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

SUBJECT:	TYPE:	SUBMITTED BY:
	Resolution	
Special Use Extension with	✓ Ordinance	
Zoning Variation - 2501 Ogden	Motion	Tom Dabareiner, AICP
Avenue	Discussion Only	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	Required	Proposed
Parking Lot Expansion		
Front Setback	50 feet from center line of	64 feet from center line of Ogden
(North-Ogden Avenue)	Ogden Avenue right-of-way	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,	The petitioner will install new landscaping along the Ogden Avenue
plantings, signage, and sidewalks.	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	The petitioner will install new landscaping along the Ogden Avenue
parking lots.	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	The petitioner will demolish the existing vacant building currently
buildings in poor physical condition or	located at 2449 Ogden Avenue, remove existing curb cuts, and construct
whose size/layout makes them	a new parking lot for additional vehicle display for the Premier
inefficient or unusable.	AutoHaus car dealership.
Provide interconnected sidewalks along	The petitioner will install a new sidewalk along the entire length of the
the entire length of the corridor.	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



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:

<u>SECTION 1</u>. 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.

<u>SECTION 2</u>. 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	

 $1\\wp8\\ord.09\\SU-2501-Ogden-Autohaus-Extend$

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,

Sonny Mehraban



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

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

Highway Business

SOUTH: R-4 Single Family Residence Commercial

(DuPage Co.)

EAST: R-1 Single Family Residence District Open Space WEST: B-3 General Services and Commercial

Highway Business

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	Required	Proposed
Parking Lot Expansion		
Front Setback	50 feet from center line of	64 feet from center line of
(North-Ogden Avenue)	Ogden Avenue right-of-way	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,	The petitioner will install new landscaping along
signage, and sidewalks.	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	The petitioner will demolish the existing vacant
in poor physical condition or whose size/layout	building currently located at 2449 Ogden Avenue,
makes them inefficient or unusable.	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	The petitioner will install a new sidewalk along
length of the corridor.	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

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





4951 Indiane Avenue, Suite 100, Llsle, Itllnots 60532-3618
volce 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.

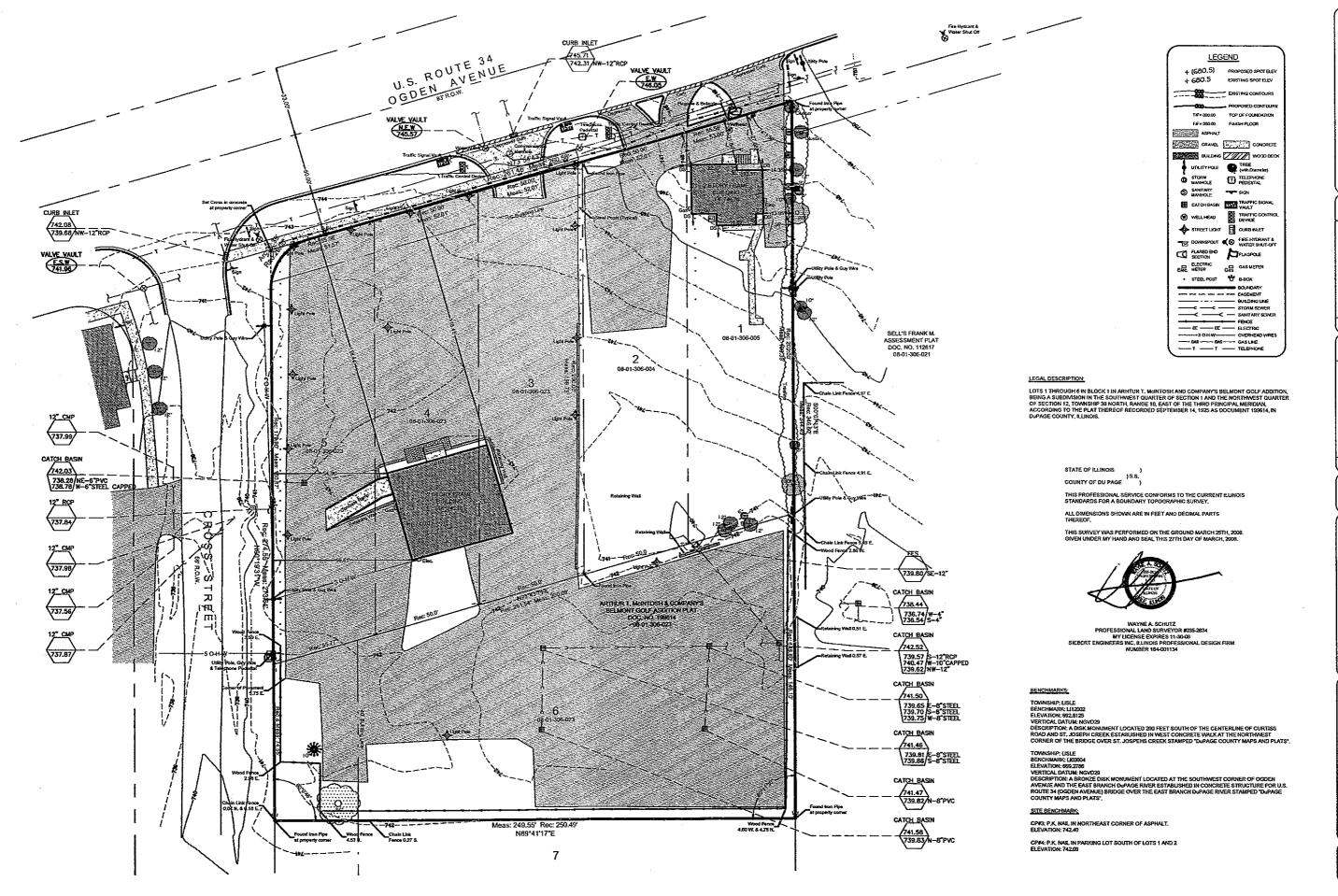
Sincerely,

Siebert Engineers, Inc.

Hervé Henry, P.E. Department Head-Civil

HH

Enclosures



483 NOANA AVENUE, SUTÉ, 100
LIBLE, LLIUNOIS 605X3-3018
PHONE (505)56-X15. FAX 6003 154-15.
IL PROFESSIONAL CRESION. PIRM NOD. 154-05.
COPYROAN F2 200.
ALL RIGHT'S RESERVED. 20 ENG E DESIGNED BY
CGF
CGF
CGF
CHECKED BY
WAS
YANS

BOUNDARY TOPOGRAPHIC SURVEY

PARKING LOT ADDITION
2449 OGDEN AVENUE
DOWNERS GROVE, IL 60515

PIN NO'S: Lot 1 08-01-306-005 Lot 4 08-01-306-023 Lot 2 08-01-306-004 Lot 5 08-01-306-023

Lot 3 08-01-306-023 Lot 6 08-01-306-023

4951 INDIANA AVENUE LISLE, ILLNOIS 60532-3818 PHONE (630) 824-1515 FAX (630) 824-1535 Number 184-001134
COPYRIGHT (2008
Siebert Engineers Inc.

CAD File 8102-PlatefConsolidation.dwg

Stort	10-20-2006	
Draws	by doj	
Desig	ned by CGF	
Chec	ked WAS	
Appro	oved WAS	
Chan	go	
No.	Revision/Issue	Date
A	Issued for Review	32008
B	Revised per Village Review	6-4-08
-80	SCALE 1"-SO"	80

PREMIER AUTO HAUS 2501 Opden Avenue Downers Grove, IL, 60515 PLAT OF CONSOLIDATION 2449 ODGEN AVENUE DOWNERS GROVE, IL 60515

Project 8209	Revision B
3-20-09	Shell
Scale 1" = 30"	1 OF 1

PLAT OF CONSOLIDATION

BEING A CONSCLIDATION OF LOTS 1, 2, 3, 4, 5, AND 6 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, DUPAGE COUNTY, ILLINOIS.

VILLAGE OF DOWNERS GROVE 801 Burlington, Downers Grove, Illinois, 60515 LEGEND NOTES Lot Square Footage: Lot 1 77,227 Sq. Ft 1.77 Acres STATE OF ILLINOIS) COUNTY OF DUPAGE) THIS IS TO CERTIFY THAT THE INDIVIDUALS (OR CORPORATION), HEREBY CERTIFY THAT THEY (OR IT) ARE THE COMMERS (OR OWNER) OF THE ABOVE DESCRIBED PROPERTY AND THEY (OR IT) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN. This is also to certify that to the best of My knowledge. The property herein , is located within the Boundaries. Of school district r $\underline{58}$, high school district r $\underline{99}$ cupage county, illunois. DATED THIS _____ DAY OF ______, A.D. 2008. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ A.D. 2008. NOTARY PUBLIC MY COMMISION EXPIRES VILLAGE COUNCIL STATE OF ILLINOIS) COUNTY OF BUPAGE) ____, A.D. 2008. BY THE APPROVED THIS _____ DAY OF _____
COUNCIL OF THE VILLAGE OF DOWNERS GROVE. VILLAGE CLERK DOWNERS GROVE SANITARY DISTRICT COUNTY CLERK CERTIFICATE

SUBMITTED BY/RETURN TO:

I, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINOURINT GENERAL TAXES, NO UNIPADIFORDETED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LIND INCLUDED IN THE THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTIORY FEES IN CONNECTION WITH THIS PLAT. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS

COUNTY OF DUPAGE 1

BY: COUNTY RECORDER

THIS INSTRUMENT NUMBER WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DUPPAGE COUNTY, ELLINOIS ON THE DAY OF DUPPAGE COUNTY, ELLINOIS ON THE DAY OF DAY OF THE DAY O

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS THIS ______ DAY OF _____, A.D. ________2008.

COUNTY CLERK

U.S. ROUTE 34 (OGDEN AVENUE) 99-01-0 pt 00: M.2: 3'631 CROSS STREET 08-91-5FA 003 LOT Per - 250 49 - Men Company's selected schroonship Doc no. 1542 v Out-16600 7 PLAN COMMISSION COLLECTOR FOR THE VILLAGE STATE OF ILLINOIS) COUNTY OF DUPAGE) I. COLLECTOR FOR THE VILLAGE OF DOWNERS GROVE, DO HERBEY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAIN CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT FAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND, INCLUDED THIS PLAT. APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF DOWNERS GROVE, THIS ... A.D. 2008. COLLECTOR AUTHORIZATION TO RECORD STATE OF ILLINOIS) COUNTY RECORDER CERTIFICATE COUNTY OF DUPAGE STATE OF ILLINOIS } I, WAYNE A. SCHUTZ, BLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2834, DO HEREBY AUTHORIZE______TO RECORD THIS PLAT OF CONSOLIDATION

AUTHORIZE WITH THE DUPAGE COUNTY RECORDER.

INAL LAND SURVEYOR #035-2634

MY LICENSE EXPIRES 11-30-08 SIEBERT ENGLISERS INC. ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-001134

WAYNE A. SCHIJTZ

EASEMENT PROVISIONS

nt for serving the subdivision and other pro communications service is hereby reserve for and granted to

DECLARATION OF RESTRICTIVE COVENANTS

NER HEREBY DECLARES THAT THE REAL PROPERTY DESCRIBED IN AND DEPICTED ON THIS PLAT OF HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE FOLLOWING COVENANTS

SUBDIVISION SIGNAL BE HELD, THARS FERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THE POLICOWING COMPIRALS AND RESTRICT CHECK.

(A.) AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE WILLAGE OF DOWNERS GROVE AND OTHER PUBLIC UTILITY SERVICES, IS HEREBY RESERVED FOR AND GRANTED TO THE WILLAGE OF DOWNERS GROVE AND DOWNERS GROVE SANITARY DISTRICT, THEIR RESPECTIVE SUCCESSIORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTAIL, OPERATE AND MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC WITHITY SERVICE, AND THEIR RESPECTIVE SEVERS, STORM DRAINAGE SYSTEM, STEET LIGHTING SYSTEM, GROVEN FOR BUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STEET LIGHTING SYSTEM, GROVEN PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STEET LIGHTING SYSTEM, GROVEN FOR BUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STEET LIGHTING SYSTEM, GROWING HER PUBLIC UTILITY SERVICE, AND THEIR ON JUBBE ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE REPORT OR SEWER EASEMENT, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS HERE OF A SEASON AS TO MAINTEN SERVICE AND THE RIGHT TO CHETCH FOR THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS THE RIGHT OF A SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES. OBSTRUCTIONS THE RIGHT OF A SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES. OBSTRUCTIONS THE RIGHT OF A SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES. OBSTRUCTIONS THE RIGHT OF A SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES. OBSTRUCTIONS THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES. OBSTRUCTIONS THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES. OBSTRUCTIONS THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

(13) THE FOLLOWING BECLARATIONS, OR DITHERS SIMILAR THERETO, SHALL BE SET FORTH ON

SAID PROPERTY NY WHOMSDEVER OWNED, TO WIT:

1. NO IMPROVEMENTS SHALL BE MADE IN OR UPON THE STORM WATER EASEMENT, INCLUDING DETENTION OR
RETENTION AREAS, AS DESCRIBED IN THE PLAT OF SUBDIVISION, EXCEPT FOR LANDSCAPE INSTALLATION OF TREES, SHRUBS,
BUSHES AND GRASS AND THE INSTALLATION OF UNDERGROUND UTILITY LINES AND DRIVEWAYS.

2. EACH OWNER OR PURCHASER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORM WATER EASEMENT, INCLUDING
DETENTION OR RETENTION AREAS, APPLICABLE TO HIS LOT! IN SUCH MAINTER AS TO HAVE THE FREE AND UNINTERRUPTED
FOR STORM WATER TREQUELY ITS DRAININGS SYSTEM OF THE SIBEDIVISION, AND SHALL HOT DESTROY OR MODIFY
READED OF SUTHING HAVING FIRST RECEIVED PRIOR WATTER APPROVAL OF THE VILLEGO OF DOWNERS GROVE.

GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

IN THE EVENT ANY OWNER OR PURCHASER FALLS TO PROPERLY MAINTAIN THE STORM WATER EASEMENT, INCLUDING DETENTION OR RETERTION AREAS, THE VILLAGE OF GROVE, ILLINOIS, SHALL UPON TEN DAY'S PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO UPON THE STORM WATER EASEMENT, INCLUDING DETENTION OR REES, REASONABLY WEGESSARY TO WED ADDITIONAL STORM WATER STORM WATER STORAGE AND FREE FLOW OD STORM WATER THROUGH THE STROMWATER EASEMENT, INCLUDING

STORM WATER STORM CHAIR.

SETEMTION OR RETEXTION AREAS.

IN THE EVENT THE VILLAGE OF DOWNERS GROVE, ILLINOIS SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALT, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER EASEMENT, INCLIDING DETEXTION OR RETEXTION AREAS, THE COST TOGETHER WITH THE ADDITIONAL SUM OF TEN PERCENT SHALL, UPON RECORDATION OF A NOTICE OF UREN WITHIN SEXTY DAYS OF COMPLETION OF THE WORK, CONSTITUTE A LUEN AGUINST HIS LOT WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS.

SURVEYORS CERTIFICATION

STATE OF ILLINOIS

THIS IS TO CERTIFY THAT I, WAYNE A. SCHUTZ, ILLINOIS LAND SURVEYOR NUMBER 035-2834, HAVE SURVEYED AND SUBDIVIDED THE ABOVE DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

LOTS 1 THROUGH 6 IN BLOCK 1 IN ARHTUR T, MIGHTOSH AND COMPANY'S BELMONT GOLF ADDITION, BEING A SUBDIVISION IN THE SOUTHMEST QUARTER OF SECTION 1 AND THE NORTHMEST QUARTER OF SECTION 12, TOMMSHIP 38 NORTH, RANGE 10, EAST OF THE THRIP PRINCIPAL MERIDAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1825 AS DOCUMENT 188614, IN

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. SCALE OF PLAT IS 30 FEET PER ONE INCH.

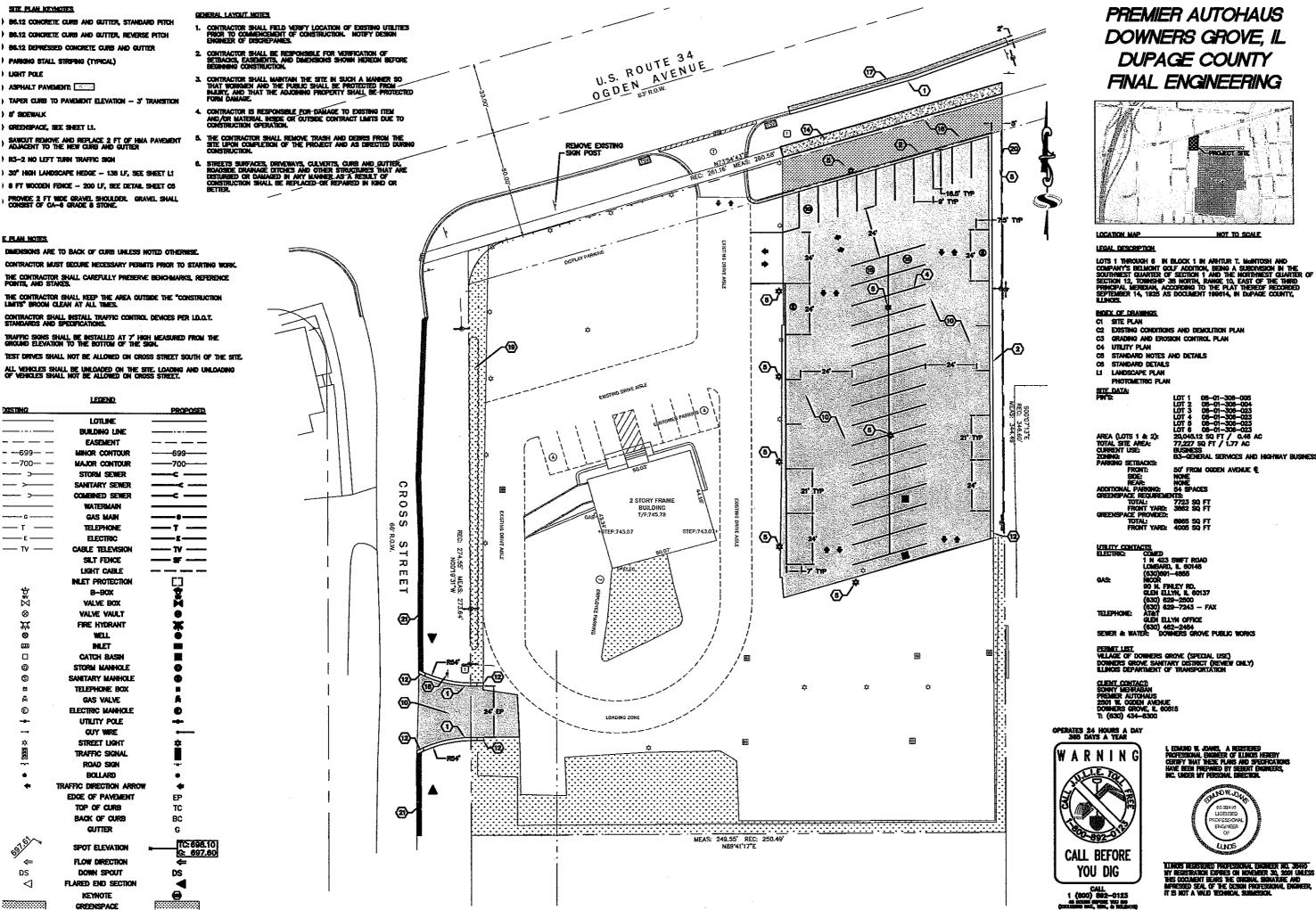
I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IN WITHIN THE CORPORATE LAKTIS OF THE VILLAGE OF DOWNERS GROVE WHICH HAS ADOPTED A VILLAGE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DWISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL

I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1704/COOPIL FEFECTIVE DITE DECEMBER 18, 2004, FLOOD COME X.

GIVEN UNDER MY HAND AND SEAL AT LISLE, ILLINOIS THIS 4TH DAY OF JUNEAUD, 2008

WAYNE A. SCHUTZ
PROFESSIONAL LAND SURVEYOR #035-2834
MY LICENSE EXPIRES 11-3008
SIEBERT ENGINEERS INC. ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-001134

WAYNE A. SCHUTZ



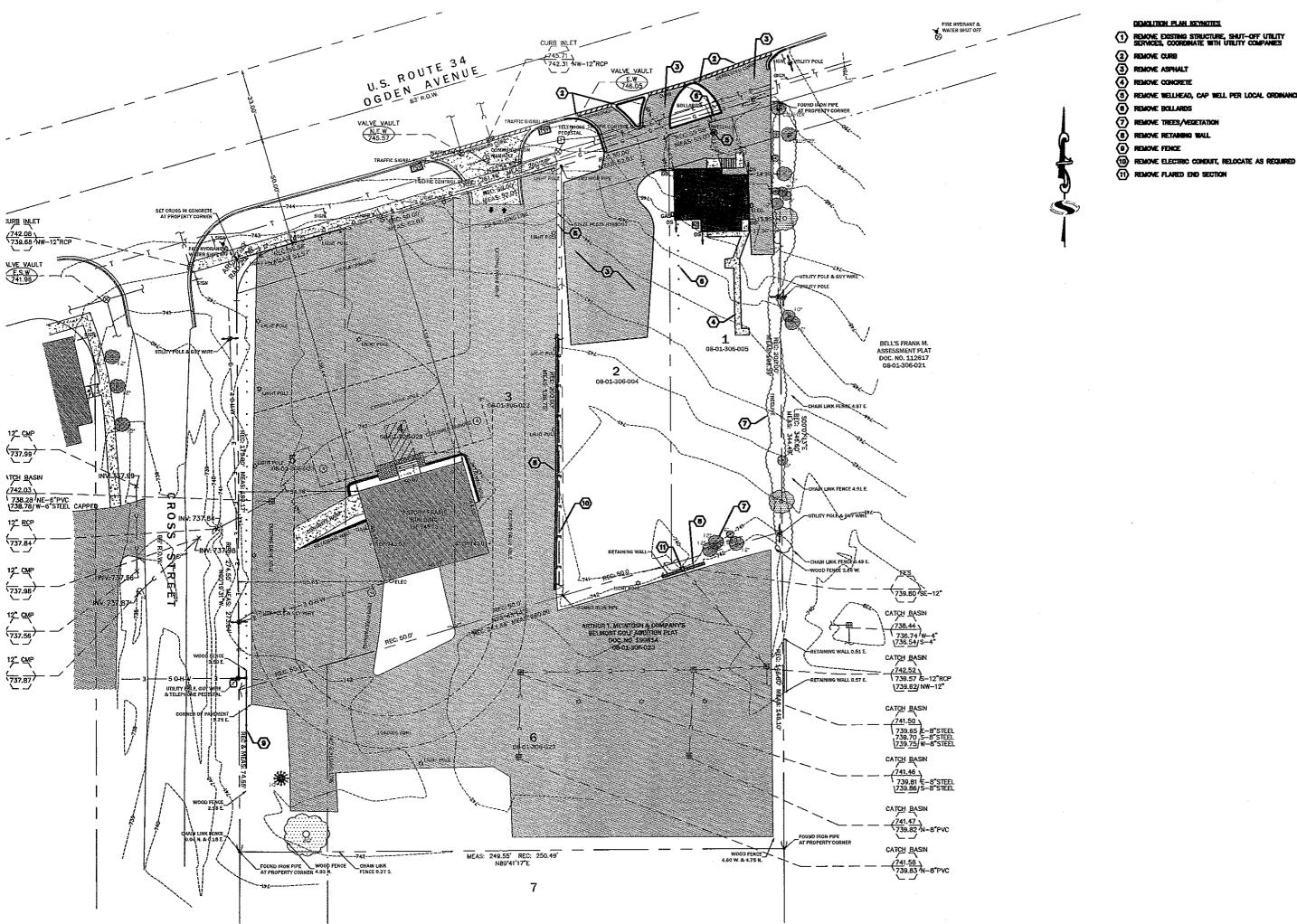
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AUTOHAUS OT ADDITION

PREMIER A

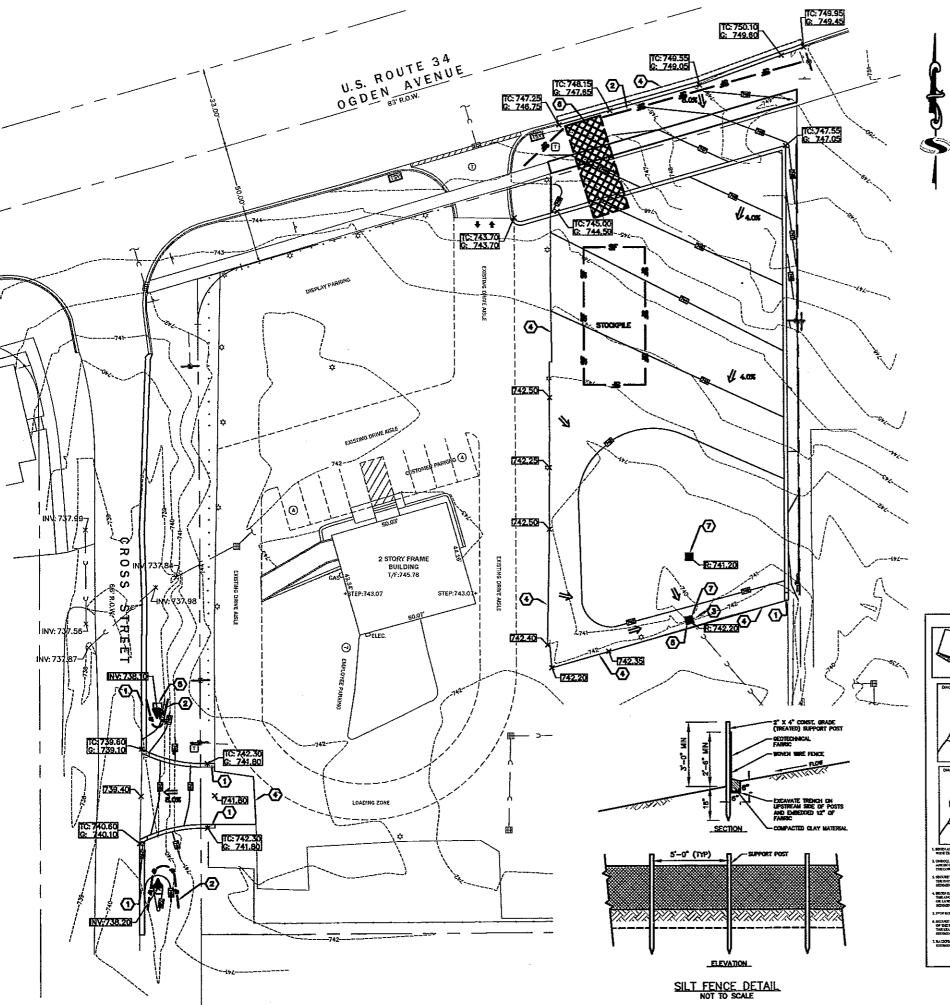
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REMOVE WELLHEAD, CAP WELL PER LOCAL GROWANCES

PREMIER AUTOHAUS EXISTING CONDITIONS DESIGNED BY 8 VILLAGE AND IDOT COMMENTS 5/27/08 A VILLAGE RAND DAM A VILLAGE REVIEW A VI
EXISTING CONDITIONS DEMO DEM
EXISTING CONDITIONS AND DEMOLITION PLAN
EXISTING CONDITIONS AND DEMOLITION PLAN
EXISTING CONDITIONS AND DEMOLITION PLAN
PREMIER AUTOHAUS PARKING LOT ADDITION 2501 OODENAVE, DOWNERS GROVE, IL



- WHERE OFFSITE GRADING IS RECLIRED TO ACHEVE A SMOOTH TRANSITION BETWEEN PROPOSED AND EXISTING GRADES, CONTRACTOR SHALL MOTELY AND GETAIN PERMASSION FROM AFFECTED PROPERTY OWNERS. DESTURBED AREAS SHALL BE RESTORED WITH TOPSOIL AND SOO
- DETINEED MEAS STATE OF THE AND SOON.

 2. STRUCTURAL CALCULATIONS AND CERTIFICATION FOR THE RETAINING WALL SHALL BE SUBMITTED BY THE MANUFACTURER.

DOWNERS GROVE EROSION CONTROL NOTES

A. THE SEDMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS DISTURBED ON THE SITE. B. STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN SPECIAL MANAGEMENT AREAS.

C. PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM FROM THE STIE SHALL BE PROTECTED FROM BROSSON IF THE VOLUME, SEMIMENT LOAD, OR PEAK FLOW RATES OF STORMMATER RUNOFF AREA TEMPORARLY

E. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.

F. THE SURFACE OF STREPPED AREAS SHALL BE PERMANENTLY OR TEMPORABLY PROTECTED FROM SOIL EROSION WITHIN FFREZEN DAYS AFTER FINAL GRADE IS REACHED. STREPPED AREAS THAT WILL REMAIN LINDISTURBED FOR MORE THAN FFTEEN DAYS AFTER NITHAL DISTURBANCE SHALL BE PROTECTED FORM EROSION.

g. Water pumped or otherwise discharged from the site during construction dewatering shall be filtered.

H. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE ENO OF EACH WORKDAY.

L TEMPORARY EROSION CONTROL MEASURES NECESSARY TO MEET THE REQUIREMENTS OF THE VILLAGE OF DOWNERS GROWE STORMWATER AND RICCO PLAN ORDINANCES SHALL BE REPT OPERATIONAL AND MAINTAINED CONTRIOLISLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERSANDENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL

CERTIFICATION STATEMENT:

ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN A STURMMATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH MPDES PERMIT NO. BRIT PARAGRAPH 1 SHALL SIGN A COPY OF THE FOLLOWING CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICE AT THE SITE DENTIFIED IN THE STORMMATER POLLUTION PREVENTION PLAN

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (HPDES) PENAIT (URIO) THAT ALTHORIZES THE STORMANDER DISCHARGES ASSOCIATED WITH MOUSTRIAL ACTIVITY FROM THE CONSTRUTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

- NATURE OF CONSTRUCTION ACTIVITIES: DEMOLISH EXISTING STRUCTURE, DEVELOP INTO A CAR DEALERSHIP PARKING LOT. SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES: INSTALL SEDMENT AND EROSION CONTROL MEASURES, GRUEBING, EXCAVATION, GRADING, PAVEMENT SITE AREA—1,77 AC, DESTUREED AREA—0,48 AC POST DEVELOPMENT RUNOFF COEFFICIENT, C=0.92 EXISTING SOLS: 430% POTTONE SLIT CLAM 225% ELIJOT SLIT LOAM 225% ELIJOT SLIT LOAM 25% ELIJOT SLIT LOAM LOCAL RECEIVING WATERS: MASH BRANCH DUPAGE RIVER LLINGTS RIVER LLINGT RIVER LLINGTS RIVER LLING

EROSION AND SEDMENT CONTROLS:

STABILIZATION PRACTICES: SILT FENCE, PERMANENT SEEDING:
STRUCTURAL PRACTICES: STORM INLET FILTER WATTLES,
RSP-RAP

TEMPORARY CONTROLS (SILT FENCE) SHALL BE IN PLACE AND OPERATIONAL PRIOR TO GRIEBING, AND SHALL BE ACTIVILITY MAINTAINED THROUGHOUT EDICAYATION, GRADING, PAYEMENT CONSTRUCTION. SILT FENCE SHALL REMAIN IN PLACE LINTLE FRAIL STABILIZATION IS REACHED AND REMOVED AFTER FIRML STABILIZATION.

TEMPORARY STORM BLET PROTECTION (WATTLES) SHALL BE INSTALLED PROFE TO CONSTRUCTION ACTIVITIES. WATTLES SHALL BE MAINTAINED AND CLEANED OF DEERS AND SILTATION AFTER MAJOR STORMS.

Sedimentation and erosion control measures must comply with the latest edition of the dupage countywide stormwater ordinance as adopted by the village.

unless otherwise indicated, all vegetative and structural eroson and sediment control practices will be constructed according to minimum standards and specification in illinois urbain manual revised perimary 2002.

A COPY OF THE APPROVED EROSION AND SEDMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

During Dewatering Operations, water will be pumped into Sedment Basiks or set traps. Dewatering Directly into Field Tiles or Stormwater Structures is prohibited.

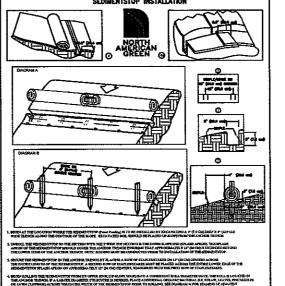
Areas of site left undisturged by construction will be over seeded by owner as needed to establish vecetative cover which would preclude erosion.

PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.

GRADING PLAN KEYNOTES

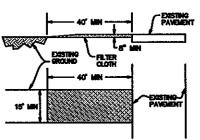
- (1) TAPER CURB TO PAVEMENT ELEVATION-3' CURB TRANSITION

- (5) STRAW WATTLES SEE DETAIL BELOW (6) CONSTRUCTION ENTRANCE AT EXISTING DRIVE APPROACH
- (7) INLET BASKET SEE DETAIL ON SHEET CO



DETAIL: STRAW WATTLE

1860 HOURS 41 HOURS, BANDALLE, MONS, 4775 186, 1—80-775-500, CHIEGA, 1-80-40-500



THRONGESS - NOT LESS THEN 8 INCHES.

filter Cloth — Shall be placed over the entire area prior to placing of stone.

MANTENANCE — THE ENTRANCE SHALL BE MANTANED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEMBLET CONTO PUREL RIGHTS OF WAY. THIS MAY REQUIRE PERSON TOP DRESSING WITH ADDITIONAL STOKE AS CONDITIONS DEMAND AND REPARK AND / OR CEMOUT OF ANY MEASURES USED TO TRAP SEDMENT, ALL SEDMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PURILD NIGHTS OF WAY MUST BE REMOVED MACHINE OF WAY MUST BE

WASHING — WHEELS SHALL BE CLEANED TO REMOVE SEDMENT PRIOR TO ENTERANCE ONTO PUBLIC WORKTS OF WAY, WHEN WASHING IS REQUIRED, IT SHALL HE DONE ON AN AWEA STABLIZED WITH STONE AND WHICH DRAWS INTO AN APPROVED SEDMENT TRAFFOR

periodic inspection and needed maintenance shall be provided after each rain.

A STABLIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF BOIL CANTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.

STABILIZED CONSTRUCTION ENTRANCE

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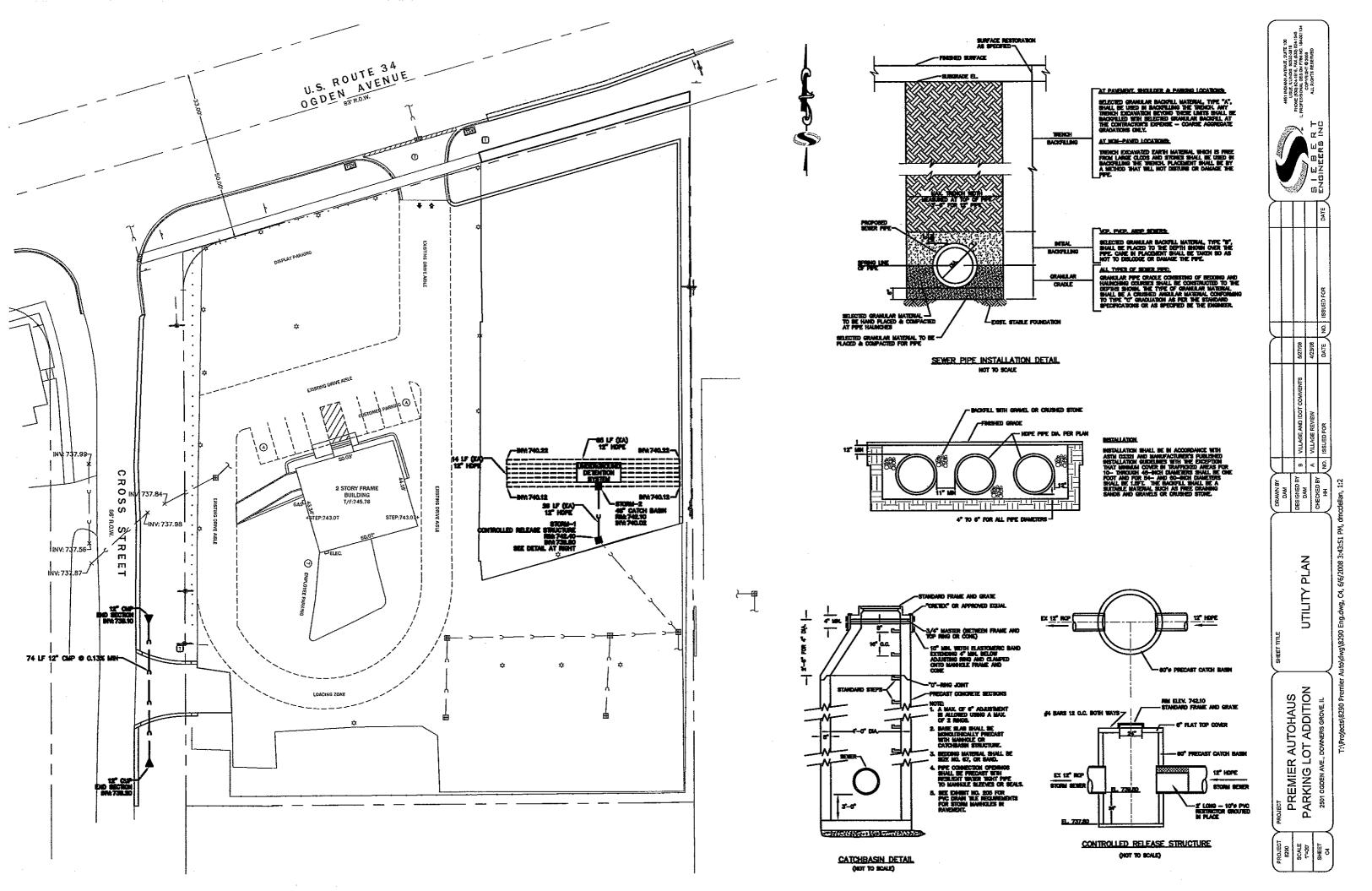
4851 INDANA AVENUE; SUITE 100
HOVE (030) 22-1515
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COPYRIGHT © 2008
ALL RIGHTS RESERVED

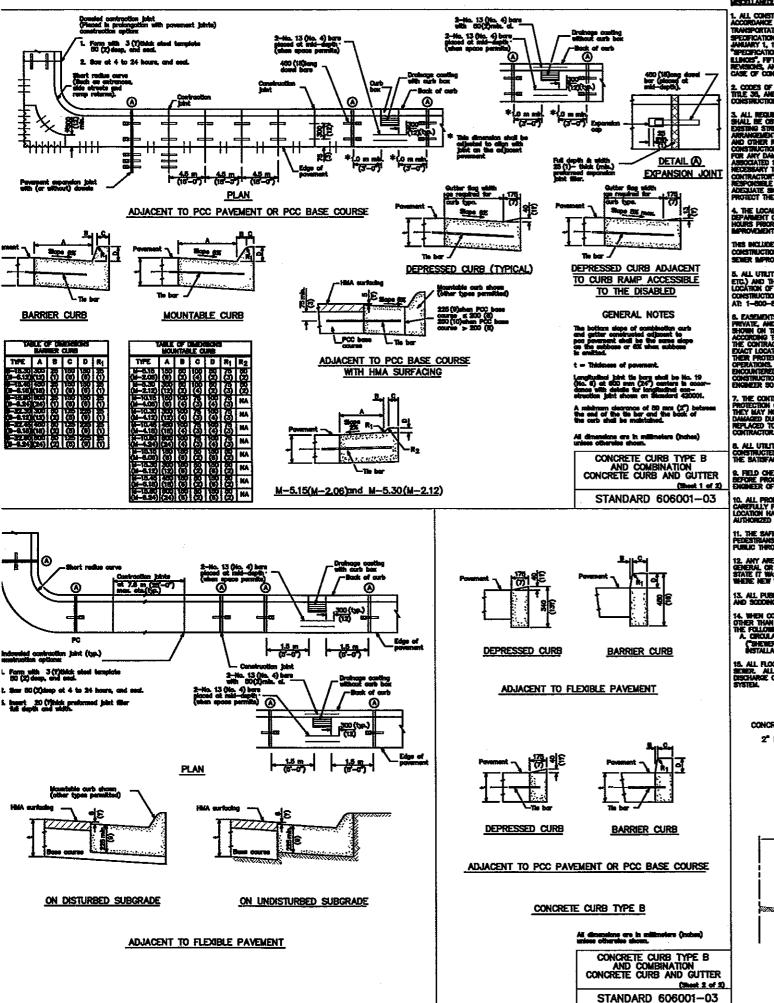
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EROSI

PREMIER AUTOHAUS
PARKING LOT ADDITION

GRADING AND SION CONTROL I





1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE ELLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD

TRANSPORTATION STANDARD
SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ADOPTED
JAMUARY 1, 1997 AND ALL SUBSEQUENT REVISIONS AND THE
"REPERFICATIONS FOR WHER AND SHEER CONSTRUCTION IN
ELIBROS", FIFTH ESTION DATED MAY 1996 AND ALL SUBSEQUENT
REVISIONS, AND THE WILLAGE CODE OF GLERBALE HEIGHTS. IN
CASE OF COMPLET THE VILLAGE CODE SHALL TAKE PRECEDENCE.

L CODES OF THE ELLINOIS ENVIRONMENTAL PROTECTION AGENCY TRLE 3G, AND CLISHIA. SHALL BE ADMERED TO FOR THE CONSTRUCTION OF THIS PROJECT.

S. ALL REQUIRED PERMITS FROM THE PROPER GOVERNMO AGENCY SHALL BE CETAMED FOR CONSTRUCTION ALONG OR ACROSS EXESTING STREETS OR HIGHWAYS. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACHAL SECTING, SHOWN AND OTHER REQUIRED PROTECTION OF ALL ROADMAYS REPORTED TO THE STREETS OR ROADMAYS AND THE CONTRACTOR SHALL SE RESPONSED FOR ANY DAMAGE TO THE STREETS OR ROADMAYS AND ARROCKEDS TREMENTS AND SHALL MAKE REPARTS AS FOR ANY DAMAGE TO THE STREETS OR COUNTAINS AN ASSOCIATED STRUCTURES AND SHALL MAKE REPARTS AS RECESSARY TO THE SATEFACTION OF THE AGENCY, AT THE CONTRACTOR'S OWN DEPOMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTALLATION AND MAINTENANCE OF ADECLATE SHOPS AND WARRING DEVICES TO INFORM AND PROTECT THE PUBLIC.

THIS INCLUDES ALL STREET AND DRAINAGE IMPROVEMENT CONSTRUCTION AND/OR TESTING WATER MAIN AND SANITARY SEMER REPROVEMENT CONSTRUCTION AND/OR TESTING.

S. ALL UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, CABLE, ETC.) AND THE VILLAGE SHALL BE NOTIFED TO DETERMINE THE LOCATRON OF UNDERSKINDD UTILITIES PROOR TO THE START OF CONSTRUCTION IN ORDER TO AVOID CONFLICTS. (PHONE LILLLE.

R. EASEMENTS FOR EIGHTMO LITELITES, SOTH PUBLIC AND PREVAIE, AND LITELITES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS PREVAIED BY THE PROJECT ENGNEER ACCURAGES TO REFORMATION AVAILABLE PROJECT ENGNEER THE CONTRACTION SHALL BE REPORTED FOR DETERMINE THE EXACT LOCATION IN THE PELD OF THESE LITELITY LINES AND FOR THEM PROJECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF DISTING UILITY LINES OF MAY HATURE ARE ENGUNTIESTED WHICH CONFILICIT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTION SHALL MOTHEY THE PROJECT ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS, ANY UTILITY THAT IS DAMAGED DURBUS CONSTRUCTION SHALL BE REPARED OR REPLACED TO THE SATISFACTION OF THE UTILITY OWNER BY THE CONTRACTOR.

8. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.

FIELD CHECK ALL DIMENSIONS, COORDINATES, AND ELEVATIONS BEFORE PROCEEDING WITH NEW WORK, NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCES BANEZIATELY.

10. ALL PROPERTY MARKERS AND REFERENCE MARKERS SHALL BE CAMEFULLY PRESERVED DURING CONSTRUCTION UNTIL THEIR LOCATION HAS BEEN WITHESSED OR OTHERWISE TED IN BY AN AUTHORIZED AGENT OR SURVEYOR.

11. THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS SHALL BE PROVIDED WHERE OPERATIONS ABUT PUBLIC THROUGH—FARES AND ADJACENT PROPERTY.

12. ANY AREA CUTSINE THE PROPERTY LINE USED BY THE GENERAL OR SUBCONTRACTORS SHALL BE RETURNED TO THE STATE IT WAS FOUND PROFIT ON NEW CONSTRUCTION, EXCEPT WHERE NEW WORK IS SHOWN.

13. ALL PUBLIC R.O.W. SHALL BE RESTORED WITH 4" TOP SOIL AND SCICOMA.

14. WHEN CONNECTING TO AN EXISTING SENER MAIN BY MEANS
OTHER THAN AN EXISTING WITE, TEE, OR AN EXISTING MANNOLE,
THE FOLLOWING METHOD SHALL BE USED:
A. CIRCULAR SAW-CUT OF SENER MAIN BY PROPER TOOLS
("SHE'MER-TAP", MICHIEL OR SAMLAR) AND PROPER
DISTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE.

15. ALL FLOOR DRAINS SHALL BE CONNECTED TO THE SANITARY SENER. ALL FOOTING DRAINS AND DOWNSPOURS SHALL DISCHARGE ONTO THE GROUND OR INTO THE STORM SENER SYSTEM.

18. ALL SANTARY SEMENS, WATERMARCS AND STORM SEMENS MISTS BE PLACED ON PROPERTY COMPACTED BEDDING, BEDDING MATERIAL SHALL BE PLACED A MEMBRIM OF 4 NOVES THE UNDER THE BARREL OF THE PIPE AND FOR PIPE BALLERAL SHALL BE EXTENDED 6" OVER THE UTP OF PIPE, BEDDING MATERIAL SHALL BE CHASHED GRANEL OR STORE MEETING GRANDATION CA—6.

17. TRENCH BACKFIL MATERIAL (CA-5 CRUSHED STORE) SHALL BE FLACED TO EDDER THE SPRIKILINE OF THE PPE OR HALF THE DAMMETER OF THE PPE AND COMPACTED TO A MINIMUM OF SOR MODIFED PROCEDOR DENSITY (LAZILL D-1557) OVER ALL UNDERGROUND UTLITIES WHOCH AND CONSTRUCTED UNDER, OR WITHIN 2 FEET OF, ANY PROPOSED OR EXISTING PAYMENT, PARKING LOTS, SIDEMALIS, CURS, OR OTHER STRUCTURE.

18, NO SURBING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.

19. PROPOSED ELEVATIONS MOICATE FRISHED CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF PROPOSED PAWNO (ROADS, WALKS, DRIVE, ETC.) OR TOPSOIL AS

20, PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS AS INDICATED BY SPOT ELEVATIONS, PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES, AVOID RODGES AND DEPOSEMBLES.

21. ALL TOP OF FRAMES FOR STORM AND SANTARY SEWERS AND VALVE VALLET COVERS ARE TO BE ADJUSTED TO MEET FINAL FRESH GRADE.

22. BEFORE INITIAL ACCEPTANCE BY THE OWNER/VILLAGE, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER AND WILLAGE OR HIS REPRESENTATIVES. THE CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE AND SHALL BE HELD RESPONSIBLE FOR ANY DEPETIS IN MATERIAL OR DURINGUISHED OF THIS WORK DURING THAT PERIOD AND UNTIL FINAL ACCEPTANCE IS MADE.

23. ALL MATERIAL SKALL BE NEW WITH PRODUCTION DATES NOT MORE THAN ONE YEAR OLD AT INSTALLATION DATE.

1. ALL SITE WORK, GRADING, AND PAVING OPERATIONS, AND ALL ROADWAY AND STREET CONSTRUCTION WITHIN THE LIAITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN LIABODS, AS ADDITIED JANUARY 1, 1997 AND ALL REVISIONS THERETO, WITH THE "SPECIAL PROVISIONS" AND WITH THESE CONSTRUCTION NOTES AND IR ACCORDANCE WITH VILLAGE CODE. IN CASE OF CONFLICT, VILLAGE CODE SHALL GOVERN.

2. EARTH EXCAVATION SHALL INCLIDE CLEARING, STREPPING, AND STOOGPLING TOPPOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EIRAMOBERTS, NON-STRUCTURAL FILLS, FINAL SHAPING AND TRIMBING TO THE LIVES, GRADES, AND GROSS SECTIONS SHOWN ON THE PLAYS. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF PERSONNO OF THE STRAMBARD SPECPICATIONS. ALL UNSUITABLE OR EXCESS MATERIAL SHALL BE DISPOSED OF ON LOW AREAS OF THE STEE SHOWN ON THE FLAMS OR AS DRECTED BY THE PROJECT ENGINEER IN THE FIELD.

3. TOPSOIL EXCAVATED SHALL BE STOCKPILED ON THE SITE IN AMEAS DESIGNATED BY THE PROJECT ENGINEER UNTIL SUCH TIME THAT THIS TOPSOIL CAN BE USED FOR FINAL GRADING.

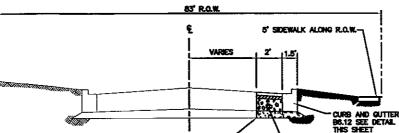
A THE SOLS INVESTIGATION REPORT FOR THE STIE AND ALL ADDRIVA THERETO ARE SUPPORTING DOCUMENTS TO THE PERMIT FOR THE PRODUCT. THE RECOMMENDATIONS AS STATED IN SAID REPORT ARE HEREBY MODROWATED INTO THESE CONSTRUCTION MOTES BY REFERENCE AND SHALL BE FOLLOWED BY ALL CONTRACTIONS. THE GRADING OPPERATIONS ARE TO BE CLOSELY SUFFICIED AND INSPECTED, PARTICLARLY DURING THE REMOVAL OF UNSUITABLE MATERIA, AND THE CONSTRUCTION OF EMBANGMENTS OR BUILDING PAIDS, BY THE SOLS ENGINEER OR HIS REPRESENTATIVE, FURTHER CONSTRUCTION OPPERATIONS MILL NOT BE PERMITTED UNTIL THE SOLS ENGINEER SOLES A WRITEN STATEMENT THAT THE AREA IN QUESTION HAS BEEN STATEMENT THAT THE AREA IN QUESTION HAS BEEN SATISFACTURELY PREPARED AND IS READLY FOR CONSTRUCTION.

8. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE SOIL REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE OWNER.

6. THE CONTRACTOR SHALL USE CARE IN GRADING MEAR TREES SHRIBS, AND BUSIES WHICH ARE NOT TO BE REMOVED SO AS NOT TO CAUSE INJURY TO ROOTS OR TRUNKS.

7. THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAYATING NEAR ANY AND ALL DOSTING ITEMS WHICH ARE NOT MICHOLIED TO BE REMOVED. ANY DAMAGE DONE TO THESE EXISTING TELES BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY HIM AT HIS OWN EXPENSE.

1-1/2" BITUMINOUS CONCRETE SURFACE COURSE PRIME STONE BASE 2" BITUMINOUS CONCRETE BINDER COURSE 10° CA-6 TYPICAL PAVEMENT CROSS SECTION



NO SCALE

CROSS-SECTION: OCDEN AVENUE PAVEMENT REPLACEMENT

Suitable material to the limits approved by the project Engager.

2. REMOVED DRIVENAY PAVEMENT, SIDEMALK, CURES, CURE A QUITER, SHALL BE DISPOSED OF AT LOCATIONS PROVIDED BY CONTRACTOR, LOCATION OF DISPOSAL AREAS SHALL BE

10. STREET PAWNO AND CURBS TO REMAIN SHALL SE PROTECTED FROM DAMAGE, AND, IF DAMAGED, SHALL SE REPLACED PROMPTLY TO MEET STATE AND WILLAGE, STANDARD SPECIFICATIONS IN MATERIALS AND WORKGAMSHIP.

11. ALL CONCRETE POURED ON PUBLIC PROPERTY SHALL BE THE TYPE SPECIFED BY ARTICLE 1020 OF THE STANDARD SPECIFICATIONS.

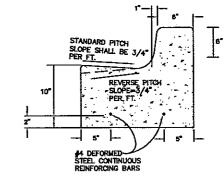
12. ALL CURBS CONSTRUCTED OVER A UTILITY TRENCH SHALL BE REMYCHOOD WITH 2 — μ regards for a length of $2\sigma'$ centered over trench, suchalls shall be treated in the same manner using 3 — $g\sigma$ regards.

13. The grading and construction of the Street Reprovements shall not cause pointing of Store Water. All areas adjacent to these reprovements shall be graded to allow postine dividuals.

14. TRAFFIC CONTROL DEVICES SHALL SE IN CONFORMANCE TO THE ELBOS DEPARTMENT OF TRANSPORTATION, STANDARDS SHALL SE INSTALLED AND PROVIDED WIREVER CONSTRUCTION FOR UTILITIES ARE WITHIN STREET AREAS, ALSO, ORDINANCES OF THE GITY, COUNTRY OR STATE SHALL GOVERN THE TRAFFIC CONTROL.

15. ALL ROAD SIGNS, STREET SIGNS AND TRAFFIC SIGNS WHICH NEED TO SE RELOCATED OR MOVED DUE TO CONSTRUCTION SHALL BE TAKEN DOWN AND STORED SY THE CONTRACTOR. EXCEPT THOSE WHICH THE PROJECT ENGINERY SHALL DEEM NECESSARY FOR PROPER TRAFFIC CONTROL, WHICH SHALL BE TEMPORAPELY RESET UNTIL COMPLETION OF CONSTRUCTION OPERATIONS. AFTER COMPLETION OF THE WORK THE CONTRACTOR SHALL RESET ALL SAID SIGNS.

18. ALL DOSTING SIGNS AND LIGHT STANDARDS WHICH SITERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR REMOVAL AND DESPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR, ANY DAMAGE TO THESE ITEMS SHALL BE REPARED BY THE CONTRACTOR AT HIS OWN EXPENSE.



PROVIDE CONTROL JOINTS AT 15 FT. INTERVALS, AND EXPANSION JOINTS AT 60 FT. INTERVALS WITH 2# 6 BARS AT 24" LONG WITH SLEEVES.

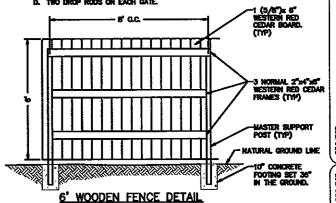
B-6.12 CURB AND GUTTER NO SCALE

6' WOODEN FENCE SPECIFICATIONS

- 6° FOOT TALL CEDAR PRIVACY FENCE WITH
- NORMAL 1X8X5 DOG EAR NO. 1 GRADE WESTERN RED CEDAR BOARDS. ACTUAL BOARD SIZE IS
- ALLMANIAM ZINC RING SHANK NAILS WILL BE USED TO PREVENT BLEEDING.
- . THREE 2X4X8 WESTERN RED CEDAR FRAMES.
- .120" WALL THICKNESS GALVANIZED STEEL POST MASTER POSTS. ACTUAL DIMENSIONS ARE
- ONE 30' WIDE DOUBLE SWING GATE.
 A. 8' SQUARE POSTS WITH CAPS SET 48" IN THE GROUND IN CONCRETE.
 DOUBLE FRAMES.

NO SCALE

WELDED BLOCK HINGES. TWO DROP ROOS ON EACH GATE.



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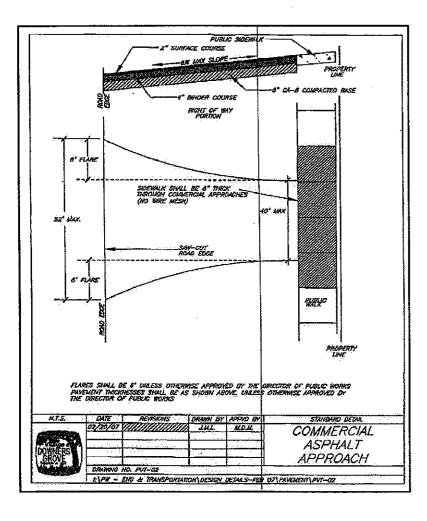
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R AUTOHAUS LOT ADDITION EMIER, PR ARI Δ.

NOTES

STANDARD

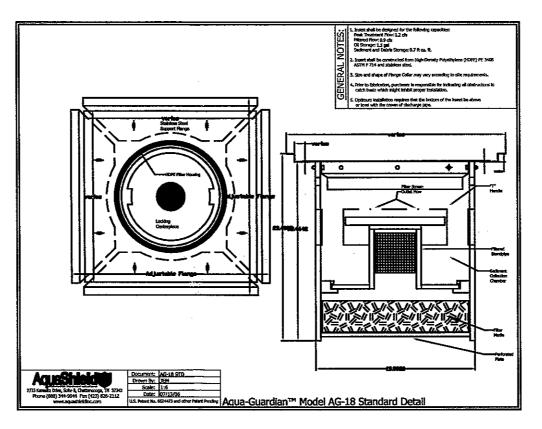


NLET BASKET MAINTENANCE SCHEDULE:

- 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 PERMETER FILTER SCREEN CUTLETS, 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 STANDPPE. 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.



NLET BASKET DETAIL

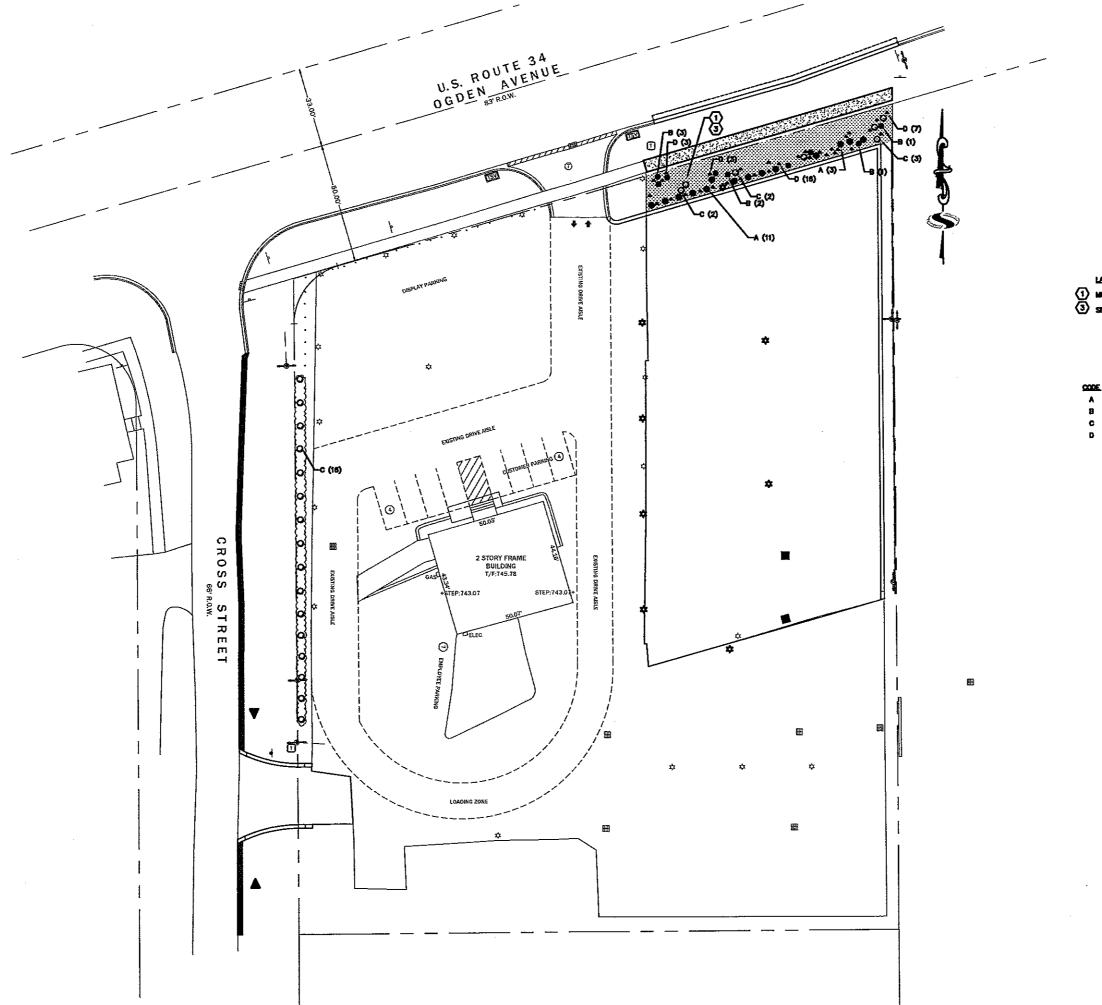
GENERAL LAYOUT NOTES

- CONTRACTOR SHALL FIELD VERIFY LOCATION OF EDSTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY DESIGN ENGINEER OF DISCREPANCES.
- CONTRACTOR SHALL, BE RESPONSIBLE FOR VERBREATION OF SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- 3. CONTRACTOR SHALL MAINTAIN THE STEEN SUCH A MAINER SO THAT WORKING AND THE PUBLIC SHALL BE PROTECTED FROM BAJERY, AND THAT THE ADJORMO PROPERTY SHALL BE PROTECTED FORM DAMAGE.
- 4. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING ITEM AND/OR MATERIAL INSIDE OR CUTSIEC CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- THE CONTRACTOR SHALL REMOVE TRASH AND DEERS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AS DIRECTED DURING CONSTRUCTION.
- 6. STREETS SURFACES, DRIVEWAYS,
 CULVERTS, CURB AND GUTTER, ROADSDE,
 DRAMAGE DITCHES AND OTHER
 STRUCTURES THAT ARE DISTURBED OR
 DAMAGED IN ANY MARRER AS A RESULT
 OF CONSTRUCTION SHALL BE REPLACED
 OR REPARED IN KIND OR BETTER.

STANDARD

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PREMIER AUTOHAUS
PARKING LOT ADDITION
2501 00DEN AVE., DOWNERS GROVE, IL



LANDSCAPING KEYNOTES

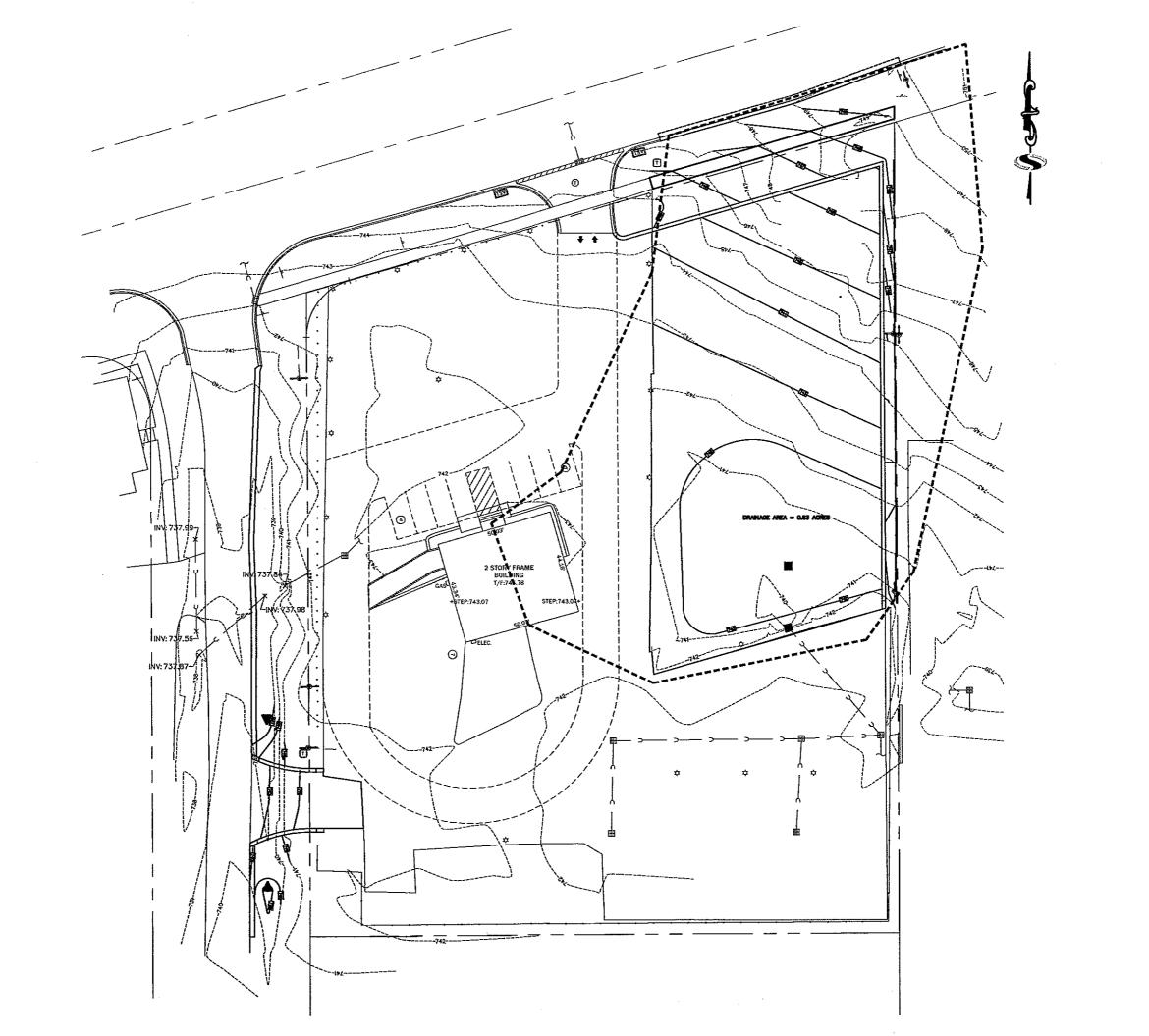
1 MULCH PLANTING AREA (TYP)
3 SEED BLANKET (TYP)

:	PLANT_NAME
	TECHNY ARBORVITAE
	DWARF BURNING BUSH
	CREEN VELVET BOXWOOD
	KARL FOERSTER GRASS

	DAM					
	DESIGNED BY	В	VILLAGE AND IDOT COMMENTS	6/6/08		
		4	VILLAGE REVIEW	4/23/08		
_	THE CHECKED BY	ğ	NO. ISSUED FOR	DATE	NO.	DATE NO. ISSUED FOR
١					J	

PROJECT
PREMIER AUTOHAUS
PARKING LOT ADDITION
2501 00DEN AVE., DOWNERS GROVE, IL

LANDSCAPE PLAN



PREMIER AUTOHAUS
PARKING LOT ADDITION
2501 00DEN AVE., DOWNERS GROVE, IL

DRAINAGE MAP

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 opininon, 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 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 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