

VILLAGE OF DOWNERS GROVE
Report for the Village
11/7/2017

SUBJECT:	SUBMITTED BY:
1543 Ogden Avenue - Special Use for an automobile dealership	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting Special Use approval to operate an automobile dealership at 1543 Ogden Avenue.

STRATEGIC PLAN ALIGNMENT

The goals for 2017-2019 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the November 14, 2017 active agenda per the Plan Commission's unanimous 8:0 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. In addition to the nine conditions of approval listed in the staff report, Plan Commission has added a condition as follows, "10) That in the existing parking lot where it's indicated on the plan as "asphalt to remain" that all vegetation will be removed, all deterioration or pavement failures will be restored, and the entire asphalt site will be seal coated."

BACKGROUNDProperty Information & Zoning Request

The applicant is requesting a Special Use permit to allow an automobile dealership at the southeast corner of Downers Drive and Ogden Avenue, commonly known as 1543 Ogden Avenue. The property is zoned B-3, General Services and Highway Business and is a former used car dealership that has been vacant for many years. An automobile dealership is an allowable Special Use in the B-3 zoning district per Section 5.010 of the Zoning Ordinance.

The majority of the surface parking lot shall be used for display of vehicles with customer parking in front of the building. The one-story commercial building shall be used as the office. Site improvements will include the elimination of the western Ogden Avenue curb cut to improve traffic circulation. The existing bollards along both streets shall be removed. Parking lot improvements as required would include repair, maintenance, resealing and striping of parking spaces. Landscaping is proposed around the perimeter of the property, including revised site and landscape plans which provide the required setback and landscaping along Downers

Drive in conformance with the Village requirements. Other improvements include a pedestrian connection. No exterior changes have been proposed to the existing building except for painting. The building will be repaired and maintained per building code requirements.

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. Per the Comprehensive Plan's goals, the improvements include the beautification of Ogden Avenue through the addition of landscaping, reducing curb-cuts and by addressing property maintenance issues. 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. An automobile dealership use is an allowable Special Use in the B-3 zoning district. The proposed site improvements and existing building will be compliant with all required zoning standards.

Engineering\Public Improvements

The property will maintain the existing footprint of the pervious/impervious area and therefore no on-site stormwater management is required. The petitioner is proposing to remove the western curb cut along Ogden Avenue, while maintaining the eastern Ogden Avenue curb cut and the existing Downers Drive curb cut. The public sidewalk is located on the private property and per Public Works requirements, the petitioner shall provide an easement over the entire sidewalk to allow for repair and maintenance.

Public Comment

Three members of the public spoke at the meeting. The concerns expressed were regarding street parking by businesses on Downers Drive, site lighting and landscaping especially towards the rear of the property facing residential property and opening Downers Drive for through-traffic and the potential test drives in the residential neighborhood.

Downers Drive is a public street and unauthorized parking on the street is enforced by the police. Site lighting will remain unchanged from the current situation as no new lights will be added to the property. The dense landscaping currently present in the rear of the property will remain. Downers Drive will remain closed for through traffic. All test drives are limited to arterial streets as noted in the staff report.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated October 2, 2017

Draft Minutes of the Plan Commission Hearing dated October 2, 2017

Site Plan and Landscape Plan, revised on October 16, 2017

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 1543 OGDEN AVENUE
TO PERMIT AN AUTOMOBILE DEALERSHIP**

WHEREAS, the following described property, to wit:

LOTS 11 AND 12 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND CO'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION OF LOT 2 OF THE PLAT OF DOWNERS ESTATE, IN THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARTHUR T. MCINTOSH AND CO'S ADDITION TO DOWNERS GROVE, RECORDED JUNE 26, 1924 AS DOCUMENT 179462, IN DUPAGE COUNTY, ILLINOIS

Commonly known as: 1543 Ogden Avenue, Downers Grove, IL 60515
PIN: 09-06-404-001

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

WHEREAS, 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 for the petition on October 2, 2017 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 the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

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

SECTION 1. That 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 October 2, 2017; and development

plans prepared by Landmark Engineering LLC dated April 26, 2017 and last revised on September 12, 2017, except as such plans may be modified to conform to the Village codes and ordinances.

2. A minimum eight-foot (8'), landscaped street yard parking setback (Downers Drive) must be provided.
3. A sidewalk easement shall be granted to the Village of Downers Grove prior to the issuance of a building permit.
4. The trash bins must be kept inside the building.
5. All vehicle deliveries must be completed on private property. Vehicles may not be dropped off or picked up on Ogden Avenue.
6. All test drives shall be limited to arterial streets as defined in the Comprehensive Plan. Arterial streets include: Ogden Avenue, Belmont Road, Warren Avenue and Main Street. Petitioner shall inform all employees and those test driving vehicles of this requirement.
7. The buildings shall be equipped with an automatic and manual fire alarm system.
8. All proposed signage must comply with the requirements of the Zoning Ordinance. Signage shall be reviewed at the time of the building permit application.
9. An administrative lot consolidation will be required to be recorded with DuPage County prior to issuing the building permit.
10. The existing parking lot where indicated "asphalt to remain" shall have all vegetation removed, all deterioration or pavement failures restored and the entire asphalt site shall be seal coated.

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. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

Passed:

Published:

Attest: _____

Village Clerk



0 20 40 Feet

1543 Ogden Avenue - Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
OCTOBER 2, 2017 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
17-PLC-0016 1543 Ogden Avenue	Special Use for an Automobile Dealership	Swati Pandey Planner

REQUEST

The petitioner is requesting approval of a Special Use to allow an automobile dealership at 1543 Ogden Avenue.

NOTICE

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

GENERAL INFORMATION

OWNER/APPLICANT: 10301530 LLC
1620 Ogden Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Commercial
PROPERTY SIZE: 18,439 sq. ft. (0.42 acres)
PINS: 09-06-404-001

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	Single Family Residential
WEST:	B-3, General Services and Highway Business	Corridor Commercial
EAST:	B-3, General Services and Highway Business	Corridor Commercial

ANALYSIS**SUBMITTALS**

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

1. Project Narrative
2. Plat of Survey
3. Engineering Plans
4. Landscape Plan
5. Photometric
6. Photographs

PROJECT DESCRIPTION

The applicant is requesting a Special Use permit to allow an automobile dealership at the southeast corner of Downers Drive and Ogden Avenue, commonly known as 1543 Ogden Avenue. The property is zoned B-3, General Services and Highway Business and is a former used car dealership. An automobile dealership is an allowable Special Use in the B-3 zoning district per Section 5.010 of the Zoning Ordinance.

Currently, the subject property is improved with a vacant, one-story commercial building and a paved parking area north of the building. The site contains two Ogden Avenue curb cuts and one on Downers Drive. The sidewalk along Ogden Avenue is located on the private property.

Proposed Development

The petitioner is proposing to use the existing one-story commercial building and surface parking lot for a used car dealership. The majority of the parking lot shall be used for display of vehicles with customer parking in front of the building. The one-story commercial building shall be used for office.

Currently, there are two curb cuts along Ogden Avenue and the western curb cut will be removed to improve on-site circulation. IDOT has reviewed the proposed curb cut location and approved the conceptual layout. The existing eastern curb cut along Ogden Avenue and the curb cut along Downers Drive shall be maintained. The existing bollards along both streets shall be removed. Currently, the parking lot is not striped for parking. The improvements to the site would include repair, maintenance and striping of the parking lot. Primarily, the parking spaces on the north and east side of the property will be used for display of cars for sale and three spaces in front of the building shall be reserved for customer parking including a handicapped space. Parking on the property meets the zoning requirements. The petitioner has provided a photometric plan for the proposed parking lot lighting that meets the requirements of the Zoning Ordinance. All lighting will be directed towards the building, driveways and parking areas and away from the adjacent residential areas.

The petitioner is proposing landscaping around the perimeter of the property, in conformance with the Village requirements. Landscape islands will be at the end of all parking rows. Existing trees and shrubs screen the south side adjacent to the residential property. Other improvements include a pedestrian connection between the building and Downers Drive. The trash generated for this property will be managed through a residential sized trash tote and will be kept inside the building until trash collection day. No exterior changes have been proposed to the existing building except for painting. The building will be repaired and maintained per the building code requirements.

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. The Comprehensive Plan calls for aesthetic and functional improvements. The petitioner is proposing improvements that include the beautification of Ogden Avenue through the addition of landscaping, reducing curb-cuts and by addressing property maintenance issues. Pedestrian connectivity will also be provided.

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 will be compliant with the majority of required bulk standards. The table below identifies the required regulations and what is proposed:

1543 Ogden Avenue	Required	Proposed
North Setback (Street Yard – Ogden Avenue) - Building	75 ft	190 ft
West Setback (Street Yard – Downers Drive) - Building	25 ft	29 ft
South Setback (Rear Yard) - Building	20 ft	29 ft
East Setback (Side Yard) - Building	0 ft	30 ft
West Setback - Parking	8 ft	3 ft
North Setback - Parking	50 ft	60 ft
Landscaped Open Space	1,844 sq. ft. (10%)	2,414 sq. ft. (13.1%)
Street yard Landscaped Open Space	922 sq. ft.	1223 sq. ft.
Floor Area Ratio	0.75 (max)	0.03
Building Height	60 ft (max)	14 ft
Parking Spaces	3 spaces	3 spaces

The minimum required street yard setback for parking along non-Ogden street frontage is eight feet (Section 28.3.040). The proposal does not meet this requirement, proposing to maintain a three-foot setback along Downers Drive. Staff recommends that the minimum eight-foot requirement be met since there is adequate space on the site to come into full compliance with no evidence of a hardship, and that the minimum requirement provides additional buffering between a commercial use and a public street. Staff recommends that the approval, if granted, shall be conditioned upon compliance with this requirement. Generally, the proposed use and site are consistent with the Zoning Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

The property will maintain the existing footprint of the pervious/impervious area and therefore no on-site stormwater management is required. The petitioner is proposing to remove the western curb cut along Ogden Avenue, while maintaining the eastern curb cut. Downers Drive shall maintain the existing curb cut. The turning exhibit demonstrating the appropriate turning radii has been reviewed by staff. The public sidewalk is located on the private property and per Public Works requirements, the petitioner shall provide an easement over the entire sidewalk for repair and maintenance. A Plat of Easement shall be required prior to the building permit.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division has reviewed the proposed plans and will require the building include a fire alarm system that meet the Village's code requirements. A fire sprinkler system will not be required due to the scope of the project.

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 Avenue and Downers Drive curb cuts.

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October 2, 2017

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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 of general inquires have been received by staff regarding the proposed development.

FINDINGS OF FACT

The petitioner is requesting a Special Use for an automobile dealership at 1543 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 a former and now vacant automobile dealership on the subject property which in turn will enhance the corner property along 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 improve and revitalize a longstanding vacant property. The petitioner's proposed use will meet various Comprehensive Plan goals including the addition of landscaping, pedestrian access, and the reduction of curb cuts along Ogden Avenue. 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 a similar use that was on the property. Curb cuts on Ogden Avenue shall be minimized to improve circulation and pedestrian activity. 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 1543 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 17-PLC-0016 subject to the following conditions:

1. The Special Use shall substantially conform to the staff report; and development plans prepared by

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October 2, 2017

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Landmark Engineering LLC dated April 26, 2017 and last revised on September 12, 2017, except as such plans may be modified to conform to the Village codes and ordinances.

2. A minimum eight-foot, landscaped street yard parking setback (Downers Drive) must be provided.
3. A sidewalk easement shall be granted to the Village of Downers Grove prior to issuing the building permit.
4. The trash bins must be kept inside the building.
5. All vehicle deliveries must be completed on private property. Vehicles may not be dropped off or picked up on Ogden Avenue.
6. All test drives shall be limited to arterial streets as defined in the Comprehensive Plan. Arterial streets include: Ogden Avenue, Belmont Road, Warren Avenue and Main Street. Petitioner shall inform all employees and those test driving vehicles of this requirement.
7. The buildings shall be equipped with an automatic and manual fire alarm system.
8. All proposed signage must comply with the requirements of the Zoning Ordinance. Signage shall be reviewed at the time of the building permit application.
9. An administrative lot consolidation will be required to be recorded with DuPage County prior to issuing the building permit.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP; sp
-att



0 20 40 Feet

1543 Ogden Avenue - Location Map



Project Summary / Narrative Letter

Application Request

10301530 LLC submits this application for 1543 Ogden Avenue to request the Special Use approval for 10301530 LLC to lease the property to a used car 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,
 - o 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 complementary 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 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.

Zoning

The site is designated as B3, as part of the Ogden Avenue TIF District. Adjacent properties to the north (across Ogden Avenue), west (across Downers Drive), and east are all designated B3. The property immediately to the south is single family residential (R1).

History

The property at **1543 Ogden Avenue**, (PIN 09-06-404-001) was a used car dealership, but has been vacant for many years. **10301530 LLC purchased the property in January of 2017.** We feel another auto dealership at this location to be the best and most efficient 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 9pm. These operating hours are comparable to other auto dealerships along Ogden Avenue. This retail facility is not affiliated with the LazyChimp dealership across the street. This facility will be operated and managed by its own, separate, team of employees.

Building – Existing to remain

The existing 20' x 30' structure is a 1-story frame building, without basement. There will be no exterior material work to the building – existing siding, windows, and finishes will remain. Any signage will be addressed under separate permit.

The interior of the building has been repaired only as required to address maintenance issues. The building will be used for office and storage only – no showroom space is in the building.

Fire Prevention

Due to the size of the existing building, no fire suppression systems (sprinklers) should be required. A fire alarm system will be put back in service, and upgraded, if necessary, with the preferred wireless connection to dispatch. No vehicles will be stored in the building.

Parking – Existing and Proposed

The existing site has no striped parking spaces, for employees, patrons, or display. 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, no spaces are required for Showroom or service bays (there are none). The 2,679sf of outdoor display space (16 display spaces) requires 2 parking spaces.

The site will actually have a total of 2 spaces, plus 1 handicap space. The site therefore exceeds parking requirements for this Special Use category of 2 spaces, by having a total of 3 spaces.

All existing concrete and asphalt paving will remain, repaired as necessary for a smooth finished surface. New concrete curb will be added along Ogden Avenue and Downers Drive. The existing asphalt paving to the west of the building will remain.

A new ramp access into the building will be provided.

Delivery Truck Traffic – Existing and Proposed

The site is adequately spaced to allow for trucks to enter off of Ogden Ave and exit on to Downers Drive. See the attached truck-turning diagram as additional confirmation that there is space to do so.

Access to Site

The existing site has one (1) curb cut on Downers Drive, and two (2) curb cuts along Ogden Avenue. At the request of VoDG Planning Department staff, we are proposing to remove the west curb cut on Ogden Avenue. The remaining curbs cuts will remain.

IDOT

Drawings were submit to IDOT on April 26, 2017 for their review, we received comments from IDOT on May 5, 2017. Revised drawings were submitted on June 28, 2017, and on July 17, 2017 we received permission to proceed, pending receipt of final forms and payment. We will submit the final forms and payment as required, once we have approval from VoDG. Please see attached correspondence with IDOT.

Downers Grove Sanitary District

Drawings were submitted to DGSD on September 14, 2017. Later the same day, we received confirmation that no permit will be needed for this project. Please see attached correspondence.

Trash Collection

Per conversation and meeting with VoDG staff, no trash enclosure will be provided. This retail facility will generate minimal trash, and will use a residential-type and residential-size wheeled trash tote. The tote will be regularly stored behind the building, and placed at Downers Drive on trash collection day.

Landscape and Screening – Existing and Proposed

The B3 zoning designation has a maximum allowed lot coverage of 90%. The existing lot is 18,440sf, and has a coverage area of 14,406sf (including the sidewalk on Ogden Avenue, and the east apron on Ogden Avenue, which run through the property), equaling 78%.

The B3 zoning designation also requires landscaping and screening areas to total 10% of the lot coverage (1,441sf), with half of that (721sf) at the street front. The existing site has a total of 3,805sf landscaping area, equaling 20%. However, only 427sf (2.3%) is at the Ogden Avenue street front.

To provide new landscaping to meet the Ogden Avenue street front requirement, we will add a 226sf (1.2%) of landscaping along Ogden Avenue, as a 3' buffer between parking and walk immediately south of the public sidewalk, plus add 269sf (1.5%) of landscaping created by the removal of the west curb cut on Ogden Avenue. This new landscaping area will bring the Ogden Avenue street front landscaping total to 922sf (5%), which meets the requirement. All new landscaping will meet the specifications as laid out in the Municipal Code.

With the addition of this 495sf of new landscaped area, the total lot coverage will decrease to 70%. See the attached drawings highlighting the existing and proposed landscaped areas. There are no parkway trees along Ogden Avenue. Per Municipal Code, 2 shade or ornamental trees will be provided, which also satisfy Public Work's request for 2 additional parkway trees.

The landscape area at the south property line, between the building and the adjacent residential property will remain as-is.

Other than the landscape islands at the end of parking rows, no new landscape buffer will be provided along Downers Drive, as the street does not even extend the full depth of the property, and the tenant directly across the street is another auto dealership – Bill Kay Nissan – where no landscaping other than grass exists. A 3' Landscape buffer between the parking lot and property line at Downers Drive will extend approximately 50' from the landscape island at the north to the drive from Downers Drive. An 8' landscape buffer between the parking lot and the property line at Downers Drive, to align with the landscape island at the end of the parking row in front of the building, will be added.

A new public access sidewalk will be added from the building to the walk at Downers Drive, at the VoDG's request. There are 2 existing parkway trees along Downers Drive to remain.

Perimeter Fencing – Existing and Proposed

There is an existing 6' high chain link fence, with trees and landscaping dividing the property / parking lot of this site and the site to the east. Behind the building, as a buffer between the lot and the adjacent residential property, there is 30' of green space with considerable plant and landscape material - bushes that are approximately 15'-20' tall. All of this will remain.

No fence exists, existing or proposed, along the Ogden Avenue and Downers Drive property lines.

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

A new street sign will be provided at the northwest corner of the lot, in the new landscaped area between the parking lot and the sidewalk. 10301530 LLC will apply for all required permits for permanent and temporary signage, and comply with all portions of the Municipal Code Article 9.

Summary

10301530 LLC 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. 10301530 LLC welcomes the opportunity to become a member of the Downers Grove community.

Thank you for your consideration.

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

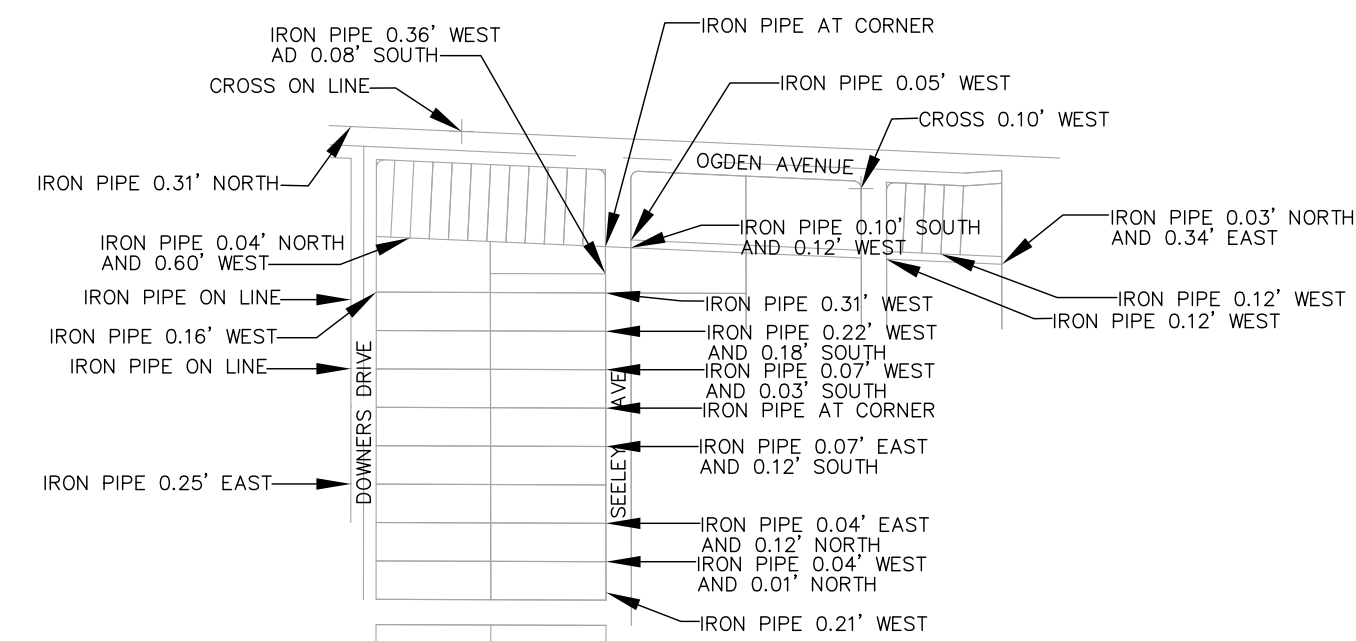
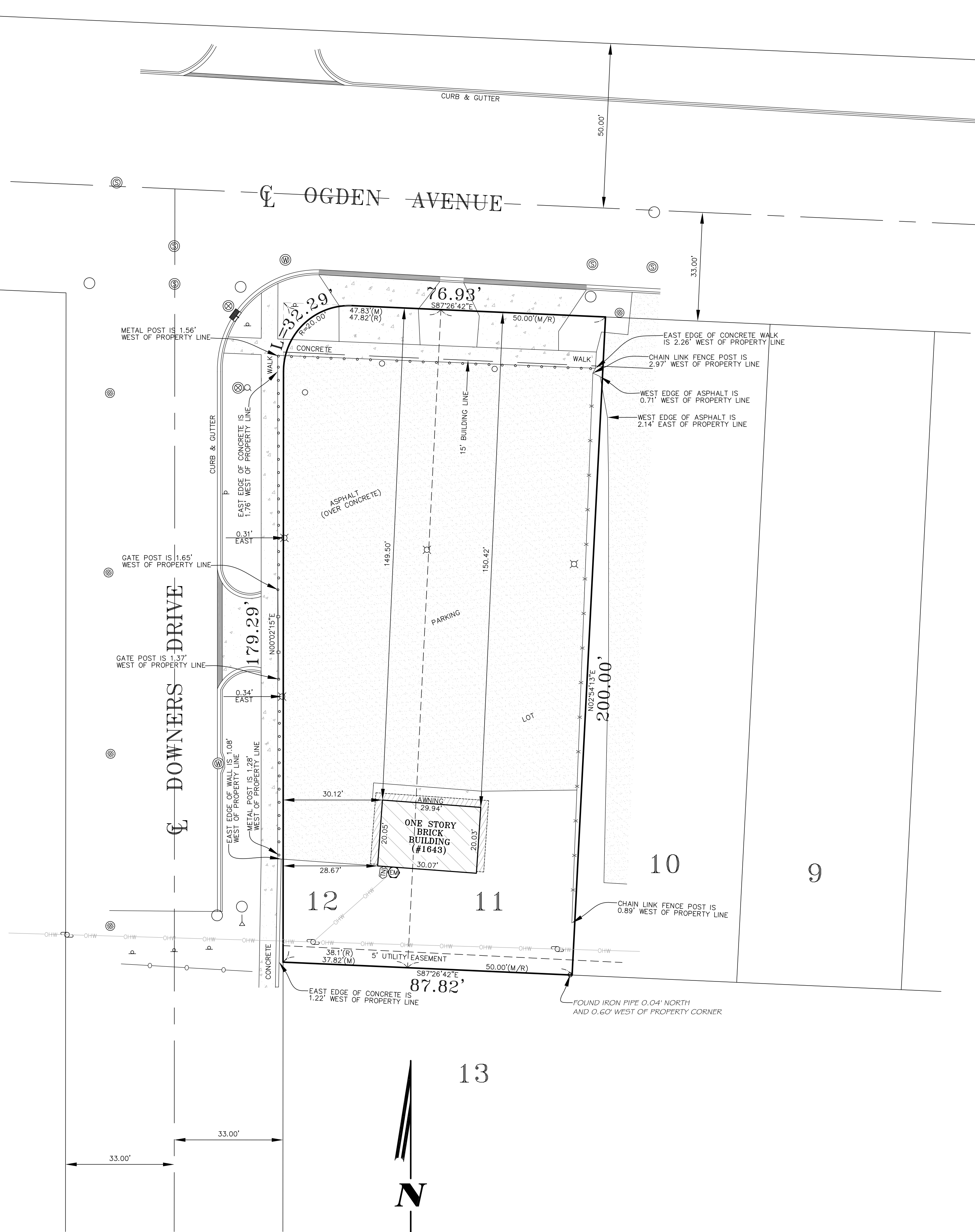
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SYMBOL LEGEND

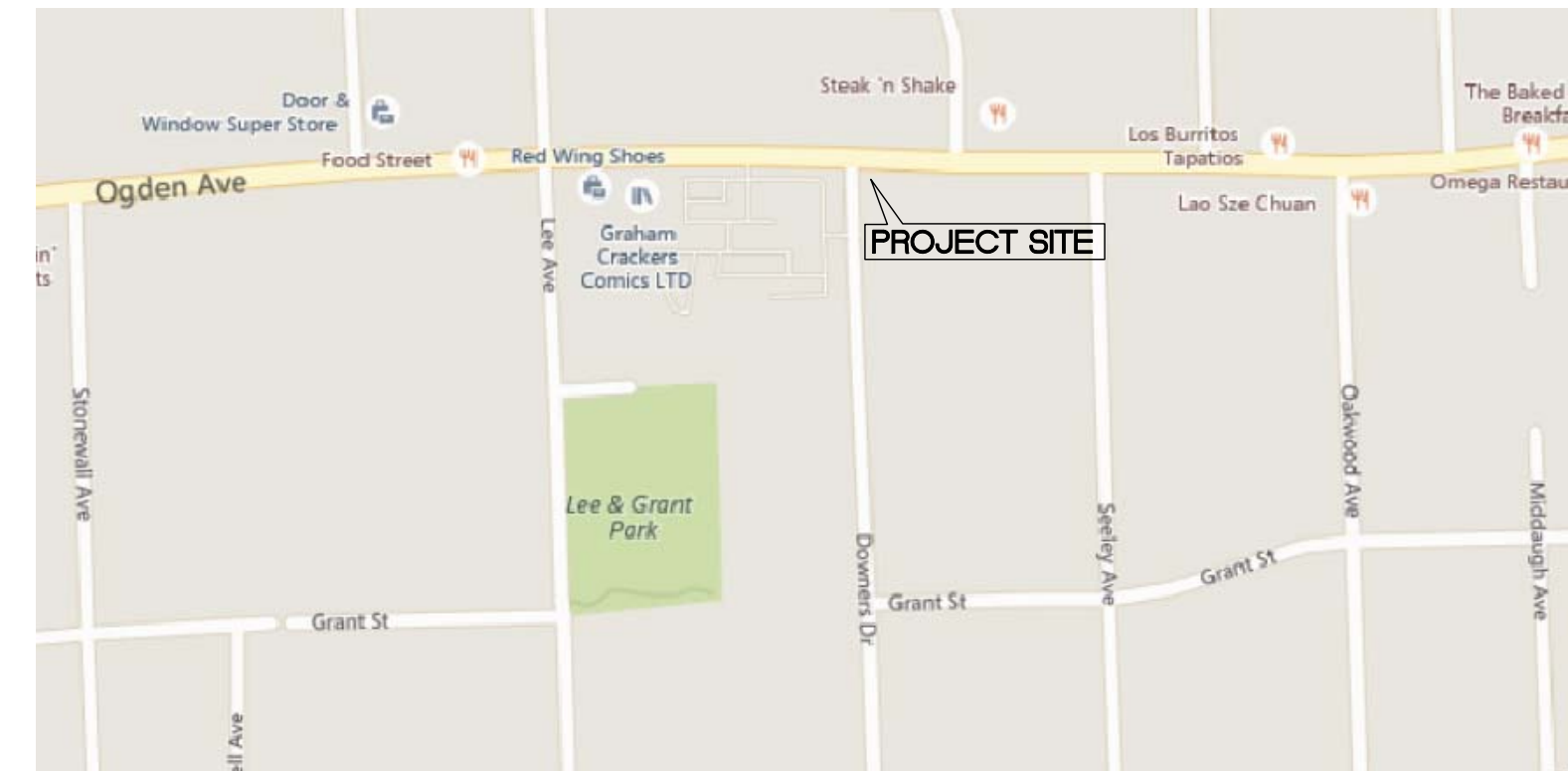
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⊙ - CATCHBASIN	— HEADWALL
■ - INLET	— END SECTION
⊗ - WATER VALVE	☐ - MAILBOX
⊖ - HYDRANT	— OHW - OVERHEAD WIRES
⊗ - VALVE & VAULT	— DEPRESSED CURB
⊕ - GAS VALVE	⊕ - BUFFALO BOX
⊕ - UTILITY POLE W/GUY	⊕ - WATER MANHOLE
⊕ - UTILITY POLE	⊕ - SANITARY MANHOLE
⊕ - STREET SIGN	⊕ - STORM DRAIN
⊕ - STREET LIGHT	⊕ - TELEPHONE NETWORK INTERFACE
⊕ - WELL	⊕ - SIGNAL CONTROL BOX
⊕ - TRAFFIC SIGNAL	⊕ - BENCH
⊕ - HANDHOLE	⊕ - BOLLARD
⊕ - TELEPHONE CANISTER	⊕ - GAS METER
⊕ - COM. ED. CANISTER	⊕ - ELECTRIC METER
⊕ - CABLE CANISTER	⊕ - WATER METER
⊕ - TRANSFORMER	⊕ - BORING LOCATION
⊕ - WATERMAIN STUB	⊕ - LIGHT
⊕ - SANITARY SEWER STUB	⊕ - SPRINKLER
⊕ - STORM SEWER STUB	⊕ - STAND PIPE
⊕ - ELECTRIC CONTROL BOX	(XX.X) - RECORD
⊕ - TELEPHONE BOX	(M) - MEASURED
	(D) - DEEDED

NOTES:

- ANY UTILITIES SHOWN ARE LOCATED BY PHYSICAL EVIDENCE, FOR ACCURATE LOCATION FIELD EXCAVATE AND VERIFY
- ANY DISCREPANCIES DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.
- REGARDING MATTERS OF RECORD WE HAVE RELIED UPON CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NUMBER 16WNW250046WH DATED MAY 31. 2016.
- NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION.
- BASIS OF BEARINGS: SOUTH LINE OF OGDEN AVENUE. S87°26'42"E (ASSUMED).



MONUMENTATION MAP:



VICINITY MAP:

LEGAL DESCRIPTION:

LOTS 11 AND 12 IN BLOCK 3 IN ARTHUR IN BLOCK 3 IN ARTHUR T. MCINTOSH AND CO'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION OF LOT 2 OF THE PLAT OF DOWNERS ESTATE, IN THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ARTHUR T. MCINTOSH AND CO'S ADDITION TO DOWNERS GROVE, RECORDED JUNE 26, 1924 AS DOCUMENT 179462, IN DUPAGE COUNTY, ILLINOIS.

AREA = 18,469 SQ. FT.
MORE OR LESS

PREPARED FOR: LAWRENCE LAW FIRM (ATTORNEYS AT LAW)

JOB ADDRESS: 1543 OGDEN AVE., DOWNERS GROVE, IL

JOB NO.: 16-06-0208

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX

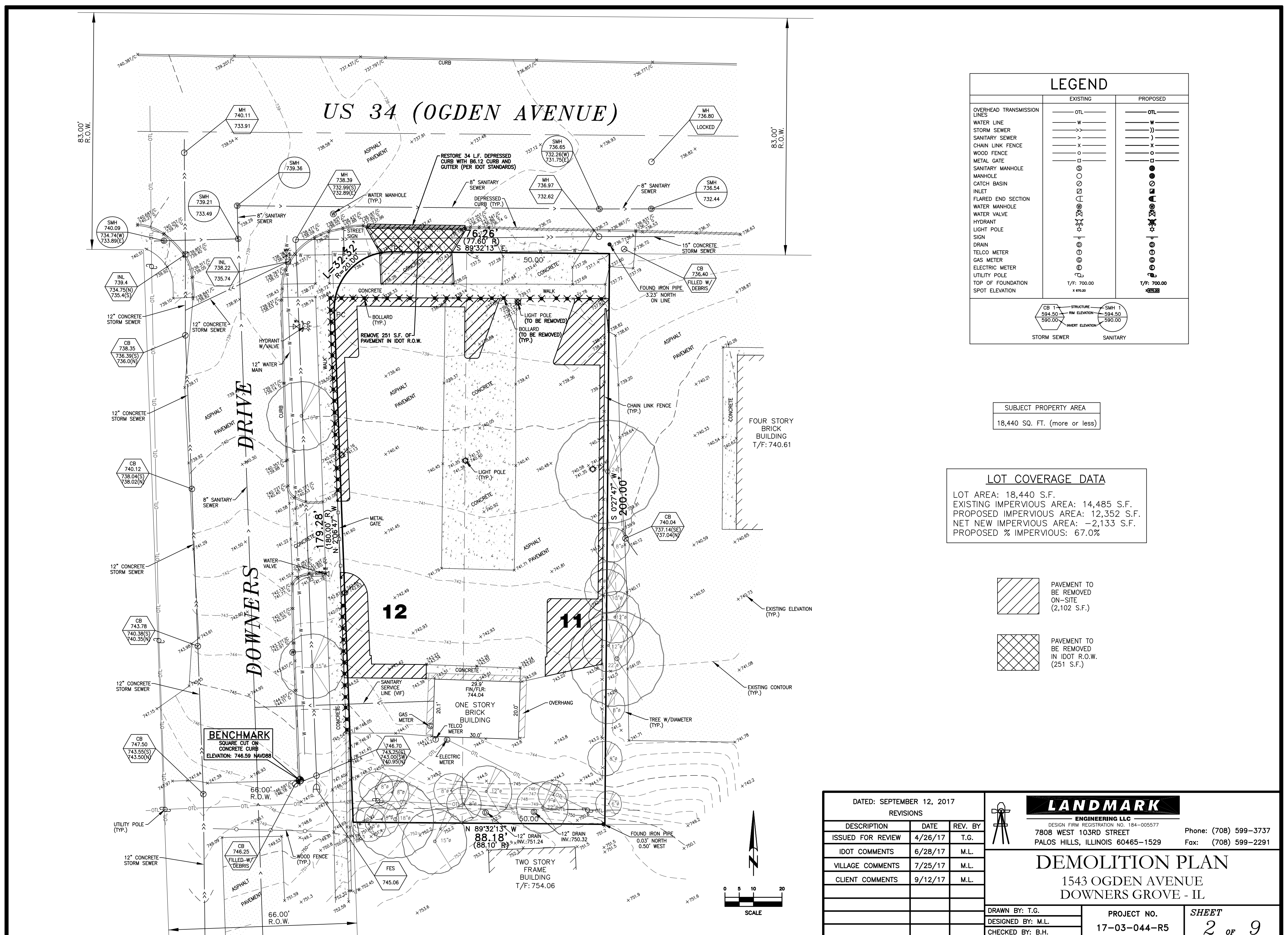


STATE OF ILLINOIS
COUNTY OF WILL

TO LOCAL COMMUNITY SIGNS, LLC., AND CHICAGO TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS (NONE) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 27TH DAY OF JULY, 2016.

DATE OF PLAT OR MAP: 8TH DAY OF AUGUST, 2016.

Wayne W. Nekola
PLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2016.



LEGEND		
	EXISTING	PROPOSED
OVERHEAD TRANSMISSION LINES	OTL	OTL
WATER LINE	W	W
STORM SEWER	>>	>>
SANITARY SEWER	>	>
CHAIN LINK FENCE	X	X
WOOD FENCE	O	O
METAL GATE	□	□
SANITARY MANHOLE	⊙	⊙
MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
INLET	⊙	⊙
FLARED END SECTION	⊙	⊙
WATER MANHOLE	⊙	⊙
WATER VALVE	⊙	⊙
HYDRANT	⊙	⊙
LIGHT POLE	⊙	⊙
SIGN	⊙	⊙
DRAIN	⊙	⊙
TELCO METER	⊙	⊙
GAS METER	⊙	⊙
ELECTRIC METER	⊙	⊙
UTILITY POLE	⊙	⊙
TOP OF FOUNDATION	⊙	⊙
SPOT ELEVATION	T/F: 700.00	T/F: 700.00

CB 1
594.50
590.00
INVERT ELEVATION

STRUCTURE
SMH 1
594.50
590.00
RIM ELEVATION

STORM SEWER

SANITARY

SUBJECT PROPERTY AREA
18,440 SQ. FT. (more or less)

LOT COVERAGE DATA
LOT AREA: 18,440 S.F.
EXISTING IMPERVIOUS AREA: 14,485 S.F.
PROPOSED IMPERVIOUS AREA: 12,352 S.F.
NET NEW IMPERVIOUS AREA: -2,133 S.F.
PROPOSED % IMPERVIOUS: 67.0%

PAVEMENT TO BE REMOVED ON-SITE (2,102 S.F.)

PAVEMENT TO BE REMOVED IN IDOT R.O.W. (251 S.F.)

DATED: SEPTEMBER 12, 2017

REVISIONS

DESCRIPTION	DATE	REV. BY
ISSUED FOR REVIEW	4/26/17	T.G.
IDOT COMMENTS	6/28/17	M.L.
VILLAGE COMMENTS	7/25/17	M.L.
CLIENT COMMENTS	9/12/17	M.L.

LANDMARK ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-005577

7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529

Phone: (708) 599-3737
Fax: (708) 599-2291

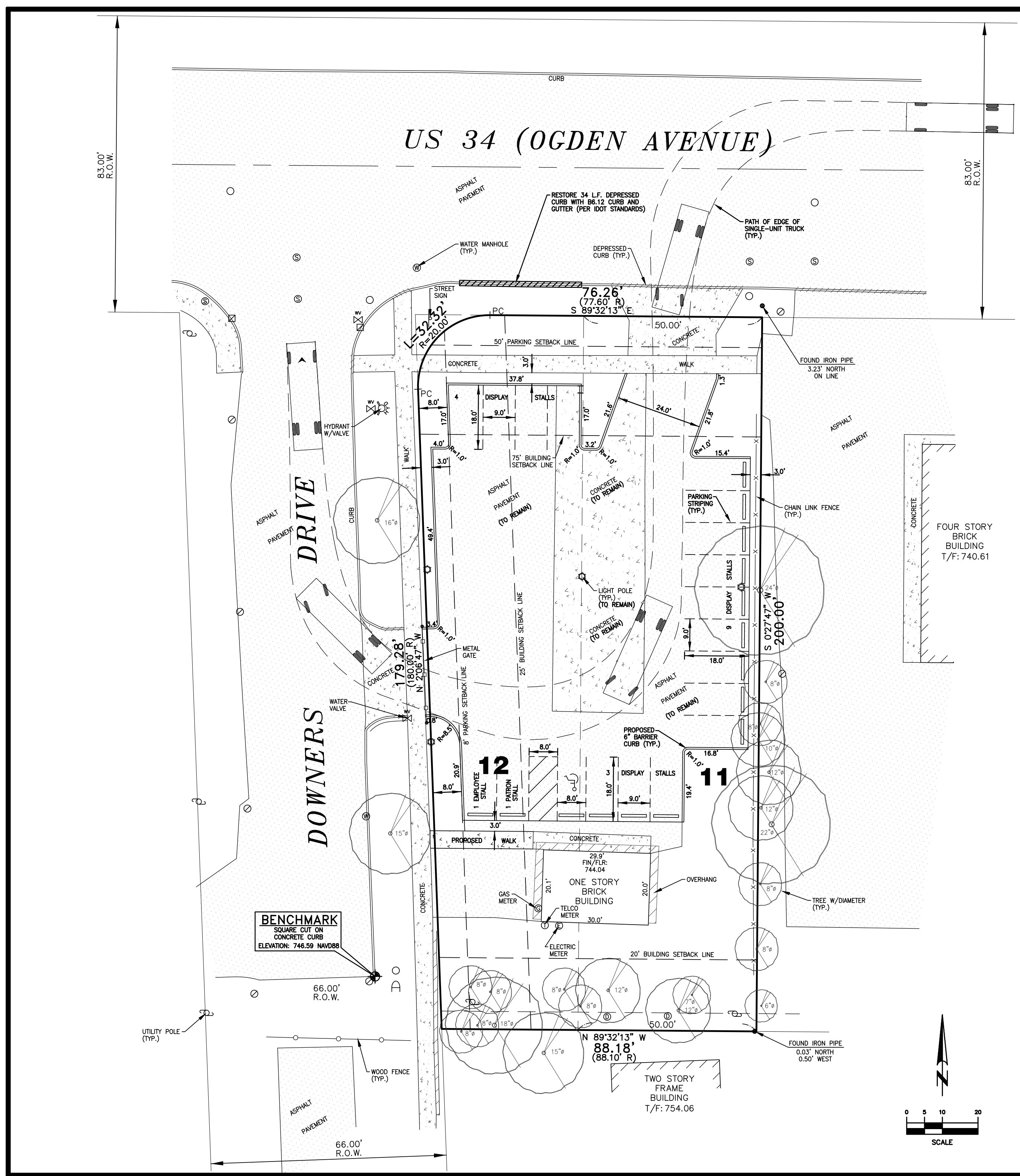
DEMOLITION PLAN

1543 OGDEN AVENUE
DOWNERS GROVE - IL

DRAWN BY: T.G.
DESIGNED BY: M.L.
CHECKED BY: B.H.

PROJECT NO.
17-03-044-R5

SHEET
2 OF 9



LEGEND		
	EXISTING	PROPOSED
OVERHEAD TRANSMISSION LINES	— OTL —	— OTL —
WATER LINE	— W —	— W —
STORM SEWER	— S —	— S —
SANITARY SEWER	— SS —	— SS —
CHAIN LINK FENCE	— X —	— X —
WOOD FENCE	— O —	— O —
METAL GATE	— □ —	— □ —
SANITARY MANHOLE	— ○ —	— ○ —
MANHOLE	— ○ —	— ○ —
CATCH BASIN	— □ —	— □ —
INLET	— □ —	— □ —
FLARED END SECTION	— □ —	— □ —
WATER MANHOLE	— ○ —	— ○ —
WATER VALVE	— ○ —	— ○ —
HYDRANT	— ○ —	— ○ —
LIGHT POLE	— ○ —	— ○ —
SIGN	— ○ —	— ○ —
DRAIN	— ○ —	— ○ —
TELCO METER	— ○ —	— ○ —
GAS METER	— ○ —	— ○ —
ELECTRIC METER	— ○ —	— ○ —
UTILITY POLE	— ○ —	— ○ —
TOP OF FOUNDATION	T/F: 700.00	T/F: 700.00
SPOT ELEVATION	x 670.20	x 670.20

SUBJECT PROPERTY AREA
18,440 SQ. FT. (more or less)

LOT COVERAGE DATA
LOT AREA: 18,440 S.F.
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PROPOSED IMPERVIOUS AREA: 12,352 S.F.
NET NEW IMPERVIOUS AREA: -2,133 S.F.
PROPOSED % IMPERVIOUS: 67.0%

PARKING DATA TABLE
DISPLAY STALLS: 16
PATRON STALLS: 1
EMPLOYEE STALLS: 1
ADA ACCESSIBLE STALLS: 1

DATED: SEPTEMBER 12, 2017

REVISIONS

DESCRIPTION	DATE	REV. BY
ISSUED FOR REVIEW	4/26/17	T.G.
VILLAGE COMMENTS	7/25/17	M.L.
CLIENT COMMENTS	9/12/17	M.L.

LANDMARK

ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-005577

7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529

Phone: (708) 599-3737
Fax: (708) 599-2291

GEOMETRIC PLAN

1543 OGDEN AVENUE
DOWNERS GROVE - IL

DRAWN BY: T.G.

DESIGNED BY: M.L.

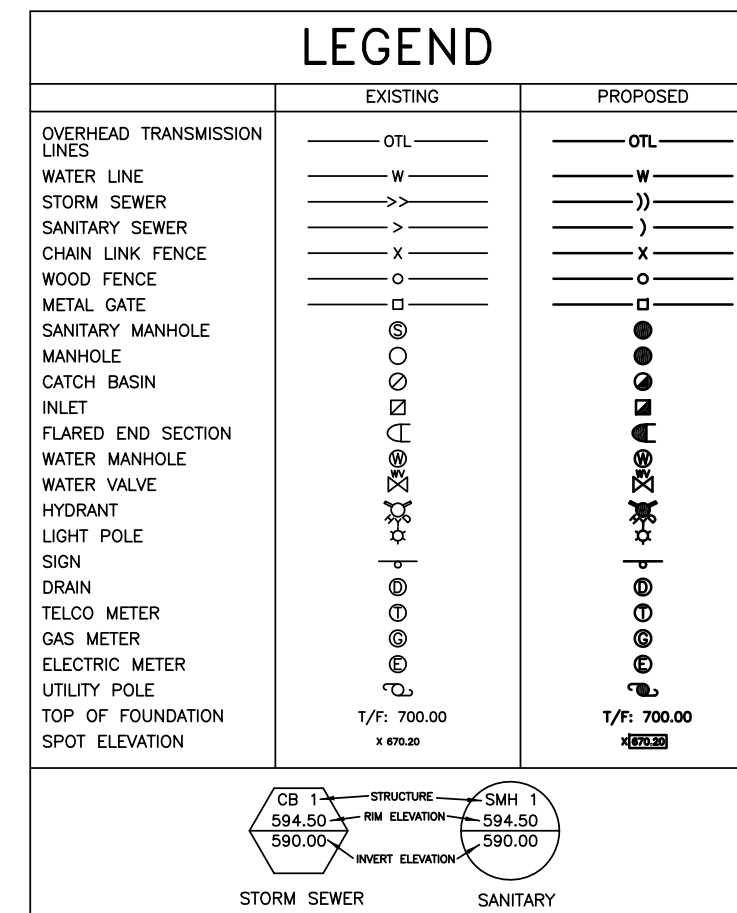
CHECKED BY: B.H.

PROJECT NO.

17-03-044-R5

SHEET



3 OF 9

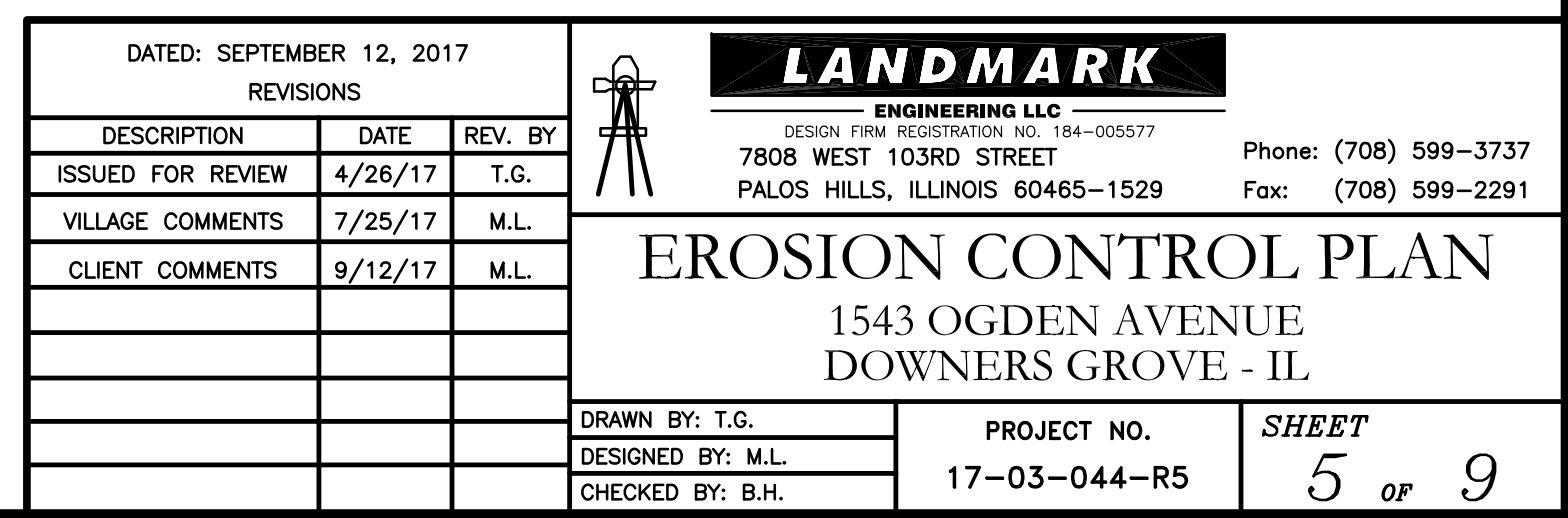


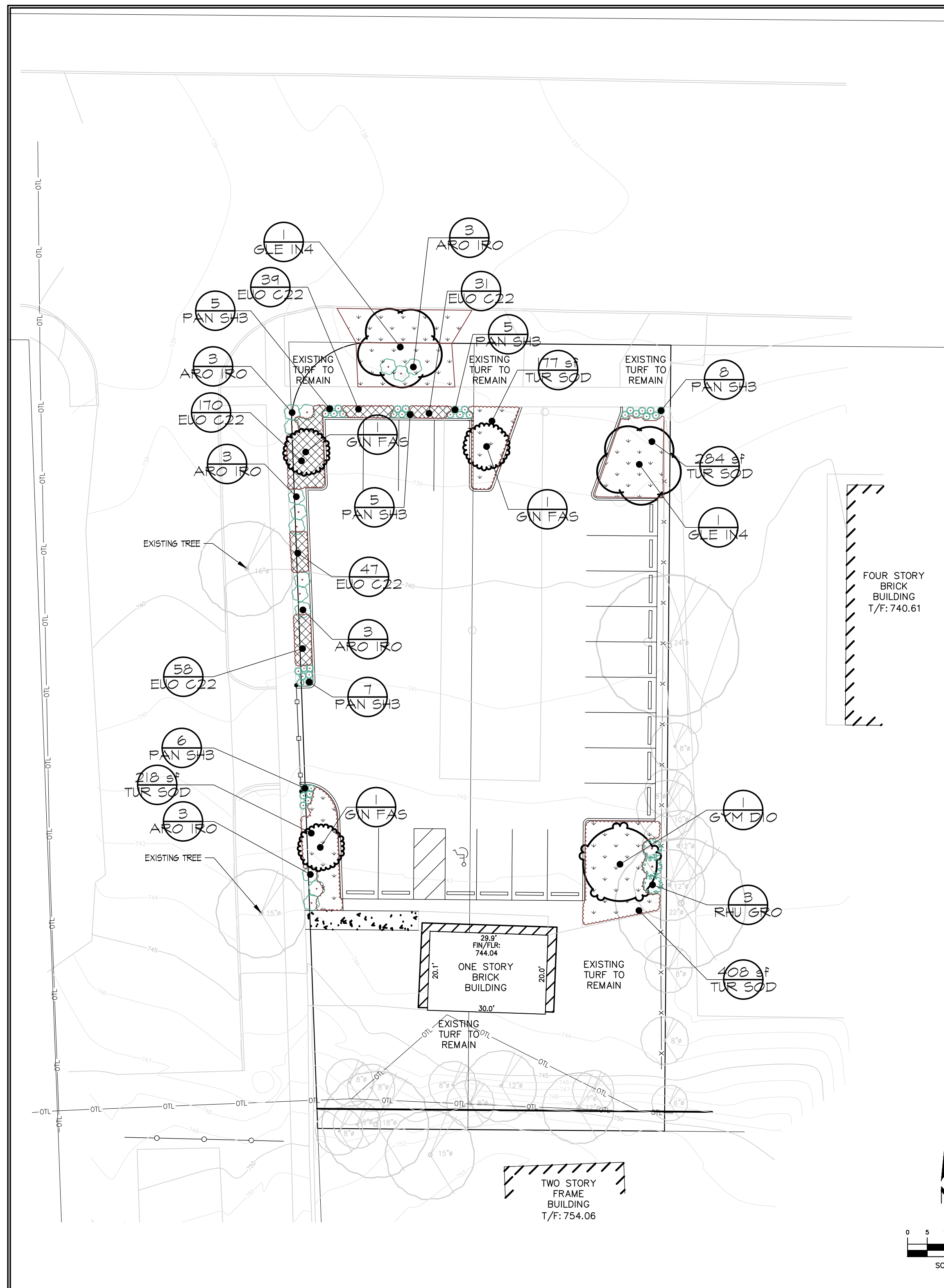
SUBJECT PROPERTY AREA
18,440 SQ. FT. (more or less)

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LOT AREA: 18,440 S.F.
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PROPOSED IMPERVIOUS AREA: 12,352 S.F.
NET NEW IMPERVIOUS AREA: -2,133 S.F.
PROPOSED % IMPERVIOUS: 67.0%

DATED: SEPTEMBER 12, 2017 REVISIONS				 DESIGN FIRM REGISTRATION NO. 184-005577 7808 WEST 103RD STREET PALOS HILLS, ILLINOIS 60465-1529	Phone: (708) 599-3737
DESCRIPTION	DATE	REV. BY			Fax: (708) 599-2291
ISSUED FOR REVIEW	4/26/17	T.G.			
IDOT COMMENTS	6/28/17	M.L.			
VILLAGE COMMENTS	7/25/17	M.L.			
CLIENT COMMENTS	9/12/17	M.L.			





PLANT CODES

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY	
	GIN FAS	Ginkgo biloba 'Fastigiata' / Fastigate Maidenhair Tree	B & B	2.5"Cal	3	
	GLE IN4	Gleditsia triacanthos inermis / Thornless Common Honeylocust	B & B	2.5"Cal	2	
	GYM DIO	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5"Cal	1	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY	
	ARO IRO	Aronia melanocarpa 'Iroquois Beauty' TM / Black Chokeberry	5 gal		15	
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal		3	
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY	
	PAN SH3	Panicum virgatum 'Shenandoah' / Switch Grass	1 gal		36	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	SPACING	QTY
	EVO C22	Evonymus fortunei 'Coloratus' / Coloratus Purple Wintercreeper	2.25" pot		12" o.c.	345
	TUR SOD	Turf Sod / Drought Tolerant Fescue Blend	sod			1,611 sf

	Minimum Open Space to be Landscaped	Minimum Tree/Plant Hard Open Space
Requirement	10% 1,714 sf	50% of landscaped open space 192 sf
Proposed	13.5% 2,414 sf	50.6% of landscaped open space 1223 sf

Total Open Space: 17,137 sf

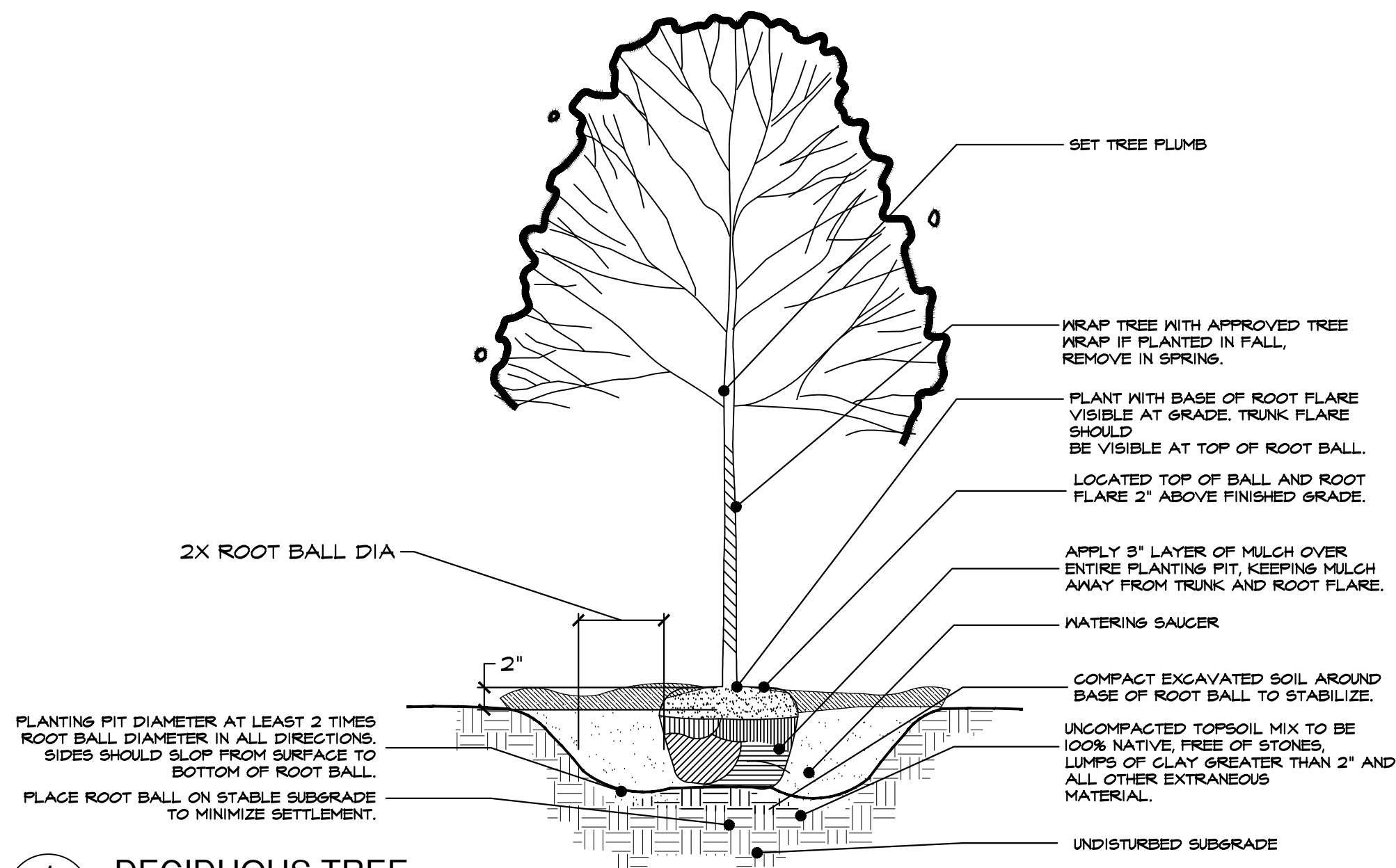
DATED: SEPTEMBER 12, 2017
REVISIONS

DESCRIPTION	DATE	REV. BY
IDOT COMMENTS	6/28/17	M.L.

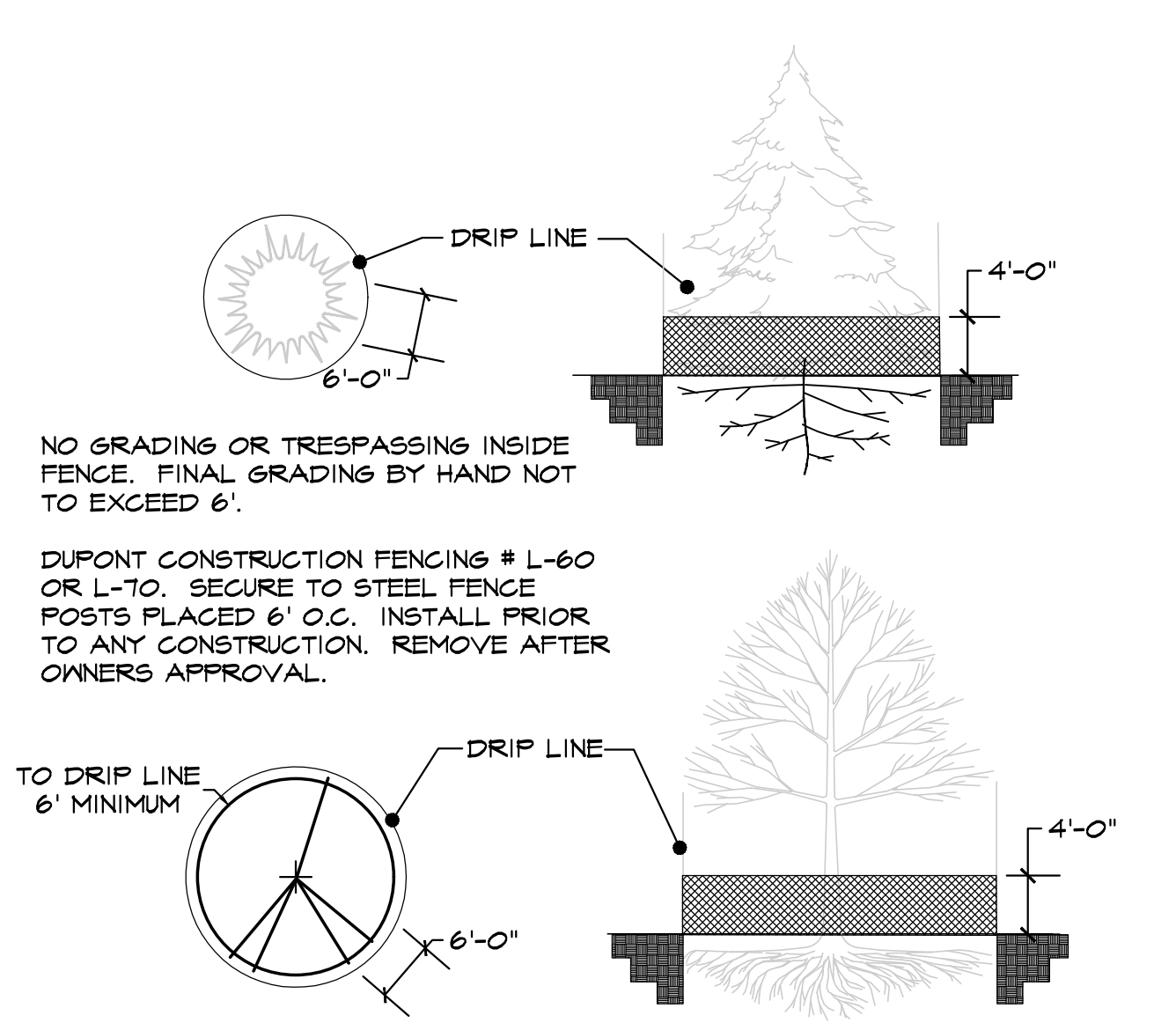
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 104-006577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone: (708) 599-3737
Fax: (708) 599-2291

LANDSCAPE PLAN
1543 OGDEN AVENUE
DOWNERS GROVE - IL

DRAWN BY: JTM	PROJECT NO. 17-03-044-R5	SHEET 10 OF 11
DESIGNED BY: JTM		
CHECKED BY: B.H.		



- PLANTING NOTES:**
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TO NORTH WHEN PLANTING.
 - DO NOT REMOVE OR CUT PRIMARY LEADERS.
 - PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES, OR THOSE WITH NARROW CROTCHES.
 - NO STRUCTURAL PRUNING OF THE TREE UNTIL AFTER ESTABLISHMENT PERIOD.
 - ANY DOUBLE LEADERS SHALL BE REMOVED UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - KEEP PLANTS MOIST AND SHADED UNTIL TIME OF PLANTING.
 - ROTATE AND STRAIGHTEN TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
 - THOROUGHLY SOAK TREE IMMEDIATELY AFTER PLANTING
 - MAINTAIN AS PER SPECIFICATION
 - USE OF "HIGH PROFILE" BASKET WILL REQUIRE REMOVAL OF BASKET TOP RING(S) AND LOOPS LESS THAN 4'-6" BELOW SHOULDER OF ROOT BALL PRIOR TO PLANTING. BURLAP MAY REMAIN.
 - AFTER REMOVAL OF BASKET TOP HORIZONTAL RING(S) AND LOOPS, TWINE MAY BE RETIED OVER TOP OF ROOT BALL TO STABILIZE TRUNK THROUGH FIRST YEAR. SEE DRUM LACING ILLUSTRATION FOR RETYING INFORMATION.
 - REMOVE ALL BURLAP AND TWINE REMAINING OVER TOP OF ROOTBALL WITHIN ONE YEAR OF PLANTING.
 - USE OF SYNTHETIC BURLAP AND TWINE IS PROHIBITED.
 - DO NOT LIFT "PACKAGE" BY WIRE BASKET AS IT CAN CAUSE WIRE TO EXTEND ABOVE SHOULDER OF ROOT BALL.
 - IF SIDES OF PLANTING PIT ARE GLAZED OR DRIED, USE A HAND TOOL TO BREAK UP SURFACE BEFORE PLANTING.

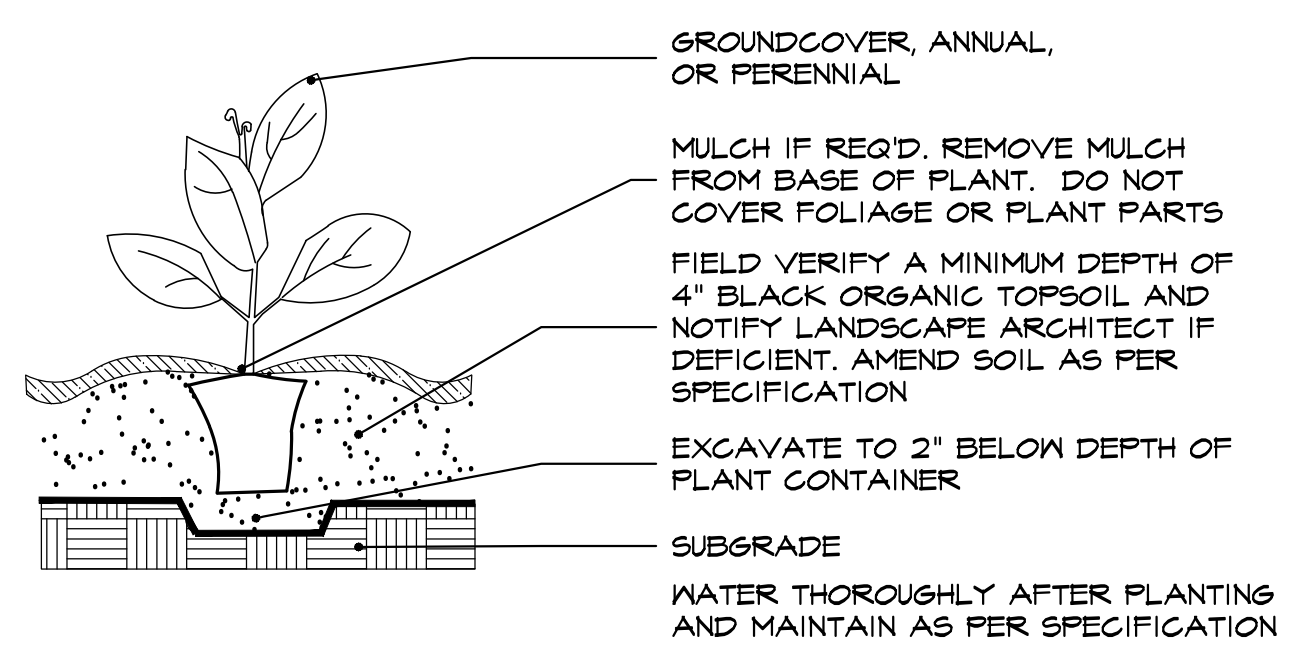
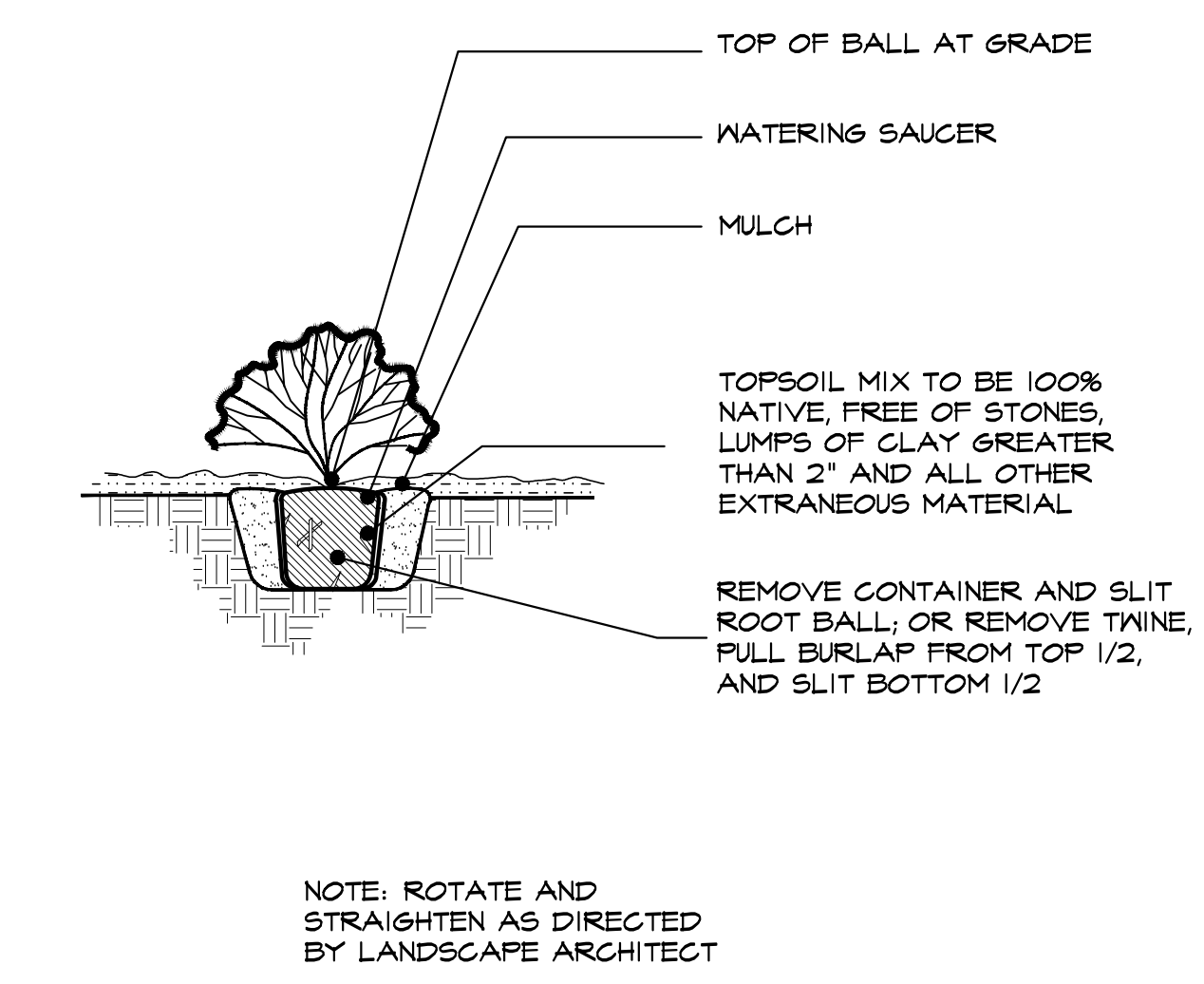


1 DECIDUOUS TREE
11

NOT TO SCALE

2 EXISTING TREE PROTECTION
11

NOT TO SCALE

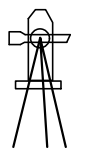


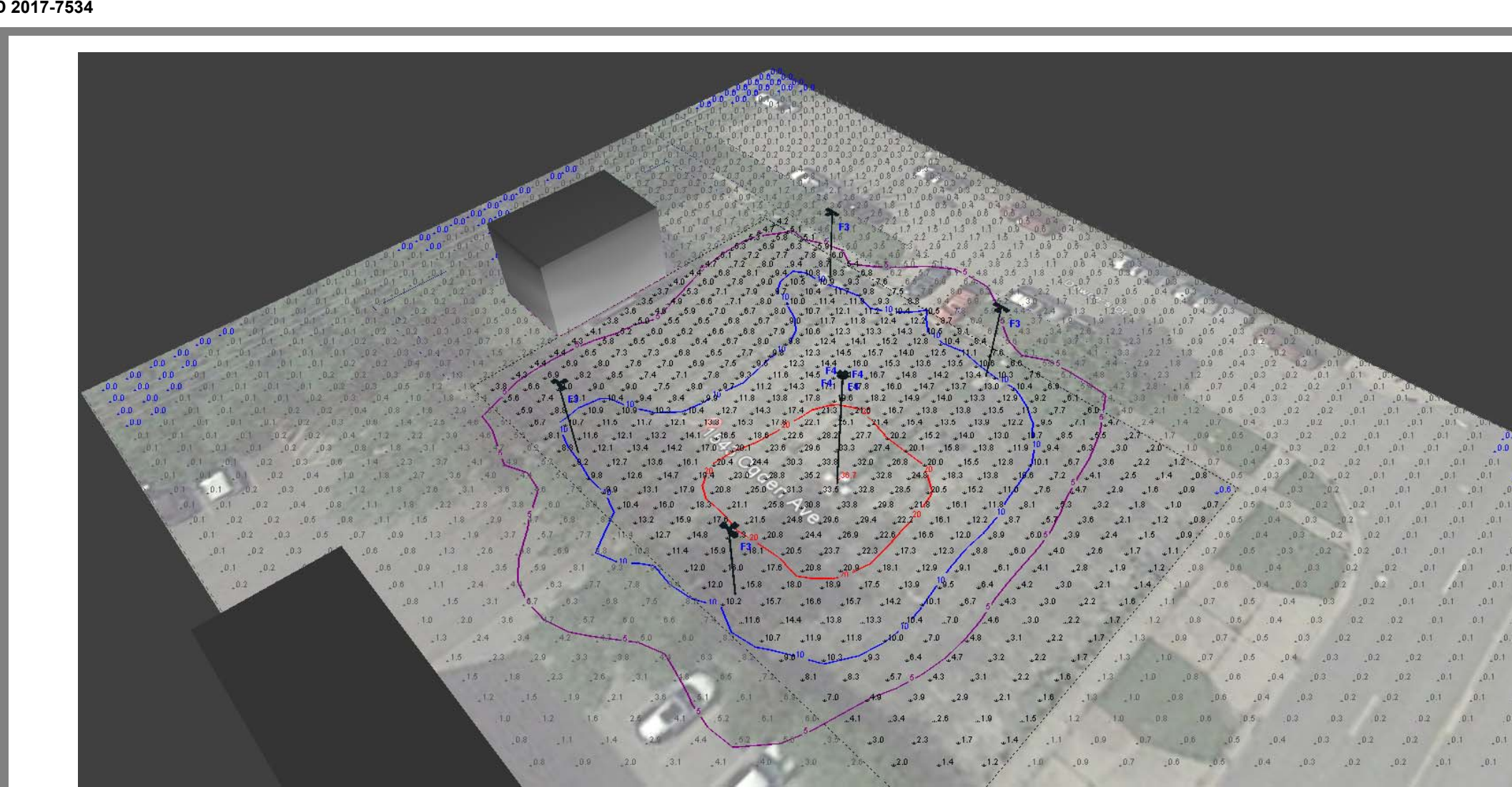
3 DECIDUOUS/EVERGREEN SHRUB
11

NOT TO SCALE

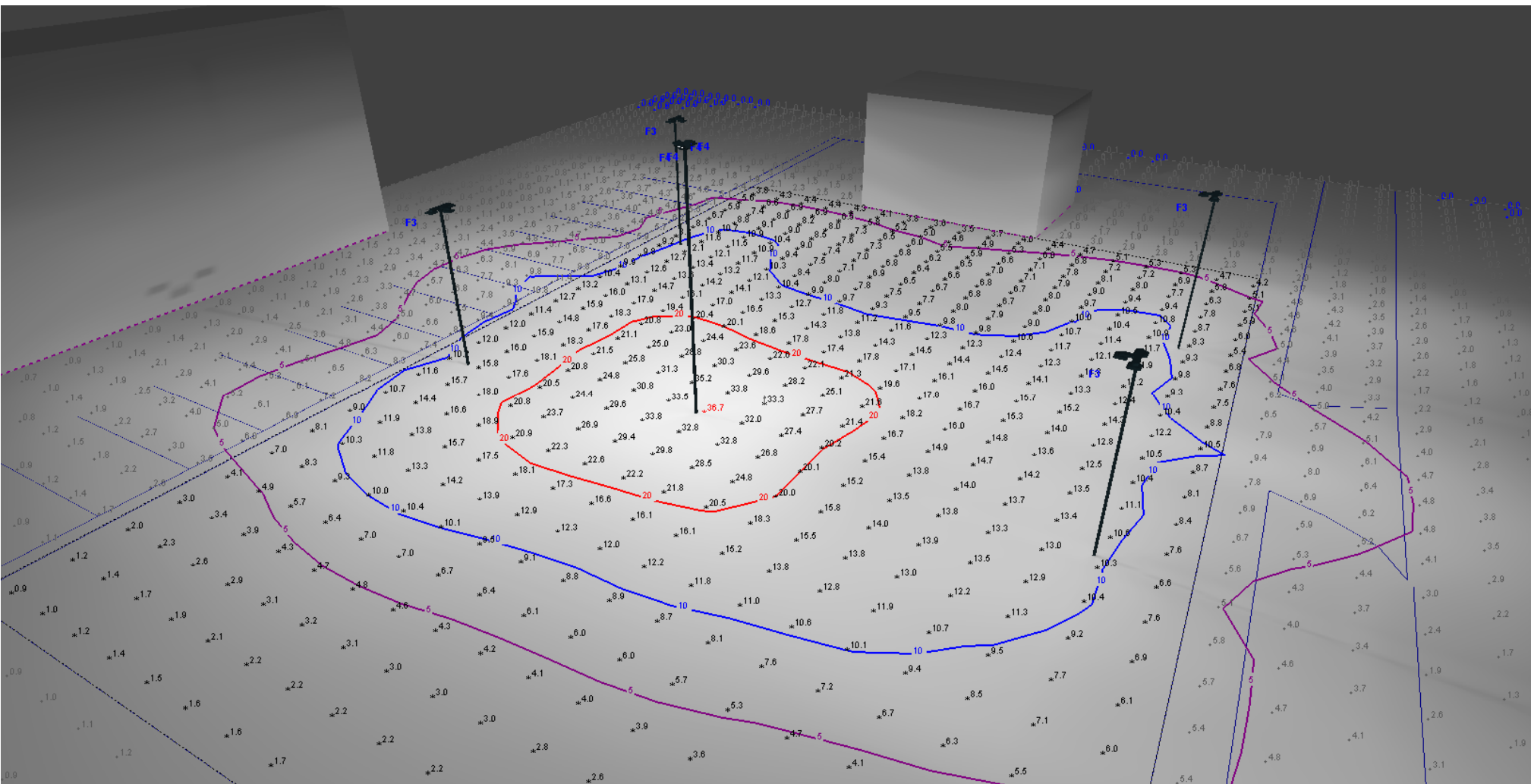
4 GROUNDCOVER/PERENNIAL/ANNUAL
11

NOT TO SCALE

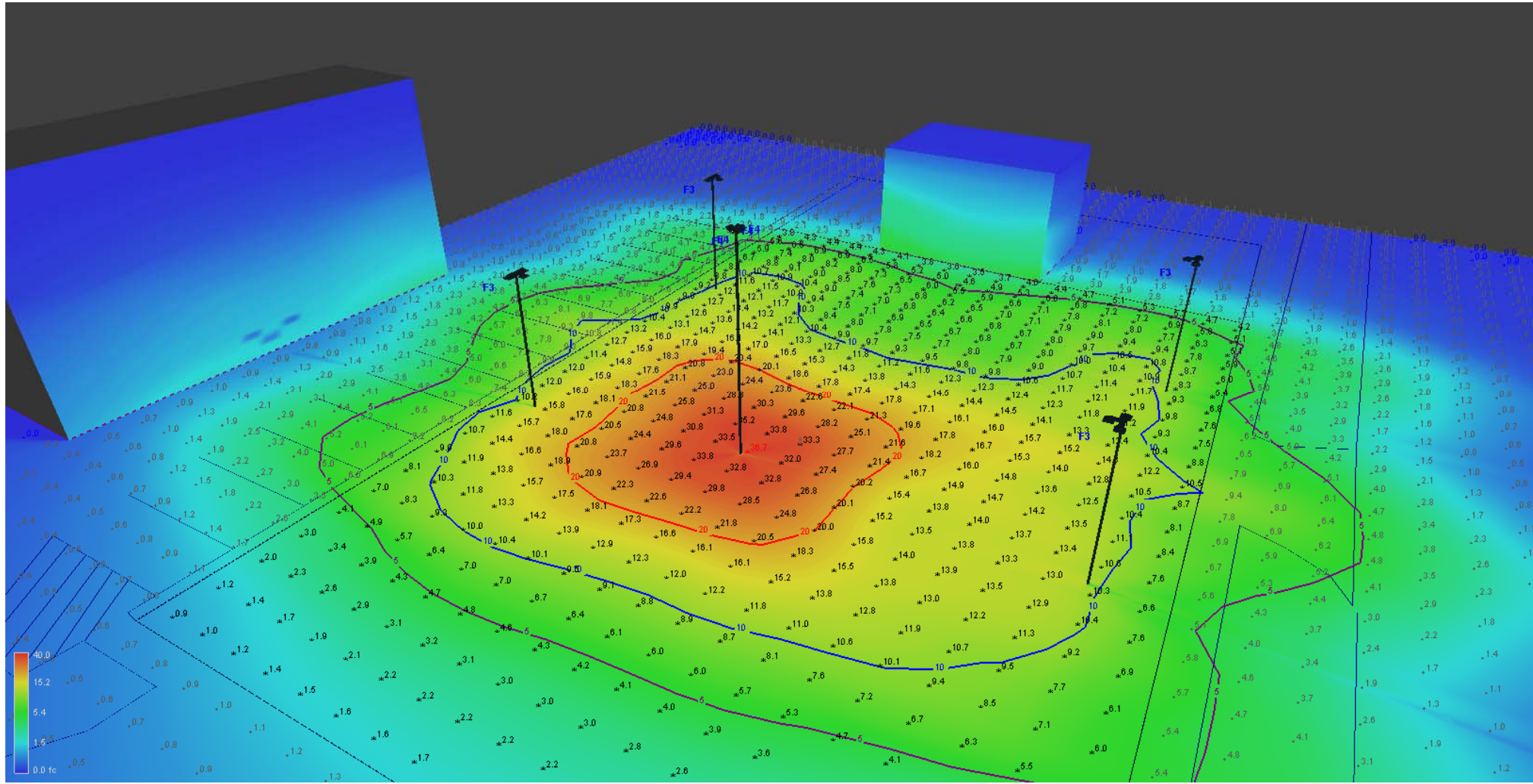
DATED: SEPTEMBER 12, 2017				LANDMARK ENGINEERING LLC DESIGN FIRM REGISTRATION NO. 184-005577 7808 WEST 103RD STREET PALOS HILLS, ILLINOIS 60465-1529 Phone: (708) 599-3737 Fax: (708) 599-2291		
REVISIONS						
DESCRIPTION	DATE	REV. BY				
IDOT COMMENTS	6/28/17	M.L.				
				LANDSCAPE DETAILS 1543 OGDEN AVENUE DOWNERS GROVE - IL		
				DRAWN BY: T.G.	PROJECT NO. 17-03-044-R5	SHEET 11 OF 11
				DESIGNED BY: M.L.		
				CHECKED BY: B.H.		



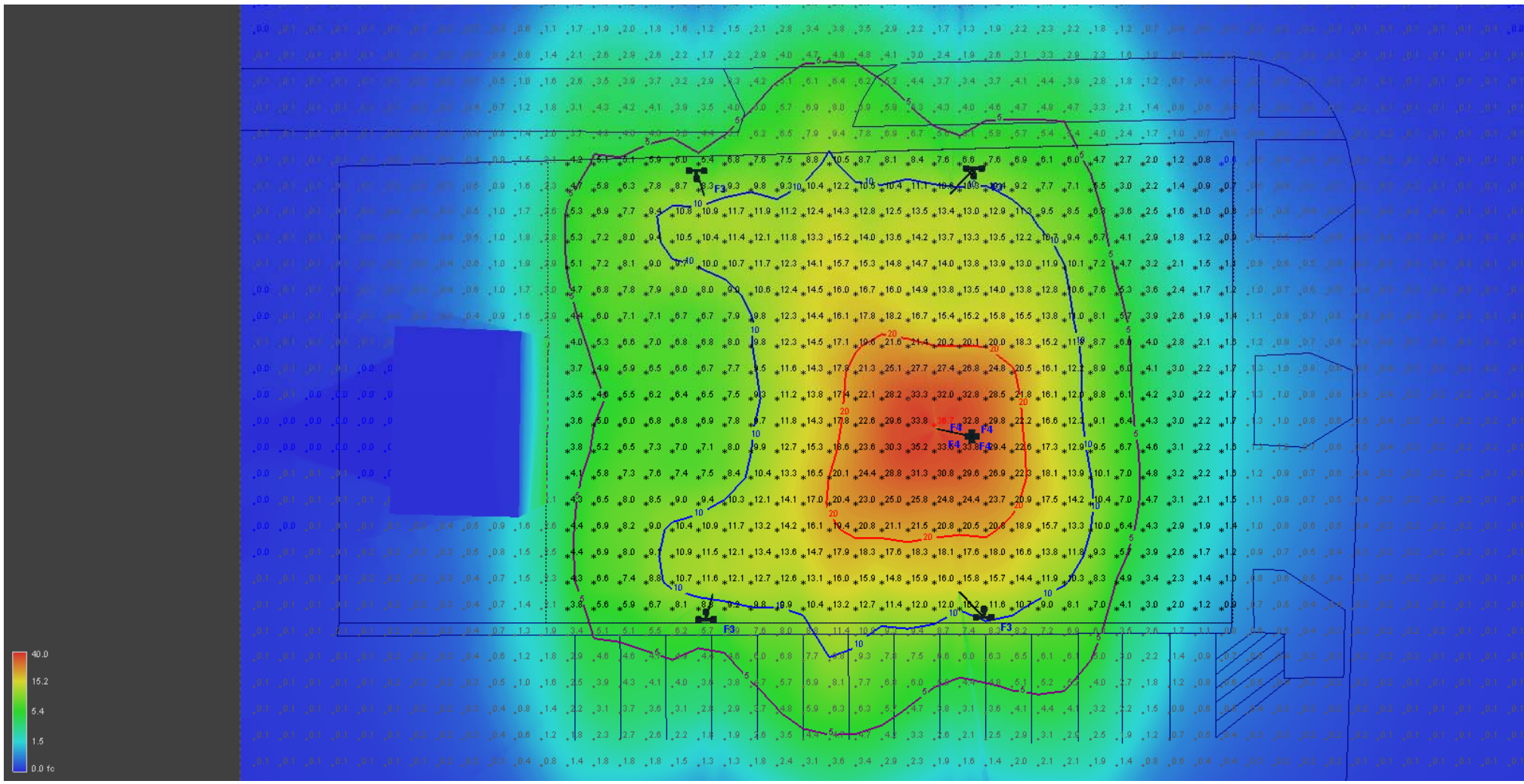
Current View



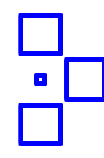
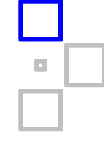
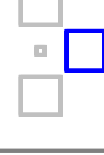
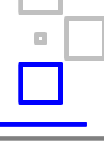
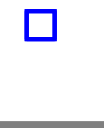
View #2



View #5



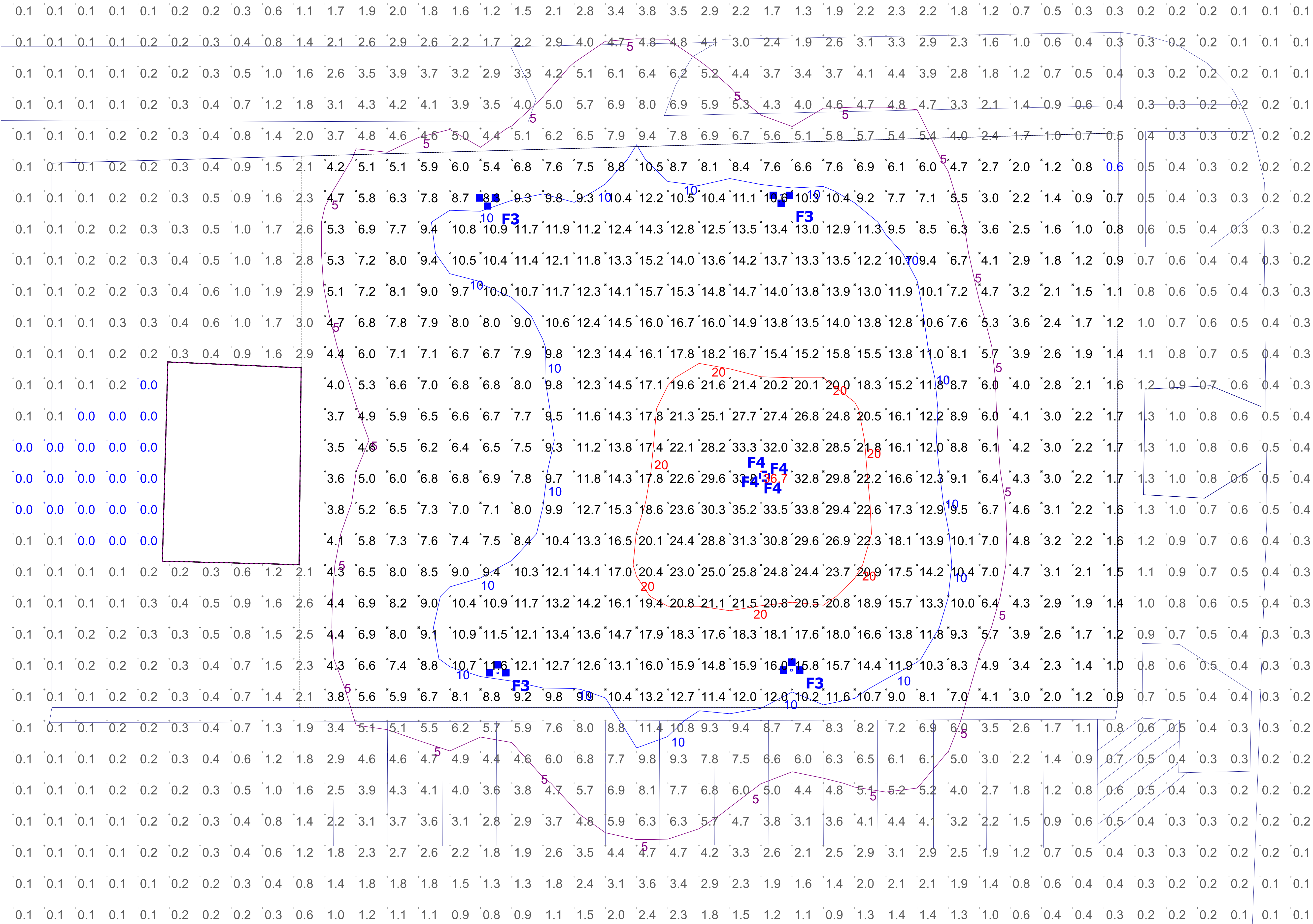
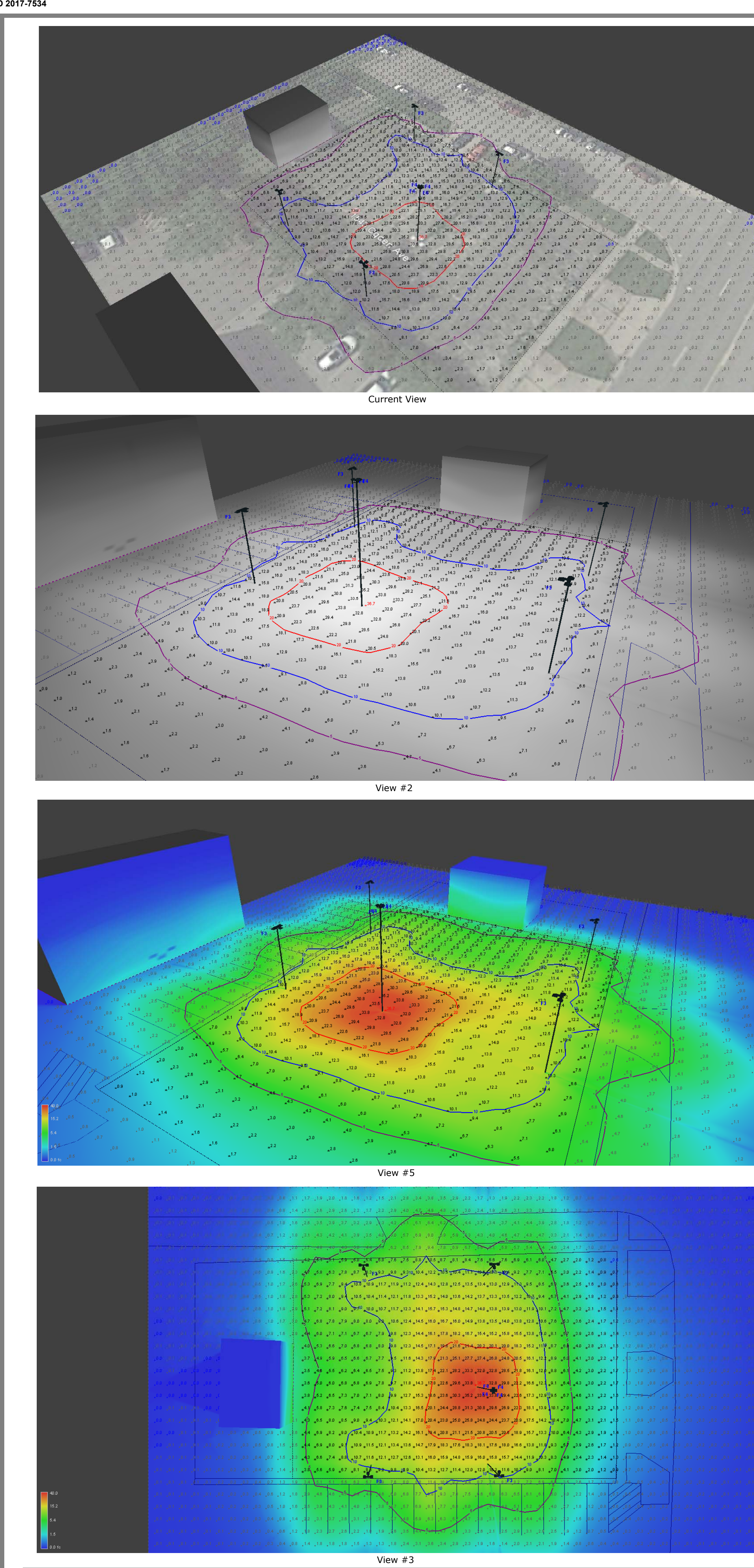
View #3

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	F3	4	Lithonia Lighting	[...]	[...]	[...]	1	[. . .]	0.9	288
			Lithonia Lighting	KAX1 LED P2 40K R3 MVOLT HS	KAX AREA SERIES SIZE 1, PERFORMANCE PACKAGE 2, 4000 K, TYPE 3, 120-277V, HOUSE-SIDE SHIELD	LED	1	8213	0.9	96
			Lithonia Lighting	KAX1 LED P2 40K R4 MVOLT	KAX AREA SERIES SIZE 1, PERFORMANCE PACKAGE 2, 4000 K, TYPE 4, 120-277V	LED	1	11817	0.9	96
			Lithonia Lighting	KAX1 LED P2 40K R3 MVOLT HS	KAX AREA SERIES SIZE 1, PERFORMANCE PACKAGE 2, 4000 K, TYPE 3, 120-277V, HOUSE-SIDE SHIELD	LED	1	8213	0.9	96
	F4	4	Lithonia Lighting	DSXF3 LED 6 P2 40K WFL MVOLT	2015 D-Series Flood Size 3 with 6 COBs, performance package P2, 4000K CCT, with WFL distribution	LED	1	Absolute	0.9	183



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Full Calc.	✕	10.9 fc	36.7 fc	0.6 fc	61.2:1	18.2:1
Parking Lot Calc.	+	3.3 fc	36.7 fc	0.0 fc	N/A	N/A
NOTES: 1. CALCULATION POINTS ARE AT GRADE LEVEL. 2. ALL F3 FIXTURES ARE POLE MOUNTED AT 25'-0" ABOVE GRADE. 3. ALL F4 FIXTURES ARE POLE MOUNTED AT 30'-0" ABOVE GRADE. 4. CALCULATIONS POINTS ARE ON A 5' x 5' SPACING. 5. CALCULATIONS ARE BASED ON INFORMATION PROVIDED. **FIELD VERIFICATION REQUIRED.						

**This document contains confidential and proprietary information of KSA Lighting & Controls. This document may only be used by or for the benefit of KSA Lighting & Controls representatives and customers. FOR LIGHTING DESIGNS This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. KSA Lighting & Controls is not responsible for specifying the lighting or illumination requirements for any specific project, including municipal or building code requirements. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. Field verification is recommended when calculations are based on end-user or customer-provided information. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will KSA Lighting & Controls be responsible for any loss resulting from any use of this lighting design.



Plan View

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	F3	4	Lithonia Lighting	[...]	[...]	[...]	1	[. . .]	0.9	288
			Lithonia Lighting	KAX1 LED P2 40K R3 MVOLT HS	KAX AREA SERIES SIZE 1, PERFORMANCE PACKAGE 2, 4000 K, TYPE 3, 120-277V, HOUSE-SIDE SHIELD	LED	1	8213	0.9	96
			Lithonia Lighting	KAX1 LED P2 40K R4 MVOLT	KAX AREA SERIES SIZE 1, PERFORMANCE PACKAGE 2, 4000 K, TYPE 4, 120-277V	LED	1	11817	0.9	96
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	F4	4	Lithonia Lighting	DSXF3 LED 6 P2 40K WFL MVOLT	2015 D-Series Flood Size 3 with 6 COBs, performance package P2, 4000K CCT, with WFL distribution	LED	1	Absolute	0.9	183

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Existing Front (north) wide-angle street view

Adjacent multi-use building to east, auto sales to west. Dead-end street (Downers Drive). Remove west curb-cut to Ogden Ave.



Existing Front (north) wide-angle street view

Adjacent multi-use building to east, auto sales to west. Dead-end street (Downers Drive). Remove west curb-cut to Ogden Ave.



Previous Front (North) Building Elevation

Landscaping to remain. Parking lot to be repaired/replaced. Bollards to remain (remove at drive entrances only).



New Front (North) Building Elevation

Painted brick, siding and roof. Interior finishes to be repaired (water damage). Accessible ramp and/or leveled concrete to be added at entry.



Left (East) Elevation

Existing chain link fence to remain. Open grassy area to remain.
Existing landscaping at east and south property lines to remain.



Existing paving to be repaired/replaced

Existing fence line and landscaping to remain

New landscape buffer to be added south of existing sidewalk.





View of Downers Drive

Dead-end street, used entirely by adjacent auto sales' facility – staff and dealer parking. Wide parkway, with parkway tree. Adjacent property has no sidewalk on Downers Drive, sidewalk to building, or parkway trees.



View of Ogden Avenue

Much of parkway is within property line. Parkway and/or ornamental trees to be added. Sidewalk is not contiguous to adjacent properties.
1620 Ogden Avenue . Property Photos 4 of 4 4/28/2017

DRAFT MINUTES

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

FILE 17-PLC-0016: A petition seeking approval of a Special Use to allow an automobile dealership. The property is zoned B-3, General Services and Highway Business. The property is located at the southeast corner of the intersection of Ogden Avenue and Downers Drive, commonly known as 1543 Ogden Avenue, Downers Grove, IL (PIN 09-06-404-001). 10301530 LLC, Petitioner and Owner.

Swati Pandey, Planner for the Village of Downers Grove, stated that the petitioner is requesting a Special Use to allow an automobile dealership at 1543 Ogden Avenue. The subject property is located at the southeast corner of Ogden Avenue and Downers Drive and is zoned B-3 General Services and Highway Business District. The north, west and east surrounding properties are also zoned B-3, and the property to the south of the subject site is zoned R-1 Residential Detached House 1. The current property is a former used car dealership and has been vacant a number of years. There is an existing small one-story commercial building and a surface parking lot. The petitioner proposes an automobile dealership with outdoor display of vehicles. Ms. Pandey showed a plat of survey for the site depicting two curb cuts on Ogden Avenue. One of those curb cuts will be removed. The curb cut on Downers Drive will be maintained as is. The sidewalk on Ogden Avenue and a portion of the parkway is on private property. Ms. Pandey stated that the petitioner has agreed to provide easement to the Village of Downers Grove for maintenance purposes for the sidewalk. She displayed a photograph of the property showing the curb cuts. The petitioner has also agreed to remove the bollards across both Ogden Avenue and Downers Drive. Improvements include removal of the curb cut, surfacing, replacing and repairing the parking lot, and pedestrian access from the front door of the building to Downers Drive. Improvements to the building include repairing and upgrading of the interior of the building per building Code requirements as well as painting of the building. Additional landscaping will be added. The parking lot will be striped with 15 spaces dedicated for the outdoor display of vehicles. The remaining spaces will be dedicated for customer parking, and the amount of spaces provided meets the minimum requirements for this site. There is a significant amount of landscaping. The petitioner proposes additional landscaping around the perimeter of the property along Ogden Avenue and Downers Drive. Landscape islands will be at the end of all parking rows. Ms. Pandey then reviewed the photometric plan, saying it is in compliance with the Zoning Ordinance, and the illumination levels at the property line meet the minimum requirements. The petitioner has stated that no new fixtures will be added as part of this project. She also showed a photograph of the recently painted building, which will primarily serve as an office space with no storage of vehicles.

Ms. Pandey presented the zoning analysis, saying that most of the requirements such as setbacks have been met with the exception of the parking lot setback on the street side along Downers Drive. There is an 8' setback requirement; however, only 3' exists. Staff is recommending that the minimum requirement for street yard setback along Downers Drive be met as part of this application. All other Zoning Ordinance

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requirements have been met. Ms. Pandey displayed a visual representation of the setback that Staff is recommending be increased to meet the minimum requirement.

The proposal meets the Comprehensive Plan goals and is designated as Corridor Commercial. The Comprehensive Plan calls for aesthetic and functional improvements, commercial uses for both local and regional customers, etc.

Staff finds that the proposal meets the criteria for approval under Section 28.12.050.H. The automobile dealership is an authorized Special Use in the district in which it is to be located. The proposed use is a necessary or desirable use to provide a service or a facility that is in the interest of public convenience. The long-standing vacant property will be revitalized and will include additional landscaping, pedestrian access and the reduction of curb cuts along Ogden Avenue will be beneficial to the community. The use is also not detrimental to the health, safety or general welfare of the community. Ms. Pandey said that Staff recommends a positive recommendation from the Plan Commission to the Village Council subject to the conditions listed on pages 4-5 of Staff's report dated October 2, 2017.

Mr. Quirk asked why they are not simply resubmitting drawings with the increased setback along Downers Drive, as recommended in #2 of Staff's report. Ms. Pandey replied that the applicant is present at the meeting and Staff has discussed this increase in setback with them. The applicant does not want to increase the setback, although Staff has not been able to find a sufficient hardship on the part of the petitioner to be able to support leaving the setback as is. There is enough room on the site to increase the setback without affecting the functionality of the site.

A Commissioner then referred to a statement in the applicant's report that says "relative to the independence of the adjacent business." Ms. Pandey said that when there is a Special Use application, that is a standard condition added to assure that the operations will be separate with no movement of employees or vehicles being moved back and forth between properties.

Another question was raised by Ms. Rollins regarding parking, as the applicant's report shows that a short segment of Downers Drive is used by an adjacent dealership. She drove by the site and it appears that the segment is constantly full of cars. She asked if there is a requirement for employee parking, or if the Village is encouraging employees to park on the streets. Ms. Pandey said there is no recommendation to add employee parking on a public street. Ms. Leitschuh added that in the parking calculation employee parking is taken into account. Theoretically this will have one employee, and three parking spaces have been provided in the calculations for an employee and customers. The Village has no way to restrict employees from parking on a public street during business hours.

Ms. Johnson raised a question regarding fire prevention, noting Staff's Condition #7 requiring that the building be equipped with an automatic and manual fire alarm system. She asked if sprinklers are not required. Ms. Pandey replied that the Fire Department's report is that the size of the building does not trigger a requirement for sprinklers.

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Mr. Maurer said that on the site plan he noticed on the Ogden street side there is a 50' parking setback shown which doesn't appear to be to scale. It is where the curb section is being replaced. He said there is a 75' setback line on the drawing. Ms. Leitschuh said the 50' setback is for parking, and the 75' setback is for the building. Mr. Maurer said he didn't think it appeared to be to scale on the site plan. Ms. Pandey explained that the measurements are taken from the centerline of Ogden Avenue.

Mr. Maurer then referenced the 3' between the curbs where cars will be on display. In the past there has been a concern that cars displayed on Ogden block the sidewalk not providing enough distance for pedestrians to pass. He would also like to know how they can assure that no cars are being displayed on the sidewalk. Ms. Pandey said that the sidewalk is on private property. Mr. Maurer asked if it can be stated in the easement, and Ms. Pandey said it is a maintenance easement. Ms. Leitschuh said they have to park in a dedicated parking space and cannot park on the sidewalk areas. If they park in an unapproved area the Village will have the ability to enforce that.

Mr. Kulovany asked about the east parking setback and whether there is a requirement for a setback. Ms. Pandey said there is no setback between commercial-to-commercial properties.

Mr. Quirk said the plans don't reflect any resurfacing or repaving of the lot. Ms. Pandey replied that the narrative talks about that and they state they will be restriping, resurfacing, repairing and resealing the parking lot. Mr. Quirk said he is looking at the paving plan that indicates that everything concrete is labeled "to remain" and that concerns him.

Ms. Leitschuh said they are pouring new curbs. From Staff's perspective it is an existing site, and with the addition of the curbing, removing the bollards, and adding landscaping, they are comfortable with those plans to replace what needs to be replaced.

Regarding the public sidewalk located on the private property, and the petitioner providing easement to the public sidewalk, Ms. Leitschuh said that applies to the sidewalk on Ogden, and not on Downers Drive.

Petitioner's Presentation:

Mr. T. Khan residing at 6450 Fairview, Downers Grove stated he was the property manager and represented the owner of the property at 1543 Ogden Avenue. They appreciate the opportunity to bring this site back to life, as it has been an eyesore for a long time. They acquired it recently and are doing their best to reactivate the site. It has a lot of challenges in its size and irregular shape. Inserting islands to conform to the Code limits their ability to do what they want to for the future. They are looking to minimize their investment right now, and they have plans for future improvements of the building and parking area. They have discussed the vacation of Downers Drive with Staff for some future time, as it is a dead end. They do not have employees parking on Downers Drive. Adjacent businesses do use it for overflow parking. Mr. Khan said they hope to come back to the Village some time in the future to discuss that potential. As for

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the setback on Ogden Avenue, he said they might want to move the sidewalk further up from their property. They are installing curbs so as not to overflow cars parking on the sidewalk. The 5' setback along Downers Drive is something they would like to hinder as little as possible. Adding more concrete to be torn out in the future would be a concern. They are trying to minimize their costs right now. As far as adjacent businesses, Mr. Khan said adjacent businesses do not own this property and do not manage the property.

Mr. Quirk said one of the plans did not address any additional stormwater runoff. Mr. Khan said that to eliminate the curb cut they had to go to IDOT and IDOT's calculations for stormwater indicated that no additional stormwater drainage was necessary with the modifications being planned.

Ms. Gassen asked for elaboration on the 3' versus 8' setback, and how it would affect or restrict the number of parking spaces. Mr. Khan said with the 8' setback they would still be able to have the proposed number of parking spaces.

In response to Mr. Kulovany, Mr. Khan said they are not planning to use the 5' difference in setback for additional parking.

Mr. Khan said they plan to repair the site and make it look better.

There being no further questions from the Commission members, Ch. Rickard called upon comments or questions from the public.

1. Scott Richards of 1130 Warren Avenue said he lived for twelve years in the apartment building that overlooks this lot. He said it was a car dealership before. Right now there are 29 dealers from Cass Avenue to I-355. He is curious because they are seeing small parcels becoming available on Ogden that are being converted into used car lots. He asked how much homework has been put into approving these dealerships.

Ch. Rickard replied that the Plan Commission's job is to review the application at hand, and not to determine marketability.

As far as parking on Downers Drive, Mr. Richards said most of that is from employees from the car wash as they have no place on that site to park. They often park in the apartment complex lot that he lived in previously. He also pointed out that there are Village Ordinances regarding parking on the sidewalks and in the parkways.

2. William Tyree of 4409 Downers Drive asked about the cul de sac and whether it will be impacted by this plan. There is a split-rail fence running down Downers Drive to prevent test-driving down their street. He wanted to make sure the split-rail fence will remain.

3. Cinda Lester of 12/12 Architects, residing at 644 67th Street in Downers Grove, is providing no architectural work on this project. She said that nothing will be done with the split-rail fence on Downers Drive. As for stormwater, the issue is the low point on the site is the easternmost access drive to Ogden Avenue. There were several meetings

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with Staff and the civil engineers, as well as IDOT. Because the low spot is already moving the water to Ogden Avenue it made no sense to redirect the stormwater. IDOT agreed this is the best scenario. In further response, Ms. Lester said she has no idea where the IDOT system drains. She said there has also been discussion with the adjacent property owner regarding the vacation of Downers Drive. Ideally that is something the petitioner would like to pursue. They want to do as much with the property right now to make it function without overspending.

Ms. Leitschuh said that any discussion concerning potential future vacation of a street should not be before the Board since that is not part of the application before the Plan Commission. Chairman Rickard agreed.

Mr. Khan said they are grateful for the opportunity to bring their application to the Plan Commission.

4. Andy Chernyvski of 4321 Downers Drive asked if the lights would be on all night, and he was told by the petitioner that they would not be on all night. He also asked about the screening, saying there is a power right-of-way between his property and the subject property. He would like to see the screening stay there right now as a fence will not work as a barrier.

Ch. Rickard commented that there are no changes being proposed along that area as far as landscaping is concerned.

There being no further comments, Chairman Rickard closed the public hearing.

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Ms. Johnson brought up what she referred to as the elephant in the room that is the 3' setback versus the 8' setback. She said she personally would not make a decision based on what someone is planning to do in the future, as that could change. From a cost perspective, he is already putting in curbs and is already tearing out asphalt, and she thinks the additional expense incurred by increasing that from 3' to 8' is minimal. She would agree to requiring the 8' setback.

Mr. Quirk said that he doesn't see a plan that meets the Village's standards. If they grant a Special Use to a completely unknown entity, the Special Use can be sold, rented, leased, and the Village has no control over what can happen on that property. There is no real improvement to Ogden Avenue, and he sees that as the goal right now. He would like to take 30 more days to refresh the plan and tell the Commission how the property can be rather than asking the Commission to trust them with their future plans. The site is in terrible disrepair, and he would encourage a 30-day extension to refresh the plan.

A Commissioner said she would have to agree because when she drove by the property her thought was how much better it would look if it was resurfaced; however, the plan stated "asphalt to remain" repeatedly, and there is just so much that a sealer is going to cover.

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Ms. Gassen asked for clarification that one of the conditions would be to provide the 8' setback, and she expected that the plan would then be revised. Ms. Leitschuh said that was correct.

Mr. Boyle agreed with Ms. Johnson's comments that the cost is hardly measureable. And since there is such minimal work being done he doesn't see complying with adding on the 5' setback to increase the setback to 8' as problematic. He would only support this if that was being done, especially in light of the fact that not much else is being done. He doesn't think holding this up is necessary now. If the 8' setback is met he could support this.

Ms. Gassen said that it has been vacant for a while, and she is fine with the 8' requirement. She would like to see some activity there rather than having it remain vacant and hope for something better to come along.

Mr. Kulovany commented that the 3' versus 8' doesn't bother him that much. There is nothing in the plan to actually represent an aesthetic improvement. It offers very little other than reactivating the site. He would like some indication of what it would look like, such as signage, etc.

Ch. Rickard asked Staff about some conflict with what was submitted. He said the asphalt on the property is going to be repaired, seal coated and restriped. They will also add concrete curb. Ms. Leitschuh responded that the site will be spot repaired and seal coated and restriped across the entire site.

Ms. Lester replied that the plan is not to dig up the entire parking area. It is to resurface the lot. Ch. Rickard asked if they are going to resurface or seal coat the site. Mr. Khan replied it would be a combination of both. There are a lot of different layers of asphalt on the site and it needs to be leveled first. It will then be resurfaced and resealed. Ch. Rickard asked if they will be putting a new surface course of asphalt across the parking lot. Mr. Khan replied that where the concrete portions are, they will be resurfaced. The existing asphalt that doesn't need to be replaced and leveled will be seal coated. Ch. Rickard clarified that the existing concrete pavement within the lot will stay as is, but some areas of the existing asphalt after removal will be patched with new asphalt and then resealed. The lot will then be restriped. Mr. Khan said it will look new as it will be fully patched, leveled and resealed. There will be no grass growing out of the parking lot. They are not cutting corners. It will have an aesthetic feeling and will be beautiful.

Mr. Kulovany said the condition of the parking lot is his concern as well. Putting in another layer of asphalt can make an amazing difference.

Ms. Rollins asked about signage, and Ms. Pandey said signage is not part of the application. Ms. Leitschuh said that they do not bring signage to the Plan Commission. Staff requests that the applicant not bring signage to the Commission as it can create issues if it does not meet the Sign Ordinance requirements.

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A Commissioner said that regarding the sidewalk in the redevelopment process they are leaving a bit of sidewalk on the north untouched, and that allows him to be more lenient in how he views it. They are adding green space and improving an otherwise unused street. He doesn't know why they are not proposing a new sidewalk to beautify Ogden and move the parking towards Ogden. That might enhance the property by pulling the cars toward the street. He noted it is a vacant lot that's been sitting there for ten years, so he can support it as submitted, as long as the improvements are made. He asked how long the Special Use lasts, and Ms. Leitschuh said a Special Use goes with the land. The petitioner would have to come in within six months for a permit to implement their changes. Ms. Pandey also said that a Certificate of Occupancy has to show that there are no new operations being added to the Special Use that was approved.

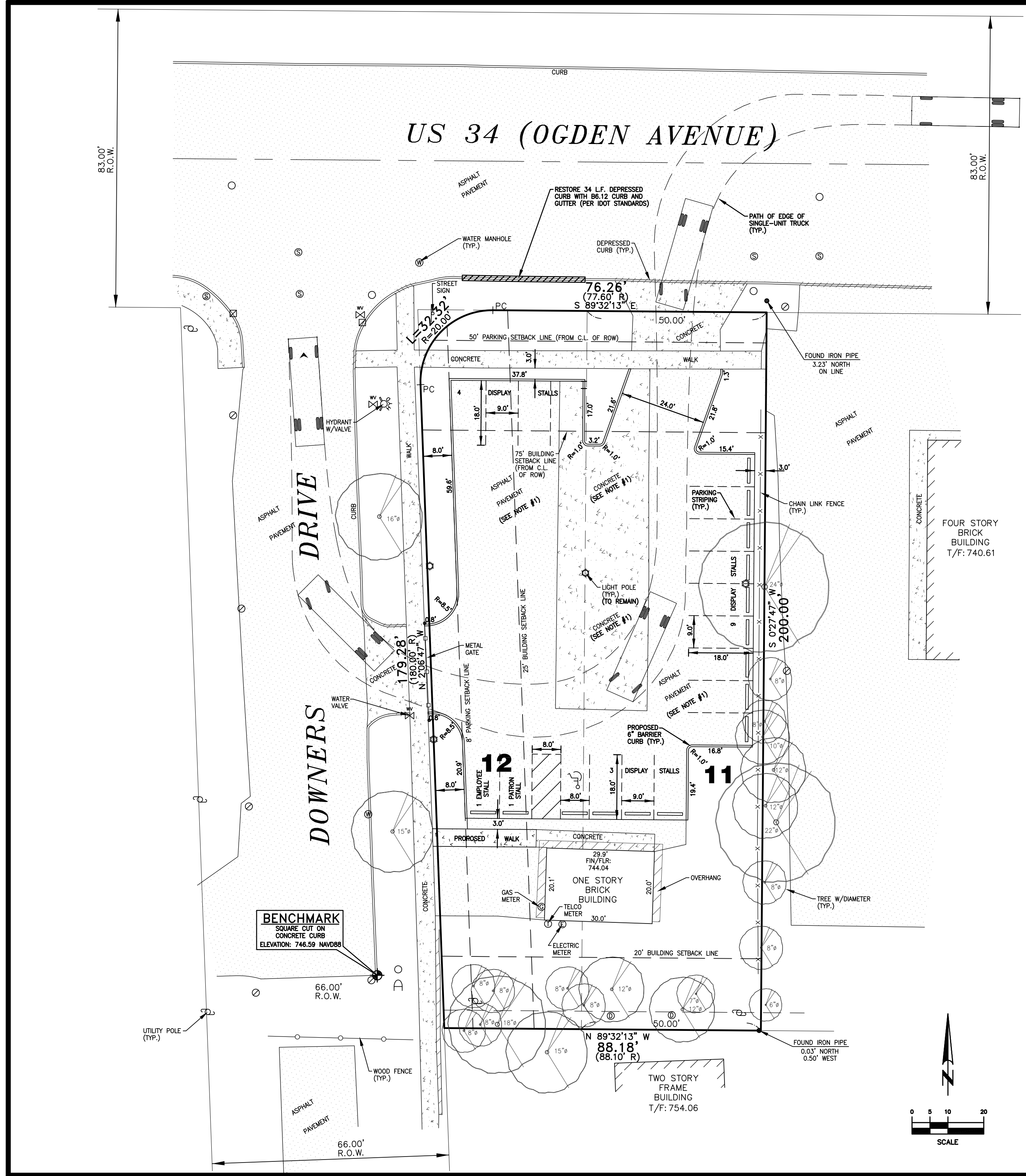
Mr. Quirk asked that they add the following language to the conditions in the recommendation:

10) That in the existing parking lot where it's indicated on the plan as "asphalt to remain" that all vegetation will be removed, all deterioration or pavement failures will be restored, and the entire asphalt site will be seal coated.

Ch. Rickard said he felt that was acceptable as an addition. He agrees with Staff that all three standards have been met for approval. All Commission members also agree that the standards have been met.

Ms. Gassen moved that with respect to File 17-PLC-0016 that the Plan Commission forward a positive recommendation to the Village Council for the Special Use, subject to the nine conditions listed in the Staff report on pages 4 and 5, with the additional 10th condition requested by Mr. Quirk. Ms. Johnson seconded the Motion. All in favor. The Motion passed unanimously.

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NOTE: A SIDEWALK EASEMENT SHALL BE GRANTED TO THE VILLAGE OF DOWNERS GROVE.
NOTE: AN ADMINISTRATIVE LOT CONSOLIDATION WILL BE RECORDED WITH DUPAGE COUNTY.

LEGEND		
	EXISTING	PROPOSED
OVERHEAD TRANSMISSION LINES	OTL	OTL
WATER LINE	W	W
STORM SEWER	SS	SS
SANITARY SEWER	S	S
CHAIN LINK FENCE	X	X
WOOD FENCE	O	O
METAL GATE	□	□
SANITARY MANHOLE	SMH	SMH
MANHOLE	M	M
CATCH BASIN	CB	CB
INLET	I	I
FLARED END SECTION	FS	FS
WATER MANHOLE	WMH	WMH
WATER VALVE	WV	WV
HYDRANT	H	H
LIGHT POLE	LP	LP
SIGN	S	S
DRAIN	D	D
TELCO METER	TM	TM
GAS METER	GM	GM
ELECTRIC METER	EM	EM
UTILITY POLE	UP	UP
TOP OF FOUNDATION	T/F: 700.00	T/F: 700.00
SPOT ELEVATION	SPOT ELEVATION	SPOT ELEVATION

SUBJECT PROPERTY AREA
18,440 SQ. FT. (more or less)

LOT COVERAGE DATA
LOT AREA: 18,440 S.F.
EXISTING IMPERVIOUS AREA: 14,485 S.F.
PROPOSED IMPERVIOUS AREA: 12,118 S.F.
NET NEW IMPERVIOUS AREA: -2,367 S.F.
PROPOSED % IMPERVIOUS: 65.7%

PARKING DATA TABLE	
DISPLAY STALLS:	16
PATRON STALLS:	1
EMPLOYEE STALLS:	1
ADA ACCESSIBLE STALLS:	1

NOTE
1. EXISTING ASPHALT AND CONCRETE PAVEMENT SHALL BE REPAIRED AND REPLACED TO PROVIDE A CONTINUOUS, SMOOTH SURFACE AS REQUIRED.

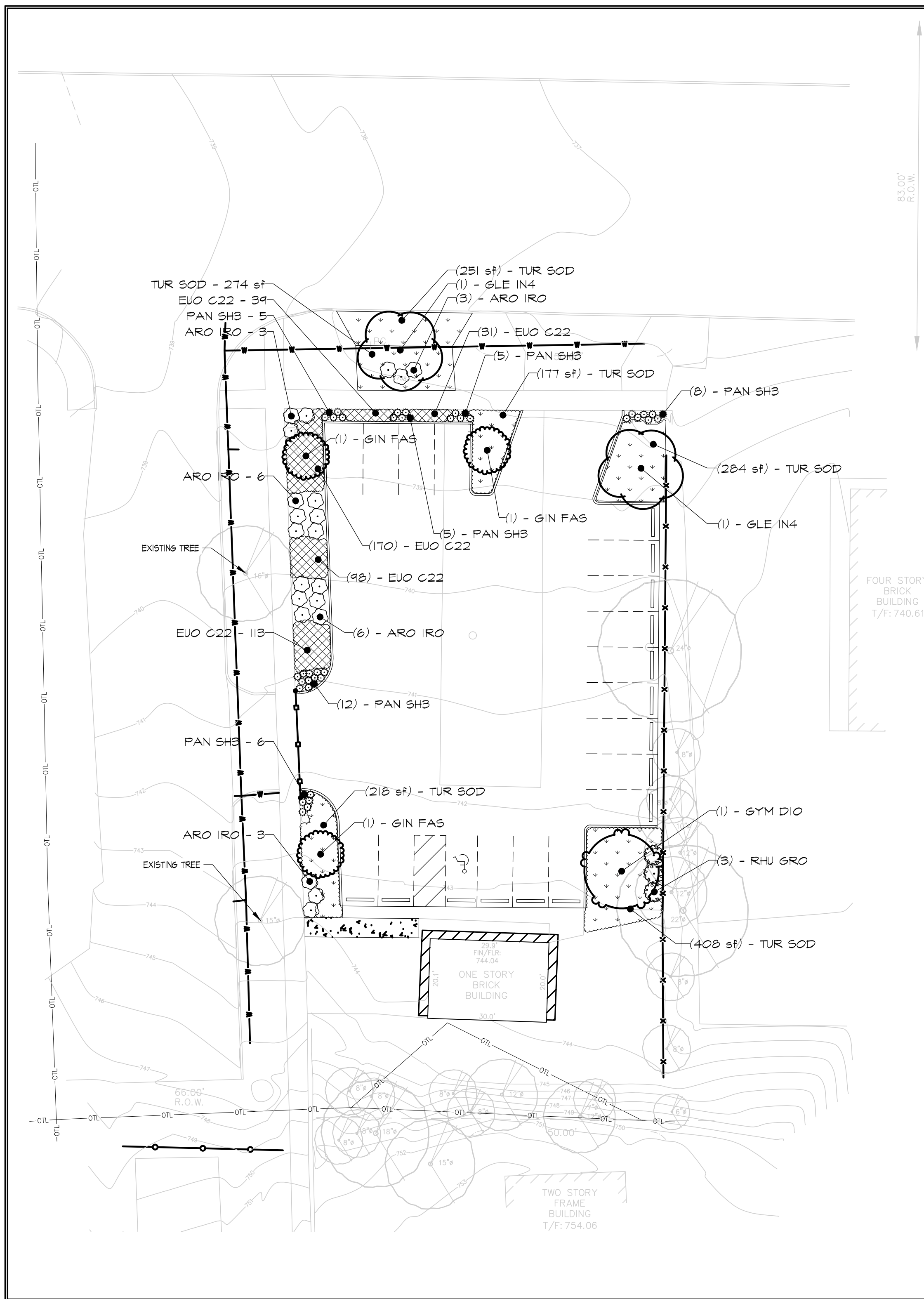
DATED: OCTOBER 16, 2017
REVISIONS

DESCRIPTION	DATE	REV. BY
ISSUED FOR REVIEW	4/26/17	T.G.
VILLAGE COMMENTS	7/25/17	M.L.
CLIENT COMMENTS	9/12/17	M.L.
VILLAGE COMMENTS	10/16/17	M.L.







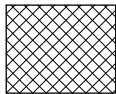
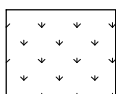
LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone: (708) 599-3737
Fax: (708) 599-2291

GEOMETRIC PLAN
1543 OGDEN AVENUE
DOWNERS GROVE - IL

DRAWN BY: T.G.	PROJECT NO.	SHEET
DESIGNED BY: M.L.	17-03-044-R6	3 OF 9
CHECKED BY: B.H.		

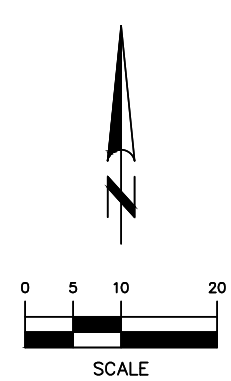


PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY	
	GIN FAS	Ginkgo biloba 'Fastigiata' / Fastigiate Maidenhair Tree	B & B	2.5"Cal	3	
	GLE IN4	Gleditsia triacanthos inermis / Thornless Common Honeylocust	B & B	2.5"Cal	2	
	GYM DIO	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5"Cal	1	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY	
	ARO IRO	Aronia melanocarpa 'Iroquois Beauty' TM / Black Chokeberry	5 gal		21	
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal		3	
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY	
	PAN SH3	Panicum virgatum 'Shenandoah' / Switch Grass	1 gal		41	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	SPACING	QTY
	EVO C22	Euonymus fortunei 'Coloratus' / Coloratus Purple Wintercreeper	2.25" pot		12" o.c.	451
	TUR SOD	Turf Sod / Drought Tolerant Fescue Blend	sod			1,611 sf

	Minimum Open Space to be Landscaped	Minimum Street Yard Open Space
Requirement	10% (1,784 sf)	50% of landscaped open space (892 sf)
Proposed	14.8% (2,648 sf)	70% of landscaped open space (1,815 sf)

Total Open Space: 17,837 sf



DATED: OCTOBER 16, 2017

REVISIONS

DESCRIPTION	DATE	REV. BY
IDOT COMMENTS	6/28/17	J.M.
VILLAGE COMMENTS	10/16/17	J.M.

LANDMARK

ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-005577

7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529

Phone: (708) 599-3737
Fax: (708) 599-2291

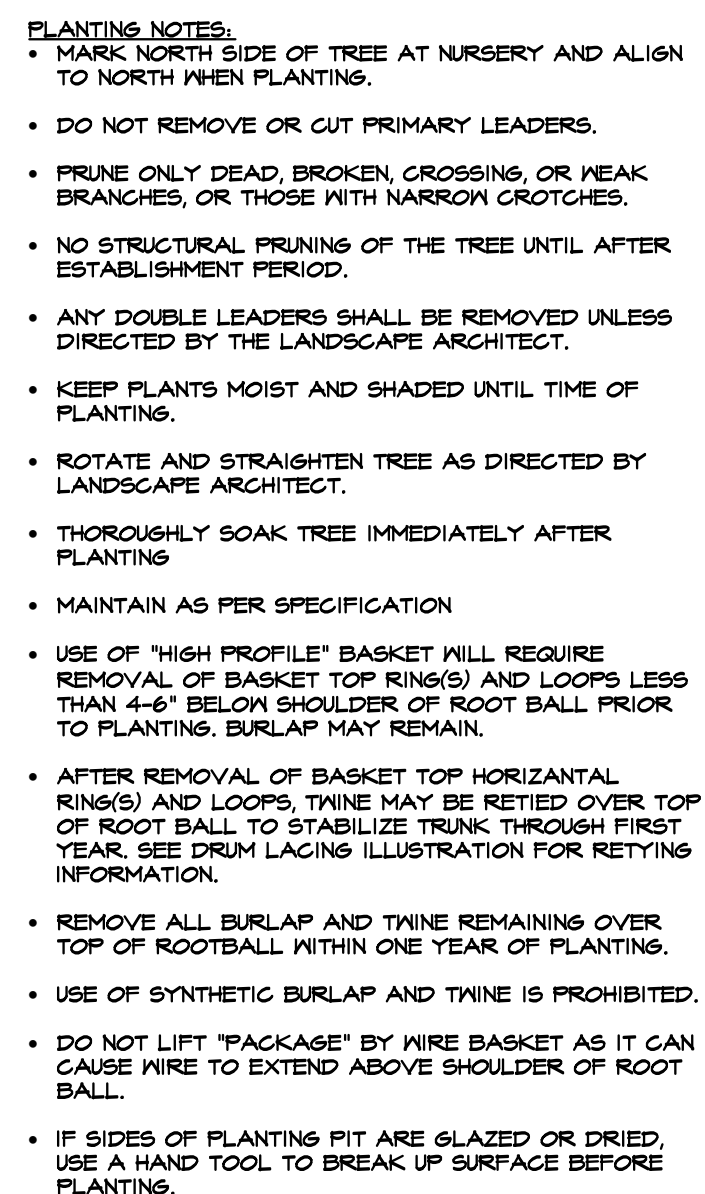
LANDSCAPE PLAN

1543 OGDEN AVENUE
DOWNERS GROVE - IL

DRAWN BY: T.C.
DESIGNED BY: J.M.
CHECKED BY: S.H.

PROJECT NO.
17-03-044-R6

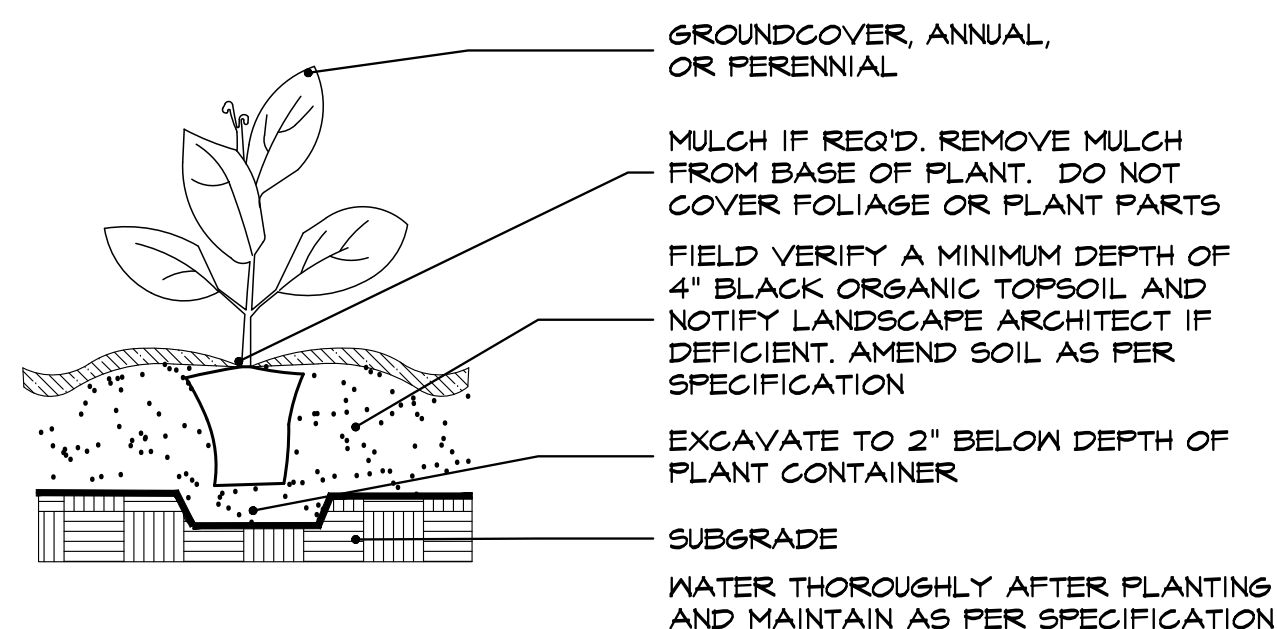
SHEET
10 of 11





NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

DATED: OCTOBER 16, 2017 REVISED						
				ENGINEERING LLC DESIGN FIRM REGISTRATION NO. 184-000577		Phone: (708) 599-3737
				7808 WEST 103RD STREET PALOS HILLS, ILLINOIS 60465-1529		Fax: (708) 599-2291
DESCRIPTION DATE REV. BY IDOT COMMENTS 6/28/17 J.M. VILLAGE COMMENTS 10/16/17 J.M. 				LANDSCAPE DETAILS 1543 OGDEN AVENUE DOWNERS GROVE - IL		
				DRAWN BY: T.C. DESIGNED BY: J.M. CHECKED BY: S.H.		PROJECT NO. 17-03-044-R6
					SHEET 11 OF 11	