

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
5/17/2016

SUBJECT:	SUBMITTED BY:
Special Use for an automobile dealership at 1723 Ogden Avenue	Stan Popovich, AICP Director of Community Development

SYNOPSIS

An ordinance has been prepared to authorize a Special Use for an automobile dealership at 1723 Ogden Avenue.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the June 7, 2016 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.

BACKGROUNDProperty Information and Zoning Request

The petitioner is requesting Special Use approval to redevelop an existing automobile dealership at the southwest corner of Lee and Ogden Avenue, commonly known as 1723 Ogden Avenue. The proposal includes an expansion of the existing automobile dealership to include the property immediately to the west at 1731 Ogden Avenue. Both properties are zoned B-3, General Services and Highway Business District. The proposed improvements include:

- A building addition to include a new detail bay area, showroom, sales and office area
- A new Ogden Avenue façade and improved east and west facades
- Enlarged and redesigned parking lot for additional customer and display vehicle parking
- Reduction of curb cuts along Ogden Avenue

Compliance with the Zoning Ordinance

The property is zoned B-3, General Services and Highway Business District. The proposed project meets all the bulk and setback regulations for the B-3 zoning district. Per Section 28.5.010.A of the Zoning

Ordinance, the automobile dealership business is classified as a vehicle sales and service use. This use is an allowable Special Use in the B-3 zoning district.

Compliance with the Comprehensive Plan

The proposal is consistent with the Comprehensive Plan. The Plan designates the property for a Corridor Commercial use. The proposed use is consistent with the Plan's recommendation to support a range of auto oriented uses along the corridor. The proposal is also consistent with the Plan's emphasis to retain and expand existing businesses.

Public Comment

During the Plan Commission meeting, the public expressed four primary concerns. The petitioner and staff addressed the concerns in their presentation at the Plan Commission meeting. The concerns and responses are presented below:

Concern	Response
Stormwater Management	<ul style="list-style-type: none"> • The proposal complies with the Stormwater Ordinance. • Permeable pavers provided in the entire parking lot area to allow water to infiltrate on site. A thicker stone base is provided underneath the pavers for water quality and compensatory storage. • The pavers meet the requirements for compensatory storage and volume control and post construction best management practices.
Light Trespass	<ul style="list-style-type: none"> • A condition has been added to the approval that notes all exterior lights shall be equipped with cut-off shields to limit the amount of light trespass towards the residential zoned properties to the south. • A revised photometric plan has been submitted and is attached • Lighting shall meet the Zoning Ordinance regulations per Section 10.030.G
Speeding test drives on Lee Avenue	<ul style="list-style-type: none"> • A condition of approval has been added that states, no test drives may be conducted on Lee Avenue north of Ogden Avenue or Lee Avenue south of the property's curb cut onto Lee Avenue.
Loading/Unloading of cars on Ogden and Lee Avenue	<ul style="list-style-type: none"> • The site has been designed to accommodate delivery of vehicles on private property. • A condition of approval has been added that prohibits vehicle deliveries on both Lee and Ogden Avenues. • A condition of approval has been added that prohibits any business activities taking place on Lee and Ogden Avenues. • An auto-turn exhibit has been provided and is attached

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated April 4, 2016

Draft Minutes of the Plan Commission Hearing dated April 4, 2016

Revised lighting exhibit

Auto-turn exhibit

1723 Ogden
Special Use – 16-PLC-0010

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR 1723 OGDEN AVENUE TO PERMIT
AN AUTOMOBILE DEALERSHIP**

WHEREAS, the following described property, to wit:

□ THE WEST HALF OF LOT 3, AND THE NORTH 238.3 FEET (AS MEASURED ON THE EAST AND WEST LINE THEREOF) OF THE EAST HALF OF LOT 3 IN BRANIGAR BROTHERS OGDEN AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1921 AS DOCUMENT NO. 146501, IN DUPAGE COUNTY, ILLINOIS

Commonly known as 1723 Ogden Avenue, Downers Grove, IL 60515
PINs 09-06-304-015, 09-06-304-016, 09-06-304-017, and 09-06-304-041

(hereinafter referred to as the "Property") is presently zoned "*B-3, General Services and Highway Business*" 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 28.12.050 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 April 4, 2016 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 April 4, 2016; engineering, architectural and landscape drawings prepared by Damas Consulting Group dated January 20, 2016 and last revised on March 8, 2016 and architectural drawings prepared by Thomas Buckley Architect dated March 21, 2016, except as such plans may be modified to conform to the Village codes and ordinances.
2. No business activities, including but not limited to customer, employee or sale vehicle parking, may be conducted on Lee or Ogden Avenues. No test drives may be conducted on Lee Avenue north of Ogden Avenue or Lee Avenue south of the property's curb cut onto Lee Avenue.
3. All vehicle deliveries must be completed on private property. Vehicles may not be dropped off or picked up on either Ogden Avenue or Lee Avenue.
4. A "No Truck Right Turn" sign shall be located at the Lee Avenue curb cut. All commercial truck traffic shall be prohibited south of the site.
5. A pedestrian connection must be provided from the two public rights-of-way to the main building entrance in conformance with the Zoning Ordinance.
6. The row of parking along the east side of the building shall be reserved for outside display of vehicles only.
7. The building shall be equipped with an automatic fire suppression system and an automatic and manual fire alarm system.
8. An administrative lot consolidation shall be completed prior to the issuance of a building permit. The lot consolidation shall include an access easement from the property immediately west of 1731 Ogden Avenue to the Ogden Avenue curb cut and a 15-foot sanitary easement along the west property line per the Downers Grove Sanitary District.
9. All exterior lights shall be equipped with cut-off shields to limit the amount of light trespass towards the residential zoned properties to the south.

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.

Passed:

Published:

Attest: _____
Village Clerk

Mayor

I:\mw\ord.16\SU-1723-Ogden-16-PLC-0010



0 30 60 Feet

1723 & 1731 Ogden Avenue - Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
APRIL 4, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0010 1723 Ogden Avenue	Special Use for an Automobile Dealership	Swati Pandey Planner

REQUEST

The petitioner is requesting approval of a Special Use to redevelop an automobile dealership at 1723 Ogden Avenue.

NOTICE

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

GENERAL INFORMATION

OWNER: Omar Dweydari
1723 Ogden Avenue
Downers Grove, IL 60515

APPLICANT: Thomas Buckley
PO Box 95624
Hoffman Estates, IL, 60195

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Commercial
PROPERTY SIZE: 131,349 sq ft (3.015 acres)
PINS: 09-06-304-015, 09-06-304-016, 09-06-304-017, and 09-06-304-041

SURROUNDING ZONING AND LAND USES

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

ANALYSIS

SUBMITTALS

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

1. Project Narrative

2. Plat of Survey
3. Engineering Plans
4. Architectural Plans
5. Landscape Plan
6. Plat of Consolidation
7. Rendering

PROJECT DESCRIPTION

The owner of the property is proposing to redevelop an existing automobile dealership at the southwest corner of Lee and Ogden Avenue, commonly known as 1723 Ogden Avenue. The proposal includes an expansion of the existing automobile dealership to include the property immediately to the west at 1731 Ogden Avenue. Both properties are zoned B-3, General Services and Highway Business District. An automobile dealership is an allowable Special Use in the B-3 district.

Currently, the 1723 Ogden Avenue property is improved with a one-story commercial building which houses the dealership and a surface parking lot. The 1731 Ogden Avenue site is improved with three vacant buildings and a surface parking lot.

Proposed Development

The petitioner is proposing to expand the existing single story masonry building to increase the showroom and office capacity of the automobile dealership. Currently, the building has a T-shaped footprint at the corner of Lee and Ogden Avenue. The inclusion of 1731 Ogden Avenue allows the expansion of the building to the west. The property will be redeveloped with a rectangular shaped building with a redesigned parking lot, new façade and renovated interiors.

Site Design: The one story building will be expanded to the west and will sit in the center of the property with the parking lot wrapped around the building on all sides. The access to the property has been redesigned by eliminating the existing curb cuts along Ogden Avenue and replacing them with a single curb cut onto Ogden Avenue near the west property line. The curb cut along Lee Avenue will be relocated to facilitate smoother flow of traffic in and out of the property. A cross-access easement has been granted to provide a connection to the vacant property immediately west of 1731 Ogden Avenue in anticipation of any future development and to help with improved connectivity with any future developments. The connection will allow vehicles of either development to access Ogden Avenue through either site.

Parking: The parking lot area has been expanded primarily to the west and south of the property. An expanded outdoor parking area for the display of vehicles has been proposed in the southwest portion of the property for additional storage required by the business. The parking area will consist of 152 parking spaces including display vehicles, employee parking, service parking and customer parking.

Elevations: Major exterior changes have been proposed to the building elevations. The north elevation wall includes a new high performance storefront glazing with a decorative overhang. Two columns shall be added to the east and west walls to anchor the structure. The new sections of the walls match the existing textured concrete material. The east and the west walls also include a different color concrete material to break the visual monotony of the concrete masonry wall.

Floor Plans: The expanded building will be mostly used to accommodate additional display of vehicles. The other uses inside the building include a new detail bay, remodeled service bay and additional sales cubicles and offices. The size of the service area for vehicles remains unchanged.

Landscaping/Screening: The petitioner is proposing landscaping around the perimeter of the property, in

conformance with the Village requirements. The new parking lot will have the required landscape islands. Other improvements including a pedestrian connections between the building and Lee and Ogden Avenues will be provided. The new trash area behind the building will be screened with the masonry enclosure and a gate.

COMPLIANCE WITH THE 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 provide 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 currently operates an automobile sales business and the petitioner is seeking approval to expand the property with the same use. The expansion of this property as an automobile dealership will achieve the aforementioned goals.

The property is located in the *Ogden Avenue West End - Key Focus Area* per the Comprehensive Plan. The petitioner's proposal to consolidate the commercial properties and increase the lot depth is recommended in the Comprehensive Plan. A redesigned site plan proposes a dumpster enclosure, new parking lot landscape islands and beautification of Ogden Avenue with dense landscaping per the recommendations. A reduction in curb cuts and the cross-access agreement with the adjacent property furthers the goals and intent of the Comprehensive Plan for the development of the commercial properties along Ogden Avenue.

The proposed 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 business is an allowable Special Use in the B-3 District per Section 5.010 of the Zoning Ordinance. The existing building and the new addition will be compliant with the required bulk standards. The table below identifies the required regulations and what is proposed:

1723 Ogden Avenue	Required	Proposed
North Setback (Street Yard – Ogden Avenue)	75 ft	96 ft
East Setback (Street Yard – Lee Avenue)	25 ft	70.46 ft
East Setback (Side Yard)	10 ft	10 ft
South Setback (Rear Yard)	30 ft	54 ft
West Setback (Side Yard)	0 ft	71 ft
Landscaped Open Space	13,135 sf (10%)	43,871 sf (33.4%)
Street yard landscaped open space	6,568 sf	6,874 sf
Floor Area Ratio	0.75 (max)	0.12
Building Height	60 ft (max)	28.7 ft
Parking Spaces	65	152
Building Coverage	n/a	12.2%

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

ENGINEERING/PUBLIC IMPROVEMENTS

Based on the existing impervious area on the overall site and the proposed impervious area, stormwater detention is not required for the proposed development. However, the petitioner will be required to provide compensatory storage for the two Localized Poorly Drained Areas (LPDAs), Volume Control Best Management Practices (VCBMPs) and Post Construction Best Management Practices (PCBMPs). To address each of these items, the petitioner has proposed to construct the entire parking area with permeable pavers with a thicker than normal stone base. The installation of a thicker stone base will provide the required compensatory storage, VCBMPs and PCBMPs.

A wetland is located in the far southern portion of the 1731 Ogden property. The petitioner is not proposing construction near the wetland and the wetland will not be impacted by the proposed development.

The existing water service from Lee Avenue will be removed and replaced with a new larger water service from Lee Avenue. The existing building has a sanitary sewer connection that runs from the northeast corner of the building to the northeast corner of the Lee and Ogden Avenue intersection. The Sanitary District has requested a 15-foot wide easement along the west property line to provide space for any future Sanitary District improvements in the area. The petitioner has agreed to grant this easement and will provide this on the required administrative lot consolidation. The Sanitary District provided conceptual approval for the proposed expansion.

The petitioner is proposing changes to the existing curb cuts. Currently the 1723 Ogden Avenue property has one curb cut onto Ogden Avenue while the 1731 Ogden property has three curb cuts that act as one typical curb cut and one larger than normal curb cut. The petitioner is proposing to consolidate these curb cuts into a single curb cut at the far west side of the property. The property currently has one curb cut onto Lee Avenue that is located near the intersection of Lee and Ogden Avenues. The petitioner is proposing to close this curb cut and install a new curb cut further south on Lee Avenue behind the existing building. By relocating and consolidating curb cuts, vehicle deliveries will be able to occur on site as car carriers can enter the site via either Lee or Ogden Avenue, traverse around the south and west of the building and exit onto either Ogden or Lee Avenue. Large vehicles exiting out of Lee Avenue will be restricted to northbound traffic only and a sign will be installed at this location noting this requirement. Additionally, no vehicle deliveries or other business activities will be permitted to take place on any adjacent roadway.

The petitioner is proposing a parking lot connection to the vacant parcel west of 1731 Ogden Avenue. The proposed connection would connect this proposed development with any future development that is proposed to the west. The connection would include an access easement on both properties that would permit customers of either development to access Ogden Avenue from either site.

The existing sidewalk along Lee Avenue will be maintained as will the existing sidewalk along Ogden Avenue in front of 1723 Ogden Avenue. The Ogden Avenue sidewalk will be extended to the west through the 1731 Ogden Avenue property.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division has reviewed the proposed plans and will require the building include a fire alarm and sprinkler system that meet the Village's code requirements. A fire department connection is also required along the Ogden Avenue façade.

The Fire Prevention Division has also determined that the proposed development provides sufficient access for emergency vehicles. The site layout permits Fire Department apparatus the opportunity to enter and exit the site from both the Ogden and Lee Avenue curb cuts. The loop around the building provides good access around the building and property as needed.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting public hearing notice signs and publishing the legal notice in the *Downers Grove Suburban Life*. A couple neighbors have contacted staff regarding the proposed development. Their comments were focused on stormwater management, lighting and site access. Staff provided responses to each of these inquiries.

FINDINGS OF FACT

The petitioner is requesting a Special Use to construct an automobile dealership at 1723 Ogden Avenue. Staff finds that the proposal 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 Service and Highway Business zoning district. Under Section 5.010 of the Zoning Ordinance, an automobile dealership 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 plan will allow the petitioner to redevelop an existing 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 retain and expand an existing business in the Village providing growth and employment opportunities in the area. The properties at 1731 Ogden are long standing vacant buildings and land, which would be improved with this proposal. 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 redeveloping a property with the same existing use. The proposed development will meet all applicable Village regulations including the Stormwater Ordinance. 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 proposed Special Use for an automobile dealership at 1723 Ogden Avenue is consistent with the Comprehensive Plan, the Zoning Ordinance and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission recommend the Village Council **approve** the Special Use as requested in case 16-PLC-0010 subject to the following conditions:

16-PLC-0010; 1723 Ogden Avenue
April 4, 2016

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1. The Special Use shall substantially conform to the staff report; engineering, architectural and landscape drawings prepared by Damas Consulting Group dated January 20, 2016 and last revised on March 8, 2016 and architectural drawings prepared by Thomas Buckley Architect dated March 21, 2016, except as such plans may be modified to conform to the Village codes and ordinances.
2. No business activities may be conducted on Lee or Ogden Avenues.
3. All vehicle deliveries must be completed on private property. Vehicles may not be dropped off or picked up on either Ogden Avenue or Lee Avenue.
4. A "No Truck Right Turn" sign shall be located at the Lee Avenue curb cut. All commercial truck traffic shall be prohibited south of the site.
5. A pedestrian connection must be provided from the two public right-of-ways to the main building entrance in conformance with the Zoning Ordinance.
6. The row of parking along the east side of the building shall be reserved for outside display of vehicles only.
7. The building shall be equipped with an automatic suppression system and an automatic and manual fire alarm system.
8. An administrative lot consolidation shall be completed prior to the issuance of a building permit. The lot consolidation shall include an access easement from the property immediately west of 1731 Ogden Avenue to the Ogden Avenue curb cut and a 15-foot sanitary easement along the west property line per the Downers Grove Sanitary District.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP; SP
-att



0 30 60
Feet

1723 & 1731 Ogden Avenue - Location Map



PROJECT SUMMARY/NARRATIVE LETTER

The current property (parcel 09-06-304-041 37,532 square feet) was purchased in 2000. The dealership, Star Motor Werks, was established in 2001. Shortly after, inventory was sold to Luxury Motors, and the property was leased to Luxury Motors under the name of Superior Motor Werks. Luxury Motors eventually suspended their lease, and the current Ownership took possession in 2007.

In 2008, the dealership reopened as Motor Werks Inc., and in 2010, the name was changed to Star Motor Sales; as it is so named today.

In 2015, Ownership purchased adjacent properties (parcels 09-06-304-015, 09-06-304-016, and 09-06-304-017; with total area of 93,938 square feet). Total site area will be approximately 131,470 square feet after consolidation.

The main purpose for this expansion is to maximize indoor space for protection of the inventory. The dealership has suffered from vandalism, weather, etc. as a result from outdoor parking. This dealership wishes to continue its “niche” market of high value automobiles with a state of the art indoor showroom.

At the same time, this is the perfect opportunity to showcase the remodeled dealership with strong design and curb appeal.

The dealership currently has approximately 120 parking spaces on-site; this includes 2 indoor spaces, 10 employee parking stalls and the remainder for sales inventory. The expanded site will accommodate 179 exterior parking stalls. The addition will provide additional space for 30 automobiles.

The dealership currently operates 6 days per week, Monday through Thursday 9:00 am to 8:00 pm, Friday 9:00 am to 7:00 pm, and Saturday 9:00 am to 6:00 pm.

The existing building for the dealership, including service, showroom and offices, encompasses approximately 6,104 square feet, of which 1,080 square feet will be removed, and 9,494 square feet will be added, for a proposed total area of 14,518 square feet. The current facility performs service and detailing for inventory only; the size of the service area will remain as existing.

The existing structure is a one story masonry building with a small showroom facing north to Ogden Ave. Access to the service area is on the south side of the building. The northeast wall will be completely rebuilt with new high performance storefront glazing with a decorative overhang. The northwest portion of the existing structure will also be reconstructed with a higher element and a curved façade. The addition to the west will replicate the east side with similar glazing, showcasing the inventory. Taller box structures are added to the far eastern and western facades to anchor the structure.

The entire parking area will be constructed with eco-friendly permeable brick pavers to help lower the high albedo (solar energy reflected back into space). New energy efficient LED lighting will be added to the site, along with trees and shrubbery to highlight the site.

The development team is proud of this submittal and feels strongly that this will enhance the Ogden corridor.

STAR MOTOR SALES | 1723 OGDEN AVENUE | DOWNERS GROVE | ILLINOIS
EXISTING PHOTO MONTAGE

NORTHEAST ELEVATION



NORTHWEST ELEVATION



EAST ELEVATION



NORTHEAST ELEVATION



STAR MOTOR SALES | 1723 OGDEN AVENUE | DOWNERS GROVE | ILLINOIS
EXISTING PHOTO MONTAGE

NORTH ELEVATION OF NORTHEAST CORNER



EAST ELEVATION OF NORTHWEST CORNER



NORTH ELEVATION OF NORTHWEST CORNER



WEST ELEVATION



STAR MOTOR SALES | 1723 OGDEN AVENUE | DOWNERS GROVE | ILLINOIS
EXISTING PHOTO MONTAGE

SOUTH ELEVATION OF SOUTHWEST CORNER



SOUTHEAST ELEVATION OF SOUTHWEST CORNER

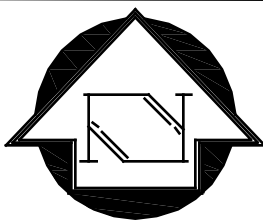


SOUTH ELEVATION OF SOUTHEAST CORNER

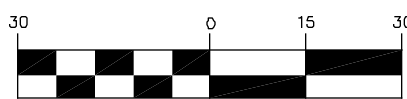


EAST ELEVATION





GRAPHIC SCALE

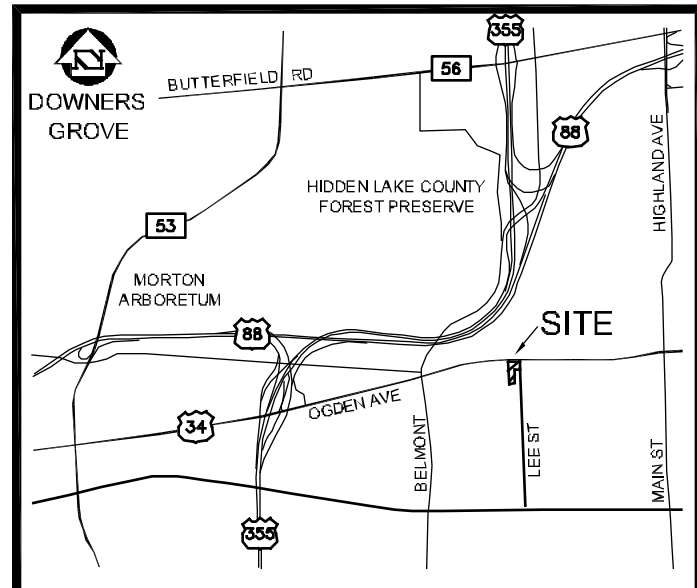


(IN FEET)
1 inch = 30 ft.

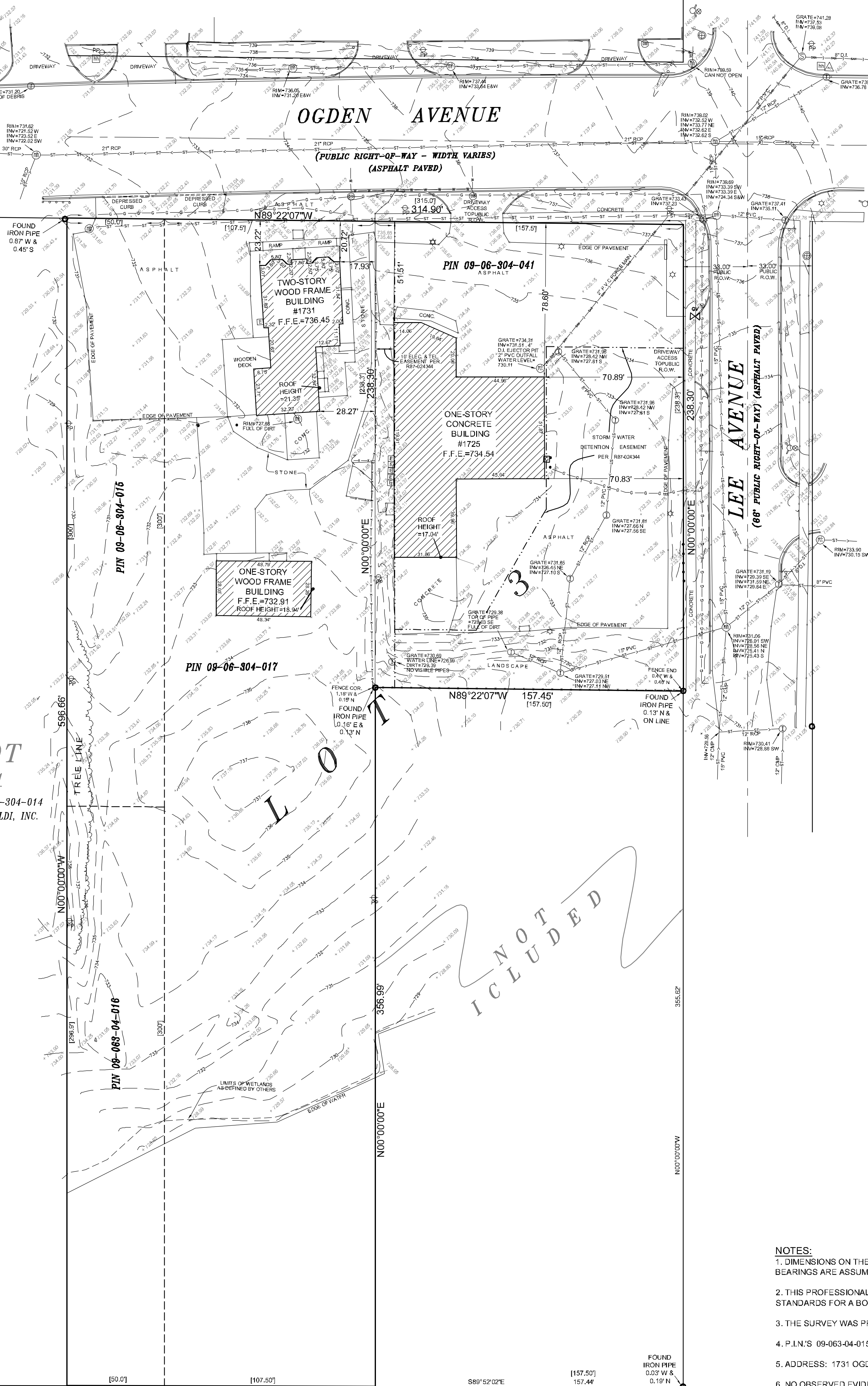
... LAND TITLE SURVEY ...

LEGAL DESCRIPTION:
THE WEST HALF OF LOT 3, AND THE NORTH 238.3 FEET (AS MEASURED ON THE EAST AND WEST LINE THEREOF) IN BRANIGAR BROTHERS OGDEN AVENUE, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1921 AS DOCUMENT NO. 146501, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY CONTAINS: 131,349 SQ.FT., 3.015 ACRES, MORE OR LESS.



VICINITY MAP
(NOT TO SCALE)



LEGEND	
	SANITARY SEWER LINE (Flow)
	STORM SEWER LINE (Flow)
	WATER LINE
	UNDERGROUND TELEPHONE CABLE
	UNDERGROUND ELECTRIC CABLE
	UNDERGROUND GAS LINE
	UNDERGROUND LIGHT CABLE
	UNDERGROUND FIBER OPTICS LINE
	OVERHEAD ELECTRIC LINE
	FENCE LINE
	CONCRETE CURB & GUTTER
	DEPRESSED CURB
	SANITARY SEWER MANHOLE
	EXISTING COMBINED SANITARY/STORM MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	STORM SEWER MANHOLE
	WATER MANHOLE
	TRAFFIC MANHOLE
	WATER VALVE IN VAULT
	WATER VALVE
	STORM SEWER INLET
	STORM SEWER CATCH BASIN
	FIRE HYDRANT
	TRANSFORMER BOX/PAD
	TRAFFIC SIGNAL
	LIGHT
	POWER POLE
	HAND HOLE
	SOIL BORING
	TELEPHONE BOX / PAD
	GAS VALVE
	SIGN
	REGULAR PARKING SPACE
	HANDICAP PARKING SPACE
	DECIDUOUS TREE
	EVERGREEN
	BUSH/HEDGE
	PINE TREES
	EXISTING GROUND ELEVATION
	EXISTING CONTOUR GRADE
	RECORDED DISTANCE
	NOTES CORRESPONDING TO SCHEDULE B

- NOTES:
- DIMENSIONS ON THE PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE ASSUMED AND USED TO DENOTE ANGLES ONLY.
 - THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 - THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - P.L.N.'S 09-063-04-015-0000, 09-063-04-016-0000, 09-063-04-017-0000 & 09-063-04-041-0000.
 - ADDRESS: 1731 OGDEN AVENUE, DOWNERS GROVE, ILLINOIS.
 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
 - NO INFORMATION AVAILABLE FROM THE CONTROLLING JURISDICTION SUGGEST ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE, SUMP OR SANITARY LANDFILL.
 - PROPERTY ACCESSES THE PUBLIC WAY VIA DRIVEWAYS TO WEST OGDEN AVENUE AND LEE AVENUE.
 - NO CEMETRIES, GRAVESITES OR BURIAL GROUNDS WERE DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR NOR WERE OBSERVED IN PROCESS OF CONDUCTING THE SURVEY.

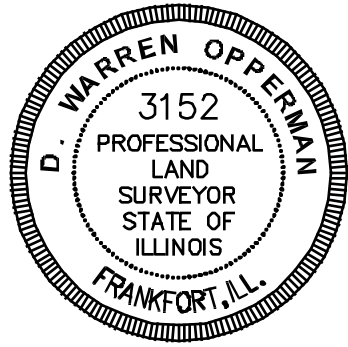
STATE OF ILLINOIS } SS.
COUNTY OF WILL

TO:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6, 7(a), 8, 9, 10, and 11(a) of Table A thereof. The field work was completed on 6-11-2015.

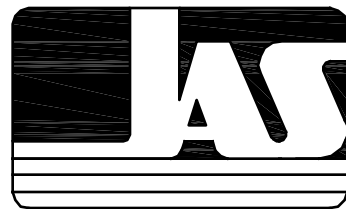
Dated: _____ A.D. 2015
JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

BY: _____
D. Warren Opperman
Illinois Professional Land Surveyor No. 3152 (exp. 11-30-16)



ZONING:
THE ZONING DESIGNATION FOR SUBJECT PROPERTY IS:
B-3 - GENERAL OFFICE & HIGHWAY BUSINESS PER
VILLAGE OF DOWNERS GROVE ILLINOIS ZONING MAP
CORRECTED 3/17/2015

Joseph A. Schudt & Associates



19350 S. HARLEM AVENUE FRANKFORT, IL 60423
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

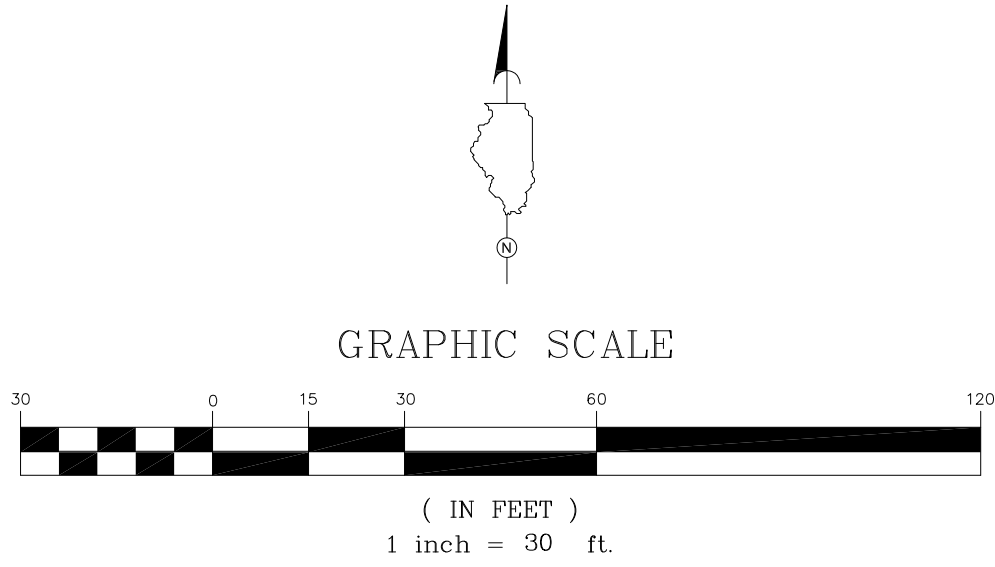
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consent of Joseph A. Schudt & Associates is
prohibited.

06-26-15
Sheet 1 of 1
15-044-000

CONTACT JULIE AT 811 OR 800-892-0123
WITH THE FOLLOWING INFORMATION
COUNTY-NAME DUPAGE
CITY/TOWNSHIP DOWNERS GROVE
SEC & 1/4 SEC No. SW 1/4 SEC. 6-38-11
Know what's below. 48 HOURS (2 working days) BEFORE YOU DIG
Call before you dig.

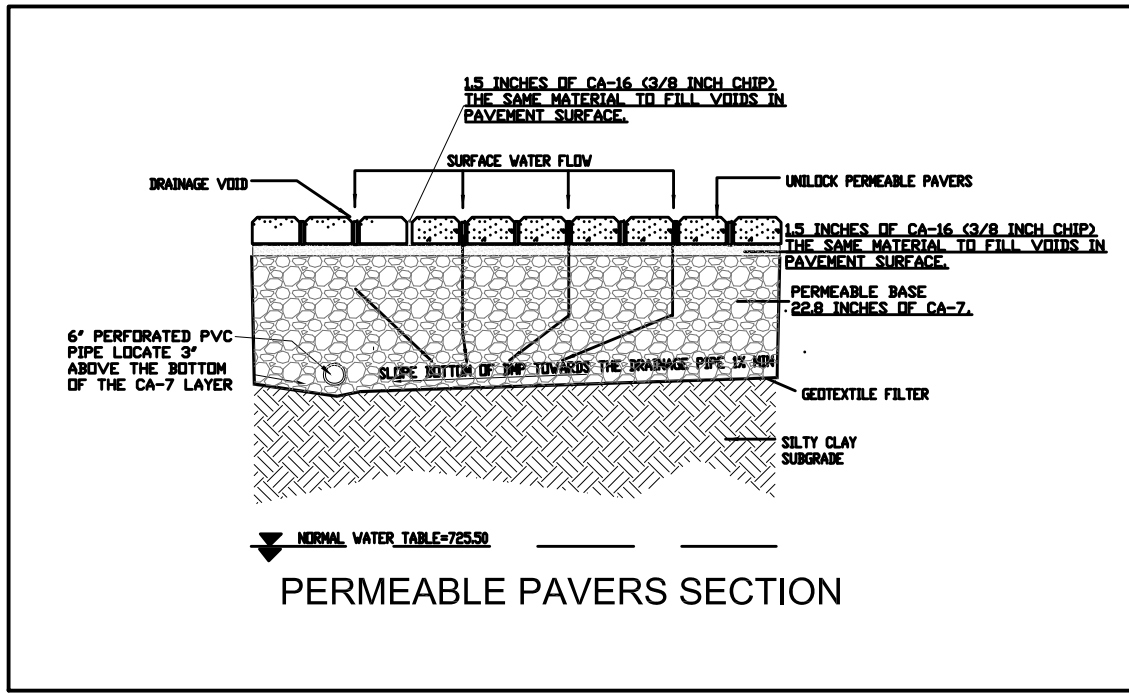


Damas Consulting Group
5625 MIDDAUGH AVE
Downers Grove, IL 60516
Ph 630-991-3299 FAX 630-541-2382



LEGEND AND ABBREVIATIONS:

- PL ——— PROPERTY LINE
- — — LIMITS OF FENCE LINE
- — — STORM LINE
- — — SANITARY LINE
- — — WATER LINE
- FFE FINISHED FLOOR ELEVATION
- CATCH BASIN (CB)
- FLARED END SECTION (FE)
- MANHOLE (MH)
- VALVE VAULT
- TOP OF CURB
- BOTTOM OF CURB
- SPOT ELEVATION



UTILITY NOTES:

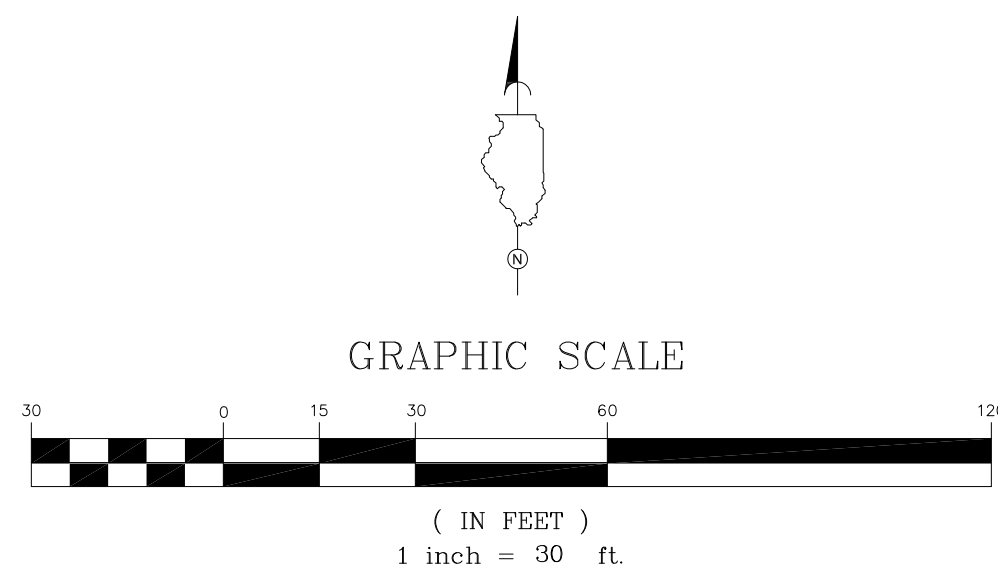
1. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHALL BE OBTAINED FROM ALL UTILITY COMPANIES, INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK IN THE CONSTRUCTION AREA. EXCAVATION IN THE VICINITY OF EXISTING STRUCTURES SHALL BE PERFORMED BY HAND. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES, MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
2. THE CONTRACTOR IS TO UNCOVER ALL LINES BEING TIED INTO AND VERIFY GRADES BEFORE ANY CONSTRUCTION.
3. CALL JULIE (800)892-0123 PRIOR TO DIGGING FOR ANY UTILITY CONSTRUCTION.
4. ALL DISTURBED AREAS SHALL BE RESTORED BY THE CONTRACTOR TO THE ORIGINAL CONDITION.
5. THE CONTRACTOR MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY THE REQUISITE FEES TO THE CITY OF LOMBARD PRIOR TO COMMENCING WORK.
7. ALL WORK AND MATERIALS WHICH DO NOT CONFORM TO THE SPECIFICATIONS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. WATERMAIN SHALL BE DUCTILE IRON PIPE, CLASS 52, CEMENT LINED.
9. SEWER SHALL CONFORM TO ASTM SPECIFICATIONS FOR MATERIALS AND JOINTS. PVC USED TO BE SDR 26 CONFORMING TO ASTM-3034, JOINT TO CONFIRM TO ANSI A21.11
10. DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS.
11. A WATER MAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE SEWER WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
12. BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE EQUIVALENT TO WATER MAIN STANDARDS OR CONSTRUCTION WHEN IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED ABOVE, OR THE WATER MAIN PASSES UNDER A SEWER OR DRAIN.
13. A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.
14. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN OR SEWER SERVICE CONNECTION SHALL BE THE SAME AS WATER MAIN SEPARATION DESCRIBED ABOVE.
15. CONTRACTOR IS TO RESTORE ALL STREET PAVEMENT PER VILLAGE OF DOWNERS GROVE REQUIREMENTS.

STAR MOTOR SALES
1723 OGDEN AVENUE
DOWNERS GROVE, IL

DATE STARTED: 06-15-14
JOB NO:
DRAWN BY: AA
FILE NO:

SHEET NO:
C-1

GRADING AND UTILITIES PLAN



K- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY(30) DAYS AFTER FINAL STABILIZATION IS ARCHIVED . TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

Damas Consulting Group
5625 MIDDAGH AVE
Downers Grove, IL. 60516
Ph 630-991-3299 FAX 630-541-2382

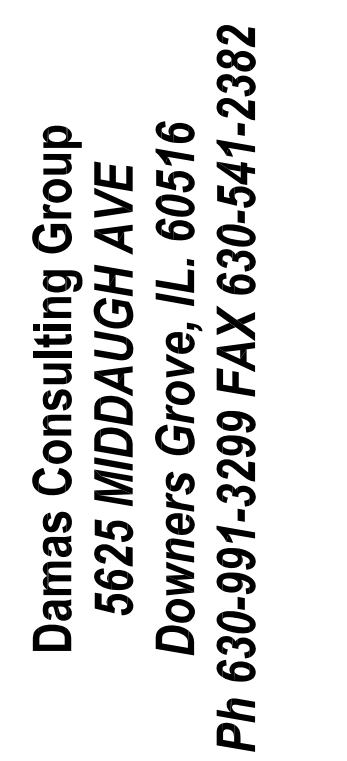
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STAR MOTOR SALES
1723 OGDEN AVENUE
DOWNERS GROVE, IL

DATE STARTED: 06-15-14	DRAWN BY: AA
JOB NO:	FILE NO:

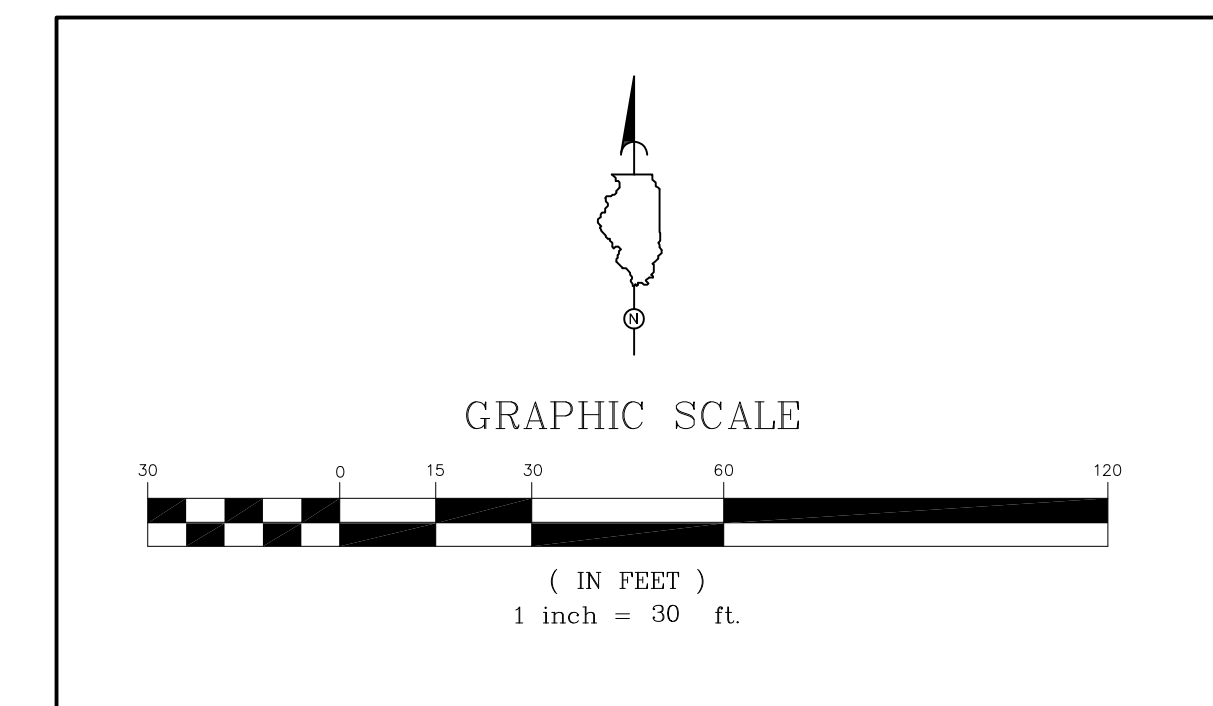
SHEET NO: C-2

EROSION CONTROL NOTES



STAR MOTOR SALES
1723 OGDEN AVENUE
DOWNERS GROVE, IL

SHEET NO:
C-12



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5625 MIDDAUGH AVE
Downers Grove, IL. 60516
Ph 630-991-3299 FAX 630-541-2382

[illegible]

STAR MOTOR SALES
1723 OGDEN AVENUE
DOWNERS GROVE, IL

DATE STARTED: 06-15-14	DRAWN BY: AA
JOB NO:	FILE NO:

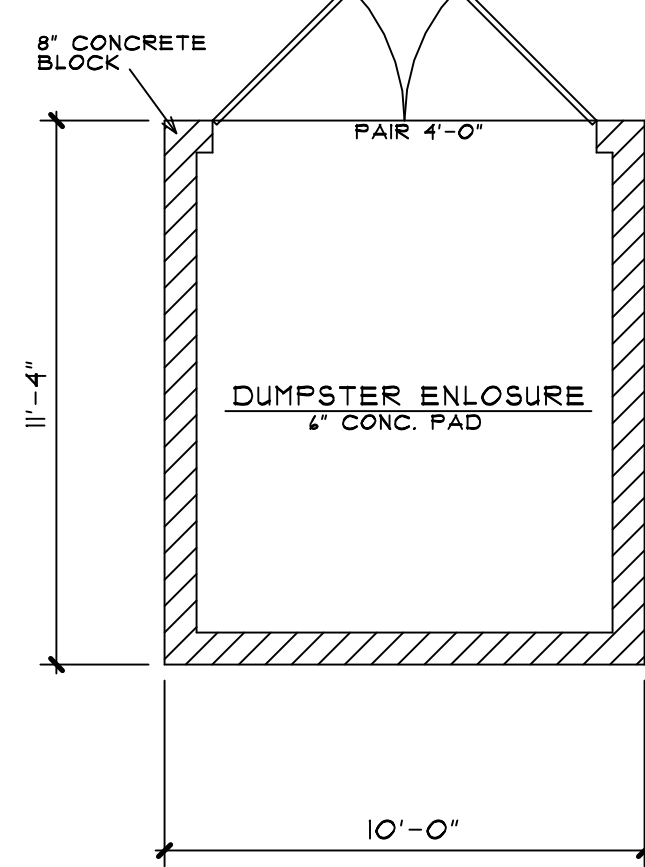
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C-13

PROPOSED ADDITION AND ALTERATIONS FOR STAR MOTOR SALES

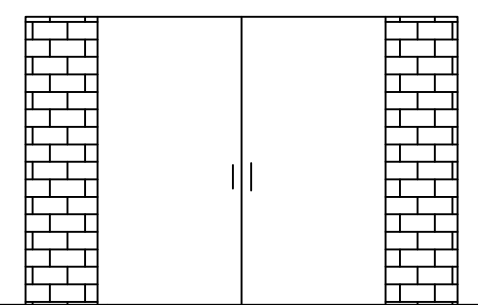
1723 OGDEN AVENUE DOWNERS GROVE, IL

PT 2 x 4 FASTENED TO GALV. STEEL
CHAIN LINK FENCE POSTS W/ GALV.
BOLTS PROVIDE AUTOMATIC GATE
CLOSING MECHANISM (SPRING) AND SLIP
BOLT TO PROP GATE OPEN IN FULLY OPEN
POSITION



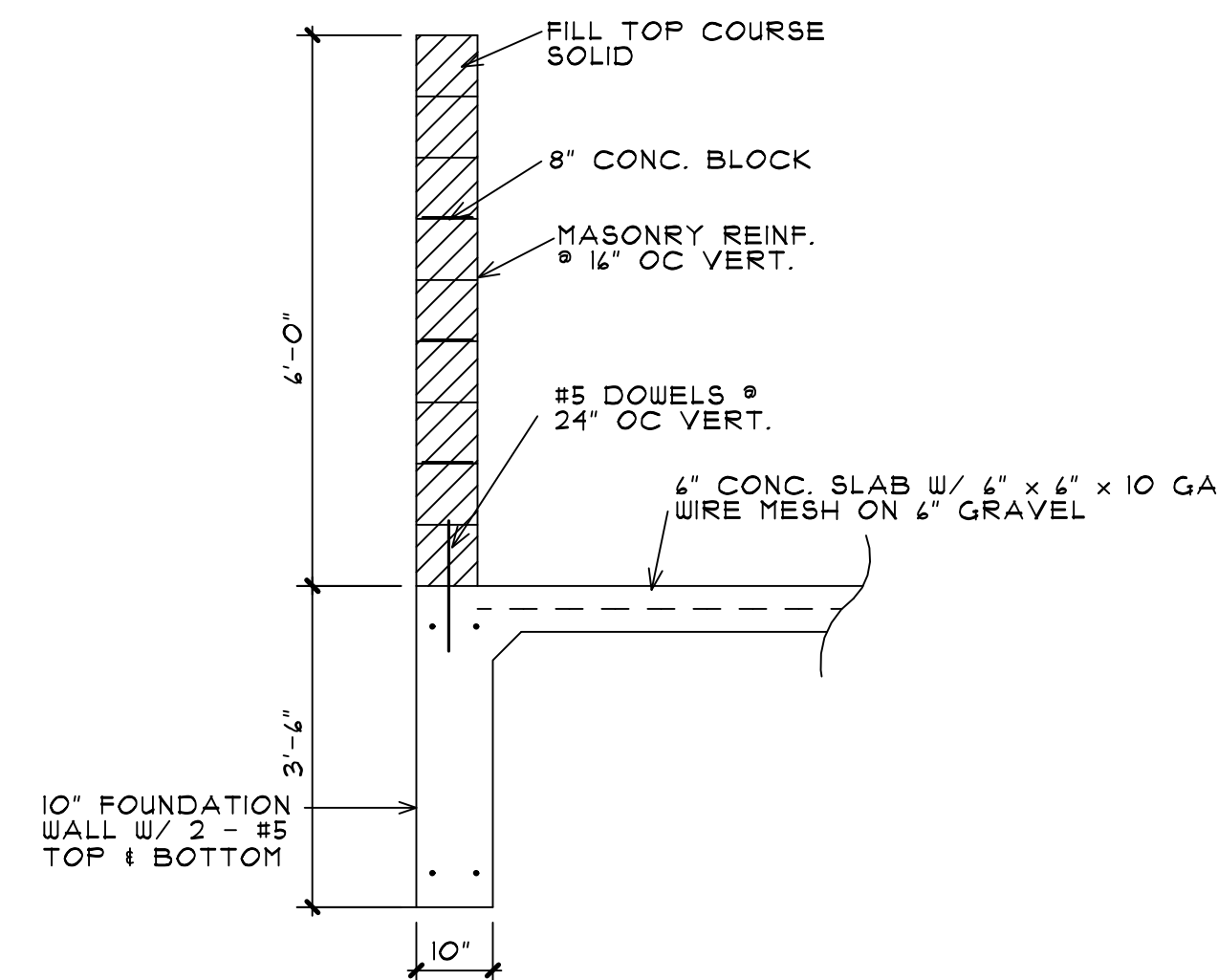
DUMPSTER ENCLOSURE PLAN

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



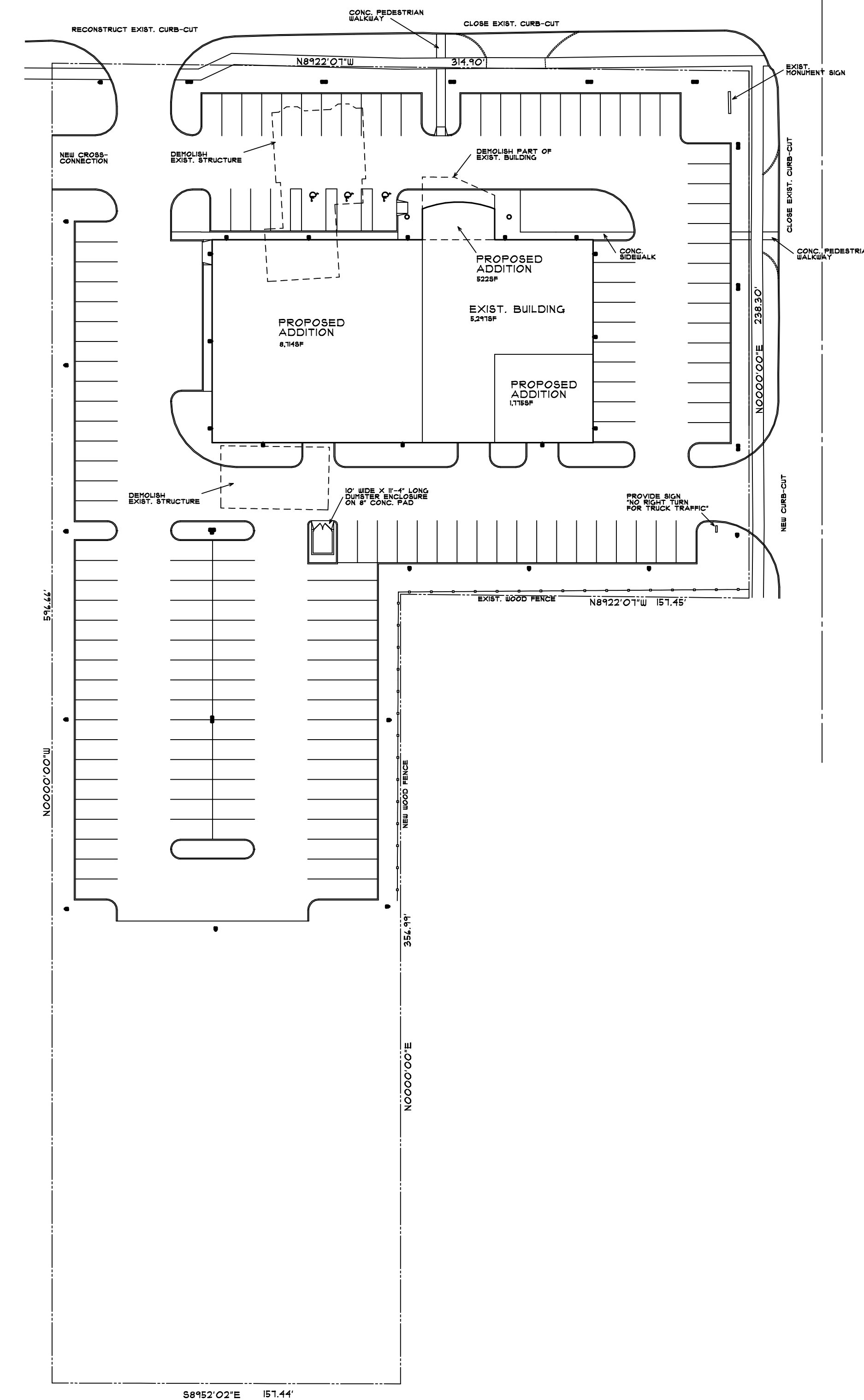
DUMPSTER ENCLOSURE ELEVATION

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



DUMPSTER ENCLOSURE SECTION

SCALE 1/2" = 1'-0"



ARCHITECTURAL SITE PLAN

SCALE 1" = 40.0'

BULK REGULATIONS

LOT AREA	131,349SF OR 3.015ACRES
MAX. FAR .15	98,512SF
EXISTING BUILDING AREA	5,291SF
PROPOSED BUILDING AREA	11,011SF
TOTAL BUILDING AREA	16,308SF
PROPOSED FAR	12.4%
MAXIMUM BUILDING HEIGHT	60'-0"
PROPOSED BUILDING HEIGHT	28'-1 1/2"

INDEX OF ARCHITECTURAL DRAWINGS

SP-1	ARCHITECTURAL SITE PLAN
SP-2	PARKING PLAN
L-1	LANDSCAPING PLAN
D-1	DEMOLITION PLAN
A-1	CONSTRUCTION PLAN
A-2	ROOF PLAN
A-3	EXTERIOR ELEVATIONS
A-4	WALL SECTIONS
P-1	PLUMBING SITE PLAN
P-2	PLUMBING FLOOR PLAN
E-1	PHOTOMETRIC SITE PLAN

3-21-16 SUBMITTAL FOR
SPECIAL USE

ARCHITECT'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED
BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF
MY KNOWLEDGE, THEY COMPLY WITH ALL APPLICABLE CODES AND
ORDINANCES.

CERT. NO. 0000872
EXPIRES 3-30-18 DATE

PROPOSED ADDITION &
ALTERATIONS TO EXIST.
AUTO DEALERSHIP

THOMAS
BUCKLEY
ARCHITECT

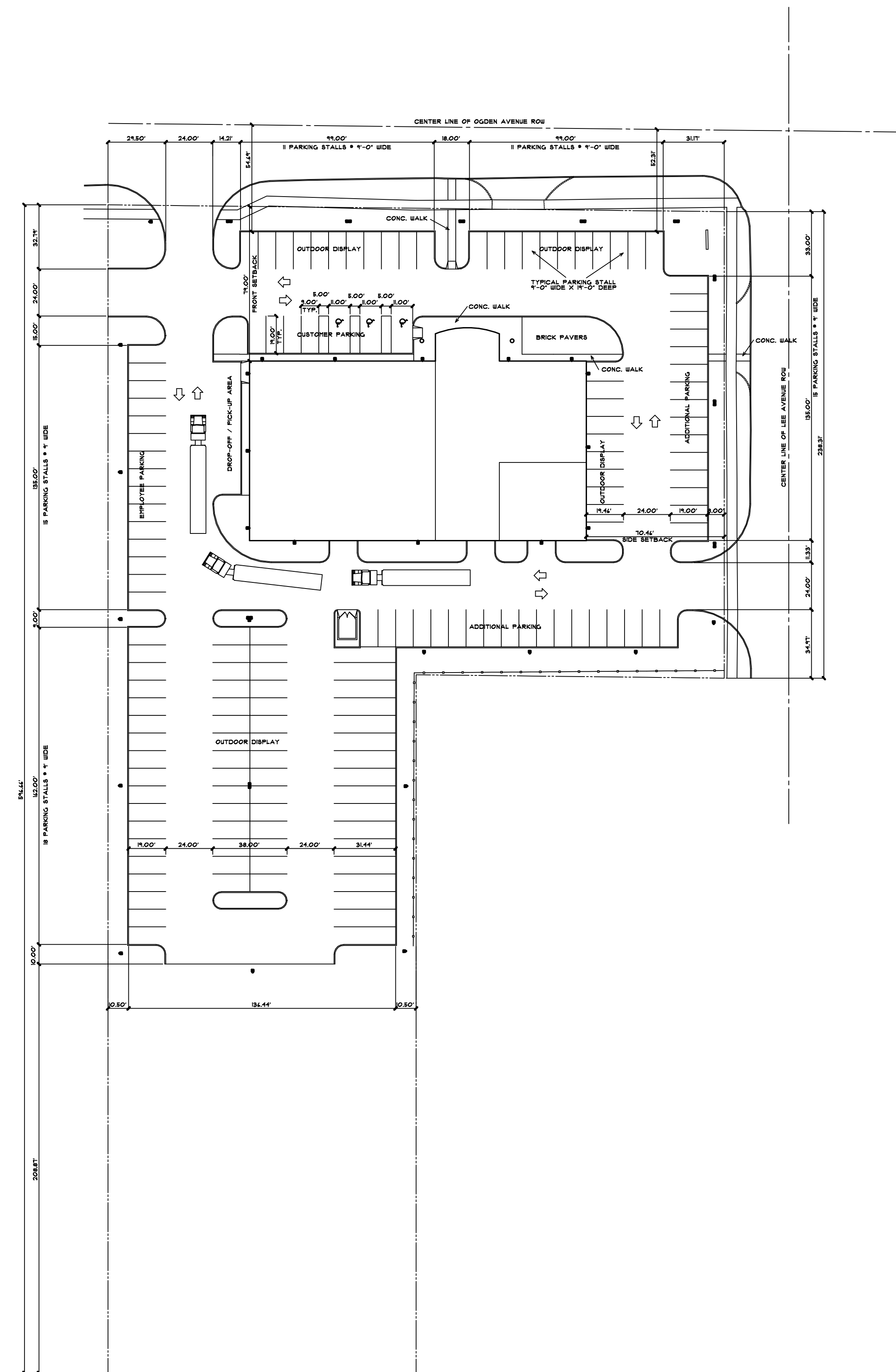
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HOFFMAN ESTATES, IL 60145
TEL. 847-910-1850 E-mail:
tom@thomsbuckleyarchitect.com

STAR MOTOR
SALES

1723 OGDEN AVENUE
DOWNERS GROVE, IL

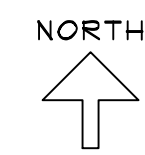
2014-024
JB
4-15-15
OF ELEVEN

SP-1



PARKING SITE PLAN

SCALE 1" = 40.0'



OUTSIDE PARKING STALLS

ACCESSIBLE CUSTOMER PARKING	3 STALLS
CUSTOMER PARKING	4 STALLS
EMPLOYEE PARKING	15 STALLS
OUTDOOR DISPLAY	114 STALLS
ADDITIONAL PARKING	33 STALLS
TOTAL	169 STALLS

PARKING

2-SPACES PER 1000SF OF SHOWROOM	
WEST SALES	1190SF
EAST SALES	430SF
INDOOR SHOWROOM	6021SF
TOTAL PROPOSED SHOWROOM	7641SF

REQUIRED SPACES FOR SHOWROOM = 16

2-SPACES PER SERVICEBAY

2 CURRENT - 1 FUTURE SERVICE BAYS

5 DETAIL BAYS

8 BAYS TOTAL

REQUIRED SPACES FOR SERVICE BAYS = 16

.4 SPACES PER 1000SF OF OUTDOOR DISPLAY

OUTDOOR DISPLAY 17900SF

REQUIRED SPACES FOR OUTDOOR DISPLAY = 8

3-21-16 SUBMITTAL FOR
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PROPOSED ADDITION &
ALTERATIONS TO EXIST.
AUTO DEALERSHIP

STAR MOTOR
SALES

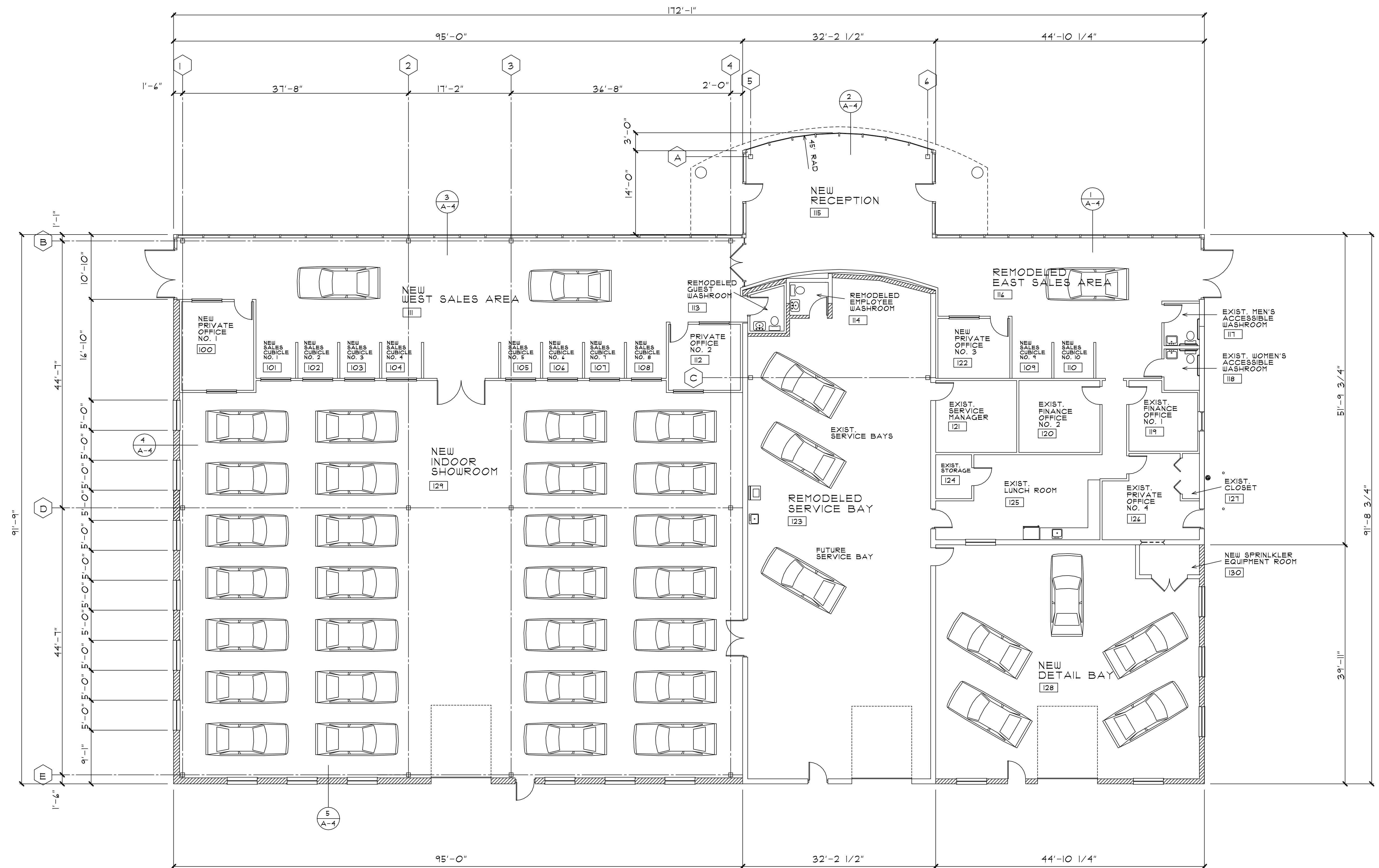
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2014-024
TB JF

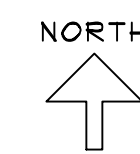
4-15-15 OF ELEVEN

SP-2



CONSTRUCTION PLAN

SCALE 1/8" = 1'-0"



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PROPOSED ADDITION &
ALTERATIONS TO EXIST.
AUTO DEALERSHIP

STAR MOTOR
SALES

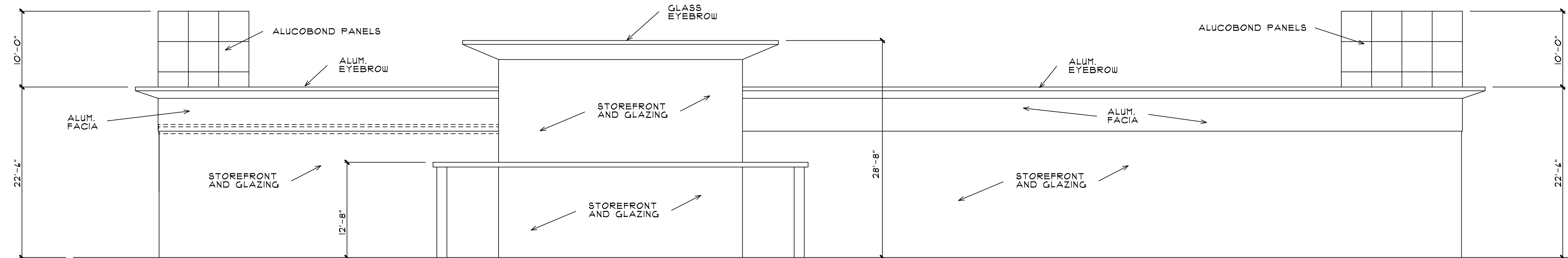
THOMAS
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HOFFMAN ESTATES, IL 60145
TEL. 847-910-1830 E-mail:
tom@thomasbuckleyarchitect.com

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DOWNERS GROVE, IL

2014-024
JB

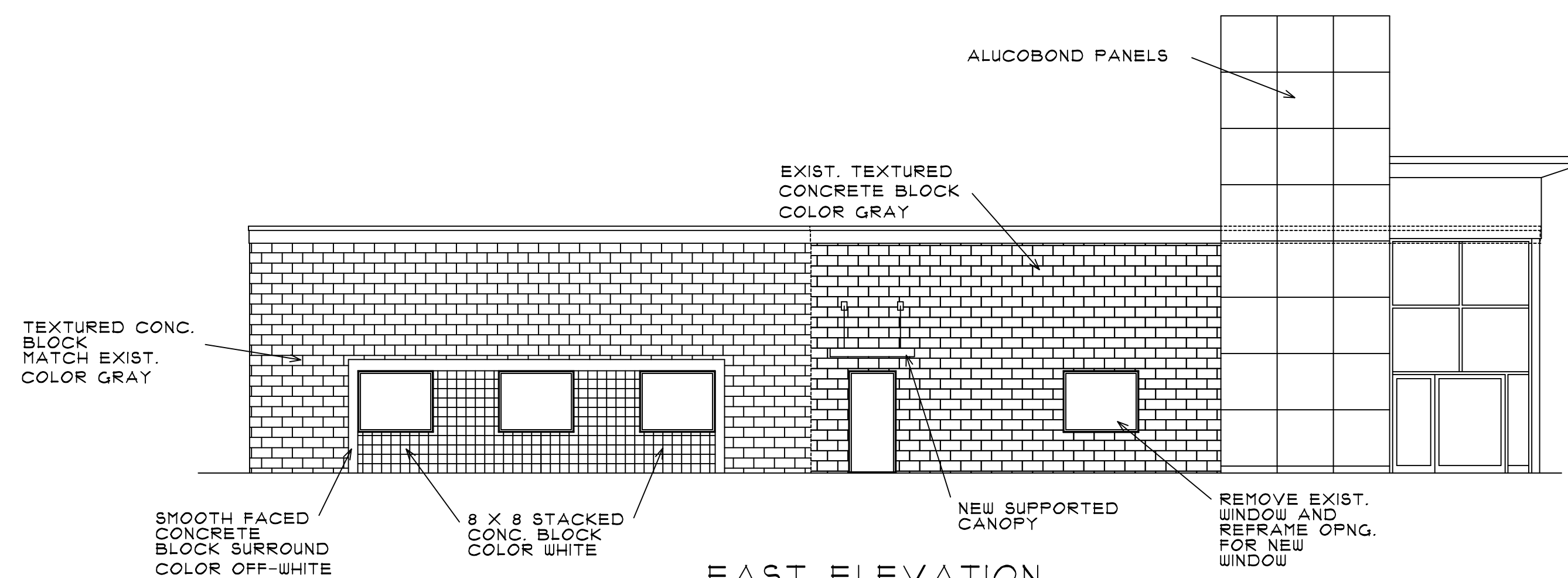
4-15-15

A-1
OF ELEVEN



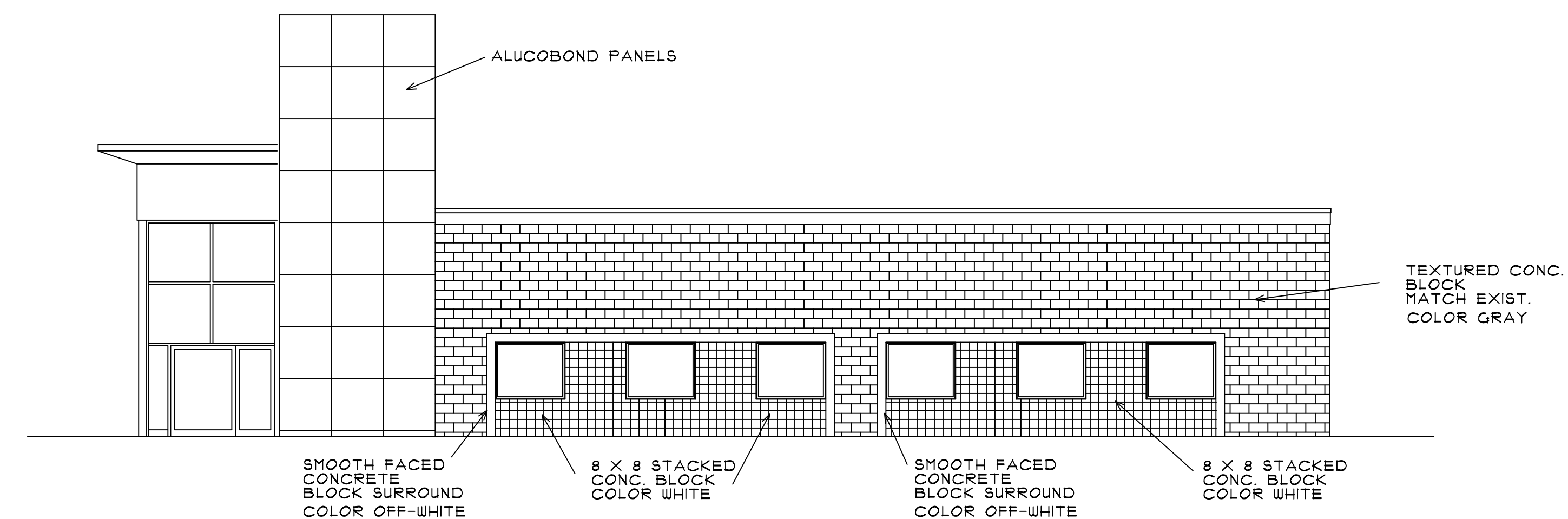
NORTH ELEVATION

SCALE 1/8" = 1'-0"



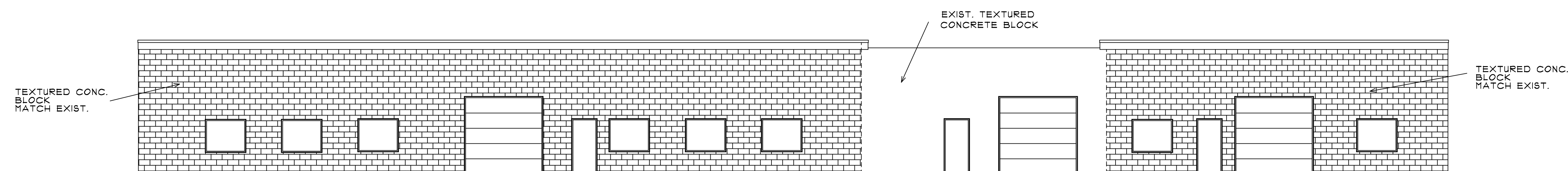
EAST ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

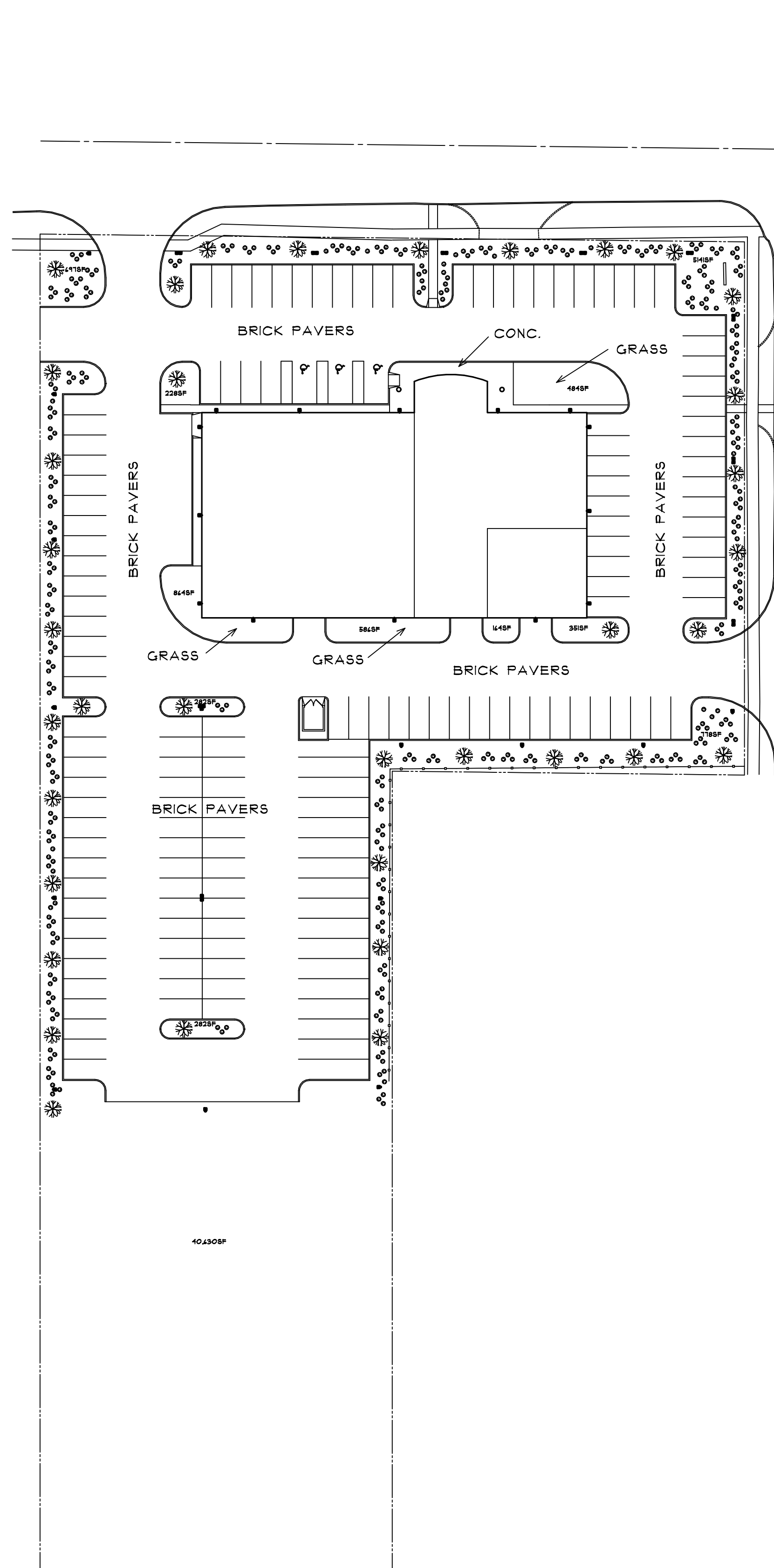
SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

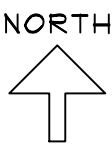
3-21-16 SUBMITTAL FOR SPECIAL USE	PROPOSED ADDITION & ALTERATIONS TO EXIST. AUTO DEALERSHIP	STAR MOTOR SALES	
	<p>THOMAS BUCKLEY ARCHITECT</p> <p>PO BOX 95624 HOFFMAN ESTATES, IL 60195 TEL: 847-910-1530 e-mail: tom@thomasbuckleyarchitect.com</p>	1723 OGDEN AVENUE DOWNERS GROVE, IL	<p>2014-024 TB JF</p> <p>4-15-15</p>
		A-3	OF ELEVEN



PLANT SCHEDULE				
SYMBOL	TYPE OF PLANTING	SIZE	QUANTITY	NAME
	PARKWAY TREE	MIN. 1 1/2" AT PLANTING		COCKSPUR HAWTHORN GRATAEGUS CRUS-GALLI OR JAPANESE TREE LILAC SYRINGA RETICULATA
	SHRUBS	MIN. 36" HIGH AT MATURITY		MIXTURE OF RED AND BLACK CHOKEBERRY ARONIA ARBUTIFOLIA AND ARONIA MELANOCARPA
	GRASS			OPEN AREAS OF PERIMETER PARKING TO BE SEEDED, INCLUDING ISLANDS

PLANT SCHEDULE	
LOT AREA	131,349 SQ FT
MIN. LANDSCAPED OPEN SPACE (10%)	13,135 SQ FT
PROPOSED LANDSCAPED OPEN SPACE	43,871 SQ FT
MIN. LANDSCAPED OPEN SPACE IN STREET YARD	4,547.5 SQ FT
PROPOSED LANDSCAPED OPEN SPACE IN STREET YARD	4,616 SQ FT

LANDSCAPE PLAN
SCALE 1" = 40'-0"

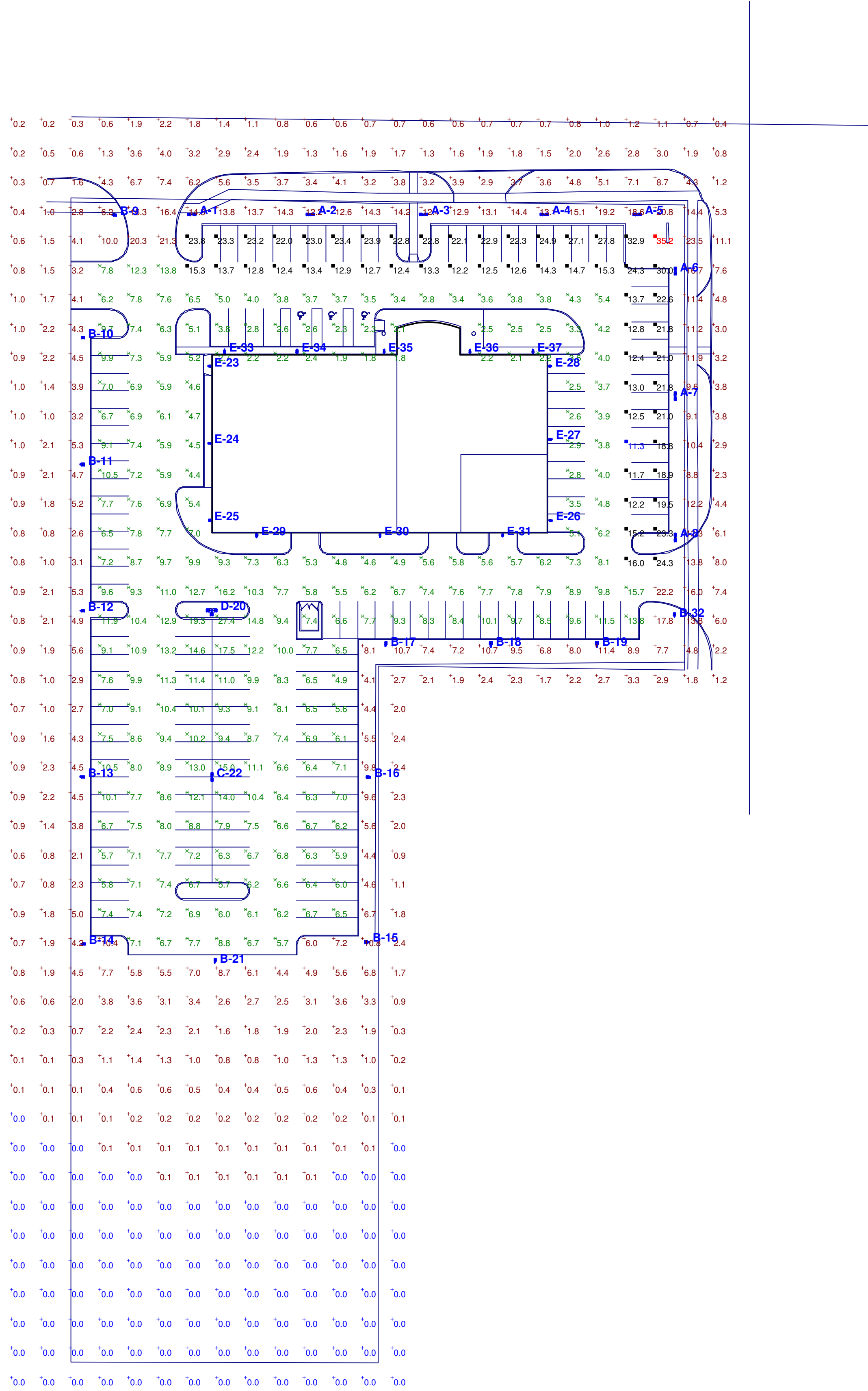


3-21-14 SUBMITTAL FOR SPECIAL USE	PROPOSED ADDITION & ALTERATIONS TO EXIST. AUTO DEALERSHIP	STAR MOTOR SALES
	THOMAS BUCKLEY ARCHITECT PO BOX 15424 HOFFMAN ESTATES, IL 60115 TEL. 847-910-1850 E-mail: tom@thomasbuckleyarchitect.com	1723 OGDEN AVENUE DOWNERS GROVE, IL
	2014-024 TB JF	L-1 OF ELEVEN
	4-15-15	

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	8	DSX2 LED 90C 1000 50K T2M MVOLT L90/R90	DSX2 LED W/3 (30) LED LIGHT ENGINES, (3) 1050mA DRIVERS, 5000K LED, TYPE T2M OPTICS LEFT ROTATED	LED	[...]	Absolute	0.95	640
			DSX2 LED 90C 1000 50K T2M MVOLT R90	DSX2 LED W/3 (30) LED LIGHT ENGINES, (3) 1050mA DRIVERS, 5000K LED, TYPE T2M OPTICS RIGHT ROTATED	LED	DSX2_LED_90_C_1000_50K_T2M_MVOLT_R90.ies	Absolute	0.95	320
			DSX2 LED 90C 1000 50K T2M MVOLT L90	DSX2 LED W/3 (30) LED LIGHT ENGINES, (3) 1050mA DRIVERS, 5000K LED, TYPE T2M OPTICS LEFT ROTATED	LED	DSX2_LED_90_C_1000_50K_T2M_MVOLT_L90.ies	Absolute	0.95	320
	B	13	DSX2 LED 100C 1000 50K T4M MVOLT	DSX2 LED W/2 (30) LED & 2 (20) LED LIGHT ENGINES, (2) 1050mA DRIVERS, 5000K LED, TYPE T4M OPTICS	LED	DSX2_LED_100C_1000_50K_T4M_MVOLT.ies	Absolute	0.95	357
	C	1	DSX2 LED 100C 1000 50K T4M MVOLT	DSX2 LED W/2 (30) LED & 2 (20) LED LIGHT ENGINES, (2) 1050mA DRIVERS, 5000K LED, TYPE T4M OPTICS	LED	DSX2_LED_100C_1000_50K_T4M_MVOLT.ies	Absolute	0.95	714
	D	1	DSX2 LED 100C 1000 50K T4M MVOLT	DSX2 LED W/2 (30) LED & 2 (20) LED LIGHT ENGINES, (2) 1050mA DRIVERS, 5000K LED, TYPE T4M OPTICS	LED	DSX2_LED_100C_1000_50K_T4M_MVOLT.ies	Absolute	0.95	1071
	E	14	DSXW2 LED 20C 700 50K T4M MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 700mA DRIVER, 5000K LED, TYPE 4 MEDIUM OPTIC	LED	DSXW2_LED_20C_700_50K_T4M_MVOLT.ies	Absolute	0.95	47

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone Front Row		18.9 fc	35.2 fc	11.3 fc	3.1:1	1.7:1
Entire Calc Zone		4.5 fc	35.2 fc	0.0 fc	N / A	N / A
Parking Area only		7.2 fc	27.4 fc	1.8 fc	15.2:1	4.0:1

LUMINAIRE LOCATIONS						
No.	Label	Location X Y		MH	Orientation	Tilt
1	A	-851.2	-92.9	20.0	0.0	0.0
2	A	-790.3	-92.9	20.0	0.0	0.0
3	A	-732.4	-92.9	20.0	0.0	0.0
4	A	-670.4	-92.9	20.0	0.0	0.0
5	A	-622.7	-92.9	20.0	0.0	0.0
6	A	-603.2	-121.8	20.0	90.0	0.0
7	A	-603.3	-185.9	20.0	90.0	0.0
8	A	-603.2	-258.4	20.0	90.0	0.0
9	B	-891.9	-93.1	20.0	90.0	0.0
10	B	-908.4	-156.0	20.0	90.0	0.0
11	B	-908.4	-221.0	20.0	90.0	0.0
12	B	-908.2	-296.0	20.0	90.0	0.0
13	B	-908.2	-381.1	20.0	90.0	0.0
14	B	-907.9	-466.8	20.0	90.0	0.0
15	B	-760.3	-465.8	20.0	270.0	0.0
16	B	-759.8	-381.3	20.0	270.0	0.0
17	B	-751.7	-314.0	20.0	0.0	0.0
18	B	-697.8	-314.1	20.0	0.0	0.0
19	B	-643.4	-314.1	20.0	0.0	0.0
20	D	-841.0	-295.8	20.0	180.0	0.0
21	B	-839.3	-476.4	20.0	0.0	0.0
22	C	-840.9	-381.1	20.0	0.0	0.0
23	E	-842.0	-170.7	20.0	270.0	0.0
24	E	-842.0	-210.1	20.0	270.0	0.0
25	E	-842.0	-249.6	20.0	270.0	0.0
26	E	-667.3	-249.7	20.0	90.0	0.0
27	E	-667.4	-208.2	20.0	90.0	0.0
28	E	-667.7	-170.6	20.0	90.0	0.0
29	E	-818.0	-257.3	20.0	180.0	0.0
30	E	-754.7	-257.2	20.0	180.0	0.0
31	E	-691.7	-257.1	20.0	180.0	0.0
32	B	-603.6	-299.1	20.0	0.0	0.0
33	E	-834.4	-163.1	20.0	0.0	0.0
34	E	-797.2	-163.0	20.0	0.0	0.0
35	E	-752.5	-163.0	20.0	0.0	0.0
36	E	-708.6	-163.0	20.0	0.0	0.0
37	E	-676.3	-163.0	20.0	0.0	0.0



ELECTRICAL SITE PLAN

SCALE 1" = 40.0'



3-21-16 SUBMITTAL FOR SPECIAL USE

PROPOSED ADDITION & ALTERATIONS TO EXISTING AUTO DEALERSHIP

THOMAS BUCKLEY ARCHITECT
PO BOX 95624
HOFFMAN ESTATES, IL 60195-1118
TEL: 847-310-9530
email: tom@thomasbuckleyarchitect.com

STAR MOTOR SALES

1723 OGDEN AVENUE
DOWNERS GROVE, IL 60155

2014-026
1B JF
E-1
OF ELEVEN

OWNERS CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DuPAGE } SS

Prestige Classic II, LLC, an Illinois Limited Liability Company, does hereby certify that it is the Owner of the hereon described property and that it, as such Owner, has caused the said property to be surveyed and subdivided/consolidated with the dedications and easements as shown on the hereon drawn plan.

Dated This ____ day of _____, A.D. 20__.

By: _____

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company and AT&T Teleholdings Incorporated, Illinois a.k.a. Illinois Bell Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

DECLARATION OF RESTRICTIVE COVENANTS

The undersigned owner hereby declares that the real property described in and depicted on this plat of subdivision shall be held, transferred, sold, conveyed and occupied subject to the following covenants and restrictions:

(a) All public utility structures and facilities, whether located on public or private property, shall be constructed wholly underground, except for transformers, transformer pads, light poles, regulators, valves, markers and similar structures approved by the Village Engineer of the Village of Downers Grove prior to recording of this plat of subdivision.
(b) An easement for serving the subdivision, and other property with storm drainage, sanitary sewer, street lighting, potable water service and other public utility services, is hereby reserved for and granted to the Village of Downers Grove and Downers Grove Sanitary District, their respective successors and assigns, jointly and separately to install, operate and maintain and remove, from time to time, facilities and equipment used in connection with the public water supply, transmission lines, sanitary sewers, storm drainage system, street lighting system, or other public utility service, and their appurtenances, either on, over, across, below or through the ground shown within the dotted lines on the plat marked "Public Utility and/or Drainage Easement", or similar language designating a stormwater or sewer easement, and the property designated on the plat for streets and alleys, together with the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over, the property within the stormwater or sewer easement without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

Whereas, said lots will be conveyed to purchasers subject to this declaration to the end that the restrictions imposed shall inure to the benefit of each and all of the purchasers of such lots whether they shall have become such before or after the date thereof, and their respective heirs and assigns, and Whereas, the aforesaid property described on the attached plat is located entirely within the corporate limits of the Village of Downers Grove, Illinois, and Whereas, all of the provisions, restrictions, conditions, covenants, agreements, and charges herein contained shall run with and bind all of said lots and land and the benefit of, and be enforceable by the Village of Downers Grove, Illinois, and the owners or owner of any of the lots of land comprised within said plat, and their respective heirs, executors, administrators, successors and assigns. Now, therefore, all persons, firms or corporations now owning the aforesaid property do covenant and agree that they or any person, firm or corporation hereafter acquiring any property or lots shown upon the attached plat of subdivision are hereby subjected to the following restrictions running with said property to whomsoever owned, to wit:

1. No improvements shall be made in or upon the stormwater easement, including detention or retention areas, as described in the plat of subdivision, except for landscape installation of trees, shrubs, bushes and grass and the installation of underground utility lines and driveways.
2. Each owner or purchaser shall be responsible for maintaining the stormwater easement, including detention or retention areas, applicable to his lot in such manner as to insure the free and uninterrupted flow of storm water through the drainage system of the subdivision, and shall not destroy or modify grades or slopes without having first received prior written approval of the Village of Downers Grove, Illinois.
3. In the event any owner or purchaser fails to properly maintain the stormwater easement, including detention or retention areas, the Village of Downers Grove, Illinois, shall upon ten days' prior written notice, reserve the right to perform, or have performed on its behalf, any maintenance work to or upon the stormwater easement, including detention or retention areas, reasonably necessary to insure adequate stormwater storage and free flow of stormwater through the stormwater easement, including detention or retention areas.

4. In the event the Village of Downers Grove, Illinois, shall be required to perform, or have performed on its behalf, any maintenance work to or upon the stormwater easement, including detention or retention areas, the cost together with the additional sum of ten percent shall, upon recordation of a notice of lien within sixty days of completion of the work, constitute a lien against his lot which may be foreclosed by an action brought by or on behalf of the Village of Downers Grove, Illinois.

5. The aforesaid restrictions and covenants, and each and every one of them, are hereby expressly made an essential part of this instrument, and shall be and remain of perpetual efficacy and obligation in respect to the said premises and the parties herein designated, their and each of their successors, heirs, and assigns. In witness whereof, the owners have set their hands upon the attached plat the day and date first written thereon.

Dated This ____ day of _____, A.D. 20__.

By: _____

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF DuPAGE

I, _____, a Notary Public in and for the County in the State aforesaid, do hereby certify that _____ of Prestige Classic II, LLC, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that they signed and delivered the foregoing instrument as their own free and voluntary act and as the free and voluntary act of said Company.

Given under my hand and Notarial seal this ____ day of _____, A.D. 20__.

Notary Public

My commission expires: _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DuPAGE

The undersigned do hereby certify that, as owners of the property described in the surveyor's certificate, and known as 1723 Ogden Avenue, Downers Grove, IL., to the best of their knowledge, is located within the boundaries of the _____ High School District, and Elementary School District in DuPage County, Illinois.

Dated at _____, Illinois this ____ day of _____, A.D., 20__.

By: _____

ILLINOIS DEPARTMENT OF TRANSPORTATION

"This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Illinois Compiled Statutes ch. 765, sec. 205/2; however, a highway permit is required of the owner of the property. A plan that meets requirements contained in the Department's 'Policy on Permits for Access Driveways to State Highways' (or the specification of the relevant local highway authority), will be required.

Dated This ____ day of _____, A.D. 20__.

By: _____

Title: _____

DRAINAGE CERTIFICATE

I, D. Warren Opperman, a registered professional engineer in Illinois and _____ the owner of the land depicted hereon or his duly authorized attorney, do hereby state, that to the best of our knowledge and belief, reasonable provision has been made for collection and diversion of such surface waters and public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision. Further, as engineer, I hereby certify that the property which is the subject of this subdivision or any part thereof is located within a special flood hazard area as identified by the Federal Emergency Management Agency.

DATE: _____

Owner: _____

Seal: _____

Engineer: D. Warren Opperman Exp. Date: 11/30/17
License: 062-043406

COVENANT AND GRANT OF EASEMENT FOR MAINTENANCE OF STORM WATER DETENTION AREA

_____, (HEREINAFTER REFERRED TO AS THE "OWNER") DOES HEREBY GRANT UNTO THE VILLAGE OF DOWNER'S GROVE, ILLINOIS, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "VILLAGE", A NON-EXCLUSIVE AND PERPETUAL STORM WATER DETENTION EASEMENT ON, OVER, ACROSS AND THROUGH THOSE PORTIONS OF THE PROPERTY SHOWN AND MARKED AS "STORM WATER DETENTION AREA" ON THIS PLAT OF EASEMENT (HEREINAFTER REFERRED TO AS THE "DETENTION AREA"), TOGETHER WITH A NON-EXCLUSIVE AND PERPETUAL EASEMENT ACROSS THE REMAINDER OF THE PROPERTY SHOWN ON THE PLAT OF EASEMENT FOR PURPOSES OF ACCESS TO THE DETENTION AREA.

THE DETENTION AREA SHALL BE USED ONLY FOR STORM WATER DETENTION PURPOSES TO SERVE THE OWNER'S LAND AND FOR OTHER USES APPROVED BY THE VILLAGE; TO WIT: _____.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL MAINTAIN AND REPAIR THE DETENTION AREA IN SUCH A MANNER AS TO INSURE ADEQUATE WATER THROUGH THE STORM DRAINAGE SYSTEM SERVING THE OWNER'S LAND, AND SHALL NOT, WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE ENGINEER, MODIFY THE GRADES OR SLOPES FROM THOSE SHOWN ON THE GRADING PLAN FOR THE OWNER'S PROPERTY APPROVED BY THE VILLAGE ON.

IN THE EVENT THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FAIL TO PROPERLY MAINTAIN ANY OF THE STORM WATER MANAGEMENT FACILITIES WITHIN THE DETENTION AREA, THE VILLAGE SHALL, UPON TEN (10) DAYS, PRIOR WRITTEN NOTICE, HAVE THE RIGHT TO ENTER UPON THE OWNERS LAND SHOWN ON THE PLAT OF EASEMENT AND TO PERFORM, OR HAVE PERFORMED ON BEHALF ANY MAINTENANCE WORK TO OR UPON THE DETENTION AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE AND FREE FLOW OR STORM WATER THROUGH THE STORM DRAINAGE SYSTEM SERVING THE OWNER'S LAND, AND THE COST OF SUCH WORK, TOGETHER WITH THE ADDITIONAL SUM OF 10% OF THE COST OF SUCH WORK, SHALL, UPON RECORDATION OF A NOTICE OF LIEN WITHIN SIXTY (60) DAYS OF COMPLETION OF THE WORK AND PAYMENT BY THE VILLAGE, CONSTITUTE A LIEN AGAINST THE PROPERTY HEREIN DESCRIBED WHICH MAY BE FORECLOSED BY AN ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE.

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF DuPAGE

_____, ILLINOIS AS TRUSTEE UNDER TRUST NO. _____ AND NOT INDIVIDUALLY, DOES HEREBY CERTIFY THAT IT IS, AS SUCH TRUSTEE, THE OWNER OF THE TRACT OF LAND DESCRIBED IN THE ABOVE CAPTION AND THAT IT HEREBY GRANTS AN EASEMENT FOR MAINTENANCE OF A STORM WATER DETENTION AREA IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN..

Given under my hand and Notarial seal this ____ day of _____, A.D. 20__.

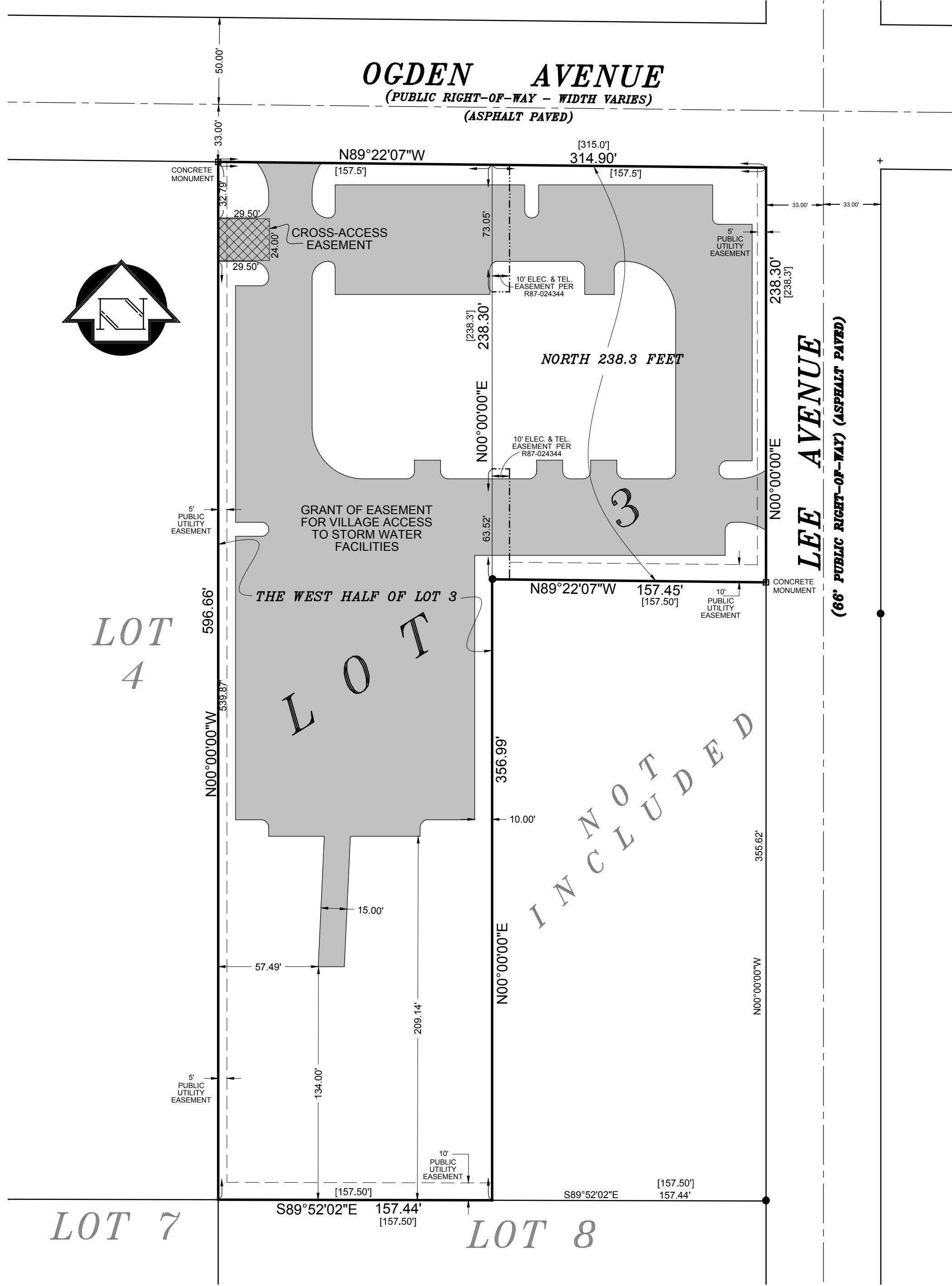
Notary Public

My commission expires: _____

STAR MOTORS PLAT OF CONSOLIDATION

OF THE WEST HALF OF LOT 3, AND THE NORTH 238.3 FEET (AS MEASURED ON THE EAST AND WEST LINE THEREOF) OF THE EAST HALF OF LOT 3 IN BRANIGAR BROTHERS OGDEN AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1921 AS DOCUMENT NO. 146501, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Number's: 09-06-304-015, 09-06-304-016, 09-06-304-017 & 09-06-304-041
1723 OGDEN AVENUE

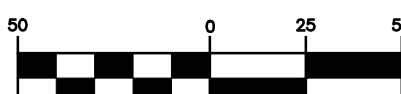


STORMWATER MAINTENANCE EASEMENT OVER PARKING & STORM SEWER IMPROVEMENTS

CROSS ACCESS EASEMENT

Mail Future Tax Bills To: _____

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT DIRECTOR

Approved by the Village of Downers Grove Director of Community Development.

Dated this ____ day of _____, A.D. 20__.

Village Community Development Director

Village Clerk

COUNTY CLERK

I, _____, County Clerk of DuPage County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in this plat. I further certify that I have received all statutory fees in connection with this plat. Given under my hand and seal of the County Clerk of DuPage County, Illinois.

Dated this ____ day of _____, A.D. 20__.

Village Clerk

VILLAGE COLLECTOR

I, _____, Collector for the Village of Downers Grove, do hereby certify that there are no delinquent or unpaid current or forfeit special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in this plat.

Dated this ____ day of _____, A.D. 20__.

Village Collector

DOWNERS GROVE SANITARY DISTRICT

STATE OF ILLINOIS
COUNTY OF DuPAGE } SS

I, _____, Collector for the Downers Grove Sanitary District, do hereby certify that there are no delinquent or unpaid current or forfeit special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in this plat.

Dated this ____ day of _____, A.D. 20__.

Collector

COUNTY RECORDER

STATE OF ILLINOIS
COUNTY OF DuPAGE } SS

This plat was filed for record in the Recorder's Office of DuPage County, Illinois, on the ____ day of _____, A.D. 20__.

at ____ o'clock ____ M., as document number ____.

DuPage County Recorder

SURVEYORS CERTIFICATE

STATE OF ILLINOIS
COUNTY OF WILL } SS

This is to certify that I, D. Warren Opperman, Illinois Professional Land Surveyor No. 3152, have surveyed and consolidated the above described property as shown by this plat, which is a correct representation of said survey and subdivision; all dimensions are in feet or decimals thereof.

THE WEST HALF OF LOT 3, AND THE NORTH 238.3 FEET (AS MEASURED ON THE EAST AND WEST LINE THEREOF) OF THE EAST HALF OF LOT 3 IN BRANIGAR BROTHERS OGDEN AVENUE FARMS, BEING A SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1921 AS DOCUMENT NO. 146501, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 09-06-304-015, 09-06-304-016, 09-06-304-017 & 09-06-304-041

This property contains 3.015 acres, more or less, all in the Village of Downers Grove, DuPage County, Illinois.

I further certify that I have Consolidated the same into lots as shown.

This plat correctly represents said survey.

Monuments shown are in place as located.

Dimensions are in feet and decimal parts thereof.

This is to certify that we have examined FIRM Map Number 17043C0901 H, Effective date December 16, 2004, as issued by the Federal Emergency Management Agency for DuPage County, with reference to the above named tract, and find the property to be in Zone X (No shading) which is an area determined to be outside the 0.2% annual chance (500-year) flood plain. This statement is for Flood Insurance purposes only and does not necessarily indicate all areas subject to flooding.

Dated: _____, A.D. 2016

Engineer & Surveyor: Joseph A. Schudt & Associates (184-001172)

9455 Enterprise Drive

Mokena, IL 60448

By: _____

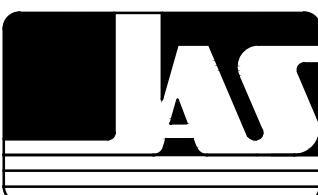
Illinois Professional Land Surveyor No. 3152 (Exp. 11-30-16)

Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE, MOKENA, IL 60448

PHONE: 708-720-1000 FAX: 708-720-1065

e-mail: survey@jaseng.com http://www.jaseng.com

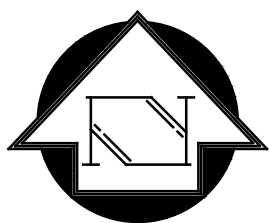


CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES



Sheet 1 of 1

15-044-012



Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE, MOKENA, IL 60448
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com

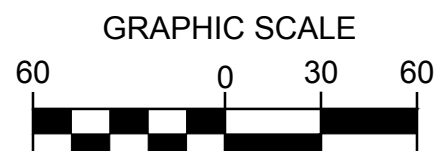
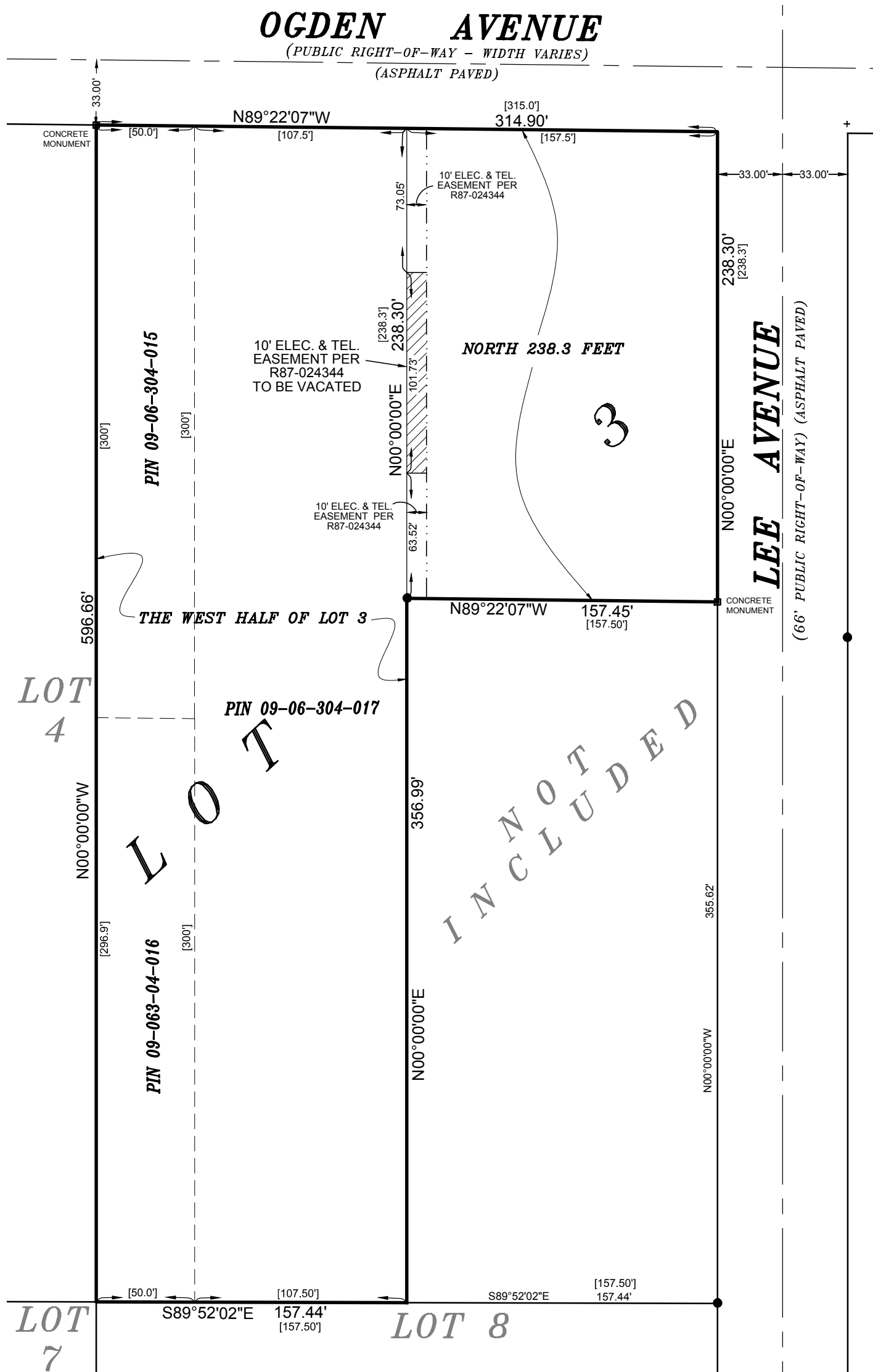
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

PLAT of VACATION

OGDEN AVENUE

(PUBLIC RIGHT-OF-WAY - WIDTH VARIES)

(ASPHALT PAVED)

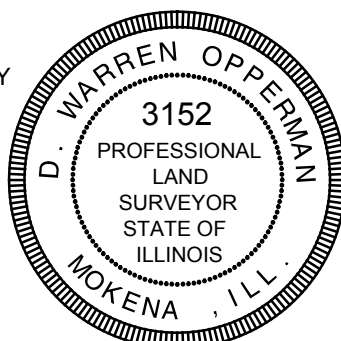


(IN FEET)
1 inch = 60 ft.

STATE OF ILLINOIS }
COUNTY OF WILL } SS.

JOSEPH A. SCHUDT AND ASSOCIATES HEREBY CERTIFY THAT THEY HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS IN FEET AND DECIMAL PARTS THEREOF.

FRANKFORT, ILLINOIS _____, A.D. 2016.
JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

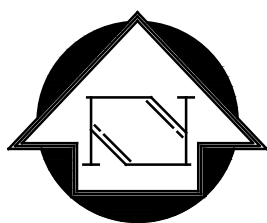


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ORDERED BY: PRESTIGE CLASSIC II, LLC
ADDRESS: 1723 OGDEN, AVE, DOWNERG GROVE, IL
ORDER NO.: 15-044-227

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152 (EXP. 11-30-16)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. VERIFY ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCIES. CONSULT DEED OR TITLE REPORT FOR EASEMENTS AND RESTRICTIONS.



Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE, MOKENA, IL 60448
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com

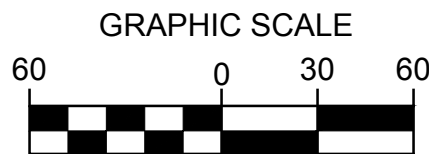
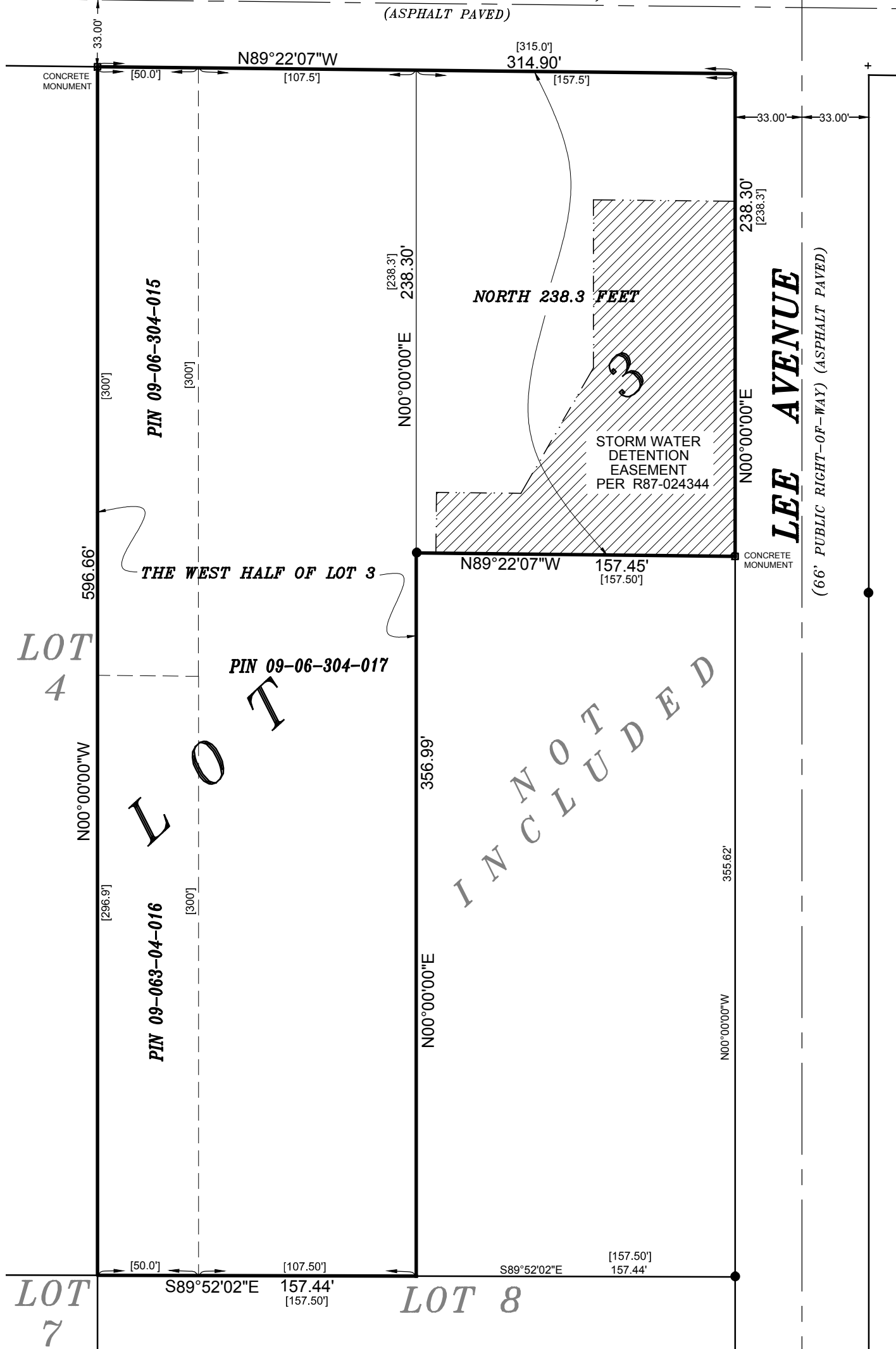
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

PLAT of VACATION

OGDEN AVENUE

(PUBLIC RIGHT-OF-WAY - WIDTH VARIES)

(ASPHALT PAVED)



(IN FEET)
1 inch = 60 ft.

STATE OF ILLINOIS }
COUNTY OF WILL } SS.

JOSEPH A. SCHUDT AND ASSOCIATES HEREBY CERTIFY THAT THEY HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS IN FEET AND DECIMAL PARTS THEREOF.

FRANKFORT, ILLINOIS _____, A.D. 2016.
JOSEPH A. SCHUDT & ASSOCIATES (184-001172)



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ADDRESS: 1723 OGDEN, AVE, DOWNERG GROVE, IL

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VERIFY ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCIES. CONSULT DEED OR TITLE REPORT FOR EASEMENTS AND RESTRICTIONS.





DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

APRIL 4, 2016, 7:00 P.M.

Chairman Rickard called the April 4, 2016 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Mr. Cozzo, Ms. Gassen, Ms. Hogstrom, Ms. Johnson, Mr. Quirk, Mr. Thoman

ABSENT: Mr. Cronin, Mrs. Rabatah; ex-officios Mr. Livorsi, Ms. Lupesco, Mr. Menninga

STAFF: Community Development Director Stan Popovich, AICP, Village Planner Swati Pandey

VISITORS: Mr. Ernest Anderson, 1723 Janet St.; Downers Grove; Mr. Bob Long, 1864 Grant St., Downers Grove; Ms. Roberta & Mr. Skip Muelhaus, 1868 Grant St., Downers Grove; Mr. Tom Buckley, Architect, Hoffman Estates, Mr. Kent Conness, 1846 Grant St., Downers Grove; Mr. John Tully, 1756 Banchory Ct., Downers Grove; Mr. John Kohovek, 406 Lincoln Avenue, Downers Grove

APPROVAL OF MARCH 28, 2016 MINUTES – No minutes available.

PUBLIC HEARINGS:

Chairman Rickard explained the protocol for the public hearings and swore in those individuals that would be speaking on the petition listed below.

FILE 16-PLC-0010: A petition seeking approval of a Special Use to redevelop an automobile dealership. The property is zoned B-3, General Services and Highway Business. The property is located on Ogden Avenue at the southwest corner of Lee Avenue and Ogden Avenue, commonly known as 1723 & 1731 Ogden Avenue, Downers Grove, IL (PINs 09-06-304-015, -016, -017, & -041). Thomas Buckley, Petitioner and Omar Dweydari and Prestige Classic II, Owners.

Village Planner Ms. Swati Pandey summarized the petitioner's (Star Motors) request for a special use in the B-3 District for an automobile dealership at the location of Ogden and Lee Avenues. An entire revamp of the site was being proposed, along with an (administrative) consolidation of the properties to the west of the site. Photos of the site along with the site plan followed. Per Ms. Pandey, the petitioner was removing the two curb cuts closest to the intersection and was proposing a new curb cut along Lee Avenue. The curb cut west of the property, along Ogden Avenue, will be redesigned. A cross access was also being proposed with the property immediately

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to the west. The current building was being expanded further to the west and a small addition was proposed for the southeast corner of the property. The parking surface will become permeable pavers and no impact is expected to the southern wetland area. Stormwater and engineering details would be addressed at the time of building permit application. The on-site parking display, customer parking, and employee parking were pointed out with Ms. Pandey noting that while 65 parking spaces were required, the petitioner was providing 152 spaces.

The landscaping plan was referenced, along with building elevations and the bulk standards, which were met. The redevelopment of the site met the goals of the village's Comprehensive Plan and the standards for the special use had been met. Ms. Pandey asked that the commission forward a positive recommendation to the village council, subject to staff's conditions in its report.

Mr. Thoman inquired as to the southern-most area behind the parking lot and whether there was the ability to construct an access road to Lee Avenue since one of the original goals to develop the Lee and Ogden property was to have egress access to Lee Avenue, followed by future development and a traffic light there. Director Popovich indicated the wetlands and proposed layout did not allow it and there was a separate owner that owned the cut-out parcel along Lee Avenue.

Chairman Rickard asked staff for clarification of Condition No. 6 to which Ms. Pandey explained that because there was no sidewalk access to the building for customers to use immediately adjacent to the building, this space can only be used for outdoor display and not be used for customer parking.

Asked if staff addressed lighting shields with the petitioner, Director Popovich indicated that the lighting would have to meet the village's zoning ordinance requirements and lighting would have to be projected down. Lighting was prohibited from shining directly onto neighbors' properties. Details followed. Ms. Gassen asked for clarification regarding the dimming of the lights thirty minutes after the business closed. Mr. Popovich responded that the lighting would have to be brought down to "security level" which was usually lower than regular lighting but the lighting would not be shut off completely.

Mr. Cozzo inquired of staff if any outside speakers would be used to make announcements wherein Dir. Popovich noted that was a question the petitioners could address. From a regulation standpoint, any speakers would have to meet village noise ordinance requirements. Asked if there were plans for the development of the vacant lot along Lee Avenue, Dir. Popovich responded that he was not aware of anything and that the area drained poorly in general.

Petitioner Tom Buckley, the architect for the project, was invited to speak and added that the current building sat at about 6,100 square feet. About 1,080 square feet would be removed and another 9,500 square feet added for a total building square footage of 14,500. Much of the new addition would be used to house the vehicles. Mr. Buckley explained that the cross-access to the west lot was an accommodation to the village as well as to IDOT and if the cross-access did not go in, he was fine with it. Regarding the lighting, he agreed the site abutted residential property but the property to the southeast, even though it was zoned Residential, was wetlands and unbuildable. The residential sites on the east were purchased by the village due to the flooding there.

Responding to a question on the Plat of Consolidation, Dir. Popovich indicated the "long finger" was a stormwater structure going out to the open space to the south of the parking lot. As to the

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question of exterior speakers, Mr. Buckley stated there were no speakers planned. The dealership's hours of delivery would occur during operational hours which, as Mr. Buckley defined, would be Monday through Thursday, 9:00 AM to 8:00 PM; Friday, 9:00 AM to 7:00 PM; and Saturday, 9:00 AM to 6:00 PM. Loading/unloading of vehicles would take place on the property and not on Lee Avenue. Asked if the petitioner had considered using a level spreader-type water system (sheet flow) for the site, Mr. Buckley indicated he reviewed a variety of ways to handle the detention towards the wetlands.

Staff was then asked to briefly explain to the public the village's best management practices (BMP) for stormwater. Dir. Popovich provided details.

Chairman Rickard opened up the meeting to public comment.

Mr. Kent Conness, 1846 Grant Street, Downers Grove, distributed pictures for the commissioners to review. Referencing the village's purchase of the five homes on the east side of Lee Avenue, Mr. Conness found that unusual and believed a core principle of the village's stormwater management should not allow a development to channel water to a neighboring private property. While he appreciated the permeable pavers, he did not want any additional water flowing off the development to neighboring properties, unless it was public or village property.

Mr. Richard Kus, 1850 Grant Street, Downers Grove, a long-time neighbor of the development stated the area had been a lawn prior and not a natural wetlands as many thought. He believed the wetlands that formed were formed by the resurfacing/redevelopment of Ogden Avenue and the farm tiles were crushed by the redevelopment.

Mr. John Tully, 1757 Banchory Court, Downers Grove, was sworn in. He expressed concern about Lee Street being the test road for the 0 to 60 mph for Star Motors since the next stop sign was at Chicago Avenue. He voiced concern about loading/unloading of vehicles on Lee Street, safety for the nearby children, and shared a not-so-pleasant interaction with the dealership.

Mr. John Kohovek, 406 Lincoln Avenue, Downers Grove, asked the commissioners to address the lighting in the rear of the development so it did not affect the residents. He asked where the on-site loading/unloading area was and spoke about the current loading/unloading of vehicles taking place on Ogden Avenue. He agreed the wetlands were man-made, as mentioned above, and asked the commissioners to consider the overall area for future development.

Mr. Ernest Anderson, 1723 Janet Street, was sworn in and said he indirectly represents the residents north of Ogden Avenue. He voiced concern, in general, about semi-trucks and trailer transports traveling down residential streets in the area, specifically Janet and Lee Streets. Details followed. He recommended that the village install No Truck Traffic signage on the northern end of Ogden Avenue and change some of the weight limit signage also. He did not believe 55-foot trucks could ingress into or egress out from the site's parking lot.

Mr. Richard Kus, 1850 Grant Street, Downers Grove, returned and asked if the truck transports that park in the center left-turn lanes on Ogden Avenue were allowed.

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Mr. Kent Conness, 1846 Grant Street, commented on the lighting that he was seeing late at night and was skeptical on how the village's ordinances worked. He reiterated his concerns about the "wetlands" also.

Mr. Skip Muelhaus, 1868 Grant Street, Downers Grove, reiterated the earlier comments about the unloading of vehicles on Ogden Avenue and was concerned about safety and speeding when the trucks park in the left lane.

Returning, Petitioner, Mr. Buckley, reminded the commissioners that he provided prior testimony that the truck transports would not park on Ogden or Lee Avenues but would be on-site with the proper radius turning and the drop/off area west of the building. The lighting would comply with the village's requirements. As far as the wetlands went, Mr. Buckley said the federal government designated the wetlands and there were very specific requirements that had to be met when dealing with wetlands. Lastly, he agreed there was an issue with speeding and the only thing that could be done was to educate the sales personnel, the owner, and the customers and to ask them not to speed.

Mr. Quirk asked if the petitioner "modeled" the transports turning into and unloading the vehicles on-site, wherein Mr. Buckley stated there were drawings included in the packet depicting the larger transport trucks. He also pointed out the fire department's requirements for safety. As a last comment, he agreed that stormwater management was an issue and appreciated the comments.

Chairman Rickard closed the public comment portion of the meeting and asked commissioners for their comments.

Ms. Gassen asked staff if there was anything the village could do to limit the trucks coming from the south on Lee Street. Dir. Popovich indicated a condition could be added to state "No Truck Traffic Southbound on Lee Street" as well as add a condition to restrict speeding on Lee Street.

Regarding Mr. Quirk's question for Condition No. 2, Mr. Popovich explained that the intent of Condition No. 2 was to not permit customer and truck parking and the sale of vehicles on Lee Avenue. It was not to limit the number of test drives. He stated the commission could place a condition in the recommendation to either limit test drives on north Lee Avenue to Ogden Avenue or to not allow test drives at all on Lee Avenue, if necessary. Mr. Quirk said he recalled only one case of a test drive going into a residential neighborhood over the past few years but that now it appeared to be a significant problem. He wanted it addressed.

Dir. Popovich explained that if the petitioner were found to be in violation of the conditions agreed upon, then the special use could be revoked. Asked if the village considered an automobile dealership's test drive to be an activity of the business, Dir. Popovich, believed it would be an activity of the business. As a recommendation to Condition No. 2, Mr. Thoman suggested that the condition be separated into two requirements: 1) address the business activity of test drives on Lee and 2) have Condition Nos. 3 and 4 address the loading/unloading of freight activity for the dealership specifically on Ogden Avenue and specifically on Lee Avenue.

Mr. Cozzo proceeded to revise staff's Condition No. 2 to read as follows: "No business activities, including test drives and customer parking, may be conducted south of the Lee Avenue curb cut," explaining that Condition Nos. 3 and 4 covered Ogden Avenue. Mr. Thoman concurred.

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Discussion then circled back to the many trucks that make vehicle deliveries on Ogden Avenue and whether it was acceptable. Dir. Popovich indicated it was a constant village concern and when opportunities, such as this redevelopment occurred, it was an opportunity to locate the curb cuts so that trucks could ingress/egress on private property. Per the chairman's question about other dealerships having similar requirements as the one being proposed, Dir. Popovich explained that previously some dealerships were "by right" developments but that had since changed. Also, some developments did not have enough space to get truck transports on-site and it became a matter of business practice. Generally, Dir. Popovich mentioned that the village did receive complaints about other dealerships loading and unloading. He was not singling out Star Motors.

As a matter of practice, Mr. Cozzo made a recommendation to address the standards earlier rather than later in a discussion. He believed the three criteria for the special use standards were met and the standards under the zoning ordinance were also met, but questioned whether there was a compelling reason to deny the petition. He posed this question to the commissioners.

Ms. Johnson voiced concern about the one specific standard that dealt with water and questioned whether the development would be injurious to property values or improvements in the vicinity. Specifically, she believed the "dumping" of the stormwater into the vicinity could be detrimental to multiple properties that the owner did not own, i.e., the cut-out of the "L" shape property. She also expressed concern that the village could potentially be damaging future property developments. Mr. Thoman, shared the same concerns regarding Standard 2 and believed no future harm could be done to the five homes that were removed and no longer existed. However, with regard to Standard 3 and the development being injurious to the improvements in the vicinity, Mr. Thoman believed the development would not be injurious to present conditions, but could for long-term improvements, such as recommended by the village's comprehensive plan. He pointed out that one of the village's goals was to contain on the owner's property as much of the water run-off as possible.

The chairman also pointed out that current conditions were that the site was one hundred percent impervious and by removing it and adding the permeable pavers the water conditions would probably improve. Dir. Popovich provided square footage figures for the current impervious parking lot as compared to the proposed square footage of the permeable parking lot, noting the village's engineer did review the petitioner's plan to ensure that it met the village's stormwater ordinance.

After further dialog on the three standards, commissioners appeared to be in agreement that the standards were met but that additional conditions should be applied. As far as test drives and business activities on public streets, commissioners were comfortable with staff's recommendations in its report, including the additional language provided by Mr. Cozzo regarding no test drives south on Lee Street. Lastly, the chairman and other commissioners supported inserting language in the condition to require that light lamps be shielded, specifically for the southern portion of the site.

Ms. Johnson asked for comments on truck traffic traveling into the residential neighborhoods to the north since residents raised this issue. The chairman pointed out that load limit signs were installed currently and that current truck traffic for this site would probably not be traveling through the residential area but, instead, would be exiting the site onto Ogden Avenue and then heading east or west. Mr. Cozzo shared the same concerns but did not believe it was this commission's purview.

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Dialog then returned to the stormwater issue again with Mr. Quirk pointing out that the petitioner was responsible to make the stormwater better; not worse than what was currently there. Commissioners talked about the current water drainage for the parking lot as well as the stormwater detention easement along Lee Avenue, with the final comment coming from the chairman who pointed out that the engineering department did review this plan.

WITH RESPECT TO FILE 16-PLC-0010, MR. COZZO MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING NINE (9) CONDITIONS:



















- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ENGINEERING, ARCHITECTURAL AND LANDSCAPE DRAWINGS PREPARED BY DAMAS CONSULTING GROUP DATED JANUARY 20, 2016 AND LAST REVISED ON MARCH 8, 2016 AND ARCHITECTURAL DRAWINGS PREPARED BY THOMAS BUCKLEY ARCHITECT DATED MARCH 21, 2016, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. NO BUSINESS ACTIVITIES, INCLUDING BUT NOT LIMITED TO CUSTOMER, EMPLOYEE OR SALE VEHICLE PARKING, MAY BE CONDUCTED ON LEE OR OGDEN AVENUES. NO TEST DRIVES MAY BE CONDUCTED ON LEE AVENUE NORTH OF OGDEN AVENUE OR LEE AVENUE SOUTH OF THE PROPERTY'S CURB CUT ONTO LEE AVENUE.**
- 3. ALL VEHICLE DELIVERIES MUST BE COMPLETED ON PRIVATE PROPERTY. VEHICLES MAY NOT BE DROPPED OFF OR PICKED UP ON EITHER OGDEN AVENUE OR LEE AVENUE.**
- 4. A "NO TRUCK RIGHT TURN" SIGN SHALL BE LOCATED AT THE LEE AVENUE CURB CUT. ALL COMMERCIAL TRUCK TRAFFIC SHALL BE PROHIBITED SOUTH OF THE SITE.**
- 5. A PEDESTRIAN CONNECTION MUST BE PROVIDED FROM THE TWO PUBLIC RIGHT-OF-WAYS TO THE MAIN BUILDING ENTRANCE IN CONFORMANCE WITH THE ZONING ORDINANCE.**
- 6. THE ROW OF PARKING ALONG THE EAST SIDE OF THE BUILDING SHALL BE RESERVED FOR OUTSIDE DISPLAY OF VEHICLES ONLY.**
- 7. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SUPPRESSION SYSTEM AND AN AUTOMATIC AND MANUAL FIRE ALARM SYSTEM.**
- 8. AN ADMINISTRATIVE LOT CONSOLIDATION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE LOT CONSOLIDATION SHALL INCLUDE AN ACCESS EASEMENT FROM THE PROPERTY IMMEDIATELY WEST OF 1731 OGDEN AVENUE TO THE OGDEN AVENUE CURB CUT AND A 15-FOOT SANITARY EASEMENT ALONG THE WEST PROPERTY LINE PER THE DOWNERS GROVE SANITARY DISTRICT.**
- 9. ALL EXTERIOR LIGHTS SHALL BE EQUIPPED WITH CUT-OFF SHIELDS TO LIMIT THE AMOUNT OF LIGHT TRESPASS TOWARDS THE RESIDENTIAL ZONED PROPERTIES TO THE SOUTH.**

SECONDED BY MR. QUIRK. ROLL CALL:

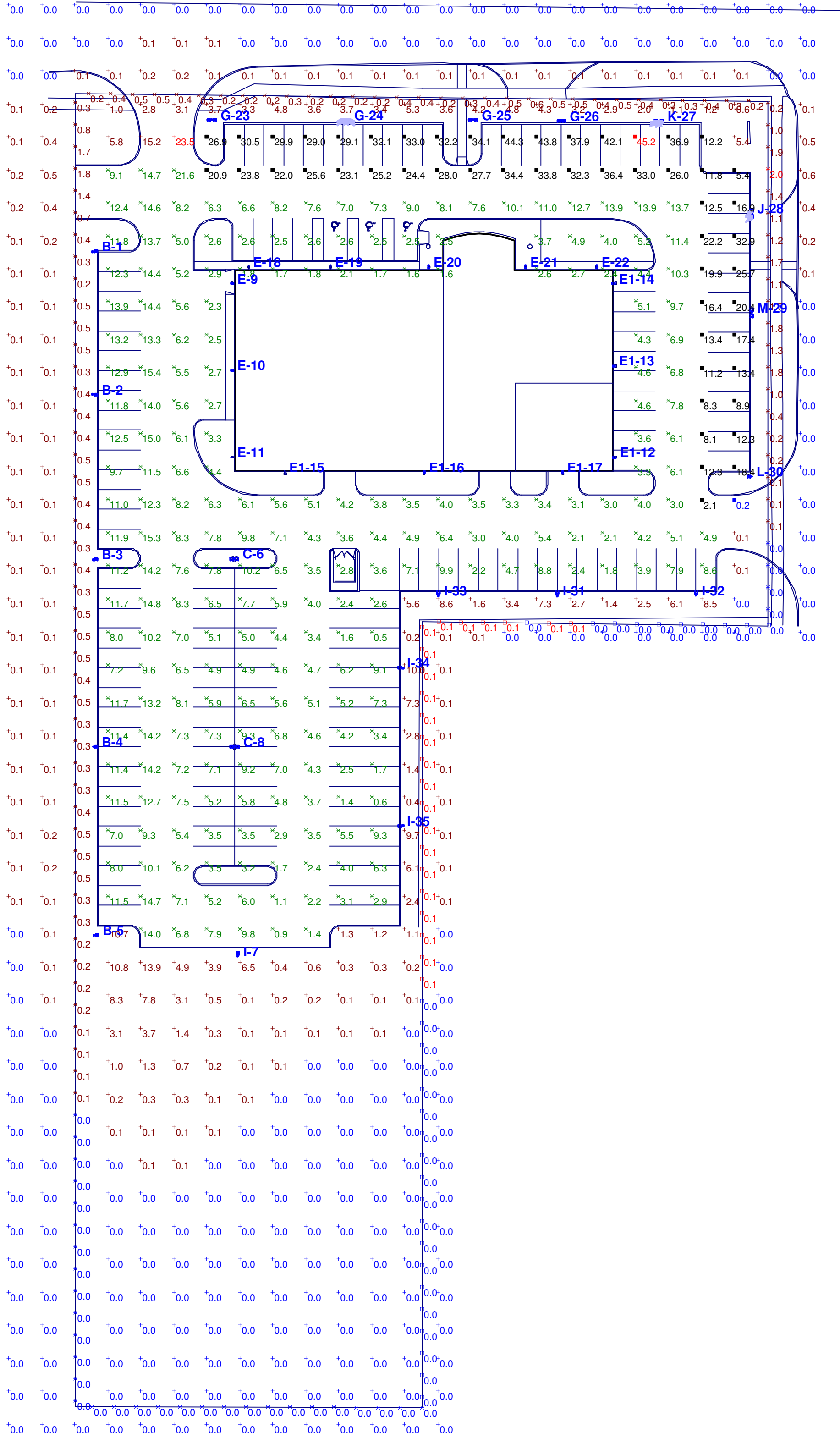
AYE: MR. COZZO, MR. QUIRK, MS. GASSEN, MS. HOGSTROM, MS. JOHNSON, MR. THOMAN, CHAIRMAN RICKARD

NAY: NONE

MOTION CARRIED. VOTE: 7-0

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	B	5	DSX2 LED 100C 1000 50K BLC MVOLT	DSX2 LED WITH 100 LEDs @1000 mA, 5000K, BACKLIGHT CONTROL OPTIC	LED	DSX2 LED 100C 1000 50K BLC MVOLT .ies	Absolute	0.95	360
	C	2	DSX2 LED 100C 530 50K T3M MVOLT	DSX2 LED WITH 100 LEDs @530mA, 5000K, TYPE 3 MEDIUM OPTICS	LED	DSX2_LED_10 0C_530_50K_T 3M_MVOLT.ies	Absolute	0.95	350
	E	8	DSXW2 LED 20C 700 50K T4M MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 700mA DRIVER, 5000K LED, TYPE 4 MEDIUM OPTIC	LED	DSXW2_LED_ 20C_700_50K_ T4M_MVOLT.ies	Absolute	0.95	47
	E1	6	DSXW2 LED 20C 700 50K T3S MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 700mA DRIVER, 5000K LED, TYPE 3 SHORT OPTIC	LED	DSXW2_LED_ 20C_700_50K_ T3S_MVOLT.ies	Absolute	0.95	47
	G	4	[...]	[...]	[...]	[...]	Absolute	0.95	640
			DSX2 LED 90C 1000 50K BLC MVOLT R90	DSX2 LED WITH 90 LEDs @1000 mA, 5000K, BACKLIGHT CONTROL OPTIC RIGHT ROTATED	LED	DSX2 LED 90C 1000 50K BLC MVOLT R90 .ies	Absolute	0.95	320
			DSX2 LED 90C 1000 50K BLC MVOLT L90	DSX2 LED WITH 90 LEDs @1000 mA, 5000K, BACKLIGHT CONTROL OPTIC LEFT ROTATED	LED	DSX2 LED 90C 1000 50K BLC MVOLT L90 .ies	Absolute	0.95	320
	I	6	DSX2 LED 80C 530 50K RCCO MVOLT	DSX2 LED WITH 80 LEDs @530 mA, 5000K, RIGHT CORNER CUTOFF OPTIC	LED	DSX2 LED 80C 530 50K RCCO MVOLT .ies	Absolute	0.95	137
	J	1	[...]	[...]	[...]	[...]	Absolute	0.95	300
			DSX2 LED 90C 530 50K RCCO MVOLT L90	DSX2 LED WITH 90 LEDs @530 mA, 5000K, RIGHT CORNER CUTOFF OPTIC LEFT ROTATED	LED	DSX2 LED 90C 530 50K RCCO MVOLT L90 .ies	Absolute	0.95	150
			DSX2 LED 90C 530 50K RCCO MVOLT R90	DSX2 LED WITH 90 LEDs @530 mA, 5000K, RIGHT CORNER CUTOFF OPTIC RIGHT ROTATED	LED	DSX2 LED 90C 530 50K RCCO MVOLT R90 .ies	Absolute	0.95	150
	K	1	[...]	[...]	[...]	[...]	Absolute	0.95	640
			DSX2 LED 90C 1000 50K LCCO MVOLT R90	DSX2 LED WITH 90 LEDs @1000 mA, 5000K, LEFT CORNER CUTOFF OPTIC RIGHT ROTATED	LED	DSX2 LED 90C 1000 50K LCCO MVOLT R90 .ies	Absolute	0.95	320
			DSX2 LED 90C 1000 50K BLC MVOLT L90	DSX2 LED WITH 90 LEDs @1000 mA, 5000K, BACKLIGHT CONTROL OPTIC LEFT ROTATED	LED	DSX2 LED 90C 1000 50K BLC MVOLT L90 .ies	Absolute	0.95	320
	L	1	DSX2 LED 80C 1000 50K LCCO MVOLT	DSX2 LED WITH 80 LEDs @1000 mA, 5000K, LEFT CORNER CUTOFF OPTIC	LED	DSX2 LED 80C 1000 50K LCCO MVOLT .ies	Absolute	0.95	282
	M	1	[...]	[...]	[...]	[...]	Absolute	0.95	300
			DSX2 LED 90C 530 50K BLC MVOLT R90	DSX2 LED WITH 90 LEDs @530 mA, 5000K, BACKLIGHT CONTROL OPTIC RIGHT ROTATED	LED	DSX2 LED 90C 530 50K BLC MVOLT R90 .ies	Absolute	0.95	150
			DSX2 LED 90C 530 50K BLC MVOLT L90	DSX2 LED WITH 90 LEDs @530 mA, 5000K, BACKLIGHT CONTROL OPTIC LEFT ROTATED	LED	DSX2 LED 90C 530 50K BLC MVOLT L90 .ies	Absolute	0.95	150

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone Front Row	■	23.9 fc	45.2 fc	0.2 fc	226.0:1	119.5:1
Calc Zone Property Line 0.1	□	0.0 fc	0.1 fc	0.0 fc	N / A	N / A
Calc Zone Property Line 2.0	✕	0.4 fc	2.0 fc	0.0 fc	N / A	N / A
Entire Calc Zone	+	2.9 fc	23.5 fc	0.0 fc	N / A	N / A
Parking Area only	✕	6.6 fc	21.6 fc	0.5 fc	43.2:1	13.2:1



ELECTRICAL SITE PLAN

SCALE 1" = 40.0'



3-21-16 SUBMITTAL FOR SPECIAL USE

PROPOSED ADDITION & ALTERATIONS TO EXISTING AUTO DEALERSHIP

STAR MOTOR SALES

THOMAS BUCKLEY ARCHITECT

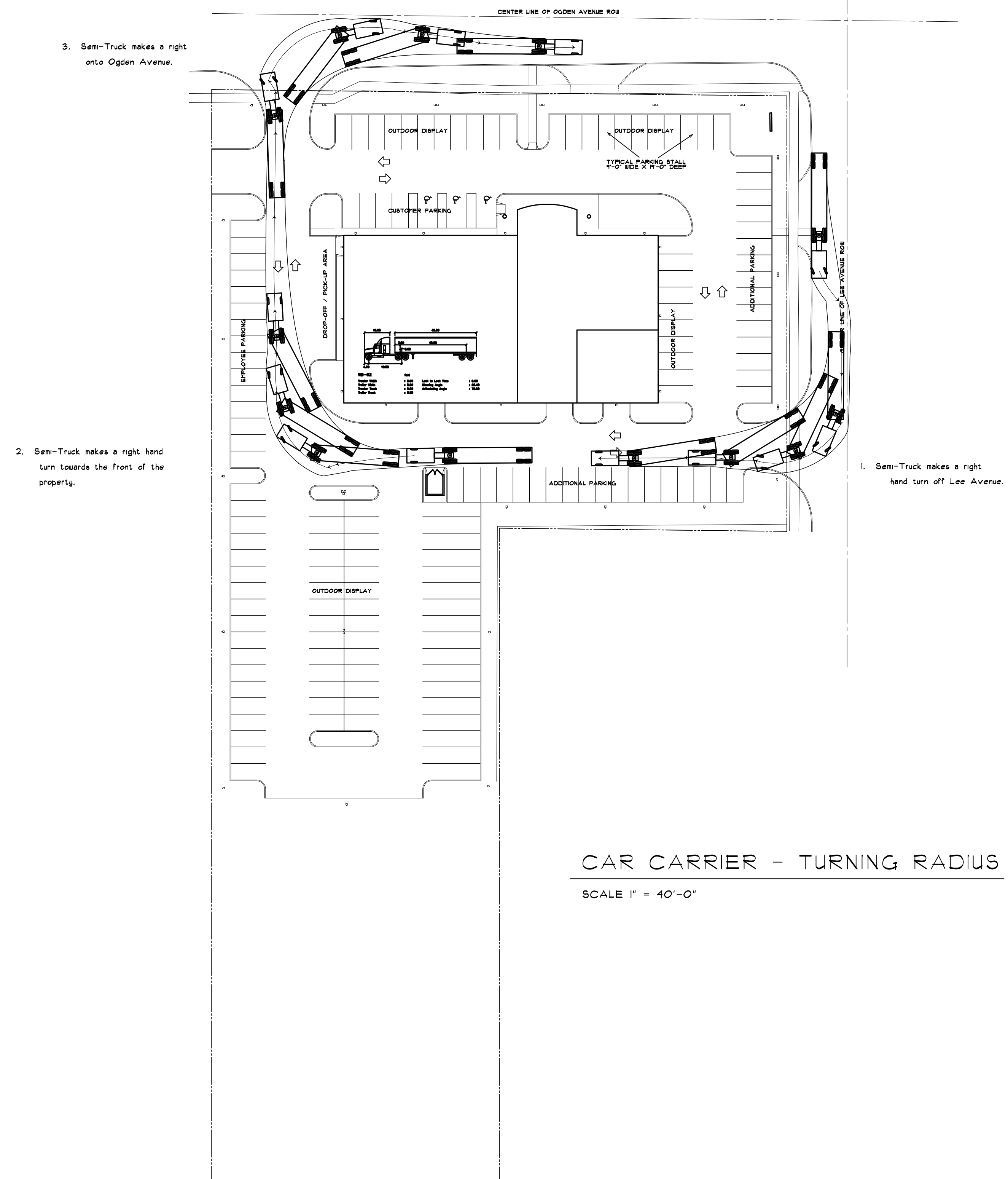
PO BOX 95624
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1723 OGDEN AVENUE
DOWNERS GROVE, IL

2014-026
JF

E-1

Sheet 11 OF ELEVEN



4-25-14 REVISED CAR
TRANSPORT TURNING RADIUS

3-21-14 SUBMITTAL FOR
SPECIAL USE

PROPOSED ADDITION &
ALTERATIONS TO EXIST.
AUTO DEALERSHIP

STAR MOTOR
SALES

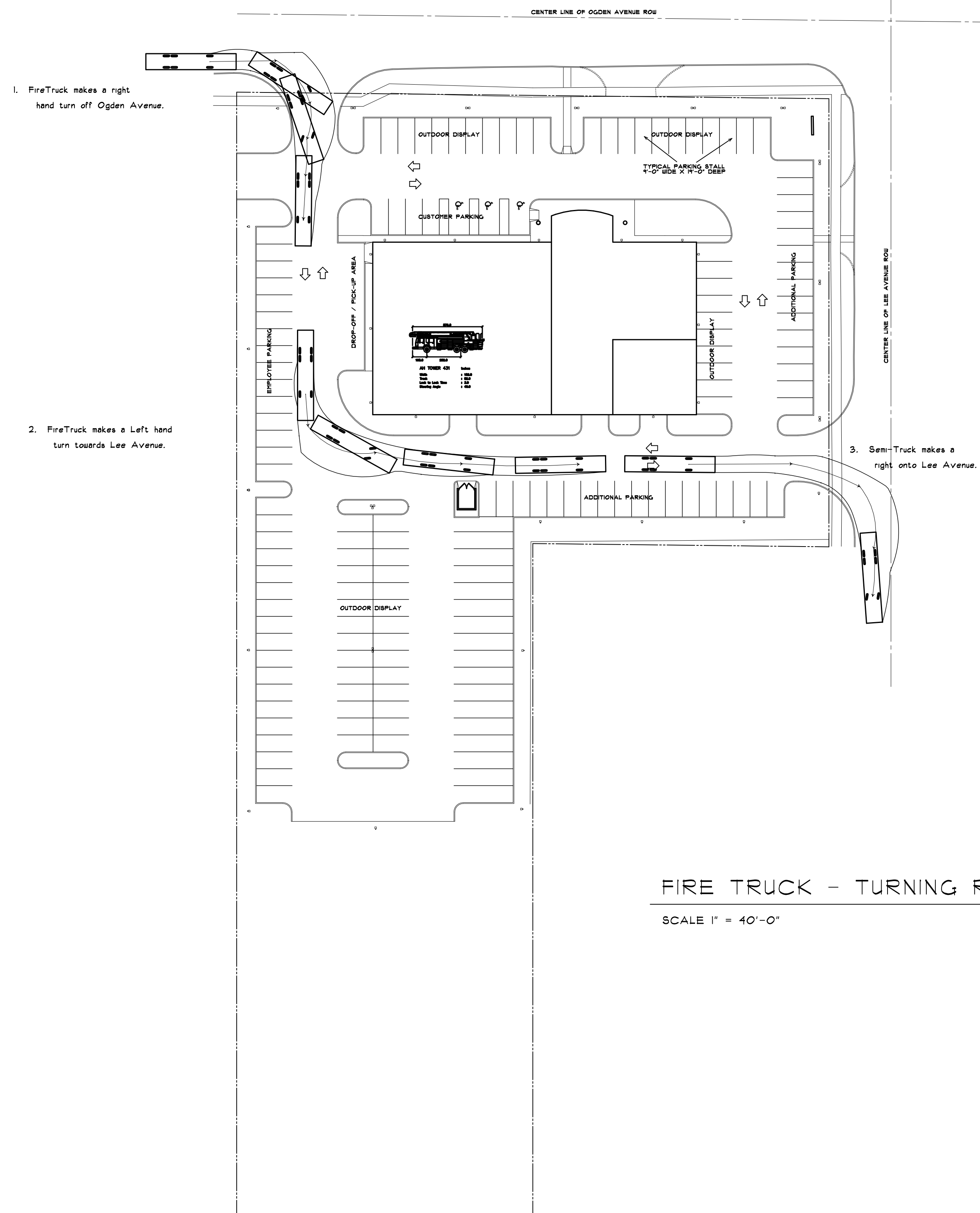
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1723 OGDEN AVENUE
DOWNERS GROVE, IL

2014-026
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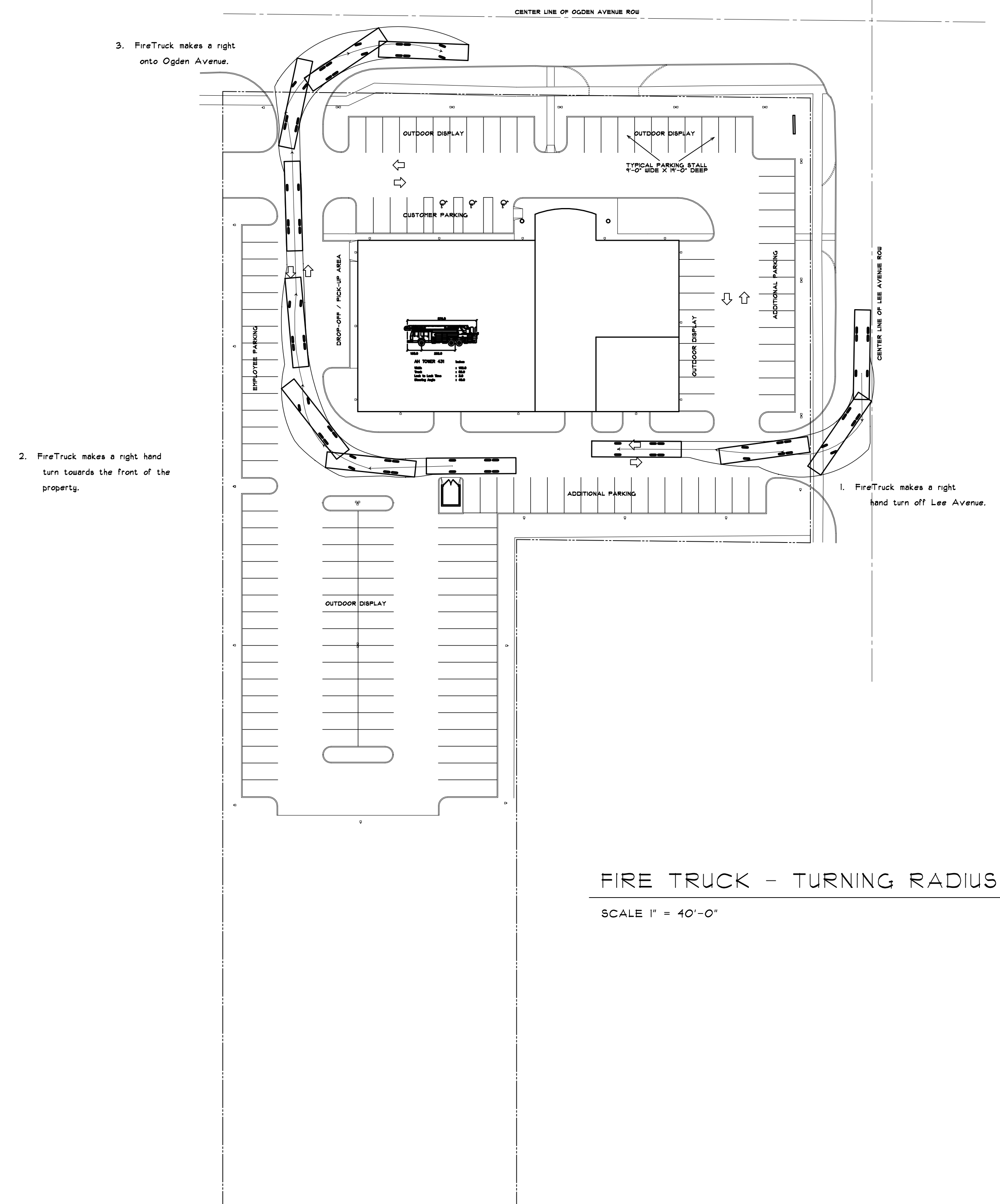
4-15-15

TR-1
OF THREE



FIRE TRUCK - TURNING RADIUS

SCALE 1" = 40'-0"



FIRE TRUCK - TURNING RADIUS

SCALE 1" = 40'-0"

4-25-16 REVISED CAR
TRANSPORT TURNING RADIUS

3-21-16 SUBMITTAL FOR
SPECIAL USE

PROPOSED ADDITION &
ALTERATIONS TO EXIST.
AUTO DEALERSHIP

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**STAR MOTOR
SALES**

1723 OGDEN AVENUE
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2014-026
TB JF

4-15-15

TR-2

OF THREE



TR-3
OF THREE