

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
SEPTEMBER 16, 2008 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use with Zoning Variation, Final Plat of Consolidation for 2501 Ogden Avenue	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A special use ordinance has been prepared for the parking lot expansion of an existing automobile dealership with zoning variation for the transitional yard setback for the property at 2501 Ogden Avenue. An ordinance has been prepared restricting right turns from the subject property to Cross Street. A resolution has been prepared authorizing the final plat of subdivision to consolidate three existing parcels into one.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2007-2012 identified *Vibrant Major Corridors*. Supporting this goal are the objectives *More Attractive Commercial Corridors and Easy Access and Traffic Functionality*.

FISCAL IMPACT

N/A.

UPDATE & RECOMMENDATION

This item was discussed at the September 9, 2008 Workshop. Staff recommends approval on the September 16, 2008 active agenda.

BACKGROUND

The petitioner, owner of Premier AutoHaus automobile dealership located at the southeast corner of Cross Street and Ogden Avenue at 2501 Ogden Avenue has acquired the property at 2449 Ogden Avenue. The property is located immediately east of the existing automobile dealership. The 19,822 square foot property is zoned B-3 General Services and Highway Business and consists of two lots. The property is improved with a vacant single family residence and was previously used as a beauty salon.

The petitioner is proposing to expand the existing automobile dealership by demolishing the single family house and constructing a new parking lot for additional vehicle parking and display. The petitioner is requesting approval of the Special Use for parking lot expansion with a Zoning Variation for a transitional yard setback to construct the parking lot five feet from the east property line where a ten-foot setback is required. The proposed setback will match the existing conditions. The petitioner is also requesting approval of the Final Plat of Consolidation to consolidate the three existing lots into one.

The petitioner would eliminate three existing curb cuts currently located at 2449 Ogden Avenue to accommodate the parking lot expansion. The new parking lot would be interconnected with the existing parking and utilize the existing Ogden Avenue access driveway where a traffic light currently exists.

The petitioner is also proposing a new access driveway on Cross Street to be located 45 feet north of the south property line. To minimize impact on the residential neighborhood south of the property, the Cross Street access driveway will have full inbound access but will have limited outbound access for right-turn only northbound traffic towards Ogden Avenue. A “no-left turn” traffic sign will be installed on the

property at the driveway to discourage southbound travel.

The petitioner is proposing an underground detention facility under the new parking lot to maintain the allowable stormwater runoff rate. At this time, the petitioner is not required to complete any street improvements along Cross Street. The petitioner will pay a fee-in-lieu of the street improvements for pavement widening, storm sewer, curb and gutter installation along the east side of Cross Street adjacent to the west property line. The street improvements will be completed at the time the property west of Cross Street is redeveloped when the funds for complete street improvements are collected.

The petitioner will install approximately 1,850 square feet of new landscaped green space along the Ogden Avenue corridor adjacent to the new parking lot. A new landscape hedge will also be installed along Cross Street to screen the existing parking lot. With the new landscaped area, the property will exceed the requirement for landscaped green space for the entire site. The petitioner will install a new sidewalk along the Ogden Avenue right-of-way adjacent to the new parking lot. The new portion will connect to the existing sidewalk already in place along the existing parking lot. The bulk characteristics of the development are summarized in the table below:

Premier AutoHaus Parking Lot Expansion	Required	Proposed
Front Setback (North-Ogden Avenue)	50 feet from center line of Ogden Avenue right-of-way	64 feet from center line of Ogden Avenue right-of-way
Transitional yard (East)	10 feet	5 feet
Landscaped green space (total)	7,722 sq. ft. (10%)	10,679 sq. ft. (13.8%)
Landscape green space (front yard)	3,862 sq. ft. (50% of total)	4,007 sq. ft. (51.8% of required total)
Parking Spaces	N/A	52

The proposed plan complies with the Ogden Avenue Master Plan as shown in the table below:

Ogden Avenue Master Plan	Proposal – 2501 Ogden Avenue
Improve the parkway with new trees, plantings, signage, and sidewalks.	The petitioner will install new landscaping along the Ogden Avenue right-of-way adjacent to the new parking lot.
Reduce curb cuts along Ogden Avenue.	The petitioner will remove three existing curb cuts on Ogden Avenue previously utilized by the commercial use at 2449 Ogden Avenue.
Improve landscaping in and around parking lots.	The petitioner will install new landscaping along the Ogden Avenue right-of-way adjacent to the new parking lot. A new landscape hedge will also be installed along Cross Street to screen the existing parking lot.
Encourage redevelopment of sites with buildings in poor physical condition or whose size/layout makes them inefficient or unusable.	The petitioner will demolish the existing vacant building currently located at 2449 Ogden Avenue, remove existing curb cuts, and construct a new parking lot for additional vehicle display for the Premier AutoHaus car dealership.
Provide interconnected sidewalks along the entire length of the corridor.	The petitioner will install a new sidewalk along the entire length of the Ogden Avenue right-of-way adjacent to the new parking lot.

The Plan Commission considered the petition at its August 4, 2008 meeting and found the project met the standards for approval. Based on its findings, the Commission recommended unanimous approval of the Special Use with Zoning Variation and the Final Plat of Consolidation. Staff concurs with the Plan Commission recommendation.

Cross Street Movement

ORDINANCE NO. _____

**AN ORDINANCE RESTRICTING MOVEMENT OF VEHICLES
ONTO CROSS STREET**

BE IT ORDAINED by the Village Council of the Village of Downers Grove in DuPage County, Illinois, as follows: (Additions are indicated by **shading**/underline; deletions by ~~strikeout~~):

Section 1. That Section 14.50.21. is hereby added to read as follows:

14.50.21. Restrictions on movements of vehicles onto Cross Street.

It shall be unlawful for any person driving or operating any automobile, truck or other vehicle exiting the following described property (generally located at the southeast corner of Cross Street and Ogden Avenue) to turn such vehicle right so as to proceed southerly onto Cross Street. The property is described as follows:

Lots 1 through 6 in Block 1 in Arthur T. McIntosh and Company’s Belmont Golf Addition, being a subdivision in the Southwest Quarter of Section 1 and the Northwest Quarter of Section 12, Township 38 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded September 14, 1925 as Document 199614, in DuPage County, Illinois. Commonly known as 2501 Ogden Avenue, Downers Grove, IL (PIN 08-01-306-023) and 2449 Ogden Avenue, Downers Grove IL (PIN 08-01-306-004,-005).

Section 2. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. 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