

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
NOVEMBER 12, 2013 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use for an Automobile Repair Shop 815 Ogden Avenue	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A special use ordinance has been prepared to permit the expansion of an automobile repair shop at 815 Ogden Avenue.

STRATEGIC PLAN ALIGNMENT

The Goals 2011-2018 identified *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the November 5, 2013 Village Council meeting. Staff recommends approval on the November 12, 2013 Active Agenda.

BACKGROUND

The petitioner is requesting approval of a Special Use to expand an existing automobile repair shop (Meineke) at 815 Ogden Avenue. The property is zoned B-3, General Services and Highway Business district and the proposed use is permitted as a Special Use in the B-3 district. The approval of the special use is required because the petitioner is expanding the existing business.

The petitioner is proposing an expansion of the existing 1,926 square foot building and site improvements. The expansion will add two new overhead doors in the back to allow vehicle maneuverability through the building to the rear of the site. Currently, the only vehicular access to the rear of the site is from an adjacent property, which will no longer be necessary once the addition is completed. The service capacity (five vehicle bays) will remain the same after the expansion. All repair work will occur entirely within the building.

In addition to expanding the building, the proposal includes adding landscaped green space in the front and side yards, replacing the fence along the rear property line that is in disrepair and paving a portion of the rear yard for parking and stacking of vehicles.

The proposed site work will improve the site circulation and provide stacking behind and within the building, thereby reducing congestion in the front parking area. The petitioner will provide the required five (including one handicapped) parking and ten stacking spaces.

The petitioner is not proposing any changes to the site which would result in public improvements. There is an existing sidewalk on the subject property that connects to adjacent properties. However, the petitioner will grant the Village an easement for the existing and any future sidewalk along Ogden Avenue.

The proposal is consistent with the Comprehensive Plan, which designates the property as Corridor Commercial and recognizes the auto-orientation of the Ogden Avenue corridor. The proposed automobile repair shop is consistent with the auto-orientation of the corridor and nearby automobile uses, including the adjacent automobile repair shops and auto parts store. The proposed automobile repair use supports the Plan's goal for a diversified commercial corridor along Ogden Avenue. The addition of green space along Ogden Avenue enhances the appeal of the corridor, addressing a priority in the Comprehensive Plan to beautify Ogden Avenue.

The Plan Commission considered the petition at their October 7, 2013 meeting. No public comments were made at the meeting or received in advance. The Plan Commission found that the proposed automobile repair shop was appropriate on Ogden Avenue and is compatible with the Corridor Commercial designation in the Comprehensive Plan. The Plan Commission found that the request met the standards in Section 28.1902 of the Zoning Ordinance for approval of the special use. Based on their findings, the Plan Commission unanimously recommended approval of the special use request. Staff concurs with the Plan Commission's recommendation.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated October 7, 2013

Draft Minutes of the Plan Commission Hearing dated October 7, 2013

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** November 12, 2013
(Name)

RECOMMENDATION FROM: _____ **FILE REF:** PC-33-13
(Board or Department)

NATURE OF ACTION:

- ☒ Ordinance
☐ Resolution
☐ Motion
☐ Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE
AUTHORIZING A SPECIAL USE TO PERMIT
THE EXPANSION OF AN AUTOMOBILE
REPAIR SHOP AT 815 OGDEN AVENUE", as
presented.

SUMMARY OF ITEM:

Adoption of the attached ordinance will authorize a special use for 815 Ogden Avenue to permit the expansion of an automobile repair shop.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT
THE EXPANSION OF AN AUTOMOBILE REPAIR SHOP
AT 815 OGDEN AVENUE**

WHEREAS, the following described property, to wit:

LOT 4 IN BOULEVARD HIGHLANDS, A RESUBDIVISION OF LOT 1 IN LINDEY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF BOULEVARD HIGHLANDS RECORDED JUNE 26, 1924 AS DOCUMENT 179448, IN DUPAGE COUNTY, ILLINOIS

Commonly known as 815 Ogden Avenue, Downers Grove, IL 60515; PIN 09-05-311-008

(hereinafter referred to as the "Property") is presently zoned "*B-3 -General Services and Highway Business District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.609 of the Zoning Ordinance be granted to permit the expansion of an automobile repair shop at 815 Ogden Avenue; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove on October 7, 2013, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. 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.
2. The proposed 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.
3. 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.
4. The proposed use is one of the special uses specifically listed for the district in which it is

to be located and, if approved with conditions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

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

SECTION 1. That a Special Use of the Property is hereby granted to permit the expansion of an automobile repair shop at 815 Ogden Avenue within the B-3 zoning district.

SECTION 2. This approval is subject to the following conditions:

1. The Special Use shall substantially conform to the staff report, plans and documents attached to the staff report dated October 7, 2013, except as such plans may be modified to conform to the Village codes and ordinances.
2. The petitioner shall grant a sidewalk easement for the existing and any future proposed sidewalk on the subject property.
3. All signs on the property shall be brought into conformance with the Sign Ordinance. A separate sign permit is required prior to installation of any new signage on the property.
4. The building shall be equipped with fire suppression and detection systems in a manner suitable to the Fire Prevention Bureau Chief.
5. The paved area between the handicapped parking space and building shall be striped to prohibit parking to provide adequate access to the westernmost service bay.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



0 25 50
Feet

815 Ogden Avenue - Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
OCTOBER 7, 2013 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC 33-13 815 Ogden Avenue	Special Use for an Automobile Repair Shop	Kelley Chrisse Planner

REQUEST

The petitioner is requesting approval of a Special Use to permit the expansion of an automobile repair shop at 815 Ogden Avenue.

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: The Finch & Ziemer Revocable Family Trust
7910 Theiss Hill Drive
Spring, TX 77379

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business District
EXISTING LAND USE: Commercial, Automobile Repair
PROPERTY SIZE: 0.3 acres (11,853 square feet)
PIN: 09-05-311-008

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	B-3, General Services and Highway Business	Corridor Commercial
SOUTH:	R-3, Single Family Residential	Single Family Residential
EAST:	B-3, General Services and Highway Business	Corridor Commercial
WEST:	B-3, General Services and Highway Business	Corridor 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 Narrative
3. Plat of Survey
4. Site/Grading Plan

5. Stacking Plan
6. Landscape Plan
7. Plat of Easement
8. Architectural Drawings

PROJECT DESCRIPTION

The petitioner is requesting approval of a Special Use to expand an existing automobile repair shop at 815 Ogden Avenue. The property is zoned B-3, General Services and Highway Business district. The proposed use is permitted as a Special Use in the B-3 district.

The petitioner is proposing an expansion of the existing 1,926 square foot building and site improvements. The tenant can currently service up to five vehicles in the existing five service bays inside the building, but utilizes large portable containers behind the building for storage. The 963 square foot addition to the back of the building will enable the tenant to operate more effectively and provide storage space within the building. The building currently has three overhead doors in the front and a double pedestrian door in the back to access the rear of the site. The proposed addition will maintain the three overhead doors in the front but add two new overhead doors in the back to allow vehicle maneuverability through the building to the rear of the site. Despite the addition of additional overhead doors in the back, the service capacity of the business (five service bays) will remain the same. All repair work will occur entirely within the building and no outside storage is being proposed.

The existing single story building is concrete block construction with a brick façade on Ogden Avenue. The addition will be constructed to match the existing materials to provide a uniform appearance. In addition to expanding the building, the proposal includes adding landscaped green space in the front and side yards, replacing the fence along the rear property line that is in disrepair and paving a portion of the rear yard for parking and stacking of vehicles.

The proposed site work will improve the site circulation and provide stacking behind and within the building, thereby reducing the congestion in the front parking area. Parking is being provided in the front of the building with the rear lot being used primarily for stacking. The rear lot is accessible by passing through the building by employees or other authorized personnel. When raised, the vehicle lifts allow enough clearance for vehicles to pass beneath, thus providing access to the rear of the site. Customers will only have access to the front parking lot. The petitioner will provide the required five (including one handicapped) parking and ten stacking spaces. In order for the tenant to fully access all overhead doors in the front of the building, the parking stalls are shifted north toward Ogden Avenue. The handicapped stall and its required striping is located such that it will not need to be used as a drive aisle to access the westernmost service bay.

Given the nature of the service, a majority of the parking needs will be short term pick-up and drop off. Additionally, while the expansion of the building will enable the tenant to operate more effectively, the business is not increasing its service capacity. Therefore, the proposed use will continue to have minimal impact on the existing parking and traffic conditions in the area.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the property as Corridor Commercial, which includes a blend of commercial retail, office, regional commercial retail, service and multi-family uses. The Comprehensive Plan notes that Ogden Avenue is an auto-oriented corridor. The proposed automobile repair shop is consistent with the auto orientation of the corridor and nearby automobile uses, including the adjacent automobile repair shops and auto parts store. The proposed automobile repair use supports the Plan's goal for a diversified commercial corridor along Ogden Avenue. The proposed use is consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The 815 Ogden Avenue property is zoned B-3, General Services and Highway Business. Per Section 28.609(e) of the Zoning Ordinance, automobile repair shops are permitted as Special Uses. The proposed development complies with all applicable bulk and parking requirements of the Zoning Ordinance, which are highlighted in the table below:

815 Ogden Avenue	Required	Proposed
Front Setback	25 ft.	95 ft. – no change
Rear Setback	30 ft.	80 ft.
Transitional Yard Setback	6 ft.	80 ft.
Height	60 ft.	20 ft. – no change
FAR	.75 max. (8,890 sq. ft.)	0.24 (2,889 sq. ft.)
Open Space - Total	10 % max. (1,185 sq. ft.)	18.9 % (2,238 sq. ft.)
Open Space – Front Yard	5 % max. (593 sq. ft.)	5.9 % (704 sq. ft.)
Parking Setback – Front Yard	50 ft. (from centerline of Ogden Ave.)	62 ft.
Parking	5 (1 per service bay)	5
Stacking	10 (2 per service bay)	10

As part of this expansion, the petitioner will be removing the non-conforming pole sign in the front parking lot and bringing all other signs into conformance.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is not proposing any changes to the site which would result in public improvements. There is an existing sidewalk on the subject property that connects to adjacent properties. The petitioner will be granting the Village an easement for the sidewalk and any future sidewalk construction along Ogden Avenue. All required utilities exist and adequately service the property. All stormwater management requirements will be reviewed during the building permit process.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the application. The building will be equipped with a fire protection system, which will be reviewed during the building permit process to ensure a proper level of protection.

NEIGHBORHOOD COMMENT

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

FINDINGS OF FACT

The applicant is requesting a Special Use approval for an automobile repair shop. The proposed use meets the standards for granting a Special Use as outlined below:

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.*

The expanded automobile repair shop, which has operated at this location for more than two decades, will continue to provide a desirable service and contribute to the general welfare of the neighborhood and the community. The proposal is consistent with the Corridor Commercial designation in the Comprehensive Plan and the goal of providing for both the daily needs of residents as well as providing commercial services to the larger region. Moreover, the proposed use will continue to provide services that support the auto-orientation of the Ogden Avenue corridor. This standard is met.

- (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.*

The proposed use is currently located on the property and is not detrimental to the health, safety or general welfare of the surrounding properties. The expanded automobile repair shop is consistent with other adjacent automobile uses. Additionally, the proposed expansion of the existing building and site improvements will enhance the appeal of the corridor with the addition of green space along Ogden Avenue while providing adequate parking and stacking space. All automobile repairs will take place entirely within the building and no work will be performed outside. This standard is met.

- (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.*

The petitioner is not requesting any zoning variations. The proposal will meet all requirements of the Village's Zoning Ordinance. This standard is met.

- (d) *That it is one of the Special Uses specifically listed for the district in which it is to be located.*

The proposed Automobile Repair use is permitted as a Special Use in the B-3 district, according to Section 28.609(e) of the Zoning Ordinance. This standard is met.

RECOMMENDATIONS

The proposal is consistent and compatible with the Comprehensive Plan and 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 PC 33-13 subject to the following conditions:

1. The Special Use shall substantially conform to the staff report, plans and documents attached to this report except as such plans may be modified to conform to the Village codes and ordinances.
2. The petitioner shall grant a sidewalk easement for the existing and any future proposed sidewalk on the subject property.
3. All signs on the property shall be brought into conformance with the Sign Ordinance. A separate sign permit is required prior to installation of any new signage on the property.
4. The building shall have fire suppression and detection systems in a manner suitable to the Fire Prevention Bureau Chief.
5. The paved area between the handicapped parking space and building shall be striped to prohibit parking to provide adequate access to the westernmost service bay.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:kc
-att

P:\P&CD\PROJECTS\PLAN COMMISSION\2013 PC Petition Files\PC-33-13 815 Ogden - Special Use for Automobile Repair Shop\Staff
Report PC-33-13.doc

September 1, 2013

RE: Village of Downers Grove
Petition for Plan Commission
Special Use
815 Ogden Avenue, Downers Grove, IL

To Whom It May Concern:

I am writing to petition the Village of Downers Grove Plan Commission to approve our project to expand the existing building located at 815 Ogden Avenue in Downers Grove, IL. The basis of the project is to expand the back of the building 20 feet which in turn will add just less than 1,000 square feet to the existing building.

The expansion of the building is necessary to provide ample space to effectively operate the existing business at this location. Through the improvement of the floor plan the business will be able to service patrons in Downers Grove more expeditiously and improve the welfare of the employees operating at this location. The overall grounds of the location will be improved and shall meet the standards set forth by the Village of Downers Grove in accordance with Zoning Ordinance 28.1902 and all other applicable Ordinances. The business purpose and use of the building and property will remain the same, automotive repair and service.

Upon completion of the project the building will accommodate 5 work bays which will be tempered but not cooled and 11 parking spaces will be available as required, with the closest space to the customer entrance being designated for handicap parking. Parking in the rear of the building will be accessed by passing through the building and will only be accessed by authorized personnel. Consumers will not have direct access to the rear of the building. With the addition of rear overhead doors employees will be able to maneuver vehicles from the front and back of the building as needed. Since the lifts in the building are side lifts, vehicles can easily pass through an open bay or under a lifted vehicle if needed providing clear access to both the front and rear of the building. The rear dumpster will also be wheeled to the front of the building through this method when the garbage hauler arrives.

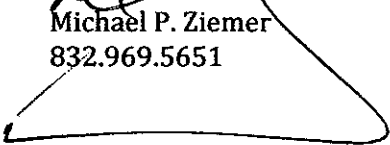
Green space is being added to the existing grounds to meet the Village ordinances and should be more than adequate to meet the 5% of lot area required by code both in the front and rear of the building. In the rear of the lot a new 6' high wood fence will be installed on the south lot line and a dumpster enclosure will be added adjacent to the southwest corner of the addition. All improvements are displayed on the revised plans provided

I kindly request that you approve the project as set forth in this Petition.

Sincerely,



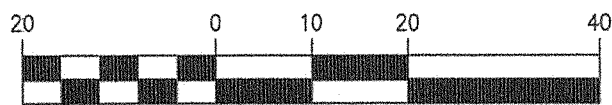
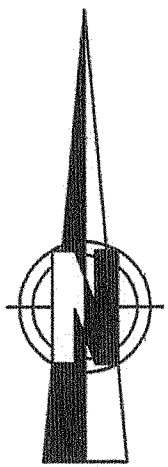
Michael P. Ziemer
832.969.5651



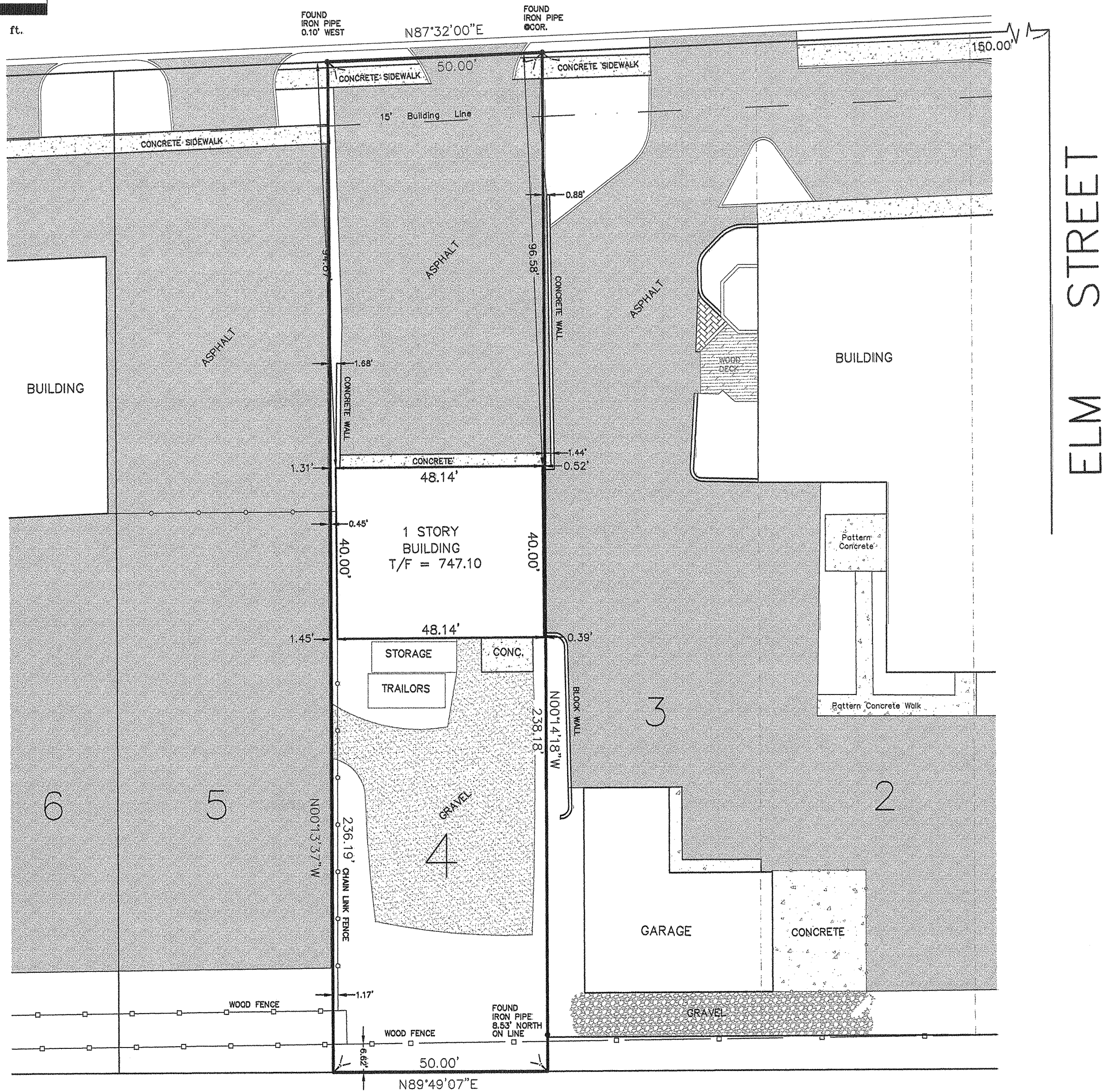
PLAT OF SURVEY

LOT 4 IN BOULEVARD HIGHLANDS, A RESUBDIVISION OF LOT 1 IN LINDEY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF BOULEVARD HIGHLANDS RECORDED JUNE 26, 1924 AS DOCUMENT 179448, IN DUPAGE COUNTY, ILLINOIS.

815 OGDEN AVENUE



Original Scale: 1 inch = 20 ft.



STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

THIS IS TO CERTIFY THAT WE, RYNEAR & SON, INC., HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND LOCATED THE IMPROVEMENTS THEREON, AS SHOWN BY THE ANNEXED PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, ILLINOIS, THIS 27th DAY OF June 20 13

RYNEAR & SON, INC.



JAMES E. DAVIDSON, JR. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002984 Exp 11-30-14

RYNEAR & SON, INC.

CONSULTING ENGINEERS
PROFESSIONAL DESIGN FIRM LICENSES #184-004637

PREPARED FOR: BRADFORD & KENT
PROJECT NO: 13-7480

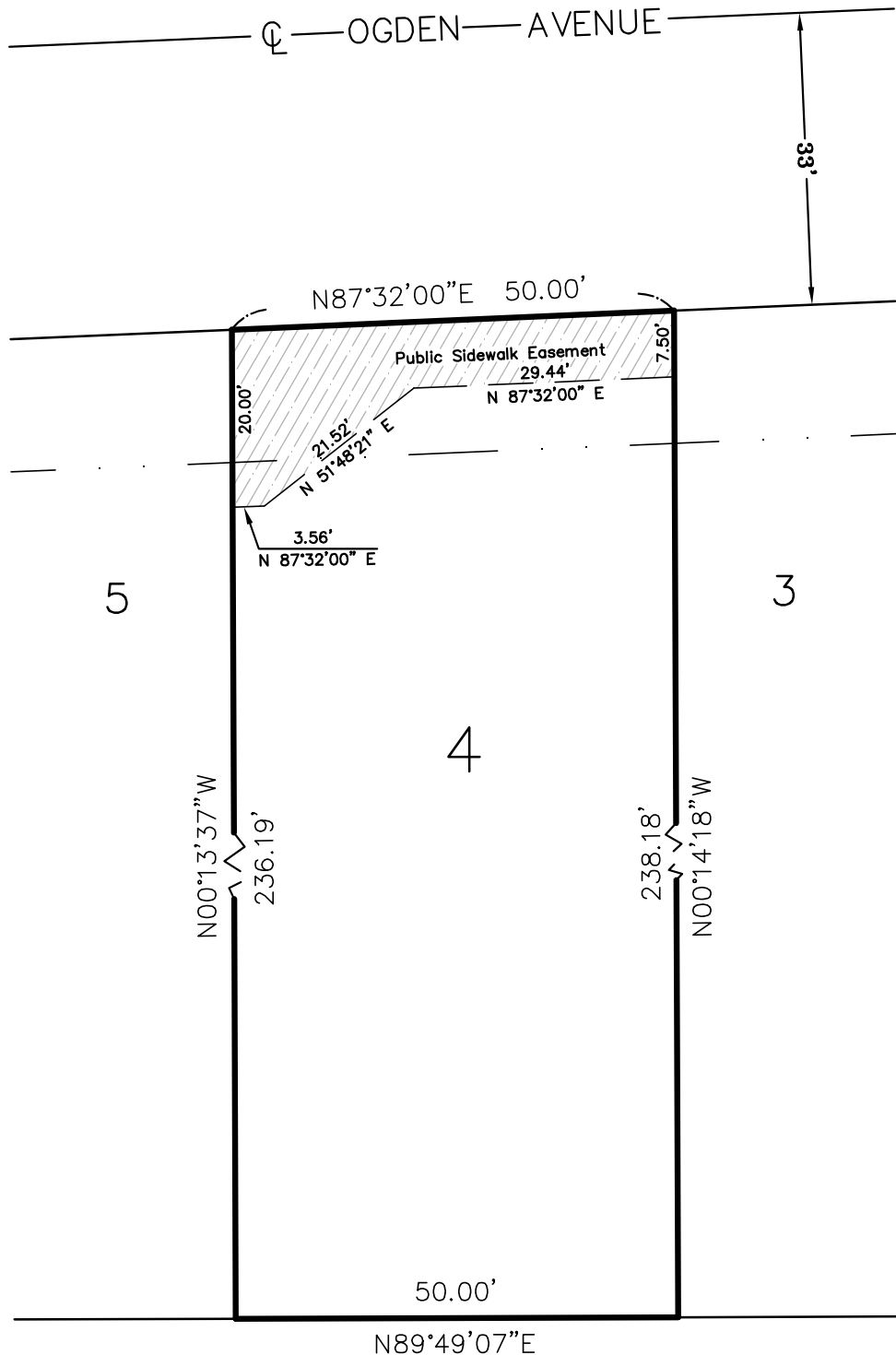
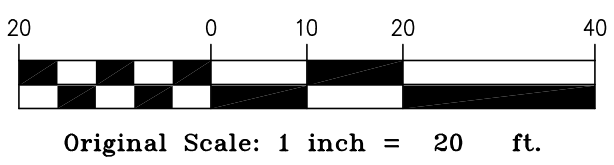
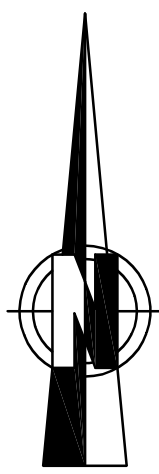
595 BUTTONWOOD CIRCLE, NAPERVILLE, IL. 60540
PH: (630) 355-9889 FAX: (630) 355-5362

PLAT OF EASEMENT

(FOR PUBLIC SIDEWALK)

THAT PART OF LOT 4 (AS INDICATED HEREON) IN BOULEVARD HIGHLANDS, A RESUBDIVISION OF LOT 1 IN LINDEY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF BOULEVARD HIGHLANDS RECORDED JUNE 26, 1924 AS DOCUMENT 179448, IN DUPAGE COUNTY, ILLINOIS.

815 OGDEN AVENUE



STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.



THIS IS TO CERTIFY THAT WE, RYNEAR & SON, INC., HAVE PREPARED THE PLAT OF EASEMENT FOR THE USE AND PURPOSE OF PUBLIC SIDEWALK, AS SHOWN BY THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT NAPERVILLE, ILLINOIS, THIS 30th DAY OF August 20 13

RYNEAR & SON, INC.

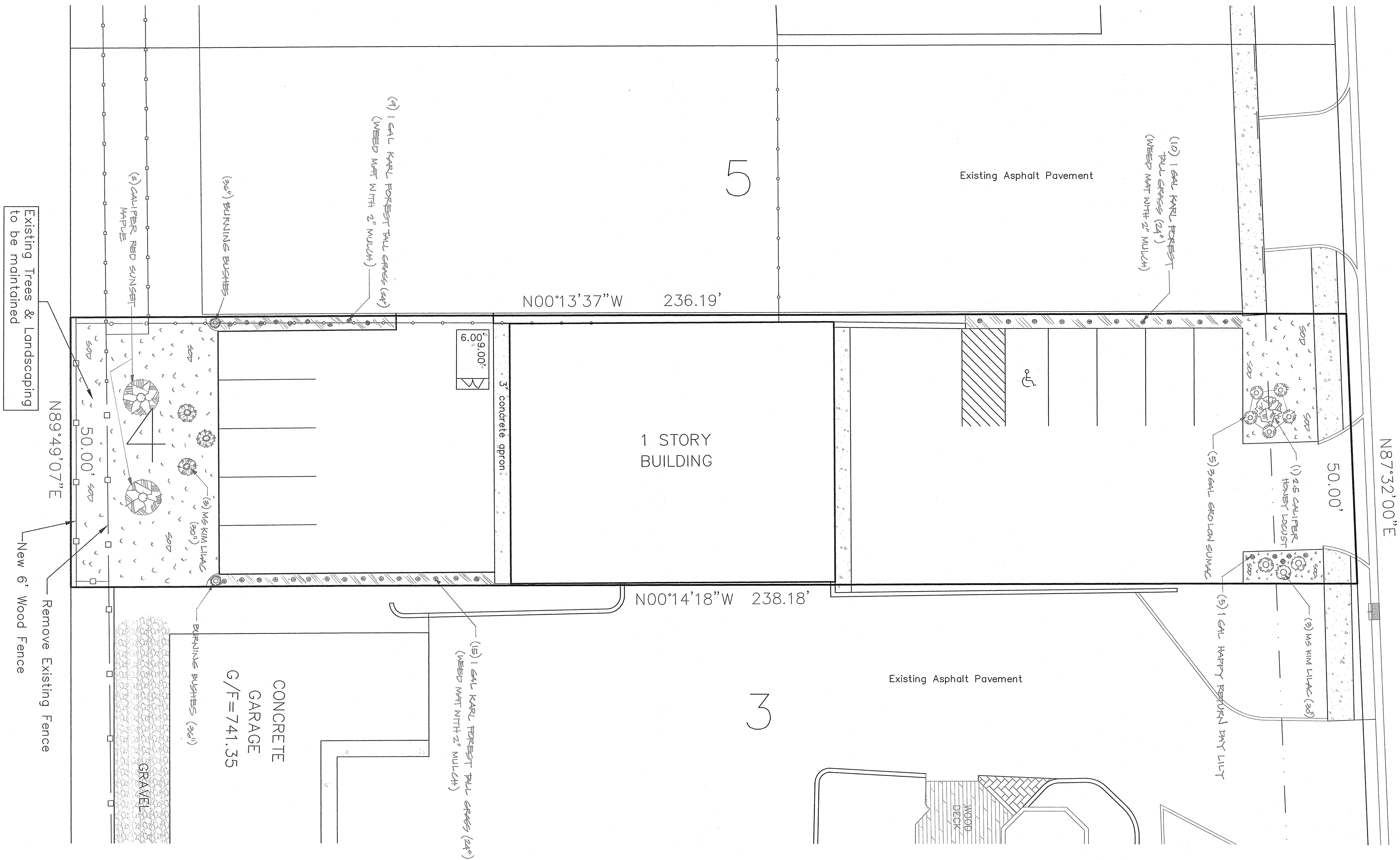
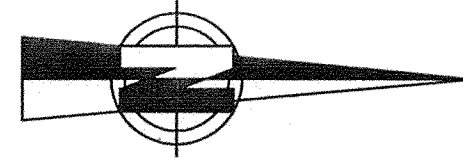
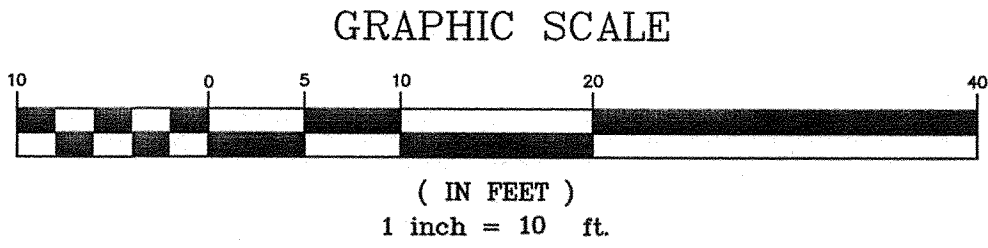
JAMES E. DAVIDSON, JR. ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002984 Exp 11-30-14

1	09-23-13	Per Village review of 09-19-13	TR
2	09-25-13	Per Village review of 09-23-13	TR
NO.	DATE	DESCRIPTION	BY
RYNEAR & SON, INC.			
CONSULTING ENGINEERS			
PROFESSIONAL DESIGN FIRM LICENSES #184-004637			
PREPARED FOR: BRADFORD & KENT			
PROJECT NO: 13-7480			
595 BUTTONWOOD CIRCLE, NAPERVILLE, IL. 60540			
PH: (630) 355-9889 FAX: (630) 355-5362			

LANDSCAPING PLAN

BENCH MARK: VILLAGE OF DOWNERS GROVE
VERTICAL DATUM NUMBER 75 "+" CUT WEST
BONNET BOLT OF FIRE HYDRANT ON THE SOUTH
SIDE OF OGDEN AVE. AND ACROSS FROM
WASHINGTON STREET IN FRONT OF FIRESTONE
SIGN. ELEV. = 752.72

LOT 4 IN BOULEVARD HIGHLANDS, A RESUBDIVISION OF LOT 1 IN LINDEY'S ADDITION TO DOWNERS GROVE, A
SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF BOULEVARD HIGHLANDS
RECORDED JUNE 26, 1924 AS DOCUMENT 179448, IN DUPAGE COUNTY, ILLINOIS.



Rynear & Son, Inc.

Consulting Engineers

595 BUTTWOOD CIRCLE
NAPERVILLE, ILLINOIS 60540
(630) 355-9889 / (630) 355-5362 Fax

ISSUE:		
#	Date	Description
1	08-13	Per Village review of 08-22-13
2	09-23-13	Per Village review of 09-19-13
3	09-25-13	Per Village review of 09-23-13
4	09-26-13	Per Client Instructions 09-25-13

815 Ogden Avenue
Building Addition

Date:

Design/Drawn: B & K

Approved: B & K

Book No.:

File No.:

SHEET TITLE:

Landscape
Plan

SHEET NUMBER:

C-3

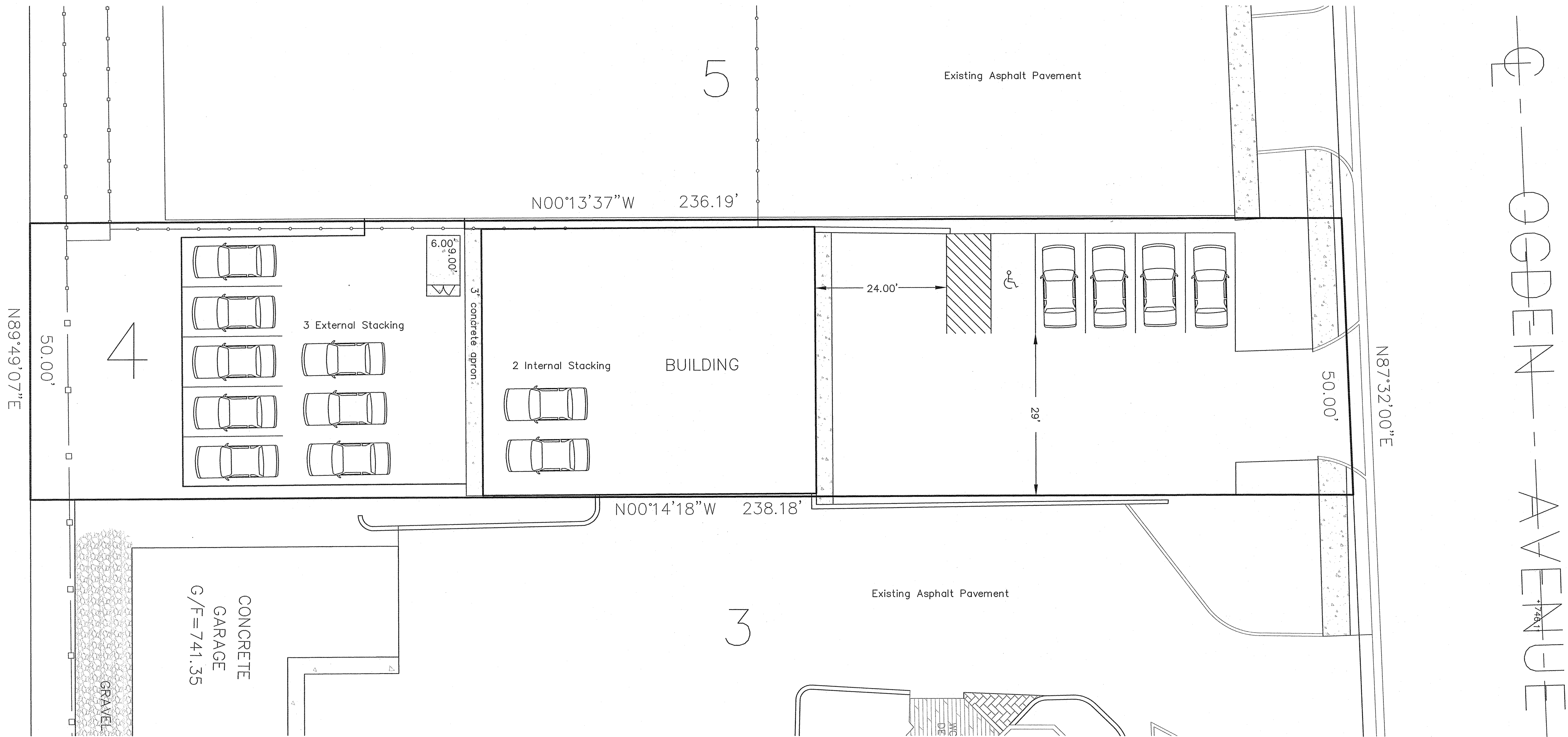
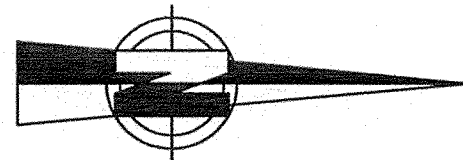
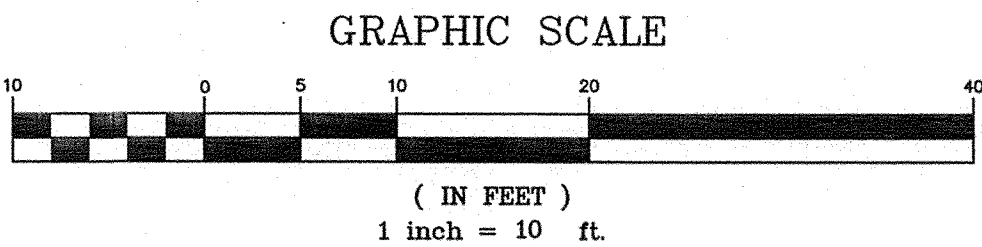
SHEET 3 OF 3

Project No.: 13-7480

STACKING PLAN

BENCH MARK: VILLAGE OF DOWNERS GROVE
VERTICAL DATUM NUMBER 75 "+ CUT WEST
BONNET BOLT OF FIRE HYDRANT ON THE SOUTH
SIDE OF OGDEN AVE. AND ACROSS FROM
WASHINGTON STREET IN FRONT OF FIRESTONE
SIGN. ELEV. = 752.72

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NAPERVILLE, ILLINOIS 60540
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ISSUE:

#	Date	Description
1	08-13	Per Village review of 08-22-13
2	09-23-13	Per Village review of 09-19-13
3	09-25-13	Per Village review of 09-23-13
4	09-26-13	Per Client Instructions 09-25-13

815 Ogden Avenue
Building Addition

Date:
Design/Drawn: W.A.R.
Approved: C.W.R.
Book No.: -

File No.:
SHEET TITLE:
Stacking Plan

SHEET NUMBER:
C-2
SHEET 2 OF 3

Project No.: 13-7480



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

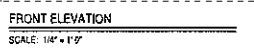
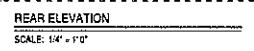
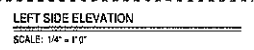
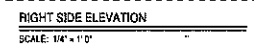
1401 STRANGLER, SUITE 272
DOWNS GROVE, IL 60545
ph 630.255.0279
fax 630.255.5802

the MEINKE SHOP
LOT 4
816 OGDEN AVE.
DOWNERS GROVE, ILL. 60515

BRADFORD & KENT
807 OGDEN AVE.
DOWNERS GROVE, ILL. 60515
PH. 630.869.8585

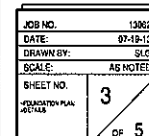
NO.	DATE:	By
	ISSUE AND REVIEW SHEET	
	1-20-13	ERG
	PRELIMINARY	
	3-5-13	ERG
	FINAL REVIEW & SIGN	
	8-9-13	ERG
	ISSUE FOR PERMIT	
	8-9-13	ERG
	ISSUE FOR PERMIT	

JOB NO. 13062	
DATE: 07-19-13	
DRAWN BY: SLD	
SCALE: AS NOTED	
SHEET NO.	2
FRONT ELEVATION LEFT SIDE ONLY	OF 5





OVERALL AREA TABULATION	
GROSS SQUARE FOOTAGE INCL. EXTENDING WALLS	
FIRST FLOOR	= 11625.42
ADDITION	= 582.71
TOTAL SQ. FT.	= 12208.13



FIRST FLOOR DEMO PLAN
SCALE: 1/4" = 1' 0"

FIRST FLOOR PLAN
SCALE: 1/4" = 1' 0"

OVERALL AREA TABULATION GRADE SQUARE FOOTAGE INCL. 6" MIN. HIGH WALLS FIRST FLOOR = 1945.42 ADDITION = 952.75 TOTAL SQ.FT. = 2898.17
REMARKS: SEE NOTE ALL VOLUMES IN CUBIC FEET TO BE PAID. WALLS INCL. LOCAL. GRADE TO GRADE. SEE PLAN FOR CHANGING



S.G. Architects, Inc.

1401 BRANDENBURG SUITE 275
DOWNERS GROVE, IL 60515
PH: 630/584-3279
FAX: 630/584-8882

BUILDING DEPARTMENT NOT

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10410 10TH AVENUE, NORTH BAYVIEW, MINN.
55420. THESE DRAWINGS WERE PREPARED FOR
THE LANCAR ARCHITECT ASSOCIATES, INC.

Y H B C D E F G H I J K L M N O P Q R S T U V W X Y Z
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07-08062-0

1994.9

the MENEKE SHOP

LOT 6
BIS OGDEN AVE.
DOWN 1/2 S. 400 FT. E. 1/2 S. 1/2 S.

BRADFORD & KENT
607 DODEN AVE.
DOYINERS GROVE, IL. 605
PH. 830.388.8585

[illegible]

DATE	1/25/20
------	---------

DATE: 07-19-13

DRAWN BY: SLG

SCALE: AS NOTED

SHEET NO. 4

• FIRST FLOOR PLAN
• CEILING PLAN

255

Page 10 of 10

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VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

OCTOBER 7, 2013, 7:00 P.M.

Chairman Webster called the October 7, 2013 meeting of the Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and the public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Webster, Mr. Beggs, Mr. Cozzo, Mrs. Rabatah, Mr. Rickard, Ms. Urban, Mr. Waechtler; ex-officios Lupescu and Souter

ABSENT: Mr. Matejczyk, Mr. Quirk

STAFF PRESENT: Community Development Planning Dir. Tom Dabareiner; Senior Planner Stan Popovich and Planner Kelley Chrisee

VISITORS: Ms. Marge Earl, 4720 Florence; Mr. Mark Finch, 2735 Kings Ridge; Mr. Wayne Zeimer; Mr. Kirk Bishop, Duncan Associates, 212 W. Kinzie St., Chicago, IL

A brief review of the meeting's protocol followed.

APPROVAL OF THE SEPTEMBER 9, 2013 MINUTES

A revision was noted on Page 7, last paragraph, first sentence: delete the words, "to build on a 30-ft. lot next to a home on a 100-ft. lot" and insert the following words: "to build on a 30-ft. lot in a neighborhood of predominately 100-ft. frontage lots".

THE MINUTES OF SEPTEMBER 9, 2013 WERE APPROVED, WITH REVISION, ON MOTION BY MR. RICKARD, SECONDED BY MR. WAECHTLER. ROLL CALL:

AYE: MR. RICKARD, MR. WAECHTLER, MR. BEGGS, MR. COZZO, MRS. RABATAH, CHAIRMAN WEBSTER

NAY: NONE

ABSTAIN: MS. URBAN

MOTION PASSED BY VOICE VOTE. VOTE: 6-0-1

PC 33-13 A petition seeking approval of a Special Use to expand an existing automobile repair shop. The property is zoned B-3, General Services and Highway Business District and is located on the south side of Ogden Avenue approximately 150 feet west of Elm Street and is commonly known as 815 Ogden Avenue, Downers Grove, IL (PIN 09-05-311-008), The Finch & Zeimer Revocable Family Trust, Petitioner/Owners.

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

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Senior Village Planner Stan Popovich introduced new planner Kelley Chrisse and discussed her professional background. Planner Chrisse reviewed the subject site on the overhead map, noting that the adjacent zoning to the north, west and east was B-3 General Services and Highway Business, while to the south, was R-3 Single-Family Residential. A review of the current configuration of the site followed. Ms. Chrisse relayed that the petitioner would like to add a 1,000 square foot rear concrete-masonry addition to the existing building in order to bring outside storage into the building and improve vehicular movement on-site. The addition will include two bay doors for easier access. Front parking will be turned perpendicular and include one handicap, striped space. The rear lot will be used for stacking vehicles waiting to be serviced or picked up and also include a dumpster enclosure.

Parking requirements, landscape screening, and new fencing were reviewed. Per Ms. Chrisse, the application complied with the village's Comprehensive Plan and Zoning Ordinance. Continuing, Ms. Chrisse reported that the applicant will bring the signage into compliance by removing the existing pole sign in the parking lot and submitting a sign permit to revise their wall and awning signs. The applicant will also be granting a plat of easement for future connection changes for the sidewalk along Ogden Avenue.

To date, no comments had been received from the neighbors. The stormwater management, fire protection system, and building requirements would be reviewed during the building permit process. Staff recommended a positive recommendation to the Village Council subject to the five conditions listed in its staff report.

Clarification of the sidewalk easement followed along with clarification of the addition being approximately 80 feet away from the back property line. A question was asked by Mrs. Rabatah regarding an increase of vehicle movement in the rear parking lot, wherein Ms. Chrisse surmised that any impact from an increase in vehicular movement at the rear of the property would be minimized due to the replacement of the fence and addition of landscaping that serve as a buffer between this property and the residential property to the south. Ms. Chrisse also noted that the existing gravel area would be paved by the petitioner and deferred to the petitioner regarding the use of the rear parking lot. Mr. Waechtler voiced concern about noise, hours of operation, and queried the date accuracy of the aerial photo being presented, which Mr. Popovich indicated that the aerial was from 2011 and it was accurate.

Mr. Rickard asked about stormwater plans for the rear lot, wherein Ms. Chrisse indicated the development engineer did review the plan and noted that the proposed work would not increase the amount of impervious area. Thus, drainage issues would be addressed in the building permit review process. Regarding the access from the adjacent property and the special use, staff had not required a cross access agreement from the petitioner, due to the petitioner having access within the building.

Petitioner, Mr. Wayne Zeimer, on behalf of his brother of Mike Zeimer and Mark Finch, summarized he and his colleagues were adding 20 feet to make the building more efficient stating the site was already zoned B-3 and the proposed building complies with the Zoning Ordinance. He stated the request was before the commission for permission to add the new addition and to improve the overall character of the building. Hours of operations were 7:00 AM to 6:00 PM and because of the tightness of the site, employees currently parked in the rear lot. Mr. Zeimer was aware of no complaints to date. As to having more vehicle movement in the rear, Mr. Zeimer explained that the few spaces being removed in the front lot were being pulled through to the rear, which was why the

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overhead doors were being added. Vehicles not able to fit in the front lot would be pulled to the rear lot.

Per Mr. Waechtler's question regarding vehicles traveling under the lifts, Mr. Zeimer confirmed that there were safety locks and there were no issues with them. More specifically, Mr. Zeimer confirmed his brother and Mr. Finch were the owners of the property and leased the site to the Meinke Muffler franchisee. He further stated the franchise operator was not present but his associate was present to answer questions.

Chairman Webster invited the public to comment. None followed. Public comment was closed.

Mr. Zeimer closed by asking the commission for approval of the petition.

Ms. Urban summarized her comments by saying that the sight was tight and the petitioner was using it as efficiently as possible but one item she would have preferred to see was a cross-access agreement in front of the site to connect the parking lots; however she did not feel it could be accomplished without redevelopment. She believed the Standards for Special Use were met.

WITH RESPECT TO PC FILE NO. 33-13, MR. WAECHTLER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, INCLUDING STAFF'S FIVE (5) CONDITIONS IN ITS REPORT.

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT, PLANS AND DOCUMENTS ATTACHED TO THIS REPORT EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. THE PETITIONER SHALL GRANT A SIDEWALK EASEMENT FOR THE EXISTING AND ANY FUTURE PROPOSED SIDEWALK ON THE SUBJECT PROPERTY.**
- 3. ALL SIGNS ON THE PROPERTY SHALL BE BROUGHT INTO CONFORMANCE WITH THE SIGN ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY NEW SIGNAGE ON THE PROPERTY.**
- 4. THE BUILDING SHALL HAVE FIRE SUPPRESSION AND DETECTION SYSTEMS IN A MANNER SUITABLE TO THE FIRE PREVENTION BUREAU CHIEF.**
- 5. THE PAVED AREA BETWEEN THE HANDICAPPED PARKING SPACE AND BUILDING SHALL BE STRIPED TO PROHIBIT PARKING TO PROVIDE ADEQUATE ACCESS TO THE WESTERMOST SERVICE BAY.**

SECONDED BY MR. BEGGS. ROLL CALL:

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

NAY: NONE

MOTION CARRIED. VOTE: 7-0