

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
OCTOBER 21, 2014 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use for a Funeral Services Business at 1628 Ogden Avenue	✓ Resolution Ordinance Motion Discussion Only	Stanley J. Popovich, AICP Planning Manager

SYNOPSIS

A special use ordinance has been prepared to permit a funeral services business at 1628 Ogden Avenue.

STRATEGIC PLAN ALIGNMENT

The goals for 2011-2018 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the November 4, 2014 active agenda per the Plan Commission’s unanimous recommendation. The Plan Commission found that the proposal is an appropriate use in the district, compatible with the Comprehensive Plan and meets all standards for approval of a Special Use found in Section 28.12.050.

BACKGROUND

The petitioner is requesting Special Use approval to permit a funeral services business at 1628 Ogden Avenue. The B-3, General Services and Highway Business, zoned property is located on the north side of Ogden Avenue approximately 250 feet east of Lee Avenue. The property includes a vacant 5,000 square foot one-story building with parking to the front and rear of the building.

The petitioner is proposing to convert the vacant building into a funeral service business office. The proposed business is a professional sales office where employees will consult with clients seeking cremation services and deliver cremated remains to relatives. The proposed business **does not** provide embalming, cremation, transportation of human remains or memorial services on this site.

In addition to an interior remodeling, the petitioner will provide new green space along Ogden Avenue, 10 striped parking spaces and a trash enclosure in the rear of the property.

Compliance with the Zoning Ordinance

A funeral services business is listed as an allowable Special Use in the B-3 zoning district. The proposed expansion will meet all setback and parking requirements of the B-3 zoning district and provide additional green space which will reduce the existing non-conforming green space.

Compliance with the Comprehensive Plan

The proposed use is consistent with and meets the goals of the Comprehensive Plan as shown below:

Comprehensive Plan Recommendations	How the Proposal is Consistent with the Comprehensive Plan
Corridor Commercial properties should include a blend of retail, offices and smaller regional commercial retail	<ul style="list-style-type: none">• The proposed use will provide a professional sales office within the corridor.
Modernize commercial properties to remain competitive in the marketplace.	<ul style="list-style-type: none">• The proposed improvements will modernize the building and the site.

Public Comment

The property owner to the west of the subject site voiced his support of the petition during the public hearing. No other public comment was provided.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated October 6, 2014

Draft Minutes of the Plan Commission Hearing dated October 6, 2014

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT
A FUNERAL SERVICE BUSINESS AT 1628 OGDEN AVENUE**

WHEREAS, the following described property, to wit:

Lot 158 in Burlington Highlands, Being a Subdivision of Part of Section 6, Township 38 North, Range 11, East of the Third Principal Meridian, According to the Plat Thereof Recorded August 26, 1953 as Document 696133, in Du Page County, Illinois

Commonly known as 1628 Ogden Avenue, Downers Grove, IL 60515 (PIN 09-06-302-004)

(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 12.050 of the Zoning Ordinance be granted to permit a funeral service business at 1628 Ogden Avenue; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove on October 6, 2014, 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. that the proposed use is expressly authorized as a special use in the district in which it is to be located;
2. that the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
3. that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

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 a funeral services business at 1628 Ogden Avenue within the B-3 zoning district.

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



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
OCTOBER 6, 2014 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-27-14 1628 Ogden Avenue	Special Use for a Funeral Service Business	Patrick Ainsworth Planner

REQUEST

The petitioner is requesting approval of a Special Use to operate a funeral service business at 1628 Ogden Avenue.

NOTICE

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

GENERAL INFORMATION

OWNER: Suburban Bank & Trust Company
Trust Number 74-302
150 Butterfield Road
Elmhurst, IL 60126

APPLICANT: Tim Nicholson
Neptune Management Corp. d/b/a Neptune Society
1250 South One Island Road, Suite 500
Plantation, FL 33324

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Vacant Commercial Building
PROPERTY SIZE: 0.27 acres (11,952 square feet)
PINS: 09-06-302-004

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-2, Residential Detached House 2	Single Family Residential
SOUTH:	B-3, General Service and Highway Business	Corridor Commercial
EAST:	B-3, General Service and Highway Business	Corridor Commercial
WEST:	B-3, General Service 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. Narrative Statement and Standards for Approval
3. Plat of Survey
4. Site Plan
5. Floor Plan

PROJECT DESCRIPTION

The applicant is requesting Special Use approval to operate a funeral service business at 1628 Ogden Avenue. The subject property is located on the north side of Ogden Avenue approximately 250 feet east of Lee Avenue and is zoned B-3, General Services and Highway Business.

The proposed use is a professional sales office where employees will consult with clients seeking cremation services. Per Zoning Ordinance Section 5.010.A, a Special Use is required for any use that relates to the death of humans. The proposed business is not a traditional funeral home. The uses taking place within the building will be limited to sales of cremation services and the delivery of urns with cremated remains to the customer. Uses that will not be taking place at this location include:

- Embalming of human corpses
- Cremation of human corpses
- Delivery or transport of human corpses
- Memorial services to families/customers of the deceased
- Any type of traditional funeral service as found in traditional funeral homes

The petitioner has stated that all pick-up services and cremation activities will be done by third party entities off-premises.

The subject property is an 11,952 square foot lot which is currently improved with a 5,000 square foot one-story, vacant commercial building and a surface parking lot (see Figures 1 through 2). The petitioner intends to purchase this vacant property and improve the interior space and enhance the layout of the parking lot to better serve their needs. This property currently shares two curb cuts with the adjacent properties that provide direct access to Ogden Avenue. The property currently contains off-street parking spaces; however, the petitioner intends to improve the surface parking lot with a new layout, including a handicap accessible parking space and access aisle. The property will also be improved with a refuse enclosure, located in the rear of the property. The petitioner is proposing to improve the interior of the existing building with professional sales offices, a reception/lobby area, a sales center and storage rooms. All proposed improvements are shown in the attached drawings.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The subject property is designated as Corridor Commercial on the Future Land Use Map. Corridor Commercial uses should include a blend of retail, offices, and smaller regional commercial retail. The proposed use is consistent with the Corridor Commercial designation. The Comprehensive Plan states that commercial properties should be modernized in order for the Village's commercial corridors to remain competitive in the marketplace. The proposed renovation will increase the attractiveness of this property and, subsequently, the B-3, General Services and Highway Business zoning district. The proposed use and improvements of the subject property are consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The subject property is zoned B-3, General Services and Business Highway. The funeral service business is an allowable special use in the B-3 zoning district. All proposed improvements will meet the majority of the B-3 zoning regulations as shown in the table below:

1628 Ogden Avenue	Existing	Proposed	B-3 Zoning Requirements
Street Yard Setback – South property line	113 feet from center line of Ogden Avenue	113 feet from center line of Ogden Avenue	75 feet from center line of Ogden Ave
Side Yard Setback – East property line	0 feet	0 feet	0 feet
Side Yard Setback – West property line	10.47 feet	10.47 feet	0 feet
Rear Yard Setback - East property line	32.91 feet	32.91 feet	20 feet
Off-Street Parking	7 spaces	10 spaces	10 spaces
Street Yard Setback for Off-Street Parking	51 feet from center from center line of Ogden Avenue	60 feet from center line of Ogden Avenue	50 feet from center line of Ogden Avenue
Maximum F.A.R.	0.48	0.48	0.75
Minimum Open Space	1.6% (187 sq. ft.)	3.6% (432 sq. ft.)	10% (1,195 sq. ft.)

The subject property will contain the required 10 off-street parking spaces; seven of these parking spaces are within the street yard and the other three spaces are in the rear yard. For the purpose of calculating the required off-street parking space requirements, staff utilized the required parking ratio of “Business and Professional Office” with a parking ratio requirement of 3 spaces per 1,000 square feet. Per Section 7.040.C of the Zoning Ordinance, storage rooms are not counted towards the required off-street parking. As such, the total improved area of the subject building results in a minimum requirement of 10 off-street parking spaces.

The applicant will maintain the existing fence along the north property line and much of the existing vegetation will remain and be maintained. The applicant will also be increasing the overall area of greenspace for the subject property. The greenspace area, located at the northwest corner of property, is being removed. However, the landscaped area in the street yard will be increased to bring the property closer to compliance with the Zoning Ordinance. The proposed improvements are consistent with the B-3 zoning district.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is not proposing any changes to the site that would result in the requirement for public improvements. The proposed development will not adversely impact the existing stormwater drainage patterns. All required infrastructure, including a sidewalk, currently exists and adequately services the property.

PUBLIC SAFETY REQUIREMENTS

The Fire Department has reviewed the proposed plans and did not have any concerns. They will be able to service the building. The petitioner will be required to provide a fire detection and suppression system within the building.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet of the subject property, in addition to posting a public hearing sign on the subject property and publishing a notice in *Downers Grove Suburban Life*. Staff did received three inquires about the subject property, but no one left any comments or concerns regarding the application.

FINDINGS OF FACT

The petitioner is requesting a Special Use to operate a funeral service business. Staff finds the proposal meets the standards for granting a Special Use as outlined below:

Section 28.12.050 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:

- (1) *That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*
The property is located in the B-3, General Services and Highway Business zoning district. Under Section 5.010 of the Zoning Ordinance, a funeral service business is listed as an allowable Special Use in the B-3 zoning district. This standard has been met.
- (2) *That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
The proposed funeral service use is desirable and provides a service that is in the interest of the public convenience. Additionally, the applicant intends to purchase the property, renovate the interior space, improve the exterior with parking and landscaping and add a new business to the community. The proposed business model is not currently found within the Village of Downers Grove. The proposed use meets the goals of the Comprehensive Plan by providing a unique service within the Corridor Commercial designation and by modernizing an existing building. This standard has been met.
- (3) *That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*
The use will be not be detrimental to the health, safety or general welfare. Although the use is a funeral service business, the proposed use will not be a traditional funeral home. The proposed use follows the model of a professional office.

The proposed use will not have the following activities conducted on the property:

- Embalming of human corpses
- Cremation of human corpses
- Delivery or transport of human corpses
- Memorial services to families/customers of the deceased
- Any type of traditional funeral services as found in traditional funeral homes

The petitioner will maintain the vegetation and fence along the north property line which provides screening between the subject property and the residential properties. The proposal will enhance the subject property to better serve the neighborhood and community. The proposed use will not be injurious to property values or improvements in the vicinity as the use will be conducted in the interior of the subject building. This standard has been met.

RECOMMENDATIONS

The proposal is consistent and compatible with the Comprehensive Plan, Zoning Ordinance and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that the Plan Commission make a positive recommendation to the Village Council regarding PC-27-14 subject to the following conditions:

1. The Special Use shall substantially conform to the staff report and drawings prepared by Neptune Society dated September 11, 2014 and Haeger Engineering dated September 2, 2014, except as such plans may be modified to conform to the Village codes and ordinances.
2. The following uses are strictly prohibited:
 - a. Embalming of human corpses
 - b. Cremation of human corpses
 - c. Delivery of human corpses and/or transport of human corpses from the subject property to local cemeteries/crematories
 - d. Memorial services for the families of deceased
 - e. Any type of traditional funeral service, whether cremated or full body deceased.
3. The petitioner may have only cremated remains (ashes) on site for customer pick-up.
4. The building shall have fire suppression and detection systems in a manner suitable to the Fire Prevention Bureau Chief.
5. The landscaped open space shall be maintained throughout the life of the development and comply with the current Downers Grove Zoning Ordinance.
6. Screening along the north property line shall be maintained.

Staff Report Approved By:



Stanley J. Popovich, AICP
Planning Division Manager

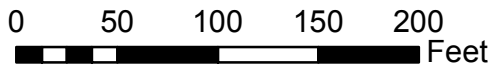
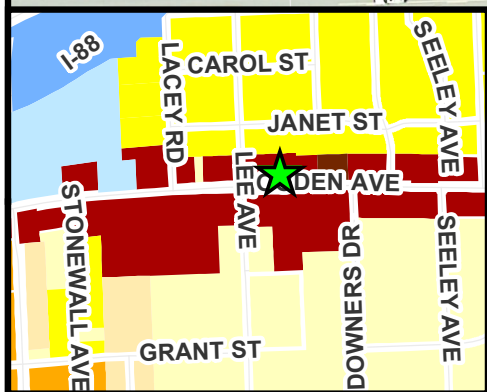
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Figure 1 - Photo of the front entrance of the subject property.



Figure 2 - Photo shows the rear yard of the property.



1628 Ogden Avenue Location Map





DOWNER GROVE OFFICE

1628 OGDEN AVE

PROJECT SUMMARY

Neptune Management Corp., d/b/a Neptune Society intends to purchase the property located at 1628 Ogden Avenue, Downers Grove, IL 60515. Said property is located in a district zoned for retail sales establishments (B-3). Neptune Management Corp. is requesting the Village of Downers Grove grant a special use permit for this address to allow Neptune Management to operate a Funeral Establishment at this location.

CONSTRUCTION

The renovation of the existing building would consist of creating three offices, 2 arrangement rooms (where consultations with clients are held), a reception /lobby area, a sales center that would be private (no client traffic), and the necessary restrooms and refreshment facilities for our employees and clients. There would be a large open area remaining in the rear of the building with no use planned for this area. In this particular location, there is an overhead door on the rear of the building that we intend to have remain as is. The site will be reconfigured to accommodate the Village's landscaping, parking and other site requirements as outlined in Chapter 28 "Downers Grove Zoning Ordinance".

BUSINESS MODEL

Our business will be licensed under the State as a Pre-Need Cemetery Sales branch. We act as a non-traditional funeral establishment.

The office will employ one sales manager, one service manager and one office manager, which would be on site full time. We also employ 3-4 part-time independent sales representatives (ISR). These ISR's do not work in the office on a regular basis, and are usually only on site 3-5 days per month to record sales and consult with the Sales Manager.

We anticipate no more than 6 customers would ever be present at the office at any given time, and even this would be the exception, not the rule. A party of two customers for each contract discussed would be the norm. The frequency of these consultations varies widely, but we would anticipate having a minimum of 3-4 per day, and a maximum of 8-9 per day.

The facilities normal hours of operation would be 8:30 AM to 5:00 PM, Monday through Friday. Special requests for meetings with existing and potential clients are also considered, and could be scheduled at any time, including weekends. However, these would be limited engagements, and would be for one client at a time.



With respect to activities that are conducted at the site, they would include the following:

- ❖ The selling and servicing of Pre-Need Cremation Services, or on occasion At-Need Cremation Services, consisting of:
 - Initial consultation with potential customers in house
 - Initiation of Cremation Contract with customer (usually at same time as consultation)
 - Upon fulfillment of contract, cremated remains are delivered to customer at site in decorative urns or containers as designated by the customer at the time the contract was executed

Additionally, some of the activities that may take place at a traditional funeral home that will **not** take place at this office are:

- ❖ Embalming of human corpses
- ❖ Cremation of human corpses
- ❖ Delivery of human corpses and/or transport of human corpses from this office to local cemeteries/crematoriums
- ❖ Memorial services for families of deceased
- ❖ Any type of traditional funeral service, whether for cremated or full body deceased

With the exception of cremated remains (ashes), no Human corpses will ever be present at the location.

JUSTIFICATION FOR APPROVAL

We believe we meet each of the following criteria addressed in the Downers Grove Zoning Ordinance, Section 12.050, Special Uses, Sub Section H, Approval Criteria, specifically as follows:

1. “that the proposed use is expressly authorized as a special use in the district in which it is to be located;”
 - a. The proposed use of this facility will be the sales and servicing of Cremation Services contracts. Although considered a funerary service, our business model includes only the sale and service of contracts for the cremation of deceased humans. When the contract has been fulfilled (the cremation of a deceased human that is performed in a licensed crematorium), the cremains (ashes of the cremated corpse) are presented in a pre-purchased vessel at the site. Essentially, this is a sales office where meetings of individuals and/or limited family members take place in conjunction with the aforementioned contracts. This office is located in an area zoned B-3. A special use approval is required, and is authorized for this zoned District.
2. “that the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood community;”
 - a. This office will provide the residents of Downers Grove an alternative option for the disposition of their loved ones upon their death. Given the convenient location of the office, the ease of access of the location, in fact this service will be available not only to



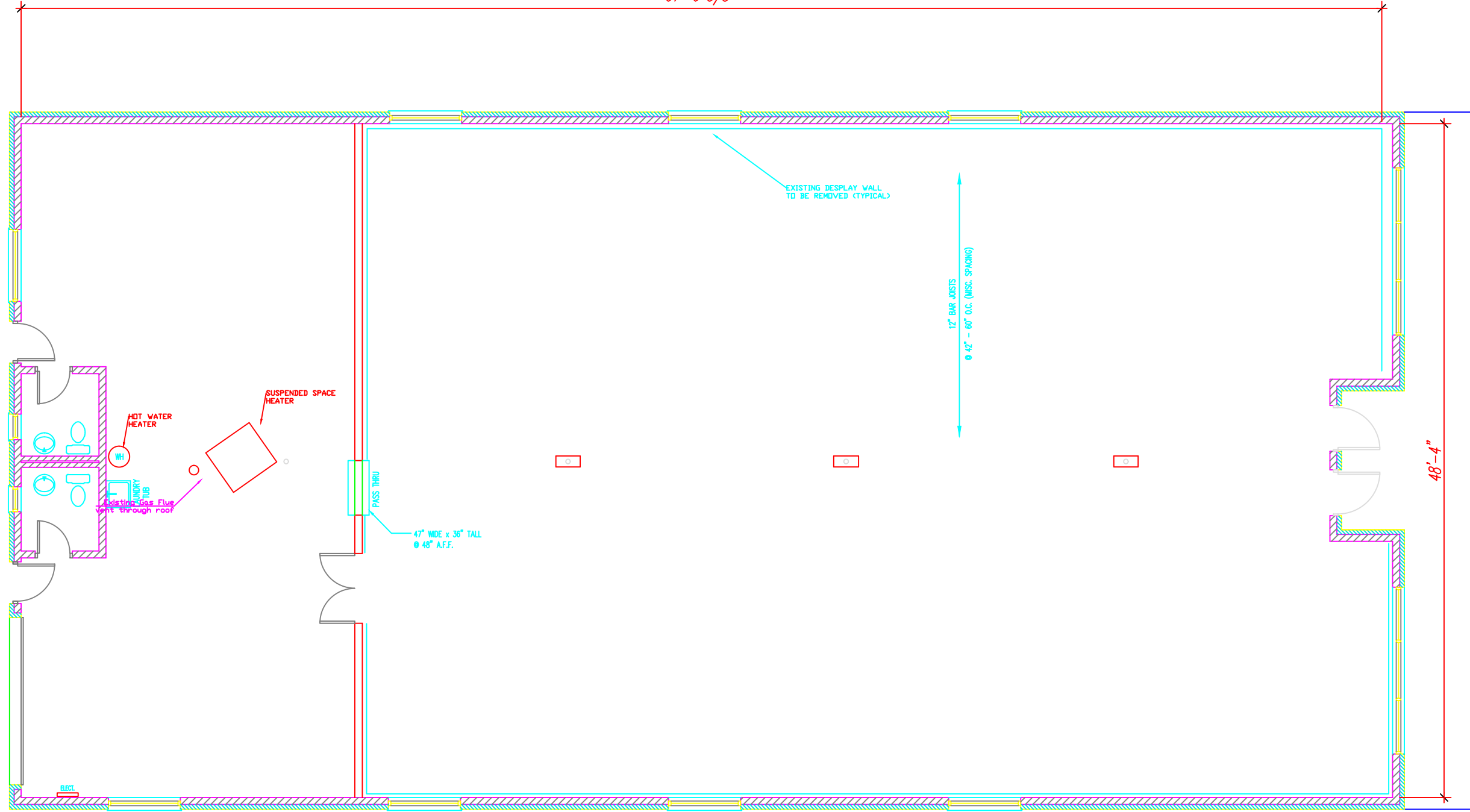
all residents of the Village, but to all residents in the surrounding area, therefore providing a financially beneficial service to the community as a whole

3. “that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.”
 - a. Because we only service the Cremation contracts, with no human corpses ever being present on the site, the use is more of a retail office type facility, and will in no way be detrimental to any commercial business, regardless of their classification or local residents. There will be no public funeral services conducted on site, nor will there be any activities that would occur in a traditional funeral home (such as embalming or interment of corpses). Our business will be perceived as only as a sales transaction. Nothing more.

Thank you in advance for your cooperation in this matter. Should you have any questions, or require additional information, please do not hesitate to contact me.

Kirk D. Conners, Ph.D.
Manager, Corporate Development
SCI Direct
954-556-917

97'-6 5/8"



EXISTING DISPLAY WALL TO BE REMOVED (TYPICAL)

12" BAR JOISTS
@ 42" - 60" O.C. (MISC. SPACING)

HOT WATER HEATER
SUSPENDED SPACE HEATER
LAUNDRY TUB
Existing Gas Flue Vent through roof

PASS THRU
47" WIDE x 36" TALL
@ 48" A.F.F.

48'-4"

EXISTING BUILDING PLAN



NEPTUNE MANAGEMENT CORP.
CORPORATE DEVELOPMENT GROUP
PLANTATION, FLORIDA 33324
1250 S. FINE ISLAND ROAD
954-556-9400

NEPTUNE SOCIETY EXISTING BUILDING PLAN

1628 OGDEN ROAD, DOWNERS GROVE, IL

This drawing is the property of NEPTUNE SOCIETY, and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

REVISIONS:	
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DESIGNED BY:	KDC
DRAWN BY:	KDC
DATE:	9/11/14
FILE NAME:	
DRAWING TYPE:	PRELIMINARY
DRAWING SCALE:	1/8" = 1'
PAPER SIZE:	11 X 17

CHK BY:	DATE:
KDC	9/11/14

JOB NO:
1964-R

DRAWING NO:
A-1

97'-6 5/8"

73'-8 3/8"

7'-7 1/8"

7'-8 3/4"

11'-6 1/2"

12'-0 1/8"

13'-8"

STORAGE
NO WORK IN THIS
AREA

REFRIGERATOR

Public RR

Sales Manager

17'-11 3/4"

Service Manager

Family Room 1

5'-0"

HOT WATER
HEATER

SUSPENDED SPACE
HEATER

WRAP COLUMN W/
12" X 12" GWB

Sales Center

REMOVE EXISTING DOORS,
INFILL OPENING AND INSTALL
SINGLE DOOR TO CREATE
ENTRANCE FOYER

ADD STOREFRONT AND
SINGLE DOOR TO
CREATE ENTRANCE
FOYER

FILL IN EXISTING
OPENING

4'-7 1/8"

5'-6 1/8"

4'-2"

48'-4"

REVERSE DOOR SWING, USE
EXISTING DOOR

NEW 1 HR RATED
WALL, FLOOR TO
STRUCTURE ABOVE,
TYPICAL BOTH SIDES
OF EGRESS CORRIDOR

FILL IN EXISTING
OPENING, INSTALL
SINGLE 3070 1 HR
DOOR

Family Room 2

16'-0"

Reception/Lobby

14'-7 5/8"

Funeral Director

STORAGE
NO WORK IN THIS
AREA

Storage/IT

7'-4 5/8"

21'-11 3/4"

12'-0"

19'-7 5/8"

18'-11 3/8"

PROPOSED FLOOR PLAN

SCALE: 1/4" =
1'-0"



NEPTUNE MANAGEMENT CORP.
CORPORATE DEVELOPMENT GROUP
PLANTATION, FLORIDA 33324
1250 S. PINE ISLAND ROAD
954-556-9400

NEPTUNE SOCIETY PROPOSED FLOOR PLAN

1628 OGDEN ROAD, DOWNERS GROVE, IL

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 FILE NAME: .
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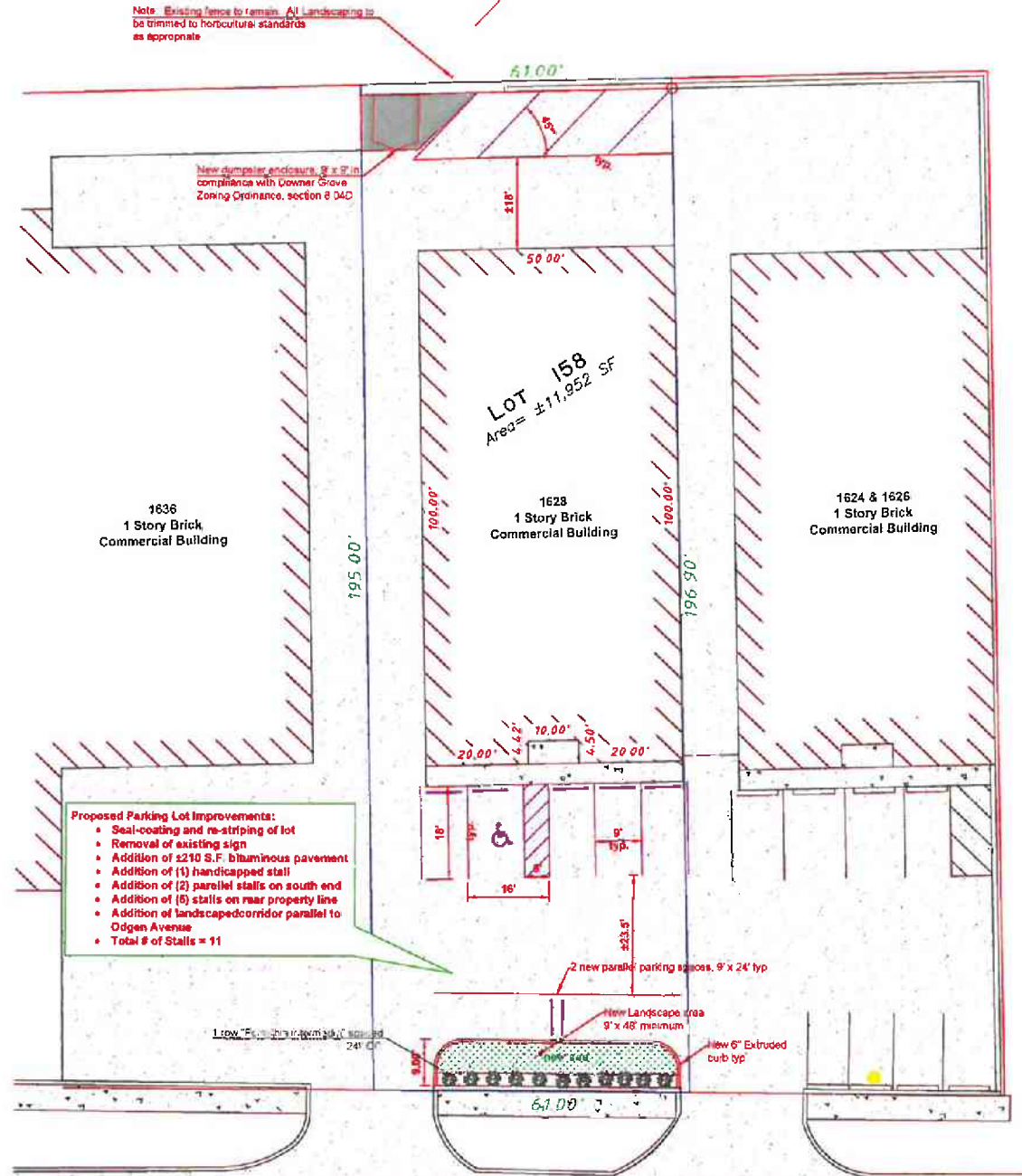
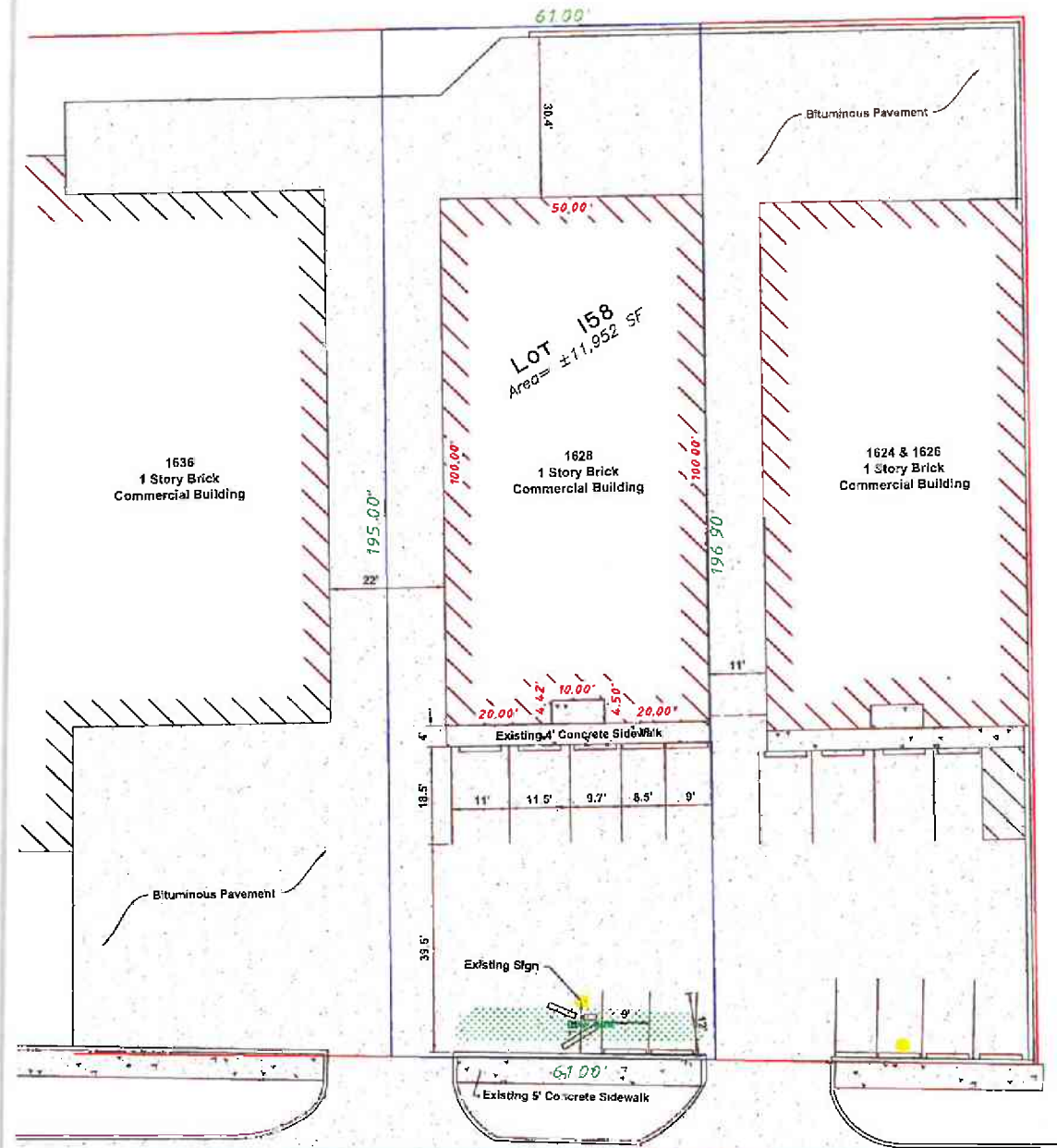
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 1964-R

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EXISTING CONDITIONS

LEGAL DESCRIPTION
 ALL OF LOTS 158 AND 159 AND THE WEST ONE INCH (1") OF LOT 160 IN BURLINGTON HIGHLANDS, BEING A SUBDIVISION OF PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 26, 1953 AS DOCUMENT 893133, IN DUPAGE COUNTY, ILLINOIS.

PROPOSED CONDITIONS



- Proposed Parking Lot Improvements:**
- Seal-coating and re-stripping of lot
 - Removal of existing sign
 - Addition of ±210 S.F. bituminous pavement
 - Addition of (1) handicapped stall
 - Addition of (2) parallel stalls on south end
 - Addition of (8) stalls on rear property line
 - Addition of landscaped corridor parallel to Ogden Avenue
 - Total # of Stalls = 11

Note: Existing fence to remain. All landscaping to be trimmed to horticultural standards as appropriate.



OGDEN AVENUE

OGDEN AVENUE

HE HAEGER ENGINEERING
 1628 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS 60120
 TEL: 630.581.1100 FAX: 630.581.1101
 WWW.HEHAEGER.COM

ENGINEERING
SITE PLAN
 1628 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS

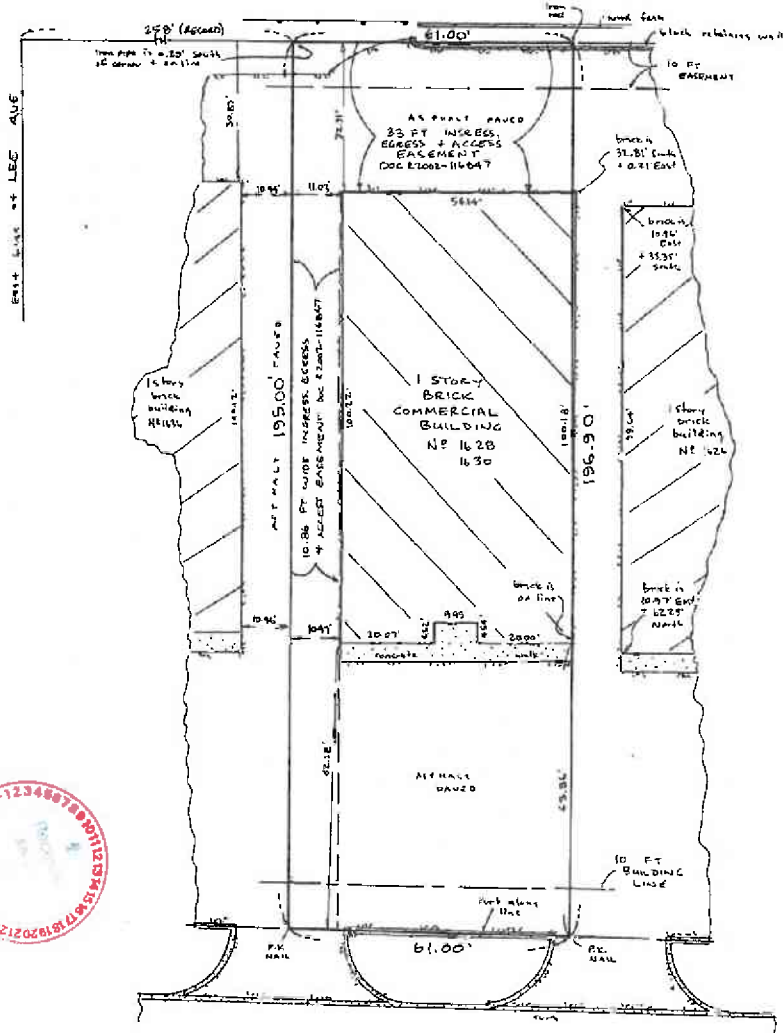
Project No: 14164
 Date: 09/02/2014
 Scale: 1" = 20'
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JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 BUCKING DRIVE
HINSDALE, IL 60527
(630) 789-0868
FAX (630) 789-0867

Plat of Survey



LOT 158 IN BURLINGTON HIGHLANDS, BEING A SUBDIVISION OF PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 26, 1953 AS DOCUMENT 693133 IN DUPAGE COUNTY, ILLINOIS



OGDEN AVENUE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } 63

I HEREBY CERTIFY THAT I HAVE SURVEYED
PROPERTY DESCRIBED HEREON

DATE: MAY 14, A.D. 2002

Joseph M. De Craene
ILLINOIS LAND SURVEYOR NO 2476
LIC EXP 11-30-2007

ORDERED BY: DONATELLI + COULBE LTD

ORDER NO: 020441

©COPYRIGHT 2002 JOSEPH M DE CRAENE



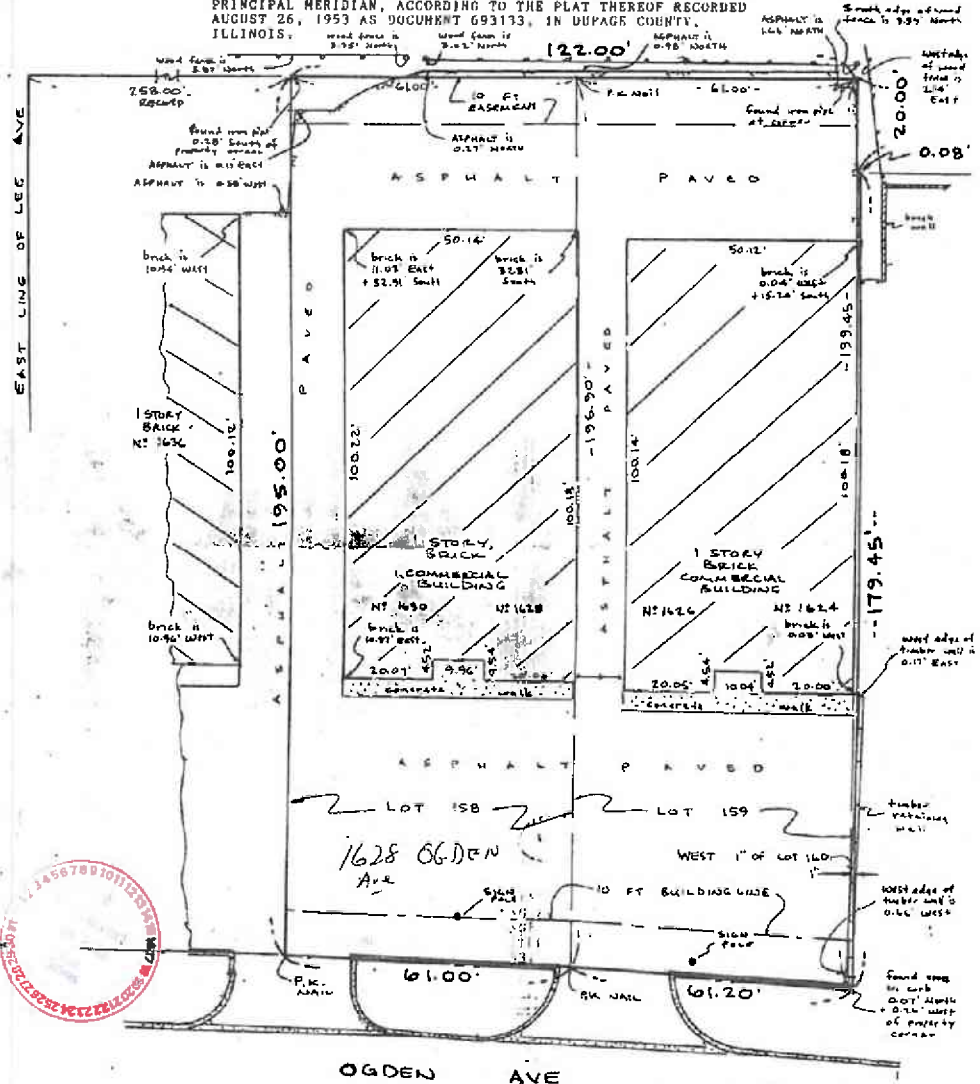
- NOTE:
- Check for easements, building lines and other restrictions, if any, not shown hereon.
 - Check legal description hereon against deed.
 - Scale hereon may be approximate in certain areas, do not scale from plat.
 - Compare all information shown before use.
 - Consult with surveyor prior to using this plat for any construction purpose.
 - Survey plat not valid unless embossed impression of surveyor's seal is affixed hereon.

JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 BUCKING DRIVE
HINSDALE, IL 60527
(708) 788-0868

Plat of Survey



ALL OF LOTS 158 AND 159 AND THE WEST ONE INCH (1") OF LOT 160 IN BURLINGTON HIGHLANDS, BEING A SUBDIVISION OF PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 26, 1953 AS DOCUMENT 693133, IN DUPAGE COUNTY, ILLINOIS.



OGDEN AVE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } 63

I HEREBY CERTIFY THAT I HAVE SURVEYED
PROPERTY DESCRIBED HEREON

DATE: APRIL 18, A.D. 1996

Richard Jordan
ILLINOIS LAND SURVEYOR NO. 5476

ORDERED BY: RICHARD JORDAN

ORDER NO: 960415



- NOTE:
- Check for easements, building lines and other restrictions, if any, not shown hereon.
 - Check legal description hereon against deed.
 - Scale hereon may be approximate in certain areas, do not scale from plat.
 - Compare all information shown before use.
 - Survey plat not valid unless embossed impression of surveyor's seal is affixed hereon.



**VILLAGE OF DOWNERS GROVE
 REPORT FOR THE PLAN COMMISSION
 OCTOBER 6, 2014 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-27-14 1628 Ogden Avenue	Special Use for a Funeral Service Business	Patrick Ainsworth Planner

REQUEST

The petitioner is requesting approval of a Special Use to operate a funeral service business at 1628 Ogden Avenue.

NOTICE

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

GENERAL INFORMATION

OWNER: Suburban Bank & Trust Company
 Trust Number 74-302
 150 Butterfield Road
 Elmhurst, IL 60126

APPLICANT: Tim Nicholson
 Neptune Management Corp. d/b/a Neptune Society
 1250 South One Island Road, Suite 500
 Plantation, FL 33324

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Vacant Commercial Building
PROPERTY SIZE: 0.27 acres (11,952 square feet)
PINS: 09-06-302-004

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-2, Residential Detached House 2	Single Family Residential
SOUTH:	B-3, General Service and Highway Business	Corridor Commercial
EAST:	B-3, General Service and Highway Business	Corridor Commercial
WEST:	B-3, General Service 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. Narrative Statement and Standards for Approval
3. Plat of Survey
4. Site Plan
5. Floor Plan

PROJECT DESCRIPTION

The applicant is requesting Special Use approval to operate a funeral service business at 1628 Ogden Avenue. The subject property is located on the north side of Ogden Avenue approximately 250 feet east of Lee Avenue and is zoned B-3, General Services and Highway Business.

The proposed use is a professional sales office where employees will consult with clients seeking cremation services. Per Zoning Ordinance Section 5.010.A, a Special Use is required for any use that relates to the death of humans. The proposed business is not a traditional funeral home. The uses taking place within the building will be limited to sales of cremation services and the delivery of urns with cremated remains to the customer. Uses that will not be taking place at this location include:

- Embalming of human corpses
- Cremation of human corpses
- Delivery or transport of human corpses
- Memorial services to families/customers of the deceased
- Any type of traditional funeral service as found in traditional funeral homes

The petitioner has stated that all pick-up services and cremation activities will be done by third party entities off-premises.

The subject property is an 11,952 square foot lot which is currently improved with a 5,000 square foot one-story, vacant commercial building and a surface parking lot (see Figures 1 through 2). The petitioner intends to purchase this vacant property and improve the interior space and enhance the layout of the parking lot to better serve their needs. This property currently shares two curb cuts with the adjacent properties that provide direct access to Ogden Avenue. The property currently contains off-street parking spaces; however, the petitioner intends to improve the surface parking lot with a new layout, including a handicap accessible parking space and access aisle. The property will also be improved with a refuse enclosure, located in the rear of the property. The petitioner is proposing to improve the interior of the existing building with professional sales offices, a reception/lobby area, a sales center and storage rooms. All proposed improvements are shown in the attached drawings.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The subject property is designated as Corridor Commercial on the Future Land Use Map. Corridor Commercial uses should include a blend of retail, offices, and smaller regional commercial retail. The proposed use is consistent with the Corridor Commercial designation. The Comprehensive Plan states that commercial properties should be modernized in order for the Village's commercial corridors to remain competitive in the marketplace. The proposed renovation will increase the attractiveness of this property and, subsequently, the B-3, General Services and Highway Business zoning district. The proposed use and improvements of the subject property are consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The subject property is zoned B-3, General Services and Business Highway. The funeral service business is an allowable special use in the B-3 zoning district. All proposed improvements will meet the majority of the B-3 zoning regulations as shown in the table below:

1628 Ogden Avenue	Existing	Proposed	B-3 Zoning Requirements
Street Yard Setback – South property line	113 feet from center line of Ogden Avenue	113 feet from center line of Ogden Avenue	75 feet from center line of Ogden Ave
Side Yard Setback – East property line	0 feet	0 feet	0 feet
Side Yard Setback – West property line	10.47 feet	10.47 feet	0 feet
Rear Yard Setback - East property line	32.91 feet	32.91 feet	20 feet
Off-Street Parking	7 spaces	10 spaces	10 spaces
Street Yard Setback for Off-Street Parking	51 feet from center from center line of Ogden Avenue	60 feet from center line of Ogden Avenue	50 feet from center line of Ogden Avenue
Maximum F.A.R.	0.48	0.48	0.75
Minimum Open Space	1.6% (187 sq. ft.)	3.6% (432 sq. ft.)	10% (1,195 sq. ft.)

The subject property will contain the required 10 off-street parking spaces; seven of these parking spaces are within the street yard and the other three spaces are in the rear yard. For the purpose of calculating the required off-street parking space requirements, staff utilized the required parking ratio of “Business and Professional Office” with a parking ratio requirement of 3 spaces per 1,000 square feet. Per Section 7.040.C of the Zoning Ordinance, storage rooms are not counted towards the required off-street parking. As such, the total improved area of the subject building results in a minimum requirement of 10 off-street parking spaces.

The applicant will maintain the existing fence along the north property line and much of the existing vegetation will remain and be maintained. The applicant will also be increasing the overall area of greenspace for the subject property. The greenspace area, located at the northwest corner of property, is being removed. However, the landscaped area in the street yard will be increased to bring the property closer to compliance with the Zoning Ordinance. The proposed improvements are consistent with the B-3 zoning district.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is not proposing any changes to the site that would result in the requirement for public improvements. The proposed development will not adversely impact the existing stormwater drainage patterns. All required infrastructure, including a sidewalk, currently exists and adequately services the property.

PUBLIC SAFETY REQUIREMENTS

The Fire Department has reviewed the proposed plans and did not have any concerns. They will be able to service the building. The petitioner will be required to provide a fire detection and suppression system within the building.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners within 250 feet of the subject property, in addition to posting a public hearing sign on the subject property and publishing a notice in *Downers Grove Suburban Life*. Staff did received three inquires about the subject property, but no one left any comments or concerns regarding the application.

FINDINGS OF FACT

The petitioner is requesting a Special Use to operate a funeral service business. Staff finds the proposal meets the standards for granting a Special Use as outlined below:

Section 28.12.050 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:

- (1) *That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*
The property is located in the B-3, General Services and Highway Business zoning district. Under Section 5.010 of the Zoning Ordinance, a funeral service business is listed as an allowable Special Use in the B-3 zoning district. This standard has been met.
- (2) *That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
The proposed funeral service use is desirable and provides a service that is in the interest of the public convenience. Additionally, the applicant intends to purchase the property, renovate the interior space, improve the exterior with parking and landscaping and add a new business to the community. The proposed business model is not currently found within the Village of Downers Grove. The proposed use meets the goals of the Comprehensive Plan by providing a unique service within the Corridor Commercial designation and by modernizing an existing building. This standard has been met.
- (3) *That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*
The use will be not be detrimental to the health, safety or general welfare. Although the use is a funeral service business, the proposed use will not be a traditional funeral home. The proposed use follows the model of a professional office.

The proposed use will not have the following activities conducted on the property:

- Embalming of human corpses
- Cremation of human corpses
- Delivery or transport of human corpses
- Memorial services to families/customers of the deceased
- Any type of traditional funeral services as found in traditional funeral homes

The petitioner will maintain the vegetation and fence along the north property line which provides screening between the subject property and the residential properties. The proposal will enhance the subject property to better serve the neighborhood and community. The proposed use will not be injurious to property values or improvements in the vicinity as the use will be conducted in the interior of the subject building. This standard has been met.

RECOMMENDATIONS

The proposal is consistent and compatible with the Comprehensive Plan, Zoning Ordinance and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that the Plan Commission make a positive recommendation to the Village Council regarding PC-27-14 subject to the following conditions:

1. The Special Use shall substantially conform to the staff report and drawings prepared by Neptune Society dated September 11, 2014 and Haeger Engineering dated September 2, 2014, except as such plans may be modified to conform to the Village codes and ordinances.
2. The following uses are strictly prohibited:
 - a. Embalming of human corpses
 - b. Cremation of human corpses
 - c. Delivery of human corpses and/or transport of human corpses from the subject property to local cemeteries/crematories
 - d. Memorial services for the families of deceased
 - e. Any type of traditional funeral service, whether cremated or full body deceased.
3. The petitioner may have only cremated remains (ashes) on site for customer pick-up.
4. The building shall have fire suppression and detection systems in a manner suitable to the Fire Prevention Bureau Chief.
5. The landscaped open space shall be maintained throughout the life of the development and comply with the current Downers Grove Zoning Ordinance.
6. Screening along the north property line shall be maintained.

Staff Report Approved By:



Stanley J. Popovich, AICP
Planning Division Manager

SP:pa
-att



Figure 1 - Photo of the front entrance of the subject property.



Figure 2 - Photo shows the rear yard of the property.



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Staff Report Approved By:



Stanley J. Popovich, AICP
Planning Division Manager

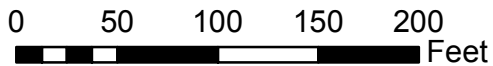
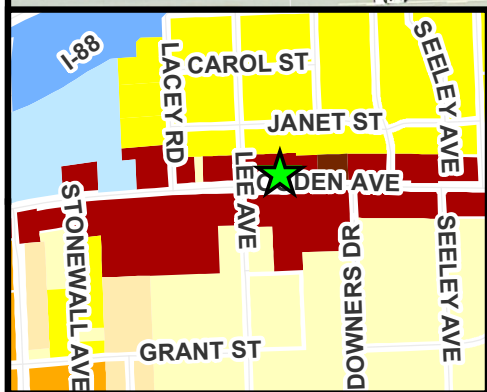
SP:pa
-att



Figure 1 - Photo of the front entrance of the subject property.



Figure 2 - Photo shows the rear yard of the property.



1628 Ogden Avenue Location Map





DOWNER GROVE OFFICE

1628 OGDEN AVE

PROJECT SUMMARY

Neptune Management Corp., d/b/a Neptune Society intends to purchase the property located at 1628 Ogden Avenue, Downers Grove, IL 60515. Said property is located in a district zoned for retail sales establishments (B-3). Neptune Management Corp. is requesting the Village of Downers Grove grant a special use permit for this address to allow Neptune Management to operate a Funeral Establishment at this location.

CONSTRUCTION

The renovation of the existing building would consist of creating three offices, 2 arrangement rooms (where consultations with clients are held), a reception /lobby area, a sales center that would be private (no client traffic), and the necessary restrooms and refreshment facilities for our employees and clients. There would be a large open area remaining in the rear of the building with no use planned for this area. In this particular location, there is an overhead door on the rear of the building that we intend to have remain as is. The site will be reconfigured to accommodate the Village's landscaping, parking and other site requirements as outlined in Chapter 28 "Downers Grove Zoning Ordinance".

BUSINESS MODEL

Our business will be licensed under the State as a Pre-Need Cemetery Sales branch. We act as a non-traditional funeral establishment.

The office will employ one sales manager, one service manager and one office manager, which would be on site full time. We also employ 3-4 part-time independent sales representatives (ISR). These ISR's do not work in the office on a regular basis, and are usually only on site 3-5 days per month to record sales and consult with the Sales Manager.

We anticipate no more than 6 customers would ever be present at the office at any given time, and even this would be the exception, not the rule. A party of two customers for each contract discussed would be the norm. The frequency of these consultations varies widely, but we would anticipate having a minimum of 3-4 per day, and a maximum of 8-9 per day.

The facilities normal hours of operation would be 8:30 AM to 5:00 PM, Monday through Friday. Special requests for meetings with existing and potential clients are also considered, and could be scheduled at any time, including weekends. However, these would be limited engagements, and would be for one client at a time.



With respect to activities that are conducted at the site, they would include the following:

- ❖ The selling and servicing of Pre-Need Cremation Services, or on occasion At-Need Cremation Services, consisting of:
 - Initial consultation with potential customers in house
 - Initiation of Cremation Contract with customer (usually at same time as consultation)
 - Upon fulfillment of contract, cremated remains are delivered to customer at site in decorative urns or containers as designated by the customer at the time the contract was executed

Additionally, some of the activities that may take place at a traditional funeral home that will **not** take place at this office are:

- ❖ Embalming of human corpses
- ❖ Cremation of human corpses
- ❖ Delivery of human corpses and/or transport of human corpses from this office to local cemeteries/crematoriums
- ❖ Memorial services for families of deceased
- ❖ Any type of traditional funeral service, whether for cremated or full body deceased

With the exception of cremated remains (ashes), no Human corpses will ever be present at the location.

JUSTIFICATION FOR APPROVAL

We believe we meet each of the following criteria addressed in the Downers Grove Zoning Ordinance, Section 12.050, Special Uses, Sub Section H, Approval Criteria, specifically as follows:

1. “that the proposed use is expressly authorized as a special use in the district in which it is to be located;”
 - a. The proposed use of this facility will be the sales and servicing of Cremation Services contracts. Although considered a funerary service, our business model includes only the sale and service of contracts for the cremation of deceased humans. When the contract has been fulfilled (the cremation of a deceased human that is performed in a licensed crematorium), the cremains (ashes of the cremated corpse) are presented in a pre-purchased vessel at the site. Essentially, this is a sales office where meetings of individuals and/or limited family members take place in conjunction with the aforementioned contracts. This office is located in an area zoned B-3. A special use approval is required, and is authorized for this zoned District.
2. “that the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood community;”
 - a. This office will provide the residents of Downers Grove an alternative option for the disposition of their loved ones upon their death. Given the convenient location of the office, the ease of access of the location, in fact this service will be available not only to



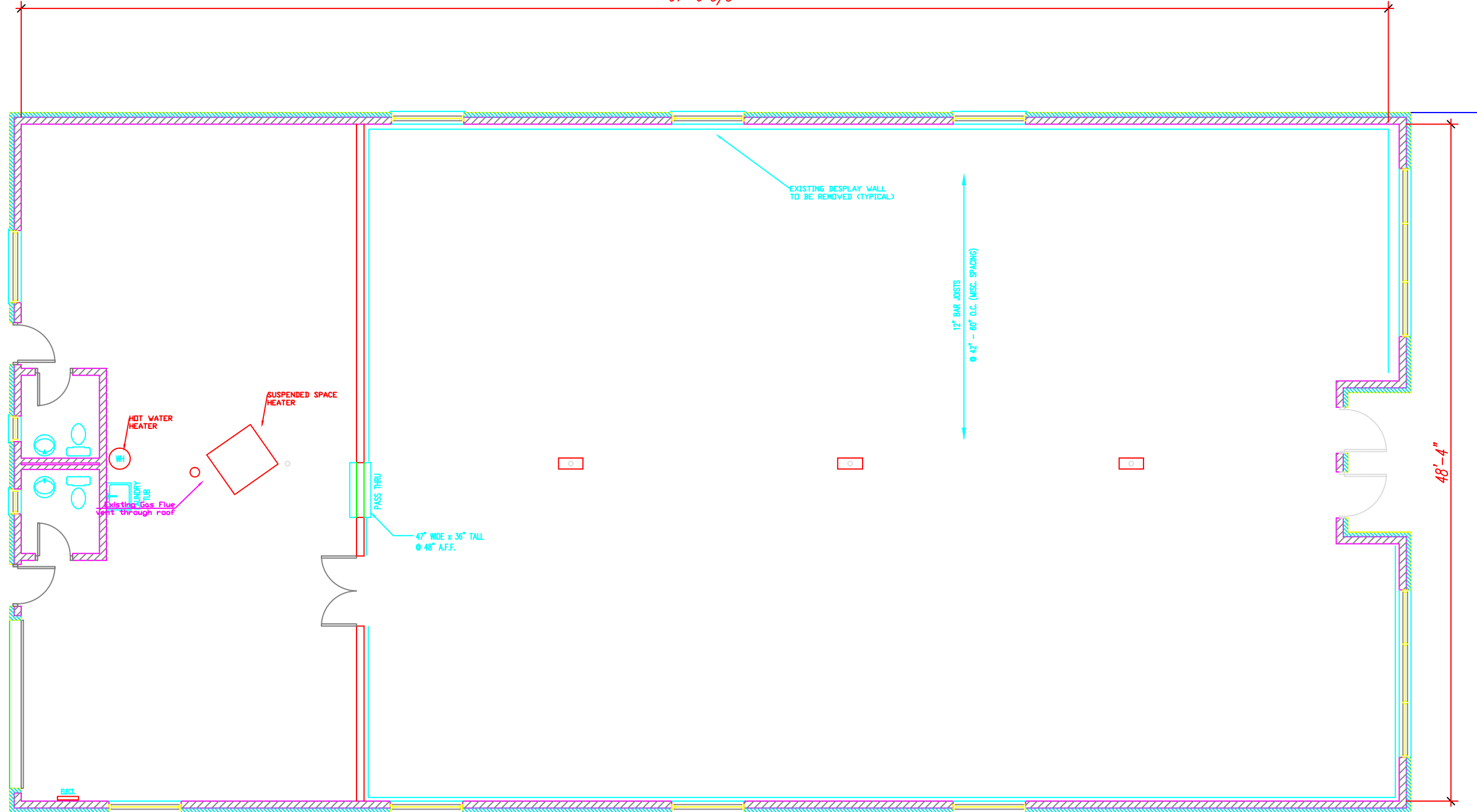
all residents of the Village, but to all residents in the surrounding area, therefore providing a financially beneficial service to the community as a whole

3. “that the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.”
 - a. Because we only service the Cremation contracts, with no human corpses ever being present on the site, the use is more of a retail office type facility, and will in no way be detrimental to any commercial business, regardless of their classification or local residents. There will be no public funeral services conducted on site, nor will there be any activities that would occur in a traditional funeral home (such as embalming or interment of corpses). Our business will be perceived as only as a sales transaction. Nothing more.

Thank you in advance for your cooperation in this matter. Should you have any questions, or require additional information, please do not hesitate to contact me.

Kirk D. Conners, Ph.D.
Manager, Corporate Development
SCI Direct
954-556-917

97'-6 5/8"



EXISTING DISPLAY WALL TO BE REMOVED (TYPICAL)

12" BAR JOISTS
@ 42" - 60" O.C. (MISC. SPACING)

HOT WATER HEATER
SUSPENDED SPACE HEATER
LAUNDRY TUB
Existing Gas Flue Vent through roof

PASS THRU
47" WIDE x 36" TALL
@ 48" A.F.F.

48'-4"

EXISTING BUILDING PLAN



NEPTUNE MANAGEMENT CORP.
CORPORATE DEVELOPMENT GROUP
PLANTATION, FLORIDA 33324
1250 S. FINE ISLAND ROAD
954-556-9400

NEPTUNE SOCIETY
EXISTING BUILDING PLAN
1628 OGDEN ROAD, DOWNERS GROVE, IL

This drawing is the property of NEPTUNE SOCIETY, and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

REVISIONS:	
△	
△	
△	

DESIGNED BY:	KDC
DRAWN BY:	KDC
DATE:	9/11/14
FILE NAME:	
DRAWING TYPE:	PRELIMINARY
DRAWING SCALE:	1/8" = 1'
PAPER SIZE:	11 X 17

CHK BY:	DATE:
KDC	9/11/14

JOB NO:
1964-R

DRAWING NO:
A-1

97'-6 5/8"

73'-8 3/8"

7'-7 1/8"

7'-8 3/4"

11'-6 1/2"

12'-0 1/8"

13'-8"

STORAGE
NO WORK IN THIS
AREA

REFRIGERATOR

Public RR

Sales Manager

17'-11 3/4"

Service Manager

Family Room 1

5'-0"

HOT WATER
HEATER

SUSPENDED SPACE
HEATER

WRAP COLUMN W/
12" X 12" GWB

Sales Center

REMOVE EXISTING DOORS,
INFILL OPENING AND INSTALL
SINGLE DOOR TO CREATE
ENTRANCE FOYER

ADD STOREFRONT AND
SINGLE DOOR TO
CREATE ENTRANCE
FOYER

FILL IN EXISTING
OPENING

4'-7 1/8"

5'-6 1/8"

4'-2"

48'-4"

REVERSE DOOR SWING, USE
EXISTING DOOR

NEW 1 HR RATED
WALL, FLOOR TO
STRUCTURE ABOVE,
TYPICAL BOTH SIDES
OF EGRESS CORRIDOR

FILL IN EXISTING
OPENING, INSTALL
SINGLE 3070 1 HR
DOOR

Family Room 2

16'-0"

Reception/Lobby

14'-7 5/8"

Funeral Director

STORAGE
NO WORK IN THIS
AREA

Storage/IT

7'-4 5/8"

21'-11 3/4"

12'-0"

19'-7 5/8"

18'-11 3/8"

PROPOSED FLOOR PLAN

SCALE: 1/4" =
1'-0"



NEPTUNE MANAGEMENT CORP.
CORPORATE DEVELOPMENT GROUP
PLANTATION, FLORIDA 33324
1250 S. PINE ISLAND ROAD
954-556-9400

NEPTUNE SOCIETY PROPOSED FLOOR PLAN

1628 OGDEN ROAD, DOWNERS GROVE, IL

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REVISIONS:

DESIGNED BY: KDC
DRAWN BY: KDC
DATE: 9/11/14
FILE NAME: .
DRAWING TYPE: PRELIMINARY
DRAWING SCALE: 1/8" = 1'
PAPER SIZE: 11 X 17

CHK BY: KDC	DATE: 9/11/14
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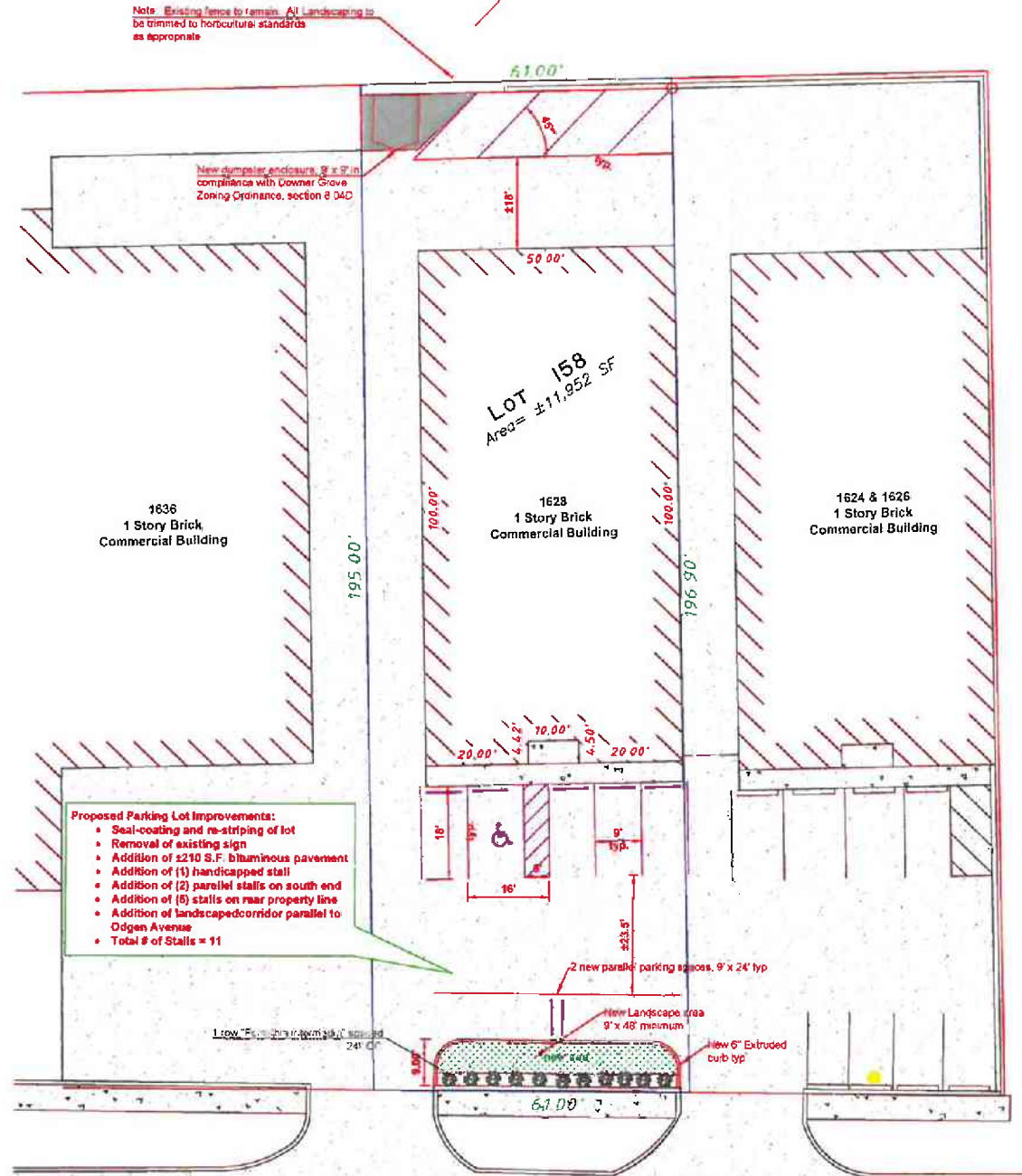
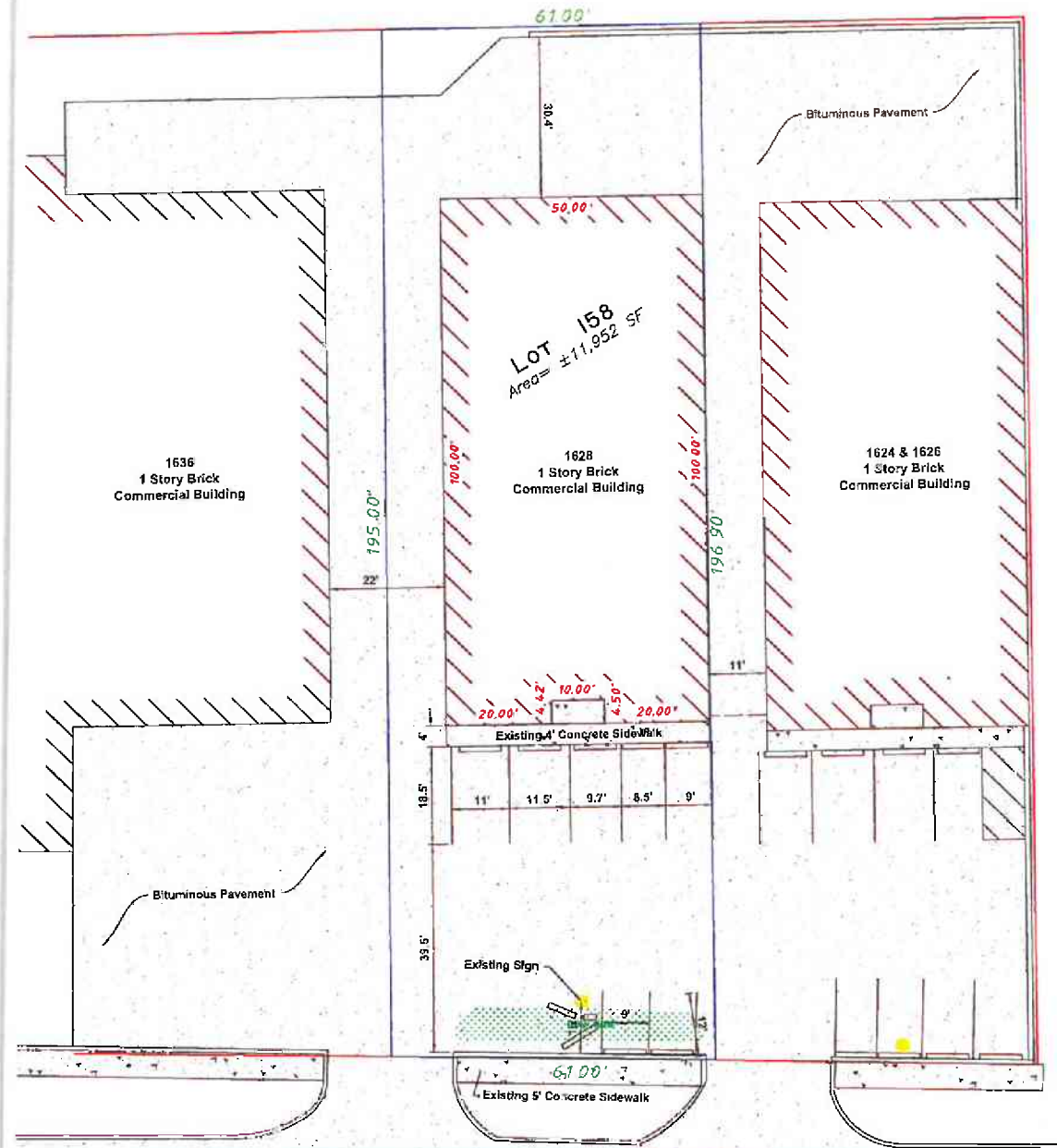
JOB NO:
1964-R

DRAWING NO:
A-2

EXISTING CONDITIONS

LEGAL DESCRIPTION
 ALL OF LOTS 158 AND 159 AND THE WEST ONE INCH (1") OF LOT 160 IN BURLINGTON HIGHLANDS, BEING A SUBDIVISION OF PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 26, 1953 AS DOCUMENT 893133, IN DUPAGE COUNTY, ILLINOIS.

PROPOSED CONDITIONS



- Proposed Parking Lot Improvements:**
- Seal-coating and re-stripping of lot
 - Removal of existing sign
 - Addition of ±210 S.F. bituminous pavement
 - Addition of (1) handicapped stall
 - Addition of (2) parallel stalls on south end
 - Addition of (8) stalls on rear property line
 - Addition of landscaped corridor parallel to Ogden Avenue
 - Total # of Stalls = 11



OGDEN AVENUE

OGDEN AVENUE

HE HAEGER ENGINEERING
 1628 OGDEN AVENUE, DOWNERS GROVE, ILLINOIS 60120
 TEL: 630.581.1100 FAX: 630.581.1101
 WWW.HEHAEGER.COM

ENGINEERING
SITE PLAN
 1628 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS

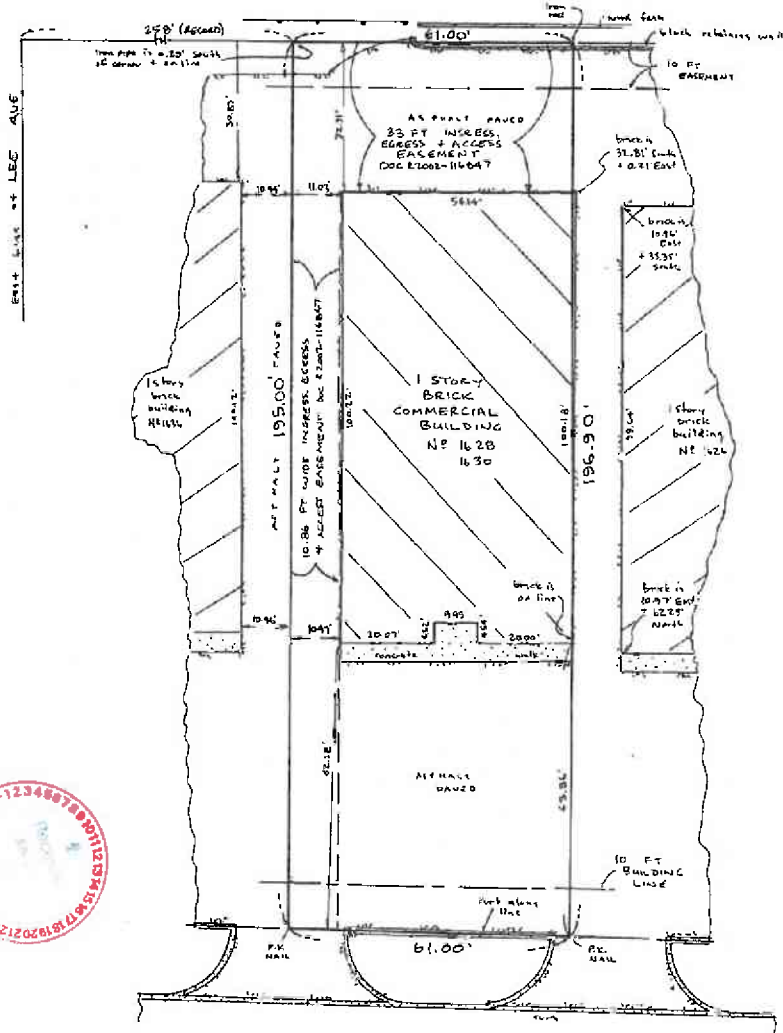
Project No: 14164
 Date: 09/02/2014
 Scale: 1" = 20'
 1

JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 BUCKING DRIVE
HINSDALE, IL 60527
(630) 789-0868
FAX (630) 789-0867

Plat of Survey



LOT 158 IN BURLINGTON HIGHLANDS, BEING A SUBDIVISION OF PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 26, 1953 AS DOCUMENT 693133 IN DUPAGE COUNTY, ILLINOIS



OGDEN AVENUE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } 63

I HEREBY CERTIFY THAT I HAVE SURVEYED
PROPERTY DESCRIBED HEREON

DATE: MAY 14, A.D. 2002

Joseph M. De Craene
ILLINOIS LAND SURVEYOR NO 2476
LIC EXP 11-30-2007

ORDERED BY: DONATELLI + COULBE LTD

ORDER NO: 020441

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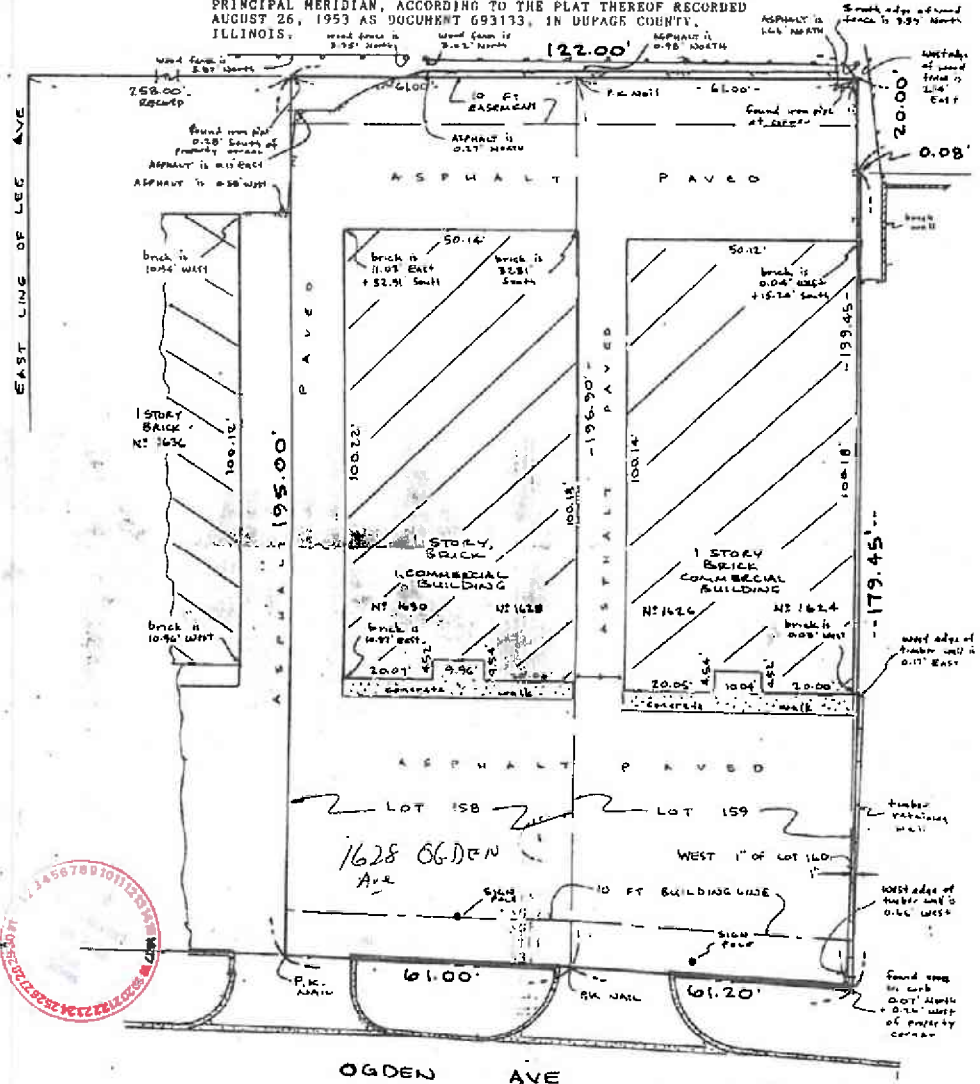
- NOTE:
- Check for easements, building lines and other restrictions, if any, not shown hereon.
 - Check legal description hereon against deed.
 - Scale hereon may be approximate in certain areas, do not scale from plat.
 - Compare all information shown before use.
 - Consult with surveyor prior to using this plat for any construction purpose.
 - Survey plat not valid unless embossed impression of surveyor's seal is affixed hereon.

JOSEPH M. DE CRAENE
ILLINOIS LAND SURVEYOR
8710 BUCKING DRIVE
HINSDALE, IL 60527
(708) 788-0868

Plat of Survey



ALL OF LOTS 158 AND 159 AND THE WEST ONE INCH (1") OF LOT 160 IN BURLINGTON HIGHLANDS, BEING A SUBDIVISION OF PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 26, 1953 AS DOCUMENT 693133, IN DUPAGE COUNTY, ILLINOIS.



OGDEN AVE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } 68

I HEREBY CERTIFY THAT I HAVE SURVEYED
PROPERTY DESCRIBED HEREON

DATE: APRIL 18, A.D. 1996

Richard Jordan
ILLINOIS LAND SURVEYOR NO. 5476

ORDERED BY: RICHARD JORDAN

ORDER NO: 960415



- NOTE:
- Check for easements, building lines and other restrictions, if any, not shown hereon.
 - Check legal description hereon against deed.
 - Scale hereon may be approximate in certain areas, do not scale from plat.
 - Compare all information shown before use.
 - Survey plat not valid unless embossed impression of surveyor's seal is affixed hereon.

DRAFT

FILE PC 27-14: A petition seeking approval of a Special Use to operate a funeral or mortuary service business. The property is zoned B-3, General Services and Highway Business. The property is located on the north side of Ogden Avenue approximately 250 feet west of Lee Avenue, commonly known as 1628 Ogden Avenue, Downers Grove, IL (PIN 09-06-302-004). Kirk D. Conners, Petitioner; Edward Y. Wong and Mei L. Wong, Owners.

Planner, Mr. Ainsworth reviewed the location of the site on the overhead noting that surrounding zoning was B-3 to the east, west and south; R-2 existed to the north. The one-story 5,000 square foot building was vacant currently. As part of the improvements for the site, the non-conforming pylon sign would be removed from the site. Parking and rear driveway were noted as well as the heavy vegetation against the existing fence. The existing fence would be maintained and the vegetation reduced to a manageable level while still providing screening. Current and future floor plans were explained. Because the petitioner was applying for a funeral/mortuary service Mr. Ainsworth read the village's code definition of same and explained why the petitioner had to seek a special use for the site. Additionally, he read off what would not take place at the location, i.e., the embalming, cremation, or delivery/transport of any human corpses, memorial services to families, customers of the deceased or any type of traditional funeral services as found in traditional funeral homes. Instead, the site would be used as a place where a person whom has lost a loved one would meet with a service representative to sign a contract for crematory services. The cremation would take place off-site by a third-party and the urns would then be delivered to a storage area at the proposed site and given to the customer who ordered the them.

Mr. Ainsworth presented more slides on the overhead, noting a total of 10 parking spaces will be provided with one as a handicap space plus an access aisle. A new landscape area will be added adjacent to the Ogden Avenue corridor (432 sq. feet); a new refuse enclosure will be added to the rear of the property, along with three (3) diagonal off-street parking spaces for employee parking. The remaining seven (7) spaces will be in front of the building. Per Mr. Ainsworth, staff had made the interpretation to use the parking requirement of three off-street spaces per 1,000 square feet of improved building area because the use was technically a business professional office. The zoning ordinance does state for services that relate to the death of humans, the petitioner has to go through a special use process. However, for the parking purposes interpretation, staff will be using the 3.3 spaces per 1,000 sq. feet, as compared to the code requiring 12 parking spaces per 1,000 square feet for a traditional funeral home or mortuary service.

Detailed parking calculations followed, noting the petitioner has satisfied them. Also noted was the fact that the petitioner was increasing green space. Mr. Ainsworth reported that staff was trying to get the site as close to compliance as possible. He recommended that the Plan Commission forward a positive recommendation to Village Council.

Petitioner, Mr. Tim Nicholson, president and chief operating officer with SCI Direct, 1250 S. Pine Island Road, Plantation, Florida shared the background of Neptune Society, which is a division of SCI Direct, which is one of four divisions of Service Corp. International. He explained the proposal is basically a sales service center for families. His company is licensed under the State's pre-meet cemetery sales license and there will be three full-time employees with three to four part-time sales people. He anticipates no more than two customer groups in the office at one time. The business (8:30 a.m. to 5:00 p.m.) will not be open on the weekends unless by special request. He believed the proposal was a desirable business because there was none in the area presently.

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Questions followed as to whether this was a regular type of special use being requested as well as how the business can ship cremated remains, i.e., the U.S. postal service.

Chairperson Urban invited the public to comment.

Mr. Gerald Higgins, 1541 Snowberry Court, Downers Grove, is a neighbor and stated he was present to get more information about the proposal. He believed the proposal would be an improvement to what was there currently.

Mr. Nicholson had no closing statement. Public comment was closed.

Mr. Cozzo stated the standards for the special use appeared to have been met and there was no reason to not approve the proposal. Chairperson Urban also agreed the proposal fit in very well with the service office-type use.

WITH RESPECT TO FILE PC 27-14, MR. WEBSTER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, INCLUDING STAFF'S CONDITIONS LISTED BELOW:

- 1) THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT AND DRAWINGS PREPARED BY NEPTUNE SOCIETY, DATED SEPTEMBER 11, 2014 AND HAEGER ENGINEERING, DATED SEPTEMBER 2, 2014, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES;**
- 2) THE FOLLOWING USES ARE STRICTLY PROHIBITED: A) EMBALMING OF HUMAN CORPSES; B) CREMATION OF HUMAN CORPSES; C) DELIVERY OF HUMAN CORPSES AND/OR TRANSPORT OF HUMAN CORPSES FROM THE SUBJECT PROPERTY TO LOCAL CEMETERIES/CREMATORIES; D) MEMORIAL SERVICES FOR THE FAMILIES OF DECEASED; E) ANY TYPE OF TRADITIONAL FUNERAL SERVICE, WHETHER CREMATED OR FULLY BODY DECEASED.**
- 3) THE PETITIONER MAY HAVE ONLY CREMATED REMAINS (ASHES) ON SITE FOR CUSTOMER PICK-UP;**
- 4) THE BUILDING SHALL HAVE FIRE SUPPRESSION AND DETECTION SYSTEMS IN A MANNER SUITABLE TO THE FIRE PREVENTION BUREAU CHIEF.**
- 5) THE LANDSCAPED OPEN SPACE SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE DEVELOPMENT AND COMPLY WITH THE CURRENT DOWNERS GROVE ZONING ORDINANCE;**
- 6) SCREENING ALONG THE NORTH PROPERTY LINE SHALL BE MAINTAINED.**

SECONDED BY MR. COZZO. ROLL CALL:

AYE: MRS. WEBSTER, MR. COZZO, MR. BASSLER, MR. MATEJCZYK, MR. RICKARD, CHAIRPERSON URBAN

NAY: NONE

ABSTAIN: MR. QUIRK

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MOTION CARRIED: VOTE: 6-0-1

NEW BUSINESS

Mr. Popovich reported that the November agenda will contain two items. Mr. Bassler was also welcomed to the Plan Commission.

THE MEETING WAS ADJOURNED AT 7:54 P.M. ON MOTION BY MR. WEBSTER, SECONDED BY MR. QUIRK. MOTION CARRIED BY VOICE VOTE OF 7-0.

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)

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