

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
AUGUST 4, 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.

UPDATE & RECOMMENDATION

This item was discussed at the July 28, 2009 workshop. Staff recommends 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.

ATTACHMENT
Ordinance

VILLAGE OF DOWNERS GROVE

COUNCIL ACTION SUMMARY

INITIATED: Applicant DATE: August 4, 2009
(Name)

RECOMMENDATION FROM: _____ FILE REF: PC-19-08
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE AUTHORIZING THE EXTENSION OF A SPECIAL USE FOR 2501 OGDEN AVENUE TO SEPTEMBER 15, 2010", as presented.

SUMMARY OF ITEM:

Adoption of the attached ordinance will authorize an extension of the special use for 2501 Ogden Avenue to September 15, 2010.

RECORD OF ACTION TAKEN:

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