

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
8/11/2015

SUBJECT:	SUBMITTED BY:
Special Use for an Automobile Dealership at 2501 Ogden Avenue	Stan Popovich, AICP Planning Manager

SYNOPSIS

An ordinance has been prepared for a Special Use to operate an automobile dealership at 2501 Ogden Avenue.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

n/a

RECOMMENDATION

Approval on the August 18, 2015 active agenda per the Plan Commission's unanimous 7:0 positive 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 per Section 28.12.050 of the Zoning Ordinance.

BACKGROUND

The subject property sits at the southeast corner of Ogden Avenue and Cross Street. The petitioner is seeking a special use for an automobile dealership. This site was previously occupied as an automobile dealership; it has been vacant longer than six months, thus requiring a new special use approval.

Property Information & Zoning Request

The subject property sits at the southeast corner of Ogden Avenue and Cross Street. This 1.7 acre property is located in the B-3, General Services and High Business zoning district and is currently improved with a vacant one-story commercial building with a surface parking lot. The applicant is proposing to operate an automobile dealership out of the subject property.

Compliance with the Comprehensive Plan

The subject property is located on Ogden Avenue which is identified as Corridor Commercial in the Comprehensive Plan. The Comprehensive Plan states that land uses under that category are auto-oriented businesses and cater to the local residents/businesses as well as the surrounding region. Any new land use under the Corridor Commercial classification should continue to offer retail sales and services and

complement the neighboring Corridor Commercial uses. The reactivation of the subject property achieves both of these goals. This application is in compliance with the Comprehensive Plan.

Compliance with the Zoning Ordinance

The proposal does not alter the exterior of the existing building nor add surface parking; however, the applicant will be adding a three-foot wide landscape strip along the north property line running parallel to Ogden Avenue. This will increase the amount of landscaped space and will contribute to the aesthetic enhancement of the Ogden Avenue corridor. There are six customer parking spaces being provided on the site which exceeds the five spaces required by code. The proposal is in compliance with the Zoning Ordinance.

Public Improvements

There are no new public improvements required with this proposal. The only access to this property is from the curb cut off of Ogden Avenue; the applicant is not proposing any modifications to this curb cut.

Public Comment

There was no public comment during the Plan Commission meeting.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated August 3, 2015

Draft Minutes of the Plan Commission Hearing dated August 3, 2015

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR 2501 OGDEN AVENUE TO PERMIT AN AUTOMOBILE DEALERSHIP**

WHEREAS, the following described property, to wit:

Lot 1 in Premier Auto Haus Plat of Consolidation, Being a Consolidation of Lots 1, 2, 3, 4, 5 and 6 in Block 1 in Arthur T. McIntosh and Company's Belmont Golf Addition, Being a Subdivision in the Southwest Quarter of Section 1 and the Northwest Quarter of Section 12, Township 38 North, Range 10 East of the Third Principal Meridian, According to the Plat Thereof Recorded as Document #2008-150378, DuPage County, Illinois.

Commonly known as 2501 Ogden Avenue, Downers Grove, IL 60515 (PIN 08-01-306-024)

(hereinafter referred to as the "Property") is presently zoned in the "*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 28.5.010 of the Zoning Ordinance be granted to allow an automobile dealership; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition on August 3, 2015 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 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 this 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 Special Use of the Property is hereby granted to allow an automobile dealership.

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

1. The Special Use shall substantially conform to the staff report dated August 3, 2015, the drawings prepared by SPACECO dated July 15, 2015, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The property's fire alarm shall be reactivated and comply with requirements of Chapter 17 of the Downers Grove Municipal Code.
3. No vehicle maintenance or repairs are allowed to take place on the subject property.
4. Vehicle washing and detailing is not permitted outside.
5. No vehicles shall be parked on any land area dedicated to septic services. The portions of the property that are dedicated for septic services shall be signed with "No Parking Anytime".
6. The existing parking lot lighting shall be dimmed down to security-level intensity within 30 minutes from the close of business each night.
7. Any new or relocated parking lot lighting shall conform to the outdoor lighting requirements.
8. All signage shall comply with the Sign Ordinance.
9. No vehicle test drives are permitted on the portion of Cross Street located south of Ogden Avenue.
10. The petitioner shall install the three foot landscaping area along the north property line within three months of Village Council approval.

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



2501 Ogden Avenue Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
AUGUST 3, 2015 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
15-PLC-0024 2501 Ogden Avenue	Special Use for an Automobile Dealership	Patrick Ainsworth, AICP Planner

REQUEST

The petitioner is requesting approval of a Special Use for an automobile dealership at 2501 Ogden Avenue.

NOTICE

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

GENERAL INFORMATION

OWNER: Old Second National Bank
1515 Woodfield Road
Schaumburg, IL 60173

APPLICANT: Aaron J. Zeigler
401 Stadium Drive
Kalamazoo, MI 49008

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Vacant
PROPERTY SIZE: 77,222 square feet (1.773 acres)
PINS: 08-01-306-024

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	B-3, General Services and Highway Business	Commercial
SOUTH:	R-1, Residential Detached House 1	Single Family Residential
EAST:	R-1, Residential Detached House 1	Parks & Open Space
WEST:	B-3, General Services and Highway Business	Commercial

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Plat of Survey
3. Project Summary
4. Existing Site Plan
5. Proposed Site Plan
6. Proposed Floor Plan
7. Car Carrier Turning Exhibit

PROJECT DESCRIPTION

The petitioner is requesting a special use for an automobile dealership at 2501 Ogden Avenue. Automobile dealerships are classified as personal vehicle sales and rental business in the Zoning Ordinance. Currently, the property is improved with a vacant, one-story commercial building and a surface parking lot. This property formerly hosted another personal vehicle sales and rental business, but the property has been vacant for more than six months which requires the applicant to reapply for a special use. The petitioner is proposing to reactivate the property with the Ram ProMaster brand and used vehicles sales. The 1.77 acre site is located at the southeast corner of Cross Street and Ogden Avenue and is zoned B-3, General Services and Highway Business. Personal vehicle sales and rentals is an allowable Special Use in the B-3 zoning district.

The petitioner is proposing to maintain the vast majority of the existing building and site at this time. However, the petitioner has inclined that the property may be remodeled or redeveloped to meet their future business needs. Any future expansion of the business on this site will result in a new special use application.

COMPLIANCE WITH COMPREHENSIVE PLAN

The Comprehensive Plan's Future Land Use Map designates this property as Corridor Commercial. Corridor Commercial uses are defined as automobile related uses that provides services and retail opportunities to the nearby neighborhoods and the surrounding region. The Comprehensive Plan specifically mentions that the Ogden Avenue corridor continue to contain a range of these type of uses. This site used to operate an automobile sales and the petitioner is seeking approval to reactivate the property with the same use. The reactivation of this property as an automobile dealership will achieve the aforementioned goal. Staff finds that an automobile dealership at this property is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned B-3, General Services and Highway Business. The proposed personal vehicle sales and rental business is an allowable Special Use in the B-3 district per Section 5.010 of the Zoning Ordinance. The petitioner is keeping the site as it is currently presented, but the petitioner will be adding green space along the northern property line to further separate the vehicle display area from the Ogden Avenue right-of-way. As such, the landscaped open space is increasing from approximately 34.4% to 34.8% which exceeds the minimum 10% requirement. Additionally, the Zoning Ordinance requires that at least 50% of the required landscaped open space be located in the property's street yard. This proposed site plan shows that approximately 59% of the landscaped opens space will be in the property's street yard.

15-PLC-0024, 2501 Ogden Avenue
August 3, 2015

Page 3

The proposed site plan provides six customer parking spaces where five customer parking spaces are required per Section 7.030 of the Zoning Ordinance. Moreover, 10 employee parking spaces and 83 vehicle sales spaces are provided throughout the site which are separate from the customer parking.

The petitioner is proposing to modify the interior layout of the existing building by removing the overhead doors on the west elevation and add additional offices. The former overhead doors contained an area for minor vehicle repairs and detailing. The petitioner has stated that all vehicle repairs, maintenance and detailing will occur at their sister property located at 2311 Ogden Avenue. The existing building is compliant with required setbacks.

The proposed use and site is consistent with the Zoning Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

The site currently contains one full access point off of Ogden Avenue and the petitioner is not amending this curb cut. At this time, the site does not require any public improvements. The property is adequately serviced with water and septic systems. No new sidewalk or curb cuts are proposed.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans. Based upon the submittal, Fire Prevention has sufficient access to the site and building. The fire alarm must be reactivated and connected to the Dispatch Center with radio communications.

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

FINDINGS OF FACT

The applicant is requesting Special Use approval for a personal vehicle sales and rentals use. The proposed use meets the standards for granting a Special Use as outlined below:

Section 28.12.050.H Approval Criteria

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

- 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, personal vehicle sales and rentals 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 use will allow the petitioner to reactivate a former automobile dealership on the subject property which in turn will enhance the Ogden Avenue corridor and provide vehicle sales to the local residents, businesses and the larger region. The proposed use is in the interest of the public convenience and will contribute to the general welfare of the area as the petitioner will be occupying a vacant space with a new business. The petitioner's proposed use will meet various Comprehensive Plan goals. 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 proposed use will not be detrimental to the health, safety or general welfare of persons residing in or working in the vicinity and will not be injurious to property values or improvements in the vicinity. The petitioner will be reactivating a property that formerly housed the same use. Additionally, specific conditions will be placed on the subject property to ensure that there will be no or minimal secondary impacts to the surrounding properties. This standard has been 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 15-PLC-0024 subject to the following conditions:

1. The Special Use shall substantially conform to the staff report dated August 3, 2015, the drawings prepared by SPACECO dated July 15, 2015, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The property's fire alarm shall be reactivated and comply with requirements of Chapter 17 of the Downers Grove Municipal Code.
3. No vehicle maintenance or repairs are allowed to take place on the subject property.
4. Vehicle washing and detailing is not permitted outside.
5. No vehicles shall be parked on any land area dedicated to septic services. The portions of the property that are dedicated for septic services shall be signed with "No Parking Anytime".
6. The existing parking lot lighting shall be dimmed down to security-level intensity within 30 minutes from the close of business each night.
7. Any new or relocated parking lot lighting shall conform to the outdoor lighting requirements.
8. All signage shall comply with the Sign Ordinance.
9. No vehicle test drives are permitted on Cross Street.
10. The petitioner shall install the three foot landscaping area along the north property line within three months of Village Council approval.

Staff Report Approved By:

Stanley J. Popovich, AICP
Planning Manager

SP:pa
-att



25801 Ogden Avenue Location Map





4201 Stadium Drive
Kalamazoo, Michigan 49008
269.375.4500
www.haroldzeigler.com

KALAMAZOO, MI
Honda

KALAMAZOO, MI
Lincoln
BMW
Mitsubishi

KALAMAZOO, MI
Chrysler ● Dodge
Ram ● Viper

PLAINWELL, MI
Ford

PLAINWELL, MI
Chrysler ● Dodge
Jeep ● Ram

LOWELL, MI
Ford
Roush Racing

GURNEE, IL
Nissan

GRANDVILLE, MI
Chrysler ● Dodge
Jeep ● Ram ● Viper

GRANDVILLE, MI
Fiat ● Maserati
Alfa Romeo

ELKHART, IN
Ford ● Lincoln
Roush Racing

SCHAUMBURG, IL
Chrysler ● Dodge
Jeep ● Ram ● Viper

SCHAUMBURG, IL
Fiat ● Maserati
Alfa Romeo

SCHAUMBURG, IL
Chevrolet

ORLAND PARK, IL
BMW ● Mini

AMHERST, NY
Honda

DOWNERS GROVE, IL
Chrysler ● Dodge
Jeep ● Ram ● Viper

JD BYRIDER
CNAC FINANCING
Kalamazoo, MI ● Lansing, MI
Fort Wayne, IN ● Berwyn, IL



Village of Downers Grove
Department of Community Development
801 Burlington Avenue
Downers Grove, IL 60515

June 25, 2015

Dear Department of Community Development,

The Zeigler Auto Group currently operates a Chrysler Dodge Jeep dealership located at 2311 Ogden Avenue in Downers Grove. We have been awarded the ProMaster franchise from Chrysler and have entered into a purchase agreement to acquire the property located at 2501 Ogden Avenue in Downers Grove. It is our intention to establish the ProMaster franchise at this location. We also intend to sell new and used Chrysler vehicles from this location as a satellite of our Chrysler dealership located approximately a half mile down the road.

The ProMaster franchise primarily consists of vans and similar vehicles used by businesses. Many of the sales of ProMaster vans are handled over the internet and via phone conversation with the transaction completed by delivering the vehicle to the business. Accordingly, the traffic related to ProMaster sales to this site will be limited. We will also have preowned vehicles and some new Chryslers at this site which will be retail sold and delivered at this site. We do not intend to have any service work performed at this site. All service work will be performed at the Chrysler dealership. Accordingly, there will be no traffic generated from service customers to this site.

Our plan is to use the site as it is currently designed. We plan to "clean" up the building by refreshing the façade and repairing the front entrance. While we do not currently have detailed plans for the painting or upgrade of the façade materials, we will likely restore the building with a similar fascia material that is on the Chrysler building to give it a more attractive look. We will also clean up the site by repairing the paved areas and cleaning up the trees and shrubs. We will restripe the site to meet the current Downers Grove parking code and accommodate our vehicle inventory display. At present, we do not intend to expand the parking lot area into the undeveloped part of the site. We plan to make the improvements to the site described herein, including the addition of the exit to Cross Street, after we occupy the property and are operating the business.

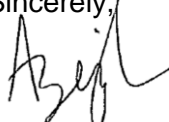
This site was previously used as preowned vehicle sales location by an owner who was undercapitalized and did not have a new vehicle franchise. We intend to use the site with the same use as the prior business, however, the Zeigler Auto Group is very well capitalized and has the benefit of adding a new vehicle franchise to make this location a success. We also have funds allocated to clean up the site and improve the existing building. In addition, we have the unique advantage of operating the Chrysler dealership located just down the road which will

provide the service needs for this business thereby eliminating the need to have service and service related traffic at the site.

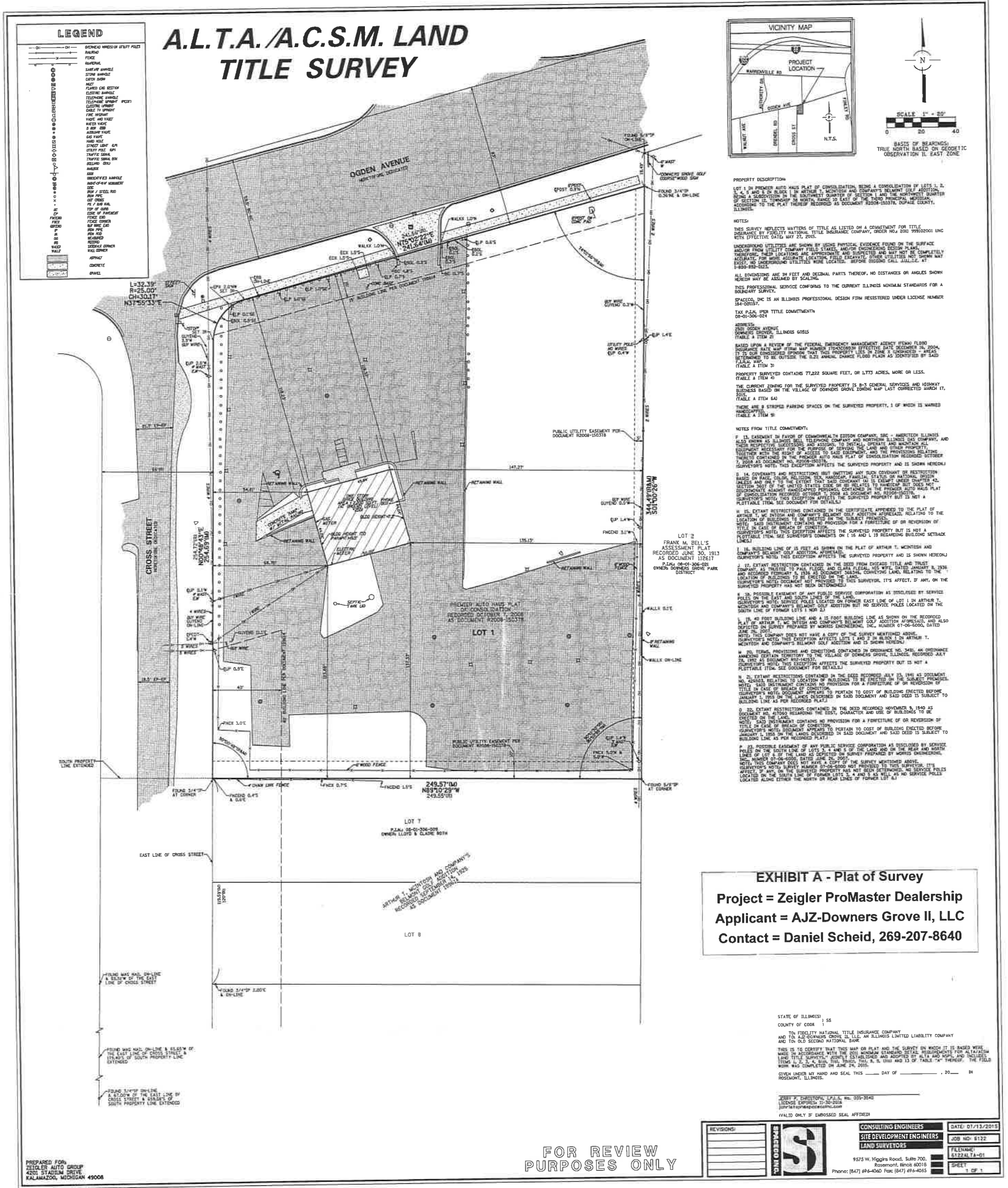
The new dealership proposed at the 2501 Ogden Avenue location will be open Monday through Friday 8:00am to 9:00pm and Saturday 8:00am to 8:00pm. The business will be closed on Sunday. There will be approximately 12 employees working on site. There will be no special equipment used on site and all repairs, maintenance and detail work will be done down the street at our Chrysler dealership. Accordingly, no service work will be performed at the new location.

We respectfully request that a Special Use be permitted for the sale of new and used vehicles at 2501 Ogden Avenue in Downers Grove. Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Zeigler", written over the word "Sincerely,".

Aaron J. Zeigler



PROPERTY DESCRIPTION
 LOT 1 IN PREMIER AUTO HAUS PLAT OF CONSOLIDATION, BEING A CONSOLIDATION OF LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 1 IN SECTION 16, TOWNSHIP 35 NORTH, RANGE 10 EAST, MERIDIAN 10 WEST, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 10 EAST, MERIDIAN 10 WEST, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R2008-103378, DEPALE COUNTY, ILLINOIS.

NOTES
 THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 200199102001 DATED 05/11/2015 DATED MAY 21, 2015.
 UNDEVELOPED UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING RECORDS. THE LOCATION, DEPTH, AND CHARACTER OF UTILITIES ARE APPROXIMATE AND SHOULD NOT BE COMPLETELY ACCURATE FOR MORE DETAILED LOCATION. FIELD STAKES SHOULD BE CHECKED BY THE SURVEYOR FOR MORE DETAILED LOCATION. SEE SURVEYOR'S FIELD NOTES FOR MORE INFORMATION.
 ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 SPACED, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001577.
 TAX P.L.A. UNDER TITLE COMMITMENT 08-01-206-021
 ADDRESS: 3008 DOWNERS AVENUE, DOWNERS GROVE, ILLINOIS 60115
 BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 170000100000E EFFECTIVE DATE: JANUARY 18, 2004, IT IS OUR CONSIDERED OPINION THAT THE SURVEYED PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS IDENTIFIED BY SAID FIRM MAP.
 (TABLE A ITEM 3)
 PROPERTY SURVEYED CONTAINS 77,222 SQUARE FEET, OR 1.772 ACRES, MORE OR LESS.
 (TABLE A ITEM 4)
 THE CURRENT ZONING FOR THE SURVEYED PROPERTY IS B-3 GENERAL SERVICES AND HIGHWAY BUSINESS BASED ON THE VILLAGE OF DOWNERS GROVE ZONING MAP LAST CORRECTED MARCH 17, 2015.
 (TABLE A ITEM 6A)
 THERE ARE 8 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY, 3 OF WHICH IS MARKED HANDICAPPED.
 (TABLE A ITEM 8)

NOTES FROM TITLE COMMITMENT:
 1. IS AGREEMENT IN FAVOR OF COMMERCIAL ESTATE COMPANY, INC - AMERICAN ILLINOIS ALSO KNOWN AS ILLINOIS BELL TELEPHONE COMPANY AND NORTHERN ILLINOIS GAS COMPANY, AND SUCH AGREEMENT IS NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATIVE THERETO CONTAINED IN THE PREMIER AUTO HAUS PLAT OF CONSOLIDATION RECORDED OCTOBER 2, 2008 AS DOCUMENT NO. R2008-103378.
 SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.
 2. IS COVENANTS AND RESTRICTIONS SET FORTH IN ANY PUBLIC SERVICE CORPORATION AS RESOLVED BY SERVICE POLICE IN THE EAST AND SOUTH LINES OF THE LAND.
 SURVEYOR'S NOTE: SERVICE POLICE LOCATED ON FORMER EAST LINE OF LOT 1 IN ARTIST T. MONTGOMERY AND COMPANY'S BELMONT GOLF ADDITION, BUT NO SERVICE POLICE LOCATED ON THE SOUTH LINE OF FORMER LOTS 1 AND 2.
 3. IS RESTRICTION CONTAINED IN THE DEED RECORDED FEBRUARY 1, 1936 AS DOCUMENT 30424, CONVEYING LANDS RELATING TO THE LOCATION OF BUILDINGS TO BE ERECTED ON THE SUBJECT PARCELS.
 SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLETHORIC ITEM. SEE SURVEYOR'S COMMENTS ON 1 AND 2 REGARDING BUILDING SETBACK LIMITS.
 4. IS RESTRICTION CONTAINED IN THE DEED RECORDED JULY 23, 1946 AS DOCUMENT NO. 30424, CONVEYING LANDS RELATING TO THE LOCATION OF BUILDINGS TO BE ERECTED ON THE SUBJECT PARCELS.
 SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLETHORIC ITEM. SEE SURVEYOR'S COMMENTS ON 1 AND 2 REGARDING BUILDING SETBACK LIMITS.
 5. IS RESTRICTION CONTAINED IN THE DEED RECORDED NOVEMBER 5, 1940 AS DOCUMENT NO. 30424, CONVEYING LANDS RELATING TO THE LOCATION OF BUILDINGS TO BE ERECTED ON THE SUBJECT PARCELS.
 SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLETHORIC ITEM. SEE SURVEYOR'S COMMENTS ON 1 AND 2 REGARDING BUILDING SETBACK LIMITS.
 6. IS RESTRICTION CONTAINED IN THE DEED RECORDED JANUARY 1, 1936 AS DOCUMENT 30424, CONVEYING LANDS RELATING TO THE LOCATION OF BUILDINGS TO BE ERECTED ON THE SUBJECT PARCELS.
 SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLETHORIC ITEM. SEE SURVEYOR'S COMMENTS ON 1 AND 2 REGARDING BUILDING SETBACK LIMITS.
 7. IS RESTRICTION CONTAINED IN THE DEED RECORDED JANUARY 1, 1936 AS DOCUMENT 30424, CONVEYING LANDS RELATING TO THE LOCATION OF BUILDINGS TO BE ERECTED ON THE SUBJECT PARCELS.
 SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLETHORIC ITEM. SEE SURVEYOR'S COMMENTS ON 1 AND 2 REGARDING BUILDING SETBACK LIMITS.
 8. IS RESTRICTION CONTAINED IN THE DEED RECORDED JANUARY 1, 1936 AS DOCUMENT 30424, CONVEYING LANDS RELATING TO THE LOCATION OF BUILDINGS TO BE ERECTED ON THE SUBJECT PARCELS.
 SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLETHORIC ITEM. SEE SURVEYOR'S COMMENTS ON 1 AND 2 REGARDING BUILDING SETBACK LIMITS.
 9. IS RESTRICTION CONTAINED IN THE DEED RECORDED JANUARY 1, 1936 AS DOCUMENT 30424, CONVEYING LANDS RELATING TO THE LOCATION OF BUILDINGS TO BE ERECTED ON THE SUBJECT PARCELS.
 SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLETHORIC ITEM. SEE SURVEYOR'S COMMENTS ON 1 AND 2 REGARDING BUILDING SETBACK LIMITS.
 10. IS RESTRICTION CONTAINED IN THE DEED RECORDED JANUARY 1, 1936 AS DOCUMENT 30424, CONVEYING LANDS RELATING TO THE LOCATION OF BUILDINGS TO BE ERECTED ON THE SUBJECT PARCELS.
 SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLETHORIC ITEM. SEE SURVEYOR'S COMMENTS ON 1 AND 2 REGARDING BUILDING SETBACK LIMITS.

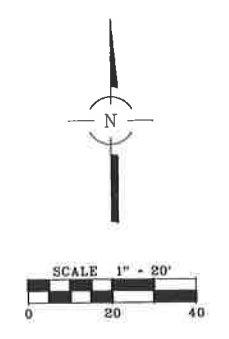
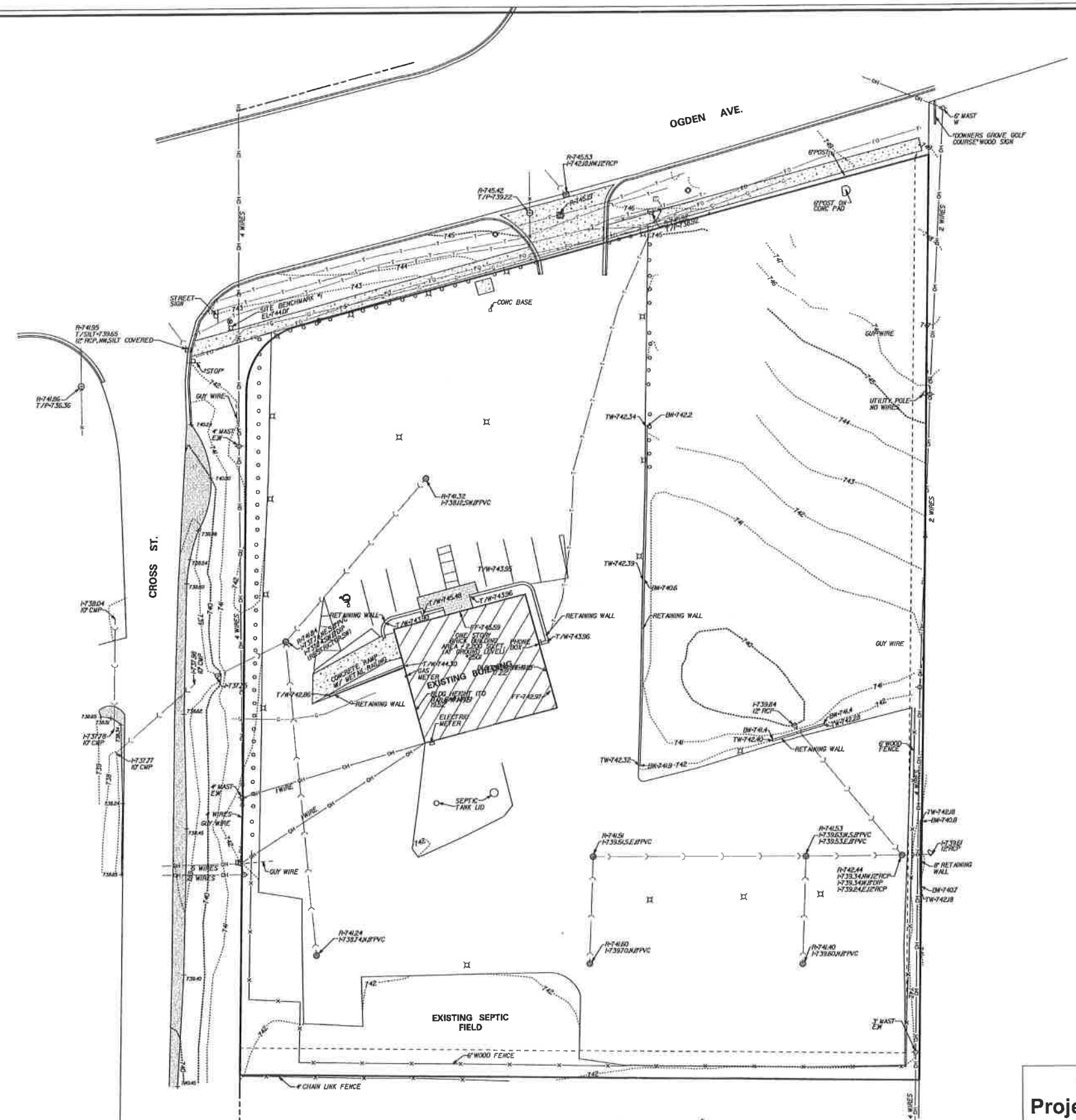
EXHIBIT A - Plat of Survey
Project = Zeigler ProMaster Dealership
Applicant = AJZ-Downers Grove II, LLC
Contact = Daniel Scheid, 269-207-8640

STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 I, JERRY P. SWINERTON, L.P.A., No. 039-3840
 ILLINOIS SURVEYOR 12-01-2015
 (VALID ONLY IF EMBOSSED SEAL AFFIXED)

REVISIONS:		CONSULTING ENGINEERS	DATE: 07/13/2015
		SITE DEVELOPMENT ENGINEERS	JOB NO: 6122
		LAND SURVEYORS	FILENAME: 01214 TA-01
			SHEET: 1 OF 1

FOR REVIEW PURPOSES ONLY

PREPARED FOR:
 ZEIGLER AUTO GROUP
 4201 STADIUM DRIVE
 KALAMAZOO, MICHIGAN 49008



APPLICANT: AJZ-DOWNERS GROVE II, LLC
 CONTACT: DANIEL SCHEID, 269-207-8640

EXHIBIT B - Existing Siteplan
 Project = Zeigler ProMaster Dealership
 Applicant = AJZ-Downers Grove II, LLC
 Contact = Daniel Scheid, 269-207-8640

EXHIBIT B - EXISTING SITE PLAN	
ZEIGLER PROMASTER DEALERSHIP DOWNERS GROVE, ILLINOIS	
CONSULTING ENGINEERS	LAND SURVEYORS
 SPACECO INC. 9275 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 996-6666 Fax: (847) 996-6668	
FILENAME:	22_02C-SITEPLAN.dwg
DATE:	06/10/15
JOB NO.	6122.02
SHEET	EX-B
1 OF 1	

NO.	DATE	REMARKS
1	07/15/15	PER OWNER

\\p001\125611\2015\6370\2015-EX-SITEPLAN\DWG\ORD 2015-6370.dwg (Title, User: Slavin)



Existing overhead doors to be removed and replaced with finished wall as shown on this floorplan.

FIRST FLOOR PLAN
1/8" = 1'-0"

DRAFT

FILE 15-PLC-0024: A petition seeking approval of a Special Use to permit the operation of a Personal Vehicle Sales and Rentals (Automobile Dealership) business. The property is currently zoned B-3, General Services and Highway Business. The property is located at the southeast corner of Cross Street and Ogden Avenue, commonly known as 2501 Ogden Avenue, Downers Grove, IL (08-01-306-024). AJZ-Downers Grove II, LLC, Petitioner and Old Second National Bank, Owner.

Mr. Ainsworth located the 1.77-acre site on the overhead for the commissioners stating the site was improved with a one-story vacant commercial/retail building with a large open space and surface parking lot. The prior use for the site was an automobile dealership but due to the length of time the site sat vacant, the owner could not re-establish the former special use by-right. The village's new ordinance required that after a site has sat vacant for more than six months, the owner has to return to the Plan Commission to reactivate the special use, which the petitioner was doing tonight.

A current site plan was presented and reviewed. The access off of Ogden Avenue would remain the same and the parking lot would be re-stripped designating employee parking and a two-way drive access aisle which circled around the building. There would be increased landscaping, the two-bay doors on the west elevation would become offices, and the owner intended to do some minor aesthetic improvements to make the building more customer-friendly. There is some intent to redevelop the property but that was not under consideration for tonight's meeting.

Mr. Ainsworth described how a car carrier would access, stage, and then drive around the site to exit the site. No repairs, maintenance or detail operations would be done on the site. He reminded the commissioners how the Comprehensive Plan supports such uses along the Ogden Avenue Corridor for automobile-type businesses. Per Mr. Ainsworth, the proposed site and the reactivation of the special use met the requirements of the village's Comprehensive Plan. However, staff listed ten (10) conditions in its staff report to ensure that the petitioner remained a good neighbor.

Chairman Rickard asked staff to point out the No Parking Anytime restrictions over the septic area wherein Mr. Ainsworth proceeded to do so. He did confirm that prior, vehicles were parked on the septic area. Mr. Thoman voiced concern and asked whether the septic fields were checked for any damage to which Mr. Ainsworth responded that he asked the same question and, to date, there were no issues with the septic field. He reminded the commissioners that if any septic field issues did arise, the owner would have to work with the DuPage County Health Department to mitigate them. Regarding the green space on the northeast corner of the site, Mr. Ainsworth explained it had been part of a lot consolidation but now was part of the subject property and would have minimum requirements to be maintained as green space. Lastly, regarding staff's Recommendation No. 9, as it related to vehicle test drives, Mr. Ainsworth discussed that the recommendation were listed to prohibit tests drives on residential streets.

Petitioner, Aaron Zeigler, 4201 Stadium Drive, Kalamazoo, Michigan, shared that in 2010 he constructed the Chrysler/Dodge dealership down the road from the subject property. Due to lack of land at his current location, he was planning to expand operations by using the subject site as a Dodge Promaster franchise. No service, maintenance or detail work would be done at the site. Per an earlier question about the septic, Mr. Zeigler confirmed that he did have an inspection of the septic system, it passed inspection, and had a letter to confirm same. He was not planning to park vehicles on the septic area.

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Questions followed regarding the lighting for the property, wherein Mr. Zeigler stated there was some lighting but he was planning to bring the lighting up to code, with possible LED lighting in the future.

Chairman Rickard opened up the meeting to public comment.

Mr. Jeff Mond, 4605 Cross Street, Downers Grove, lives down the street from the lot and has lived in his house since 1981. He expressed concern about test driving and stated that there has been test driving from Zeigler Motors, Max Maddson and previous dealerships. He stated that young families are moving in with young children. His street is a straight pass to the Burlington train tracks and there has been an increase in traffic since the redevelopment of the tracks. He asked if something could be done so that there are no test drives down his street or to use Walnut Street, since it was less residential than Cross Street. Also, he stated there was no left turn onto Cross Street because it was a dangerous area and he recommended that there be no left-turns at all in the area. Lastly, Mr. Mond expressed concern about car carriers parking on Cross Street, noting it was very narrow and he saw trucks getting stuck while trying to turn around.

Mr. Michael Cassa, president of the Downers Grove Economic Development Corporation, spoke about the positives of the proposal, reminding the commissioners that the petitioner was going to be taking a vacant Catalyst site and turning it into a vital business which will generate approximately \$240,000 per year in sales tax revenue for the village. He thanked both the petitioner and staff for making the proposal a reality.

Mr. Zeigler declined a closing statement and the public hearing portion was closed by the chairman.

Commissioner questions followed regarding enforcement issues arising and what the neighbors could do if test drives occurred. Also, the positives of the business and the petitioner were mentioned by Mr. Thoman, noting the owner did a fine job at his current dealership.

WITH RESPECT TO FILE 15-PLC-0024, MR. THOMAN MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO STAFF'S 10 CONDITIONS IN ITS MEMO.

SECONDED BY MR. QUIRK. ROLL CALL:

**AYE: MR. THOMAN, MR. QUIRK, MR. BASSLER, MR. COZZO, MS. HOGSTROM,
MRS. RABATAH, CHAIRMAN RICKARD**

NAY: NONE

MOTION CARRIED. VOTE: 7-0