

**VILLAGE OF DOWNERS GROVE**  
**REPORT FOR THE VILLAGE COUNCIL WORKSHOP**  
**DECEMBER 11, 2007 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Planned Development with Exceptional Use, Special Uses for Drive-Throughs and Plat of Subdivision	Resolution Ordinances ✓ Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

The petitioner has submitted a request to table this item to a date uncertain.

**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 Community Developments* and *More Contribution to Local Economy*.

**FISCAL IMPACT**

N/A.

**RECOMMENDATION**

Motion to table to a future Workshop meeting prior to March 27, 2008 and direct staff to provide notice to the adjacent property owners of the Workshop meeting at which this item will be discussed. The motion to table should be made at the December 11, 2007 Workshop meeting.

**BACKGROUND**

The petitioner is proposing to redevelop the subject property at the southwest corner of Ogden Avenue and Lee Avenue. The proposed redevelopment consists of a multi-use development with commercial uses located on the north side of the development fronting Ogden Avenue and ninety-nine townhouses. The commercial uses include a new grocery store, a fast-food restaurant with a drive-through, a multi-tenant retail building with a drive-through and two outlots.

A large portion of the parcels currently are vacant. There are some under-used commercial buildings immediately at the southwest corner of Ogden Avenue and Lee Avenue. The proposed redevelopment calls for five new commercial lots and associated parking and landscaping. Currently, there are three new commercial buildings proposed – an Aldi Food Store on Lot 1, a McDonald's on Lot 2 and a multi-tenant retail building on Lot 3. Drive-throughs are proposed for Lots 2 and 3. There are no buildings or uses proposed for Lots 4 and 5 at this time. Per the Plan Commission recommendation, final plans for Lots 4 and 5 will be required to come back to the Commission and Village Council for approval.

In addition to the commercial uses, the petitioner is proposing ninety-nine townhomes south of the commercial lots on Lot 8. The townhomes will be contained in eighteen buildings. The buildings will contain between four and six units each. The townhome buildings will be back-to-back with a twenty-foot alley with rear-loading two-car garages off the alley. The townhomes will front landscaped courtyards and

will provide a transition between the commercial uses on Ogden Avenue and the single family residences on Lee Avenue, Stonewall Avenue and Grant Street. A recreational area and walking path is proposed for the southernmost portion of Lot 8 fronting Grant Street. The area will provide pedestrian and emergency access from Grant Street.

The Village is proposing to install a traffic signal at the intersection of Ogden Avenue and Lee Avenue, which will require some improvements to Lee Avenue immediately south of Ogden Avenue. The improvements will only extend eighty feet south of the intersection. As the site was formerly used as an automobile salvage yard, there is some environmental contamination (primarily heavy metals) on the site. The petitioner will be required to perform remediation to remove the contaminated soils. Additionally, there is a large wetland and Localized Poor Drainage Area (LPDA) on the site. The petitioner will be required to preserve and enhance the wetland and account for any fill in the LPDA. The stormwater detention facilities will be contained on site, south of the proposed access drive. The plan was deemed appropriate for this level of development on the site.

The site would be accessed from Ogden Avenue and Lee Avenue. Two drives are proposed on Ogden Avenue. The western access (between Lots 1 and 2) is proposed to provide full access to Ogden Avenue. The eastern access (between Lots 3 and 4) would be a right-in/right-out only drive. Two drives are proposed for Lee Avenue. The northern access would provide direct access to Lot 5. The drive is proposed to be a full access driveway. The Plan Commission and staff have concerns about the conflicting traffic movements with the proposed traffic signal at Ogden Avenue and Lee Avenue. As such, the Commission and staff are recommending the access be reduced to allow inbound only turning movements. The southern access drive on Lee Avenue would provide full access for the townhomes and commercial lots.

The project’s bulk characteristics and setbacks to neighboring properties are summarized in the table below:

Zoning Requirements	Required/Permitted	Provided
Front Yard Setback (Ogden)	75'	95'
Parking Setback (Ogden)	50'	50'
Side (West) Setback (Aldi)	0'	20'
Side (West) Setback (Residential)	16'	35'
Rear (South) Setback (Residential)	20'	54'
Building Height (Commercial)	60'	33.5' (Lot 3)
Building Height (Residential)	35'	35'
Floor Area Ratio (Commercial)	0.75 (235,550 s.f.)	0.10 (30,406 s.f.)
Density (Residential)	1 unit/4,000 s.f.	1 unit/4,976 s.f.
Open Space	5.6 acres (15%)	7.1 acres (38%)

Nineteen neighbors spoke at the public hearing on November 5 and expressed concerns about this project. These concerns included the encroachment of the townhouses into the single family residential neighborhood, increased traffic on Lee Avenue, impacts on the existing drainage patterns, and environmental impacts of the development. Additional comments have been submitted to staff and are attached to this report.

The Plan Commission expressed concern about the townhomes in Buildings 11-15. The Commission asked the petitioner to reduce the density in those buildings. The petitioner has provided a revised site plan that proposes thirty-six townhomes in the R-3 district instead of forty-three units. The Plan Commission also

expressed concerns regarding the additional traffic on Lee Avenue as a result of the traffic signal. The Plan Commission requested the petitioner provide information about increased traffic on Lee Avenue as a result of the signal. The Plan Commission found the proposal complies with the standards set forth in the Zoning Ordinance and recommended approval of the project with a vote of 5-1. The commission member voting nay indicated concerns with stormwater management, townhomes encroaching into the R-3 District and lack of landscaping along Ogden Avenue.

Staff believes the project meets the standards for approval in the Zoning Ordinance and is consistent with the goals of the Ogden Avenue Master Plan. Staff concurs with the Plan Commission majority.

**ATTACHMENTS**

N/A.