

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
JULY 28, 2009 AGENDA

| SUBJECT: | TYPE: | SUBMITTED BY: |
|---|--|--|
| Special Use Extension with Zoning Variation - 2501 Ogden Avenue | Resolution ✓ Ordinance Motion Discussion Only | Tom Dabareiner, AICP Community Development Director |

SYNOPSIS

An ordinance has been prepared for the extension of the special use ordinance granted September 16, 2008 for the parking lot expansion of an existing automobile dealership.

STRATEGIC PLAN ALIGNMENT

The Goals 2013 identified *Vibrant Major Corridors*. Supporting this goal are the objectives *More Attractive Commercial Corridors and Easy Access and Traffic Functionality*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the August 4, 2009 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, is requesting an extension of the Special Use Approval to expand the existing automobile dealership granted September 16, 2008. The petitioner is requesting a one year extension, until September 16, 2010 to commence the work. Per Zoning Ordinance, Special Use Approval is valid for one year unless, construction has commenced or an extension is approved by the Village Council.

The petitioner has acquired the 19,822-square foot property immediately east of the automobile dealership, currently improved with a vacant single family residence, and has already consolidated the two properties into one. The Special Use approval was granted 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 Special Use Approval includes 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 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 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 |

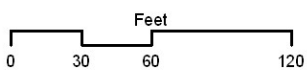
The proposed plan complies with the Ogden Avenue Master Plan as shown in the table below:

| 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 their August 4, 2008 meeting and found the project met the standards for approval. Based on their 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.

ATTACHMENTS

- Aerial Map
- Ordinances
- Letter of Request for Special Use Extension
- Staff Report with attachments dated August 4, 2008
- Minutes of the Plan Commission Hearing dated August 4, 2008



2501 Ogden Avenue

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE EXTENSION OF A SPECIAL USE FOR
2501 OGDEN AVENUE TO SEPTEMBER 15, 2010**

WHEREAS, on September 16, 2008, the Village of Downers Grove has previously approved Ordinance No. 4996 entitled “An Ordinance Authorizing a Special Use for 2501 Ogden Avenue to Permit an Automobile Dealership with a Zoning Variation”; and

WHEREAS, pursuant to the Downers Grove Zoning Ordinance, Section 28-1904(b), "Prior to or subsequent to the expiration of the approved time period for construction of a Special Use, or any extension thereof, the petitioner may request in writing that the time for commencement of such construction be extended for a period of one to two years. Such extensions shall be granted at the sole discretion of the Village Council for an additional period or periods of one to two years each"; and

WHEREAS, the owner of the Property has made a timely request for an extension of the improvements authorized under Ordinance No. 4996; and

WHEREAS, the Village Council has considered such request and has determined that it is in the best interest of the Village of Downers Grove to extend the Special Use approval as requested.

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

SECTION 1. That the amended Special Use approval as set forth in Ordinance No. 4996, permitting an automobile dealership with zoning variation for 2501 Ogden Avenue, is hereby extended to September 15, 2010.

SECTION 2. That this ordinance shall be in full force an effect from and after its adoption in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk

Premier Auto Haus
2501 Ogden Avenue
Downers Grove, IL. 60515
(630) 434-8300

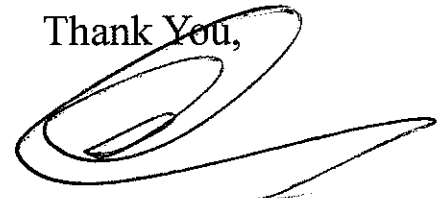
July 8,2009

Re: 2501 Ogden Ave.- Premier Auto Haus Expansion

To whom it may concern:

We wish to request an extension due to recession, we would like one more year. To start in Sept.2010 and be finished by Dec. 2010

Thank You,

A handwritten signature in black ink, appearing to read 'Sonny Mehraban', written over a horizontal line.

Sonny Mehraban



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
AUGUST 4, 2008 AGENDA**

| SUBJECT: | TYPE: | SUBMITTED BY: |
|-------------------------------|---|----------------------------|
| PC-19-08 2501 Ogden Avenue | Special Use with Zoning Variation and Lot Consolidation for Automobile Dealership | Damir Latinovic Planner |

REQUEST

The petitioner is requesting approval of Special Use for parking lot expansion of an existing automobile dealership with a Zoning Variation for a transitional yard setback and approval of a Plat of Consolidation to consolidate three existing lots into one.

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: Premier Autohaus
2501 Ogden Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: B-3 General Services and Highway Business
EXISTING LAND USE: 2449 Ogden Avenue: Vacant; 2501 Ogden Avenue: Automobile Dealership
PROPERTY SIZE: 2449 Ogden Avenue: 19,822 square feet; 2501 Ogden Avenue: 57,072 square feet.
PINS: 08-01-306-023, 08-01-306-004, 08-01-306-005

SURROUNDING ZONING AND LAND USES

| | ZONING | FUTURE LAND USE |
|---------------|---|------------------------|
| NORTH: | B-3 General Services and Highway Business | Commercial |
| SOUTH: | R-4 Single Family Residence (DuPage Co.) | Commercial |
| EAST: | R-1 Single Family Residence District | Open Space |
| WEST: | B-3 General Services and Highway Business | Commercial |

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. Project Summary
3. Boundary and Topographic Survey
4. Plat of Consolidation
5. Engineering Plans

PROJECT DESCRIPTION

The petitioner, owner of Premier AutoHaus automobile dealership located at the southeast corner of Cross Street and Ogden Avenue commonly known as 2501 Ogden Avenue, has acquired the property commonly known as 2449 Ogden Avenue located immediately east of the existing automobile dealership. The 19,822 square foot property zoned B-3 General Services and Highway Business consists of two lots of record. The property is improved with a vacant single family residence 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 petitioner is also requesting approval of the Plat of Consolidation to consolidate the three existing lots into one.

Site Design

The petitioner is proposing to eliminate three existing curb cuts currently located at 2449 Ogden Avenue to accommodate the parking lot expansion. The new parking lot will be interconnected with the existing parking lot. The property will utilize the existing Ogden Avenue access driveway where a traffic light currently exists and a new proposed access driveway on Cross Street to be located 45 feet north of the south property line. 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.

The proposed parking lot with a capacity for 52 parking spaces is located 64 feet from the center line of the Ogden Avenue right-of-way. The petitioner is proposing to install the parking lot five feet from the east property line where a minimum ten-foot transitional yard setback is required by the Zoning Ordinance. The ten-foot transitional yard setback matches the required side yard setback on the adjacent residentially-zoned property occupied by the Downers Grove Park District Golf Course. The proposed five-foot setback will match the setback of the existing parking lot. For screening purposes, the required six-foot high solid wood fence will be installed along the east property line adjacent to the new parking lot.

Approximately 1,850 square feet of new landscaped green space will be installed 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 landscaped green space requirement for the entire site (10% of total lot area, 50% of which is required in the front yard). The property will have a total of 10,679 square feet (13.8%) of landscaped green space, 4,007 square feet (51.8% of required total) of which will be in front yards along Cross Street and Ogden

Avenue.

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 |

COMPLIANCE WITH FUTURE LAND USE PLAN

According to the Future Land Use Plan, the subject property is designated as Commercial. The property is zoned B-3 and is located within the Ogden Avenue commercial corridor. The proposed expansion of the existing automobile dealership use is consistent with the intent of the Future Land Use Plan to keep the property for commercial use and will not diminish the value of the surrounding properties.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned B-3 General Services and Highway Business. The automobile dealership use is a permitted Special Use in this district. As part of the approval, the petitioner is requesting a transitional yard setback variation to construct the parking lot five feet from the east property line where ten feet is required by the Code.

The subject property is unique in that it is adjacent to a residentially zoned lot along the Ogden Avenue corridor that is being used for nonresidential purposes (Downers Grove Park District Golf Course). Most other properties along the Ogden Avenue corridor abut commercially zoned properties where there is no required parking setback between adjacent properties. The proposed five-foot setback matches the setback of the existing parking lot which allows for uniform circulation throughout the parking lot. The petitioner will install the required six-foot high solid fence along the east property line adjacent to the new parking lot to screen the lot from the adjacent residentially zoned property. Staff supports the requested variation.

The proposed parking lot expansion will meet all other zoning requirements.

COMPLIANCE WITH SUBDIVISION ORDINANCE

The petitioner is requesting approval of the final plat of subdivision to consolidate the three existing lots into one. The proposed development conforms with all aspects of the Subdivision Ordinance, and no exceptions are being requested by the petitioner. The lot dimensions of the new lot are summarized in the table below:

| 2501 Ogden Avenue | Required | Proposed |
|--------------------------|-----------------|--|
| Lot Width | 75 feet | 241.66 feet |
| Lot Area | 10,500 sq. ft. | 77,227 sq. ft. (1.77 acres) |
| Lot Frontage | 50 feet | 241.66 feet (Ogden Avenue) 254.72 feet (Cross Street) |
| Lot Depth | 140 feet | 306 feet |

The petitioner will install new sidewalk along the Ogden Avenue right-of-way adjacent to the new parking lot (2449 Ogden Avenue). The new portion will connect to the existing sidewalk already in place along the existing parking lot.

COMPLIANCE WITH OGDEN AVENUE MASTER PLAN

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

| Ogden Avenue Master Plan | Proposal |
|---|--|
| 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. |

ENGINEERING/PUBLIC IMPROVEMENTS

The area of the proposed parking lot is less than 25,000 square feet (approximately 19,822 square feet). As such, an on-site stormwater detention facility is not required. However, the petitioner is proposing an underground detention facility under the proposed parking lot to maintain the allowable stormwater runoff rate.

The petitioner will remove three existing curb cuts on Ogden Avenue previously located at 2449 Ogden Avenue to accommodate the parking lot expansion. A new sidewalk and landscaped green space will be installed along the entire length of the Ogden Avenue right-of-way adjacent to the new parking lot. The parking lot expansion will include curb and gutter to improve stormwater management.

The petitioner is also proposing a new access driveway on Cross Street 45 feet north of the south property line. 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” sign will be installed on the property for traffic exiting onto Cross Street.

The petitioner is not required to complete any street improvements along Cross Street at this time. 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 improvement are collected.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has stated the property will continue to have adequate emergency access.

NEIGHBORHOOD COMMENT

Staff has not received any written neighborhood comment regarding the proposal at this time.

FINDINGS OF FACT

The proposed Plat of Consolidation meets the minimum lot dimension requirements per the Subdivision Ordinance as outlined above. The proposal is also consistent with the Ogden Avenue Master Plan and the Future Land Use Plan to increase the size of lots along Ogden Avenue and preserve the property for commercial use.

Staff believes the standards for Special Use, shown below, have been met. The automobile dealership is a permitted Special Use in the B-3 district. The proposed use will not be detrimental to the health, safety, morals or general welfare as an automobile dealership already exists on the adjacent site. Staff believes the proposed parking lot expansion is compatible with the surrounding area and will not have an adverse impact on the development or the existing trend of development in the neighborhood.

Staff believes the standards for granting the requested transitional yard setback variation to locate the proposed parking lot five feet from the east property line where ten feet is required have been met. The subject property is unique in that it abuts a rare residentially zoned lot. Most other properties along the Ogden Avenue corridor abut commercially-zoned properties where there is no setback requirement between adjacent commercial properties. The proposed five-foot setback will match the existing parking lot setback on the adjacent parking lot south of the subject site. The proposed parking lot will meet all other zoning requirements.

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 Special Use with a Variation for the transitional yard setback and Lot Consolidation for the existing automobile dealership 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 subject to the following conditions:

1. The proposed Lot Consolidation, Special Use and Zoning Variation for the transitional yard setback shall substantially conform to the Boundary and Topographic Survey, Plat of Consolidation and engineering plans and specifications prepared by Siebert Engineers Inc. attached to this report except as such plans may be modified to conform to Village codes, ordinances, and policies.
2. A separate engineer's cost estimate shall be provided for the installation of complete pavement widening, storm sewer, curb and gutter along the east side of Cross Street adjacent to the west property line. Upon staff's approval of the cost estimate, a fee-in-lieu of the improvements shall be required prior to issuance of the building permit.
3. The proposed six-foot solid fence along the east property line shall tie into the existing six foot fence.
4. The proposed lighting plan shall indicate a 0.1 foot candle or less along the entire length of the east property line adjacent to the new parking lot and shall include a table with foot candle average, minimum, and average to minimum ratio in compliance with the Section 28.1406 of the Zoning Ordinance.
5. The plans for the proposed light poles shall be prepared, signed and ink stamped by an Architect or an Engineer in the state of Illinois.
6. The Plat of Consolidation shall be revised to include a certificate for the Illinois Department of Transportation official. A Mylar copy of the revised plat shall be submitted prior to Village Council consideration.

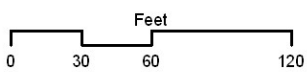
7. A Plat of Easement shall be submitted to the Village with stormwater easements provided over all storm sewer, associated manhole structures as well as overland flow routes prior to issuance of the building permit.
8. All necessary construction permits shall be obtained by the petitioner prior to any site development activities.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:dl
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2008 PC Petition Files\PC-19-08 2501 OGDEN AVE - PREMIER AUTOHAUS\Staff Report PC 19-08.doc



2501 Ogden Avenue



SIEBERT
ENGINEERS INC.

4951 Indiana Avenue, Suite 100, Lisle, Illinois 60532-3818
voice 630.824.1515 fax 630.824.1535
www.siebertengineers.com

Specialists in planning, design, and management of capital expansion programs

April 22, 2008
Revised July 10, 2008

Village of Downers Grove Plan Commission
801 Burlington Avenue
Downers Grove, IL 60151

RE: 2449/2501 Ogden Ave.
Premier AutoHaus
Site Improvement Plans

Attn. Planning Commissioners

Premier AutoHaus, a car sales company, has acquired the property adjacent to their current location with the intent to increase their current parking capacity.

The following documents are submitted:

- Petition for Plan Commission (3 originals)
- Petitioner's Submittal Checklist
- Certified Plat of Survey (2 copies)
- Plat of Consolidation (8 copies and 1 reduced copy)
- Site, Engineering and Landscaping Plan (8 copies and 1 reduced copy)
- Site Lighting/Photometric Plan (8 copies and 1 reduced copy)
- Certification of Public Notice Information
- List of Surrounding Property Owners (with mailing labels)
- Copy of transmittal to Downers Grove Sanitary District
- Copy of transmittal to IDOT

Under the Zoning Ordinance requirements, car sales facilities along the Ogden Avenue corridor are subject to Special Use.

The existing facility is a car dealership and was approved as a special use. The additional parking area will help the business succeed by increasing the number of vehicles for sale which contributes to the general welfare of the neighborhood. Currently there is an unsightly boarded up structure on the premises.

The use will not be detrimental to the neighborhood. The additional parking will help reduce congestion and increase volume of sales.

The proposed use will comply with the requirements of the Zoning Ordinance for the zoning district.

The proposed use is specifically listed as a special use for the zoning district.

The plans have been prepared in accordance with the Zoning Ordinance requirements.

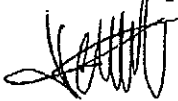
The proposed improvements are under 25,000 square feet in area, therefore storm detention is not required. The overall existing drainage pattern is maintained.

Green space is provided as required for the both the existing facility and the new parking lot combined; required additional frontage green space is provided on the newly acquired property.

The curb cuts along Ogden Ave. will be eliminated and a new drive approach is proposed from Cross St. on the west side of the existing facility.

Sincerely,

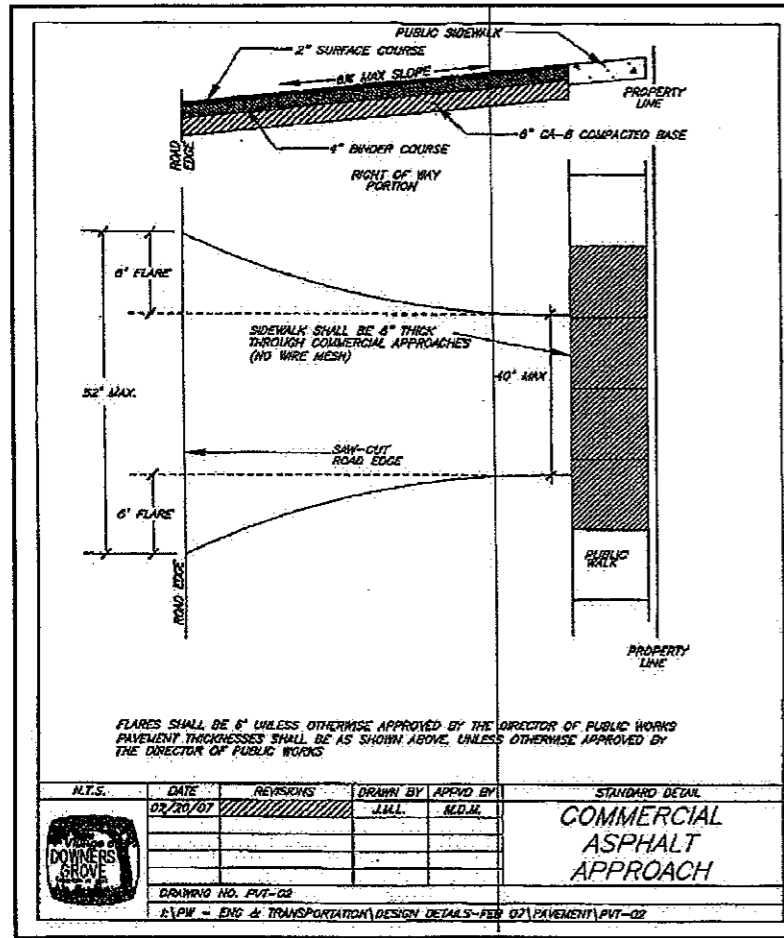
Siebert Engineers, Inc.



Hervé Henry, P.E.
Department Head-Civil

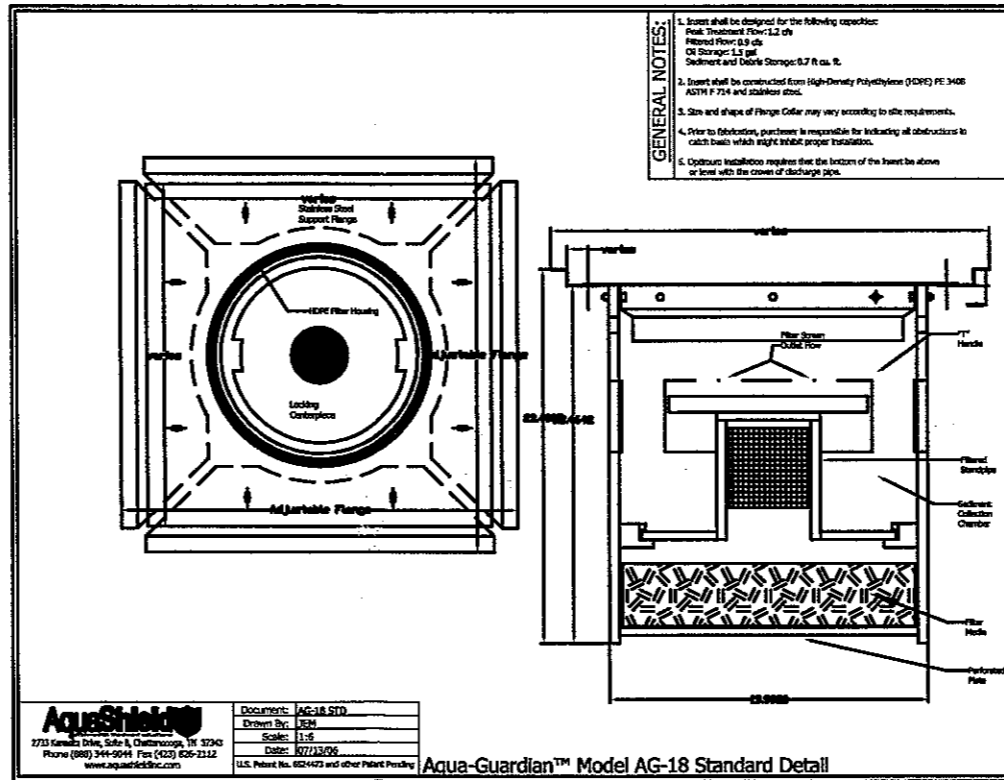
HH

Enclosures



INLET BASKET MAINTENANCE SCHEDULE:

1. INSPECT UNIT MONTHLY AND AFTER SIGNIFICANT STORM EVENTS.
2. CHECK ACCUMULATION OF OILS, SEDIMENTS AND FLOATING DEBRIS. USE A TAPE MEASURE TO GAUGE THE AMOUNT OF SEDIMENT IN THE COLLECTION AREA. WHEN SEDIMENT REACHES THE BOTTOM OF THE PERIMETER FILTER SCREEN OUTLETS, THE UNIT SHALL BE SERVICED. REMOVE THE SEDIMENT AND DEBRIS ACCUMULATED INSIDE THE CHAMBER WITH A WET/DRY SHOP-VAC.
3. THE LOCKING CENTERPIECE ASSEMBLY IS REMOVED BY ROTATING THE ASSEMBLY WITH THE "T" HANDLE ON TOP OF FILTER SCREEN STANDPIPE. ONCE THE CENTERPIECE ASSEMBLY IS REMOVED, THE FILTER BAG WILL BE VISIBLE SO THAT IT CAN BE PULLED FROM THE UNIT. CLEAN OUT RESIDUAL SEDIMENT IN THE FILTER AREA AND PLACE A NEW FILTER BAG IN THE UNIT. PRESS DOWN ON ALL SIDES OF THE NEWLY INSTALLED FILTER TO ENSURE GOOD CONTACT WITH THE OUTSIDE WALLS.
4. THE CENTERPIECE ASSEMBLY IS REPLACED AND ROTATED (OR LOCKED) UNDER THE FITTED GUIDES.
5. REPLACE THE SURFACE GRATE COVER TO ITS NORMAL POSITION.



INLET BASKET DETAIL

GENERAL LAYOUT NOTES

1. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY DESIGN ENGINEER OF DISCREPANCIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREIN BEFORE BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY, AND THAT THE ADJOINING PROPERTY SHALL BE PROTECTED FROM DAMAGE.
4. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
5. THE CONTRACTOR SHALL REMOVE TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AS DIRECTED DURING CONSTRUCTION.
6. STREETS SURFACES, DRIVEWAYS, CURBS, GUTTERS AND GUTTER, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN KIND OR BETTER.

481 INDIANA AVENUE, SUITE 100
PHONE: (800) 824-1515, FAX: (800) 824-1545
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 164-001194
COPYRIGHT © 2008
ALL RIGHTS RESERVED

S I E B E R T
ENGINEERS INC.

| PROJECT | SCALE | SHEET | DATE | ISSUED FOR |
|---------|--------|-------|--------|------------|
| 8280 | 1"=20' | 06 | 6/6/08 | |

PROJECT: 8280
SCALE: 1"=20'
SHEET: 06

PROJECT: PREMIER AUTOHAUS PARKING LOT ADDITION
2501 OGDEN AVE., DOWNERS GROVE, IL

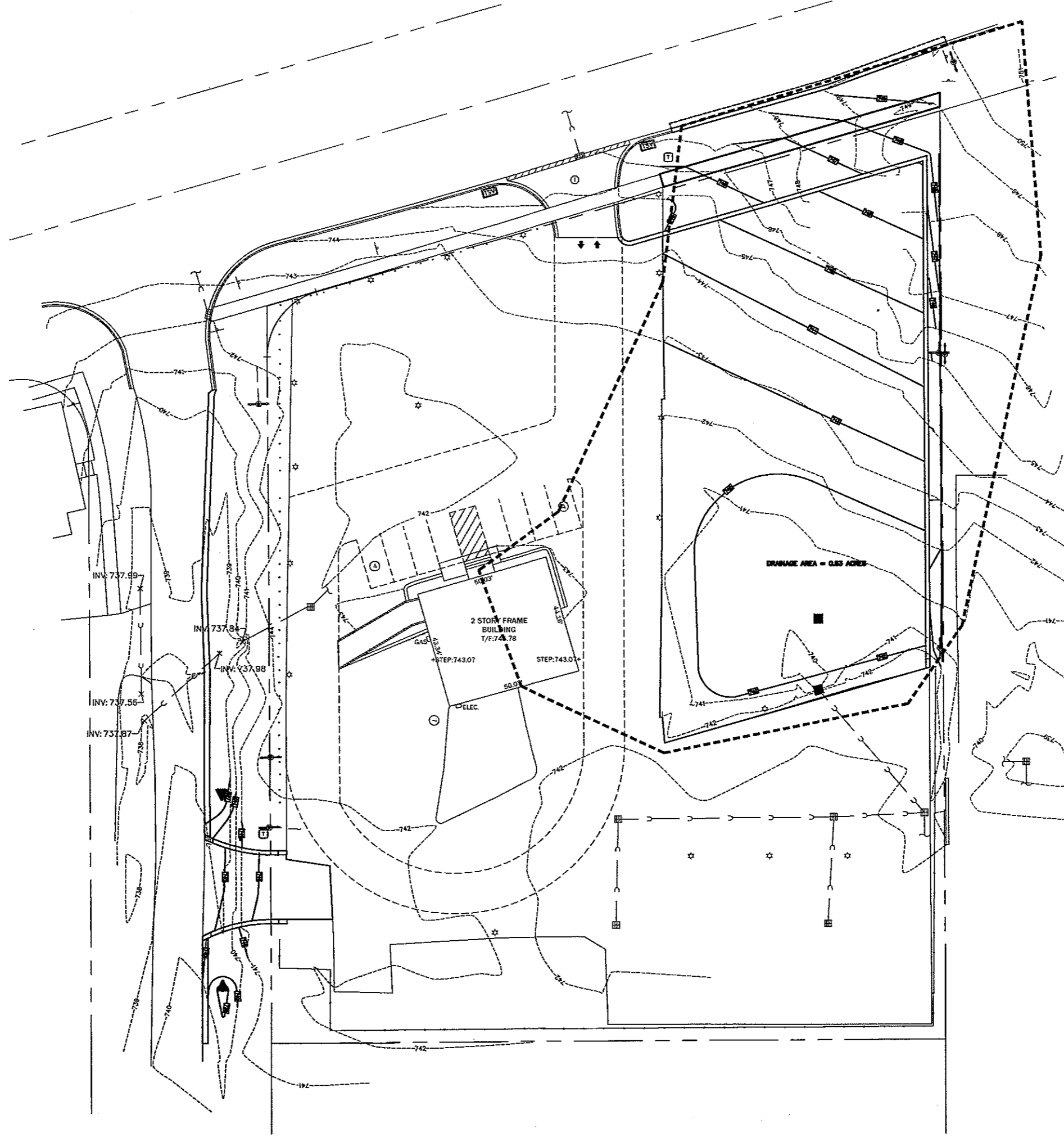
DRAWN BY: DAM
DESIGNED BY: DAM
CHECKED BY: HH

VILLAGE AND DOT COMMENTS: 6/6/08
VILLAGE REVIEW: 6/23/08

DATE: 6/6/08
NO. 462308
ISSUED FOR: NO.

SHEET TITLE: STANDARD DETAILS

T:\Projects\8280 Premier Auto\dwg\8280 Eng.dwg, C6, 6/6/2008 3:44:16 PM, dmcclellan, 1:2



| | | | | |
|-----------------|---|-----------------------------|------------------|------------|
| PROJECT 2890 | PROJECT TITLE PREMIER AUTOHAUS PARKING LOT ADDITION 2891 OGDEN AVE., DOWNERS GROVE, IL | DATE 5/27/08 | DATE 4/23/08 | DATE |
| SCALE 1"=20' | DESIGNED BY DAM | B VILLAGE AND IDOT COMMENTS | A VILLAGE REVIEW | ISSUED FOR |
| SHEET 1 OF 1 | CHECKED BY HH | NO. | NO. | NO. |

PROJECT: 8290 Premier Auto[dwg]8290 Eng.dwg, DRNG MAP, 6/6/2008 3:50:41 PM, dmccollan, 1:2

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S I E B E R T
ENGINEERS INC

FILE NO. PC-19-08 A petition seeking approval for 1) Special Use for an Automobile Dealership; 2) Zoning Variation for a Transitional Yard Parking Setback; 3) Plat of Consolidation for property located at the Southeast corner of Ogden Avenue and Cross Street, commonly known as 2501 & 2449 Ogden Avenue, Downers Grove, IL (PIN 08-01-306-023, 08-01-306-004,-005); Premier AutoHaus, Petitioner; Fabulous Fortunes, Inc., Owner

Chairman Jirik swore in those individuals who would be speaking on File No. PC-19-08.

Mr. Latinovic, Village Planner, reported the owner of Premier AutoHaus automobile dealership located at 2501 Ogden Avenue acquired the property (2449 Ogden Avenue) located east of their site which consists of two lots; one vacant and one lot with a single-family residence and detached garage on it formerly used as a beauty salon. The acquired property is 19,822 square feet, zoned B-3 General Services and Highway Business District. The petitioner is proposing to demolish the house and garage and construct a new parking lot adjacent to the existing dealership. He is also requesting: 1) approval for the final Plat of Consolidation to consolidate the three existing lots into one; 2) a Special Use approval for the expansion of the parking lot; and 3) a transitional yard setback variation to construct the parking lot five feet from the east property line where ten feet is required by Code. The ten-foot transitional yard setback matches the required side yard setback on the adjacent residentially zoned lot currently used as the Downers Grove Park District Golf Course. The proposed five-foot setback will match the setback of the existing parking lot at 2501 Ogden Avenue.

Three existing curb cuts located at 2449 Ogden Avenue will be removed. The proposed parking lot with capacity for 52 spaces will be interconnected with the existing parking lot. The property will use the existing Ogden Avenue access driveway where an existing traffic light is located and a new proposed driveway on Cross Street, located approximately 45 feet north of the south property line. The Cross Street access driveway will have full inbound access but will have limited outbound access for right-out only northbound traffic and include a No-Left turn traffic sign.

The proposed parking lot is located 64 feet from the centerline of Ogden Avenue (minimum of 50 feet is required by Code) to allow for additional green space. The site will have a total of 10,679 square feet (13.8%) of green space, where 10% is required. Approximately 4,007 square feet (51.8% of the required total) will be in front yards along Cross Street and Ogden Avenue. Screened landscaping bushes will be provided along Cross Street.

In staff's opinion, the proposed plan is consistent with the Future Land Use Plan and will not diminish the value of the surrounding properties since the dealership exists on the site. The parking lot expansion meets all zoning requirements except for the transitional yard parking setback variation. The dealership is a permitted Special Use in the B-3 District. Staff supports the request for the five-foot setback. The property is unique in that it is adjacent to a residentially zoned lot along the Ogden Avenue corridor that is being used for a Park District golf course. Most other properties along the Ogden

Avenue corridor about commercially zoned properties where there is no required parking setback between adjacent properties. The proposed five-foot setback matches the setback of the existing parking lot at 2501 Ogden Avenue, which allows for better circulation throughout the site. The petitioner will be installing a six-foot high solid fence along the east side of the new parking lot.

The consolidation of the three lots into one lot will meet or exceed all minimum lot dimension requirements per the Subdivision Ordinance. The new lot will have 241 feet of frontage along Ogden Avenue and 254 feet of frontage on Cross Street. In addition, the parking lot expansion complies with the Ogden Avenue Master Plan, and a new sidewalk is planned along Ogden Avenue next to the new parking lot.

Because the proposed parking lot is less than 25,000 square feet (approximately 19,822 square feet), an on-site stormwater detention facility is not required. However, the petitioner is proposing an underground detention facility under the proposed parking lot to maintain the allowable stormwater run-off rate. The petitioner will pay a fee-in-lieu of the street improvements for Cross Street, which includes pavement widening, storm sewer and curb, and gutter installation improvements. The street improvements will be completed at the time the property west of Cross Street is redeveloped when the funds for complete improvement are collected. The Fire Prevention Division of the Fire Department has stated the property will continue to have adequate emergency access.

Lastly, no comments have been received from the surrounding property owners. The proposed Plat of Consolidation meets the minimum lot dimension requirements per the Subdivision Ordinance, and the standards for Special Use have been met. Staff believes the standards for granting the requested transitional yard setback variation to locate the proposed parking lot five feet from the east property line where ten feet is required have been met. Staff supported the request and requested the Plan Commission make a positive recommendation to the Village Council.

Mr. Matejczyk confirmed with staff that as part of this petition, the petitioner had to install either aboveground or underground water detention. Mr. Latinovic explained that the petitioner is not required to provide an on-site detention facility but that the stormwater runoff rate must stay the same or be reduced. For that reason, the petitioner has chosen to install an underground detention facility.

Mr. Matejczyk also pointed out that when people exit the site, other drivers do not realize there is a traffic signal at the intersection of south Cross Street and Ogden Avenue and near-miss accidents have occurred. Mr. Latinovic stated that the Cross Street traffic light is an IDOT regulated traffic light, but he would follow up with the Transportation Division of the Public Works.

Mr. Waechtler asked whether the driveway could be relocated further to the east to address Mr. Matejczyk's concern. He agreed the State should review the matter. Other ideas included changing the sequence of the traffic signal or widening the driveway to look more like a street.

The Chairman Jirik asked that the petitioner speak.

Mr. Doug McClellan, 1310 18th Street, Chicago, Illinois, stated he represents the property owner and is the consulting engineer. He stated the owner would like to expand his current parking lot by consolidating the lot to the east, demolish the existing building and install pavement and stormwater detention for the parking expansion. An entrance will be added on Cross Street to facilitate better flow through the site, but entrances on Ogden Avenue will be removed in compliance with the Ogden Avenue Master Plan and per the Illinois Department of Transportation. Hedges will be added along the west property line and along the Cross Street entrance. Because the site is below the 25,000 square foot requirement for stormwater detention, yet impervious surface is being increased, he stated stormwater detention is provided to maintain the current run-off rates. Mr. McClellan confirmed he was speaking on behalf of the property owner, Mr. Sonny Mehraban.

Per questions raised by the Commissioners, Mr. McClellan stated the lighting consultant was taking into consideration the Village's suggestions for lighting standards, and the consultant will meet the required one-foot candle value at the eastern property line due to the adjacent residential neighborhood. As to meeting staff's requirements in its report, Mr. McClellan confirmed he and his client agreed to meet the Village's lighting ordinance. Asked whether the petitioner would be opposed to having a stop sign at the main north exit versus a traffic signal, Mr. McClellan stated he would have to speak to the property owner. Mr. Matejczyk pointed out that not much traffic would be coming out of the exit and would only be customers.

Chairman Jirik stated that the signal issue above was the jurisdiction of the State and could become a traffic calming measure for consideration. Mr. McClellan conveyed the State had already given approval for the currently proposed plans, but revising the plan to reflect a stop sign, Mr. McClellan did not see it as an issue.

Mr. O'Brien, Senior Village Planner, stated when this plan was initially presented to staff by Mr. Mehraban, an additional curb cut to the east on Ogden Avenue was proposed, which was brought to the attention of the State, and was rejected. Therefore, staff recognized the issue and recommended that the petitioner not pursue a second entrance along Ogden Avenue because of the traffic confusion it could cause. However, staff did discuss car carrier issues with the petitioner and recommended allowing the second access on Cross Street to allow those carriers to return to Ogden Avenue and unload on the site. Any changes to the signal timing would have to be reviewed and approved by the State. Mr. Matejczyk again reviewed his concerns about the intersection coming south on Cross Street and the close calls to vehicles heading north. He agreed the State should review the intersection. Mr. O'Brien offered a possibility to change the sequencing of the light and have IDOT review the matter.

Mr. Mehraban, property owner, was fine with Mr. Matejczyk's suggestion; however, he reiterated the traffic was significant for him and that 50 cars can stop in on Saturdays,

which is very busy. He suggested placing a police officer at the intersection to issue citations if there are traffic violations. Lastly, he stated his car carriers rarely utilize Cross Street, possibly one or twice a year, and confuse his business with another dealership. He believed the exit would be beneficial.

Mr. Cozzo asked if consideration was ever taken to make the access at the signalized intersection an entrance only and having the exiting traffic go west to Cross Street, then to Ogden, then make a right-hand turn. Mr. Mehraban reiterated that the full access on Ogden Avenue is crucial for his business.

Mr. Waechtler confirmed with Mr. Mehraban that the dealership would be selling used cars.

Chairman Jirik opened up the meeting to public comment. No public comment received.

Mr. McClellan had no closing comment.

Per Mr. Matejczyk's earlier comment about the location of the traffic signal, Mr. Latinovic clarified the north exit off of the site to Ogden Avenue has an existing stop light and nothing was being changed. Staff was only requesting a right-turn only on the newly proposed curb cut on Cross Street. Details followed.

Mr. Matejczyk believed the petitioner came up with a positive proposal and was pleased to see the underground water detention installed. Overall, he believed it was an excellent petition; Mr. Waechtler agreed. Reviewing the east property line, staff confirmed the fence would be a solid board-on-board fence. Regarding concerns about stray golf balls, Mr. Waechtler stated the petitioner could install an eight-foot fence if necessary. Regarding the Ogden Avenue landscaping, Mr. Latinovic stated a landscaping plan existed, and there would be low growing plants so as not to obstruct the visibility of the cars. Commenting on the setback variation request as well as for the record, Mr. Waechtler stated the Plan Commission does not freely grant variations and setbacks without good reason for doing so, and he did not see issues with the setback due to the adjacent golf course and existing parking lot configuration.

For the record, Mr. Cozzo stated the standards for approval of the Special Use and granting of the variation have been met.

WITH RESPECT TO FILE NO. PC-19-08, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION MAKE A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE PROPOSED LOT CONSOLIDATION, SPECIAL USE AND ZONING VARIATION FOR THE TRANSITIONAL YARD SETBACK SHALL SUBSTANTIALLY CONFORM TO THE BOUNDARY AND TOPOGRAPHIC SURVEY, PLAT OF CONSOLIDATION AND ENGINEERING PLANS AND**

**SPECIFICATIONS PREPARED BY SIEBERT ENGINEERS INC.
ATTACHED TO THIS REPORT EXCEPT AS SUCH PLANS MAY BE
MODIFIED TO CONFORM TO VILLAGE CODES, ORDINANCES, AND
POLICIES.**

- 2. A SEPARATE ENGINEER'S COST ESTIMATE SHALL BE PROVIDED FOR THE INSTALLATION OF COMPLETE PAVEMENT WIDENING, STORM SEWER, CURB AND GUTTER ALONG THE EAST SIDE OF CROSS STREET ADJACENT TO THE WEST PROPERTY LINE. UPON STAFF'S APPROVAL OF THE COST ESTIMATE, A FEE-IN-LIEU OF THE IMPROVEMENTS SHALL BE REQUIRED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.**
- 3. THE PROPOSED SIX-FOOT SOLID FENCE ALONG THE EAST PROPERTY LINE SHALL TIE INTO THE EXISTING SIX-FOOT FENCE.**
- 4. THE PROPOSED LIGHTING PLAN SHALL INDICATE A 0.1 FOOT CANDLE OR LESS ALONG THE ENTIRE LENGTH OF THE EAST PROPERTY LINE ADJACENT TO THE NEW PARKING LOT AND SHALL INCLUDE A TABLE WITH FOOT CANDLE AVERAGE, MINIMUM, AND AVERAGE TO MINIMUM RATIO IN COMPLIANCE WITH THE SECTION 28.1406 OF THE ZONING ORDINANCE.**
- 5. THE PLANS FOR THE PROPOSED LIGHT POLES SHALL BE PREPARED, SIGNED AND INK STAMPED BY AN ARCHITECT OR AN ENGINEER IN THE STATE OF ILLINOIS.**
- 6. THE PLAT OF CONSOLIDATION SHALL BE REVISED TO INCLUDE A CERTIFICATE FOR THE ILLINOIS DEPARTMENT OF TRANSPORTATION OFFICIAL. A MYLAR COPY OF THE REVISED PLAT SHALL BE SUBMITTED PRIOR TO VILLAGE COUNCIL CONSIDERATION.**
- 7. A PLAT OF EASEMENT SHALL BE SUBMITTED TO THE VILLAGE WITH STORMWATER EASEMENTS PROVIDED OVER ALL STORM SEWER, ASSOCIATED MANHOLE STRUCTURES AS WELL AS OVERLAND FLOW ROUTES PRIOR TO ISSUANCE OF THE BUILDING PERMIT.**
- 8. ALL NECESSARY CONSTRUCTION PERMITS SHALL BE OBTAINED BY THE PETITIONER PRIOR TO ANY SITE DEVELOPMENT ACTIVITIES.**

MR. BEGGS SECONDED THE MOTION.

ROLL CALL:

**AYE: MR. MATEJCZYK, MR. BEGGS, MR. COZZO, MR. WAECHTLER,
CHAIRMAN JIRIK**

NAY: NONE

MOTION CARRIED. VOTE: 5-0