

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
MAY 22, 2007 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Final Planned Development, Final Plat of Subdivision, and Special Use – Green Knolls Shopping Center, Main Street and 63 rd Street	<ul style="list-style-type: none"> ✓ Resolutions ✓ Ordinance Motion Discussion Only 	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared for the Green Knolls Shopping Center Planned Development to construct a new Walgreens building and two new commercial buildings with a Zoning Variation for Common Open Space, and a Special Use Ordinance for a drive-up window at the Walgreens building. A resolution for a final Plat of Subdivision has been prepared to re-subdivide the two existing parcels into three new parcels.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2006-2011 identified *Vibrant Major Commercial Corridors*. Supporting these goals are the objectives *More Attractive Commercial Development*, *Upgraded Existing and Aged Commercial Buildings* and *More Contribution to Local Economy*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the June 5, 2007 active agenda.

BACKGROUND

The site, located at the northwest corner of the Main Street and 63rd Street intersection, is surrounded by residential uses on the north and west sides, commercial and residential uses on the south side and commercial uses (including Jewel-Osco store) on the east side. There are two existing parcels on site; the larger westerly parcel is currently occupied by the Green Knolls Shopping Center, which was developed in the early 1960s; and the easterly parcel, currently vacant and previously occupied by the Lonestar Steakhouse restaurant, which was destroyed by fire in April of 2000. The site has been vacant since the former restaurant was demolished after the fire.

The development proposal calls for a creation of a new Planned Development on the entire site with a re-subdivision of the two existing parcels into three. The plat of Subdivision will include ingress and egress easements as well as shared parking provisions to all subsequent owners, tenants and visitors of the site. Parcel 1 will contain the existing Green Knolls Shopping center building and a new 10,569 square foot commercial building along 63rd Street. Parcel 2 will contain a new 14,746 square foot Walgreens building, with a drive-up window, which will replace the 15,390 square foot easterly portion of the existing shopping center. Parcel 3 will contain a future 4,093 square foot commercial building along Main Street, but will

temporarily be paved and used for parking purposes. The final site plan and building plans for the new commercial building on parcel 3 shall be presented to Village Council for approval prior to issuance of a building permit. All new buildings on site will have front doors facing the interior of the site.

The site characteristics are summarized in the table below:

Green Knolls Shopping Center	Required	Proposed
Height-Walgreens Building	60' max.	37'
Height-New Commercial Building along 63 rd Street	60' max.	21.5'
<i>Building Setbacks:</i>		
Walgreens Building-from Main Street	28'	68'-4"
Parcel 3 Building - from Main Street	25'	29'
New Commercial Building from 63 rd Street	25'	30'
Walgreens Building from 62 nd Place	28'	54'
North Side Yard	24'	97'-7"
FAR (total)	.75	.32
Parking (including proposed development on Parcel 3)	256	284
Open Space (total)	15%	9.86%

As part of the petition, the petitioner is requesting a Special Use to construct a new drive-up window on the north side of the proposed Walgreens building. The parking layout on the north side of the Walgreens building will provide a drive-through lane as well as a turn-around lane for vehicles leaving the pick-up window for access to Main Street. The proposed site plan meets all zoning requirements except the common open space/green space. The petitioner is proposing to add new landscape green space for a total of approximately 25,123 square feet, or 9.86 percent. The Open Space variation is summarized in the table below.

Open Space	Site Area	Required	Existing	Provided	Variation Amount
Green Knolls Shopping Center	254,668 sq. ft.	38,200 sq. ft. (15%)	1,800 sq. ft. (0.7%)	25,123 sq. ft. (9.86%)	13,077 sq. ft. (34.2 %)

There are five existing access driveways to the site; two on Main Street and one each on 63rd Street, Carpenter Street and 62nd Place. The petitioner is proposing to eliminate the existing access to 62nd Place, relocate the southern access drive on Main Street approximately 14 feet north of its current location and convert it from a full access drive to a restricted right-turn in and right-turn out only access. Significant engineering improvements will also be undertaken as part of the new development. An underground stormwater detention chamber will be installed to meet stormwater requirements. New easements for water, sanitary sewer, and stormwater will be provided by the petitioner.

The Plan Commission considered the project at their April 2nd, 2007 meeting. A number of residents spoke at the meeting stating concern regarding following items:

1. Light pollution spilling from the existing building to residential properties
2. Noise levels from deliveries to the existing building

3. Aesthetic appearance of the area north of the existing building
4. Traffic circulation, lighting and noise associated with the proposed drive-through lane

Based on public comments, the Plan Commission included following conditions in their recommendation:

1. The existing lighting fixtures behind the shopping center building shall be controlled and redirected away from residential properties.
2. A new 8 foot high, solid, durable fence with no gaps shall be installed and maintained by petitioner along the entire north and northwest property lines.
3. Minimum 6 foot high, rapid growing, evergreen foliage shall be installed by petitioner along the entire 62nd Place right of way, as approved by Village Forester.
4. A new stop sign shall be installed in the northeast portion of the Walgreens parking lot near the northern Main Street access driveway.

The Plan Commission recommended unanimous approval of the proposed development subject to conditions noted in the staff report and conditions added by the Plan Commission. Staff concurs with the Plan Commission recommendation.

ATTACHMENTS

Aerial Map

Ordinances

Resolution

Staff Report with attachments dated April 2, 2007

Draft Minutes of the Plan Commission Hearing dated April 2, 2007



6224 Main Street - Walgreens

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING
ORDINANCE OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS
TO DESIGNATE GREEN KNOLLS SHOPPING CENTER AS
FINAL PLANNED DEVELOPMENT NUMBER 46 WITH A VARIATION**

WHEREAS, the Owners of the property at 6224 Main Street, Downers Grove, IL (PIN 09-17-308-011 & -012); (hereinafter referred to as the "Property" and legally described herein) have requested that such real estate be designated as a Planned Development to be known as Green Knolls Shopping Center Planned Development Number 46 pursuant to the provisions of the Comprehensive Zoning Ordinance of the Village of Downers Grove, as set forth in Chapter 28 of the Downers Grove Municipal Code (hereinafter referred to as the "Zoning Ordinance"); and

WHEREAS, the Owners have also filed a written petition with the Village conforming to the requirements of the Comprehensive Zoning Ordinance and requesting approval of Green Knolls Shopping Center Planned Development site plans consisting of an existing shopping center building and the construction of three new commercial buildings as provided under the Comprehensive Zoning Ordinance; and,

WHEREAS, the Property is zoned "*B-2, General Retail Business District*" under the Downers Grove Zoning Ordinance; and,

WHEREAS, the Plan Commission of the Village of Downers Grove has given the required public notice and has conducted a public hearing respecting a final plan for the Downers Grove Green Knolls Shopping Center Planned Development Number 46 on the Property in accordance with the laws of the State of Illinois and the ordinances of the Village of Downers Grove and has reported its findings and recommendations to the Village Council of the Village of Downers Grove pursuant to the provisions of the Zoning Ordinance; and,

WHEREAS, the Plan Commission recommended that the Property be designated as a Planned Development, with approval of the Green Knolls Shopping Center planned development plans as the documents submitted are consistent with the requirements of the Comprehensive Zoning Ordinance and the character of the planned development; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That the provisions of the preamble are incorporated into this ordinance.

SECTION 2. The following documents are attached hereto and incorporated herein by reference as a part of this ordinance and are hereafter collectively referred to as the "Green Knolls Shopping Center Final Development Plans", all of which are attached hereto as Group Exhibit A and are incorporated by reference:

1. The proposed development shall substantially conform to the staff report dated April 2, 2007; the engineering plans prepared by Intech Consultants, Inc. dated February 21, 2007 and revised on March 16, 2007; the Final Subdivision Plat of Green Knolls Subdivision prepared by Intech Consultants, Inc. dated March 14, 2007; the Exhibit A plan prepared by Intech Consultants, Inc.

dated December 6, 2006 and revised on March 16, 2007; the Lighting Plan prepared by Ruud Lighting dated March 13, 2007; the Landscape plan and architectural plans submitted with this petition, except as such plans may be modified to conform to Village Codes and Ordinances.

2. The final elevation and site plan for the new commercial building on parcel 3 shall be presented to Village Council prior to receiving a building permit.
3. Prior to the issuance of any permits, the following changes shall be made to the plans:
 1. Plans shall indicate the lighting will be directed away from the adjacent residences on the north side of the proposed Walgreens building. No illuminated signage shall be located on the north side of the proposed Walgreens building.
 2. The elevations for the new trash enclosure for the new retail building along 63rd Street shall be provided.
 3. Detailed plans for the retaining wall for the new signage on the corner of 63rd Street and Main Street shall be provided. The sign application shall be submitted for all new signage on site.
 4. The Ingress and Egress Easement/Shared Parking Provisions language on the 'Exhibit A' plat shall be placed on the Plat of Subdivision.
 5. The SERZ ordinance requirements are being utilized for this project, and the detention vault has been designed for the 2-year storm. However, the critical duration 2-year, 50-year and 100-year storm events for both existing and proposed conditions must be submitted showing there are no increases in flow rates between existing and proposed conditions.
 6. The rainfall depths used for each duration and event shall be clearly shown on the hydrograph-routing calculations or modeling.
 7. All building downspouts shall be directed into the storm sewer, and the site re-graded so all proposed improvements drain to the detention vault.
 8. The critical duration 100-year overland flow route shall be indicated on the plans.
 9. The limits of construction appear to be larger than the stated 2.25 acres. A scaleable exhibit shall be provided that shows the limits of construction for all proposed grading and revisions with the limits clearly marked. If the area is larger, then the detention calculations must be revised accordingly.
 10. As the SERZ ordinance criterion is being used along with underground detention, a best management practice (BMP) shall be utilized for the project. A permanent sediment, oil and grease separation chamber is preferred such as Vortechs (any brand is acceptable). The BMP shall be designed for the critical duration, 2-year rainfall event.
 11. The grading plan shall be revised to show proposed grading contours not just proposed spot elevations as currently shown.
 12. Sheet 5 of the engineering plans shall be revised to show the detention vault NWL, HWL and associated storage volume.
 13. The outlet control structure must be revised based on the Village's preferred outlet control structure detail. Please note that the overflow weir may be inside the outlet control structure.
 14. The overflow weir of the detention vault shall be modeled in the hydrograph routing calculations.
 15. On Sheet 5 of the engineering plans, the sediment and erosion control measures shall be shown on the actual plan with an accompanying legend not just listed on the left of the sheet.

16. The storm sewer calculations shall be provided including hydraulic grade line calculations. These shall be based on a 10-year tailwater elevation from the detention vault. Please note that an additional storm sewer will likely be required based on previous comments.
17. The calculations for the curve number and percent imperviousness of the site shall be provided.
18. A delineation of the area tributary to each storm sewer inlet shall be provided on a topographic map.
19. Maintenance access shall be provided for the underground detention system. A minimum of two openings at least 36" in diameter shall be provided with ladders for maintenance access.
20. The HWL of the pond, overflow information and inlet and outlet pipe inverts shall be shown on the outlet control structure detail.
21. The Petitioner shall show document(s) of Evidence of Approval received from the DuPage County DOT regarding the right-in/right-out driveway design off Main Street prior to issuance of a building permit.
22. The '8 foot building line' on the Plat of Subdivision and the 'Exhibit A' plat is incorrect and shall be removed from plans.
23. The window openings shall not be located on the west side of proposed Walgreens building.
24. Plans shall be submitted, along with cut sheets, for a complete automatic sprinkler system for all new buildings.
25. Plans shall be submitted, along with cut sheets, for a complete manual and automatic detection system for all new buildings.
26. A detailed engineer's cost estimate must be prepared for all grading, sediment and erosion control measures, all major and minor stormwater structures including but not limited to storm sewer, BMPs and the detention vault.
27. A maintenance plan shall be drafted for the stormwater infrastructure and accompany the stormwater submittal.
28. As the site is greater than one acre, a submittal to IEPA is required for NPDES Phase II compliance. The Village of Downers Grove shall be copied on correspondence with IEPA regarding the submittal for NPDES Phase II compliance.
29. The domestic water service size shall be changed on the Utility Plan to 1½ inch Type 'K' copper for the Walgreens building.
30. The location of the proposed b-box for Walgreens shall be indicated on the Utility Plan.
31. The location and size of all existing water services to the building that will be demolished shall be labeled on the Utility Plan. All existing water services shall be disconnected at the water main. This requirement shall be listed as a note on the plan.
32. The existing fire hydrant that will be relocated shall be disconnected at the Tee at the water main. A new six inch tap shall be made at the location of the relocated hydrant. These requirements shall be noted on the Utility Plan.
33. Eliminate the six inch 90 degree bend on the proposed six inch fire line to the proposed retail building.
34. The fire hydrant shall be labeled on the Utility Plan as a private hydrant and shall be painted red. Please place a note on the Utility Plan that states: "This Fire Hydrant is private and shall be painted red".
35. Provide more information about the domestic water supply for the two proposed retail buildings. Indicate the size of the proposed water services and proposed b-box locations on the Utility Plan. Each individual unit shall be metered separately, and each unit shall have its own b-box. Indicate the location of the water service connection at the water main.
36. The handicapped Pavement Markings shall be a minimum of 30 inches by 36-inches.

37. The “Dome Stamp” pattern within sidewalks for ADA treatment is NOT acceptable in the Village. The Contractor will be required to provide four-foot x two-foot ceramic tiles (per each location) imbedded in freshly poured concrete fabricated by Detectable Warning Systems, or approved equal.
38. New STOP signs shall be installed at the Main Street access driveways, per the Village standards.
39. The “Walgreens” sign on the east side of the site near Main Street shall be located such that it will not violate the Village’s vertical and horizontal sight line requirements, as described in the Village Standards.
40. The Petitioner is notified that the fine for violation of a handicapped space is \$250.00 in the Village, effective January 1, 2006, and shall be so posted on each installed handicapped sign.
41. The existing lighting fixtures behind the shopping center building shall be controlled and redirected away from residential properties.
42. A new 8 foot high, solid, durable fence with no gaps shall be installed and maintained by petitioner along the entire north and northwest property line.
43. Minimum 6 foot high, rapid growing, evergreen foliage shall be installed by petitioner along the entire 62nd Place right of way, as approved by Village Forester.
44. A new stop sign shall be installed in the northeast portion of the Walgreens parking lot near the northern Main Street access driveway .

SECTION 3. That the Village Council hereby finds as follows:

1. That Planned Development Number 46 meets the requirements of the Comprehensive Zoning Ordinance as follows:
 - a. That the planned development at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
 - b. That the planned development will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
 - c. That the planned development is specifically listed as a special use in the district in which it is to be located.
 - d. That the location and size of the planned development, the nature and intensity of the operation involved in or conducted in connection with said planned development, the size of the subject property in relation to the intensity of uses proposed, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located.
 - e. That the planned development will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood.

- f. That the nature, location, and size of the structures involved with the establishment of the planned development will not impede, substantially hinder, or discourage the development and use of adjacent land and structures in accord with the zoning district in which it is located.
 - g. That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.
 - h. That parking areas shall be of adequate size for that particular planned development, which areas shall be properly located and suitably screened from adjoining residential uses.
 - i. That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.
2. That the proposed Development conforms with the requirements of the Comprehensive Zoning Ordinance.

SECTION 4. The Zoning Ordinance is hereby amended by adding to the Zoning Map the boundaries of the following described real estate and by designating said real estate as a Planned Development under the title and style "Green Knolls Shopping Center Planned Development Number 46" to be stated on the face of said map within the boundaries of the real estate hereinafter described, to wit:

Lot 8 in Block 5 of Jelinek's 2nd Addition to Downers Grove, being a subdivision in the Southwest Quarter of the Southwest Quarter of Section 17, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 27, 1959 as Document 920641 and Certificate of Correction filed May 16, 1962 as Document R62-15037, in DuPage County, Illinois.

Commonly known as 6224 Main Street, Downers Grove, IL 60515 (PIN 09-17-308-012,-011)

SECTION 5. The Green Knolls Shopping Center Final Planned Development Plans be and are hereby approved to permit a Planned Development, subject to the conditions and restrictions contained therein, and subject to the following:

- a. The planned development shall be constructed, maintained and operated in conformance with the Green Knolls Shopping Center Final Planned Development Plans as well as such covenants, conditions and restrictions as may be approved by the Village Council.
- b. The Village shall have the right to review and approve the bylaws, and any changes thereto, to ensure compliance with this Ordinance and applicable laws.
- c. Except as provided herein, the Green Knolls Shopping Center Final Planned Development Number 46 shall be in conformance with all applicable laws of the Village.

SECTION 6. A request for variation from Chapter 28, Section 1612; *Permanent Common Open space*, is hereby granted to allow approval to reduce the open space to 9.861% versus the minimum 15% open space requirement in the B-2 Zoning District.

SECTION 7. The Green Knolls Shopping Center Development Plans as well as all covenants, conditions and restrictions heretofore or hereafter filed in connection with the Green Knolls Shopping Center Planned Development Number 46 shall be deemed to be contractual undertakings and shall be binding upon the applicants therefore, the owners of the land covered by the Green Knolls Shopping Center Planned Development Number 46, and their successors and assigns, and shall limit and control the construction, location, use and operation of all land in the Green Knolls Shopping Center Planned Development Number 46, and improvements and structures to be located thereon.

SECTION 8. That all ordinances or resolutions, or parts thereof, in conflict with the provisions of this ordinance be and are hereby repealed.

SECTION 9. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR
GREEN KNOLLS SHOPPING CENTER**

WHEREAS, the following described property, to wit:

That part of Lot 8 in Block 5 of Jelinek's 2nd Addition to Downers Grove, being a subdivision in the Southwest Quarter of the Southwest Quarter of Section 17, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 27, 1959 as Document 920641 and Certificate of Correction filed May 16, 1962 as Document R62-15037, described as beginning at the northeast corner of said Lot 8 and running thence south 01/33'36" east, along the east line of said Lot 8, said line also being the west right-of-way line of main street, 251.00 feet; thence south 88/26'24" west, 173.39 feet; thence north 35/14'15" west. 45/13 feet; thence north 05/05'32" west, 174.81 feet, to a point on the northerly line of said Lot 8, said point also being on the southerly right-of-way line of 62nd Place; thence north 54/46'13" east, along said southerly line, 12.22 feet, to a point of curve; thence northeasterly along said southerly line, along a curve whose center lies northwesterly and has a radius of 115.32 feet, a distance of 45.01 feet measured, arc (chord bearing norther 43/35'22" east, 44.72 feet, chord), to a point on the north line of said Lot 8, thence north 88/13'04" east, along the north line of said Lot 8, a distance of 167.31 feet, more or less, to the point of beginning, all in DuPage County, Illinois.

Commonly known as 6224 Main Street, Downers Grove, IL 60515 (PIN 09-17-308-012,-011)

(hereinafter referred to as the "Property") is presently zoned in the "*B-2, General Retail Business*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-606(f) of the Zoning Ordinance be granted to allow a drive-up window for a retail pharmacy.

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition and has made its findings and recommendations, all in accordance with the laws of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the

health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That a Special Use of the Property is hereby granted to permit a drive-up window for a retail pharmacy.

SECTION 2. This approval is subject to the following conditions:

1. The proposed development shall substantially conform to the staff report dated April 2nd, 2007; the engineering plans prepared by Intech Consultants, Inc. dated February 21, 2007 and revised on March 16, 2007; the Final Subdivision Plat of Green Knolls Subdivision prepared by Intech Consultants, Inc. dated March 14, 2007; the Exhibit A plan prepared by Intech Consultants, Inc. dated December 6, 2006 and revised on March 16, 2007; the Lighting Plan prepared by Ruud Lighting dated March 13, 2007; the Landscape plan and architectural plans submitted with this petition, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The final elevation and site plan for the new commercial building on parcel 3 shall be presented to Village Council prior to receiving a building permit.
3. Prior to the issuance of construction/site development permits, the following changes shall be made to the plans:
 1. Plans shall indicate the lighting will be directed away from the adjacent residences on the north side of the proposed Walgreens building. No illuminated signage shall be located on the north side of the proposed Walgreens building.
 2. The elevations for the new trash enclosure for the new retail building along 63rd Street shall be provided.
 3. Detailed plans for the retaining wall for the new signage on the corner of 63rd Street and Main Street shall be provided. The sign application shall be submitted for all new signage on site.
 4. The Ingress and Egress Easement/Shared Parking Provisions language on the 'Exhibit A' plat shall be placed on the Plat of Subdivision.
 5. The SERZ ordinance requirements are being utilized for this project, and the detention vault has been designed for the 2-year storm. However, the critical duration 2-year, 50-year and 100-year storm events for both existing and proposed conditions must be submitted showing there are no increases in flow rates between existing and proposed conditions.
 6. The rainfall depths used for each duration and event shall be clearly shown on the hydrograph-routing calculations or modeling.

7. All building downspouts shall be directed into the storm sewer, and the site re-graded so all proposed improvements drain to the detention vault.
8. The critical duration 100-year overland flow route shall be indicated on the plans.
9. The limits of construction appear to be larger than the stated 2.25 acres. A scaleable exhibit shall be provided that shows the limits of construction for all proposed grading and revisions with the limits clearly marked. If the area is larger, then the detention calculations must be revised accordingly.
10. As the SERZ ordinance criterion is being used along with underground detention, a best management practice (BMP) shall be utilized for the project. A permanent sediment, oil and grease separation chamber is preferred such as Vortechs (any brand is acceptable). The BMP shall be designed for the critical duration, 2-year rainfall event.
11. The grading plan shall be revised to show proposed grading contours not just proposed spot elevations as currently shown.
12. Sheet 5 of the engineering plans shall be revised to show the detention vault NWL, HWL and associated storage volume.
13. The outlet control structure must be revised based on the Village's preferred outlet control structure detail. Please note that the overflow weir may be inside the outlet control structure.
14. The overflow weir of the detention vault shall be modeled in the hydrograph routing calculations.
15. On Sheet 5 of the engineering plans, the sediment and erosion control measures shall be shown on the actual plan with an accompanying legend not just listed on the left of the sheet.
16. The storm sewer calculations shall be provided including hydraulic grade line calculations. These shall be based on a 10-year tailwater elevation from the detention vault. Please note that an additional storm sewer will likely be required based on previous comments.
17. The calculations for the curve number and percent imperviousness of the site shall be provided.
18. A delineation of the area tributary to each storm sewer inlet shall be provided on a topographic map.
19. Maintenance access shall be provided for the underground detention system. A minimum of two openings at least 36" in diameter shall be provided with ladders for maintenance access.
20. The HWL of the pond, overflow information and inlet and outlet pipe inverts shall be shown on the outlet control structure detail.
21. The Petitioner shall show document(s) of Evidence of Approval received from the DuPage County DOT regarding the right-in/right-out driveway design off Main Street prior to issuance of a building permit.
22. The '8 foot building line' on the Plat of Subdivision and the 'Exhibit A' plat is incorrect and shall be removed from plans.
23. The window openings shall not be located on the west side of proposed Walgreens building.
24. Plans shall be submitted, along with cut sheets, for a complete automatic sprinkler system for all new buildings.
25. Plans shall be submitted, along with cut sheets, for a complete manual and automatic detection system for all new buildings.
26. A detailed engineer's cost estimate must be prepared for all grading, sediment and erosion control measures, all major and minor stormwater structures including but not limited to storm sewer, BMPs and the detention vault.
27. A maintenance plan shall be drafted for the stormwater infrastructure and accompany the stormwater submittal.
28. As the site is greater than one acre, a submittal to IEPA is required for NPDES Phase II compliance. The Village of Downers Grove shall be copied on correspondence with IEPA

- regarding the submittal for NPDES Phase II compliance.
29. The domestic water service size shall be changed on the Utility Plan to 1½ inch Type ‘K’ copper for the Walgreens building.
 30. The location of the proposed b-box for Walgreens shall be indicated on the Utility Plan.
 31. The location and size of all existing water services to the building that will be demolished shall be labeled on the Utility Plan. All existing water services shall be disconnected at the water main. This requirement shall be listed as a note on the plan.
 32. The existing fire hydrant that will be relocated shall be disconnected at the Tee at the water main. A new six inch tap shall be made at the location of the relocated hydrant. These requirements shall be noted on the Utility Plan.
 33. Eliminate the six inch 90 degree bend on the proposed six inch fire line to the proposed retail building.
 34. The fire hydrant shall be labeled on the Utility Plan as a private hydrant and shall be painted red. Please place a note on the Utility Plan that states: “This Fire Hydrant is private and shall be painted red”.
 35. Provide more information about the domestic water supply for the two proposed retail buildings. Indicate the size of the proposed water services and proposed b-box locations on the Utility Plan. Each individual unit shall be metered separately, and each unit shall have its own b-box. Indicate the location of the water service connection at the water main.
 36. The handicapped Pavement Markings shall be a minimum of 30 inches by 36-inches.
 37. The “Dome Stamp” pattern within sidewalks for ADA treatment is NOT acceptable in the Village. The Contractor will be required to provide four-foot x two-foot ceramic tiles (per each location) imbedded in freshly poured concrete fabricated by Detectable Warning Systems, or approved equal.
 38. New STOP signs shall be installed at the Main Street access driveways, per the Village standards.
 39. The “Walgreens” sign on the east side of the site near Main Street shall be located such that it will not violate the Village’s vertical and horizontal sight line requirements, as described in the Village Standards.
 40. The Petitioner is notified that the fine for violation of a handicapped space is \$250.00 in the Village, effective January 1, 2006, and shall be so posted on each installed handicapped sign.
 41. The existing lighting fixtures behind the shopping center building shall be controlled and redirected away from residential properties.
 42. A new 8 foot high, solid, durable fence with no gaps shall be installed and maintained by petitioner along the entire north and northwest property line.
 43. Minimum 6 foot high, rapid growing, evergreen foliage shall be installed by petitioner along the entire 62nd Place right of way, as approved by Village Forester.
 44. A new stop sign shall be installed in the northeast portion of the Walgreens parking lot near the northern Main Street access driveway .

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk

1\wp8\ord.07\SU-GreenKnolls-PC-06-07

RESOLUTION _____

**A RESOLUTION APPROVING THE FINAL PLAT
OF SUBDIVISION FOR THE GREEN KNOLLS SUBDIVISION**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for Final Plat of Subdivision approval for the Green Knolls Subdivision, located at the Northwest corner of Main and 63rd Streets, commonly known as 6224 Main Street, Downers Grove, Illinois, legally described as follows:

Being a resubdivision of part of the Southwest Quarter of the Southwest Quarter of Section 17, Township 38 North, Range 11 East of the Third Principal Meridian.

Commonly known as 6224 Main Street, Downers Grove, IL 60515 (PIN 09-17-308-012,-011)

WHEREAS, notice has been given and hearing held on April 2, 2007 regarding this plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission has recommended approval of the Final Plat of Subdivision for the Green Knolls Subdivision as requested, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the Final Plat of Subdivision for the Green Knolls Subdivision, be and is hereby approved subject to the following conditions:

1. The proposed development shall substantially conform to the staff report dated April 2, 2007; the engineering plans prepared by Intech Consultants, Inc. dated February 21, 2007 and revised on March 16, 2007; the Final Subdivision Plat of Green Knolls Subdivision prepared by Intech Consultants, Inc. dated March 14, 2007; the Exhibit A plan prepared by Intech Consultants, Inc. dated December 6, 2006 and revised on March 16, 2007; the Lighting Plan prepared by Ruud Lighting dated March 13, 2007; the Landscape plan and architectural plans submitted with this petition, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The final elevation and site plan for the new commercial building on parcel 3 shall be presented to Village Council prior to receiving a building permit.
3. Prior to the issuance of construction/site development permits, the following changes shall be made to the plans:
 1. Plans shall indicate the lighting will be directed away from the adjacent residences on the north side of the proposed Walgreens building. No illuminated signage shall be located on the north side of the proposed Walgreens building.
 2. The elevations for the new trash enclosure for the new retail building along 63rd Street shall be provided.
 3. Detailed plans for the retaining wall for the new signage on the corner of 63rd Street and Main Street shall be provided. The sign application shall be submitted for all new signage on site.
 4. The Ingress and Egress Easement/Shared Parking Provisions language on the 'Exhibit A' plat shall be placed on the Plat of Subdivision.
 5. The SERZ ordinance requirements are being utilized for this project, and the detention vault has been designed for the 2-year storm. However, the critical duration 2-year, 50-year and 100-

- year storm events for both existing and proposed conditions must be submitted showing there are no increases in flow rates between existing and proposed conditions.
6. The rainfall depths used for each duration and event shall be clearly shown on the hydrograph-routing calculations or modeling.
 7. All building downspouts shall be directed into the storm sewer, and the site re-graded so all proposed improvements drain to the detention vault.
 8. The critical duration 100-year overland flow route shall be indicated on the plans.
 9. The limits of construction appear to be larger than the stated 2.25 acres. A scaleable exhibit shall be provided that shows the limits of construction for all proposed grading and revisions with the limits clearly marked. If the area is larger, then the detention calculations must be revised accordingly.
 10. As the SERZ ordinance criterion is being used along with underground detention, a best management practice (BMP) shall be utilized for the project. A permanent sediment, oil and grease separation chamber is preferred such as Vortechs (any brand is acceptable). The BMP shall be designed for the critical duration, 2-year rainfall event.
 11. The grading plan shall be revised to show proposed grading contours not just proposed spot elevations as currently shown.
 12. Sheet 5 of the engineering plans shall be revised to show the detention vault NWL, HWL and associated storage volume.
 13. The outlet control structure must be revised based on the Village's preferred outlet control structure detail. Please note that the overflow weir may be inside the outlet control structure.
 14. The overflow weir of the detention vault shall be modeled in the hydrograph routing calculations.
 15. On Sheet 5 of the engineering plans, the sediment and erosion control measures shall be shown on the actual plan with an accompanying legend not just listed on the left of the sheet.
 16. The storm sewer calculations shall be provided including hydraulic grade line calculations. These shall be based on a 10-year tailwater elevation from the detention vault. Please note that an additional storm sewer will likely be required based on previous comments.
 17. The calculations for the curve number and percent imperviousness of the site shall be provided.
 18. A delineation of the area tributary to each storm sewer inlet shall be provided on a topographic map.
 19. Maintenance access shall be provided for the underground detention system. A minimum of two openings at least 36" in diameter shall be provided with ladders for maintenance access.
 20. The HWL of the pond, overflow information and inlet and outlet pipe inverts shall be shown on the outlet control structure detail.
 21. The Petitioner shall show document(s) of Evidence of Approval received from the DuPage County DOT regarding the right-in/right-out driveway design off Main Street prior to issuance of a building permit.
 22. The '8 foot building line' on the Plat of Subdivision and the 'Exhibit A' plat is incorrect and shall be removed from plans.
 23. The window openings shall not be located on the west side of proposed Walgreens building.
 24. Plans shall be submitted, along with cut sheets, for a complete automatic sprinkler system for all new buildings.
 25. Plans shall be submitted, along with cut sheets, for a complete manual and automatic detection system for all new buildings.
 26. A detailed engineer's cost estimate must be prepared for all grading, sediment and erosion control measures, all major and minor stormwater structures including but not limited to storm sewer, BMPs and the detention vault.
 27. A maintenance plan shall be drafted for the stormwater infrastructure and accompany the stormwater submittal.
 28. As the site is greater than one acre, a submittal to IEPA is required for NPDES Phase II

compliance. The Village of Downers Grove shall be copied on correspondence with IEPA regarding the submittal for NPDES Phase II compliance.

29. The domestic water service size shall be changed on the Utility Plan to 1½ inch Type 'K' copper for the Walgreens building.
30. The location of the proposed b-box for Walgreens shall be indicated on the Utility Plan.
31. The location and size of all existing water services to the building that will be demolished shall be labeled on the Utility Plan. All existing water services shall be disconnected at the water main. This requirement shall be listed as a note on the plan.
32. The existing fire hydrant that will be relocated shall be disconnected at the Tee at the water main. A new six inch tap shall be made at the location of the relocated hydrant. These requirements shall be noted on the Utility Plan.
33. Eliminate the six inch 90 degree bend on the proposed six inch fire line to the proposed retail building.
34. The fire hydrant shall be labeled on the Utility Plan as a private hydrant and shall be painted red. Please place a note on the Utility Plan that states: "This Fire Hydrant is private and shall be painted red".
35. Provide more information about the domestic water supply for the two proposed retail buildings. Indicate the size of the proposed water services and proposed b-box locations on the Utility Plan. Each individual unit shall be metered separately, and each unit shall have its own b-box. Indicate the location of the water service connection at the water main.
36. The handicapped Pavement Markings shall be a minimum of 30 inches by 36-inches.
37. The "Dome Stamp" pattern within sidewalks for ADA treatment is NOT acceptable in the Village. The Contractor will be required to provide four-foot x two-foot ceramic tiles (per each location) imbedded in freshly poured concrete fabricated by Detectable Warning Systems, or approved equal.
38. New STOP signs shall be installed at the Main Street access driveways, per the Village standards.
39. The "Walgreens" sign on the east side of the site near Main Street shall be located such that it will not violate the Village's vertical and horizontal sight line requirements, as described in the Village Standards.
40. The Petitioner is notified that the fine for violation of a handicapped space is \$250.00 in the Village, effective January 1, 2006, and shall be so posted on each installed handicapped sign.
41. The existing lighting fixtures behind the shopping center building shall be controlled and redirected away from residential properties.
42. A new 8 foot high, solid, durable fence with no gaps shall be installed and maintained by petitioner along the entire north and northwest property line.
43. Minimum 6 foot high, rapid growing, evergreen foliage shall be installed by petitioner along the entire 62nd Place right of way, as approved by Village Forester.
44. A new stop sign shall be installed in the northeast portion of the Walgreens parking lot near the northern Main Street access driveway .

BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat.

BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

Mayor

Passed:

Attest: _____

Village Clerk

I:\wp8\res.07\FP-GreenKnolls-PC-06-07



Village of Downers Grove

STAFF REPORT

TO: Plan Commission

HEARING DATE: April 2, 2007

FROM: Department of Community
Development

PREPARED BY: Damir Latinovic
Planner

TITLE

PC-06-07; 6224 Main Street – Green Knolls Shopping Center: The petitioner is requesting 1) Final Planned Development Approval-Green Knolls Shopping Center; 2) Special Use for a Drive-up Window for a Retail Pharmacy; 3) Final Plat of Subdivision; and 4) Open Space Variation for property located at the Northwest corner of Main & 63rd Streets to construct a new Walgreens building and a new commercial building.

APPLICATION/NOTICE: The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER(S): Peter D'Angelo, Lynn & Craig Babcock
c/o Timothy J. McJoynt, Attorney
1131 Warren Avenue
Downers Grove, IL 60515

APPLICANT: Peter D'Angelo
c/o Timothy J. Mcjoynt, Attorney
1131 Warren Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: B-2 – General Retail Business
EXISTING LAND USE: Commercial
PROPERTY SIZE: Approximately 5.84 acres (254,668 square feet)
PINs: 09-17-308-012; 09-17-308-011

SURROUNDING ZONING AND LAND USES:

	ZONING	FUTURE LAND USE
NORTH:	R-5 Two Family Residence R-4 Single Family Residential	Residential (0-6 DU/Acre) Residential (0-6 DU/Acre)
SOUTH:	B-2 General Retail Business R-4 Single Family Residential	Commercial Residential (0-6 DU/Acre)
EAST:	B-2 General Retail Business	Commercial

WEST:	R-5A Townhouse Residence	Residential (0-6 DU/Acre)
	R-4 Single Family Residential	Residential (0-6 DU/Acres)

ANALYSIS

SUBMITTALS

This report is based on the following documents which are on file with the Department of Community Development:

1. Applications/Petitions for Public Hearing
2. Project Summary/Cover Letter
3. Architectural Drawings
4. Engineering Drawings
5. Color Renderings
6. Traffic Evaluation

DESCRIPTION

The subject property is located at the northwest corner of the Main Street and 63rd Street intersection. The site currently consists of two parcels; the larger westerly parcel is currently occupied by the Green Knolls Shopping Center, which was developed in the early 1960s; and the easterly parcel, currently vacant and previously occupied by the Lonestar Steakhouse restaurant, which was destroyed by fire in April of 2000. The site has been vacant since the former restaurant was demolished after the fire.

The development proposal calls for a creation of a new Planned Development on the entire site and a re-subdivision of the two existing parcels into three. Parcel 1 will contain the existing Green Knolls Shopping center and a new 10,569 square foot commercial building along 63rd Street. Parcel 2 will contain a new 14,746 square foot Walgreens building, with a drive-up window, which will replace the 15,390 square foot easterly portion of the existing shopping center. Parcel 3 will contain a future 4,093 square foot commercial building along Main Street, but will temporarily be paved and used for parking purposes. The petitioner is requesting approval of the final Plat of Subdivision and final Planned Development on the site with a Special Use for a drive-up pick-up window, and a Zoning Variation for the open space requirement.

The petitioner presented a petition for a similar type of development on this site to the Plan Commission and Village Council in 2004. After reviewing several different concept plans, Village Council denied the petition on November 16, 2004. The final proposal included a new Walgreens store as the only new building on the site located in the southeast corner of the lot. A key factor contributing to the site's development difficulties is that it is located approximately 18 feet below the grade of the intersection at 63rd and Main Streets. Both 63rd and Main Streets slope upward to meet the grade at the intersection, thus requiring a retaining wall at the east and south property lines of the site. This is considered a significant disadvantage from a retail visibility standpoint and has been a significant obstacle to the site's beneficial redevelopment.

Site Design

The overall site is relatively flat; however, the site's southeast corner is significantly lower than the adjacent street grade at the intersection of 63rd and Main Streets. The total site area is approximately 254,668 square feet (5.84 acres) with a proposed total of 81,619 square feet of floor area. The completed development would have an FAR of .32. The new Walgreens building, located on the north side of the site, will be oriented towards the interior of the site with only the southeast corner of the building abutting the existing shopping center. The proposed drive-up window is located on the north side of the building. The parking lot north of the Walgreens building includes a turn-around isle for access to and from the northern Main Street access drive. The building's new loading dock is located on the northwest corner of the building for rear access and loading.

The new commercial building along 63rd street will also be oriented towards the interior of the shopping center with an exterior that matches the existing building. The 30 foot front yard setback along 63rd Street will be utilized as common open space with a new landscape area. The parcel 3 outlot will temporarily be paved and utilized for parking purposes until the new 4,053 square foot commercial building is constructed. This building will also be oriented along Main Street with additional landscape and parking to be provided on the parcel. With a proposed setback of 29 feet from Main Street, which meets the 25 foot minimum setback requirement, this building’s final location will be determined based on its proposed height.

The site currently has only approximately 1,800 square feet of common open space. The proposed plan calls for a new landscaped area along 63rd Street and Main Street, new landscaped islands, new evergreen trees along the 62nd Place parkway and additional landscape on the northern section of the Main Street parkway. The petitioner is proposing to increase the total green space on site to approximately 15,000 square feet or 5.89%. A minimum of 15% of common open space is required in all business planned developments of which 50% shall be located in the front yard. The petitioner is not renovating the entire shopping center and is unable to meet this requirement. As part of the approval, the petitioner is requesting a zoning variation from the open space requirement.

Buildings

All new buildings will be designed in a manner that aesthetically fits the site. The new Walgreens building, with a maximum height of 37 feet, will include a red brick and concrete block exterior. The petitioner is indicating new green window metal awnings along the east and south elevation. The new retail building along 63rd Street will have a maximum height of 21.5 feet and the same architectural style, including the colonnade and exterior materials, as the existing shopping center building. The exterior of the new commercial building on parcel 3 is not proposed at this time, as the petitioner is searching for the appropriate buyer or tenant. The final elevations and site plan for the new building on parcel 3 will have to be presented to Council prior to receiving a building permit. The construction of all new buildings will have to meet all Village Building and Fire Codes when the project is submitted for permit review.

The bulk characteristics of the development are provided in the table below:

Green Knolls Shopping Center	Required	Proposed
Height-Walgreens Building	60’ max.	37’
Height-New Commercial Building along 63 rd Street	60’ max.	21.5’
Building Setbacks:		
Walgreens Building-from Main Street	28’	68’-4”
Parcel 3 Building-from Main Street	25’	29’
New Commercial Building from 63 rd Street	25’	30’
Walgreens Building from 62 nd Place	28’	54’
North Side Yard	24’	97’-7”
FAR (total)	.75	.32
Parking (total with proposed development on Parcel 3)	256	284
Open Space (total)	15%	5.89%

Access and Parking

There are five access driveways to the site; two on Main Street and one each on 63rd Street, Carpenter Street and 62nd Place. The two driveways on Carpenter Street and 62nd Place primarily provide access to employee parking and loading areas located at the rear (north) of the shopping center. The petitioner is proposing to

eliminate the existing access to 62nd Place. The petitioner will install a new solid wood fence along the entire 62nd Place right of way and replace the existing fence along the north property line abutting the residential area. The petitioner will also plant new evergreen trees along the exterior side of the new fence on the 62nd Place right of way to provide additional buffer for the neighborhood residents.

There are currently two driveways located on Main Street approximately 300 feet and 460 feet north of the intersection of 63rd and Main Streets respectively. The petitioner has proposed to relocate the southern access drive approximately 14 feet north of its current location and convert it from a full access drive to a restricted right-turn in and right-turn out only access. Main Street falls within the County's jurisdiction, and the petitioner will be required to obtain approval from DuPage County. The conversion of this access drive to a right-turn in and right-turn out only access is preferred as the existing access drive presents difficulty for vehicles attempting to merge into the northbound traffic on Main Street due to vehicles queued at the 63rd and Main Street intersection light.

As part of the petition, the petitioner is requesting a Special Use to construct a new drive-up window on the north side of the proposed Walgreens building. The parking lot layout on the north side of the Walgreens building will provide a drive-through lane as well as a turn-around lane for vehicles leaving the pick-up window for easier access to Main Street. This is a preferred location and site layout for a pick-up window as it will separate all vehicles utilizing the drive-up facility from the rest of the shopping center traffic.

Currently there are 344 parking spaces on the site, some of which are not accessible due to debris left over on the site of the former Lonestar Steakhouse restaurant. The petitioner has proposed a total of 284 parking spaces (including 8 handicapped spaces) on site. The 256 parking spaces are required based on existing and proposed uses. This excess parking will be utilized for the future commercial building on Parcel 3 if that site does not provide enough parking spaces to support the new use. The plat of Subdivision will include ingress and egress easements as well as shared parking provisions to all subsequent owners, tenants and visitors of the site.

The petitioner is proposing a new loading dock for the Walgreens building located on the northwest side of the building in the rear of the shopping center. With this addition, the shopping center will have a total of 3 loading docks meeting the zoning requirements while directing all delivery trucks to the rear of the existing shopping center.

COMPLIANCE WITH THE FUTURE LAND USE PLAN

According to the Future Land Use Plan, the subject property is designated for commercial use. The property is zoned B-2 General Retail Business and functions as a neighborhood retail node. The proposed Special Use for a pharmacy drive-up window would compliment existing uses within the shopping center with minimum impact on the parking and access to the site. The proposal is consistent with the intent of the Future Land Use Plan and will not diminish the value of surrounding properties.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned B-2, General Retail Business. The proposed Walgreens retail store is a permitted use in this District. The petitioner is requesting a Special Use to allow a drive-through facility at the Walgreens building. The proposed site plan meets all zoning requirements except the common open space. For a Planned Development in the B-2 Zoning District, the petitioner is required to provide 15 percent (or 38,200 square feet) of common open space on the site. The site currently contains only approximately 1,800 square feet of landscaped green space. The petitioner is proposing to add new green space for a total of approximately 15,000 square feet, or 5.89 percent. The parking lot will include new landscaped islands, and the petitioner is proposing additional landscaped areas on the Main Street and 62nd Place parkways. As part of the approval, the petitioner is requesting a variation from the green space requirement. No other variations from the Zoning Ordinance are required.

Open Space	Site Area	Required	Existing	Provided	Variation Amount
Green Knolls Shopping Center	254,668 sq. ft.	38,200 sq. ft. (15%)	1,800 sq. ft. (0.7%)	15,000 sq. ft. (5.89%)	60.7 %

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

The proposed development conforms to all aspects of the Subdivision Ordinance, and no exceptions are being requested by the petitioner. The three proposed parcels meet the minimum lot dimension requirements. The petitioner will not be required to pay donations to the School and Park Districts as no dwelling units will be constructed.

COMPLIANCE WITH THE SIGN ORDINANCE

As part of the shopping center renovation, the petitioner will replace some existing signage on the site. All new signage will be required to comply with the Sign Ordinance and will be reviewed at the time of sign application.

COMPLIANCE WITH THE OGDEN AVENUE MASTER PLAN

This section is not applicable.

ENGINEERING/PUBLIC IMPROVEMENTS

As part of the shopping center renovation, improvements to the water, sanitary and stormwater utilities are proposed. The petitioner is proposing to install an underground storm water detention chamber. The chamber will discharge into the existing storm sewer line that runs underneath the existing building on site and connects to the storm sewer on 62nd Place. This storm sewer line will be televised and inspected to determine if its condition will sufficiently serve the new development. If it is determined that the condition of the existing storm sewer line is not satisfactory, the new storm sewer line will be installed and routed around the existing buildings on the site.

As part of these utility improvements, the petitioner will provide the Village with new water, sanitary and stormwater easements. The development will conform to all Village's stormwater management ordinance requirements.

PUBLIC SAFETY REQUIREMENTS

The petitioner is proposing to remove the access drive on 62nd place and limit the south access drive off of Main street to right-in and right-out access only. However, the site will preserve good access to the existing and all new buildings. The Fire Prevention Division of the Fire Department has stated all new buildings shall be required to provide a complete automatic sprinkler system, and a complete manual and automatic detection system. The project will be reviewed again prior to issuance of the building permit and will have to meet all Village Life Safety and Fire Codes.

NEIGHBORHOOD COMMENT

Staff spoke to a couple of neighborhood residents. Both residents supported the new plans and feel this development will have a positive impact on the existing shopping center. They expressed general concern regarding lighting on the north side of the proposed Walgreens building and a potential nuisance the drive-through could have to the neighbors north of the site. One resident stated a new wood fence on the north side of the property would improve the impact of the development on the neighbors, and pointed out the residents would not be in favor of the sign variation if the petitioner requests one.

FINDINGS OF FACT

The standards for approval of a Planned Development and standards for granting a Special Use and Variation from the Zoning Ordinance are listed below. The petitioner has outlined the proposal in the attached project summary and will address it further at the public hearing. Staff believes the proposed development is

compatible with the surrounding area and will not have an adverse impact on the existing development or the existing trend of development in the neighborhood.

28.1607 Standards for Approval of Planned Developments

The Plan Commission may recommend a planned development designation, plan or amendment based upon the following findings:

- (1) The extent to which the planned development meets the standards of this Article.*
- (2) The extent to which the planned development departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, and the reasons why such departures are deemed to be in the public interest.*
- (3) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.*
- (4) Conformity with the planning objectives of the Village.*

The Village Council may authorize a planned development designation, plan or amendment with findings such as, but not limited to, the following:

- (1) That the planned development at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (2) That the planned development will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*
- (3) That the planned development is specifically listed as a special use in the district in which it is to be located.*
- (4) That the location and size of the planned development, the nature and intensity of the operation involved in or conducted in connection with said planned development, the size of the subject property in relation to the intensity of uses proposed, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located.*
- (5) That the planned development will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood.*
- (6) That the nature, location, and size of the structures involved with the establishment of the planned development will not impede, substantially hinder, or discourage the development and use of adjacent land and structures in accord with the zoning district in which it is located.*
- (7) That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.*
- (8) That parking areas shall be of adequate size for that particular planned development, which areas shall be properly located and suitably screened from adjoining residential uses.*
- (9) That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.*

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

- (a) *That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (b) *That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*
- (c) *That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*
- (d) *That it is one of the special uses specifically listed for the district in which it is to be located.*

28.1803 Standards for Granting a Variation:

A variation shall be permitted only if the Board finds that it is in harmony with the general provisions and interests of this Zoning Ordinance and that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of this Zoning Ordinance. In its consideration of the standards of practical difficulties or particular hardship, the Board shall require evidence that:

- (1) *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.*
- (2) *The plight of the owner is due to unique circumstances.*
- (3) *The variation, if granted, will not alter the essential character of the locality.*
- (4) *That the particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.*
- (5) *That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.*
- (6) *That the alleged difficulty or hardship has not resulted from the actions of the owner.*
- (7) *That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.*
- (8) *That the proposed variation will not alter the land use characteristics of the district.*
- (9) *That the granting of the variation requested will not confer on the owner any special privilege that is denied by this Zoning Ordinance to other lands or structures in the same district.*

RECOMMENDATIONS

The proposed planned development and subdivision are compatible with the surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that the Plan Commission forward a positive recommendation of the proposed subdivision and final planned development-Green Knolls Shopping Center with Special Use for drive-up pick-up window and a Zoning Variation from the open space requirement to the Village Council, subject to the following conditions:

- 1. The proposed development shall substantially conform to the staff report dated April 2nd, 2007; the engineering plans prepared by Intech Consultants, Inc. dated February 21, 2007 and revised on March 16, 2007; the Final Subdivision Plat of Green Knolls Subdivision prepared by Intech Consultants, Inc. dated March 14, 2007; the Exhibit A plan prepared by Intech Consultants, Inc. dated December 6, 2006 and revised on March 16, 2007; the Lighting Plan prepared by Ruud Lighting dated march 13, 2007; the Landscape plan and architectural plans submitted with this petition, except as such plans may be modified to conform to Village Codes and Ordinances.
- 2. The final elevation and site plan for the new commercial building on parcel 3 shall be presented to Village Council prior to receiving a building permit.
- 3. Prior to the issuance of construction/site development permits, the following changes shall be made to the

plans:

1. Plans shall indicate the lighting will be directed away from the adjacent residences on the north side of the proposed Walgreens building. No illuminated signage shall be located on the north side of the proposed Walgreens building.
2. The elevations for the new trash enclosure for the new retail building along 63rd Street shall be provided.
3. A new six foot solid wood fence along the entire northern property line abutting the 62nd Place right of way shall be provided.
4. Detailed plans for the retaining wall for the new signage on the corner of 63rd Street and Main Street shall be provided. The sign application shall be submitted for all new signage on site.
5. The Ingress and Egress Easement/Shared Parking Provisions language on the 'Exhibit A' plat shall be placed on the Plat of Subdivision.
6. The SERZ ordinance requirements are being utilized for this project, and the detention vault has been designed for the 2-year storm. However, the critical duration 2-year, 50-year and 100-year storm events for both existing and proposed conditions must be submitted showing there are no increases in flow rates between existing and proposed conditions.
7. The rainfall depths used for each duration and event shall be clearly shown on the hydrograph-routing calculations or modeling.
8. All building downspouts shall be directed into the storm sewer, and the site re-graded so all proposed improvements drain to the detention vault.
9. The critical duration 100-year overland flow route shall be indicated on the plans.
10. The limits of construction appear to be larger than the stated 2.25 acres. A scaleable exhibit shall be provided that shows the limits of construction for all proposed grading and revisions with the limits clearly marked. If the area is larger, then the detention calculations must be revised accordingly.
11. As the SERZ ordinance criterion is being used along with underground detention, a best management practice (BMP) shall be utilized for the project. A permanent sediment, oil and grease separation chamber is preferred such as Vortechs (any brand is acceptable). The BMP shall be designed for the critical duration, 2-year rainfall event.
12. The grading plan shall be revised to show proposed grading contours not just proposed spot elevations as currently shown.
13. Sheet 5 of the engineering plans shall be revised to show the detention vault NWL, HWL and associated storage volume.
14. The outlet control structure must be revised based on the Village's preferred outlet control structure detail. Please note that the overflow weir may be inside the outlet control structure.
15. The overflow weir of the detention vault shall be modeled in the hydrograph routing calculations.
16. On Sheet 5 of the engineering plans, the sediment and erosion control measures shall be shown on the actual plan with an accompanying legend not just listed on the left of the sheet.
17. The storm sewer calculations shall be provided including hydraulic grade line calculations. These shall be based on a 10-year tailwater elevation from the detention vault. Please note that an additional storm sewer will likely be required based on previous comments.
18. The calculations for the curve number and percent imperviousness of the site shall be provided.
19. A delineation of the area tributary to each storm sewer inlet shall be provided on a topographic map.
20. Maintenance access shall be provided for the underground detention system. A minimum of two openings at least 36" in diameter shall be provided with ladders for maintenance access.

21. The HWL of the pond, overflow information and inlet and outlet pipe inverts shall be shown on the outlet control structure detail.
22. The Petitioner shall show document(s) of Evidence of Approval received from the DuPage County DOT regarding the right-in/right-out driveway design off Main Street prior to issuance of a building permit.
23. The '8 foot building line' on the Plat of Subdivision and the 'Exhibit A' plat is incorrect and shall be removed from plans.
24. The window openings shall not be located on the west side of proposed Walgreens building.
25. Plans shall be submitted, along with cut sheets, for a complete automatic sprinkler system for all new buildings.
26. Plans shall be submitted, along with cut sheets, for a complete manual and automatic detection system for all new buildings.
27. A detailed engineer's cost estimate must be prepared for all grading, sediment and erosion control measures, all major and minor stormwater structures including but not limited to storm sewer, BMPs and the detention vault.
28. A maintenance plan shall be drafted for the stormwater infrastructure and accompany the stormwater submittal.
29. As the site is greater than one acre, a submittal to IEPA is required for NPDES Phase II compliance. The Village of Downers Grove shall be copied on correspondence with IEPA regarding the submittal for NPDES Phase II compliance.
30. The domestic water service size shall be changed on the Utility Plan to 1½ inch Type 'K' copper for the Walgreens building.
31. The location of the proposed b-box for Walgreens shall be indicated on the Utility Plan.
32. The location and size of all existing water services to the building that will be demolished shall be labeled on the Utility Plan. All existing water services shall be disconnected at the water main. This requirement shall be listed as a note on the plan.
33. The existing fire hydrant that will be relocated shall be disconnected at the Tee at the water main. A new six inch tap shall be made at the location of the relocated hydrant. These requirements shall be noted on the Utility Plan.
34. Eliminate the six inch 90 degree bend on the proposed six inch fire line to the proposed retail building.
35. The fire hydrant shall be labeled on the Utility Plan as a private hydrant and shall be painted red. Please place a note on the Utility Plan that states: "This Fire Hydrant is private and shall be painted red".
36. Provide more information about the domestic water supply for the two proposed retail buildings. Indicate the size of the proposed water services and proposed b-box locations on the Utility Plan. Each individual unit shall be metered separately, and each unit shall have its own b-box. Indicate the location of the water service connection at the water main.
37. The handicapped Pavement Markings shall be a minimum of 30 inches by 36-inches.
38. The "Dome Stamp" pattern within sidewalks for ADA treatment is NOT acceptable in the Village. The Contractor will be required to provide four-foot x two-foot ceramic tiles (per each location) imbedded in freshly poured concrete fabricated by Detectable Warning Systems, or approved equal.
39. New STOP signs shall be installed at the Main Street access driveways, per the Village standards.

40. The “Walgreens” sign on the east side of the site near Main Street shall be located such that it will not violate the Village’s vertical and horizontal sight line requirements, as described in the Village Standards.
41. The Petitioner is notified that the fine for violation of a handicapped space is \$250.00 in the Village, effective January 1, 2006, and shall be so posted on each installed handicapped sign.

Staff Report Approved By:

Don Scheidler
Interim Community Development Director

DS:dl
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2007 PC Petition Files\PC-06-07 6224 MAIN WALGREENS

McJOYNT & KRISTUFEK, P.C.
ATTORNEYS AT LAW

1131 Warren Ave. • P.O. Box 675
Downers Grove, Illinois 60515-0675

Timothy J. McJoynt
Lynne C. Kristufek

Mary Coffey
Ron A. Cohen
of counsel

January 30, 2007

VOICE
(630) 971-0100
FAX
(630) 960-0263
E-MAIL
Legal@McJoyntlaw.com

Mr. Damir Latinovic
Village Planner
Village of Downers Grove
801 Burlington
Downers Grove, IL 60515

RE: Zoning matter - 6224 S. Main Street

Dear Mr. Latinovic:

It is my understanding that all documents have now been submitted for the above captioned property in relation to the re-development of same. Those documents would include Petition, Proof of Ownership, Application Fees, Survey, Certificate of Adjoining Property Owners, Final Plat proposed, Plan Sets, Color Renderings, Traffic Study, and Water/Engineering Report. Please advise at once if there is anything else you need at that this time, other than the Narrative Overview, which follows in this correspondence.

As you know from reviewing the Plat, the new proposal is to remove a portion of the existing building and erect a new pad for a Walgreens store which is currently under lease. As you also know, the Plat includes dividing the entire parcel into three parcels with three separate permanent index numbers but a joint usage of same as indicated in the plans.

Additional expected documentation will be a parking agreement amongst the three parcels to satisfy all parking requirements for all buildings existing and proposed. The plan unit development is proposed with the three parcels what also would be considered by the Village cumulatively with regards to any green space requirements, and the like.

As you can see from the Petition, we are also requesting a special use permit with regards to the drive-thru aspect of the Walgreens facility, with the accompanying traffic study.

Improvements to the current site clearly will be besides the aesthetic value, better traffic pattern in and out with regards to Main Street, and removal of traffic availability to the North of the property in the residential areas.

As you know the owners/developers have just acquired the ability to purchase the Lone Star parcel which is the third parcel in the Plat of Subdivision and that closing is anticipated in the very

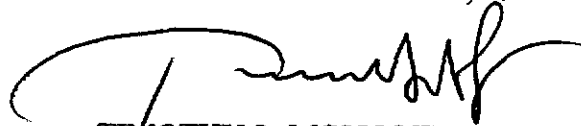
near future and because of that acquisition, the owner/developer is in a better position to present to the Village a complete plan involving the entire site, and not just a portion of same as previously considered. We think that is also the best and highest use of this parcel and property.

Plans include request for variance of green space, although that is the only substantive variance we are requesting with regards to this entire plan.

Please advise when we can be scheduled for hearing before the Plan Commission to request permission to proceed with this development. Thank you for your cooperation in advance.

Very truly yours,

MCJOYNT & KRISTUFEK, P.C.



TIMOTHY J. MCJOYNT

TJM:ser

cc: Jeff Mueller
Peter D'Angelo
Lynn Babcock



6224 Main Street - Walgreens

FINAL SUBDIVISION PLAT OF GREEN KNOLLS SUBDIVISION

BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.L.N. NUMBER: 08-17-308-011
08-17-308-012

IN ACCORDANCE WITH ILL. REV. STAT. 1981 CH. 126, PAR. 2, THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY:
NAME: _____
ADDRESS: _____

ABBREVIATION	
N	NORTH
S	SOUTH
E	EAST
W	WEST
R	RADIUS

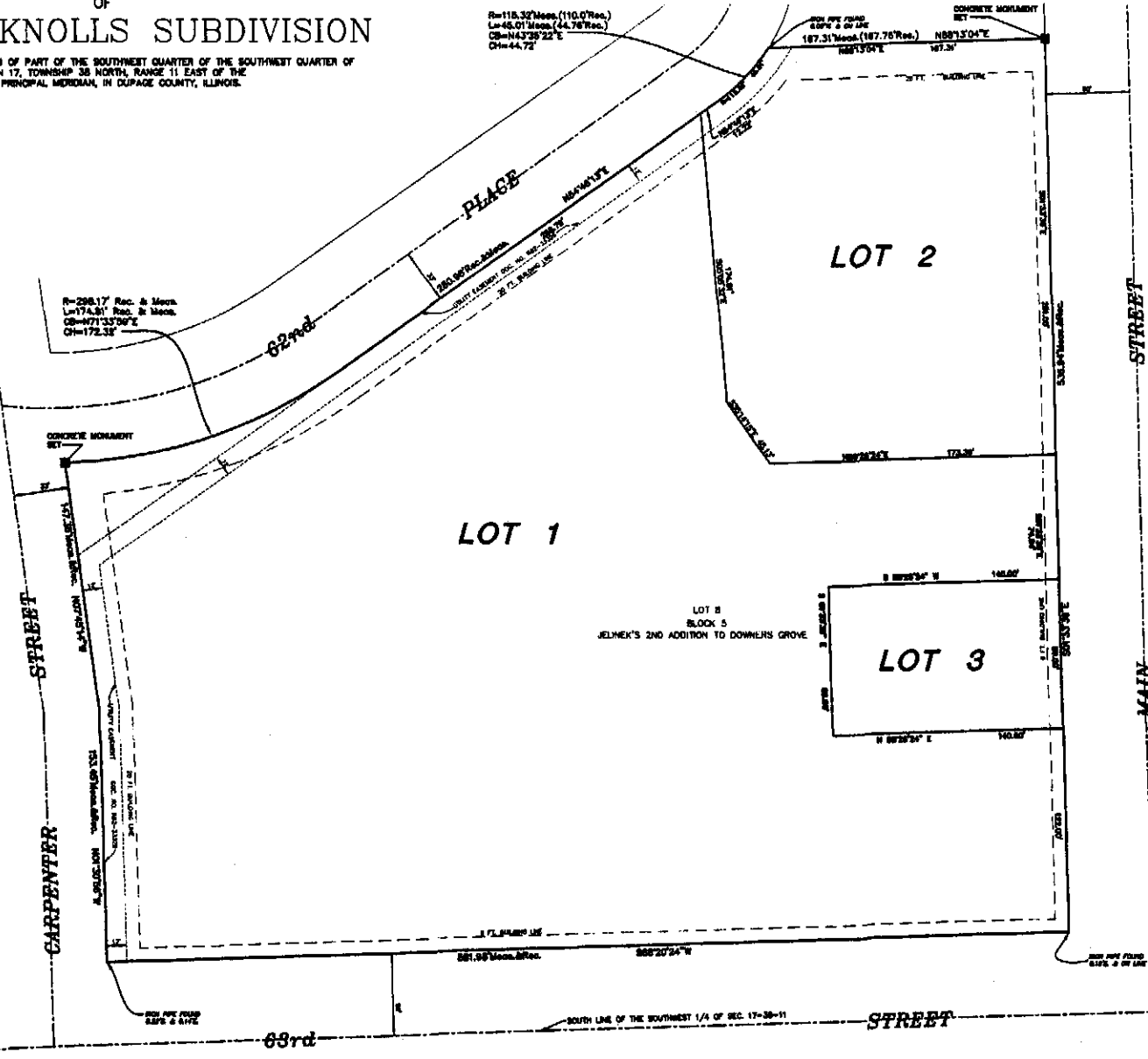
LEGEND	
---	LOT LINE
---	RIGHT OF WAY
---	BOUNDARY
---	EASEMENT
---	CENTERLINE
○	CONC. MONUMENT
---	BUILDING LINE

LOT AREA SUMMARY		
LOT #	AREA	
1	192,738 S.F.	4.461 ACRES
2	48,480 S.F.	1.110 ACRES
3	14,460 S.F.	0.328 ACRES
TOTAL AREA BY SUBDIVISION		254,738 S.F. = 5.897 ACRES

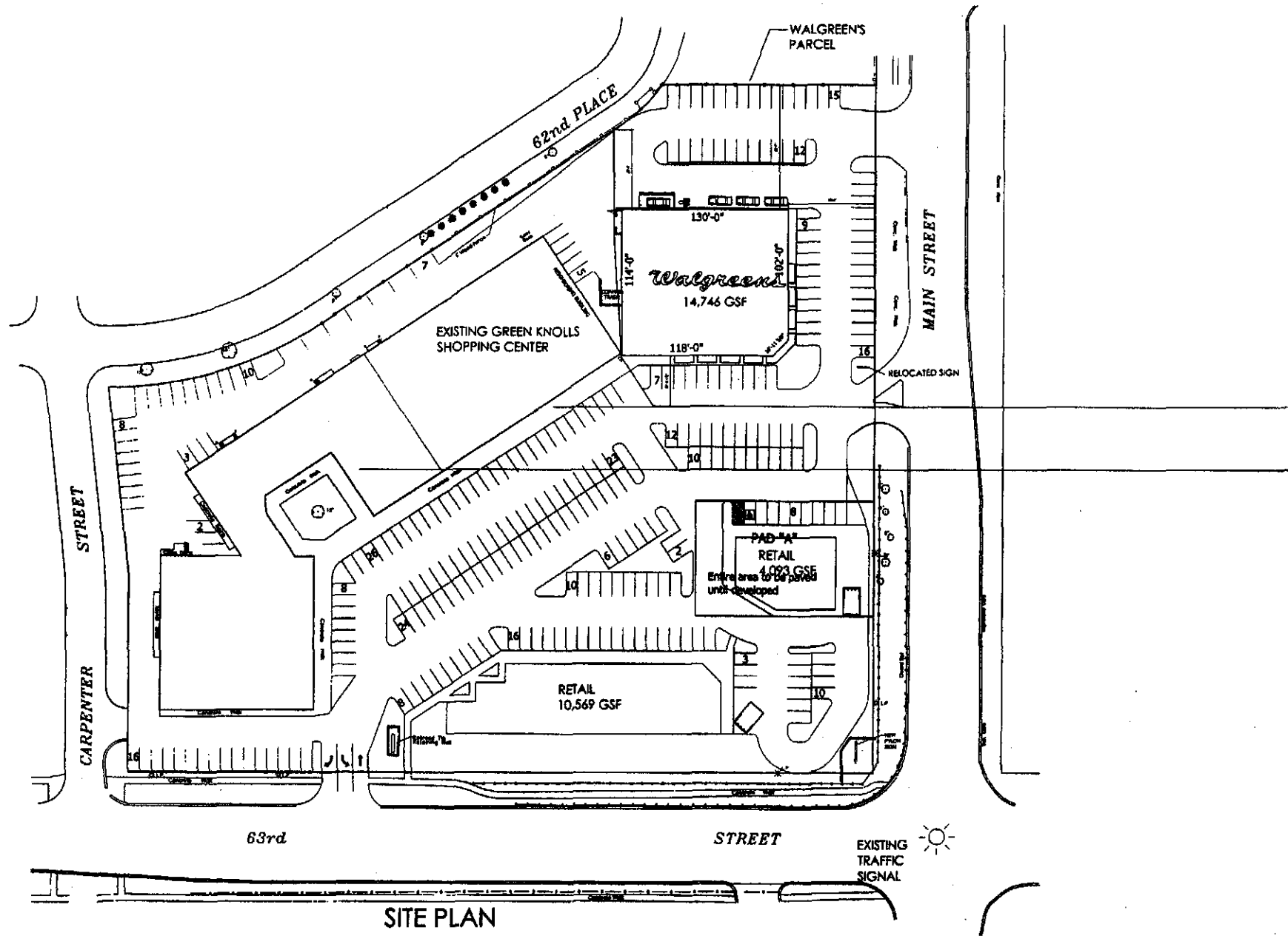
NOTE:
BUILDING SETBACK LINES WERE ESTABLISHED BY DECREE NO. 182-18037 RECORDED MAY 18, 1982.

- NOTES:
1. MONUMENTS ARE AT ALL LOT CORNERS.
 2. ALL DIMENSIONS ARE HEREBY GIVEN UNLESS OTHERWISE NOTED.
 3. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO EASEMENTS AS SET FORTH BY PREVIOUS STATEMENT ON SHEET 2 OF 2 FOR DRIVING, SEWER AND CATCHMENT.
 4. ALL MEASUREMENTS AND DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 5. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DIMENSIONS.

SCALE: 1" = 30'



BITECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
8415 WALNUT AVE. DOWNERS GROVE, IL (630) 964-5858

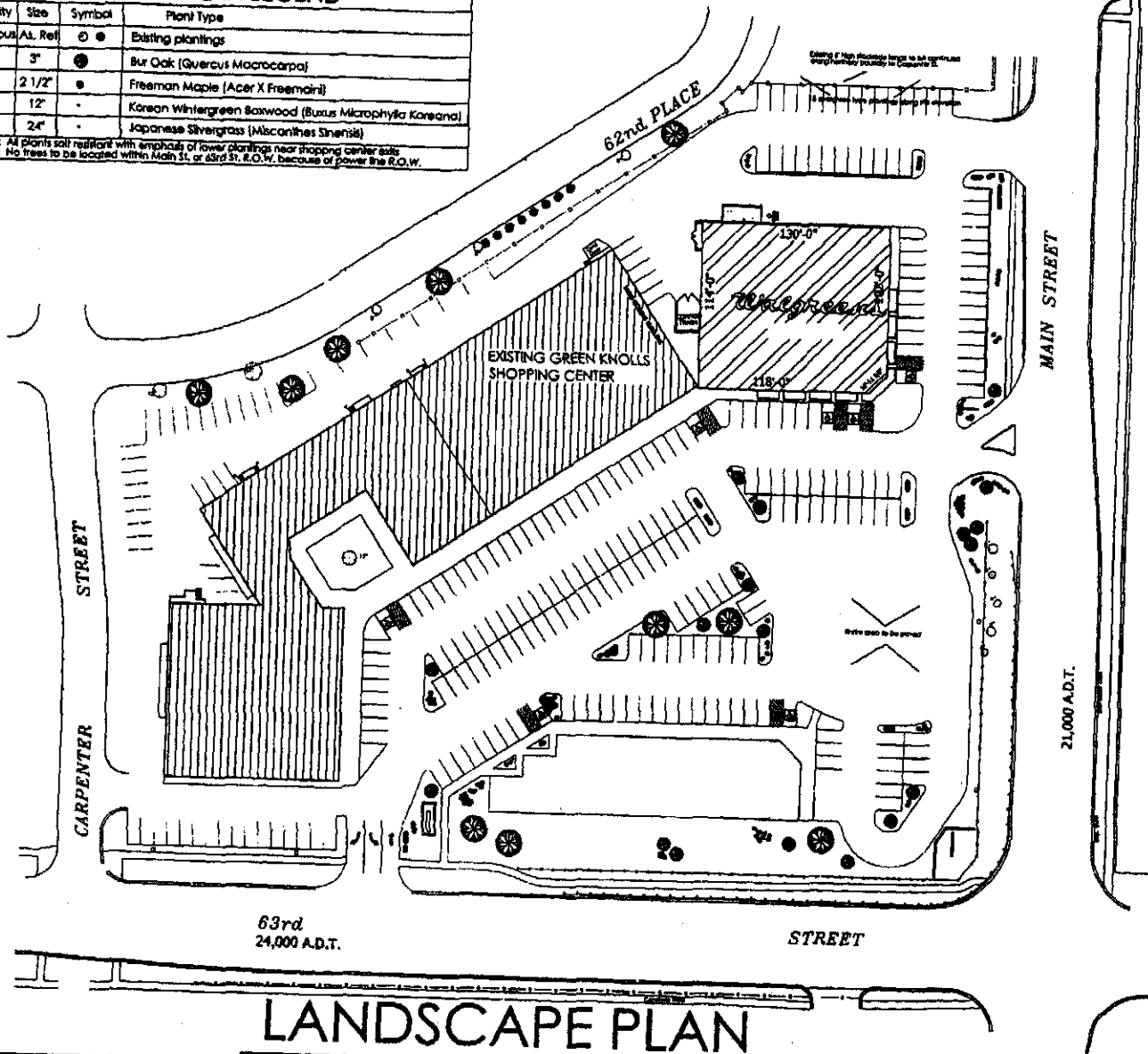


SITE PLAN

LANDSCAPE PLAN LEGEND

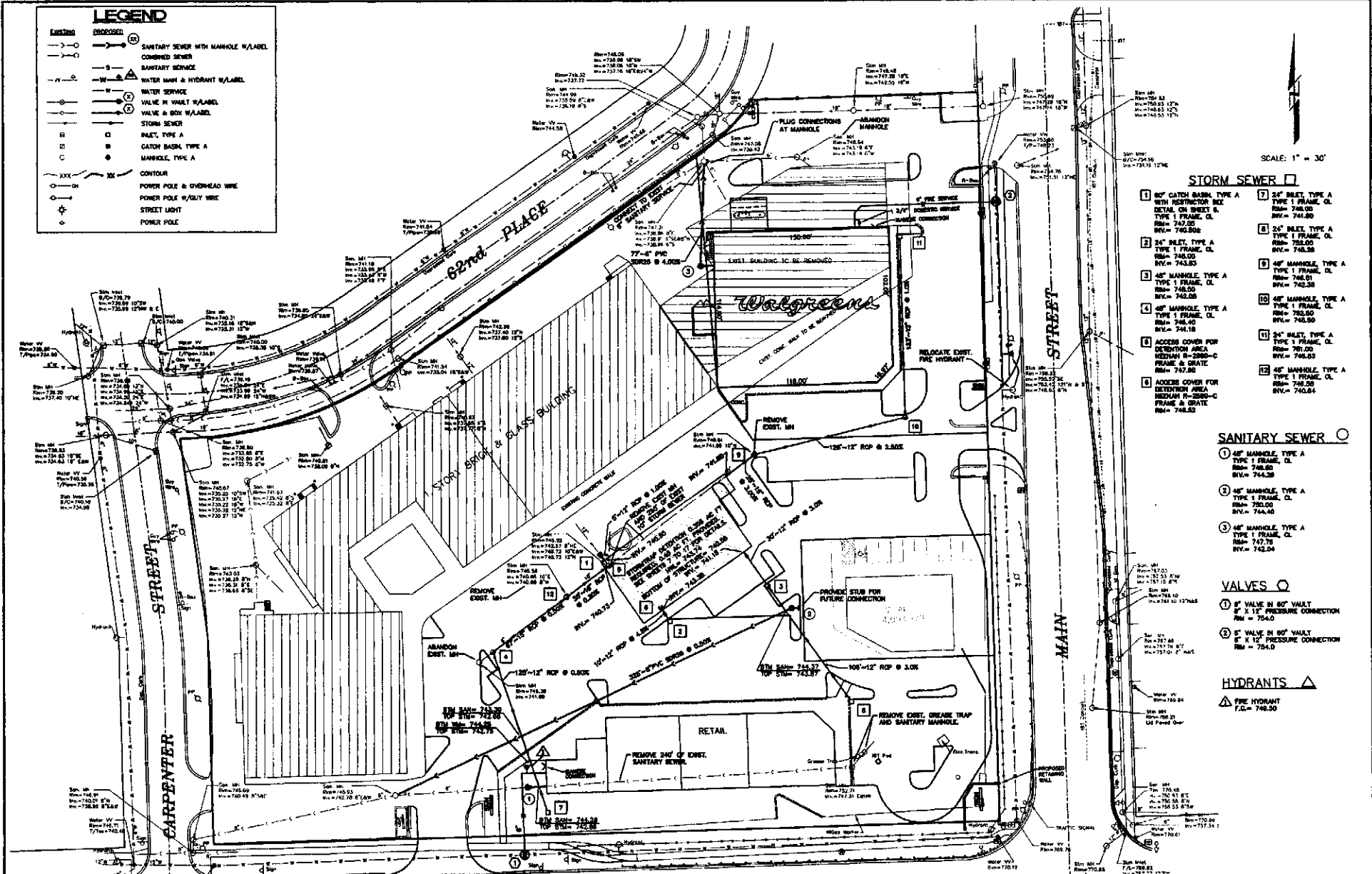
Quantity	Size	Symbol	Plant Type
Numerous	As. Ref.	⊙ ●	Existing plantings
10	3"	●	Bur Oak (<i>Quercus Macrocarpa</i>)
12	2 1/2"	●	Freeman Maple (<i>Acer X Freemanii</i>)
74	12"	•	Korean Wintergreen Boxwood (<i>Buxus Microphylla Koreana</i>)
98	2"	•	Japanese Silvergrass (<i>Isachne Sinesis</i>)

Note: All plants salt resistant with emphasis of lower plantings near shopping center exits.
 Note: No trees to be located within Main St. or 63rd St. R.O.W. because of power line R.O.W.



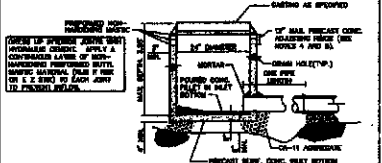
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER WITH MANHOLE W/LABEL
		COMBINED SEWER
		SANITARY SERVICE
		WATER MAIN & HYDRANT W/LABEL
		WATER SERVICE
		VALVE IN VAULT W/LABEL
		VALVE & BOX W/LABEL
		STORM SEWER
		INLET, TYPE A
		CATCH BASIN, TYPE A
		MANHOLE, TYPE A
		CONTOUR
		POWER POLE & OVERHEAD WIRE
		POWER POLE W/DUY WIRE
		STREET LIGHT
		POWER POLE

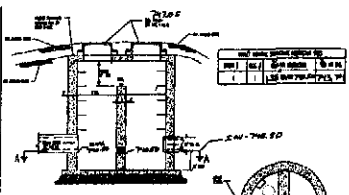


- SCALE: 1" = 30'
- STORM SEWER**
- 1 60" CATCH BASIN, TYPE A WITH INSTRUCTOR BOX. DETAIL ON SHEET 4. TYPE I FRAME, CL. RM= 742.00 INV.= 741.80
 - 2 24" INLET, TYPE A TYPE I FRAME, CL. RM= 742.00 INV.= 742.00
 - 3 24" INLET, TYPE A TYPE I FRAME, CL. RM= 742.00 INV.= 742.00
 - 4 48" MANHOLE, TYPE A TYPE I FRAME, CL. RM= 742.00 INV.= 742.00
 - 5 48" MANHOLE, TYPE A TYPE I FRAME, CL. RM= 742.00 INV.= 742.00
 - 6 48" MANHOLE, TYPE A TYPE I FRAME, CL. RM= 742.00 INV.= 742.00
 - 7 24" INLET, TYPE A TYPE I FRAME, CL. RM= 742.00 INV.= 742.00
 - 8 24" INLET, TYPE A TYPE I FRAME, CL. RM= 742.00 INV.= 742.00
 - 9 48" MANHOLE, TYPE A TYPE I FRAME, CL. RM= 742.00 INV.= 742.00
 - 10 48" MANHOLE, TYPE A TYPE I FRAME, CL. RM= 742.00 INV.= 742.00
 - 11 24" INLET, TYPE A TYPE I FRAME, CL. RM= 742.00 INV.= 742.00
 - 12 48" MANHOLE, TYPE A TYPE I FRAME, CL. RM= 742.00 INV.= 742.00
- SANITARY SEWER**
- 1 48" MANHOLE, TYPE A TYPE I FRAME, CL. RM= 742.00 INV.= 742.00
 - 2 48" MANHOLE, TYPE A TYPE I FRAME, CL. RM= 742.00 INV.= 742.00
 - 3 48" MANHOLE, TYPE A TYPE I FRAME, CL. RM= 742.00 INV.= 742.00
- VALVES**
- 1 6" VALVE IN 60" VAULT 8" X 12" PRESSURE CONNECTION RM = 750.0
 - 2 6" VALVE IN 60" VAULT 8" X 12" PRESSURE CONNECTION RM = 750.0
- HYDRANTS**
- 1 FIRE HYDRANT I.C. = 748.50

INLET TYPE A



- NOTES:**
1. PROVIDE SLOTTED CONCRETE MANHOLE CO-11 AROUND INLET TO MAINTAIN ELEVATION IN PAVED AREA.
 2. ALTERNATE INLET DESIGN: PROVIDE REINFORCED CONCRETE BASE.
 3. CONCRETE INLETS SHALL BE MADE WITH NON-SKID SURFACE TO PROVIDE A SMOOTH TRANSITION BETWEEN CURBING AND TRAVELING SURFACE (SEE DETAIL OF STRUCTURE).
 4. WHEN ADJUSTMENTS ARE NECESSARY, THEY SHALL BE PERFORMED WITH A MINIMUM OF TWO (2) PRECAST CONCRETE INLETS PERMANENTLY FASTENED TOGETHER AND TO THE CURB. (SEE DETAIL OF STRUCTURE).
 5. ALL INLET TYPES SHALL BE MADE OF 12" DIA. UNLESS OTHERWISE SPECIFIED.
 6. ALL INLETS SHALL BE MADE OF 12" DIA. UNLESS OTHERWISE SPECIFIED.



OUTLET CONTROL STRUCTURE DETAIL

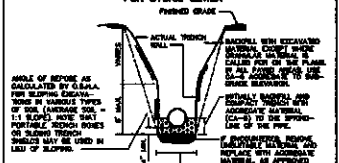
SECTION A-A

STANDARD DESIGN DETAIL

DESIGN NO. ST-1

DATE: 10/18/06

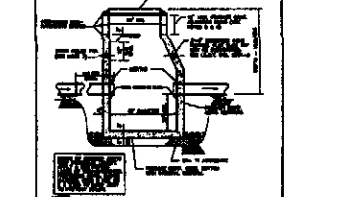
TRENCH SECTION FOR STORM SEWER



NOTE:

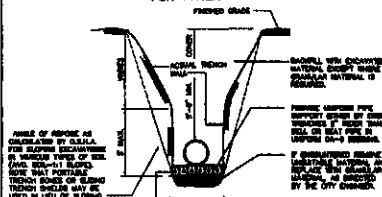
ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.

CATCH BASIN TYPE A



- NOTES:**
1. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 2. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 3. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 4. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.

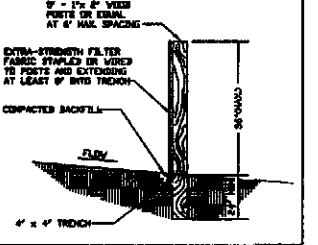
TRENCH SECTION FOR WATER MAIN



NOTE:

IN PAVED AREAS ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.

SILT CONTROL FENCE



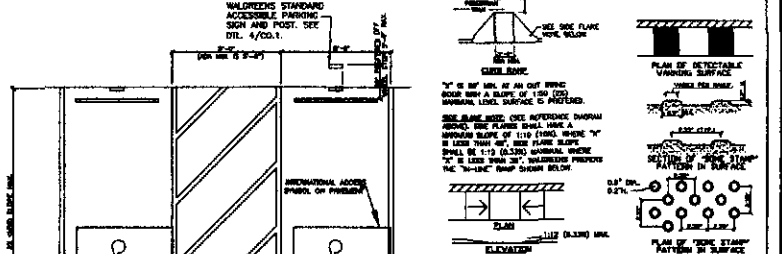
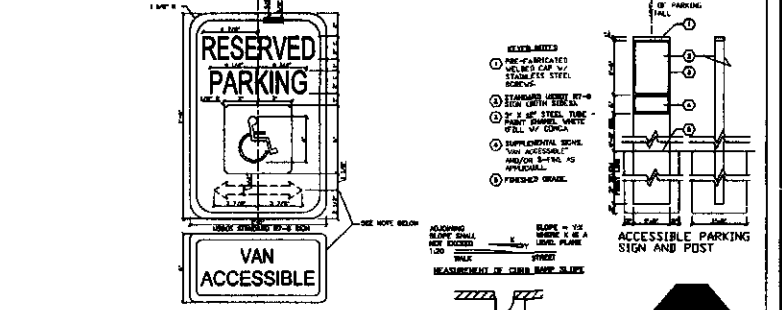
NOTE:

IN PAVED AREAS ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.

CONCRETE BARRIER CURB

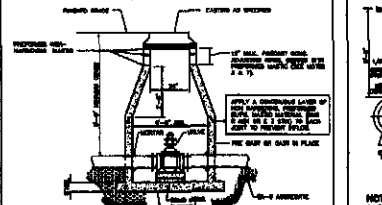


- NOTES:**
1. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 2. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 3. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 4. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.



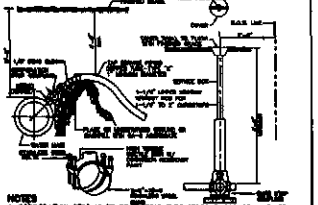
- NOTES:**
1. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 2. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 3. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 4. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.

VALVE VAULT TYPE A (WATER TIGHT)



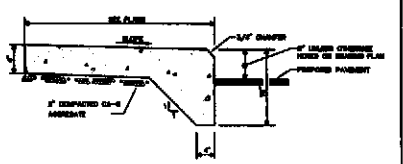
- NOTES:**
1. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 2. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 3. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 4. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.

WATER SERVICE CONNECTION



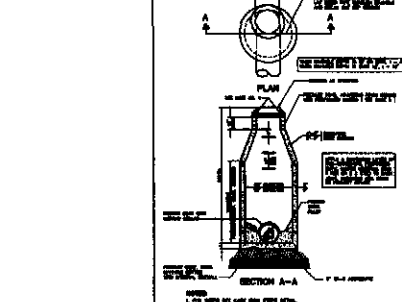
- NOTES:**
1. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 2. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 3. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 4. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.

HEADER WALK



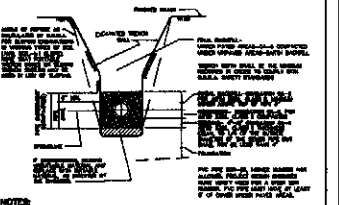
- NOTES:**
1. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 2. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 3. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 4. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.

SANITARY MANHOLE



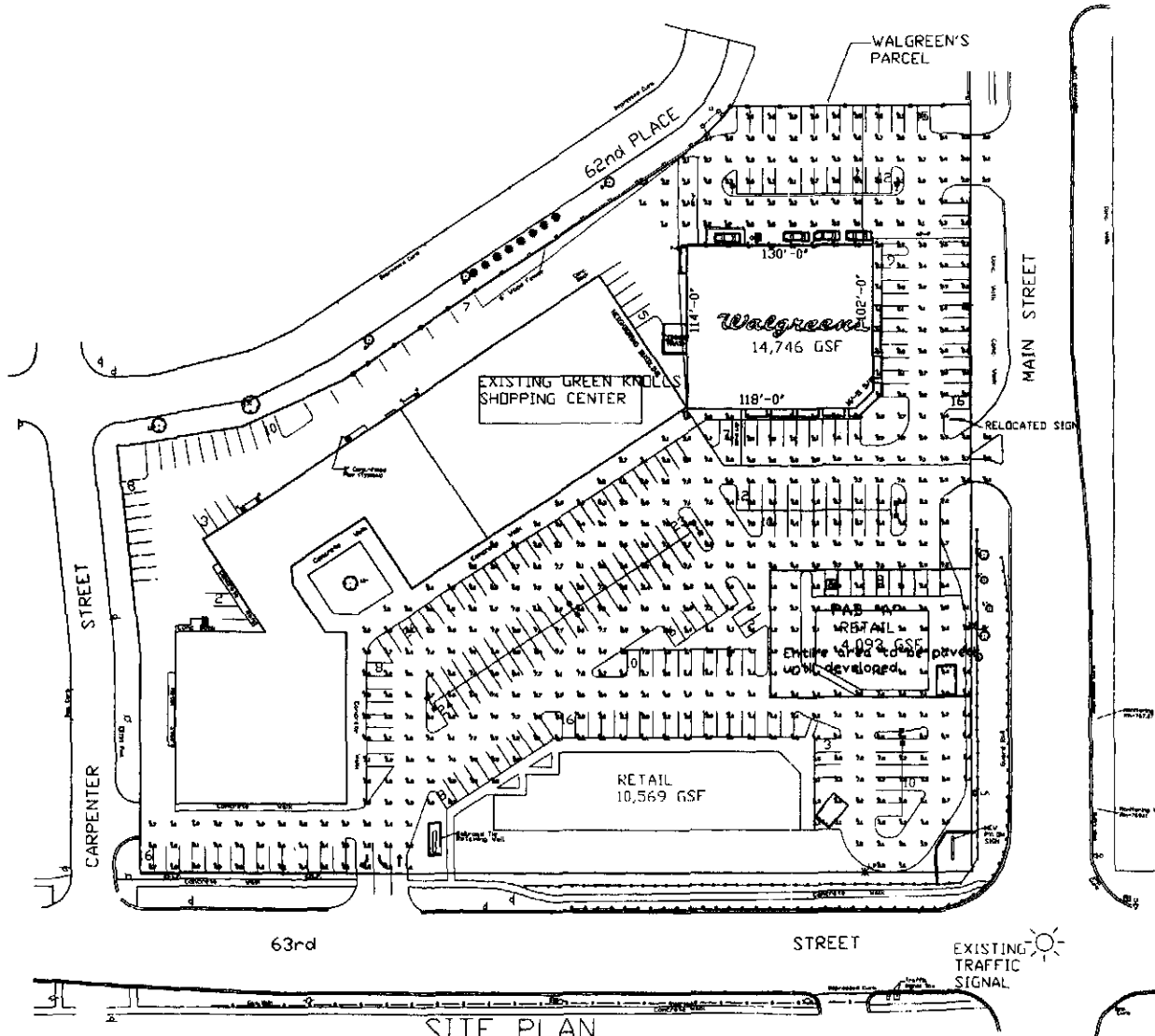
- NOTES:**
1. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 2. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 3. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 4. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.

TRENCH SECTION FOR PVC SANITARY SEWER

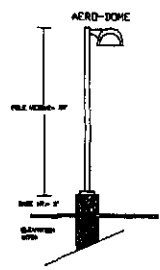


- NOTES:**
1. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 2. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 3. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.
 4. ALL TRENCHES SHALL BE SET IN CONFORMANCE WITH THE CITY CODE OF CHICAGO, ILLINOIS, AND THE LATEST EDITION OF THE ROAD AND BRIDGE CONSTRUCTION, ADOPTED 1-1-17 BY THE ALDERMAN DEPARTMENT OF TRANSPORTATION.

RUUD LIGHTING



SITE PLAN



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	30' H. 10' ARM. 10' LUM. POLE	1	EA	1,200.00	1,200.00
2	10' H. 10' ARM. 10' LUM. POLE	1	EA	1,200.00	1,200.00
TOTAL					

PROPOSED POLES MEET IN 10' Voids

RUUD LIGHTING
 800.236.7209 USA www.ruudlighting.com 5854711991 CAN

Drawn/15/09	Scott 11/07	Layout by	Dave Elton
Project Name	1524 - GREEN KNOLLS SHOPPING CENTER		
Revision	7/28/09/03/04/05		
DIMENSIONS CALCULATED BY BRUCE WISSE 12/11/09			
DATE	10/15/09	TIME	1:00 PM
BY	10/15/09	DATE	10/15/09

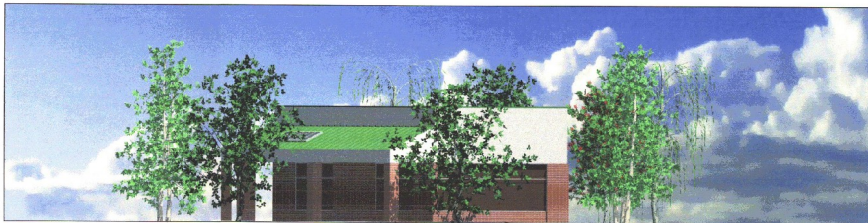
Manufacturer's design on the lighting design is based on project conditions. It is the responsibility of the user to verify that the lighting design is in compliance with applicable local, state, and federal codes. The manufacturer is not responsible for any errors or omissions in this drawing. The manufacturer is not responsible for any errors or omissions in this drawing. The manufacturer is not responsible for any errors or omissions in this drawing.



NORTH ELEVATION



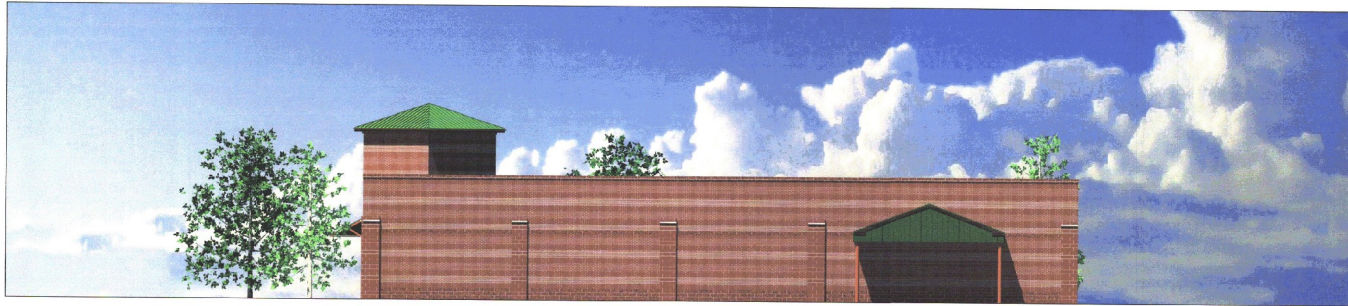
SOUTH ELEVATION



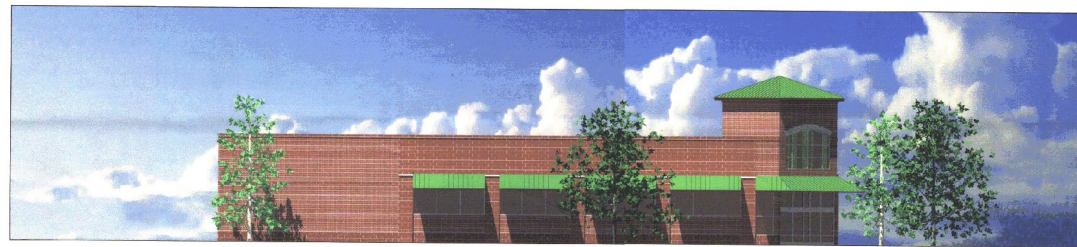
EAST ELEVATION



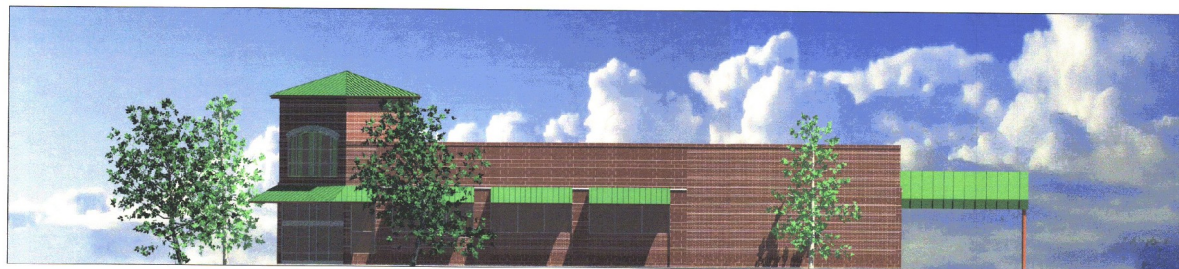
WEST ELEVATION



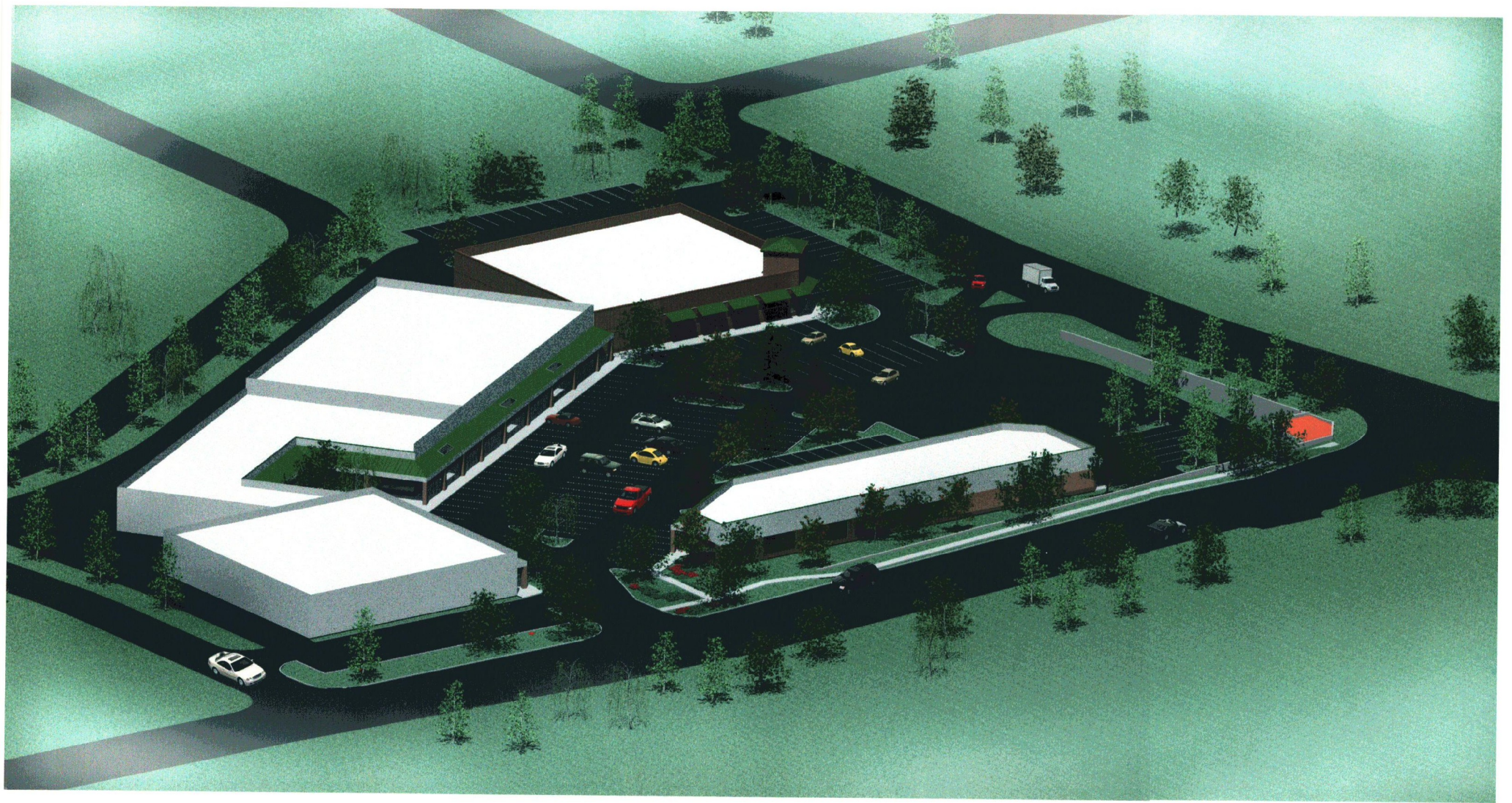
NORTH ELEVATION



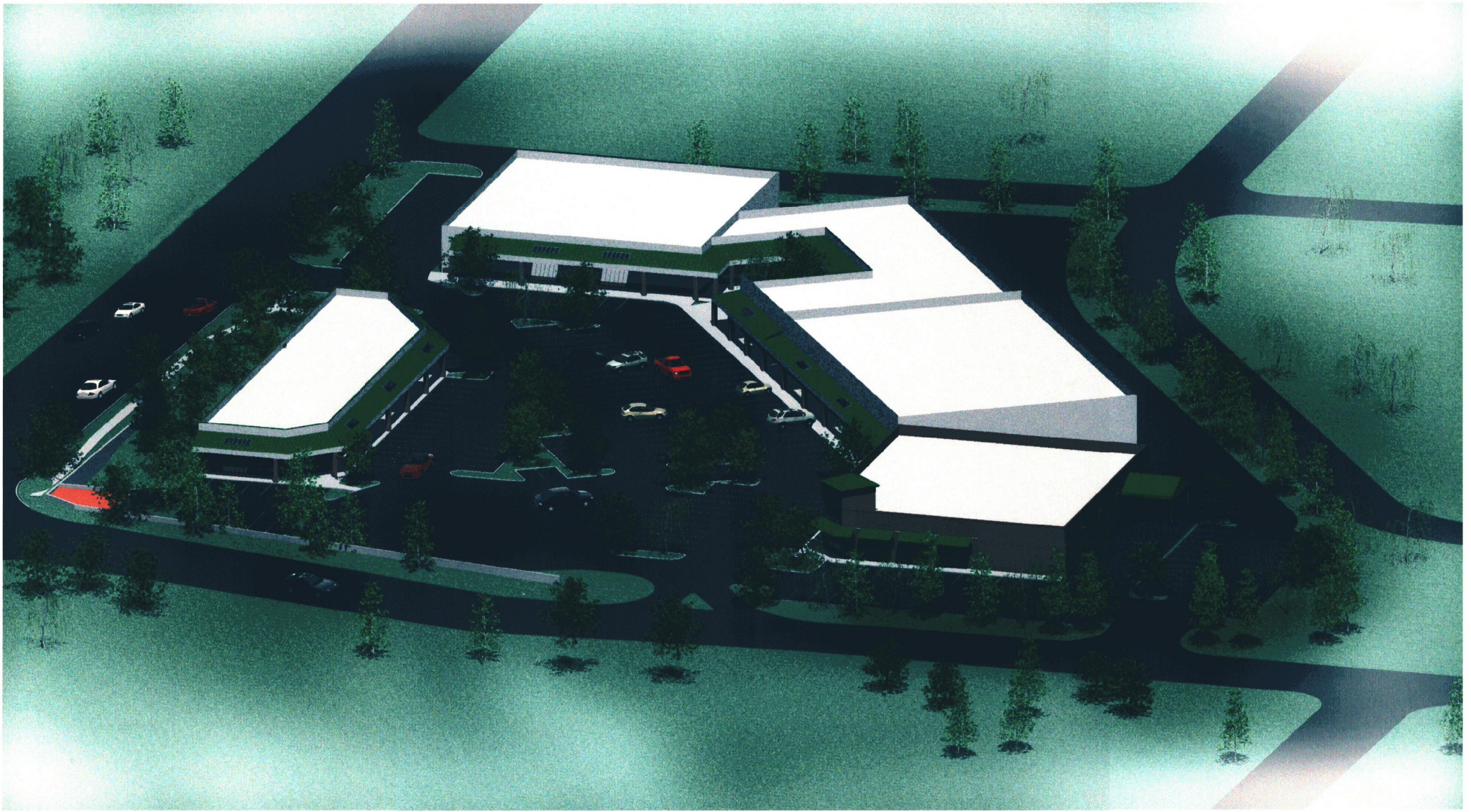
SOUTH ELEVATION



EAST ELEVATION











MEMORANDUM TO: Lynn D. Babcock
BCO, L.L.C.

FROM: Michael A. Werthmann, PE

DATE: November 6, 2006
Updated March 14, 2006

SUBJECT: Traffic Evaluation
Green Knolls Shopping Center
Downers Grove, Illinois

Per your request, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has conducted a traffic evaluation for the proposed expansion of the Green Knolls Shopping Center located in Downers Grove, Illinois. The Green Knolls shopping center, which currently has a total of approximately 67,333 square feet of commercial and office space, is located in the northwest quadrant of Main Street and 63rd Street. As proposed, the expansion project is to consist of the following.

- The eastern portion of the center, totaling 15,390 square feet, will be raised to accommodate a 14,746-square-foot Walgreens store.
- A 10,569-square-foot outlot parcel and a 4,093-square-foot outlot parcel are proposed to be provided in the southeast corner of the site and will replace a previous 5,000-square-foot free standing restaurant (outlot parcel) that has since been demolished due to a fire.
- The relocation and redesign of the southern Main Street access drive. As proposed, this access drive will be relocated approximately 14 feet north of its current location and converted from a full access drive to a restricted right-turn in and right-turn out only access drive.
- The elimination of the access drive on 62nd Street.

The specific tasks of this evaluation was to (1) estimate the additional peak hour traffic to be generated by the proposed expansion and to (2) preliminarily review the proposed modifications to the site access system.

Traffic Generation Estimates

In order to accommodate the proposed Walgreens store and two outlot parcels, the shopping center will be reconfigured and will result in the loss 15,390 square feet of general commercial space and the 5,000-square-foot free standing restaurant (outlot parcel) that once was located on the site. Subsequently, the reconfigured center will have a net loss of 728 square feet of total general commercial space (15,390 square feet of existing space minus 14,662 square feet of proposed outlot space) and the 5,000-square-foot restaurant. Therefore, the net increase in traffic to be generated by the expansion is expected to be reduced. Table 1 provides a comparison of the weekday morning and evening peak hour traffic estimated to be generated by (1) the proposed Walgreens store, (2) the 728 square feet of total commercial space that will be eliminated, and (3) the previous 5,000-square-foot free standing restaurant. The estimates of the peak-hour traffic that will be generated by the land-uses were based on rates published by the Institute of Transportation Engineers (ITE) in its *Trip Generation Manual*, 7th Edition.

Table 1
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

Land-Use	Weekday Morning Peak-Hour		Weekday Evening Peak-Hour	
	In	Out	In	Out
Walgreens Store (14,746 s f)	23	17	64	64
Commercial Space (728 s.f.)	1	1	1	1
Restaurant (5,000 s.f.)	25	22	33	22
Net Increase in Traffic	-3	-6	30	41

Note The trip generation estimates were based on the Pharmacy/Drugstore with Drive-Through Window (Land Use Code 881), the Specialty Retail Center (land Use Code 814), and the High-Turnover (Site-Down) Restaurant (Land Use Code 832) rates provided in the ITE *Trip Generation Manual*, 7th Edition

From the table it can be seen that the proposed expansion is expected to generate approximately 9 less trips during the morning peak hour and approximately 71 more trips during the evening peak hour than (1) the 728 square feet of commercial space and (2) the 5,000-square-foot restaurant that it will replace. While the proposed expansion is expected to generate some additional traffic during the evening peak hour, not all of the traffic will be *new* trips on the roadway system. Surveys conducted by ITE have shown that a considerable number of trips made to retail development stores are diverted from existing traffic. This is particularly true during the weekday evening peak hour when traffic is diverted from the home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic. Therefore, the proposed expansion is projected to generate a limited volume of *new* trips on the roadway system.

Site Access System

The shopping center currently has a total of five access drives with two access drives on Main Street and one access drive each on 63rd Street, Carpenter Street, and 62nd Street. However, as part of the proposed expansion project, the following modifications are proposed to the site access system.

- The relocation and redesign of the southern Main Street access drive. As proposed, this access drive will be relocated approximately 14 feet north of its current location and converted from a full access drive to a restricted right-turn in and right-turn out only access drive. Currently the southbound Main Street left-turn lane serving 63rd Street extends past this access drive. Subsequently, neither a median nor a dedicated left-turn lane is provided on Main Street serving this access drive. The inbound left-turn movement must occur from the Main Street inside northbound through lane. Therefore, it is very difficult to make a left turn into or out of this access drive and it generally operates as a restricted right-turn in and right-turn out access drive, particularly during the morning and evening peak periods.
- The elimination of the shopping center's access drive on 62nd Street. The 62nd Place access drive only provides access between the rear of the shopping center and a local residential street. As such, a very minimal volume of traffic currently uses this access drive.

In addition to the two access drives discussed above, the shopping center also has a full access drive on Main Street, a full access drive on 63rd Street, and a full access drive on Carpenter Street. With the modifications to the two access drives, the volume of traffic that will be effected will be distributed to one of the other access drives serving the site. Therefore, it is our opinion that the proposed modifications to the access system will have negligible, if any, impact on the circulation and access system of the Green Knolls Shopping Center.

FILE NO. PC-06-07 A petition seeking 1) Final Planned Development Approval - Green Knolls Shopping Center; 2) Special Use of a Drive-up Window for a Retail Pharmacy; 3) Final Plat of Subdivision; 4) Open Space Variation for property located at the Northwest corner of Main and 63rd Streets, commonly known as 6224 Main Street, Downers Grove, IL (PIN 09-17-308-012-011); Peter D'Angelo, Petitioner, c/o Timothy McJoynt, Attorney; Lynn and Craig Babcock, Owners.

Chairman Jirik swore in those individuals who would be speaking on behalf of File No. PC-06-07.

Mr. Damir Latinovic, Planner for the Village of Downers Grove, summarized the property is located at the northwest corner of Main Street and 63rd Street. The 5.84 acre-site currently consists of two parcels, with the larger westerly parcel occupied by the Green Knolls Shopping Center and the easterly parcel, currently vacant, and previously occupied by the Lonestar Steakhouse restaurant. The petitioner is proposing the creation of a new Planned Development on the site and a re-subdivision of the two existing parcels into three parcels. Parcel 1 will contain the existing Green Knolls Shopping Center and a new 10,569 square foot building along 63rd Street. Parcel 2 will contain a new 14,746 square-foot Walgreens building with a drive-up window, which will replace the 15,390 square foot easterly portion of the existing shopping center building. Parcel 3 will contain a future 4,093 square foot commercial building along Main Street but will temporarily be paved and used for parking access. The building details and elevations are not being proposed at this time. The final site plan and building plans for Parcel 3 will be presented to Village Council for review and approval prior issuance of a building permit for the parcel. The petitioner is seeking approval of the final Plat of Subdivision and final Planned Development approval on the site with a Special Use for a drive-up window, and a zoning variation for the open space requirement.

Mr. Latinovic discussed the prior history of a 2004 proposal for the same site, which petition was denied in November 2004. The final proposal included a new Walgreens store as the only new building on the site located in the southeast corner of the site.

The overall site is flat, but the southeast corner of the site sits approximately 18 feet lower than the grade at 63rd and Main Streets. The petitioner is proposing a total of 81,619 square feet of floor area, which has a FAR of .32. A description of the orientation of the new Walgreens building followed as well as the new commercial building for the site.

There are five access driveways into the site: two on Main Street, one each on 63rd Street, Carpenter Street and 62nd Place. The petitioner is proposing to close the existing access to 62nd Place, relocate the southern access drive on Main Street approximately 14 feet north of its current location and convert it from a full access drive to a restricted right-turn in and right-turn out only access. Staff favors this approach.

Currently 344 parking spaces exist on the site, some of which are not accessible due to debris left over on the site from the former Lonestar restaurant. The petitioner has

proposed a total of 284 parking spaces (including 9 future parking spaces proposed on parcel 3) on site. Approximately 256 parking spaces are required based on existing and proposed uses (including the future commercial building on parcel 3). According to the Future Land Use Plan, the property is designated for commercial use and is consistent with the intent of the plan.

The proposed site plan meets all zoning requirements except the common open space. The petitioner is required to provide 15 percent (approximately 38,200 sq. feet) of common open space on the site. However, the site contains only approximately 1,800 square feet of landscaped green space. The petitioner is proposing to add new common open space for a total of approximately 15,000 square feet on the site. With new landscaped islands and additional landscaped areas on the Main Street and 62nd Place parkways, the site will have a total of approximately 25,000 sq. feet of landscaped green space. Therefore, as part of the approval, the petitioner is requesting a variation from the open space requirement. Staff believes the additional parking spaces should not be converted to green space because final tenants and their parking requirements are not known at this time, and the petitioner needs excess parking to attract new retailers.

The petitioner is seeking a Special Use for the drive-up window on the north side of the Walgreens building. Staff believes it is the best location since it would separate the drive-thru traffic from the rest of the site. The proposed development meets the requirements of the Subdivision Ordinance. The petitioner plans on replacing some existing signage on the site. All new signage will be required to comply with the Sign Ordinance and will be reviewed at the time of sign application.

As part of the shopping center renovation, improvements to the water, sanitary and stormwater utilities are proposed. An underground stormwater detention chamber is planned. The chamber will discharge into the existing storm sewer line that runs underneath the existing building. The storm sewer line will be televised and inspected to determine if its condition will be able to serve the new development. If it is determined that the condition of the existing storm sewer pipe is not satisfactory, the new storm sewer line will be installed.

Staff reviewed a preliminary submittal, and comments were provided to the petitioner. The petitioner has provided another submittal since then but staff and the Village stormwater engineering consultant did not have enough time to review the plans and verify if the original comments have been addressed prior to the Plan Commission meeting. Therefore, all original comments provided to the developer are still included in the staff report as conditions of the approval. Some of those conditions may have already been addressed. The Fire Prevention Division of the Fire Department requires all new buildings to include an automatic sprinkler system and a complete manual and automatic detection system. Staff has talked to several neighborhood residents, and all of them expressed their support for the new plans but also stated general concern regarding lighting and illuminated signage on the north side of the proposed Walgreens building.

Staff believes the proposed development is compatible with the surrounding area and will not have an adverse impact on the existing development or the existing trend of development in the neighborhood and recommended a positive recommendation.

Clarification followed for the following: Exhibit A plan, the square footage of the buildings, and the ingress/egress to the Walgreens drive-thru. The back of the new building on Parcel 1 along 63rd Street is expected to be landscaped. No loading dock is being proposed for this building. As to Parcel 3 and having enough parking, staff explained there would be a shared parking agreement on the plat of subdivision. However, once a proposal comes in for Parcel 3, the parking will have to be reviewed. Staff was comfortable with the total parking proposed including the new building proposed on Parcel 3.

Concern was raised that the Commission was being asked to approve plans without final plans for Parcel 3. As to exiting the pharmacy drive-through, the petitioner was not proposing a stop sign, but staff offered it could be added as a condition for approval.

Attorney, Mr. Tim McJoynt, 1131 Warren Avenue, Downers Grove, IL, on behalf of the owner/petitioner, introduced his team. He discussed the plan has been re-worked many times and was the best plan after working with staff and the neighbors to the north. The eastern portion of the existing shopping center building will be replaced by a smaller retail pharmacy building. The new building along 63rd Street will be constructed first and the tenants from eastern portion of the existing building that need to vacate their premises due to demolition will be relocated to the new building. The open space variance is the only variance being requested, and the final numbers for proposed landscaped green space on site will be confirmed with staff. As to the bulk characteristics, Mr. McJoynt stated all the figures were substantially under what was allowed. Details of the neighbors' meeting followed. The lighting concerns from the neighbors will be addressed.

Mr. Matejczyk thanked the petitioner for meeting with the residents since it resolves many issues. He asked the petitioner to explain the location of the loading facilities for the proposed pharmacy.

Mr. Jeff Mueller, 8837 Gleneagles Lane, Darien, IL, on behalf of the owner, explained the loading dock would accommodate the Walgreens trucks, which are smaller tractor/trailers. Containers are used and rolled into the area, and the truck leaves.

Chairman Jirik opened the meeting to public comment.

Mr. Joseph Mendrick, 6124 Lane Place, Downers Grove, IL, lives around the corner from the shopping center. He said the prior Walgreens proposal failed because the neighbors petitioned against it at the proposed location. He thanked the Village staff for informing the neighbors early on for this proposal. He summarized how the neighbors organized themselves. Their major concerns were as follows:

- 1) The type and height of the fence – Mr. Mendrick stated the residents wanted a taller fence that was of uniform design. He stated the fence at the recently constructed National City Bank at Ogden and Fairview had a fence that would be acceptable to the neighbors.
- 2) Foliage height – Mr. Mendrick indicated the existing landscaping was poorly maintained and did not do an adequate job of screening the business activities from the residences. He stated the neighbors would prefer taller evergreen plantings to screen the shopping center from the neighbors.
- 3) Noise – Mr. Mendrick stated the noise from deliveries was an inconvenience to the neighbors. He stated more dense landscaping and a taller fence would help to mitigate some of the noise associated with the commercial activities on the property.
- 4) Lighting – Mr. Mendrick noted the proposed lighting and staff's conditions would ensure the new pharmacy would not have a negative impact on the neighbors. However, he indicated the existing lighting on the building was shining directly into some of the neighbors' homes. He stated the petitioner should look to fix this issue with the redevelopment.
- 5) No deliveries should be made before 7:00 a.m. – Mr. Mendrick explained he was aware of several grocery stores and pharmacies that had arrangements not take deliveries before 7 a.m. or after 10 p.m. He indicated the neighbors would prefer this approach for this development as well.

Mr. Mendrick stated several of his neighbors would be speaking specifically on these 5 issues.

Ms. Anna May Miller, 1026 62nd Place, Downers Grove, IL, presented photographs to staff of the type of fencing the neighbors would like, i.e., something taller and more durable than what exists and what is installed at National City Bank on Ogden Avenue.

Mr. Brad Parkinson, 1036 62nd Place, Downers Grove, IL, expressed concerns about the drive aisle behind the existing shopping center building and the truck impact and appreciated its clean up. He asked for consideration to include evergreens in the landscaping. He stated the current lighting shines into the neighbors' homes and he asked it be lowered four to five feet and angled correctly.

Ms. Jan Gunther, 6203 Lane Place, Downers Grove, IL, resides in the duplex north of the site. She emphasized consideration for noise and lighting so the neighbors could have some privacy.

Ms. Nanette Mendrick, 6124 Lane Place, Downers Grove, IL, asked to have a uniform fence, noting a six-foot fence would not bar the noise. She reiterated the need for taller foliage.

In response to the concerns about the fence, Mr. Mueller stated the entire fence would be replaced. In addition, Mr. Mueller stated the fence owned by the resident of the duplex would be replaced on her property at the petitioner's cost to match the proposed barrier fence along 62nd Place. Mr. Mueller discussed the details of the trees and fence being proposed, noting a variety of fences were suggested by the neighbors. The fence style

chosen was based on the majority of what the neighbors wanted. Further dialog followed on having correct fixtures for the lighting.

Mr. Jon Polivka, 6012 Washington Street, Downers Grove, IL, discussed the petitioner was asking for a considerable amount of less green space than required. He believed it was an opportunity for a balance between the neighbors and the petitioner. He suggested the petitioner meet with the Village Forester for assistance with the green space and that a council be created for the maintenance of the green space. He offered his own assistance.

Mr. Jim Blandough, 1032 62nd Place, Downers Grove, IL just moved into his home and discussed the noticeable difference of the foliage between the time that he moved in, summer, and the arrival of winter. He appreciated the evergreens but asked for consideration of a larger number of evergreens. As to the fence, he would appreciate a solid fence to block lighting not only from the building but also from vehicle headlights.

Mr. Alex Lyubelsky, 1020 62nd Place, Downers Grove, IL, was sworn in. He supported a fence. He further discussed placing the trees closer together. He stated PVC fencing was the strongest and came in many colors. He also suggested creating a two-foot berm and then installing a fence to get more height. He voiced concern about trash maintenance of the area. He was supportive but believed a good structurally sound fence would be fine.

Mr. Beggs asked whether a two-foot masonry wall could be installed under a six-foot fence instead of a two-foot berm.

Ms. Anna May Miller, 1026 62nd Street, Downers Grove, IL, presented a picture of PVC fence in different colors.

Mr. Joseph Mendrick, 6124 Lane Place, Downers Grove, IL, appreciated honesty and noted the petitioner held an open house, and 150 neighbors did not stop by the site, since 150 neighbors did not reside in that area. Tonight the immediate neighbors were present at the meeting.

Mr. Jon Polivka, 6012 Washington Street, Downers Grove, IL asked for the hours of operation for the drive-up window and the store's hours.

Mr. Mueller explained the representative of Walgreens indicated to him the store would not be a 24-hour store but rather an 8:00 a.m. to 10:00 p.m. store. However, Walgreens did not want to restrict the store to those hours as the operations can change over time.

Mr. Alex Lyubelsky, 1020 62nd Place, Downers Grove, IL, stated most of the neighbors' bedroom windows will face the drive-thru and wanted to know what documented control the residents would have should Walgreens go to a 24-hour operation.

Mr. Brad Parkinson, 1036 62nd Place, Downers Grove, IL, reiterated about seeing headlights through a non-solid fence; that the fence be 8 feet in height; and that it be PVC.

There being no further comments, Chairman Jirik closed public participation.

On behalf of the petitioner, Mr. McJoynt, stated after consultation with the owners of the property, they will provide the PVC fence as requested by the adjoining property owners and provide it as high as it can go. Fifteen new evergreens, originally indicated on plans, were not a fixed number. Regarding the two-foot height for the berm or the wall, they will look into the matter. Regarding the drive-thru, the speaker will be located in the wall but at a low level whereby a vehicle will be blocking the noise and creating a barrier.

Mr. Beggs inquired about current deliveries taking place. Mr. Waechtler noted there was no owner present to answer any questions. Addressing landscaping maintenance for the property, Mr. Waechtler explained having a contract with a landscaping company could address those concerns. Mr. Mueller stated currently one of the owners maintained the property, but a landscaper would maintain the site. As far as the trash being picked up along 62nd Place, he stated it was on Village property, but more specifically, he indicated a national chain would usually maintain the property well. As to the installation of the evergreens, Mr. O'Brien recommended the Village Forester review and approve the landscape plans for the site with spacing, species, and rapid height to be considered. Chairman Jirik also raised discussion on what the goal was, i.e., looking for durability and yet being an optimal sound barrier. Mr. O'Brien stated his concern was to meet Village Code.

Mr. Matejczyk hoped the petitioner would continue to work with the neighbors, given their comments, yet noting the stockade fence was not acceptable. Mr. Waechtler concurred. Both Commissioners agreed the matter should not be micromanaged. Per a question, Mr. O'Brien stated there was no numerical standard to address lighting spilling onto residential property.

Because the existing lighting was not addressed in the plan, a resident recommended that treatment be made to the existing lights.

Mr. Waechtler inquired about the open house. Mr. Mueller explained 254 invitations were sent out to the neighbors, and an open house was held which invited not only neighbors but also shopping center visitor. Per another question about deliveries, Mr. Mueller did not know whether deliveries would be made prior to 7:00 a.m. but offered to find out the information prior to the Village Council meeting.

Per another question, Mr. Mueller offered to install either a yield sign or stop sign at the drive-through lane of the pharmacy. Mr. Waechtler voiced his concerns about the reduction of landscaping and asked if more could be done. Mr. Mueller stated according to his calculations, the proposed landscape green space on site is approximately 9.71% with the landscaped islands, but he would re-run the figures. He also discussed with staff that it was better to have more parking availability to attract larger tenants to the site. Staff noted that the landscaping on the Village parkways along the fence line on 62nd place was not originally counted toward the overall landscaping percentages.

WITH RESPECT TO FILE NO. PC-06-07, MR. BEGGS MADE MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL OF THE PROPOSED SUBDIVISION AND FINAL PLANNED DEVELOPMENT-GREEN KNOLLS SHOPPING CENTER WITH SPECIAL USE FOR DRIVE-UP WINDOW AND A ZONING VARIATION FROM THE OPEN SPACE REQUIREMENT TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE PROPOSED DEVELOPMENT SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED APRIL 2ND, 2007; THE ENGINEERING PLANS PREPARED BY INTECH CONSULTANTS, INC. DATED FEBRUARY 21, 2007 AND REVISED ON MARCH 16, 2007; THE FINAL SUBDIVISION PLAT OF GREEN KNOLLS SUBDIVISION PREPARED BY INTECH CONSULTANTS, INC. DATED MARCH 14, 2007; THE EXHIBIT A PLAN PREPARED BY INTECH CONSULTANTS, INC. DATED DECEMBER 6, 2006 AND REVISED ON MARCH 16, 2007; THE LIGHTING PLAN PREPARED BY RUUD LIGHTING DATED MARCH 13, 2007; THE LANDSCAPE PLAN AND ARCHITECTURAL PLANS SUBMITTED WITH THIS PETITION, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. THE FINAL ELEVATION AND SITE PLAN FOR THE NEW COMMERCIAL BUILDING ON PARCEL 3 SHALL BE PRESENTED TO VILLAGE COUNCIL FOR REVIEW AND APPROVAL PRIOR TO RECEIVING A BUILDING PERMIT FOR PARCEL 3.**
- 3. PRIOR TO THE ISSUANCE OF CONSTRUCTION/SITE DEVELOPMENT PERMITS, THE FOLLOWING CHANGES SHALL BE MADE TO THE PLANS:**
 - 1. PLANS SHALL INDICATE THE LIGHTING WILL BE DIRECTED AWAY FROM THE ADJACENT RESIDENCES ON THE NORTH SIDE OF THE PROPOSED WALGREENS BUILDING. NO ILLUMINATED SIGNAGE SHALL BE LOCATED ON THE NORTH SIDE OF THE PROPOSED WALGREENS BUILDING.**
 - 2. THE ELEVATIONS FOR THE NEW TRASH ENCLOSURE FOR THE NEW RETAIL BUILDING ALONG 63RD STREET SHALL BE PROVIDED.**
 - 3. DETAILED PLANS FOR THE RETAINING WALL FOR THE NEW SIGNAGE ON THE CORNER OF 63RD STREET AND MAIN STREET SHALL BE PROVIDED. THE SIGN APPLICATION SHALL BE SUBMITTED FOR ALL NEW SIGNAGE ON SITE.**
 - 4. THE INGRESS AND EGRESS EASEMENT/SHARED PARKING PROVISIONS LANGUAGE ON THE 'EXHIBIT A' PLAT SHALL BE PLACED ON THE PLAT OF SUBDIVISION.**
 - 5. THE SERZ ORDINANCE REQUIREMENTS ARE BEING UTILIZED FOR THIS PROJECT, AND THE DETENTION VAULT HAS BEEN**

DESIGNED FOR THE 2-YEAR STORM. HOWEVER, THE CRITICAL DURATION 2-YEAR, 50-YEAR AND 100-YEAR STORM EVENTS FOR BOTH EXISTING AND PROPOSED CONDITIONS MUST BE SUBMITTED SHOWING THERE ARE NO INCREASES IN FLOW RATES BETWEEN EXISTING AND PROPOSED CONDITIONS.

- 6. THE RAINFALL DEPTHS USED FOR EACH DURATION AND EVENT SHALL BE CLEARLY SHOWN ON THE HYDROGRAPH-ROUTING CALCULATIONS OR MODELING.**
- 7. ALL BUILDING DOWNSPOUTS SHALL BE DIRECTED INTO THE STORM SEWER, AND THE SITE RE-GRADED SO ALL PROPOSED IMPROVEMENTS DRAIN TO THE DETENTION VAULT.**
- 8. THE CRITICAL DURATION 100-YEAR OVERLAND FLOW ROUTE SHALL BE INDICATED ON THE PLANS.**
- 9. THE LIMITS OF CONSTRUCTION APPEAR TO BE LARGER THAN THE STATED 2.25 ACRES. A SCALEABLE EXHIBIT SHALL BE PROVIDED THAT SHOWS THE LIMITS OF CONSTRUCTION FOR ALL PROPOSED GRADING AND REVISIONS WITH THE LIMITS CLEARLY MARKED. IF THE AREA IS LARGER, THEN THE DETENTION CALCULATIONS MUST BE REVISED ACCORDINGLY.**
- 10. AS THE SERZ ORDINANCE CRITERION IS BEING USED ALONG WITH UNDERGROUND DETENTION, A BEST MANAGEMENT PRACTICE (BMP) SHALL BE UTILIZED FOR THE PROJECT. A PERMANENT SEDIMENT, OIL AND GREASE SEPARATION CHAMBER IS PREFERRED SUCH AS VORTECHS (ANY BRAND IS ACCEPTABLE). THE BMP SHALL BE DESIGNED FOR THE CRITICAL DURATION, 2-YEAR RAINFALL EVENT.**
- 11. THE GRADING PLAN SHALL BE REVISED TO SHOW PROPOSED GRADING CONTOURS NOT JUST PROPOSED SPOT ELEVATIONS AS CURRENTLY SHOWN.**
- 12. SHEET 5 OF THE ENGINEERING PLANS SHALL BE REVISED TO SHOW THE DETENTION VAULT NWL, HWL AND ASSOCIATED STORAGE VOLUME.**
- 13. THE OUTLET CONTROL STRUCTURE MUST BE REVISED BASED ON THE VILLAGE'S PREFERRED OUTLET CONTROL STRUCTURE DETAIL. PLEASE NOTE THAT THE OVERFLOW WEIR MAY BE INSIDE THE OUTLET CONTROL STRUCTURE.**
- 14. THE OVERFLOW WEIR OF THE DETENTION VAULT SHALL BE MODELED IN THE HYDROGRAPH ROUTING CALCULATIONS.**
- 15. ON SHEET 5 OF THE ENGINEERING PLANS, THE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE SHOWN ON THE ACTUAL PLAN WITH AN ACCOMPANYING LEGEND NOT JUST LISTED ON THE LEFT OF THE SHEET.**

- 16. THE STORM SEWER CALCULATIONS SHALL BE PROVIDED INCLUDING HYDRAULIC GRADE LINE CALCULATIONS. THESE SHALL BE BASED ON A 10-YEAR TAILWATER ELEVATION FROM THE DETENTION VAULT. PLEASE NOTE THAT AN ADDITIONAL STORM SEWER WILL LIKELY BE REQUIRED BASED ON PREVIOUS COMMENTS.**
- 17. THE CALCULATIONS FOR THE CURVE NUMBER AND PERCENT IMPERVIOUSNESS OF THE SITE SHALL BE PROVIDED.**
- 18. A DELINEATION OF THE AREA TRIBUTARY TO EACH STORM SEWER INLET SHALL BE PROVIDED ON A TOPOGRAPHIC MAP.**
- 19. MAINTENANCE ACCESS SHALL BE PROVIDED FOR THE UNDERGROUND DETENTION SYSTEM. A MINIMUM OF TWO OPENINGS AT LEAST 36" IN DIAMETER SHALL BE PROVIDED WITH LADDERS FOR MAINTENANCE ACCESS.**
- 20. THE HWL OF THE POND, OVERFLOW INFORMATION AND INLET AND OUTLET PIPE INVERTS SHALL BE SHOWN ON THE OUTLET CONTROL STRUCTURE DETAIL.**
- 21. THE PETITIONER SHALL SHOW DOCUMENT(S) OF EVIDENCE OF APPROVAL RECEIVED FROM THE DUPAGE COUNTY DOT REGARDING THE RIGHT-IN/RIGHT-OUT DRIVEWAY DESIGN OFF MAIN STREET PRIOR TO ISSUANCE OF A BUILDING PERMIT.**
- 22. THE '8 FOOT BUILDING LINE' ON THE PLAT OF SUBDIVISION AND THE 'EXHIBIT A' PLAT IS INCORRECT AND SHALL BE REMOVED FROM PLANS.**
- 23. THE WINDOW OPENINGS SHALL NOT BE LOCATED ON THE WEST SIDE OF PROPOSED WALGREENS BUILDING.**
- 24. PLANS SHALL BE SUBMITTED, ALONG WITH CUT SHEETS, FOR A COMPLETE AUTOMATIC SPRINKLER SYSTEM FOR ALL NEW BUILDINGS.**
- 25. PLANS SHALL BE SUBMITTED, ALONG WITH CUT SHEETS, FOR A COMPLETE MANUAL AND AUTOMATIC DETECTION SYSTEM FOR ALL NEW BUILDINGS.**
- 26. A DETAILED ENGINEER'S COST ESTIMATE MUST BE PREPARED FOR ALL GRADING, SEDIMENT AND EROSION CONTROL MEASURES, ALL MAJOR AND MINOR STORMWATER STRUCTURES INCLUDING BUT NOT LIMITED TO STORM SEWER, BMPS AND THE DETENTION VAULT.**
- 27. A MAINTENANCE PLAN SHALL BE DRAFTED FOR THE STORMWATER INFRASTRUCTURE AND ACCOMPANY THE STORMWATER SUBMITTAL.**

- 28. AS THE SITE IS GREATER THAN ONE ACRE, A SUBMITTAL TO IEPA IS REQUIRED FOR NPDES PHASE II COMPLIANCE. THE VILLAGE OF DOWNERS GROVE SHALL BE COPIED ON CORRESPONDENCE WITH IEPA REGARDING THE SUBMITTAL FOR NPDES PHASE II COMPLIANCE.**
- 29. THE DOMESTIC WATER SERVICE SIZE SHALL BE CHANGED ON THE UTILITY PLAN TO 1½ INCH TYPE ‘K’ COPPER FOR THE WALGREENS BUILDING.**
- 30. THE LOCATION OF THE PROPOSED B-BOX FOR WALGREENS SHALL BE INDICATED ON THE UTILITY PLAN.**
- 31. THE LOCATION AND SIZE OF ALL EXISTING WATER SERVICES TO THE BUILDING THAT WILL BE DEMOLISHED SHALL BE LABELED ON THE UTILITY PLAN. ALL EXISTING WATER SERVICES SHALL BE DISCONNECTED AT THE WATER MAIN. THIS REQUIREMENT SHALL BE LISTED AS A NOTE ON THE PLAN.**
- 32. THE EXISTING FIRE HYDRANT THAT WILL BE RELOCATED SHALL BE DISCONNECTED AT THE TEE AT THE WATER MAIN. A NEW SIX INCH TAP SHALL BE MADE AT THE LOCATION OF THE RELOCATED HYDRANT. THESE REQUIREMENTS SHALL BE NOTED ON THE UTILITY PLAN.**
- 33. ELIMINATE THE SIX INCH 90 DEGREE BEND ON THE PROPOSED SIX INCH FIRE LINE TO THE PROPOSED RETAIL BUILDING.**
- 34. THE FIRE HYDRANT SHALL BE LABELED ON THE UTILITY PLAN AS A PRIVATE HYDRANT AND SHALL BE PAINTED RED. PLEASE PLACE A NOTE ON THE UTILITY PLAN THAT STATES: “THIS FIRE HYDRANT IS PRIVATE AND SHALL BE PAINTED RED”.**
- 35. PROVIDE MORE INFORMATION ABOUT THE DOMESTIC WATER SUPPLY FOR THE TWO PROPOSED RETAIL BUILDINGS. INDICATE THE SIZE OF THE PROPOSED WATER SERVICES AND PROPOSED B-BOX LOCATIONS ON THE UTILITY PLAN. EACH INDIVIDUAL UNIT SHALL BE METERED SEPARATELY, AND EACH UNIT SHALL HAVE ITS OWN B-BOX. INDICATE THE LOCATION OF THE WATER SERVICE CONNECTION AT THE WATER MAIN.**
- 36. THE HANDICAPPED PAVEMENT MARKINGS SHALL BE A MINIMUM OF 30 INCHES BY 36-INCHES.**
- 37. THE “DOME STAMP” PATTERN WITHIN SIDEWALKS FOR ADA TREATMENT IS NOT ACCEPTABLE IN THE VILLAGE. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE FOUR-FOOT X TWO-FOOT CERAMIC TILES (PER EACH LOCATION) IMBEDDED IN FRESHLY POURED CONCRETE FABRICATED BY DETECTABLE WARNING SYSTEMS, OR APPROVED EQUAL.**

- 38. NEW STOP SIGNS SHALL BE INSTALLED AT THE MAIN STREET ACCESS DRIVEWAYS, PER THE VILLAGE STANDARDS.**
- 39. THE “WALGREENS” SIGN ON THE EAST SIDE OF THE SITE NEAR MAIN STREET SHALL BE LOCATED SUCH THAT IT WILL NOT VIOLATE THE VILLAGE’S VERTICAL AND HORIZONTAL SIGHT LINE REQUIREMENTS, AS DESCRIBED IN THE VILLAGE STANDARDS.**
- 40. THE PETITIONER IS NOTIFIED THAT THE FINE FOR VIOLATION OF A HANDICAPPED SPACE IS \$250.00 IN THE VILLAGE, EFFECTIVE JANUARY 1, 2006, AND SHALL BE SO POSTED ON EACH INSTALLED HANDICAPPED SIGN.**
- 41. THAT THE EXISTING LIGHTING FIXTURES BEHIND THE SHOPPING CENTER BUILDING SHALL BE SHALL BE MODIFIED IN A MANNER THAT LIGHT IS NOT SPILLING ONTO THE RESIDENTIAL PROPERTIES AND IS REDIRECTED AWAY FROM RESIDENTIAL PROPERTIES.**
- 42. A NEW EIGHT (8) FOOT HIGH, SOLID, DURABLE FENCE WITH NO GAPS SHALL BE INSTALLED AND MAINTAINED BY PETITIONER ALONG THE ENTIRE NORTH AND NORTHWEST PROPERTY LINE.**
- 43. NEW LANDSCAPING SHALL BE PROVIDED BY THE PETITIONER ALONG THE NORTHERN PROPERTY LINE. SUCH LANDSCAPING SHALL BE A MINIMUM SIX (6)FOOT HIGH, RAPID GROWING, EVERGREEN FOLIAGE SHALL BE INSTALLED BY PETITIONER ALONG THE ENTIRE 62ND PLACE RIGHT OF WAY, AS APPROVED BY VILLAGE FORESTER.**
- 44. A NEW STOP SIGN SHALL BE INSTALLED IN THE NORTHEAST PORTION OF THE WALGREENS PARKING LOT NEAR THE NORTHERN MAIN STREET ACCESS DRIVEWAY.**

SECONDED BY MR. WAECHTLER.

ROLL CALL:

AYE: MR. BEGGS, MR. WAECHTLER, MR. COZZO, MR. MATEJCZYK, MR. QUIRK, MRS. RABATAH, CHAIRMAN JIRIK

NAY: NONE

MOTION CARRIED. VOTE: 7-0