

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JUNE 11, 2013 AGENDA

| SUBJECT: | TYPE: | SUBMITTED BY: |
|-----------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|
| Zoning Ordinance Map Amendment - 2551 Warrenville Road | Resolution ✓ Ordinance Motion Discussion Only | Tom Dabareiner, AICP Community Development Director |

SYNOPSIS

An ordinance has been prepared to permit a zoning ordinance map amendment to rezone the property at 2551 Warrenville Road from M-1 Light Manufacturing to B-3 General Services and Highway Business.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 identified *Exceptional Municipal Services*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the June 4, 2013 Village Council meeting. Staff recommends approval on the June 11, 2013 Active Agenda.

BACKGROUND

The petitioner is requesting approval of a zoning ordinance map amendment to rezone 2551 Warrenville Road from M-1 Light Manufacturing to B-3 General Services and Highway Business. A two-story animal hospital, parking lot and mobile MRI trailer are located on the site. The petitioner is requesting a zoning ordinance map amendment so that the property is consistent with surrounding zoning classifications and to facilitate a future building expansion.

The zoning classifications in the area include B-3, M-1 and ORM, Office, Research and Manufacturing. The larger parcels in this area are zoned M-1 or ORM, while the smaller parcels are zoned B-3. The subject site is the smallest parcel in the area and is more consistent with adjacent B-3 properties than the larger M-1 and ORM properties.

The petitioner currently has a temporary use permit which allows the mobile MRI trailer to be located on the property for a total of 180 days per calendar year. The petitioner is proposing to construct a garage addition onto the east side of the building to permanently house the trailer which would facilitate the trailer being on site year round. The construction of the garage requires a rezoning to B-3 which would reduce the required front yard setback to 25 feet and a variance to permit the garage addition to be 12.5 feet from the east front property line. The Zoning Board of Appeals held a public hearing on May 22, 2013 and unanimously granted the variation request contingent on the approved rezoning from M-1 to B-3.

The proposal is consistent with the Comprehensive Plan which identifies the property being located within the Corridor Commercial area. Corridor Commercial uses include a blend of commercial retail, office and service uses that serve the daily needs of local residents while also providing commercial services to the larger region. The existing animal hospital provides a service to both local residents and residents of neighboring communities.

The Plan Commission considered the petition at its May 6, 2013 meeting. At the Plan Commission meeting, no public comment was offered. The Plan Commission found that the requested zoning ordinance map amendment is compatible with the Comprehensive Plan. The Plan Commission also found that the request met the standards in Section 28.1702 of the Zoning Ordinance for approval of an amendment to the zoning ordinance map. Based on their findings, the Plan Commission unanimously recommended approval of the rezoning request. Staff concurs with the Plan Commission recommendation.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated May 6, 2013

Draft Minutes of the Plan Commission Hearing dated May 6, 2013

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE
OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS, CODIFIED AS
CHAPTER 28 OF THE DOWNERS GROVE MUNICIPAL CODE, AS AMENDED
TO REZONE PROPERTY LOCATED AT 2551 WARRENVILLE ROAD**

WHEREAS, the real estate located at the southwest corner of Cross Street and Warrenville Road, hereinafter described has been classified as "M-1, Light Manufacturing District" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and,

WHEREAS, the owner or owners of said real estate have requested that such property be rezoned as hereinafter provided; and

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 on May 6, 2013 and has made its findings and recommendations respecting said requested rezoning in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, making due allowance for existing conditions, the conservation of property values, the development of the property in conformance to the official Comprehensive Plan of the Village of Downers Grove, and the current uses of the property affected, the Council has determined that the proposed rezoning is for the public good.

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

SECTION 1. The Comprehensive Zoning Ordinance of the Village of Downers Grove, Illinois, codified as Chapter 28 of the Downers Grove Municipal Code (which ordinance as heretofore amended, is hereinafter referred to as the "Zoning Ordinance"), is hereby further amended by changing to "B-3, General Services and Highway Business District" the zoning classification of the following described real estate, to wit:

Lot 4 in Wennlund's Assessment Plat, a resubdivision of Lots 1 and 2 in Block 2 in A.T. McIntosh and Company's Forth Ogden Avenue Subdivision, situated in the South Half of Section 1, Township 38 North, Range 10, East of the Third Principal Meridian, according to said Wennlund's Assessment Plat recorded July 19, 1948 as Document 549698 in DuPage County, Illinois.

(Commonly known as 2551 Warrenville Road; PIN 08-01-302-018)

SECTION 2. The official zoning map shall be amended to reflect the change in zoning classification effected by Section 1 of this ordinance, subject to the following conditions:

1. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly

reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information; and

2. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

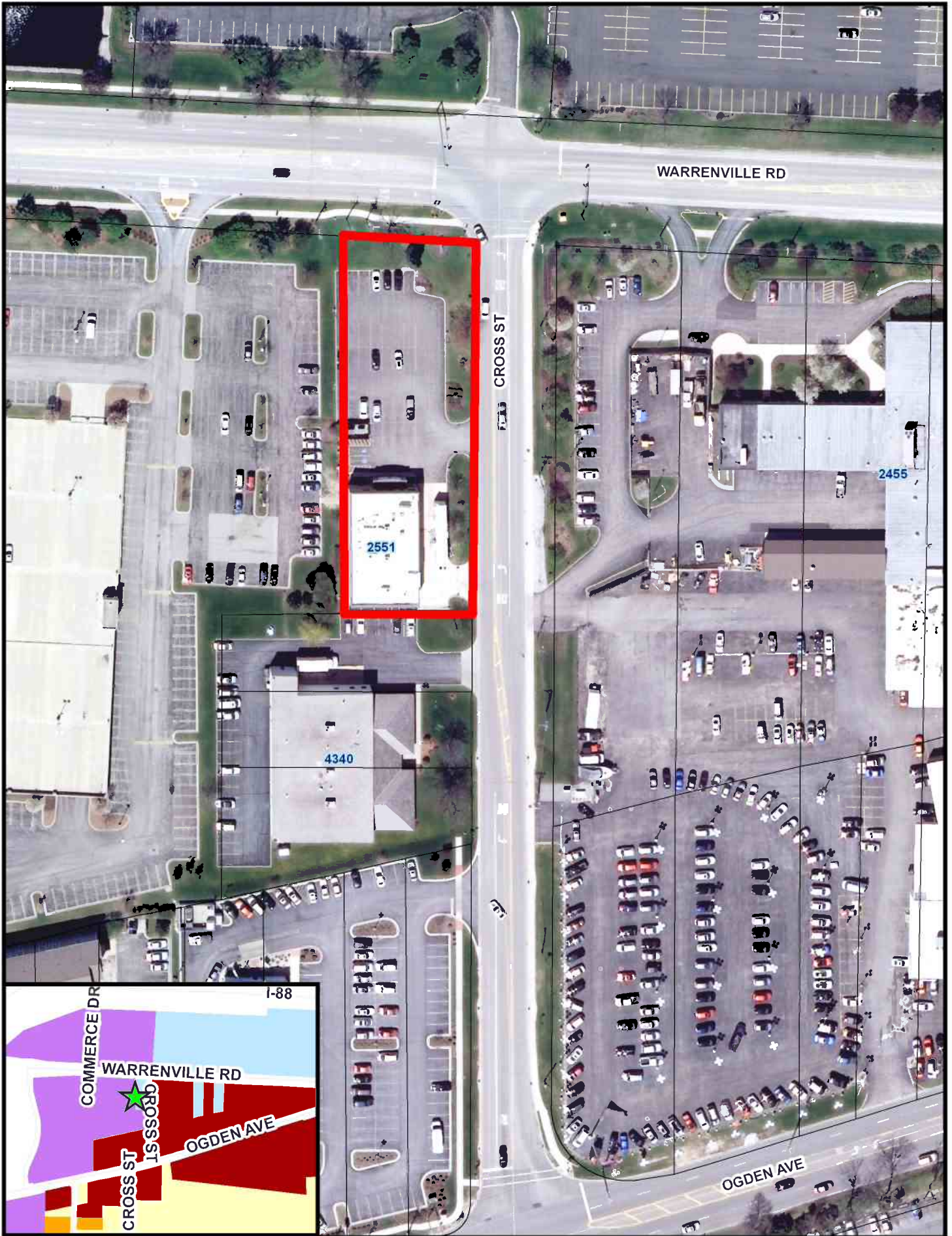
Mayor

Passed:

Published:

Attest: _____

Village Clerk



0 40 80 120 160 Feet

2551 Warrenville Rd Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
MAY 6, 2013 AGENDA**

| SUBJECT: | TYPE: | SUBMITTED BY: |
|-----------------------------------|--------------------------------|--------------------------------|
| PC-16-13 2551 Warrenville Road | Zoning Ordinance Map Amendment | Stan Popovich, AICP Planner |

REQUEST

The petitioner is requesting a Zoning Ordinance Map Amendment to rezone the subject property from M-1, Light Manufacturing to B-3, General Services and Highway Business.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER: Arboretum View, LLC
Attn: Daniel Patrick
1201 West Wabash Avenue
Effingham, IL 62401

APPLICANT: InSite Real Estate, LLC
1400 16th Street, Suite 300
Oak Brook, IL 60523

PROPERTY INFORMATION

EXISTING ZONING: M-1, Light Manufacturing
EXISTING LAND USE: Animal Hospital
PROPERTY SIZE: 30,822 square feet (0.71 acres)
PINS: 08-01-302-018

SURROUNDING ZONING AND LAND USES

| | ZONING | FUTURE LAND USE |
|---------------|------------------------------------------|-------------------------|
| NORTH: | ORM, Office, Research & Manufacturing | Office/Corporate Campus |
| SOUTH: | ORM, Office, Research & Manufacturing | Corridor Commercial |
| EAST: | B-3, General Services & Highway Business | Corridor Commercial |
| WEST: | ORM, Office, Research & Manufacturing | Office/Corporate Campus |

ANALYSIS

SUBMITTALS

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

1. Application/Petition for Public Hearing
2. Zoning Map and Ordinance
3. Proposal Narrative
4. Plat of Survey

PROJECT DESCRIPTION

The 100-foot by 305-foot property, commonly known as 2551 Warrenville Road, is located at the southwest corner of Cross Street and Warrenville Road. The property is zoned M-1, Light Manufacturing. An animal hospital is located on the site which includes a two-story building, parking lot and a mobile MRI trailer on a temporary basis. The petitioner is requesting a Zoning Ordinance Map Amendment to rezone the property from M-1, Light Manufacturing to B-3, General Services and Highway Business so that the subject property is consistent with surrounding zoning classifications and to facilitate a future building expansion.

The zoning classifications in this area include B-3, General Services and Highway Business, ORM, Office, Research and Manufacturing and M-1, Light Manufacturing. The properties to the north, south and west of the subject site range in size from four to 17 acres and are zoned ORM. Properties east of the subject site are zoned B-3 and range in size from one to four acres. The subject site and a site northeast of the subject site are zoned M-1. The site northeast of the subject site is 9.75 acres in size. The subject site is more consistent with adjacent B-3 properties than the larger ORM and M-1 properties.

Currently, the petitioner has a temporary use permit which allows the mobile MRI trailer to be located on the property for a total of 180 days per calendar year. The petitioner is proposing to construct a garage addition onto the east side of the building to permanently house the trailer. The addition is proposed to be 12.5 feet from the east (front) property line to provide adequate maneuvering space around the trailer. The required front yard setback in the M-1 zoning district is 35 feet and the proposed addition would not be permitted under the current M-1 zoning requirements. To complete the addition, the petitioner must first successfully petition to rezone the property to B-3 which allows a 25-foot front yard setback and then request the maximum 50% front yard setback variation from the Zoning Board of Appeals.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Commercial Area Plan section of the Comprehensive Plan identifies the property being within the corridor commercial area. Corridor commercial uses include a blend of neighborhood-oriented commercial retail, offices, smaller regional commercial retail, service uses and multi-family uses. The Comprehensive Plan notes these areas should continue to function in their dual role in serving the daily needs of local residents and providing commercial services to the larger region. The animal hospital provides a service to both local residents and residents of neighboring communities. The proposed rezoning of the property from M-1 to B-3 is consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned M-1, Light Manufacturing. An animal hospital is a permitted use in both the B-3 and M-1 zoning districts. The petitioner is proposing to rezone the property so that it is consistent with surrounding zoning classifications and to facilitate a future building expansion on the east side of the building.

The existing site conditions and bulk requirements of both the M-1 and B-3 zoning classification are compared in the table below:

| 2551 Warrenville Road | Existing Site Conditions | M-1 District Bulk Requirements | B-3 District Bulk Requirements |
|-------------------------------------|---------------------------------|---------------------------------------|---------------------------------------|
| Lot Area | 30,822 square feet | 20,000 square feet | 10,500 square feet |
| Lot Width | 100 feet | No minimum | No minimum |
| Front Setback – North property line | 200 feet | 35 feet | 25 feet |
| Front Setback – East property line | 35 feet | 35 feet | 25 feet |
| Side Setback – West property line | 10 feet | 10 feet | No minimum |
| Rear Setback - South property line | 10 feet | 10 feet | No minimum |
| Height | 20 feet | 35 feet | 60 feet |
| Lot Coverage | 4,950 square feet | 60% (18,529 sq ft) | No maximum |
| Floor Area Ratio | 0.48 | 1.0 | 0.75 |
| Open Green Space | 5,825 sq ft | 15% (4,632 sq ft) | 10% (3,082 sq ft) |

The petitioner is proposing a garage addition on the east side of the building. The rezoning would change the front yard setback from 35 feet in the M-1 district to 25 feet in the B-3 district. The petitioner would then be able to request a 50% front yard setback variance from the Zoning Board of Appeals to locate the garage 12.5 feet from the east (front) property line, which is allowed with ZBA action under Section 28.1802(b) of the Municipal Code. Staff also supports that request.

Staff believes the proposed B-3 General Services and Highway Business zoning classification is appropriate for this property and is consistent with the zoning classifications in the area.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting the public hearing notice sign and publishing the legal notice in the *Downers Grove Reporter*. At this time, staff has not received any comments regarding this petition.

FINDINGS OF FACT

Section 28.1702 Standards for Approval of Amendments to the Zoning Ordinance

Village Council and Plan Commission consideration and approval of any amendment, whether text or map, is a matter of legislative discretion that is not controlled by any one standard. However, in making its decisions and recommendations regarding map amendments, the Village Council and Plan Commission shall consider the following factors:

(1) *The existing uses and zoning of nearby property.*

The subject property is located in a commercial area which includes two large office buildings, smaller multi-tenant office buildings and the Downers Grove Park District administrative headquarters. The surrounding area includes B-3, ORM, and M-1 zoning classifications. The larger surrounding properties are zoned ORM and M-1 while the smaller parcels are zoned B-3. The subject property is the smallest parcel in the area. A change to the B-3 zoning district would be consistent with other similarly sized parcels in the area. This standard has been met.

(2) *The extent to which the particular zoning restrictions affect property values.*

The zoning restrictions will not negatively affect property values. The rezoning from M-1 to B-3 may enhance the value of the subject property as future developments have a 75-foot buildable

width versus a 55-foot buildable width in the M-1 district. The rezoning will have no effect on surrounding property values as the animal hospital use will remain. This standard has been met.

(3) *The extent to which any determination in property value is offset by an increase in the public health, safety and welfare.*

The proposed rezoning will not impact property values or the public health, safety and welfare of the community or neighborhood. This standard has been met.

(4) *The suitability of the subject property for the zoned purposes.*

The property is currently zoned M-1, Light Manufacturing. If the subject property were to remain in the M-1 zoning district, expansion of the existing business or the redevelopment of the parcel could be difficult based on the bulk requirements of the M-1 zoning district. Based on the size of the parcel in comparison with adjacent parcels, B-3 zoning is more suitable to the site. The B-3 zoning regulations are more appropriate for this parcel. This standard has been met.

(5) *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.*

An animal hospital has been in operation at this location since 2002. The surrounding area consists of larger ORM and M-1 zoned properties with smaller parcels zoned B-3. The rezoning would place the subject site in the same zoning classification as other similarly sized properties in the area. This standard has been met.

(6) *The value to the community of the proposed use.*

The existing and future animal hospital use provides value to the community by providing a service to both local and regional residents. The Comprehensive Plan notes that corridor commercial areas should continue to meet the daily needs to local residents as well as provide commercial services to the larger region. This standard has been met.

(7) *The standard of care with which the community has undertaken to plan its land use development.*

The Village has carefully planned its land use development as evidenced by the recent adoption of the Comprehensive Plan. This standard has been met.

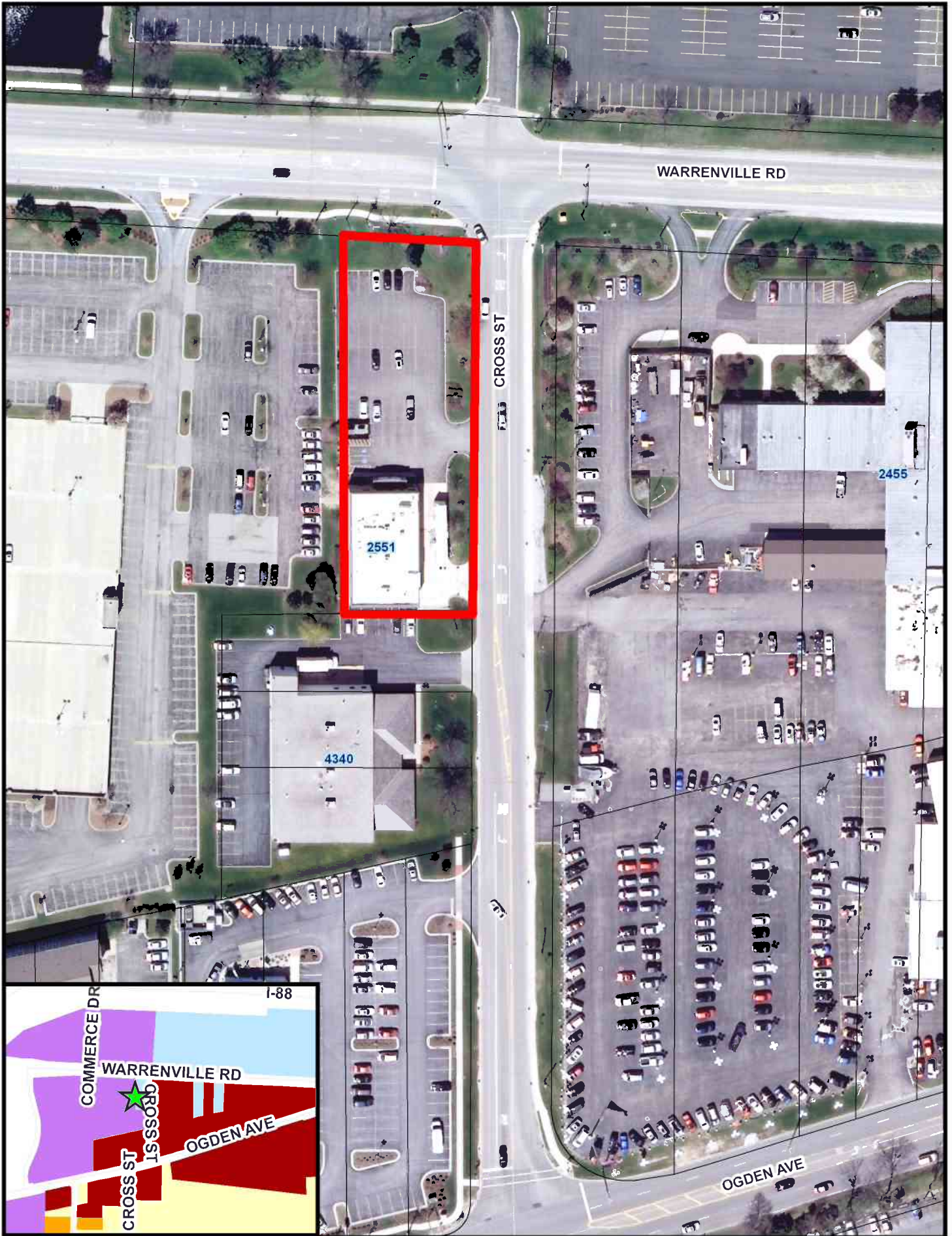
RECOMMENDATIONS

The proposed rezoning of the property from M-1, Light Manufacturing to B-3, General Services and Highway Business is compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

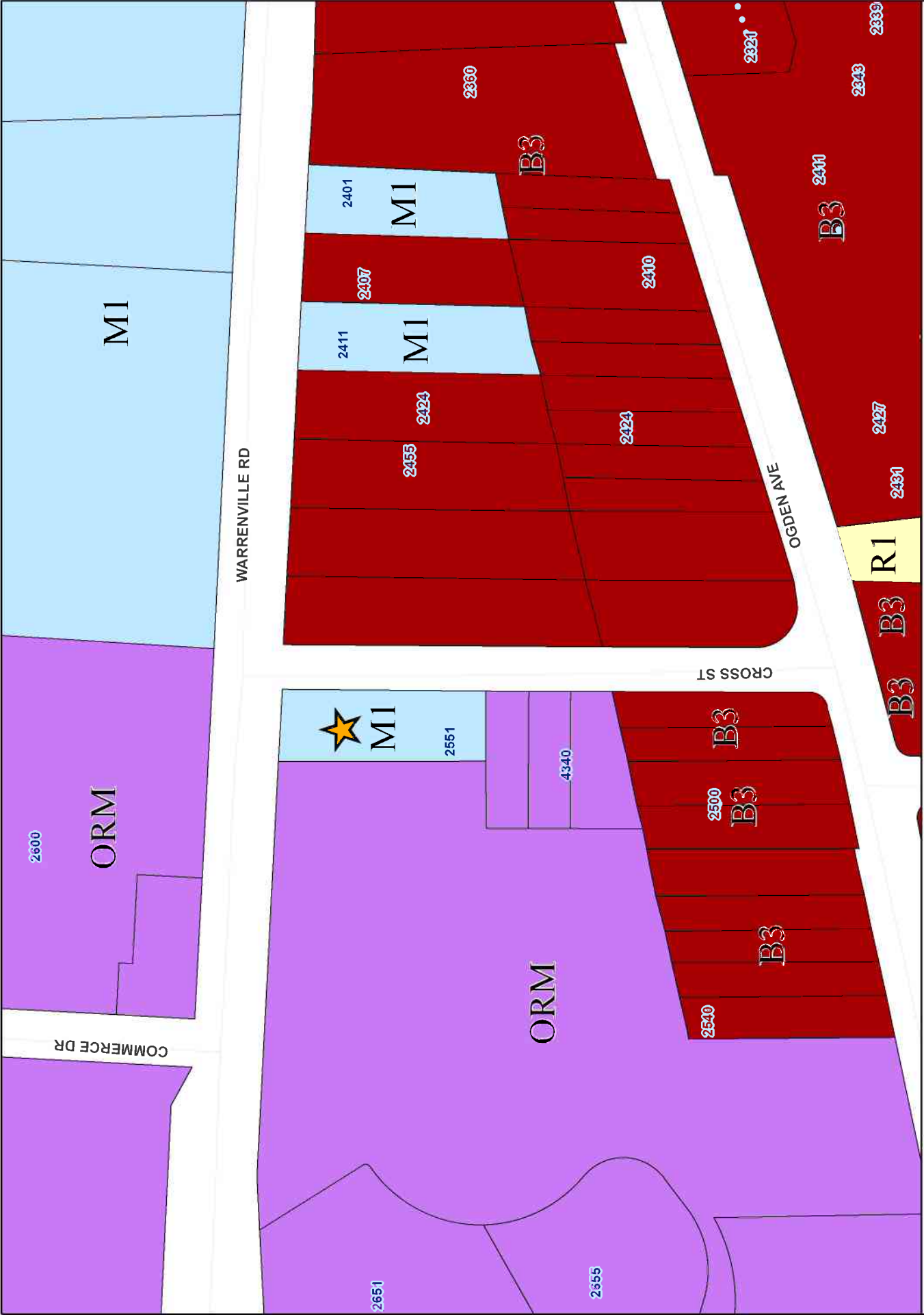
TD:sp
-att



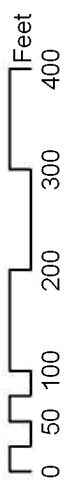
0 40 80 120 160 Feet

2551 Warrenville Rd Location Map





2551 Warrenville Road - Zoning Map



April 3, 2013

TO: Mr. Stan Popovich, Planner
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL 60515
Phone: 630.434.5500

FROM: InSite Real Estate, L.L.C.

SUBJECT: 2551 Warrenville Road Map Amendment Application

RE: Project Summary / Narrative Letter

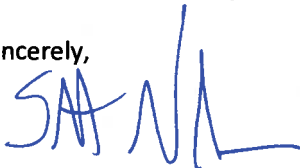
Mr. Popovich:

InSite Real Estate, on behalf of VCA Arboretum Animal Hospital, is applying for a Zoning Ordinance Map Amendment to change the zoning of the property located at 2551 Warrenville Road from M1 - Light Manufacturing to B3 - General Business. The intent of the request for a Map Amendment is to allow for a building addition to be constructed to house a mobile MRI Unit on the east side of the existing building. By changing the zoning of the subject property and applying for a variance to allow for a 50% reduction in the front yard setback on Cross Street (as permitted in the B3 zoning district) this proposed addition would be in compliance with the Village of Downers Grove's zoning code.

Rezoning the subject property to B3 – General Business meets the standards for approval of amendments to the zoning ordinance listed in section 28.1702 of the Downers Grove Zoning Code. The subject property will be in character with the surrounding properties on Warrenville road. The properties to the east of the site are zoned B3 – General Business and the properties to the West and south are zoned ORM – Office Research Manufacturing. The existing zoning classification M1 restricts the current user of the building from expanding its building and business, re-zoning the property to B3 could allow this possibility. The proposed zoning classification is suitable for the use that is currently existing (The B3 Zoning District allows animal hospitals by-right). The existing animal hospital and the MRI unit associated with the hospital provide a valuable service to the surrounding community. In addition, the Village of Downers Grove's Comprehensive Plan identifies the area in which the subject property is located as a commercial corridor, therefore the re-zoning of the property would be in compliance with the Village's Land Use Plan.

Please let me know if you have any questions or need any additional information.

Sincerely,



Scott Nicholson

Legend of Symbols & Abbreviations

| | | | |
|------------------|----------------------|-----------|---------------|
| Power Pole | Traffic Signal Vault | N. | North |
| Light Pole | Sign | S. | South |
| Transformer | Flag Pole | E. | East |
| Utility Pedestal | Satellite Dish | W. | West |
| Gas Valve | Telephone | ' | Degrees |
| Water Valve | Ballard | Sq. | Square |
| Valve | Auto Sprinkler | FL. | Feet |
| Manhole | Flored End Section | Vol. | Volume |
| Catch Basin | Stone Wall | Pg. | Page |
| Fire Hydrant | Chain Link Fence | Calc. | Calculated |
| Electric Meter | Stockade Fence | Rec. | Record |
| Gas Meter | Guard Rail | Meas. | Measured |
| Well | Traffic Signal | R/W | Right of Way |
| | Concrete | CL | Centerline |
| | | OHW | Overhead Wire |
| | | Utilities | Utilities |
| | | T | Telephone |
| | | G | Gas |
| | | E | Electric |
| | | W | Water |
| | | S | Sanitary |
| | | ST | Storm |

Items Corresponding to Schedule B
NONE WERE OBSERVED.

Statement of Encroachments
NO ENCROACHMENTS WERE OBSERVED.

Utility Notes

(UN1) The location of Utilities shown hereon are from observed evidence of above ground appearances and markings placed by J.L.H.L.E. only. The surveyor was not provided with underground plans or surface markings to determine the location of any subterranean uses.

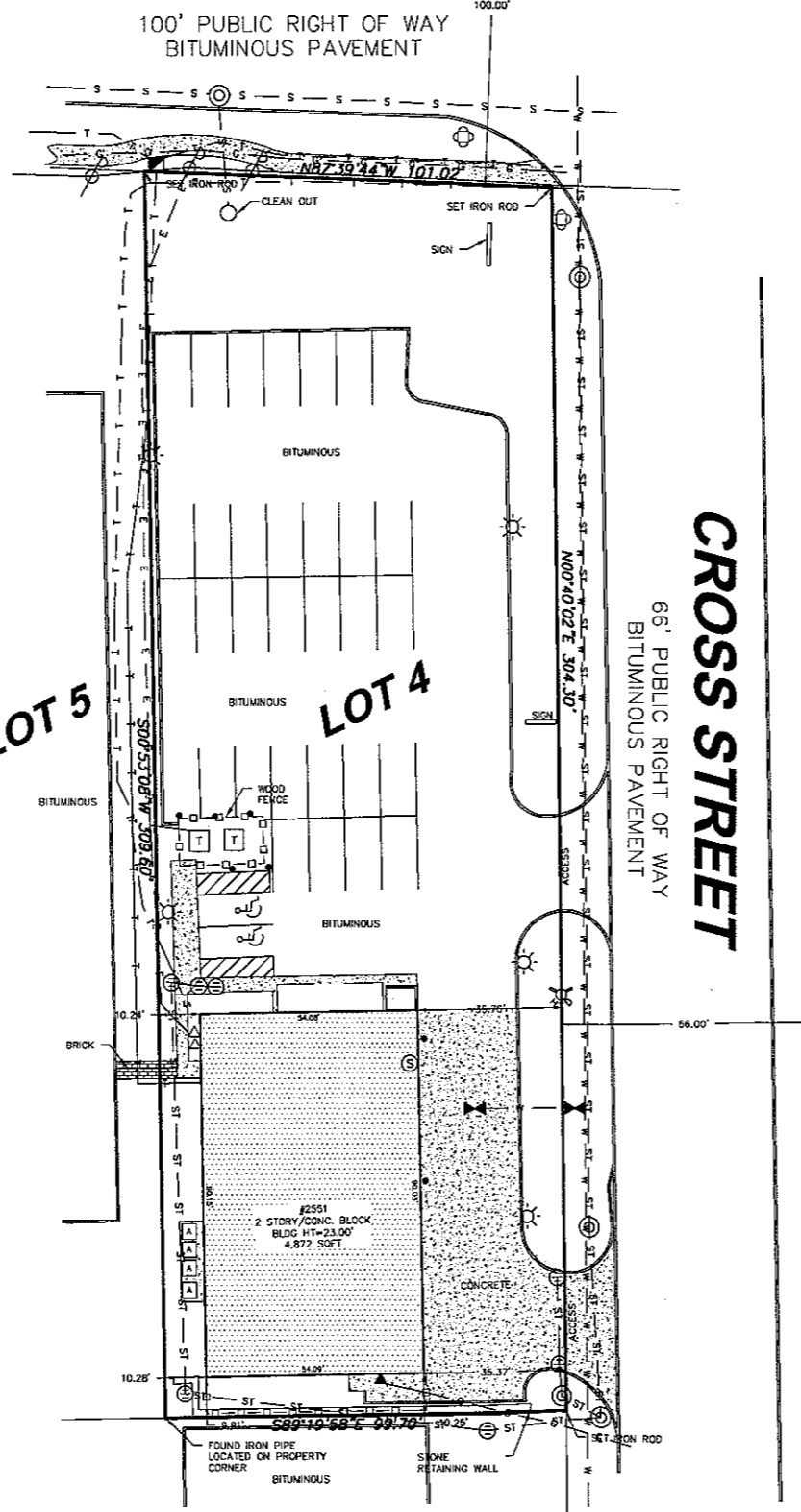
AREA: 30,782.36 SQ. FT. OR 0.71 ACRES ±

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17535000331 WHICH BEARS AN EFFECTIVE DATE OF 12-15-2004 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA BY CONTRACT DATED 11/21/2011 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/> WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Miscellaneous Notes

- (MN1) ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.
- (MN2) ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- (MN3) THE PROPERTY SHOWN HEREON CAN BE ACCESSED FROM CROSS STREET WHICH IS GOVERNED BY THE VILLAGE OF DOWNERS GROVE.
- (MN4) ASSUMED BEARING: THE SOUTH RIGHT OF WAY LINE OF WARRENVILLE ROAD TO BE NORTH 87 DEGREES 39 MINUTES 44 SECONDS WEST.
- (MN5) AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF A CEMETERY.
- (MN6) AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING OR CONSTRUCTION WITHIN RECENT MONTHS.
- (MN7) AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY(S) EITHER COMPLETED OR PROPOSED.
- (MN8) AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF THE SITE BEING USED AS A SUMP, DUMP OR SANITARY LANDFILL.
- (MN9) AT THE TIME OF THE SURVEY, THE ADDRESS OF THE PROPERTY WAS POSTED AS 2551 WARRENVILLE ROAD, DOWNERS GROVE, ILLINOIS.

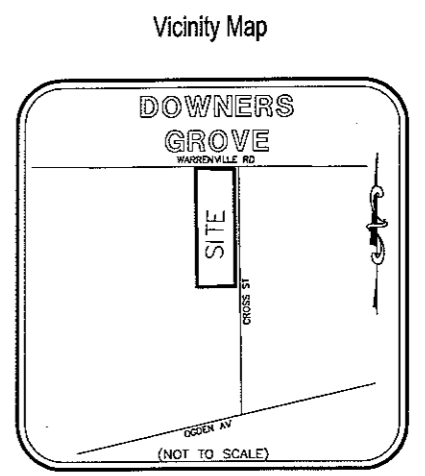
WARRENVILLE ROAD



EXISTING PARKING SPACE TABLE

| TYPE OF SPACE | TOTAL EXISTING |
|---------------|----------------|
| REGULAR | 32 |
| HANDICAP | 2 |
| TOTAL | 34 |

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH



Legal Description

LOT 4 IN WENGLINO'S ASSESSMENT PLAT, A RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 2 IN A.T. MONTOSH AND COMPANY'S FORTH OGDEN AVENUE SUBDIVISION, SITUATED IN THE SOUTH HALF OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID WENGLINO'S ASSESSMENT PLAT RECORDED JULY 19, 1948 AS DOCUMENT 548698 IN DUPAGE COUNTY, ILLINOIS.

ABOVE LEGAL DESCRIPTION DESCRIBES THE PARCEL AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY NCS-361360-CH2, BEARING AN EFFECTIVE DATE OF JULY 11, 2008.

ALTA/ACSM Land Title Survey

Surveyor's Certification

To: VCA ANTECH, Inc.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes parts 1, 2, 3, 4, 7A, 7C, 8, 9, and 11a of Table A thereof. The field work was completed on November 21, 2011.

James L. Herpole
Illinois Professional Land Surveyor No. 3190
Expires 11-30-2012

JLH Land Surveying Inc.
Land Surveying
Construction Services
7222 Courtwright Drive, Plainfield, Illinois 60558
(815) 869-3791 E-Mail: jlm@jlsurvey.com

| NO. | BY | DATE | REVISION |
|-----|----|------|----------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

2551 WARRENVILLE ROAD
DOWNERS GROVE, ILLINOIS
VCA ANTECH, Inc.

PROJ. NO.: JLH
DRAWN BY: JLH
CHECKED BY: JLH
DATE: 11/21/11
SCALE: 1"=20'
SHEET
1 OF 1
11-363-100

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

MAY 6, 2013, 7:00 P.M.

PC-16-13 A petition seeking a Zoning Ordinance Map Amendment to rezone the property from M-1, Light Manufacturing to B-3, General Services and Highway Business. The property is located at the southwest corner of Warrenville Road and Cross Street, commonly known as 2551 Warrenville Road, Downers Grove, IL (PIN 08-01-302-018). InSite Real Estate, LLC, Petitioner; Arboretum View, LLC, Owner.

Chairman Webster swore in those individuals who would be speaking on the above petition.

Mr. Popovich reviewed the request before the commissioners, pointing out the location of the two-story property on the overhead. The property was surrounded by B-3 zoning and included a parking lot with a temporary MRI trailer. A temporary use (180 days) for the MRI trailer was currently in place. Per staff, the petitioner wanted to construct a building addition to house the trailer on the east side of the property. The M-1 zoning district required a 35 ft. front yard setback, where a rezoning to B-3 would require a 25 ft. yard setback and allow the petitioner to seek a 50% setback variation to allow an addition up to 12.5 feet from the east property line. Per Mr. Popovich, the petitioner was taking the first step in a three-step process.

Staff summarized that the proposal was consistent with the Village's Comprehensive Plan, it was within the commercial corridor area, and the current facility was an animal hospital which served the surrounding neighbors and community. The property was zoned M-1 Light Manufacturing but an animal hospital was a permitted use in both the M-1 and B-3 zoning districts. Bulk requirements for the M-1 and B-3 classifications were referenced.

Proper publication, signage and neighbor notification was provided and staff received no public comments to date. Mr. Popovich reviewed the Findings of Fact for the rezoning in more detail and stated, based on the findings, he believed the rezoning was consistent with the Zoning Ordinance, the Village's Comprehensive Plan, and the land use development pattern in the area. He asked that the Plan Commission forward a positive recommendation to the Village Council.

No questions were received from the commissioners. The petitioner was invited to speak.

Mr. Scott Nicholson, with Insite Real Estate, representing Arboretum View, stated he was seeking to rezone to B-3 zoning to be more in line with the intent of the Comprehensive Plan. The business met the needs of the local residents. There were no negative impacts to the residents.

Mr. Nicholson stated he was seeking the rezoning in order to construct a permanent MRI unit for the animal hospital as compared to what was currently there. A brief background followed regarding Arboretum View and it being the top small animal vet facility in Downers Grove.

Public comment was opened; no public comment received. No questions were received from the commissioners and no closing comments were received from Mr. Nicholson.

DRAFT

Commissioner comments followed that the request was in line with the map on Page 44 of Comprehensive Plan, the request was reasonable, and the Standards for Approval had been met. The chairman agreed.

WITH RESPECT TO PC-16-13, MRS. RABATAH MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL.

SECONDED BY MS. URBAN.

**AYE: MRS. RABATAH, MS. URBAN, MR. BEGGS, MR. COZZO, MR WAECHTLER,
CHAIRMAN WEBSTER**

NAY: NONE

MOTION PASSED. VOTE: 6-0

Per Question, staff provided an update on the property at the southeast corner of Ogden Avenue and Belmont Road. Chairman Webster publicly congratulated former Chairman Hose for being elected to Village Council and also thanked his fellow commissioners for their continued assistance in helping him with this process.

**THE MEETING WAS ADJOURNED AT 9:40 P.M. ON MOTION BY MS. URBAN,
SECONDED BY MR. COZZO. MOTION CARRIED BY VOICE VOTE OF 6-0.**

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)