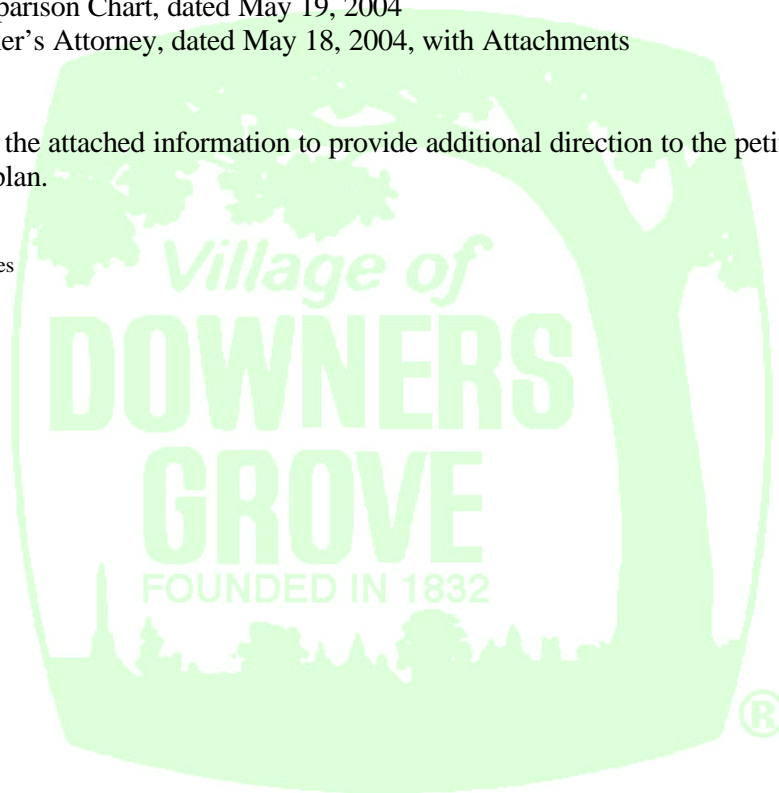
ATTACHMENTS:

1. Walgreens Site Concept Comparison Chart, dated May 19, 2004
2. Correspondence from Petitioner's Attorney, dated May 18, 2004, with Attachments

RECOMMENDATION:

That the Village Council consider the attached information to provide additional direction to the petitioner and Staff regarding the Village's preferred plan.

- C: Riccardo Ginex, Village Manager
Donald Rosenthal, Director Code Services



WALGREENS SITE CONCEPT COMPARISON CHART

WALGREENS PARCEL (PARCEL B)							
Concept Plan	Required Greenspace	Proposed Greenspace	Greenspace Deficit	Required Parking	Proposed Parking	Proposed Parking Deficit	Remarks
Concept J (As heard by Plan Commission)	4,111 SF (10% of total site area)	1,591 SF (3.87%)	-2,520 SF (61.2% variation)	49 spaces 2 ADA spaces	49 spaces 2 ADA spaces	0 Spaces	- Walgreens Proposed/Preferred Variations - Greenspace - Parking within required setback - Loading partially on adjacent parcel - Sign Height (31.39 feet vs. 20 feet allowed)
Concept J3 (Entry NW; Loading E; Drive-up S)	4,111 SF (10% of total site area)	3,591 SF (8.73%)	-520 SF (12.6% variation)	49 spaces 2 ADA spaces	31 spaces 2 ADA spaces	- 18 spaces (36.7% deficit)	- Walgreens Not Preferred; Village Preferred Variations: - Greenspace - Parking within required setback - Parking No.; Exceeds 20% variation limit (NEW) - Sign Height (31.39 feet vs. 20 feet allowed)
Concept J4 (Entry SW; Loading E; Drive-up N)	4,111 SF (10% of total site area)	2,620 SF (6.37%)	-1,491 SF (36.3% variation)	49 spaces 2 ADA spaces	49 spaces 2 ADA spaces	0 spaces	- Walgreens Amended Proposal Variations: - Greenspace - Parking within required setback - Drive-up partially on adjacent parcel (NEW) - Potential Lot Reconfiguration amendment - Sign Height (31.39 feet vs. 20 feet allowed)
Concept J5 (Entry SW; Loading E; Drive-up S)	4,111 SF (10% of total site area)	2,749 SF (6.69%)	1,362 SF (36.3% variation)	49 spaces 2 ADA spaces	39 spaces No ADA spaces	-10 spaces (20.4% deficit) and - 2 ADA spaces	- Walgreens Explored; Not Preferred Variations: - Greenspace - Parking within required setback - Parking No.; Exceeds 20% variation limit (NEW) - Parking Off-Site (ADA Spaces) (NEW)

Greenspace Calculated for Combined Parcels	
Concept J (As heard by Plan Commission)	25,470 SF (10% of total site area)
Concept J3 (Entry NW; Loading E; Drive-up S)	10,375 SF (4.1%)
Concept J4 (Entry SW; Loading E; Drive-up N)	13,744 SF (5.4%)
Concept J5 (Entry SW; Loading E; Drive-up S)	11,551 SF (4.5%)
	11,693 SF (4.6%)

WALGREENS SITE CONCEPT COMPARISON CHART

SHOPPING CENTER PARCEL (GREEN KNOLLS; PARCEL A; IN CONJUNCTION WITH PARCEL B)							
Concept Plan	Required Greenspace	Proposed Greenspace	Proposed Greenspace Deficit	Required Parking	Proposed Parking	Proposed Parking Surplus/Deficit	Remarks
Concept J (As heard by Plan Commission)	21,359 SF (10% of total site area)	8,784 SF (4.11%)	-12,575 SF (58.9% variation)	246 spaces 7 ADA spaces	252 spaces 7 ADA spaces	+6 Spaces	- Walgreens Proposed/Preferred Variations - Greenspace - Parking within required setback - Loading partially on adjacent parcel
Concept J3 (Entry NW; Loading E; Drive-up S)	21,359 SF (10% of total site area)	10,153 SF (4.75%)	-11,206 SF (52.5% variation)	246 spaces 7 ADA spaces	249 spaces 7 ADA spaces	+3 Spaces	- Walgreens Not Preferred, Village Preferred Variations: - Greenspace - Parking within required setback
Concept J4 (Entry SW; Loading E; Drive-up N)	21,359 SF (10% of total site area)	8,931 SF (4.18%)	-12,428 SF (58.2% variation)	246 spaces 7 ADA spaces	252 spaces 7 ADA spaces	+6 Spaces	- Walgreens Amended Proposal Variations: - Greenspace - Parking within required setback - Drive-up partially on adjacent parcel (NEW) - Potential Lot reconfiguration Amendment
Concept J5 (Entry SW; Loading E; Drive-up S)	21,359 SF (10% of total site area)	8,944 SF (4.19%)	-12,415 sq.ft (58.1% variation)	246 spaces 7 ADA spaces	261 spaces 9 ADA spaces	+15 Spaces +2 ADA Spaces	- Walgreens Explored; Not Preferred Variations: - Greenspace - Parking within required setback - Parking Off-Site (ADA Spaces) (NEW)

WIEDEL, HUDZIK, RUSS & PHILIPP

A Partnership of Professional Corporations
Attorneys & Counselors
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May 18, 2004

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†Also Licensed in Wisconsin
*Also Licensed in California

Beth A. Indelicato*

Riccardo Ginex, Village Manager
Village of Downers Grove
801 Burlington
Downers Grove, IL 60515

Re: Walgreens Sit Plan Options

Dear Mr. Ginex:

Pursuant to the request of Mr. Joe Skach of May 17, 2004, the following is a brief summary of the revised site plan options we previously presented to you as a result of the workshop meeting with the Village Council. The proposed site plan Concept "J" is the parcel as presented to and approved by the Plan Commission and subsequently discussed at the Council workshop meeting.

Concept J-3 is a proposal orienting the entrance to the building to the northwest and locating the drive-thru on the south side of the building and the loading facility on the east side of the building. As you can see from the comparison chart we previously presented to you, this concept results in an increase in green space due to the parking lot reconfiguration. However, it does result in a decrease of eighteen (18) parking spaces which, as we previously stated, are very important to the future tenant mix of this property. In addition, Walgreens has indicated that they will not approve this site plan as it does not meet their criteria for this location.

Concept J-4 provides for orienting the entrance to the building to the southwest. The loading area is shown on the east side of the building and the drive-thru is on the north side of the building. This would presumably alleviate the council's concern with regard to the loading area facing the existing Green Knolls Shopping Center and provide additional green space around the north side of the building. In addition, no parking spaces will be lost. Walgreens would approve this site plan.

Finally, Concept J-5 provides for the drive-thru facility on the south side of the building and the loading area on the east side of the building. The entrance to the Walgreens would remain oriented to the southwest. This does result in the loss of ten (10) parking spaces. Walgreens will

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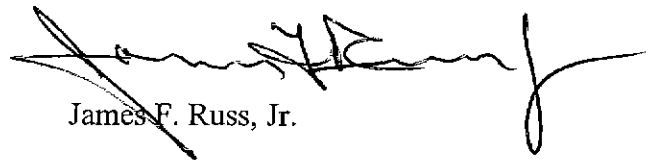
not approve this design because the interior layout does not meet their standard criteria for Walgreens stores.

In summary, Walgreens has approved Concept J, the original design approved by the Plan Commission and Concept J-4, which address the council's concerns of the loading area on the north side of the building. Both of these concepts will maintain the required parking under the Village Parking Ordinance and will increase the green space substantially from what currently exists.

Should you or the Council need any further documentation, other than the site plan options and comparison chart previously submitted to you, please contact me.

Sincerely,

WIEDEL, HUDZIK, RUSS & PHILIPP

A handwritten signature in black ink, appearing to read "James F. Russ, Jr.", with a long, sweeping flourish extending to the right.

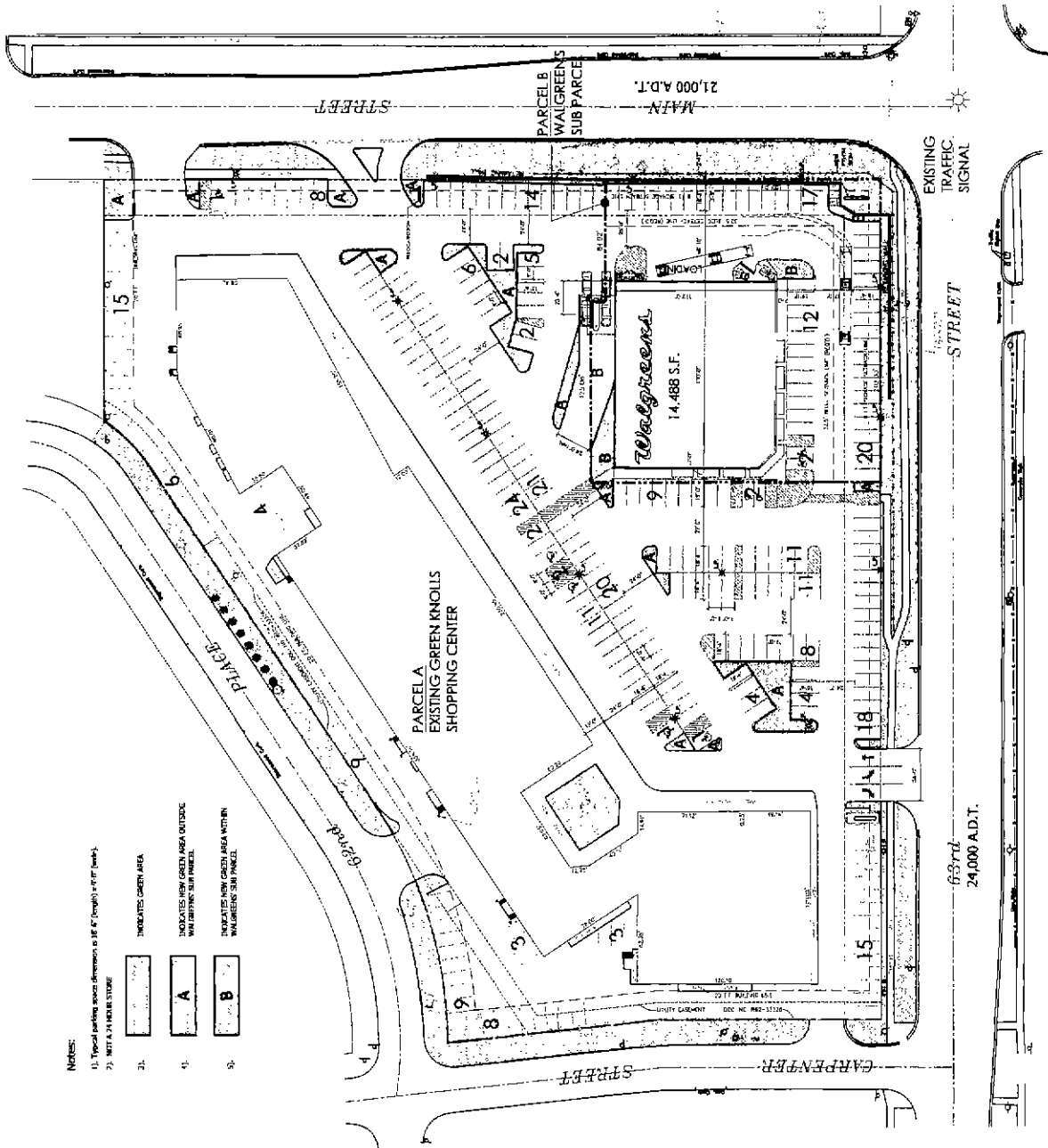
James F. Russ, Jr.

JFR/brd

WALGREENS - 63RD AND MAIN, DOWNERS GROVE, ILLINOIS
 GREENSPACE & PARKING DATA COMPARISON CHART

30-Apr-04

PARCEL A - SHOPPING CENTER	PARCEL A - CONCEPT J PROPOSED	PARCEL A - CONCEPT J3 PROPOSED	PARCEL A - CONCEPT J4 PROPOSED	PARCEL A - CONCEPT J5 PROPOSED
GREENSPACE	21,359.60 S.F. (10%)	10,153.67 S.F. (4.75%)	8,931.38 S.F. (4.18%)	8,944.55 S.F. (4.19%)
PARKING	246 + 7 H.C.	249 + 7 H.C.	252 + 7 H.C.	261 + 9 H.C.
PARCEL B WALGREENS	PARCEL B - CONCEPT J PROPOSED	PARCEL B - CONCEPT J3 PROPOSED	PARCEL B - CONCEPT J4 PROPOSED	PARCEL B - CONCEPT J5 PROPOSED
GREENSPACE	4,111.3 S.F. (10%)	3,591.01 S.F. (8.73%)	2,620.47 S.F. (6.37%)	2,749.78 S.F. (6.69%)
PARKING	49 + 2 H.C.	31 + 2 H.C. (-18)	49 + 2 H.C.	39 + 0 H.C. (-10, -2 H.C.)
TOTAL PARKING	295 + 9 H.C.	280 + 9 H.C.	301 + 9 H.C.	300 + 9 H.C.



- Notes:
1. Typical parking space dimensions: 8' 6" (length) x 4' 6" (width).
2. NOT A 74 HOUR STORE
 3. INDICATES GREEN AREA
 4. INDICATES NEW GREEN AREA OUTSIDE WAIRGREENS SUB PARCEL
 5. INDICATES NEW GREEN AREA WITHIN WALGREENS SUB PARCEL

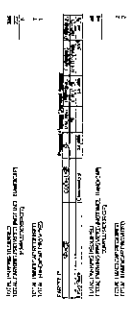
PROPOSED SITE PLAN
CONCEPT 'J-4'

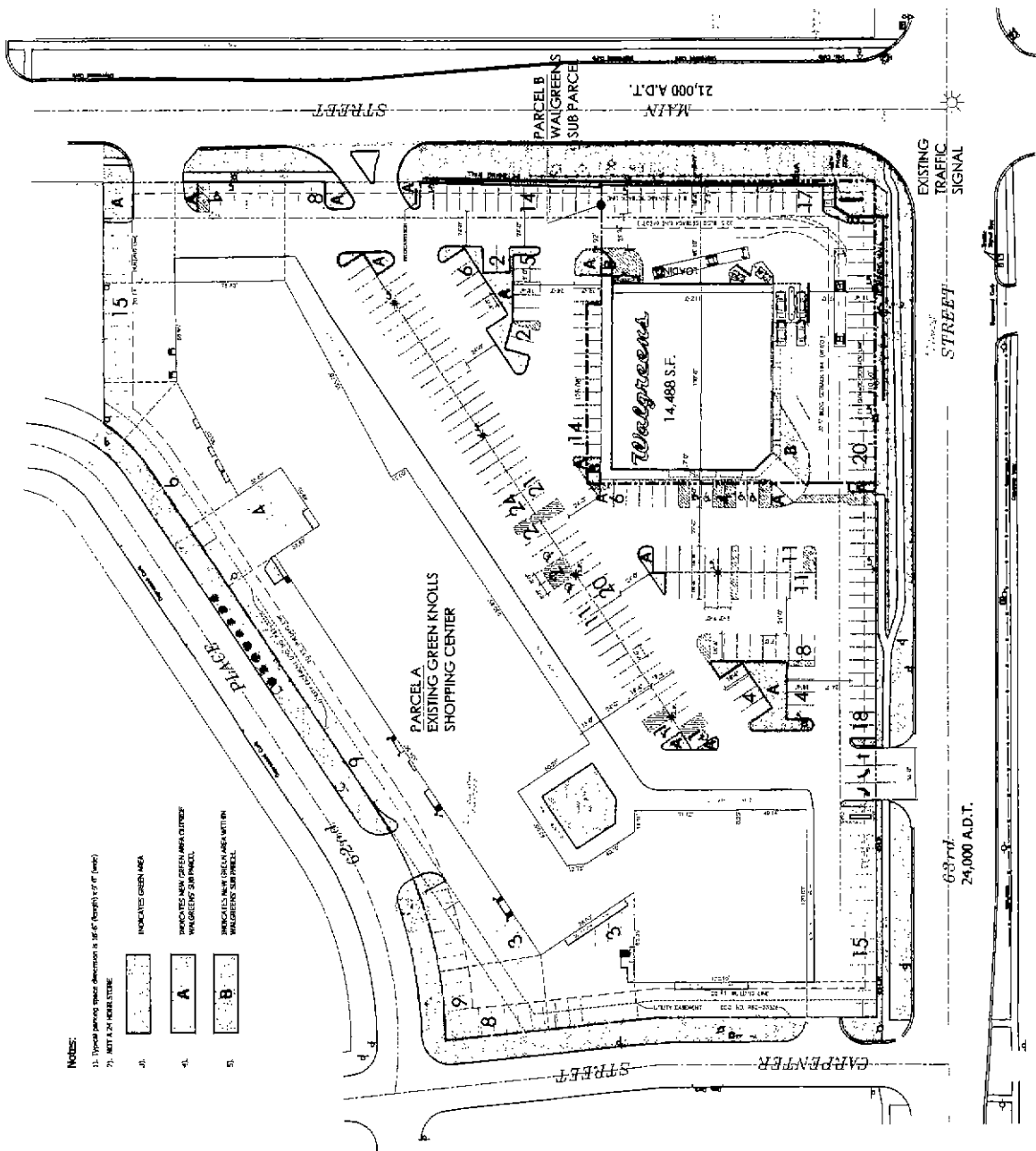
GRAPHIC SCALE
SCALE: 1 INCH = 30 FEET

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- NOTES:**
1. Typical parking space dimension is 16' 0" (length) x 9' 0" (width)
 2. NOT A 24 HOUR STORE
 3. INDICATES GREEN AREA
 4. INDICATES NEW GREEN AREA CLOSER TO WALGREEN'S SUBPANEL
 5. INDICATES NEW GREEN AREA WITH IN WALGREEN'S SUBPANEL



PROPOSED SITE PLAN
CONCEPT 'J'-5'

GRAPHIC SCALE
SCALE: 1 INCH = 30 FEET

NO.	REVISION	DATE	BY	CHKD.	DESCRIPTION
1	ISSUED FOR PERMITS	10/14/03	JM	MS	REVISED TO REFLECT PERMIT REQUIREMENTS
2	ISSUED FOR PERMITS	12/15/03	JM	MS	REVISED TO REFLECT PERMIT REQUIREMENTS
3	ISSUED FOR PERMITS	01/22/04	JM	MS	REVISED TO REFLECT PERMIT REQUIREMENTS
4	ISSUED FOR PERMITS	01/20/04	JM	MS	REVISED TO REFLECT PERMIT REQUIREMENTS
5	ISSUED FOR PERMITS	01/20/04	JM	MS	REVISED TO REFLECT PERMIT REQUIREMENTS

NO.	REVISION	DATE	BY	CHKD.	DESCRIPTION
1	ISSUED FOR PERMITS	10/14/03	JM	MS	REVISED TO REFLECT PERMIT REQUIREMENTS
2	ISSUED FOR PERMITS	12/15/03	JM	MS	REVISED TO REFLECT PERMIT REQUIREMENTS
3	ISSUED FOR PERMITS	01/22/04	JM	MS	REVISED TO REFLECT PERMIT REQUIREMENTS
4	ISSUED FOR PERMITS	01/20/04	JM	MS	REVISED TO REFLECT PERMIT REQUIREMENTS
5	ISSUED FOR PERMITS	01/20/04	JM	MS	REVISED TO REFLECT PERMIT REQUIREMENTS

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3	ISSUED FOR PERMITS	01/22/04	JM	MS	REVISED TO REFLECT PERMIT REQUIREMENTS
4	ISSUED FOR PERMITS	01/20/04	JM	MS	REVISED TO REFLECT PERMIT REQUIREMENTS
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2	ISSUED FOR PERMITS	12/15/03	JM	MS	REVISED TO REFLECT PERMIT REQUIREMENTS
3	ISSUED FOR PERMITS	01/22/04	JM	MS	REVISED TO REFLECT PERMIT REQUIREMENTS
4	ISSUED FOR PERMITS	01/20/04	JM	MS	REVISED TO REFLECT PERMIT REQUIREMENTS
5	ISSUED FOR PERMITS	01/20/04	JM	MS	REVISED TO REFLECT PERMIT REQUIREMENTS