

VILLAGE OF DOWNERS GROVE
Report for the Village
1/18/2022

SUBJECT:	SUBMITTED BY:
Pugi Sales Tax Rebate - 4th Amendment	Dave Fieldman Village Manager

SYNOPSIS

A resolution has been prepared to approve a fourth amendment to the Sales Tax Rebate Agreement between the Village of Downers Grove and Downers Grove Imports Ltd. d/b/a Pugi of Chicagoland.

STRATEGIC PLAN ALIGNMENT

The goals for 2021-2023 include *Strong, Diverse Local Economy*.

FISCAL IMPACT

During the 5-year period subject to the fourth amendment (2034-38), the Village will rebate 50% of the sales taxes paid to the Village in excess of the sales taxes paid in 2023.

RECOMMENDATION

Staff recommends approval on the February 1, 2022 Consent Agenda. The Downers Grove Economic Development Corporation recommends approval of the amendment.

BACKGROUND

Pugi is in the process of remodeling and expanding the existing Hyundai dealership located at 1866 Ogden. This amendment to the existing sales tax rebate agreement would:

- Require Pugi to complete the addition and remodeling by December 31, 2022.
- Extend the annual sales tax rebate payments by five years.
 - The current agreement expires in 2033. The amendment would extend the term of the agreement to 2038.
 - The rebate payments remain at 50% of the annual sales tax paid to the Village above the total sales taxes paid in 2023.
- Require Pugi to adhere to all terms and conditions of the existing agreement

The Village entered into a sales rebate agreement with Pugi of Chicagoland in 2005 to provide incentives to operate a Volkswagen dealership. The agreement has been amended three times as Pugi continued to invest in and expand the dealership businesses. Pugi now operates three dealerships at the subject property (Volkswagen at 2020 Ogden, Mazda at 1850 Ogden and Hyundai at 1866 Ogden). Additional information can be found [here](#).

In 2021, the Village [approved a sales tax agreement for the subject property](#). This agreement was not executed by Pugi and will be declared null and void upon execution of the Fourth Amendment. The agreement was intended to replace the existing sales tax agreement and provide sales tax rebates for the remodeling and expansion of the Hyundai dealership and the construction of a new Genesis dealership on the subject property at 1860 Ogden. Pugi is now planning to construct the new Genesis dealership at 2424 Ogden (former Max Madsen Mitsubishi dealership). Staff and the Downers Grove Economic Development Corporation are now working on a sales tax rebate agreement for the Genesis dealership which will be presented to the Village Council at a future date.

ATTACHMENTS

Resolution

Fourth Amendment to Sales Tax Rebate Agreement

Drawings of Dealership Layout

RESOLUTION NO. _____**A RESOLUTION APPROVING A FOURTH AMENDMENT TO
SALES TAX REBATE AGREEMENT
BETWEEN THE VILLAGE OF DOWNERS GROVE
AND DOWNERS GROVE IMPORTS, LTD.**

WHEREAS, the Village of Downers Grove (the "Village") is a home rule unit of government in accordance with Article VII, Section 6, of the Constitution of the State of Illinois, 1970; and

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base, to increase additional tax revenues realized by the Village, foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise be in the best interests of the Village; and

WHEREAS, 65 ILCS 5/8-11-20 authorizes municipalities to enter into economic incentive agreements in order to encourage the development or redevelopment of land within their corporate limits; and

WHEREAS, Downers Grove Imports, Ltd. d/b/a Pugi of Chicagoland ("Pugi") owns or leases certain real property located at 1850 Ogden Avenue, 1860 Ogden Avenue, 1866 Ogden Avenue and 2020 Ogden Avenue, Downers Grove, Illinois ("Property"); and

WHEREAS, Pugi operates automobile dealerships on the Property as follows: a Mazda dealership on 1850 Ogden; a Hyundai dealership on 1866 Ogden and a Volkswagen dealership on 2020 Ogden (the "Dealerships"); and

WHEREAS, Pugi is endeavoring to remodel the existing Hyundai dealership located at 1866 Ogden ("Dealership") – including an updated building façade and an addition to the existing building; and,

WHEREAS, the Village and Pugi have previously entered into a Sales Tax Rebate Agreement concerning the Property on March 1, 2005, and as amended June 16, 2009, April 5, 2011, and December 5, 2017; and

WHEREAS, the Village approved Ordinance No. 5865 on April 20, 2021 approving a Sales Tax Rebate Agreement with Pugi concerning the dealerships, which Pugi never signed, and, as such, the April 2021 Agreement will be declared null and void upon execution of this Agreement; and

WHEREAS, the Village is desirous of having the Property improved as described in the Agreement to serve the needs of the Village, and to produce increased tax revenues for the various taxing districts authorized to levy taxes within the Property; and

WHEREAS, the Mayor and Village Council of the Village of Downers Grove, after due and careful consideration, have concluded that Improvement Project on the terms and conditions set forth in the Agreement will promote sound planning, increase the taxable value of property within the Village and otherwise promote, enhance, and serve the best interests and general welfare of the Village and its citizens;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove, DuPage County and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are incorporated into this Resolution as findings of the Village Council.

Section 2. Approval of a Fourth Amendment to Sales Tax Rebate Agreement. The Fourth Amendment to the Sales Tax Rebate Agreement shall be, and it is hereby, approved in final form satisfactory to the Village Manager. The Mayor and Village Manager are hereby authorized and directed to execute and deliver the Fourth Amendment to the Sales Tax Rebate Agreement and any other necessary and appropriate related documents after such documents have been properly executed and delivered by Pugi.

Section 3. Conflict. That all ordinances and resolutions or parts thereof in conflict with the provisions of this Resolution are hereby repealed.

Section 4. Effective Date. This Resolution shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk

EXHIBIT A

SALES TAX REBATE AGREEMENT

**FOURTH AMENDMENT TO THE SALES TAX REBATE AGREEMENT
BETWEEN THE VILLAGE OF DOWNERS GROVE AND
DOWNERS GROVE IMPORTS, LTD. D/B/A PUGI OF CHICAGOLAND**

The Village of Downers, Illinois, an Illinois Municipal Corporation situated in the County of DuPage, Illinois (the "Village") and Downers Grove Imports, Ltd. d/b/a Pugi of Chicagoland ("Pugi") hereby agree that the following language shall be and is hereby incorporated into the agreement dated March 1, 2005, as amended June 16, 2009, April 5, 2011, and December 5, 2017, as follows:

WITNESSETH:

WHEREAS, Pugi is endeavoring to remodel the existing Hyundai dealership located at 1866 Ogden ("Dealership") – including an updated building façade and an addition to the existing building, as indicated on the Design Plan attached hereto and herein incorporated as Exhibit A (the "Improvement Project"); and,

WHEREAS, the Village, recognizing the economic and other benefits derived therefrom by the Village and its residents, seeks to assist Pugi in its completion of the Improvement Project; and

WHEREAS, the Village desires to assist in the remodeling of the dealership in order to serve the needs of the Village, to produce increased tax revenues and to stimulate employment and development within the Village; and

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby covenant and agree as follows:

1. Incorporation of Recitals: The foregoing recitals are hereby incorporated and adopted as set forth herein.

2. General Terms: The following paragraphs shall be added to section 2:

Pugi, after receipt of the promises and inducements contained herein, agrees to complete the Improvement Project and improve its Hyundai automobile sales dealership in substantial accordance with the Exhibit A. It is understood that the Improvement Project shall be constructed substantially in accordance with the plans and specifications approved by the Village and construction shall be completed by no later than December 31, 2022. Pugi shall not cause or permit the existence of any violation of

Village ordinances, including but not limited to the Village's building code, zoning ordinances, fire code and any and all rules and regulations thereunder on any of property owned by Pugi.

3. Sales Tax Incentives: Section 3 shall be amended as follows:

In the event that all terms and conditions set forth in this Agreement are satisfactorily met by Pugi, including but not limited to the construction of the Improvement Project, and continued operation of the Dealership, the Village hereby agrees to pay Pugi tri-annual installments over a maximum period of eighteen (18) years (the "Incentive Period" – through year 2023) as follows, subject however to the following conditions and restrictions:

- a) It is understood that each amount will be due and payable solely from the proceeds of sales tax revenue received by the Village from the Dealership.
- b) It is acknowledged and understood by and between the parties hereto that the Village receives sales tax revenue monthly, and that the taxes generated by sales in any one month are distributed to the Village approximately three months later (e.g. taxes generated by sales in July are generally not received by the Village until October).
- c) The initial payment year (hereinafter referred to as the "Initial Payment Year") shall be that twelve (12) month period commencing on the first day of the full month that follows the month in which the Dealership at the 1850 Ogden Avenue site is operating and opened to the public for business and the sidewalk and landscaping improvements have been completed (each subsequent twelve month period is hereinafter referred to as "Subsequent Incentive Year").
- d) The incentive base for the Incentive Period shall be TWENTY SEVEN MILLION DOLLARS (\$27,000,000.00) (hereinafter referred to as the "Incentive Base"). For the Incentive Period, the Village shall be entitled to all the sales tax revenue received from the Dealership Property up to the Incentive Base. For the Incentive Period, respectively, Pugi shall thereafter be entitled to fifty percent (50%) of the sales tax revenue, if any, received from the Dealership Property that exceeds the Incentive Base up to \$800,000.00 cumulative and after said incentive is reached, the Village shall receive seventy-five percent (75%) of the sales tax revenue and Pugi shall be entitled to twenty-five percent (25%) of the sales tax revenue for the remainder of the Incentive Period.
- e) For the period commencing January 1, 2024 and ending December 31, 2033, the Village shall rebate fifty percent (50%) of the sales tax revenue received from the Dealership that exceeds the "Amended Incentive Base". For purposes of this Section the "Amended Incentive Base" shall be defined as the total amount of sales tax revenue received from the Dealership Property for the 2023 calendar year.
- f) The Incentive Payments shall be computed tri-annually by the Village as provided herein. The Village shall withhold the incentive payments for ninety (90) days after it receives notification from the State of the sales tax revenue generated by the Dealership Property. If Pugi fails to continue the dealership as set forth in Section 6, the withheld incentive payment will be automatically forfeited to the Village. Upon expiration of the ninety

(90) day period set forth above, and only if Pugi is in compliance with Section 6, the Village will make payments to Pugi within thirty (30) days.

6. Commitment to Continue Dealership: Section 6 shall be amended as follows:

The parties agree that all Incentive Payments are based in part upon: 1) a commitment by Pugi to purchase the property and to continue operation of all three dealerships, or an equivalent of the three dealerships, on the property located at 1850, 1866 and 2020 Ogden Avenue for a period of not less than thirty-three (33) years from the effective date of this Agreement, and; 2) a scheduled reimbursement of such incentive payments, if the terms of this commitment are not fulfilled. To that end, Pugi agrees to continue the operation of a new car Dealership(s) on the Property and shall continue to offer automotive sales with the point of sale being in Downers Grove for thirty-three (33) years from the effective date of this Agreement. If, at any time during this time period, the Dealership, or a successor, fails to offer automotive sales of new automobiles as proposed by the Dealership, then the Village shall be released and discharged from any further obligation to make payments under this Agreement, and Pugi or its successors shall reimburse the Village in accordance with Section 7 of this Agreement. The failure to meet this commitment is not a breach, but rather a foreseeable event for which the offsetting terms have been agreed to in Section 7 of this Agreement.

7. Reimbursement: Section 7 shall be amended as follows:

In the event Pugi, or any approved successor, fails to continue the operation of the three dealerships on the property located at 1850, 1866 and 2020 Ogden Avenue, as provided in Section 6 of this Agreement, Pugi, or such approved successor, shall reimburse to the Village within sixty (60) days of receipt of a written demand from the Village specifying the amount of the reimbursement of all or a portion of the Incentive Payments and TIF Reimbursement Payments paid hereunder according to the following schedule:

If said event occurs during:

- * Year one (1) through seven (7) - One hundred percent (100%) of the Incentive Payment
- * Year eight (8) through year twelve (12) - seventy-five percent (75%) of the Incentive Payment
- * Year thirteen (13) through year eighteen (18) - fifty percent (50%) of the Incentive Payment
- * Year nineteen (19) through December 31, 2038 - twenty-five percent (25%) of the Incentive Payment

After the expiration of a sixty (60) day written demand by the Village to Pugi or its successors, specifying the amount due, the Village may, in its sole discretion, pursue any and all available legal

remedies to recover said monies, including, without limitation: Proceed with an action in law or in equity to recover the amounts owed.

All remaining terms of the 2005 Agreement, as amended in 2009, 2011, and 2017 shall apply equally to this Fourth Amendment.

WITNESS their hands and seals the day and year first above written.

THE VILLAGE OF DOWNERS GROVE,
ILLINOIS, an Illinois Municipal Corporation

DOWNERS GROVE IMPORTS, LTD. D/B/A
PUGI OF CHICAGOLAND

By _____
Mayor

By *David J. Ryan* *Pres*

Secretary

Attest _____
Village Clerk

Attest

Date _____

Date 1-10-22

Amw/agr 22 STRA-Pugi-4th Amd final

EXHIBIT A
Design Plan

GENERAL CONSTRUCTION NOTES

All work performance must conform to current applicable codes. Contractor shall inform the Owner of items on the drawings which may conflict with local code requirements so these items if any may be resolved prior to execution of construction agreements.

All contractors and their representatives working on this project shall at all times prior and during the course of their activity, be responsible for safety of their employees as well as others and for the care for the property. Each as representatives of their employees shall ascertain that the conditions under which they will be required to accomplish their work are safe and within good safety practices, and meet all concerned regulations. The beginning of the work by contractor shall indicate satisfaction concerning safety and full responsibility for accidents and damage. If unsatisfied, the contractor shall indicate what so ever action or devices necessary to render safety conditions for life and propriety as are related to his activity.

If the work of other parties outside of the organization is, upon inspection, found to be unsafe, contractor shall stop work immediately and notify the Owner. The beginning of the work shall indicate satisfaction. Acceptance of the Contract shall indicate acceptance of requirements.

GENERAL CONDITIONS

- 1. The intent of the contract documents is to include all items required for completion of the work described. In case of conflict or ambiguity, the contractor will be deemed to have estimated on, and agreed to provide, the greater quantity and/or better quality of materials and/or work. Omission in the description of the work does not relieve the contractor from delivering a complete job.
2. The contractor shall maintain a complete set of contract documents at the job site along with all changes and modifications properly accounted for and contained therein. The contractor shall perform no portion of the work at any time without contract documents. Sets of drawings and specifications and copies thereof shall remain the Owner's property. They are to be used with respect to this project and are not to be used on any other project.
3. The contractor shall give all required notices and shall comply with all laws, ordinances, rules and regulations applicable in the Village, the contractor shall secure and pay for all permits and government fees, licenses, and inspections by the governmental authorities, pertaining to his trade. The contractor shall leave structure open for required building inspection.
4. Contract documents consist of the signed agreement, general conditions, drawings, specifications, addenda and changes issued after signing agreement including change orders and supplemental instructions for minor (no cost) revisions.
5. The contractor shall hold harmless the Owner against loss, damages, liability, or any expense arising in any manner from the wrongful and negligent acts of the contractor and their respective employees and agents. Included shall be the latest Illinois Scaffolding Act.
6. Owner should be notified and approve of any changes, material substitutions, ETC. prior to commencing the work. The Owner shall not be responsible for any portion of the work not covered by these drawings and/or executed under different permits or without them.
7. Plumbing schematic drawings, HVAC drawings, sewer mains, electrical outlets, switches, light locations, routing of plumbing, mechanical, and electrical work are to be coordinated between the trades affected by work. No plumbing, mechanical, or electrical information is to be scaled from the drawings.
8. Owner does not warrant from these drawings as portraying as built conditions. Each contractor shall verify conditions and dimensions prior to bidding and construction and report any discrepancies to the Owner immediately. No extra cost will be authorized for failure to verify any existing conditions prior to bid.
9. These drawings represent the design intent and in no way are they meant to direct the contractor's performance pertaining to structural performance. The contractor is responsible for the structural stability of all new building components. Contractor shall be responsible for any damage to components of the building and its equipment during the construction.
10. All partition dimensions on plan sheets are to the face of gypsum board interior and face of exterior sheathing. Nonbearing partitions are to be laid out so that stock components will fit exactly within indicated dimensions. Finished dimensions at all critical areas such as closets, bathtubs, etc. must be held.
11. Drawings are not to be scaled in general; use figured dimensions if provided. In particular do not scale drawings concerning columns, exterior walls, core areas, and other key areas (for pertaining information see Owner).

ROUGH CARPENTRY & FRAMING

- 1. Stress grade lumber grading rules and wood species shall conform to the "National Design Specifications for Stress Grade Lumber and Its Fastenings" NDLMA latest Edition with fiber stress in bending (fb) of 1,150 psi in repetitive members with E=1,400,000 Hem Fir #2 (for roofing)
2. Provide double joist & plywood sheathing under all partitions parallel to joists and provide solid blocking under all partitions perpendicular to joist or as indicated as truss joist.
3. Provide double joists under bathtub and/or Jacuzzi.
4. Provide 1x4 cross bridging at 7' 0" o.c. max. or approved metal bridging.
5. All headers and header joists shall be nailed together and be Hem Fir SS (fb) of 1,400 psi with and E=1,500,000 or better. Use TECO connectors.
6. All finch beams to be constructed with 2x and steel plate as shown on plans bolted together with 1/2" diameter bolts at 18" O.D. staggered at quarter points top and bottom (optional).
7. Frame wood members to a close fit, set accurately to required lines and levels and secure rigidly in accordance with drawings. Cut and fit framing, blocking, and other wood members to accommodate other work.
8. Use approved metal connectors for connecting joists to headers. Use zinc coated steel hardware unless otherwise indicated (TECO or approved equal)
9. Floor sheathing shall be 3/4" T&G plywood glued and screwed to floor joists with 2nd layer of 1/2" plywood, OR (2) layers of 5/8" T&G plywood for a total thickness of 1 1/4".
10. Roofing sheathing to be 3/4" CDX with exterior glue. In tiled areas use 1/4" hardboard underlayment glued to plywood under flooring.
11. All walls to have 2" solid wood fire stopping and all electrical and plumbing through floors are to have space sealed off with approved fire rated sealant. Fire stop all furring, partitions and stud walls at both floor and ceiling and/or juncture of roof rafters and walls. Firestopping per I.B.C.
12. All closets marked linen and pantry to have 5 shelves @ 12" O.D. typical. Jambes to all closets and openings without pre-hung doors are to have drywall metal beads.
13. Sill plates on a concrete foundation wall shall be pressure treated and set in sill sealer.
14. Header schedule for bearing walls unless otherwise noted on plans:
spans less than 4' (2) 2x6.
spans 4', 6' (2) 2x8.
spans 6', 8' (2) 2x10.
spans 8', 10' (2) 2x12
two story all (2) 2x12
15. Install rafter ties where ceiling joists do not tie rafters at plate line (i.e. tray ceilings).
16. Install vapor barrier at all insulated ceilings and exterior walls. Fill window and exterior door shim spaces with insulation or foam-in-place.

ELECTRICAL NOTES

- All work to be completed under this phase is subject to the general condition of the construction contract.
1. All electrical work shall be in compliance with NEC, state and local codes, ordinances and health regulations and with the national electrical code.
2. Electrical contractor shall thoroughly familiarize himself with the contract documents and shall verify existing conditions at the job site before submitting bid. The contractor shall report any discrepancies to the Owner immediately. No extra cost will be authorized for failure to verify any existing conditions prior to bid.
3. Entire installation shall be performed in a first class workmanlike manner. The completed systems shall be fully operational; acceptance by the owner shall be a condition of the contract. Start, adjust, and check proper operation of all specified equipment under this contract. In the bid include the cost of 1 year warranty service for all equipment from date of final acceptance of the work by the owner.
4. All work shall be coordinated with other trades to avoid omissions, interference, and preserve maximum headroom. All work shall comply with all laws, ordinances, rules and regulations of the all governmental authorities having jurisdiction. Contractor shall obtain and pay for all permits and required inspection fees pertaining to his trade. All work shall meet requirements of local inspection authority. Contractor shall be responsible for obtaining all required inspections and approvals of his work.
5. Electrical layout is schematic and work shall be installed to meet field conditions and equipment selected. Provide shop drawings as required and verify correctness of equipment specifications.
6. Conduit shall be concealed. Minimum conduit shall be 1/2" dia. There will be 8 outlets per circuit, separate outlets for refrigerator, dishwasher, microwave, washing machine, pumps, furnaces
7. Receptacle and switches shall comply with local codes and shall be white in color. Mounting heights shall be as follows: switches @ 48" AFF, Thermostat dials @ 58" AFF, outlets @ 12" AFF.
8. All materials shall be new and bear the U/L label and be of the appropriate NEMA standard
9. Contractor to provide proper fire-proofing of all conduit penetrations of all floor and ceiling planes.
10. All closet lights to be recessed fluorescent lights w/ enclosed lamps & plastic lens.
11. Smoke detectors to be hardwired interconnected w/ battery backup.
12. All electrical devices shall be placed or equipped to prevent moisture accumulation.
13. All receptacles serving kitchen counters and bathroom vanities to be GFI within 6'-0" of sink, etc.
14. All ceiling outlet boxes, which could reasonably accommodate a ceiling fan, shall be of fan support type.
15. 15 Amp = #14 Wire; 20 Amp = #12 Wire

MECHANICAL NOTES

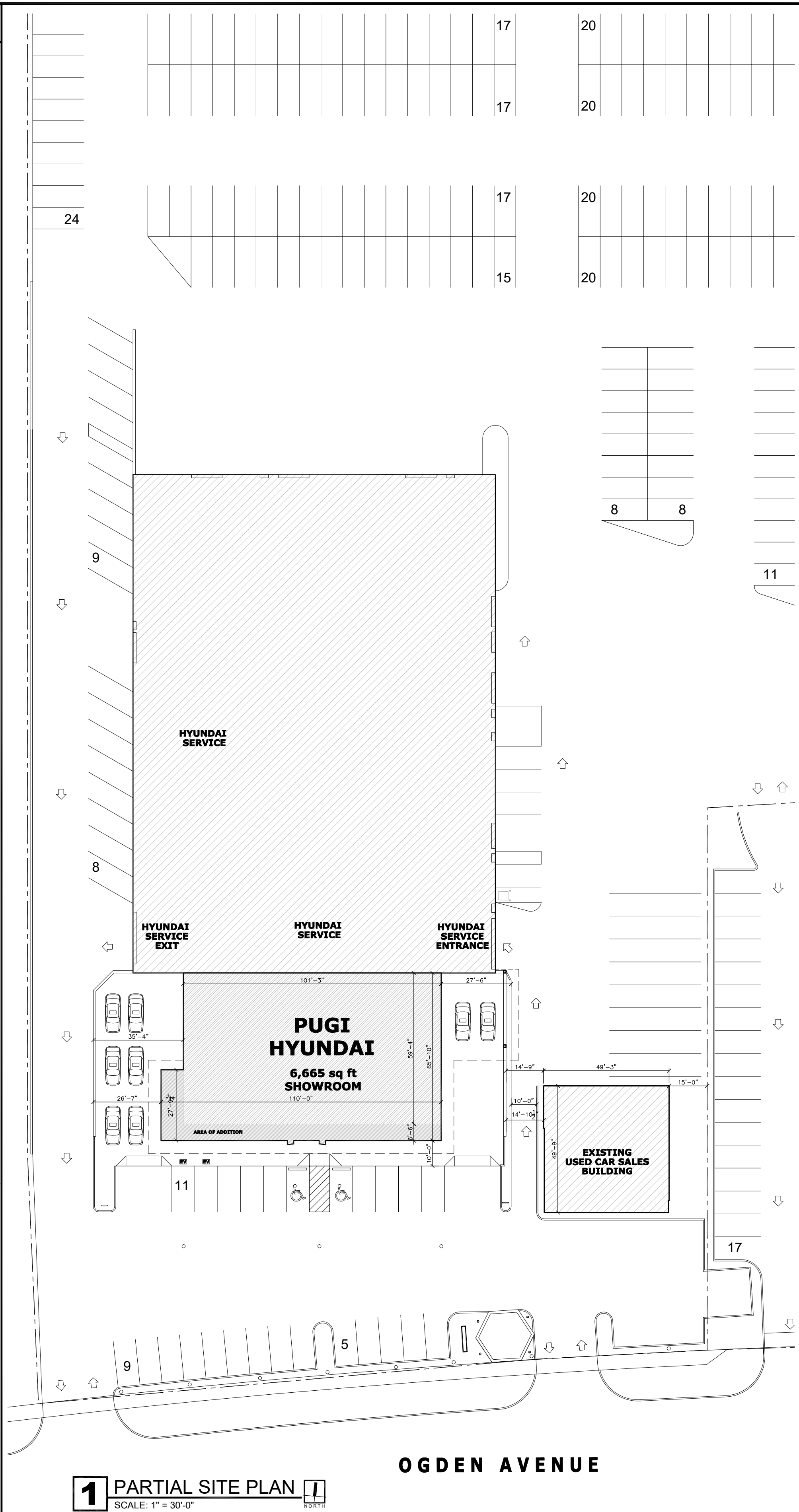
- All work to be completed under this phase is subject to the general condition of the construction contract.
1. All mechanical work shall be in compliance with the national, state and local codes and ordinances and health regulations, and in compliance with the "ASHRAE" guide latest edition.
2. Mechanical Contractor shall determine exact location of new duct work, registers and equipment. Any adjustments because of field conditions, or to satisfy applicable codes shall be brought to the attention of the Owner prior to commencing the work.
3. Mechanical contractor shall check drawings and details to avoid interference with structural or any other condition before installation of work.
4. Mechanical Contractor shall provide and pay for all permits necessary for construction under this phase of work and shall be responsible for obtaining of all required inspections and approval for his work.
5. Mechanical Contractor to provide appropriate fire saving of all pipes and ductwork that penetrate all floor and ceiling planes. All fire stopping to be approved by local code sheet metal or other noncombustible material
6. Mechanical Contractor to provide design/build proposal with heat loss and necessary heat and cooling supply calculations. It will be the responsibility of the Mechanical Contractor to review proposed system with the Owner, prior to installation - Carrier, Trane, York.
7. Mechanical Contractor to inspect and balance entire system prior to final occupancy.
8. All HVAC products shall be installed per manufacturer's instructions.

CONCRETE AND STEEL:

- 1. All footings to bear on undisturbed soil (3,000 P.S.I. min).
2. All concrete to be 6 bag mix & 3,000 P.S.I. at 28 days.
3. All reinforcing steel to be min. Fy=60KSI.
4. Structural steel to be A36.

DESIGN LOADS:

- 1. DESIGN SELFWEIGHT LOADS ARE IN ACCORDANCE WITH SHOWN PHYSICAL STRUCTURE.
2. THE DESIGN SUPERIMPOSED LOADS ARE AS FOLLOWS:
A. OFFICES:
LIVE LOAD = 50 PSF
DEAD LOAD = 15 PSF
PARTITION LOAD = 20 PSF
TOTAL LOAD = 85 PSF
B. BALCONIES AND STAIRS:
LIVE LOAD = 100 PSF
DEAD LOAD = 10 PSF
TOTAL LOAD = 110 PSF
C. COMMERCIAL:
LIVE LOAD = 100 PSF
DEAD LOAD = 15 PSF
TOTAL LOAD = 115 PSF
D. ROOF:
SNOW LOAD = 30 PSF
DEAD LOAD = 25 PSF
TOTAL LOAD = 55 PSF
E. WIND:
MWFRS = 20 PSF
CLADDING = 25 PSF



1 PARTIAL SITE PLAN SCALE: 1" = 30'-0"

PUGI HYUNDAI OF DOWNERS GROVE ADDITION & REMODELING

1866 W. OGDEN AVE. DOWNERS GROVE, IL

DRAWINGS INDEX

Table with columns for GENERAL, STRUCTURAL, ARCHITECTURAL, MECHANICAL, and ELECTRICAL drawings. Includes titles like 'TITLE SHEET, SITE PLAN & NOTES', 'STRUCTURAL NOTES', 'EXIST./DEMO. LOWER LEVEL 1 PLAN', etc.

ACCESSIBILITY NOTES

- 1. ALL NEW DOORS LEADING TO REQUIRED ACCESSIBLE ROOMS AND SPACES SHALL BE A MIN. OF 3'-0" WIDE, HAVE LEVER OPERATED HARDWARE (OR EQUAL), HAVE A MAX. OPENING FORCE OF 5 LB.F. (8.5 EXT) OR FULLY COMPLY WITH REQUIREMENTS OF IAC 400.310(i).
2. SINKS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH IAC 400.310 (m)
3. THE EXISTING BUILDING WILL HAVE ACCESSIBLE TOILET ROOMS IN COMPLIANCE WITH IAC 400.310 (N)-(O) AND ADDAG 4.16-4.19
4. HANDRAILS AND GRAB BARS SHALL COMPLY WITH IAC 400.310 (q) ACCORDING TO IAC 400.310 (N)-(O) AND ADDAG 4.16-4.19
5. ALL NEW CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH IAC 400.310 (r) (FROM REACH BETWEEN 15" AND 48" A.F.F.)
6. ALL NEW EMERGENCY WARNINGS ALARMS SHALL BE BOTH AUDIBLE AND VISUAL AND SHALL COMPLY WITH REQUIREMENTS OF 400.310 (S). THE NEW ALARMS SHALL BE FLASHING TYPE WHERE THE FLASHING IS SYNCHRONIZED AND IN COMPLIANCE FOR INTENSITY AND FREQUENCY.

APPLICABLE CODES

Table listing applicable codes such as 2015 INTERNATIONAL BUILDING CODE WITH D.G. AMENDMENTS, 2014 NATIONAL ELECTRIC CODE WITH D.G. AMENDMENTS, and CURRENT STATE OF ILLINOIS ACCESSIBILITY CODE. Includes occupancy classification III-B and design occupant load of 190.

AREA CALCULATIONS

Table showing area calculations for PROJECT AREAS and GROSS AREAS. Includes categories like UPPER/GROUND FLOOR AREA, LOWER LEVEL/SERVICE AREA, MEZZANINE LEVEL, and TOTAL BUILDING AREA.

SCOPE OF WORK

THE SCOPE OF THESE DRAWINGS IS TO REPRESENT THE UPPER LEVEL ADDITION TO THE EXISTING SHOWROOM AND INTERIOR REMODELING OF LOWER LEVEL SERVICE AREA AND SUB-LEVEL SERVICE AREA. ALL EXTERIOR FACADES WILL ALSO BE UPDATED WITH NEW FINISHES/COLORS.

CERT. OF COMPLIANCE

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM WITH ALL GOVERNING CODES AND STANDARDS.

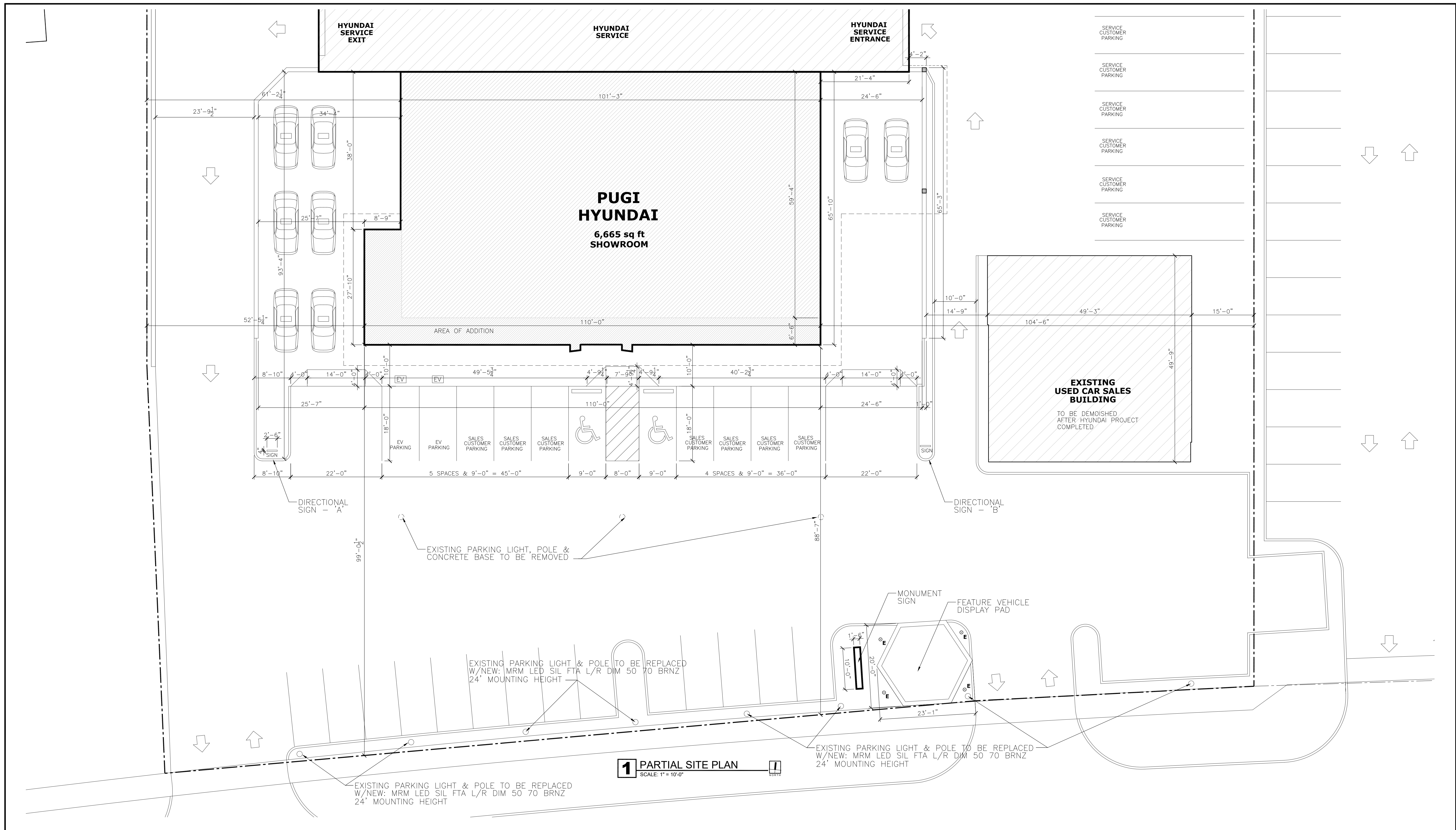
07.29.2021

ACCOLADE INC DESIGN logo and contact information: 8135 LAWDALE AVENUE, SKOKIE, IL 60076. Phone: 773.283.3717, Fax: 847.673.0333. WWW.ACCOLADE-DB.COM

GEORGE SIMOULIS ARCHITECT contact information: 7555 NORTH KEELER AVE SKOKIE, ILLINOIS 60076

PUGI HYUNDAI OF DOWNERS GROVE ADDITION & REMODELING. 1866 OGDEN AVENUE, DOWNERS GROVE, IL 60515. TITLE SHEET, SITE PLAN & NOTES

Revision table with columns: DRAWN BY, REV, ISSUE, DATE, SHEET NUMBER. Includes entries for P.P., APPROVED BY, G.S., JOB NO., and DATE: 07.29.2021. Large 'T1' sheet number graphic.



ACCOLADE INC
DESIGN

8135 LAWNDALE AVENUE, SKOKIE, IL 60076
PHONE: 773.283.3717 FAX: 847.673.0333
WWW.ACCOLADE-DB.COM

GEORGE SIMOULIS ARCHITECT

7555 NORTH KEELER AVE
SKOKIE, ILLINOIS 60076

PUGI HYUNDAI OF DOWNERS GROVE
ADDITION & REMODELING

1866 OGDEN AVENUE
DOWNERS GROVE, IL 60515

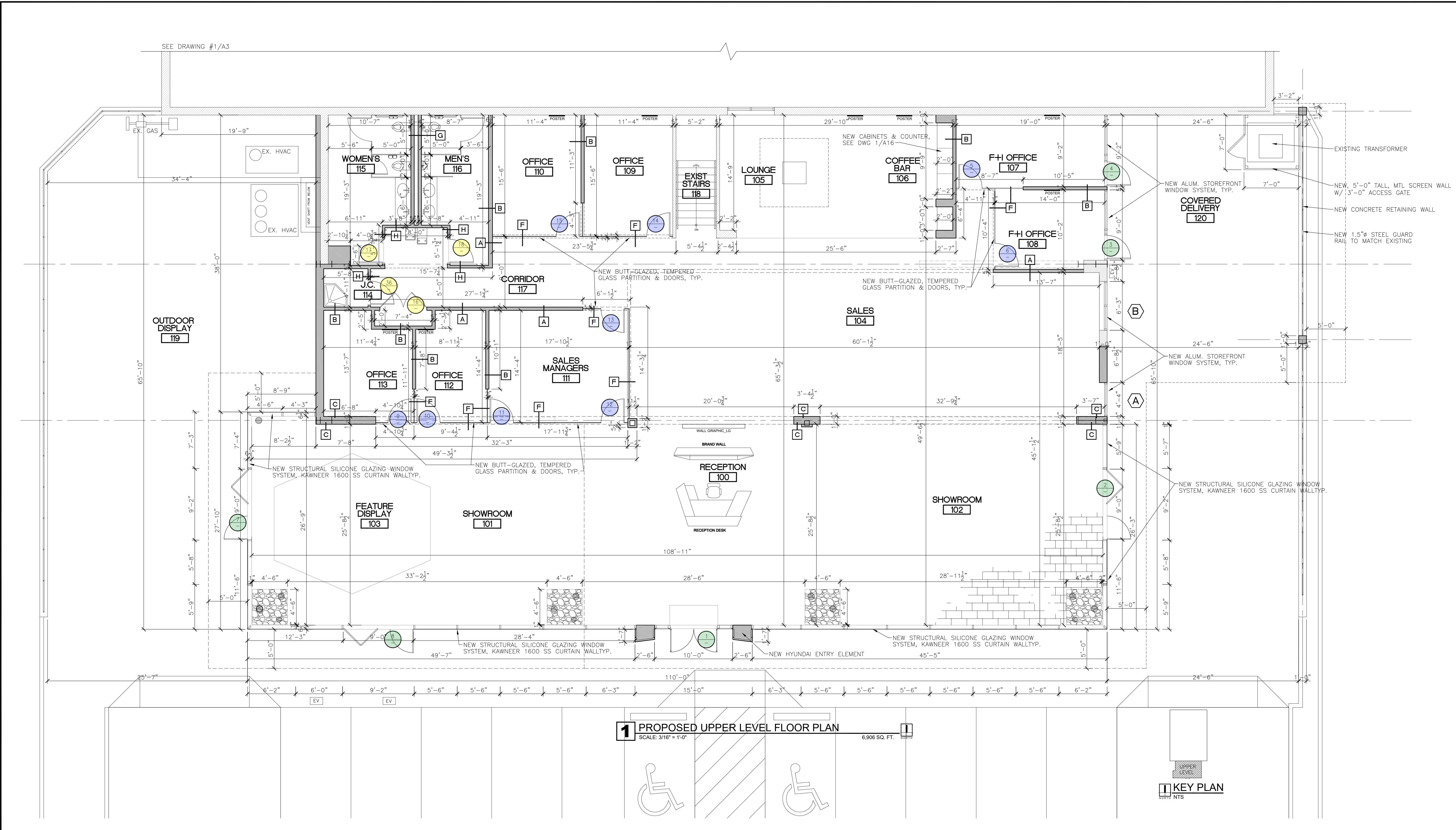
ENLARGED, PARTIAL SITE PLAN

DRAWN BY:	REV	ISSUE	DATE
P.P.		ISSUED FOR REVIEW	11.20.18, 12.05.18
		ISSUED FOR REVIEW	04.12.19, 07.09.19
APPROVED BY:		ISSUED FOR REVIEW	12.24.20, 01.28.21
G.S.		ISSUED FOR REVIEW	03.02.21, 03.08.21
		ISSUED FOR 10% REVIEW	03.19.2021
JOB NO:		ISSUED FOR 75% REVIEW	06.04.2021
1844A		ISSUED FOR PRICING	07.29.2021
DATE:			
07.29.2021			

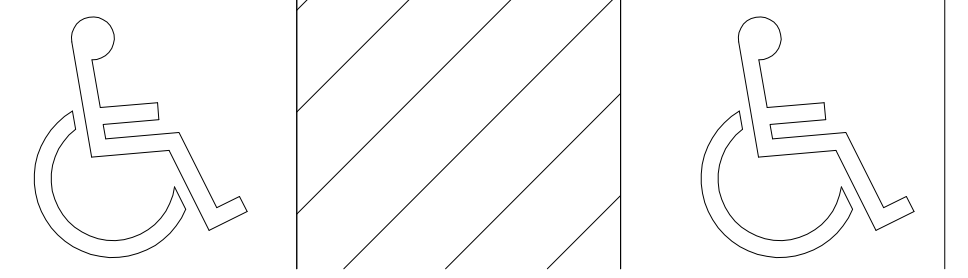
SHEET NUMBER

T2

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1 PROPOSED UPPER LEVEL FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 6,906 SQ. FT.



1 KEY PLAN
 NTS

ACCOLADE INC
 DESIGN

8135 LAWNDALE AVENUE, SKOKIE, IL 60076
 PHONE: 773.283.3717 FAX: 847.673.0333
 WWW.ACCOLADE-DB.COM

GEORGE SIMOULIS ARCHITECT

7555 NORTH KEELER AVE
 SKOKIE, ILLINOIS 60076

1866 OGDEN AVENUE

PUGI HYUNDAI OF DOWNERS GROVE
ADDITION & REMODELING

DOWNERS GROVE, IL 60515

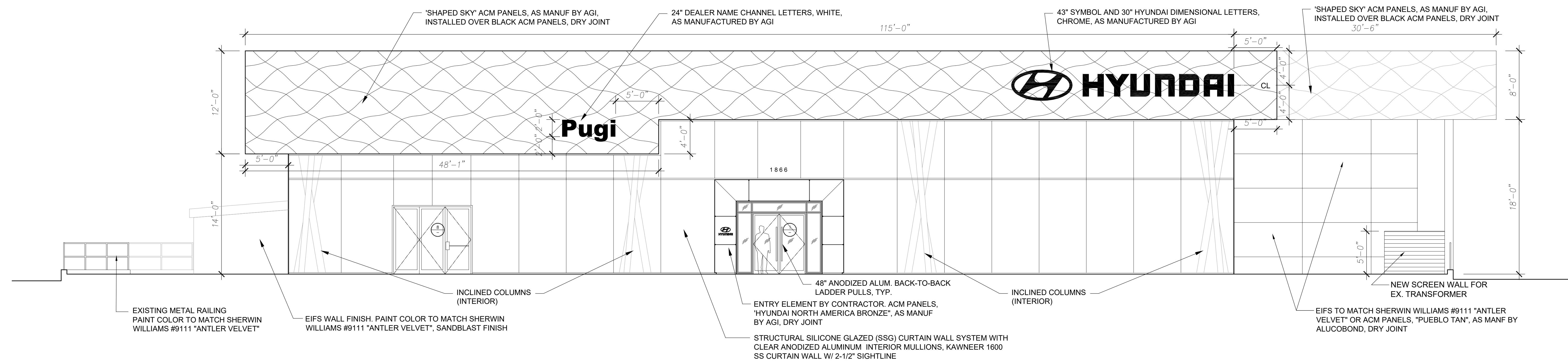
PROPOSED UPPER LEVEL FLOOR PLAN

DRAWN BY:	REV	ISSUE	DATE
P.P.		ISSUED FOR REVIEW	11.20.18, 12.05.18
		ISSUED FOR REVIEW	04.12.19, 07.09.19
APPROVED BY:		ISSUED FOR REVIEW	12.24.20, 01.28.21
G.S.		ISSUED FOR REVIEW	03.02.21, 03.08.21
		ISSUED FOR 10% REVIEW	03.19.2021
JOB NO:		ISSUED FOR 75% REVIEW	06.04.2021
1844A		ISSUED FOR PRICING	07.29.2021
DATE:			
07.29.2021			

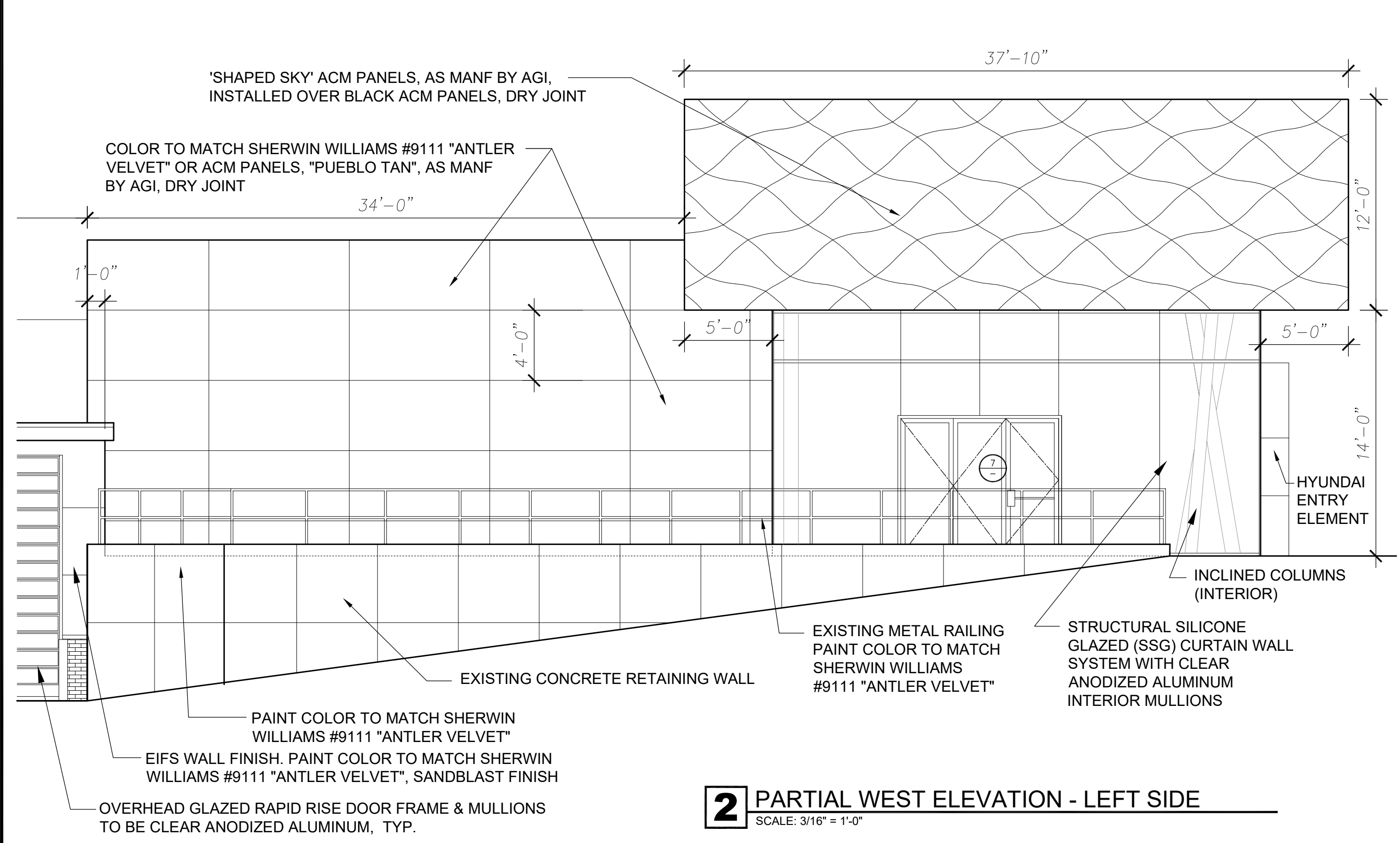
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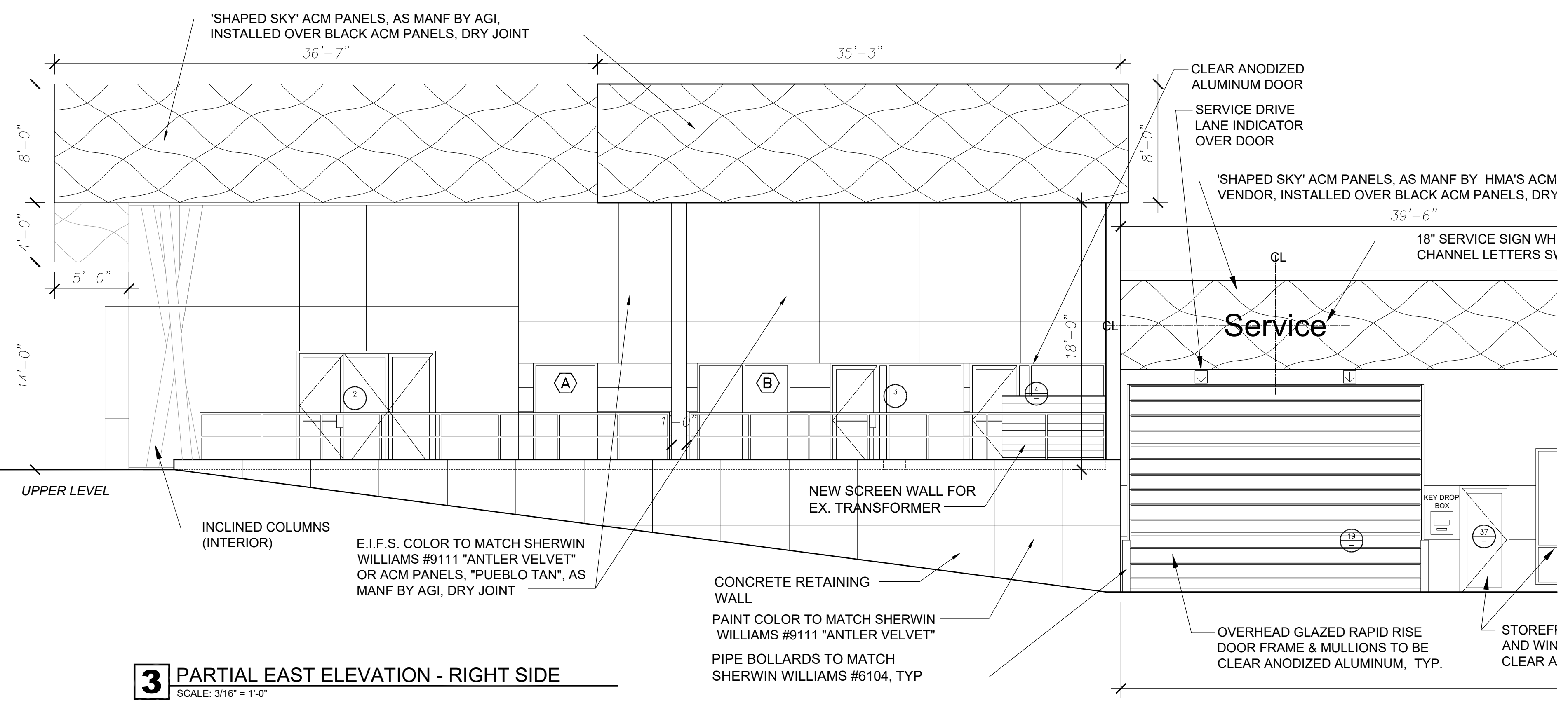
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1 PROPOSED SOUTH ELEVATION - FRONT
SCALE: 3/16" = 1'-0"



2 PARTIAL WEST ELEVATION - LEFT SIDE
SCALE: 3/16" = 1'-0"



3 PARTIAL EAST ELEVATION - RIGHT SIDE
SCALE: 3/16" = 1'-0"

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GEORGE SIMOULIS ARCHITECT

7555 NORTH KEELER AVE
SKOKIE, ILLINOIS 60076

**PUGI HYUNDAI OF DOWNERS GROVE
ADDITION & REMODELING**

1866 OGDEN AVENUE DOWNERS GROVE, IL 60515

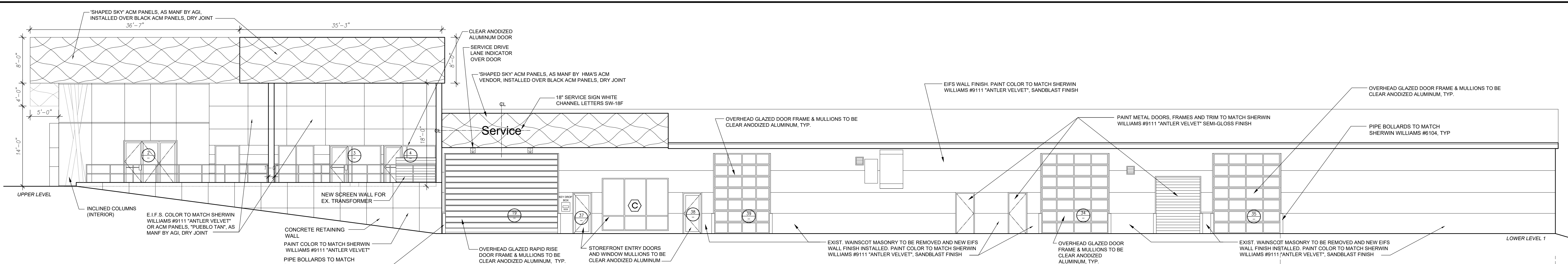
SHOWROOM EXTERIOR ELEVATIONS - ENLARGED

DRAWN BY:	REV	ISSUE	DATE
P.P.		ISSUED FOR REVIEW	11.20.18, 12.05.18
		ISSUED FOR REVIEW	04.12.19, 07.09.19
APPROVED BY:		ISSUED FOR REVIEW	12.24.20, 01.28.21
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1844A		ISSUED FOR PRICING	07.29.2021
DATE:			
07.29.2021			

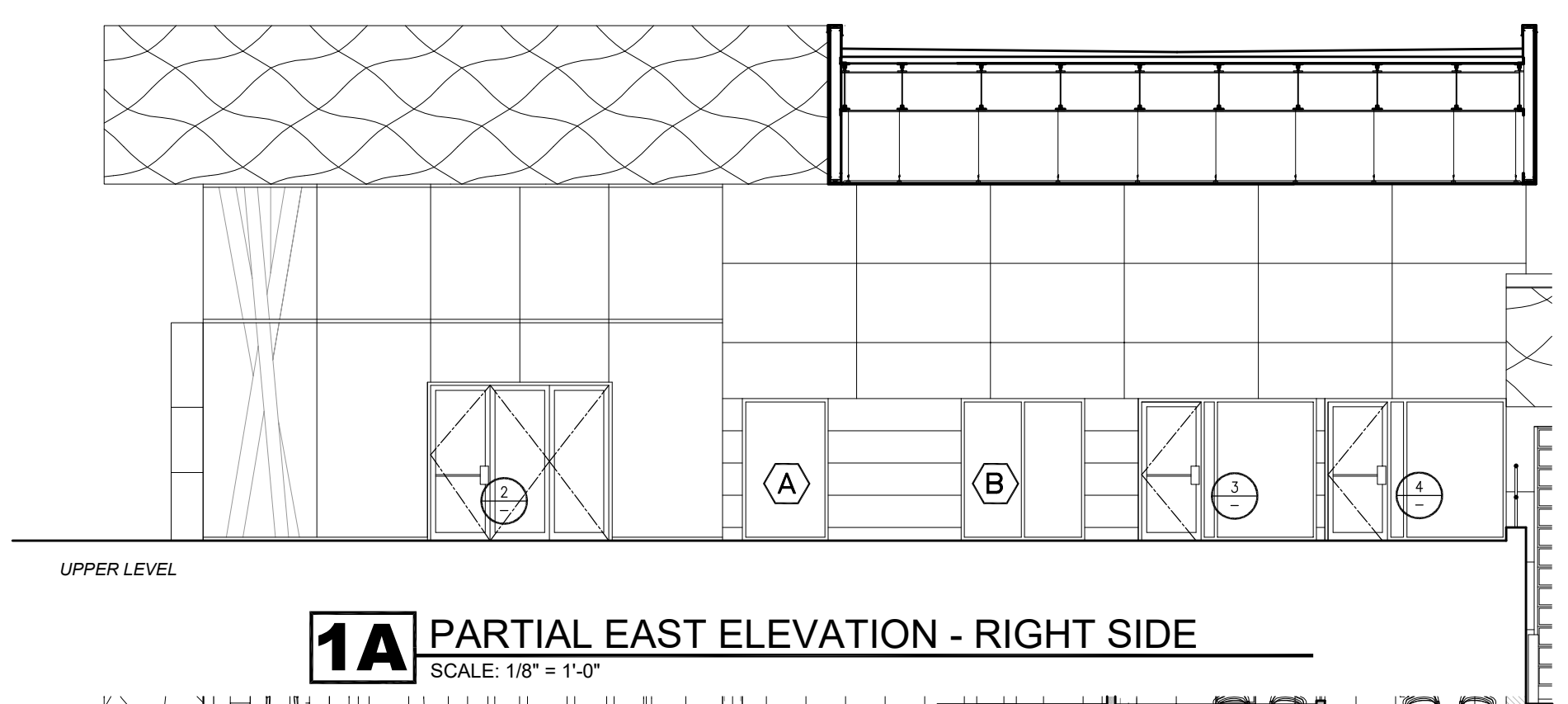
SHEET NUMBER

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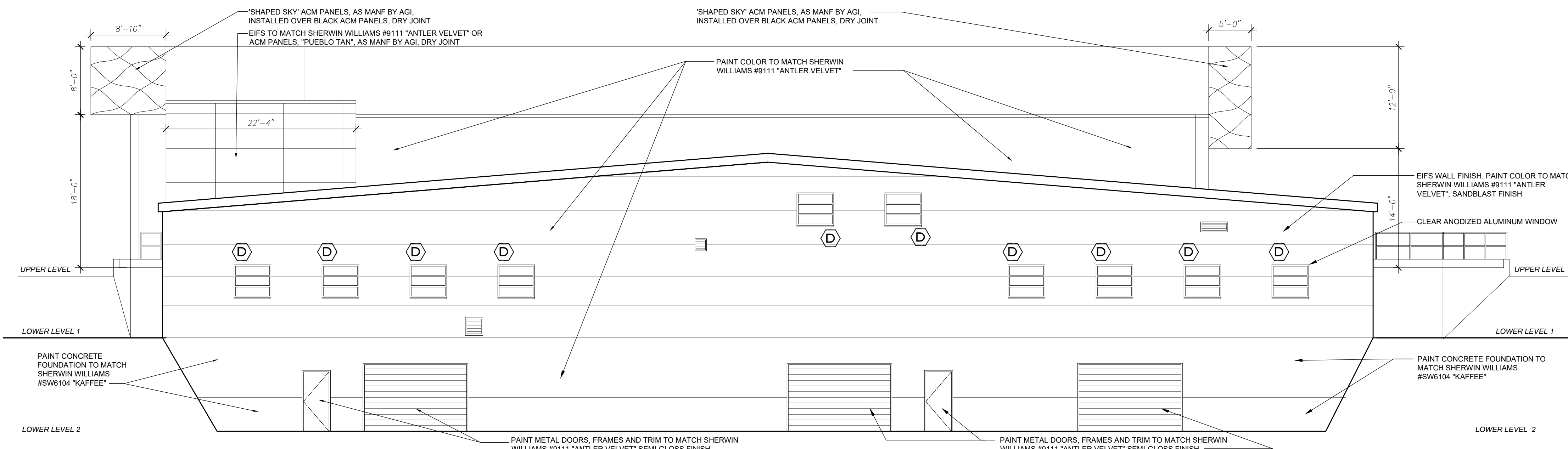
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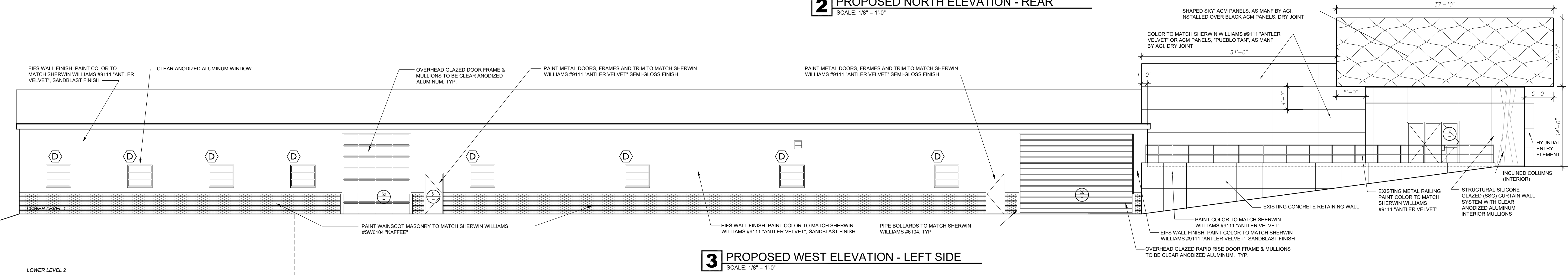
1 PROPOSED EAST ELEVATION - RIGHT SIDE
SCALE: 1/8" = 1'-0"



1A PARTIAL EAST ELEVATION - RIGHT SIDE
SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION - REAR
SCALE: 1/8" = 1'-0"



3 PROPOSED WEST ELEVATION - LEFT SIDE
SCALE: 1/8" = 1'-0"

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PROPOSED EXTERIOR ELEVATIONS

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		ISSUED FOR REVIEW	04.12.19, 07.09.19
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1844A		ISSUED FOR PRICING	07.29.2021
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07.29.2021			

SHEET NUMBER

A14

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