

COMMUNITY EVENTS COMISSION

Thursday July 8, 2021

5:30 P.M.

VILLAGE HALL-COMMITTEE ROOM

801 BURLINGTON AVENUE

DOWNERS GROVE, IL

PRESENT: Nicole Szydowski, John Aguzino, Soraya Faber, Michael Puzen, DJ Fiore, Erin Venezia-Downtown Management, Lisa Rasin- Rotary, Elizabeth O'Toole and James Krueger-School District 58 and Alberto Torres-Moose Lodge

STAFF: Jennifer Rizzo, Emily Tompkins

ABSENT: Michael Kubes

Ms. Nicole Szydowski called the meeting to order at 5:30 p.m.

I. APPROVAL OF THE APRIL 29, 2021 MINUTES

Ms. Soraya Faber made a motion to approve the revised April 29, 2021 minutes. The motion was second by Ms. Nicole Szydowski and the minutes were approved unanimously.

II. PUBLIC COMMENT

None

III. NEW BUSINESS

Ms. Erin Venezia discussed the Downtown Sidewalk sale. The sale scheduled July 22-24 and has 24 businesses participating. Mr. Michael Puzen made a motion to approve the event and Mr. John Aguzino second the motion. The motion was approved unanimously.

Ms. Venezia continued with discussing the Fine Arts Festival. The festival will run September 11 and 12 and currently has 35 artists. The layout will be changing due to outdoor dining and the need for a fire lane. They will be looking for a location to bring in live entertainment. Ms. Faber asked if there is a cost to participate and Ms. Venezia replied the cost is \$225 for the weekend and participants must provide their own white tent. Ms. Jennifer Rizzo said the Village helps to make sure the tents are secure and also closes the road. Ms. Rizzo also said Public Works is working on the new layout. Ms. Faber asked about the possibility of being able to have alcoholic beverages and Ms. Venezia said it had been tried in the past but it was not well attended. Mr. Puzen asked how far south the event goes and Ms. Venezia replied in the past it went Curtiss to Maple, but it will depend on the number of artists and the new layout. Ms. Rizzo said Maple will most likely be closed for safety. Mr. Puzen made a motion to approve the event and Ms. Faber second the motion. The motion was approved unanimously.

Ms. Lisa Rasin, chair for Rotary Grove Fest, said there will be a Rotary Grove Fest this year after taking the last year off. The Fest will run August 19-22 and will have a beer garden, entertainment, rides and will be using downtown restaurants and retailers instead of outside businesses. Ms. Rizzo compared it to an expanded sidewalk sale. Ms. Rasin said the Fest will expand to include full services Thursday night instead of just a preview. Ms. Rasin mentioned the possibility of bringing in food trucks. Mr. Puzen asked if businesses not on Main Street would be included. Ms. Rasin said she would be talking to all downtown retailers and restaurants. Ms. Rizzo stated no liquor will be allowed outside the beer garden. Ms. Rasin

said she was hoping retailers would put merchandise out and also said there will be a church service Sunday on the main stage. Ms. Rizzo asked about the car show and Ms. Rasin stated the car show had just canceled. Ms. Faber asked about prices and Ms. Rasin replied they would be out on the new Rotary website soon. Ms. Szydlowski asked if the layout would change and Ms. Rizzo replied it would not. Ms. Rizzo stated they are still trying to work out where the food trucks will go. Ms. Venezia asked if road closure timing would be affected with the addition of Thursday night and Ms. Rizzo responded there would be no changes. Mr. DJ Fiore asked what local business feedback has been like in the past and Ms. Rizzo responded that they are supportive for the most part but it can be a mix. Ms. Venezia brought up the possibility of 15 minute parking on Curtiss and Ms. Rizzo said the Village is trying to find a spot for restaurant order pick-ups. Mr. Puzen made a motion to approve and Ms. Faber second. The motion was approved unanimously.

Ms. Rizzo said there will be a change in location for Oktoberfest due to construction on the Forest Lot North parking lot. It will be relocated to Lot B, adjacent to the train station. Burlington will be closed between Mochel and Washington for the event. Ms. Rizzo said this location will provide the necessary 15 foot fire lane.

Ms. Elizabeth O'Toole, chair of Oktoberfest which is run by the Education Foundation of Downers Grove District 58, began by saying Oktoberfest will be changing a bit this year. It will still be family focused as in the past, but will be more craft focused. Ms. O'Toole said that Friday and Saturday evening will be more adult focused with bands. Ms. O'Toole said the headlining band would be a ticketed event and will make potentially three times as much as in the past. Ms. O'Toole mentioned there will be no charge for kids this year. Mr. Puzen asked if residents had any issue with the change in location. Ms. O'Toole replied said she anticipates some phone calls. Ms. O'Toole said they do send letters to tenants ahead of time. Mr. Fiore asked how crowded the event has been in the past and Ms. O'Toole replied last year's attendance was 2000 and capacity is 2500. Mr. Puzen made a motion to approve and Mr. Fiore second the motion. The motion was approved unanimously.

IV. STAFF REPORT

Ms. Rizzo introduced Alberto Torres, Moose Lodge, who is discussing plans for a car show on July 24.

Mr. Torres would like to have a car show to drive business back to the Moose Lodge. The show would be in the back lot of the Moose Lodge with overflow possibly on the street or Lot A. After the car show there will be a band. Ms. Rizzo asked if there would be a charge for cars and Mr. Torres replied there would not be a charge but could be a donation. Ms. Venezia expressed concerns with the overflow cars as the car show falls during the Downtown Sidewalk Sale. Ms. Rizzo stated the Village will be allowing the use of Lot A for the show. Mr. Puzen asked about people potentially bringing alcohol outside and Mr. Torres stated they discussed having someone watch the door. Mr. Fiore said he felt the car show may drive more people to the Sidewalk Sale. Ms. Szydlowski asked if the event was for current Moose members or the public. Mr. Torres stated it is for both, they are thinking about opening the second floor of the Moose Lodge to allow non-members as only members are allowed on the first floor. Mr. Puzen made a motion to approve and Mr. John Aguzino second the motion. The motion was approved unanimously.

V. OLD BUSINESS

None

VI. ADJOURNMENT

Mr. Puzen made the motion to adjourn, Ms. Faber second the motion. The motion was unanimously approved. The meeting was adjourned at 6:43 p.m.

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**VILLAGE OF DOWNERS GROVE
ARCHITECTURAL DESIGN REVIEW BOARD
MINUTES OF SEPTEMBER 29, 2021, 7:00 P.M.**

Chairwoman Gassen called the September 29, 2021 of the Architectural Design Review Board to order at 7:01 p.m. and requested a roll call:

1. ROLL CALL

PRESENT: Chairman Gassen, Mr. Renner, Ms. Chalberg, Mr. Lerner, Mr. Reimer

ABSENT: Mr. Styczynski

STAFF: Jason Zawila, Planning Manager, Flora Ramirez, Senior Planner. Gabriella Baldassari, Development Planer

VISITORS: None

2. APPROVAL OF APRIL 21, 2021 MEETING MINUTES

Motion by Mr. Renner, second by Ms. Chalberg to approve the minutes of the April 21, 2021 meeting. Roll call:

AYE: Chalberg, Reimer, Lerner, Renner, Gassen

NAY: None

Motion passed.

3. PUBLIC HEARING - None

4. OLD BUSINESS - None

5. NEW BUSINESS - Name Change and Overview of Downtown Design Review Process

Jason Zawila, Planning Manager, provided an overview of the recently approved changes to the Downtown Design Guidelines and an update to the development review process for certain projects.

It was noted that in 2015, the Village undertook a significant effort to examine the Village's historic preservation program and recommend improvements to the program. The Architectural Design Review Board (ADRB) and the Ad Hoc Sub-Committee on Historic Preservation developed the Report and Recommendations on Historic Preservation (Report) which identified several desired outcomes and recommendations that have guided changes to the historic preservation ordinance and program. In the 2015 Report, 'Inform and Educate the Public' was one of the desired outcomes.

During the ADRB's July 2020 meeting, the Board recommended changing the name of the Architectural Design Review Board to the Historic Preservation and Design Review Board. The Village Council approved the name change at their September 14, 2021 meeting.

Flora Ramirez then provided an overview of the Downtown Design Guidelines. As part of her presentation, she noted that the guidelines 1) are tailored to the Village's three downtown zoning districts; 2) provide enhanced visualizations and graphics; 3) clarify and expand upon

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key design elements based on previous experiences; and 4) added guidelines for parking lots and utility areas.

An overview of examples and visual representations of the guidelines then followed. The guidelines will be used to determine design review compliance of eligible projects that the HPDRB will consider as part of the updated process.

Manager Zawila then continued the presentation on the development review process providing for the types of improvements that will require a Certificate of Design Appropriateness (CODA) from the HPDRB in the DB (Downtown Business), Downtown Core (DC) and Downtown Transition (DT) zoning districts. The CODA application will necessitate a public hearing with the HPDRB. It was stated that a CODA is not required for any improvements made to a Detached House or Two-Unit House used for residential purposes; or a development that requires consideration by the Village Council (i.e. PUD or Special Use), as design is considered by the Village Council as part of their approval process.

Questions followed including: how the design review will occur with cases that are considered by the Plan Commission; will the document be available online and clarification on the standard that needs to be met to seek approval of a CODA.

Manager Zawila thanked everyone for their efforts on the project in the last year.

6. PUBLIC COMMENT

7. ADJOURNMENT

Chairman Gassen called for a motion to adjourn.

**Ms. Chalberg moved, seconded by Mr. Reimer to adjourn the meeting at 7:47 p.m.
Motion carried unanimously.**

/s/ _____ Village Staff
(As transcribed by MP-3 audio)

DOWNERS GROVE FIRE DEPARTMENT

FOREIGN FIRE INSURANCE (2%) BOARD MEETING MINUTES

For Meeting Held on 28 October 2021

Meeting called to order at 0812 hrs.

2% Board Members in attendance: Chief Spinazola, Lt. Mowery, PM Meister, PM Nowak, PM Kinney

Members Absent: PM S. Markowski, PM Kairis

Guests: D/C Tasso, D/C Pekelder, B/C Werner, Lt. Johnson, Lt. Cipra PM Jagger, PM D. Rietfeld, PM Brown,

Approval of Last Meeting Minutes: Motion to approve last meeting minutes (23 September 2021) made by PM Nowak, 2nd by Chief Spinazola. Motion passes by unanimous vote.

Treasurer Report: Beginning Balance: \$162,383.12

Ending Balance: \$158,578.57

Widows Fund (unchanged from last month) Total: \$52,024.95

A motion to approve the treasurer report as read by Lt. Mowery, 2nd by PM Meister. Motion passes by unanimous vote.

Old Business: PM Brown reported on the 343 Badge retirement project. The badge is in. The wood case for the flag is done. Metal from 9-11 is in. Those taking possession of the metal 9-11 piece are looking to cut it down to fit the area they want to place it in. Chief Spinazola asked if we can hold off on cutting it and see if we can fit it somehow as it is given to us.

S101 stickers that were ordered show shipped but did not receive as of this date.

Bay floor fans have been ordered and delivered to the stations. Each station now has 2 large fans with the exception being Station #102 which has 3.

Haz Mat equipment has been ordered and in. Will be working where to put in each vehicle. (Front line engines, truck, squad and HM 105).

PM Kinney reported on the roof prop project. Jr. will be out of town for about 3 weeks. Currently we are moving forward with drawings and plans. Will have more at the next meeting.

Cooler for E105 has been purchased and is in for E105.

Screwdriver set has been purchased and is in for Station #105.

PM Meister advised that when the clock for station #105 was ordered from Amazon, they delivered the wrong items. He contacted them to get the clock sent as ordered and it was reordered and they also sent a second clock. Station #105 has 2 digital wall clocks now.

Digital tire pressure gauges have been received and each station received their gauge.

M18 Batteries received and are in for Station #105.

Final reading of the 2022 budget was moved to last item in meeting due to time constraints requested by Chief Spinazola.

Lt. Mowery brought up the badge issue for the badge case. PM Kairis will be handling the badge case going forward, but Lt. Mowery brought up Chief Pindelski did not like badges not being in the case until retirement and wanted them displayed after 10 years. No one had made plans to purchase badges for the case for recent 10 year + members. Lt. Mowery advised that he was a bit embarrassed that when PM Baldwin put in to resign we did not have a badge ready. He suggested that annually the board purchase badges for the badge case for anyone who has reached 10 years with the department. He suggested this be added to the retirement line item. All were in favor of placing this into the retirement line item. Chief Spinazola asked if we should just purchase them at the time someone reaches 10 years. Lt. Mowery said that it may be less likely to be overlooked if the board chose to do this annually with a list rather than trying to keep tabs on when personnel reach their 10 year mark. He left it up to the board to decide how to facilitate this as he will not be here next year at this time.

D/C Tasso brought up a discussion on new badges for the Lieutenants. Apparently the die was not popular any longer, and now is no longer available through the vendor. He advised we can order a new badge style, which could either be purchased by the board to replace all the current badges for each Lieutenant (24 total) at a cost of \$3636, or just start handing out new badges to the new Lieutenants and the old ones would be phased out by attrition. A new die could be purchased by the Department at a significant cost (would be asking 2% to pay) to keep the same style. Chief Spinazola wanted the Lieutenants to have a voice in how this happens. D/C Tasso will be sending out a survey to all the Lieutenants for about one week to see what the consensus is and follow up at a later meeting. PM Meister made a precursor motion to purchase the new badges for a cost not to exceed (NTE) \$4,000, 2nd by Lt. Mowery. Discussion was to approve this so that if they needed to place an order after the vote was completed we would not have to wait on the next or have a special meeting. Motion passed by unanimous vote.

New Business: **GENERAL FUND**

A Hand Tevi pediatric bag system was introduced to replace the pediatric bag and brozelow tape for the ambulances and non-transports. PM Brown talked about the reasons for why we should look at purchasing. The cost is \$3,400 (\$490 per bag x8 bags requested). This purchase would include an instruct the trainer class (8 hour). Those instructors would then instruct all users prior to roll out. The cost for all the bags including a 1 year subscription for the app on the

phones would be \$13,041. A motion to purchase everything at a cost NTE \$13,150 made by PM Meister, 2nd by PM Kinney. Motion approved by unanimous vote.

P.J. requested a fitness bike, crossover machine bar. The board moved this from a station request to a general fund fitness line item purchase. Lt. Mowery inquired about the fitness committee approval. There was a letter presented by the fitness committee for approval. A motion NTE \$1,000 was made by PM Meister, 2nd by PM Kinney. Motion passed by unanimous vote.

PM Hills requested a refurbished Woodway treadmill "4front" for \$8000. A motion to purchase as described by Chief Spinazola, 2nd by Lt. Mowery. Motion passed by unanimous vote.

PM O'Leary put in an order for gear bags based on requests by the membership. He had some feedback on the tested ones. He has 3 quotes for different bags, some were cheaper, but asked the board to look at the quality of the preferred ones. This item was requested to be tabled to later in the general fund section to see where the budget lies.

The Small Tool committee requested various tools for replacement from the small tool fund as follows: NY Pike Pole Hook (x3), a 30" pro bar haligan, and APW can harnesses (x3). A motion was made by PM Nowak to purchase these items at a cost NTE \$900, 2nd by Lt. Mowery. Motion passed by unanimous vote.

PM Meister asked that several items be considered to be purchased from the special operations budget:

6 rescue senders (new style gibbs). Had good feedback on these (\$550)

2 Petzel Y climbing lanyards for ladder climbs (\$700)

6 Pack 11 x 11 storage bins, 12 pack 9 x 6 x 5 storage bins. (\$190)

8 Swivel Pulleys "G" rated. (\$950)

2 Skylotec Claws cable grab (\$999)

5 Speed Squares and 2 bottles of chalk for chalk lines. (\$375)

5 small rope bags for new small purchased equipment. (\$150)

PM Kairis request 2 13mm CMC clutch, MPD & Petzel ID for ascending/descending (\$1400)

A motion to approve the above listed equipment from the special operations line item made by PM Kinney for a cost NTE \$5314, 2nd by PM Meister. Motion passed by unanimous vote.

A request for soda machine repair was made by PM Liaromatis from Station #101. Chief Spinazola is denying this request for now and this item is tabled based on alternate repair plan going forward. He discussed on a can of worms being opened by looking at how the machine is operated. No further action taken on this request.

Station #103

Request for an industrial bench grinder "OSHA approved". Chief Spinazola denied this request due to potential for OSHA fines. No further action on this request.

PM Berg requested a belt squat machine. There is no fitness committee approval for this item as well as not enough signatures (there are 8 and need 9). Chief Spinazola discussed moving forward that the village looks at what we have in our workout rooms and reminds us of healthy vs health club. We are not health clubs here and we try to balance general workouts and extreme lifting. We need to look at these items requested through the village eyes.

Chief Spinazola asked if the board would entertain voting the kitchen items together as a group in the interest of time, and if there was any issues as the items are read to bring them up for discussion? All board was agreeable to this.

A request for bath towels (soft goods, towels, wash cloths, hand towels, dish towels, etc.) for a cost NTE \$90.

Bumper Plates (for fitness) at a cost NTE \$217.

36" Blackstone Griddle, Cover, and Cooking Kit at a cost NTE \$565

Ninja DZ201 Air Fryer at a cost NTE \$180

Metal Measuring Spoons (7 piece) at a cost NTE \$35.

Metal Measuring Cups (6 piece) at a cost NTE \$45.

8", 10", and 12" Ceramic Pans at a cost NTE \$100.

Dishware Gibson 12 Piece dinnerware (gray) at a cost NTE \$160.

8' Picnic Table at a cost NTE \$661

Ninja BC77 Blener at a cost NTE \$160.

Discussion: Lt. Mowery asked if the Blackstone griddle could be stored inside due to the propane tank. D/C Tasso said this was a good thought, not sure. BC Werner ran over and talked to Wally from Fire Prevention and found that under no circumstance could a propane tank be stored inside the building (shed ok, building no).

Bumper plates approved to be taken from the fitness line item due to being over budget.

A motion to purchase as noted at a cost NTE \$3000 made by PM Meister, 2nd by Lt. Mowery. Motion passed by unanimous vote.

Administration Line

A request from B/C Hardy to replace the recliner in the B/C office NTE \$1100.

PM Nowak made a motion to approve up to the \$1100 request for any one of the 3 chairs provided, 2nd by Lt. Mowery. Motion passed by unanimous vote.

Station #102

A request for a Dewalt air compressor 27 gallon, 200 p.s.i. was received for a cost NTE \$750. Lt. Mowery asked if there was a compressor currently at the station, and D/C Tasso advised they do have one, but it is old and does not get

above a low p.s.i. A motion to approve at a cost NTE \$750 was made by PM Meister, 2nd by Lt. Mowery. Motion passed by unanimous vote.

A request for two Dyson cordless V8 cord free renewed vacuum cleaners at a cost NTE \$750. A motion to purchase for the NTE cost was made by Lt. Mowery, 2nd by PM Meister. Motion passed by unanimous vote.

Station #101

A request for drill bits, torx bits, impact bits, and a cordless vacuum and 2 wall mounts for exercise room rollers.

A request for a replacement fireplace gas log system insert for the fireplace at station #101. Current system is not correct one for size of box. Lt. Mowery asked about the state of the chimney. We had a company years ago advise that the flue had cracking, missing mortar, and/or other damage which prevented use with wood fires. It was determined a gas system was ok. Cost for this install was NTE \$939.

A request for Kitchen and Bath supplies (Towels, Forks, Pot Holders, Fryer and Griddle and Blender) all at a cost NTE \$1200.

Phone charger request tabled until January meeting due to exceeding station budget amount.

Deleted soundbar replacement as the unit is working correctly.

PM Meister made a motion to approve the Station #101 items as listed above for a cost NTE \$2557, 2nd by PM Kinney. Motion passed by vote.

Tabled:

Lt. Mowery revisited gear bag request and made a motion to purchase 50 bags at a cost NTE \$5,600. PM Meister 2nd. Motion passed by unanimous vote.

Second reading of the 2022 budget as presented. New check was issued to be deposited in the 2% Foreign Fire account within the next 2 weeks for the amount of \$137,747.74. Motion to approve the budget as read by PM Meister, 2nd by Chief Spinazola. Motion passed by unanimous vote.

Good of the 2% Fund: Chief Spinazola revisited the badge purchase issue. Lt. Mowery broke down the thought as if the survey shows new badges should be purchased then the 2% fund will pay for 24 new style badges (2 per Lt.). Then going forward these would be purchased from administrative clothing fund. If to be done through attrition, then 2% would not be involved in purchase of any Lt. badges. Chief Spinazola reiterated that this design should be made by the Lt. rank not by Chiefs. We will wait to see what the consensus is.

Next Meeting: Tentative meeting date (if needed) 16 December 2021.

Motion to adjourn made by Chief Spinazola, 2nd by Lt Mowery. Motion passed.

Meeting adjourned at 1015 hrs.

APPROVED

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

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

Chairman Pro tem Maurer called the November 1, 2021 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Commissioners Boyle, Dmytryszyn, Johnson, Majauskas, Maurer, Patel, Rector, Toth

STAFF: Planning Manager Jason Zawila and Development Planner Gabby Baldassari

OTHERS

PRESENT: Mr. Jason Reibert with Gulf States Construction Services

APPROVAL OF MINUTES

Chairman Rickard entertained a motion to approve the minutes.

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

PUBLIC HEARING

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECOND BY COMMISSIONER PATEL. ROLL CALL:

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

NAY: NONE

MOTION PASSED. VOTE: 9-0

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

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

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