

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
8/16/2016

SUBJECT:	SUBMITTED BY:
1620 Ogden Avenue - Special Use	Stan Popovich, AICP Director of Community Development

SYNOPSIS

An ordinance has been prepared to authorize a Special Use for an automobile dealership at 1620 Ogden Avenue.

STRATEGIC PLAN ALIGNMENT

The goals for 2015-2017 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the September 6, 2016 active agenda per the Plan Commission's unanimous 6:0 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.

BACKGROUND

Property Information & Zoning Request

The property is located on the north side of Ogden Avenue between Downers Drive and Lee Avenue. The property is zoned B-3, General Services and Highway Business.

The petitioner is proposing to use the existing 2,884 square foot former McDonald's building and repurpose it into an automobile dealership. The exterior of the building will not substantially change except for the addition of a garage door on the western elevation and the removal of the drive-through window. The interior will be split into a showroom and a detailing area.

Site improvements include the addition of landscaping along Ogden Avenue, the installation of a new screening fence and additional landscaping. A total of 40 parking spaces are available on the site, 30 for automobile display and ten for customer and employee parking. The site layout permits the delivery of vehicles to take place on the property.

Compliance with the Comprehensive Plan

The Comprehensive Plan designates the property as Corridor Commercial, which includes a blend of

commercial retail, office, regional commercial retail, service and multi-family uses. The Corridor Commercial areas cater to the automobile. The proposed automobile dealership is consistent with the auto orientation of the corridor and nearby automobile, service and retail uses. The proposal is consistent with the Comprehensive Plan and complements the use of the surrounding properties.

Compliance with the Zoning Ordinance

The property is zoned B-3, General Services and Highway Business. An automobile dealership use is an allowable Special Use in the B-3 zoning district. The petitioner is not proposing to make any changes to the building footprint or substantially change the configuration of the site. Five parking spaces are required, and the petitioner is proposing eight spaces. Adequate screening is provided with particular attention paid to the property lines bordering residential districts.

Engineering\Public Improvements

The petitioner is providing a five-foot sidewalk easement along the entire width of the property to accommodate the existing sidewalk and any future Village repair and maintenance needs. There are no other public improvements proposed.

Public Comment

One member of the public expressed concern with the impact of parking and unloading on his existing business across the street. The applicant confirmed that all employee parking will be onsite, and that the automobile display areas will not block vehicle turning movements that were submitted for a six car hauler. The applicant also offered to work with the existing business on addressing any issues.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated August 1, 2016

Draft Minutes of the Plan Commission Hearing dated August 1, 2016

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR 1620 OGDEN AVENUE TO PERMIT
AN AUTOMOBILE DEALERSHIP**

WHEREAS, the following described property, to wit:

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

Commonly known as 1620 Ogden Avenue, Downers Grove, IL 60515
PINs 09-06-302-006

(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 August 1, 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; architectural drawings prepared by 1212 Architects & Planners dated June 29, 2016 and landscape plans prepared by Planning Resources, Inc. date July 22, 2016; and documents attached to the Staff Report dated August 1, 2016 except as such plans may be modified to conform to the Village codes and ordinances.
2. Recording of a Grant of Easement granting the Village a five-foot easement across the frontage of the property to cover the sidewalk and any future improvements.
3. All automobile deliveries shall take place on the subject site. No deliveries may take place on Ogden Avenue.
4. No test drives may take place on Lee Avenue, Lacey Avenue, and Downers Drive.
5. All lights shall be dimmed to security level intensity no later than 30 minutes after the close of business.

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

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

Mayor

Passed:

Published:

Attest: _____

Village Clerk



1620 Ogden Avenue - Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
AUGUST 1, 2016 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0032 1620 Ogden Avenue	Special Use for an Automobile Dealership	Scott Williams Planner

REQUEST

The petitioner is requesting approval of a Special Use for an Automobile Dealership.

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: Local Community Signs, LLC
400 E. Pinelake Circle
Vernon Hills, IL 60061

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Vacant McDonald's Restaurant
PROPERTY SIZE: 29,300 square feet
PINS: 09-06-302-006

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-2, Residential Detached House 2	Single Family Residential
SOUTH:	B-3, General Services and Highway Business	Commercial Corridor
EAST:	R-6, Residential Apartment/Condo 6	Commercial Corridor
WEST:	B-3, General Services and Highway Business	Commercial Corridor

ANALYSIS**SUBMITTALS**

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

1. Application/Petition for Public Hearing
2. Project Narrative
3. Plat of Survey
4. Site Plan
5. Floor Plan
6. Landscape Plan

7. Landscape Plan
8. Photometric Plan
9. Plat of Easement
10. Owner Letter of Authorization

PROJECT DESCRIPTION

The petitioner is seeking Special Use approval to open an automobile dealership at 1620 Ogden Avenue. The property is located on the north side of Ogden Avenue between Downers Drive and Lee Avenue. The property is zoned B-3, General Services and Highway Business. An automobile dealership is classified under Personal Vehicle Sales and Rentals per Section 5.050.Q.5 of the Zoning Ordinance as a Special Use in the B-3 zoning district.

The petitioner is proposing to use the existing 2,884 square foot former McDonald's building and repurpose it into an automobile dealership. The exterior of the building will not substantially change except for the addition of a garage door on the western elevation where previously there was a pedestrian vestibule and entryway into the McDonald's. This garage door would provide access to the 1,394 square foot showroom for the interior display of 2-3 cars. The rear portion of the building would become a detailing area for the vehicles. Other floor plan changes include a vestibule, unisex bathroom, and another entryway into the detail area. The drive-thru window would be removed with this area converted into an office.

No major changes are proposed to the layout of the exterior site plan. The number and location of curb cuts will remain the same. Although the number of parking spaces will be slightly reduced because of the addition of a landscaping end-cap, this will impact the outdoor display areas and not the parking available for the business. There will be adequate parking with a total of eight spaces including two handicap spaces and 30 spaces devoted to outdoor automobile display.

A landscaping plan shows significant amounts of landscaping will be added to the perimeter of the property. At the front, the concrete patio and two parking spaces will be replaced with landscaping. Shade trees will be added along the front and eastern sides of the property. The rest of the landscaping includes shrubs, ornamental trees, and ground cover.

Screening of adjacent residential properties will be improved at the northern and eastern property lines with the repair and conversion of the existing fence into a 6' tall privacy fence. An optional fence is also proposed for the western property line but is not a code requirement.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the property for 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. Although the subject property is not located in the key focus areas of Ogden Avenue, the Comprehensive Plan does call for aesthetic and functional improvements. The petitioner is proposing improvements that include the beautification of Ogden Avenue through the addition of landscaping and by addressing property maintenance issues. Pedestrian connectivity will also be maintained.

The proposed automobile dealership at this property is consistent with the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned B-3, General Services and Highway Business. Per Section 28.5.010.A of the Zoning Ordinance, the proposed Automobile Dealership use is an allowable Special Use in the B-3 zoning district. The petitioner is not proposing to make any changes to the building footprint or

substantially change the configuration of the site. Five parking spaces are required, and the petitioner is proposing eight spaces. Adequate screening is provided with particular attention paid to the property lines bordering residential districts. The property will continue to meet all requirements of the Zoning Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

The proposed use will not have a negative impact on the existing parking and traffic patterns in the area. A turning exhibit demonstrating that turning radii are clear of the automobile display areas was submitted. The automobile dealership will receive regular deliveries via a semi-truck trailer. Furthermore, vehicle-hauler trucks from nearby dealerships have been observed to navigate the site. The petitioner also understands and agrees that no unloading of automobiles will occur on Ogden Avenue.

A public sidewalk encroaches over the front property line. Per public work's request, the petitioner prepared a Plat of Easement granting a five foot easement across the frontage of the property. This provides the village access to repair and maintain the sidewalk. The petitioner also notes that the retaining walls near the sidewalk will be rebuilt if necessary.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing a legal notice in the *Downers Grove Suburban Life*. Staff received one call clarifying the nature of the petition and if the existing building was going to be used.

FINDINGS OF FACT

The applicant is requesting a Special Use approval for an Automobile Dealership. Staff believes the proposed use meets the standards for granting a Special Use as outlined below:

Section 28.12.050.H Approval Criteria – Special Uses

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 zoning of this property is B-3, General Services and Highway Business. Under Section 5.010 of the Zoning Ordinance, Automobile Dealerships are 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 automobile dealership is a desirable service to the community and will contribute to the general welfare of the Village. The proposed development will repurpose a vacant building. The development will cater to both local and regional customers as desired in the Comprehensive Plan and will meet multiple goals and objectives outlined in the Comprehensive Plan. 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.*

16-PLC-0032, 1620 Ogden Avenue
August 1, 2016

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The proposed use does not present a detriment to the health, safety or general welfare of the surrounding properties. Automobile unloading will occur on-site. A photometric plan demonstrates that lighting from the site will not negatively impact adjacent properties. This standard has been met.

RECOMMENDATIONS

The proposal is consistent and compatible 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 make a positive recommendation to the Village Council regarding 16-PLC-0032 subject to the following condition:

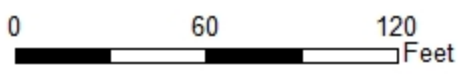
1. The Special Use shall substantially conform to the staff report; architectural drawings prepared by 1212 Architects & Planners dated June 29, 2016 and landscape plans prepared by Planning Resources, Inc. date July 22, 2016; and documents attached to this report except as such plans may be modified to conform to the Village codes and ordinances.
2. Recording of a Plat of Easement granting a five-foot easement across the frontage of the property to cover the sidewalk and any future improvements.
3. All automobile deliveries shall take place on the subject site. No deliveries may take place on Ogden Avenue.
4. No test drives may take place on Lee Avenue, Lacey Avenue, and Downers Drive.
5. All lights shall be dimmed to security level intensity no later than 30 minutes after the close of business.

Staff Report Approved By:



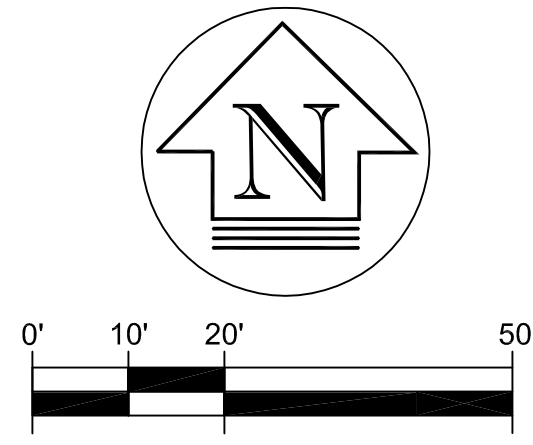
Stanley J. Popovich, AICP
Director of Community Development

SP:sw
-att



1620 Ogden Avenue - Location Map





UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
 2100 N. 15th AVENUE, SUITE C, MELROSE PARK, IL 60160
 TEL.: (847) 299-1010 FAX: (847) 299-5887
 E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

OF

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

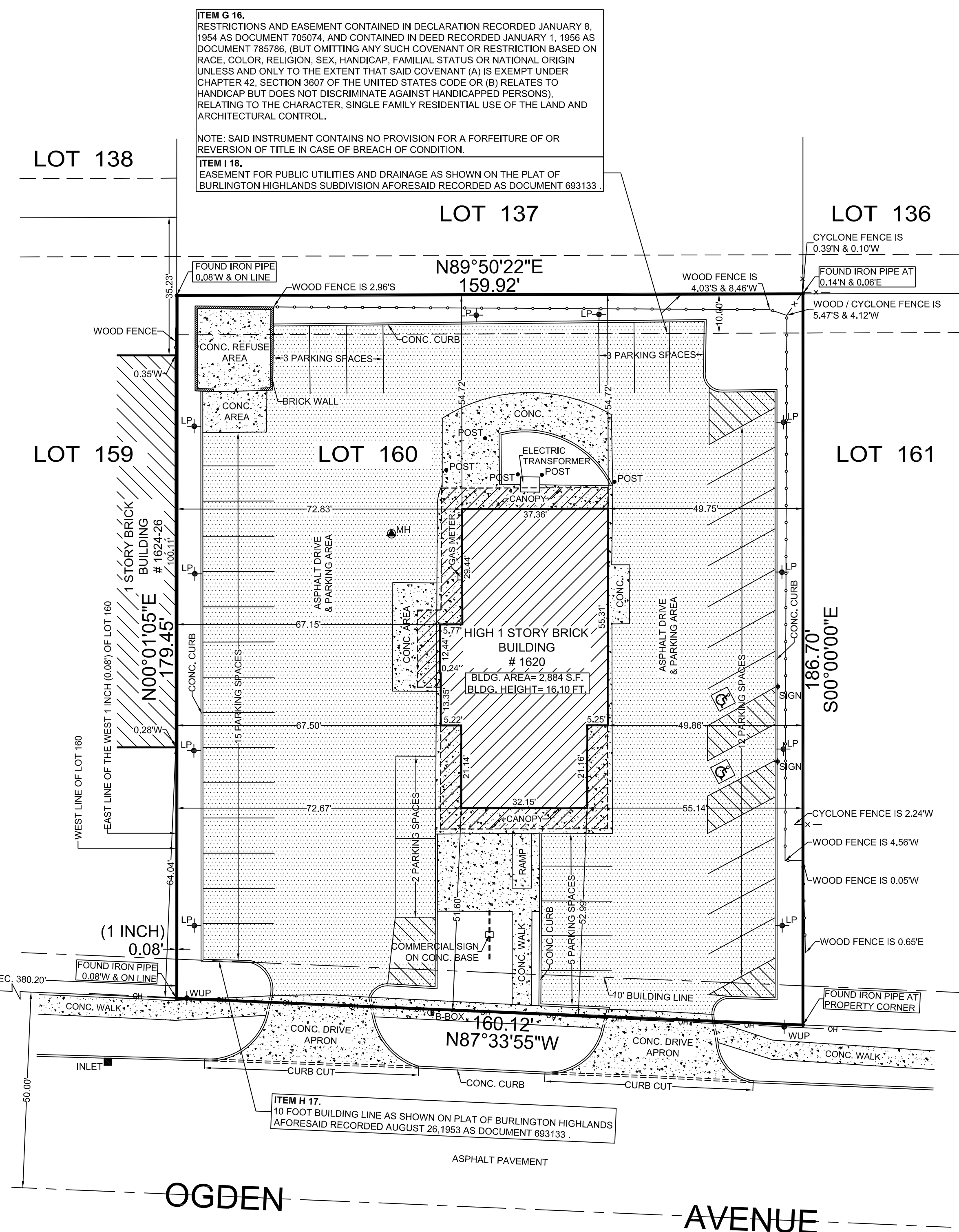
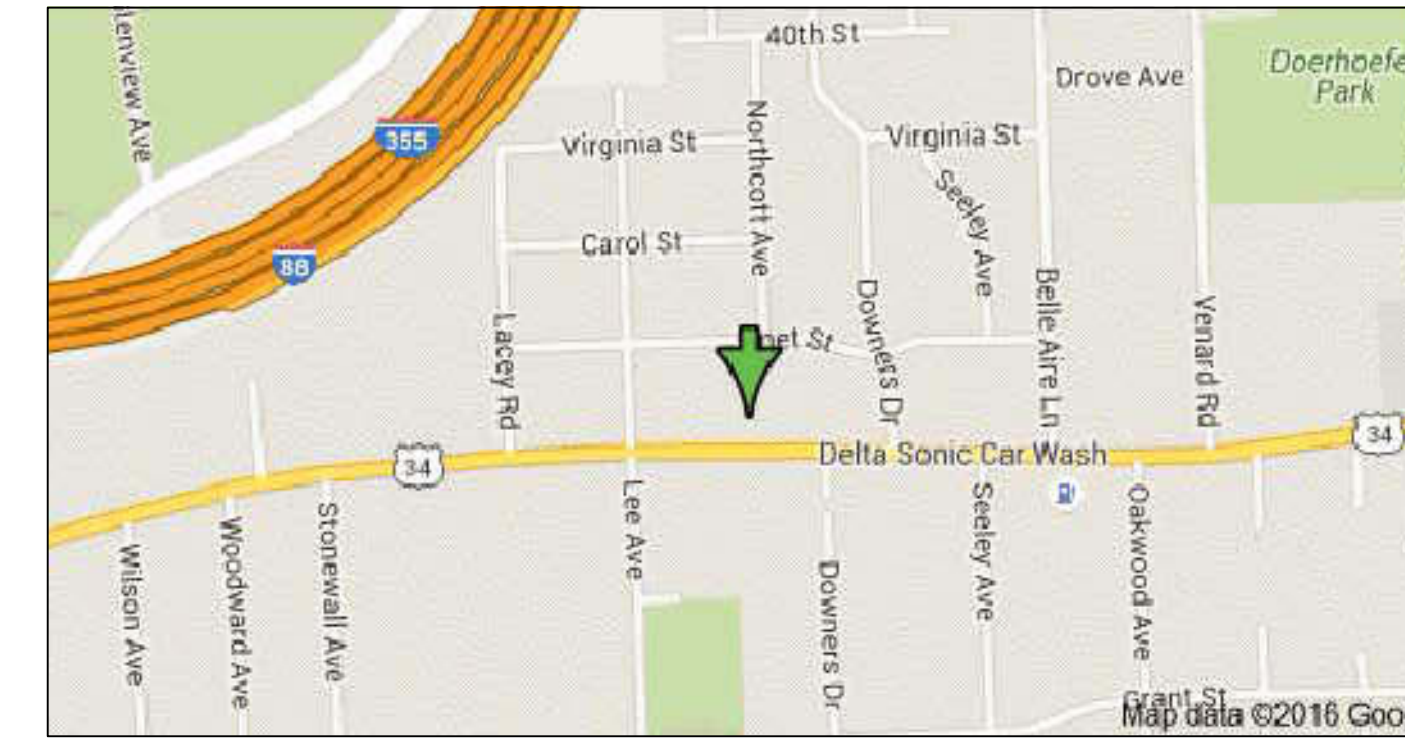
KNOWN AS: **1620 OGDEN AVENUE, DOWNERS GROVE, ILLINOIS**

PERMANENT INDEX NUMBER: 09 - 06 - 302 - 006 - 0000

AREA = 29,283 SQ. FT. OR 0.672 ACRES

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	38
HANDICAP	2
TOTAL	40

LOCATION MAP



VILLAGE OF DOWNERS GROVE
 801 BURLINGTON AVENUE
 DOWNERS GROVE, IL 60515
 TEL: 630-434-5600
 FAX: 630-434-5571

ZONING REQUIREMENTS:
B-3 = GENERAL SERVICES AND HIGHWAY BUSINESS DISTRICT

- MAXIMUM FLOOR AREA RATIO: 0.75.
- BUILDING SETBACKS:
 - STREET: 25
 - SIDE: NONE
 - REAR: ON LOTS ABUTTING REAR LOT LINE OF PROPERTY IN R DISTRICT, A MINIMUM 20-FOOT REAR SETBACK IS REQUIRED.
- MAXIMUM BUILDING HEIGHT: 60 FEET.

PARKING REQUIREMENTS
 10 SPACES PER 1,000 SQ. FT. OR 1 SPACE PER 4 SEATS, WHICHEVER IS GREATER, PLUS STACKING SPACES PER SECTION 7.130.

NOTES:

- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS OGDEN AVENUE.
- THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT.
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS:
- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.
- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.
- **ITEM # 8 FROM TABLE A**
 ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.
- **ITEM # 9 FROM TABLE A**
 THERE ARE 40 STRIPED PARKING SPACES ON THE PROPERTY.
- **ITEM # 11 FROM TABLE A**
 ALL VISIBLE UTILITIES ARE PLOTTED.
- **ITEM # 14 FROM TABLE A**
 DISTANCE TO THE NEAREST INTERSECTING STREET KNOWN AS LEE AVENUE IS 380.20 FEET.
- **ITEM # 16 FROM TABLE A**
 AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.
- **ITEM # 17 FROM TABLE A**
 AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- **ITEM # 18 OF TABLE A**
 THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
- **ITEM # 20 FROM TABLE A**
 RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NO.: 16SS0200024AU
 EFFECTIVE DATE: MARCH 18, 2016

ITEMS CORRESPONDING TO SCHEDULE B:

ITEMS 1 - 15.
 NOT SURVEY RELATED.

ITEM G 16.
 RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION RECORDED JANUARY 8, 1954 AS DOCUMENT 705074, AND CONTAINED IN DEED RECORDED JANUARY 1, 1956 AS DOCUMENT 785786, (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO THE CHARACTER, SINGLE FAMILY RESIDENTIAL USE OF THE LAND AND ARCHITECTURAL CONTROL.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION.
 (PLOTTED ON THE DRAWING)

ITEM H 17.
 10 FOOT BUILDING LINE AS SHOWN ON PLAT OF BURLINGTON HIGHLANDS AFORESAID RECORDED AUGUST 26, 1953 AS DOCUMENT 693133 (AFFECTS THE SOUTH LINE OF THE LAND)
 (PLOTTED ON THE DRAWING)

ITEM I 18.
 EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AS SHOWN ON THE PLAT OF BURLINGTON HIGHLANDS AFORESAID RECORDED AS DOCUMENT 693133 .
 (AFFECTS THE NORTH 10 FEET)
 (PLOTTED ON THE DRAWING)

ITEM J 19.
 LEGEND ON THE PLAT OF BURLINGTON HIGHLANDS, AFORESAID THAT -- "EASEMENT SHOWN ON THE ANNEXED PLAT ARE FOR PUBLIC UTILITIES".

ITEM Q 20.
 ENCROACHMENT OF TRASH BIN AREA ONTO PUBLIC UTILITY EASEMENT AS DISCLOSED BY SURVEY.

ITEMS 21 - 24.
 NOT SURVEY RELATED.

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- **LORENZINI & ASSOCIATES,**
 23808 W. ANDREW ROAD, UNIT 3, PLAINFIELD, IL 60585

- **LOCAL COMMUNITY SIGNS, LLC**
 400 E. PINELAKE, VERNON HILLS, IL

- **CHICAGO TITLE INSURANCE COMPANY,**
 2441 WARRENVILLE ROAD, SUITE 100, LISLE, IL. 60532

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 12, 2016.
 DATE OF PLAT: APRIL 8, 2016.

BY: *Roy G. Lawniczak*
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR, LICENSE NO. 35-2290
 LICENSE EXPIRES: NOVEMBER 30, 2016
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
 LICENSE EXPIRES: APRIL 30, 2017



LEGEND	ABBREVIATIONS
●	INLET
□	B-BOX
+	LIGHT POLE
WUP	WOOD UTILITY POLE
⊕	MANHOLE
◆	SIGN
⊙	METAL GUARD POST
♿	HANDICAPPED PARKING SPACE

ORDERED BY: GW PROPERTIES	
SCALE : 1" = 20'	
DATE: MARCH 12, 2016	
FILE No.:	4/8/16
2016 - 23072	REVISOR
	DATE
	REVISION

Project Summary / Narrative Letter

Application Request

Local Community Signs submits this application for 1620 Ogden Avenue to request the Special Use approval to allow a used car and motorcycle sales business at this location.

Special Use Criteria

The proposed use is expressly authorized as a Special Use in the B3 zoning classification:

- Use Category Commercial, Vehicle Sales and Service,
 - Subcategory **Personal Vehicle Sales and Rental**,
(VoDG Municipal Code, Chapter 28, Article 5, Sec. 5.050.Q.5, and Table 5-1.)

This use is complimentary to similar auto dealerships along the Ogden Avenue corridor, and is a necessary and desirable service and facility that will serve the public convenience and contribute to the general welfare of the neighborhood and community. In no way will the proposed business or facility be detrimental to the health, safety, or general welfare of residential or commercial neighbors, or persons working in the vicinity. The proposed business and facility will in no way be injurious to the property values or development in the vicinity. No rezoning of the property is required or requested.

History

The property at **1620 Ogden Avenue**, (PIN 0906302006) was a McDonald's restaurant for several decades, but has been vacant for some time. **Local Community Signs LLC purchased the property in April of 2016**. As part of the purchase from McDonald's, Local Community Signs agreed to a deed restriction for any foodservice business to be established at the property. Local Community Signs has no intention of offering a food service business, and meets the deed restriction. Given the deed restriction from McDonald's, we feel this auto dealership to be the best use of the property.

Business Operations

The new used auto dealership will operate 6 days a week, Monday – Saturday, with regular business hours, varied to a maximum of 9am to 8pm. These operating hours are considerably less than the previous McDonald's usage.

Building – Existing and Proposed

The existing structure is a 1-story brick building, with partial basement. It will be renovated as described below.

The exterior of the existing building will remain essentially the same. One large window will be replaced with double doors at the window location. The drive-through window will be removed, at the request of Village staff. Several rooftop units will be removed. Much of the roof is leaking, and it will be repaired and replaced with a new roofing permit as soon as possible. There will be no other exterior material work to the building – existing brick, windows, and finishes will remain. Local Community Signs may opt to paint the exterior at a later time.

The interior of the building will be renovated. The entire McDonald's kitchen and all equipment (which remain, at present) will be removed, as well as the service counters, tables and chairs, counters, and all booth seating. Only hand wash sinks will remain.

A structural engineer has inspected the existing concrete floor slab and determined that it is of adequate strength to support multiple cars being parked in the new Showroom. See attached calculations, analysis, and review.

The new open space will house a large open Showroom (1,394sf), as well as a Detail Area (776sf) for preparing vehicles prior to sale. Access to the existing Basement via the existing Stair will remain. All existing exit doors will remain, with a new exterior door added to allow vehicles to drive into the Showroom. Two existing restrooms that do not meet accessibility codes, will be replaced with one large accessible restroom to meet all current standards.

Most of the interior finishes, including floor and ceiling tile, FRP wall panels in the kitchen area, windows, and painted brick, will be repaired or replaced as necessary, but essentially remain.

The existing Basement will remain, with all existing interior walls, closets, and equipment removed. The Basement will only be used for file storage.

Fire Prevention

Due to the size of the Showroom and remaining building, and percent of building modification, the Fire Inspector has stated that no fire suppression systems (sprinklers) are required. The fire alarm system will be put back in service, and replaced, if necessary, with the preferred wireless connection to dispatch. All vehicles stored in the building will have fuel tanks filled to less than ¼ of a tank, or 5 gallons, whichever is less.

Parking – Existing and Proposed

The existing site has a total of 38 parking spaces, with 2 additional handicap spaces. VoDG Municipal Code requires 2 spaces per 1000sf of Showroom area, plus .4 spaces per 1000sf of outdoor display space, plus 2 per service bay (Article 7, Sec 7.040).

Based on those requirements, the Showroom (1,394sf) requires 3 spaces. The 4,980sf of outdoor display space requires 2 spaces. There is no service Bay, so no additional spaces are required.

The site will have a total of 6 spaces, plus 2 handicap spaces. The site therefore exceeds parking requirements for this Special Use category of 5 spaces, by having a total of 8 spaces.

All existing curbs, concrete, and asphalt paving will remain, other than the 2 spaces removed for additional landscaping area (see below). All access into the building will remain through existing accessible curb cuts.

Delivery Truck Traffic – Existing and Proposed

McDonald's previously developed the site to receive semi-truck trailers for regular deliveries. That drive-in, and drive-out ability will remain the same (see attached pictures). Since purchasing the property, we have seen vehicle-hauler trucks (for dealerships across the street) pull in and out of this

site without problem. See the attached truck-turning diagram as additional confirmation that there is space to do so. In addition no vehicle on display will be parked outside of the marked spaces so to avoid any obstruction of turning movement

Landscape and Screening – Existing and Proposed

The B3 zoning designation has a maximum allowed lot coverage of 90%. The existing lot is 29,300sf, and has a coverage area of 24,660sf, equaling 84%.

The B3 zoning designation also requires landscaping and screening areas to total 10% of the lot coverage, with half of that at the street front. The existing site has a total of 4,628sf, equaling 15.8%. However, only 882sf (3%) is at the street front.

To provide new landscaping to meet the requirement, we will add 695sf (2.4%) of landscaping at the street front by removing the existing concrete patio (with outdoor seating) and 2 adjacent parking spaces, immediately north of the public sidewalk. This area is immediately adjacent to the existing landscaping, and directly in front of the building. The public access sidewalk and concrete ramp will remain. This new landscaping area will bring the street front landscaping total to 1,577sf (5.4%), which exceeds the requirement. All new landscaping will meet the specifications as laid out in the Municipal Code.

With the addition of this new landscaped area, the total lot coverage will decrease to 82%. See the attached drawings highlighting the existing and proposed landscaped areas.

The landscape area at the west property line, between parking and adjacent building, will be upgraded/replaced with grass and landscaping. Per Municipal Code, 2 shade or ornamental trees will be provided, which also satisfy Public Work's request for 2 additional parkway trees. See Landscape Plan for more information.

Perimeter Fencing – Existing and Proposed

The existing site is adjacent to commercial property on the west, single family residential to the north, and multi-family residential to the east. There is an existing 6' high wood shadow-box style fence at the north and east property lines. All existing 6' wood fence will essentially remain, to be repaired and/or replaced with a 6' high solid fence (in-fill of shadow-box style has been approved by Village staff). In the 3' between the existing fence and the north property line, there is substantial plant growth - bushes that are approximately 15'-20' tall – that will remain.

The fence at the east is missing sections, which will be in-filled with new 6' solid wood fence to match the adjacent fence. The fence at the east will be extended with new matching fence to the south property line at the public sidewalk. No fence exists at the west.

Site Lighting – Existing and Proposed

All existing site lighting, on the building, as well as in parking lot fixtures, will remain. See attached photometric analysis and summary. No new fixtures will be provided.

Site Signage – Existing and Proposed

McDonald's had a street front sign, as well as "entrance" and "exit" directional signs at the access points to and from Ogden Avenue. Those signs have been removed, but will be replaced with new, similar signs, at the same locations, to meet all requirements of the Municipal Code. Local Community Signs will apply for all required permits for permanent and temporary signage, and comply with all portions of the Municipal Code Article 9.

Summary

Local Community Signs is confident that this development aligns with the comprehensive plan and intended use for the Ogden Avenue Corridor, meets and/or exceeds the planning, zoning and building requirements, and will be an improvement for the adjacent neighbors and Ogden Avenue. Local Community Signs welcomes the opportunity to become a member of the Downers Grove community.

Thank you for your consideration.



Front (South) Elevation

Patio tables and chairs to be removed; new landscaping to consist of overlapping arrangement of groundcover and ornamental grasses



Left (West) Elevation

Drive through window to be removed. Large center window to be replaced with glass doors.



Back (North) Elevation

Landscaping to remain and be pruned back to prevent over growth. Concrete, traffic bollards to remain.



Right (East) Elevation

Parking spaces, traffic bollards to remain. 6' tall solid wood fence to be installed along east perimeter (or existing fence to be repaired) for screening with mix of low deciduous and evergreen buffer plantings.



Center landscaping to be removed and replaced with an overlapping mix of low groundcover plantings and ornamental grasses; (2) spaces nearest sidewalk to be converted to planting area.



Sidewalk to building, ramp, patio with fixed seating, and center landscaping section all to be removed. Decomposed granite pad to be installed closest to building with new plant material as well.



Landscaping and lawn to be removed and replaced with (1) canopy shade tree and low groundcover; New sign to be installed at existing sign post. Parking spaces to be replaced with auto display.



West exit to remain with landscaping to be removed; New plant material and optional 6' tall solid wood fence at west perimeter. Parking space to be replaced with auto display

Landscaping, light pole and 6' wood shadow-box style fence at north property line.

Light pole to remain (typical).

6' tall solid wood fence along north and east perimeters (or repair existing fence) with maintained plantings consisting of deciduous trees, deciduous and evergreen shrubs, and low groundcover

Parking spaces to be replaced with auto display.

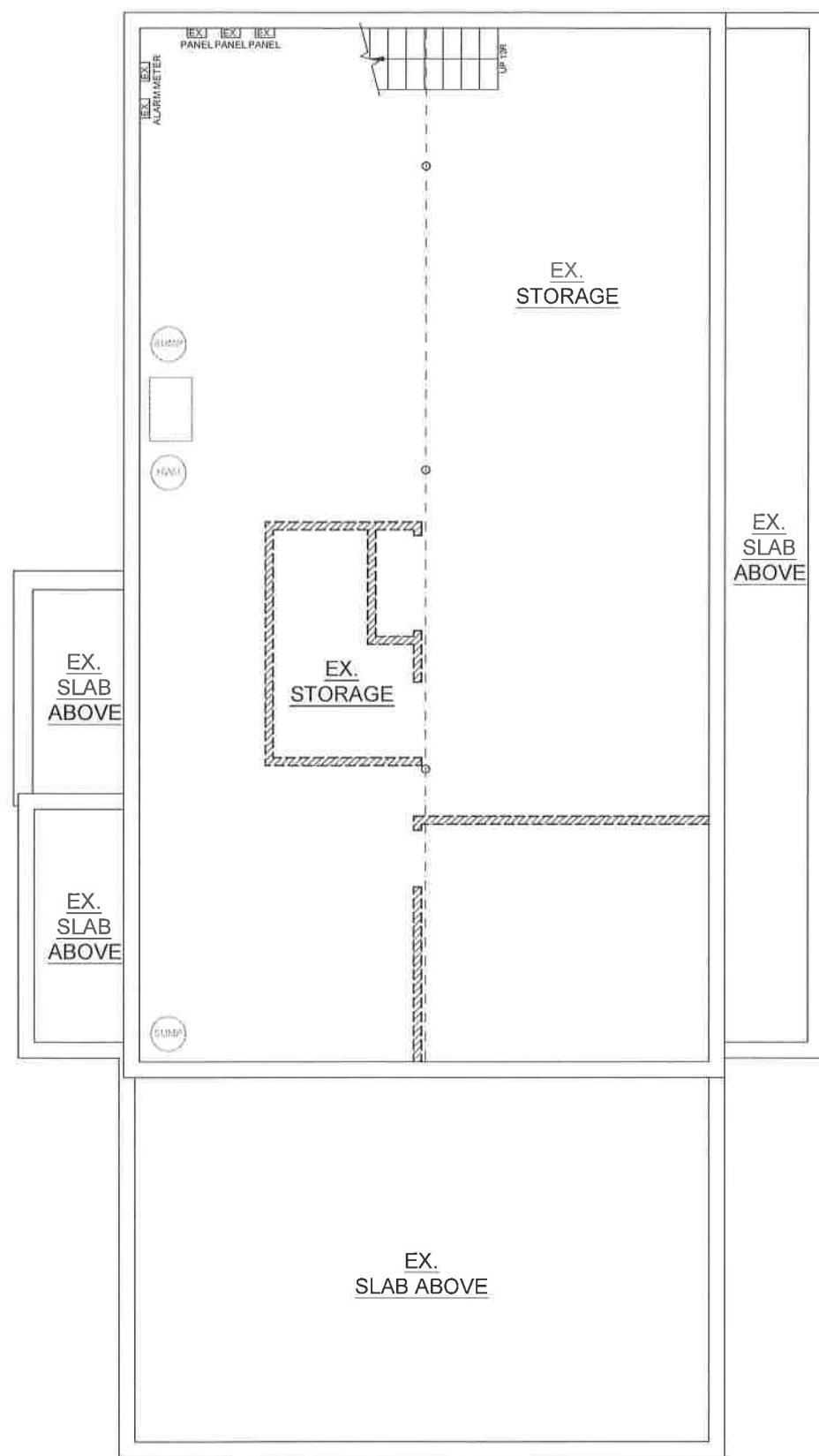


Back (North) property line
Garbage enclosure to remain. Light poles to remain (typical). 6' tall solid wood fence to be installed (or repair existing fence) with deciduous shrubs as buffer plantings. Parking spaces to be replaced with auto display.



Right (East) property line
Light poles to remain (typical). New 6' tall solid wood fence to be installed (or repair existing fence) with (2) canopy shade trees, deciduous and evergreen shrubs, and low groundcover as buffer plantings. Parking spaces to be replaced with auto display.

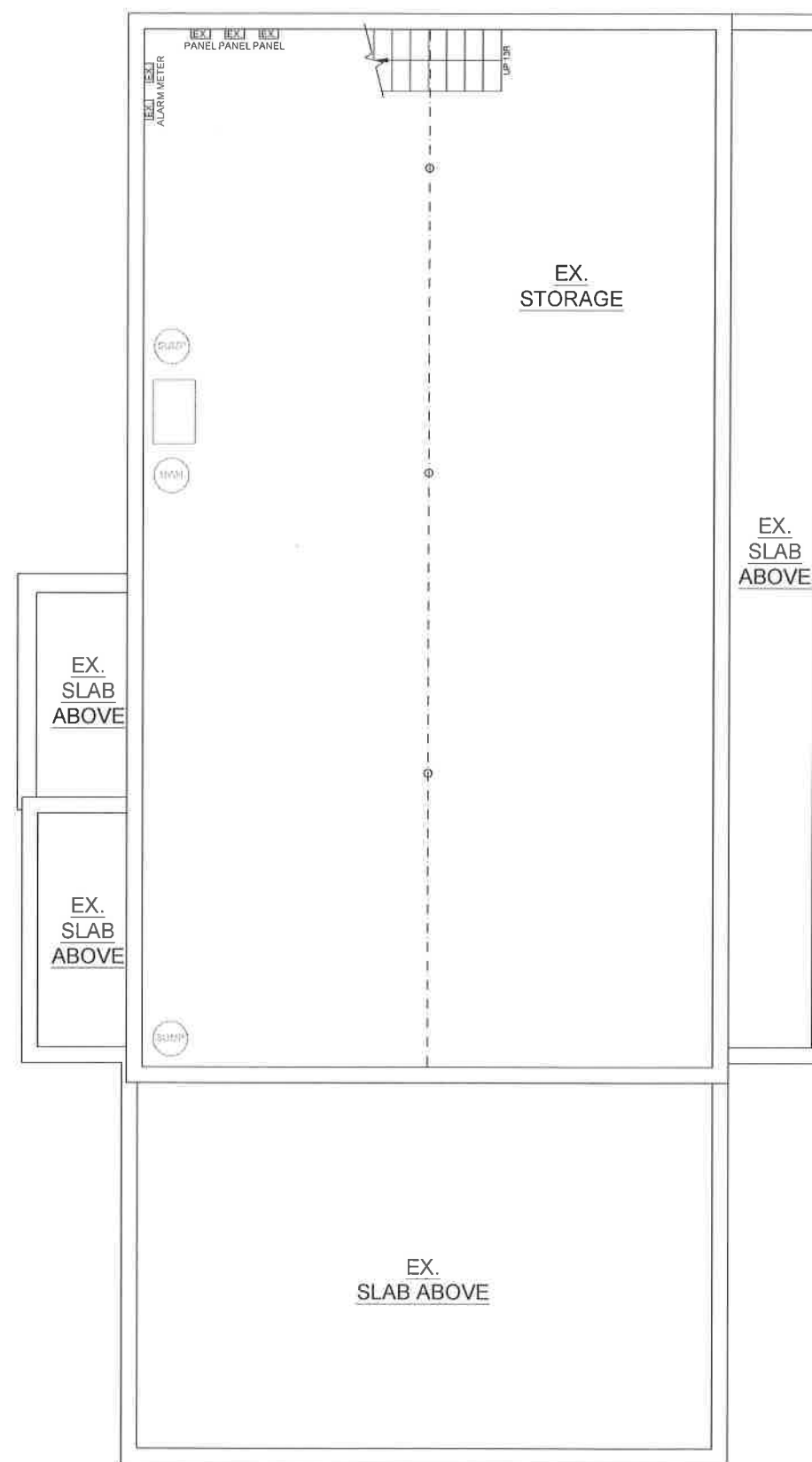




BASEMENT FLOOR PLAN - EXISTING / DEMOLITION



16



BASEMENT FLOOR PLAN - NEW



4

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Number: 2016-030
Date: 29 June 2016
Drawn: CAL
Checked: CHL
Revised:

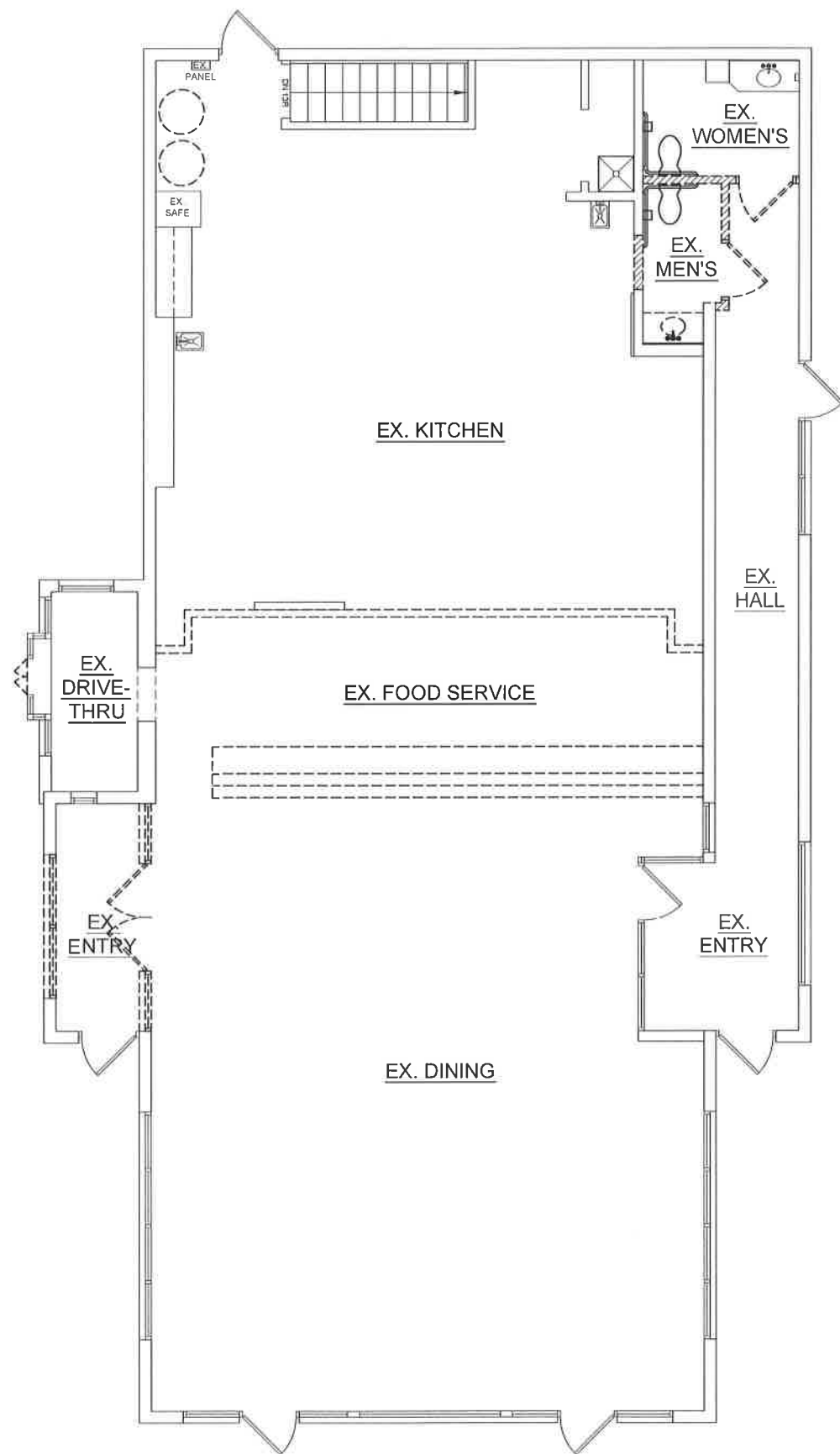
↑
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Local Community Signs
Interior Renovation
1620 Ogden Avenue
Downers Grove, Illinois 60515

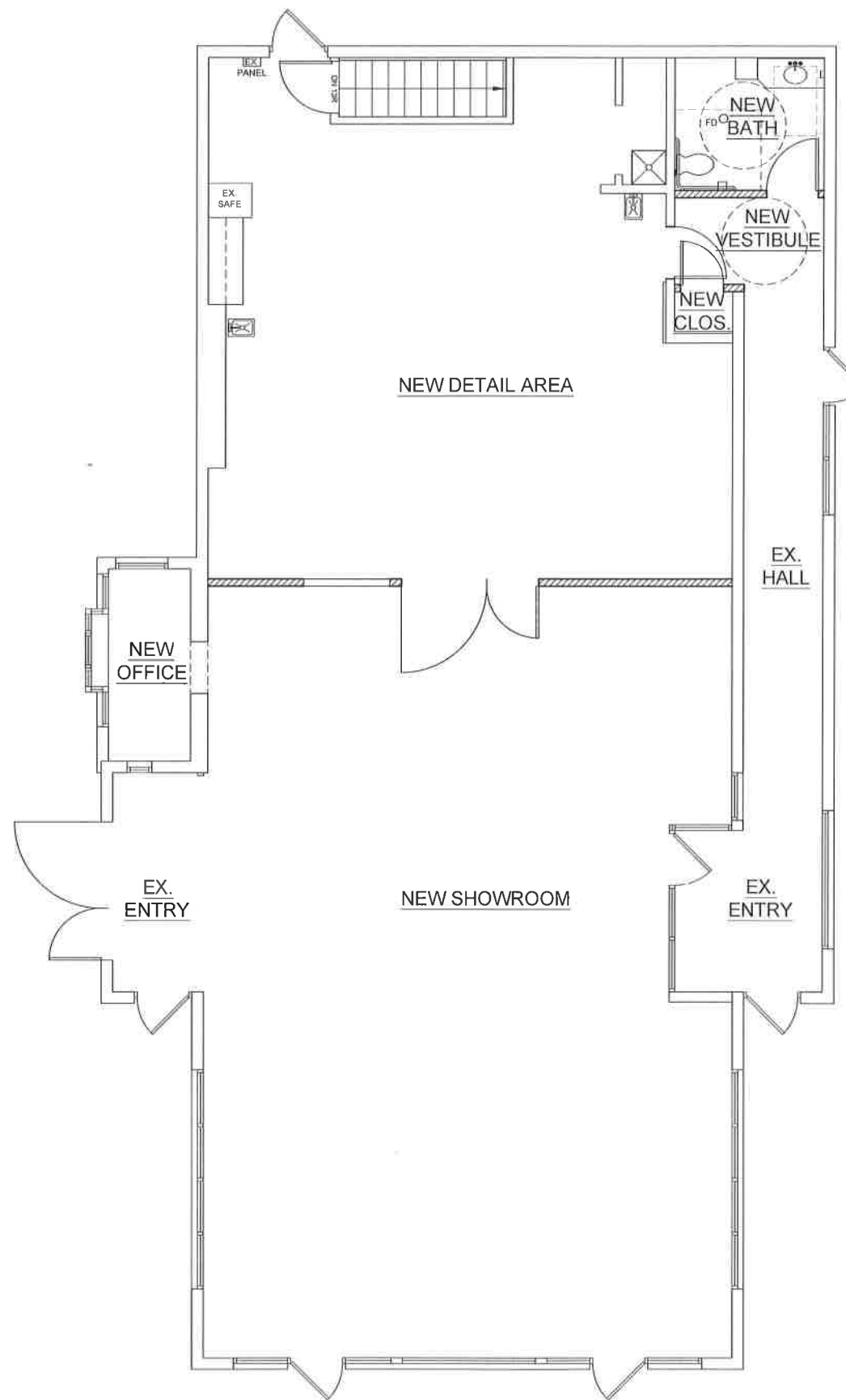
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BASEMENT FLOOR PLAN - EXISTING / DEMO (2,868 SF GROSS)



16



BASEMENT FLOOR PLAN - NEW (2,868 SF GROSS)

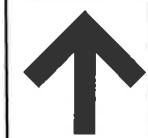


4

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Local Community Signs
Interior Renovation
1620 Ogden Avenue
Downers Grove, Illinois 60515

Number	2016-030
Date	29 June 2016
Drawn	CKL
Checked	CKL
Revised	CKL



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A1.1



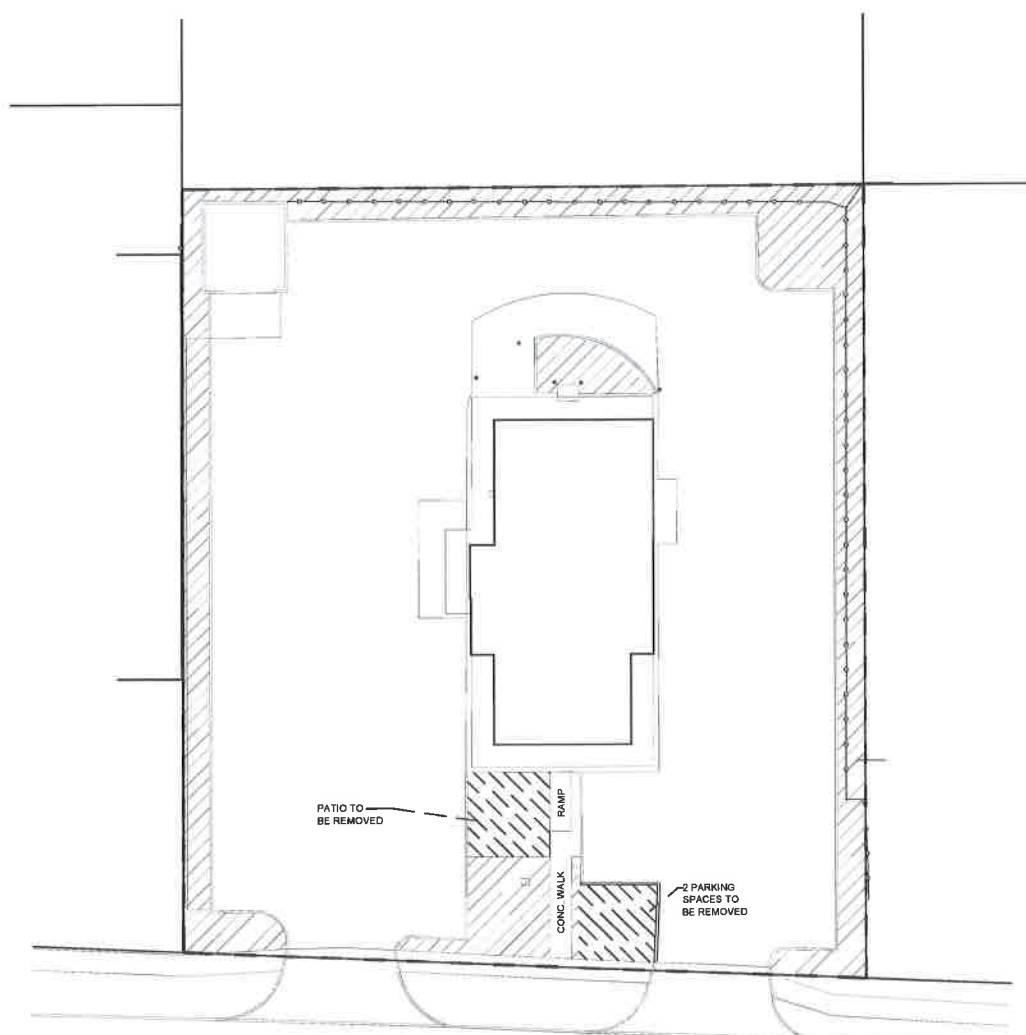
EXISTING 6' WOOD FENCE AT NORTH



EXISTING 6' WOOD FENCE AT EAST



EXISTING LANDSCAPING (PATIO TO BE REMOVED)

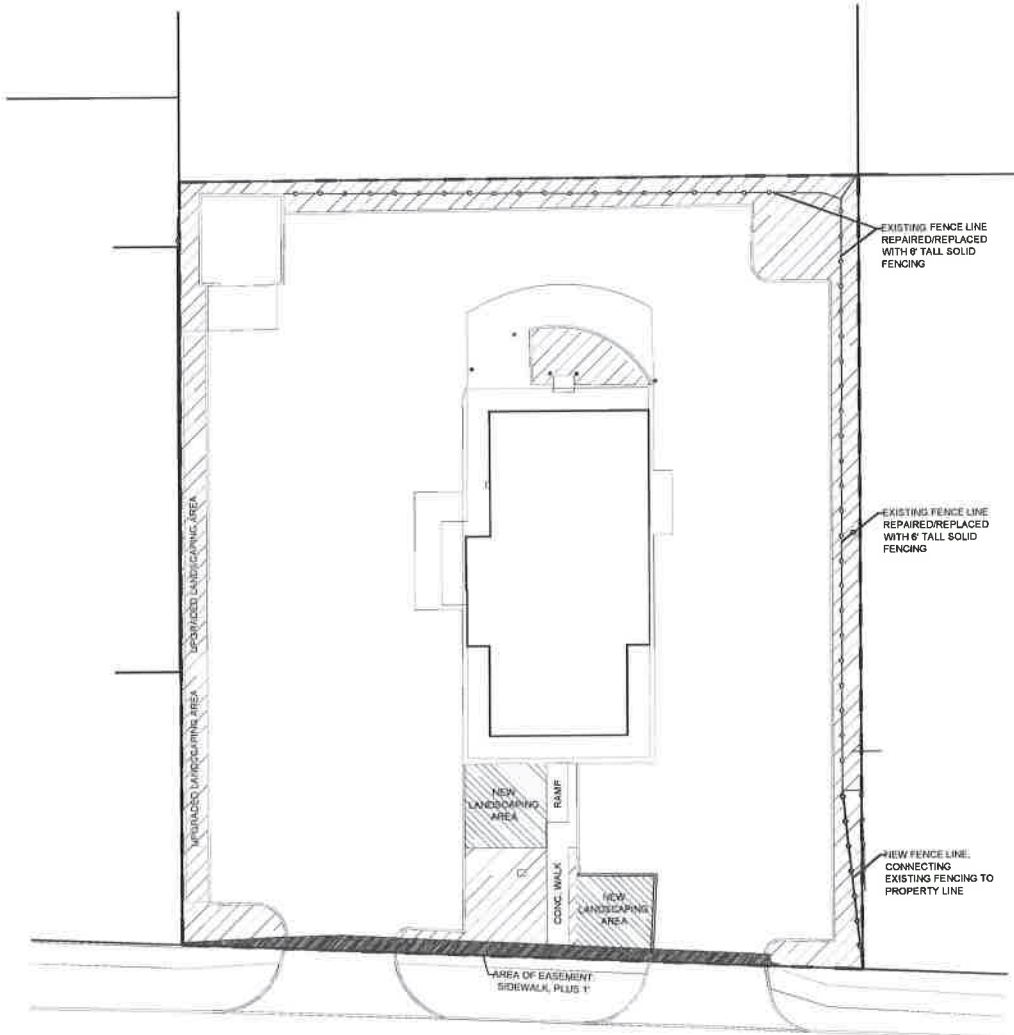


MAXIMUM ALLOWED LOT COVERAGE %	=	90%	REQUIRED LANDSCAPING % AT FRONT	=	1465 SF (5%)
TOTAL LOT AREA	=	29,300 SF	EXISTING LANDSCAPING COVERAGE AT FRONT		
TOTAL LOT COVERAGE	=	24,660 SF	WEST EXIT	=	209 SF
TOTAL LOT COVERAGE	=	84%	EAST ENTRANCE	=	135 SF
			FRONT SIGN AREA	=	494 SF
			EAST OF SIDEWALK NEAR SIGN	=	44 SF
			TOTAL LANDSCAPING AT FRONT	=	882 SF (3%)

SITE PLAN - EXISTING LANDSCAPING AREA



16



MAXIMUM ALLOWED LOT COVERAGE %	=	90%	REQUIRED LANDSCAPING % AT FRONT	=	1465 SF (5%)
TOTAL LOT AREA	=	29,300 SF	ACTUAL LANDSCAPING COVERAGE AT FRONT		
NEW TOTAL LOT COVERAGE	=	24,025 SF	WEST EXIT	=	209 SF
NEW TOTAL LOT COVERAGE %	=	82%	EAST ENTRANCE	=	135 SF
			FRONT SIGN AREA	=	494 SF
			EAST OF SIDEWALK NEAR SIGN	=	44 SF
			NEW LANDSCAPING AREA	=	695 SF
			TOTAL LANDSCAPING AT FRONT	=	1577 SF (5.4%)

SITE PLAN - NEW LANDSCAPING AREA

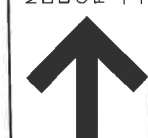


4

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Local Community Signs
Interior Renovation
1620 Ogden Avenue
Downers Grove, Illinois 60515

Number: 2016-030
Date: 29 June 2016
Drawn: CKL
Checked: CKL
Revised: Spec. Use Rev. 7/15/16



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L1.0



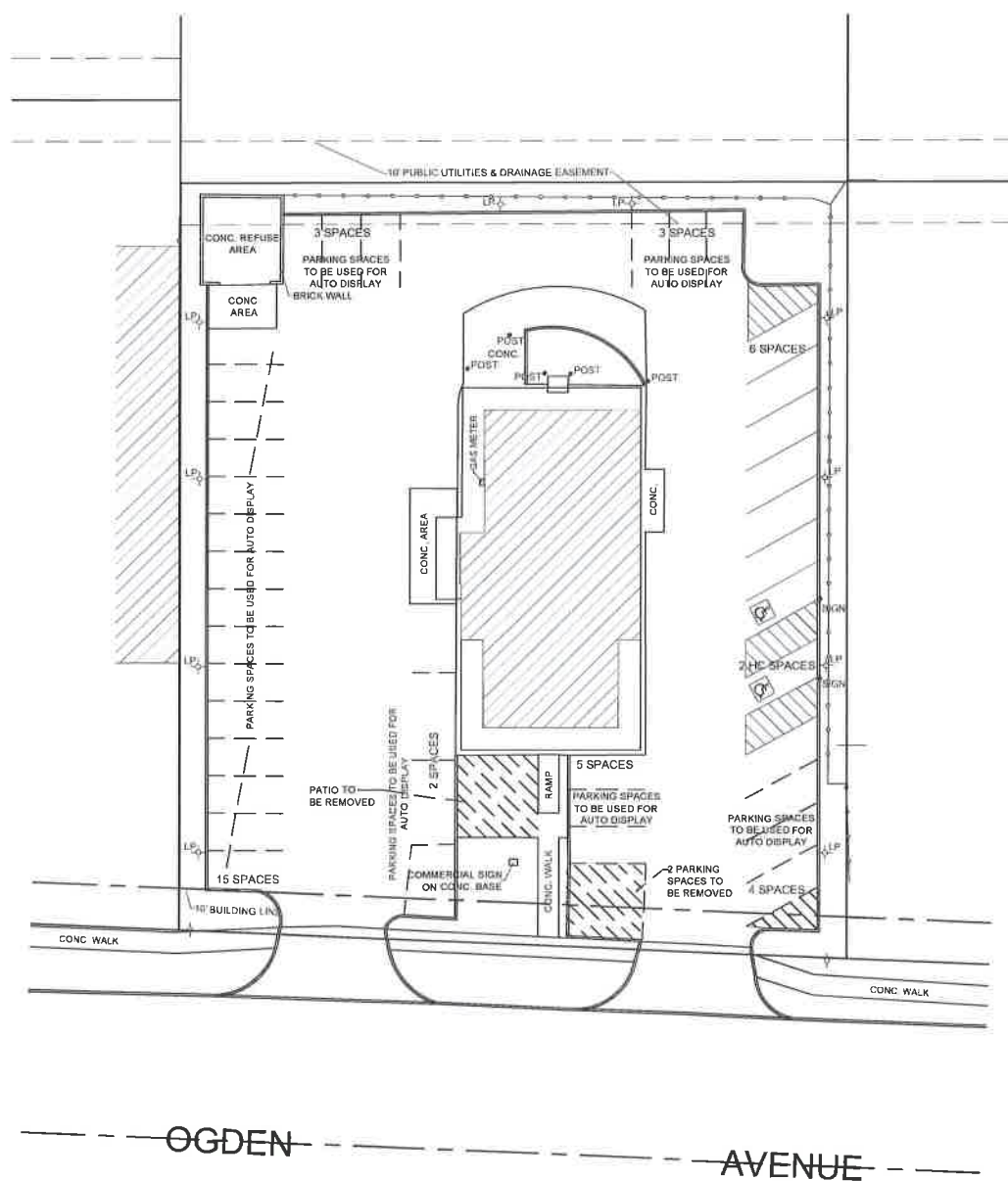
EXISTING LANDSCAPING AT BACK OF BUILDING



EXISTING LANDSCAPING (PATIO TO BE REMOVED)

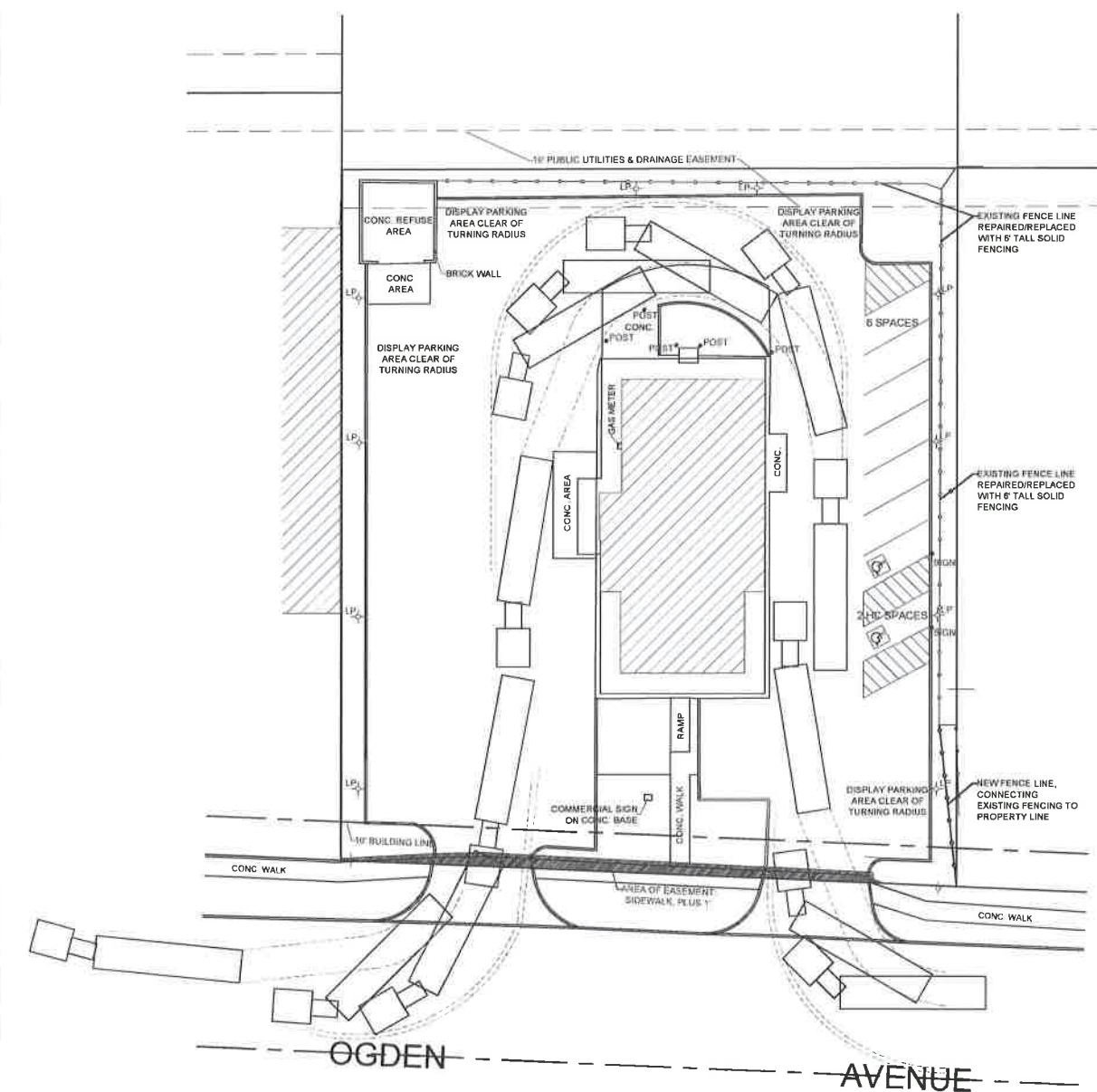


EXISTING LANDSCAPING AT ENTRY DRIVE



SITE PLAN - EXISTING / DEMOLITION (38 SPACES + 2 HC SPACES)

16



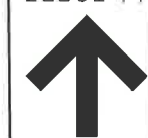
SITE PLAN - NEW (6 SPACES + 2 HC SPACES), TRUCK TURNING

4

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Local Community Signs
Interior Renovation
1620 Ogden Avenue
Downers Grove, Illinois 60515

Number: 2016-039
Date: 29 June 2016
Drawn: CKL
Checked: CKL
Revised Spec. Use Rev. 7/19/16

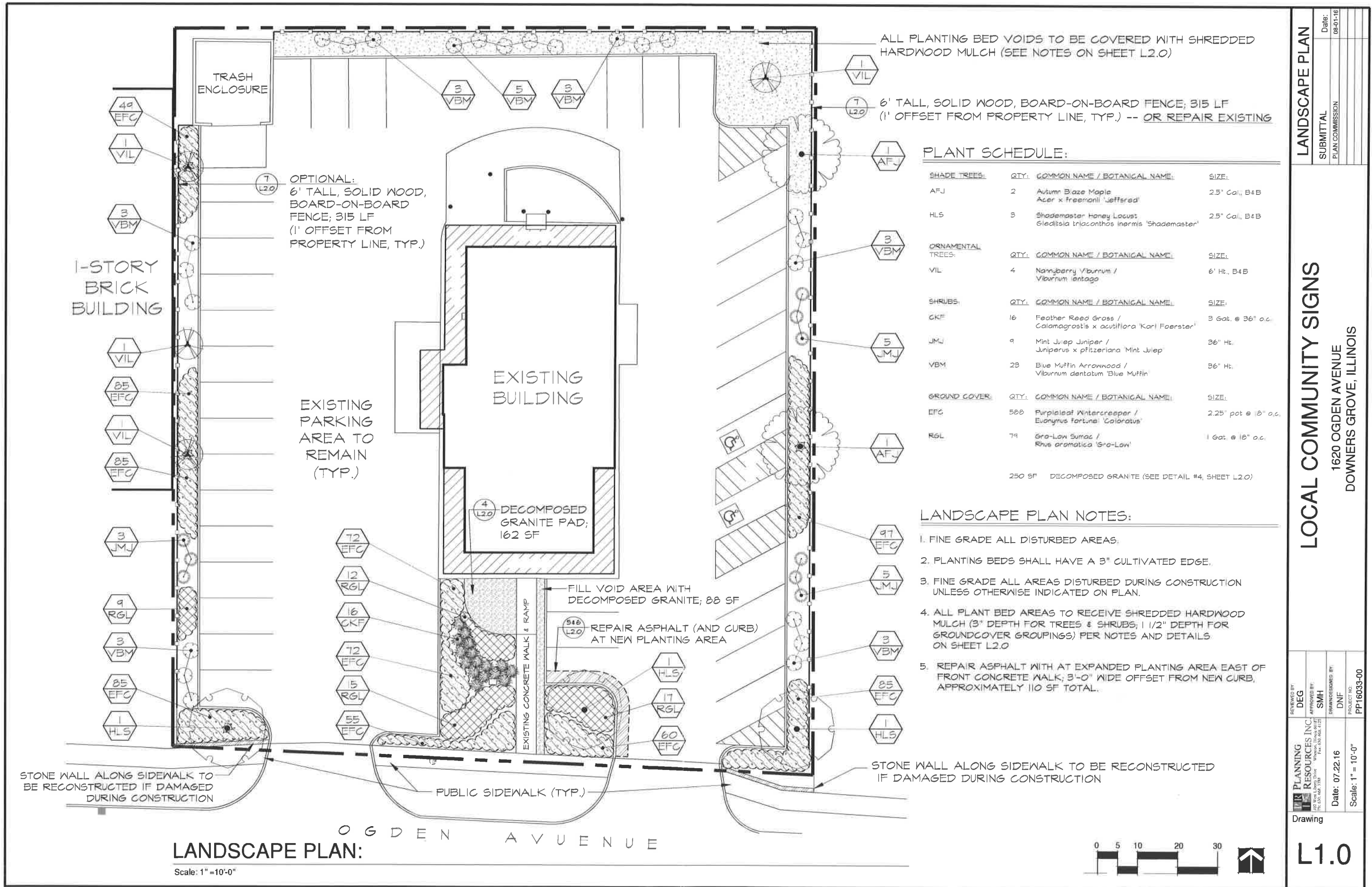


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C1.0



LANDSCAPE PLAN

DATE: 08-01-16

SUBMITTAL

PLAN COMMISSION

LOCAL COMMUNITY SIGNS

1620 OGDEN AVENUE
DOWNERS GROVE, ILLINOIS

REVIEWED BY: DEG

APPROVED BY: SMH

DRAWN/REVISIONED BY: DNF

PROJECT NO: PP16033-00

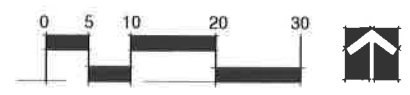
DATE: 07-22-16

SCALE: 1" = 10'-0"

Drawing

LANDSCAPE PLAN:

Scale: 1" = 10'-0"



L1.0

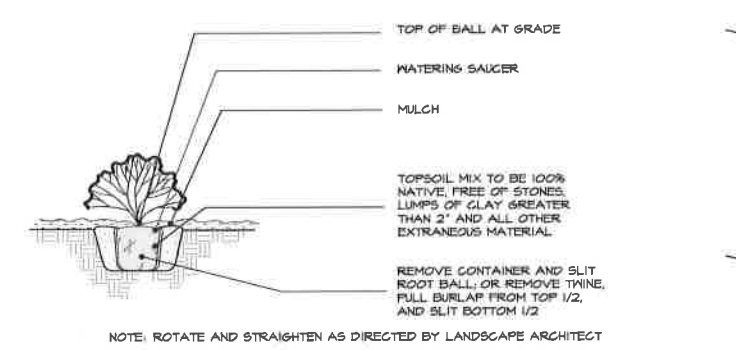
**LANDSCAPE PLAN
GENERAL NOTES:**

- A) THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS AND DIRECTIONS OF THE SPECIFICATIONS.
- B) THE LANDSCAPE CONTRACTOR SHALL ALSO REFER TO THE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, AND ALL OTHER DRAWINGS FOR ADDITIONAL INFORMATION.
- C) THE LANDSCAPE CONTRACTOR SHALL VERIFY SPOT ELEVATIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK.
- D) THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.
- E) EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE DETERMINED AND IDENTIFIED IN THE FIELD BY THE LANDSCAPE CONTRACTOR. REFER TO THE ELECTRICAL AND SITE DRAWINGS FOR SITE LIGHTING AND CONDUIT LOCATIONS.
- F) THE CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES-UNDERGROUND AND OVERHEAD WHERE APPLICABLE. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL.
- G) ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 250 SOUTHERN BUILDING, WASHINGTON D.C. 20005 (ANSI Z60.1).
- H) ALL PLANTS OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME NURSERY SOURCE.
- I) ALL TREES SHALL BE SELECTED AND TAGGED AT THE NURSERY SOURCE BY THE LANDSCAPE ARCHITECT. PHOTOGRAPHS OF EXAMPLES OF SHRUBS SHALL BE SENT TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO DIGGING AT THE NURSERY OR DELIVERY SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANT MATERIAL BEFORE IT IS DUG AT THE NURSERY AND BEFORE DELIVERY TO THE PROJECT SITE.
- J) THE LANDSCAPE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT AS EACH PHASE OF WORK IS UNDERTAKEN TO ALLOW THE LANDSCAPE ARCHITECT TO BE PRESENT DURING THE WORK.
- K) THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND OTHER LANDSCAPE FEATURES FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND SHALL CHECK FOR CORRECT SPACING BEFORE PLANTING.
- L) THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS SO THAT THE LANDSCAPE ARCHITECT CAN VERIFY PLANTS IMMEDIATELY PRIOR TO PLANTING. IF NOTICE IS NOT GIVEN BY THE CONTRACTOR, HE SHALL REMOVE/REPLACE PLANTS AS DIRECTED BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL EXPENSE TO THE OWNER.
- M) PLANT TREES AND SHRUBS AFTER THE FINAL GRADES HAVE BEEN ESTABLISHED AND PRIOR TO THE PLANTING OF LAWNS UNLESS OTHERWISE ACCEPTABLE TO THE OWNER. IF PLANTING OF TREES OCCURS AFTER LAWN WORK, THE LANDSCAPE CONTRACTOR SHALL PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGED LAWN RESULTING FROM PLANTING OPERATIONS.
- N) ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO THE NEW GRADE AS IT BORE TO THE GRADE AT THE NURSERY.
- O) PRUNE BROKEN OR CROSS BRANCHING AT THE TIME OF PLANTING. DO NOT REMOVE LEADER.
- P) FOR TREES PLANTED IN TURF AREAS, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6'-0" DIA. SHREDDED HARDWOOD BARK MULCH RING (REMOVE EXISTING TURF) AT A MINIMUM OF 3" THICK (AFTER SETTLEMENT) WITH A CULTIVATED EDGE AT THE BASE OF EACH TREE. MULCH SHALL BE PLACED WITHIN TWO (2) DAYS AFTER TREES ARE PLANTED. THIS SHALL BE CONSIDERED INCIDENTAL TO TREE PLANTINGS.
- Q) TREES SHALL BE SET IN TRUE, VERTICAL ALIGNMENT AFTER PLANTING.
- R) ALL PLANTS TO BE RELOCATED/TRANSPLANTED SHALL HAVE ROOT BALLS BURLAP WRAPPED OR SHALL BE TREE SPADED. DO NOT TRANSPLANT PLANTS BARE ROOT.
- S) ALL PLANTS SHALL BE PLANTED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
- T) ADJUST SHRUB, PERENNIAL, AND GROUNDCOVER SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS.

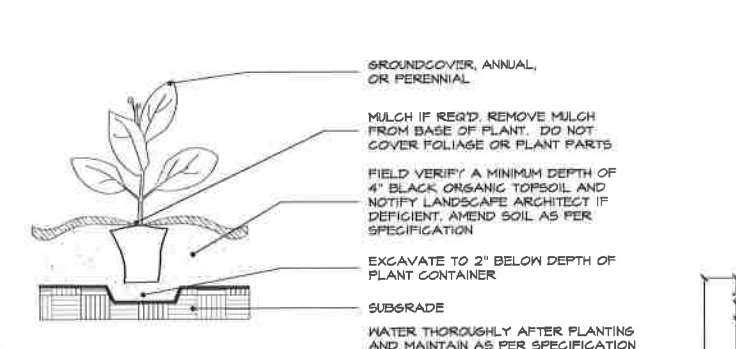
- U) THE LANDSCAPE ARCHITECT OR OWNER RESERVES THE RIGHT TO REJECT PLANTS ON SITE WHETHER STOCK FILED OR PLANTED IN PLACE. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM SITE.
- V) IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.
- W) WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN. THE CONTRACTOR SHALL FURNISH AND INSTALL 3" LAYER OF FIBER MATERIAL UNDER ALL TREE PLANTINGS AND SHRUB BEDS. (SUBMIT SAMPLE, SEE SPECS.)
- X) AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- Y) STORE ALL PLANTS ON SITE OUT OF DIRECT WINDS IN AN AREA DESIGNATED BY THE OWNER'S AGENT.
- Z) THE LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT INJURY TO ALL PLANT MATERIAL DURING DIGGING, HANDLING, PLANTING, AND MAINTENANCE OPERATIONS.
- AA) ALL PLANTS SHALL BE GROUPED TOGETHER BY SPECIES AND SIZE AND SHALL BE COVERED WITH MULCH OR COMPOST TO PREVENT DESICCATION.
- BB) FOR ALL GROUNDCOVERS, ROTOTILL 2" OF SPHAGNUM PEAT INTO TOPSOIL TO A DEPTH OF 6" TO YIELD A HOMOGENOUS MIXTURE OF TOPSOIL AND PEAT.
- CC) ALL PLANTING AREA/BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD MULCH.
- DD) GROUNDCOVER AREAS SHALL ONLY RECEIVE 1 1/2" SHREDDED HARDWOOD MULCH. CAREFULLY FLAG MULCH AROUND PLANT BASE.
- EE) ALL EXCAVATED TOPSOIL SHALL BE RE-USED BY THE CONTRACTOR OR IF CONSTRUCTION YIELDS ADDITIONAL TOPSOIL, IT SHALL BE STOCKPILED ON SITE IN AN AREA DESIGNATED BY THE OWNER FOR RE-USE BY THE CONTRACTOR PRIOR TO IMPORTING NEW TOPSOIL (IF ANY).
- FF) BERMS AND LANDFORMS SHOWN ARE APPROXIMATE ONLY. THE CONTRACTORS SHALL UTILIZE EXISTING SUBSOIL AND SHALL GRADE AS SHOWN IF SUFFICIENT MATERIAL EXISTS ON SITE OR IF THE OWNER DESIRES, HE MAY IMPORT FILL MATERIAL FOR BUILDING OF BERMS IF INSUFFICIENT MATERIAL EXISTS ON SITE. IF EXCESS SUBSOIL EXISTS ON SITE, THE CONTRACTOR SHALL EXCAVATE AND TRANSPORT THE EXCESS MATERIAL TO THE VILLAGE OR PARK DISTRICT DUMP SITE (WITHIN TWO MILES OF THE SITE). THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF SUCH QUANTITIES PRIOR TO SUBMITTING HIS BID.
- GG) ALL EXCESS MATERIAL RESULTING FROM LANDSCAPE WORK SHALL BE LEGALLY DISPOSED OF OFF-SITE IN A LEGAL MANNER BY THE LANDSCAPE CONTRACTOR.
- HH) FINE GRADE, FERTILIZE, AND SOD/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL TURF AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND NOR PUDDLE. ALL TURF AREAS SHALL RECEIVE 6" THICK BLACK TOPSOIL-ALLOW FOR SETTLEMENT.
- II) DURING LANDSCAPE WORK, KEEP PAVEMENTS CLEAN AND WORK AREAS IN AN ORDERLY MANNER. REMOVE ALL DEBRIS FROM THE JOB SITE ON A DAILY BASIS.
- JJ) THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL WORK FROM DAMAGE BY OTHER UNTIL THE WORK IS COMPLETE AND ACCEPTED BY THE PARK DISTRICT.
- KK) ALL PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. DEAD OR UNHEALTHY PLANTS SHALL BE REPLACED AS SOON AS CONDITIONS PERMIT.
- LL) SUBSTITUTION OF PLANT MATERIAL DUE TO LACK OF AVAILABILITY MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. SUBSTITUTE PLANTS SHALL BE THE SAME SIZE OR LARGER, THAN THE ITEMS SPECIFIED.
- MM) THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING INSTALLATION AND MAINTENANCE PROCEDURES.
 - NEW TREES AND SHRUBS SHALL BE WATERED AND MAINTAINED UNTIL FIRMLY ESTABLISHED.
 - NEW TREES AND SHRUBS SHALL BE PRUNED TO REMOVE ALL DEAD AND DAMAGED WOODS.
 - MULCHED PLANTING BEDS SHALL BE MAINTAINED AT A DEPTH OF 3".
 - ALL PLANTING BEDS AND TREE PITS SHALL BE WEEDED REGULARLY.

- NOTES:**
- 1) ROTATE AND STRAIGHTEN TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
 - 2) THOROUGHLY SOAK TREE IMMEDIATELY AFTER PLANTING
 - 3) MAINTAIN AS PER SPECIFICATION
 - 4) USE OF "HIGH PROFILE" BASKET WILL REQUIRE REMOVAL OF BASKET TOP RINGS AND LOOPS LESS THAN 4-4" BELOW SHOULDER OF ROOT BALL PRIOR TO PLANTING. BURLAP MAY REMAIN.
 - 5) AFTER REMOVAL OF BASKET TOP HORIZONTAL RINGS AND LOOPS, TRUNK MAY BE RETIED OVER TOP OF ROOT BALL TO STABILIZE TRUNK THROUGH FIRST YEAR. SEE DRUM LAGS ILLUSTRATION FOR RETIING INFORMATION.
 - 6) REMOVE ALL BURLAP AND TWINE REMAINING OVER TOP OF ROOTBALL WITHIN ONE YEAR OF PLANTING.
 - 7) USE OF SYNTHETIC BURLAP AND TWINE IS PROHIBITED.
 - 8) DO NOT LIFT "MACKAGE" BY WIRE BASKET AS IT CAN CAUSE WIRE TO EXTEND ABOVE SHOULDER OF ROOT BALL.
 - 9) IF SIDES OF PLANTING PIT ARE GLAZED OR DRIED, USE A HAND TOOL TO BREAK UP SURFACE BEFORE PLANTING.

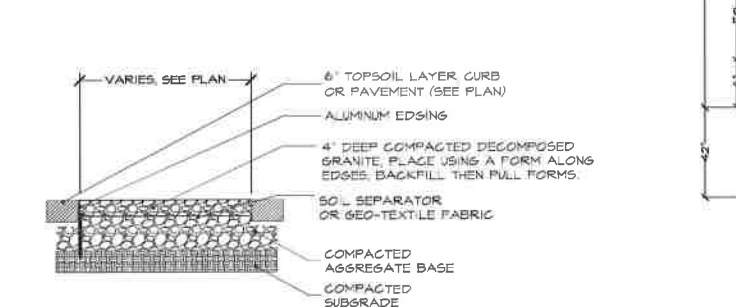
1 DECIDUOUS TREE PLANTING DETAIL:
SCALE: 1"=20'-0"



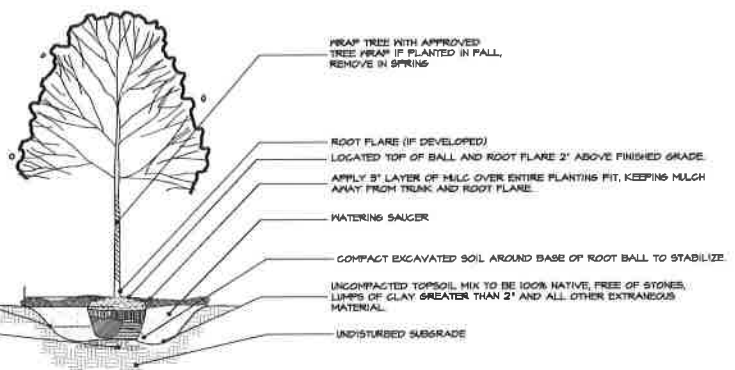
2 SHRUB PLANTING DETAIL:
SCALE: 1"=10'-0"



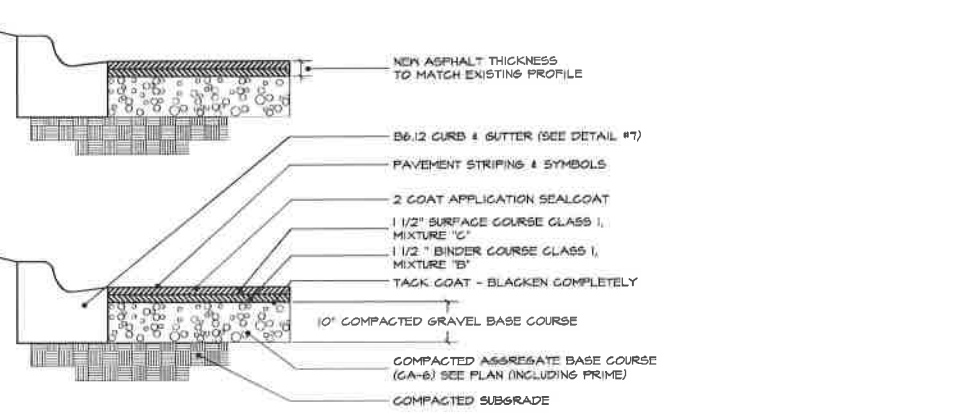
3 GROUNDCOVER PLANTING DETAIL:
NOT TO SCALE



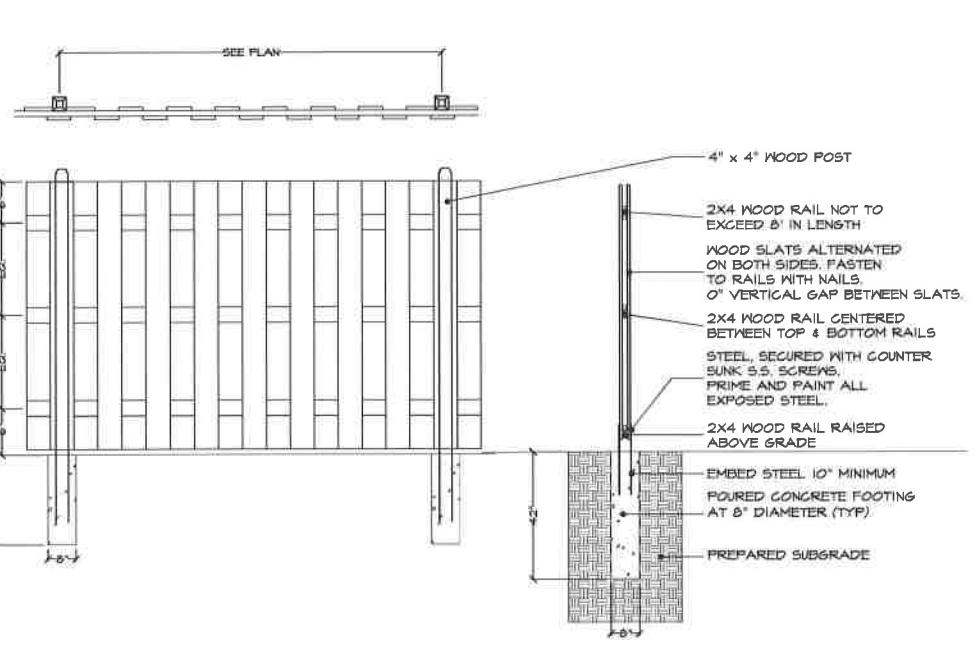
4 DECOMPOSED GRANITE DETAIL:
SCALE: 1"=2'-0"



5 B6.12 CURB & GUTTER DETAIL:
NOT TO SCALE



6 ASPHALT PAVEMENT DETAIL:
NOT TO SCALE



7 SOLID WOOD PANEL FENCE DETAIL:
NOT TO SCALE

NOTES & DETAILS

DATE:	08-01-16
SUBMITTAL	
PLAN COMMISSION	

LOCAL COMMUNITY SIGNS
1620 OGDEN AVENUE
DOWNERS GROVE, ILLINOIS

REVIEWED BY:	DEG
APPROVED BY:	SMH
DRAWN/REVISIONED BY:	DNF
PROJECT NO.:	PP16033-00
Date:	07.22.16
Scale:	1" = 10'-0"

Drawing
L2.0

SHEET PH1
 DRAWN BY: K.M. J.M.
 CHECKED BY: R.C.
 DATE: JUNE 18, 2016
 PROJECT NO.: 16-08

PHOTOMETRICS
 1620 OGDEN AVENUE
 DOWNERS GROVE, IL

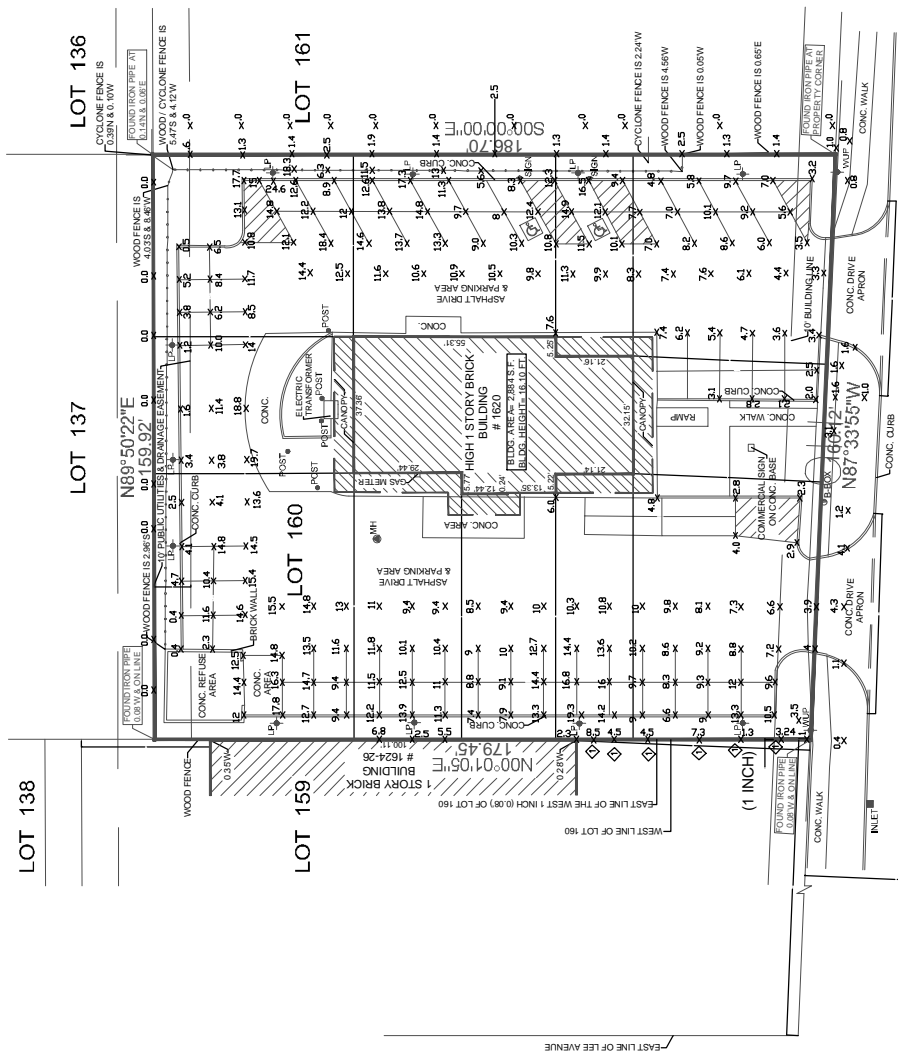
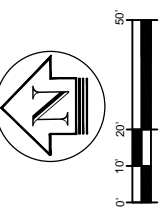
REVISION NO.	DATE	REMARKS

CONSULTING ENGINEERS
 PROFESSIONAL ENGINEERING
 2700 WESTERN AVENUE
 DOWNERS GROVE, IL 60515
 TEL: 630.958.8000
 FAX: 630.958.8001
 WWW.CEENET.COM

- PHOTOMETRIC GENERAL NOTES**
- PHOTOMETRICS TAKEN ON 6-8-2016 AT 10:00 PM. CLIGHT IN WINDLIGHT.
- PHOTOMETRIC REFERENCES NOTES**
- LIGHT FOR ADJACENT BUILDINGS CONTRIBUTING TO LUMEN NO.
- PHOTOMETRIC ASSUMPTIONS**
- 1.5% REF. SRI FOR
 - 1.4% FOR FIRST FLOOR LOCATION

STATISTICS

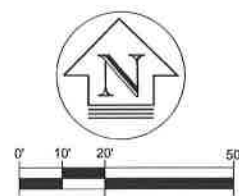
DIRECTION	SIGNAL	AREA	AREA	MIN.	MAX.	AVERAGE
SOUTH PROPERTY LINE	+	0.8%*	2.9%	0.0%	N/A	N/A
NORTH PROPERTY LINE	+	0.8%*	0.0%	0.0%	N/A	N/A



OGDEN AVENUE

AS LOW, HERE TO BE INDICATED AS NOT PUBLIC STREET PURPOSES

SCALE : 1/16" = 1'



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
 2100 N. 15th AVENUE, SUITE C, MELROSE PARK, IL 60160
 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
 E-MAIL: USURVEY@USANDCS.COM

PLAT OF EASEMENT

OF

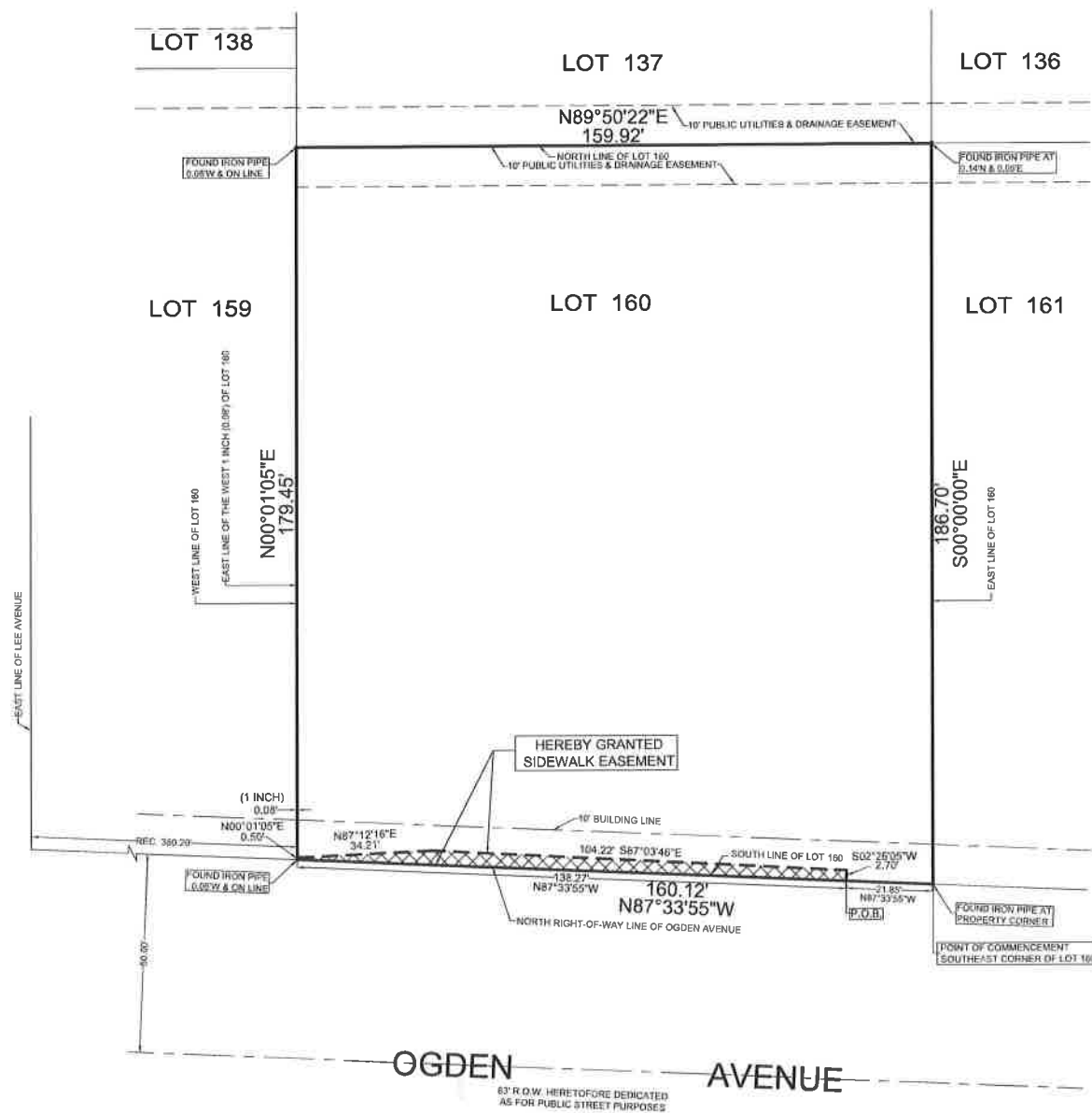
THAT PART OF LOT 160 (EXCEPT THE WEST 1 INCH) IN BURLINGTON HIGHLANDS, BEING A SUBDIVISION OF PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 26, 1953 AS DOCUMENT 693133, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 160; THENCE NORTH 87 DEGREES 33 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 160, ALSO BEING THE NORTH RIGHT-WAY LINE OF OGDEN AVENUE, A DISTANCE OF 21.85 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SAID LINE, NORTH 87 DEGREES 33 MINUTES 55 SECONDS WEST, A DISTANCE OF 136.27 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 05 SECONDS EAST, A DISTANCE OF 0.50 FEET; THENCE NORTH 87 DEGREES 12 MINUTES 16 SECONDS EAST, A DISTANCE OF 34.21 FEET; THENCE SOUTH 87 DEGREES 03 MINUTES 46 SECONDS EAST, A DISTANCE OF 104.22 FEET; THENCE SOUTH 02 DEGREES 20 MINUTES 05 SECONDS WEST, A DISTANCE OF 21.85 FEET TO THE POINT OF BEGINNING, CONTAINING 399 SQUARE FEET OR 0.0091 ACRE, MORE OR LESS.

KNOWN AS: **1620 OGDEN AVENUE, DOWNERS GROVE, ILLINOIS**

PERMANENT INDEX NUMBER: 09 - 06 - 302 - 006 - 0000



STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF PLAT OF EASEMENT FOR THE PURPOSE SHOWN HEREON.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

MELROSE PARK, ILLINOIS, JULY 21, A.D. 2016

BY: Roy G. Lawniczak
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
 LICENSE EXPIRES: NOVEMBER 30, 2016
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
 LICENSE EXPIRES: APRIL 30, 2017



ORDERED BY: GW PROPERTIES		
SCALE : 1" = 20'		
DATE : JULY 21, 2016		
FILE No.:		
2016-23072-1	DATE	REVISION

FILE 16-PLC-0032: A petition seeking approval of a Special Use to allow an automobile dealership. The property is currently zoned B-3, General Services and Highway Business. The property is located on the north side of Ogden Avenue, between Lee Avenue and Downers Drive, commonly known as 1620 Ogden Avenue, Downers Grove, IL (PIN 09-06-302-006). Local Community Signs, LLC, Owner.

Mr. Williams summarized the petition before the commissioners and located the site on the overhead, noting it was the old McDonalds restaurant. Current zoning for the site was B-3, General Services and Highway Business while to the north the zoning was R-2 Single-Family Residential and then R-6 Residential Multi-family to the east. The property to the west was also zoned B-3. Existing conditions would basically remain the same, except for a couple of parking spaces removed to address open space. Mr. Williams pointed out that Public Works would like to place a five-foot easement over the current sidewalk in order to do future work. Building elevations were referenced and the interior floor plan was reviewed.

On the site plan Mr. Williams pointed out that the sidewalk and ramp would remain for pedestrian connectivity. There would be 8 spaces for parking and other areas would be designated for auto display purposes. The landscaping plan was referenced with staff pointing out the number of trees that were being added to the site and the fact that landscaping was being added to all four sides of the property. Reviewing the photometrics for the site, Mr. Williams indicated that at the eastern property line there were 0 readings five feet out from the property line onto the apartment property. Staff believed that if the petitioner could convert, repair and make a six-foot solid fence, it would help with the screening and would reduce the photometric readings. Horizontal foot candle measurements for the rear property line were 0 due to the dense forest and existing fence.

Reviewing an exhibit addressing the on-site truck turning movements, Mr. Williams stated vehicle haulers would be able to navigate the site. As part of the condition for approval, test-driving would not be allowed on the adjacent residential streets of Lee, Lacy, and Downers, which was fine because the applicant had responded that he wanted vehicles to be test on the highway. Lastly, in reviewing the proposal against the goals of the village's Comprehensive Plan, Mr. Williams believed the proposal met the plan – it was repurposing an existing structure and there was landscaping and screening being added to improve the site. Staff recommended approval with the conditions listed in its staff report.

Chairman Rickard, again, shared his concern as to how someone enforces somebody from testing a vehicle on a public street, as long as someone is following the law. He opened up the matter for discussion. Along the same lines, Ms. Hogstrom recalled similar concerns were voiced at the village council level and should the testing continue to be an issue in residential areas, that it might be necessary to “pull” the special use. The chairman believed that the restriction for testing only pushed the testing issue down to the next residential street.

Petitioner, Mr. Tray Khan, Local Community Signs, 1620 Ogden Ave., Downers Grove, stated he attended the meeting with Star Motors that discussed the test driving concerns and questioned why someone would test drive on a residential street since it did no justice for the test drive itself. His goal would be to include sales people in the car directing the test drives.

Ms. Cinda Lester, 12/12 Architects, 644 67th Street, Downers Grove, on behalf of the petitioner, reiterated there was very little change to the site -- only to renovate the McDonalds building into a

showroom and a detailing area to wash/wash/vacuum a vehicle. The exterior of the building would remain the same except for the large panel of existing glass windows. Those would be converted into swinging doors for a vehicle to travel through. The drive-thru window would be removed and replaced with a window or a fixed panel. Curb cuts would remain and a couple of parking spaces would be removed to meet the open space requirements. A new sign would also be added. The existing shadow-box fencing along the north would either be repaired and/or replaced. The current tall bushes would also be left alone rather than trying to install an 8-ft. fence in their place. The missing section of fence on the eastern portion of the site would be replaced and the gravel and weeds would be replaced with new landscaping. No change to the lighting would be made and the light levels would be reduced one half hour after the business closed.

Continuing, Ms. Lester said the fire inspector requested an upgraded alarm system but conveyed there was no need for a sprinkler system. Details of the fencing proposed for the northern property line were discussed in detail.

The chairman invited the public to speak.

Mr. Lee Eisenberg, Vice President and Executive Manager of Bill Kay Nissan, located across the street from the subject property noticed that the proposal called for 38 parking spaces not including the guest parking and ADA parking. He voiced concern there was no employee parking and the only parking available would be on Downers Drive on the south side of Ogden Avenue and adjacent to his property. He stated the street was over-crowded now as his business and other businesses used the street for overflow parking. Two curb cuts existed, one of which led to a vacant property; the other to his main receiving gate. He believed this would create a hardship on his business and a safety hazard due to employees running across Ogden Avenue. He voiced further challenges to the area and the challenges of delivery trucks should the lot become overcrowded. He stated he did not believe the site was designed to be an automobile dealership.

Hearing no further comments, the chairman gave Ms. Lester an opportunity to address these comments.

Ms. Lester explained that the petitioner did not anticipate having the type, size or amount of inventory that the business across the street handled. The petitioner expected to have 30 to 35 cars on-site, including those in the showroom, along with some motorcycles. Only 2 to 3 employees were anticipated to work at the site. Six parking spaces plus the two existing handicap spaces were being provided. No employees would be parking on Downers Drive. Ms. Lester stated that on the day she visited the site, a car hauler from the other business actually traversed the McDonalds site with success. Also, the truck turning exhibit, which staff referenced, reflected the radius for a six-car hauler as opposed to a standard three-car hauler that the petitioner would use.

Returning to the podium, Mr. Tray Khan shared with the commissioners that the parking spaces were modified so that at no time would a car block the ability of a car hauler to come through the site. He had no intention to park on Downers Drive and offered to work with Mr. Eisenberg.

Per a question, Mr. Khan stated his business was Internet-based and there would be a motorcycle component to the business. No ATVs or snow mobiles; however, would be offered. Ms. Lester closed the discussion by explaining the positives of the business and its special use.

Hearing no further comment, the public hearing was closed by the chairman.

Mr. Thoman pointed out the petitioner's business was very similar to other vehicle businesses along Ogden Avenue. Ms. Johnson also noted that the petitioner addressed the same issues as seen in prior petitions, i.e., concerns of loading/unloading vehicles on-site or on Ogden Avenue, screening from neighbors, and test driving. Positive comments followed and a motion was entertained.

WITH RESPECT TO FILE 16-PLC-0032, MRS. RABATAH MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ARCHITECTURAL DRAWINGS PREPARED BY 1212 ARCHITECTS & PLANNERS DATED JUNE 29, 2016 AND LANDSCAPE PLANS PREPARED BY PLANNING RESOURCES, INC. DATE JULY 22, 2016; AND DOCUMENTS ATTACHED TO THIS REPORT EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. RECORDING OF A PLAT OF EASEMENT GRANTING A FIVE-FOOT EASEMENT ACROSS THE FRONTAGE OF THE PROPERTY TO COVER THE SIDEWALK AND ANY FUTURE IMPROVEMENTS.**
- 3. ALL AUTOMOBILE DELIVERIES SHALL TAKE PLACE ON THE SUBJECT SITE. NO DELIVERIES MAY TAKE PLACE ON OGDEN AVENUE.**
- 4. NO TEST DRIVES MAY TAKE PLACE ON LEE AVENUE, LACEY AVENUE, AND DOWNERS DRIVE.**
- 5. ALL LIGHTS SHALL BE DIMMED TO SECURITY LEVEL INTENSITY NO LATER THAN 30 MINUTES AFTER THE CLOSE OF BUSINESS.**

SECONDED BY MR. THOMAN. ROLL CALL:

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

NAY: NONE

MOTION CARRIED. VOTE: 6-0