

VILLAGE OF DOWNERS GROVE
Report for the Village
7/5/2022

SUBJECT:	SUBMITTED BY:
2424 Ogden Avenue - Special Use for an automobile dealership	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval of a Special Use to allow a Personal Vehicle Sales use at 2424 Ogden Avenue.

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

RECOMMENDATION

UPDATE & RECOMMENDATION

This item was discussed at the June 21st, 2022 Village Council meeting. Staff recommends approval on the July 5th, 2022 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 B-3 zoning district, compatible with the Comprehensive Plan and meets all standards for approval of a Special Use per Section 28.12.050 of the Zoning Ordinance.

BACKGROUND

Property Information and Zoning Request

The petitioner is proposing to construct a 13,567 square foot automobile dealership at 2424 Ogden Avenue. The 2.58 acre property is located at the northeast corner of Cross Street and Ogden Avenue. The vacant site was formerly used as a personal vehicle sales and rental business. The building which housed this use was demolished earlier this year. The petitioner is proposing to improve the property with a one-story automobile dealership building centered on the site. The dealership will include a showroom, offices, service area, and ancillary uses including waiting areas, parts storage and break rooms. The primary building façade will be clad with an aluminum panel system and insulated glass. The side and rear facades will be clad with aluminum panels and painted EIFS.

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.

Compliance with the Zoning Ordinance

The property is zoned B-3, General Services Highway Business. A Personal Vehicle Sales business is an allowable Special Use in the B-3 zoning district per Section 28.5.010 of the Zoning Ordinance. The proposed improvements will be compliant with all bulk regulations.

Compliance with the Subdivision Ordinance

The property currently consists of six lots of record. The petitioner is required to administratively consolidate these lots into a single lot of record prior to the issuance of a building permit.

Due to the site's location adjacent to Ogden Avenue, IDOT review and signature on the plat is required. At this time, IDOT has not made a determination if the petitioner will be required to dedicate right-of-way along Ogden Avenue. If a right-of-way dedication is required along Ogden Avenue, it may shift the south line of vehicle parking slightly north to ensure compliance with zoning regulations, including parking setbacks and landscape screening.

Engineering and Public Improvements

The petitioner's proposal will be required to comply with the Village's Stormwater and Floodplain Ordinance. Post Construction Best Management Practices (PCBMPs) will not be required for this property due to the net decrease in impervious area. Other improvements include a new fire hydrant to the north of the proposed building, new water service lines, new sanitary sewer service line, a new sanitary lift station and a new sidewalk along Ogden Avenue.

Public Comment

Prior to and during the Plan Commission meeting, staff did not receive any inquiries regarding this proposal.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated June 6, 2022

Draft Minutes of the Plan Commission Hearing dated June 6, 2022

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Village Manager DATE: July 5, 2022
(Name)

RECOMMENDATION FROM: Plan Commission FILE REF: 22-PLC-0012
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to adopt "AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 2424 OGDEN AVENUE TO PERMIT A PERSONAL VEHICLE SALES BUSINESS", as presented.



SUMMARY OF ITEM:

Adoption of this ordinance shall authorize a special use for 2424 Ogden Avenue to permit a personal vehicles sales business.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR
2424 OGDEN AVENUE TO PERMIT A
PERSONAL VEHICLE SALES BUSINESS**

WHEREAS, the following described property, to wit:

PARCEL 1:

LOTS 15, 16 AND 17 IN BLOCK 1 IN ARTHUR T. MCINTOSH & COMPANY'S FOURTH OGDEN AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 10 THROUGH 14, BOTH INCLUSIVE, IN BLOCK 1 IN ARTHUR T. MCINTOSH & COMPANY'S FOURTH OGDEN AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1925 AS DOCUMENT NO. 190962, EXCEPTING THEREFROM THAT PORTION OF LOTS 10 AND 11 CONVEYED TO THE COUNTY OF DU PAGE BY DEED RECORDED AUGUST 7, 2000 AS DOCUMENT NO. R2000-120691 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 10 AND 11, SAID SOUTHERLY LINE BEING A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 5696.60 FEET AND A CHORD BEARING OF SOUTH 74 DEGREES 52 MINUTES 23 SECONDS WEST, AN ARC DISTANCE OF 77.84 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF NORTH 51 DEGREES 58 MINUTES 19 SECONDS WEST, AN ARC DISTANCE OF 30.92 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 60.19 FEET; THENCE SOUTHEASTERLY, ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 60.00 FEET, A CHORD BEARING OF SOUTH 47 DEGREES 47 MINUTES 07 SECONDS EAST, AN ARC DISTANCE OF 101.50 FEET TO A POINT OF TANGENCY; THENCE NORTH 83 DEGREES 45 MINUTES 11 SECONDS EAST, A DISTANCE OF 30.09 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 2424 Ogden Avenue, Downers Grove, IL 60515

PINs: 08-01-303-020, 08-01-303-009, 08-01-303-010, 08-01-303-011, 08-01-303-012, and 08-01-303-013

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

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28.12.050 of the Zoning Ordinance be granted to permit a personal sales business; 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 June 6, 2022 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 permit a personal vehicle sales business.

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

1. The Special Use shall substantially conform to the staff report dated June 6, 2022; architectural drawings prepared by Rocco Castellano Design Studio dated April 11, 2022 and last revised on May 27, 2022, and engineering and landscape drawings prepared by GRAEF dated April 11, 2022 last revised on May 31, 2022, except as such plans may be modified to conform to the Village codes and ordinances.
2. A photometric plan shall be submitted and shall meet the lighting requirements as per Section 28.10.030 of the Zoning Ordinance prior to the release of any permit.
3. The applicant shall administratively consolidate the six lots into one lot of record prior to the release of any permit. The plat shall provide the following items:
 - a. A sidewalk easement if any portion of the public sidewalk is placed on private property.
 - b. A stormwater management easement over the existing and any proposed detention facility.
4. A stormwater report showing that the existing surface storage volume that was previously stored within the two detention facilities is entirely provided within the site is required prior to the issuance of any permit. If additional storage is required, it shall be provided on-site and approved by the Village.
5. A structural engineer shall provide an assessment of the existing underground detention facility and the design of the new building foundations to confirm that the new building will not compromise the integrity of the underground detention facility, or vice versa, prior to the release of any permit.

6. All test drives are limited to arterial streets as defined in the Comprehensive Plan. Arterial streets include: Ogden Avenue, Belmont Road, Warren Avenue, and Main Street.
7. All vehicle deliveries must be completed on private property. No business activities may take place on Ogden Avenue or Cross Street,
8. IDOT approval for the proposed work in the Ogden Avenue right-of-way shall be required.
9. Should IDOT or DuDOT require dedication of right-of-way, all plans shall be updated to meet the requirements of all Village Ordinances.

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

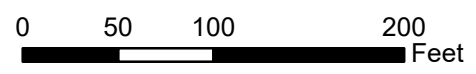
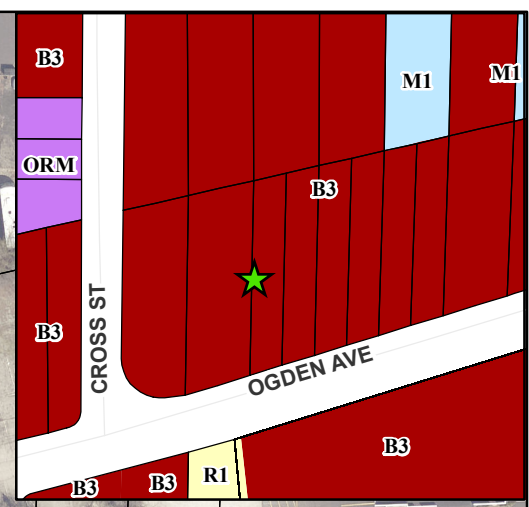
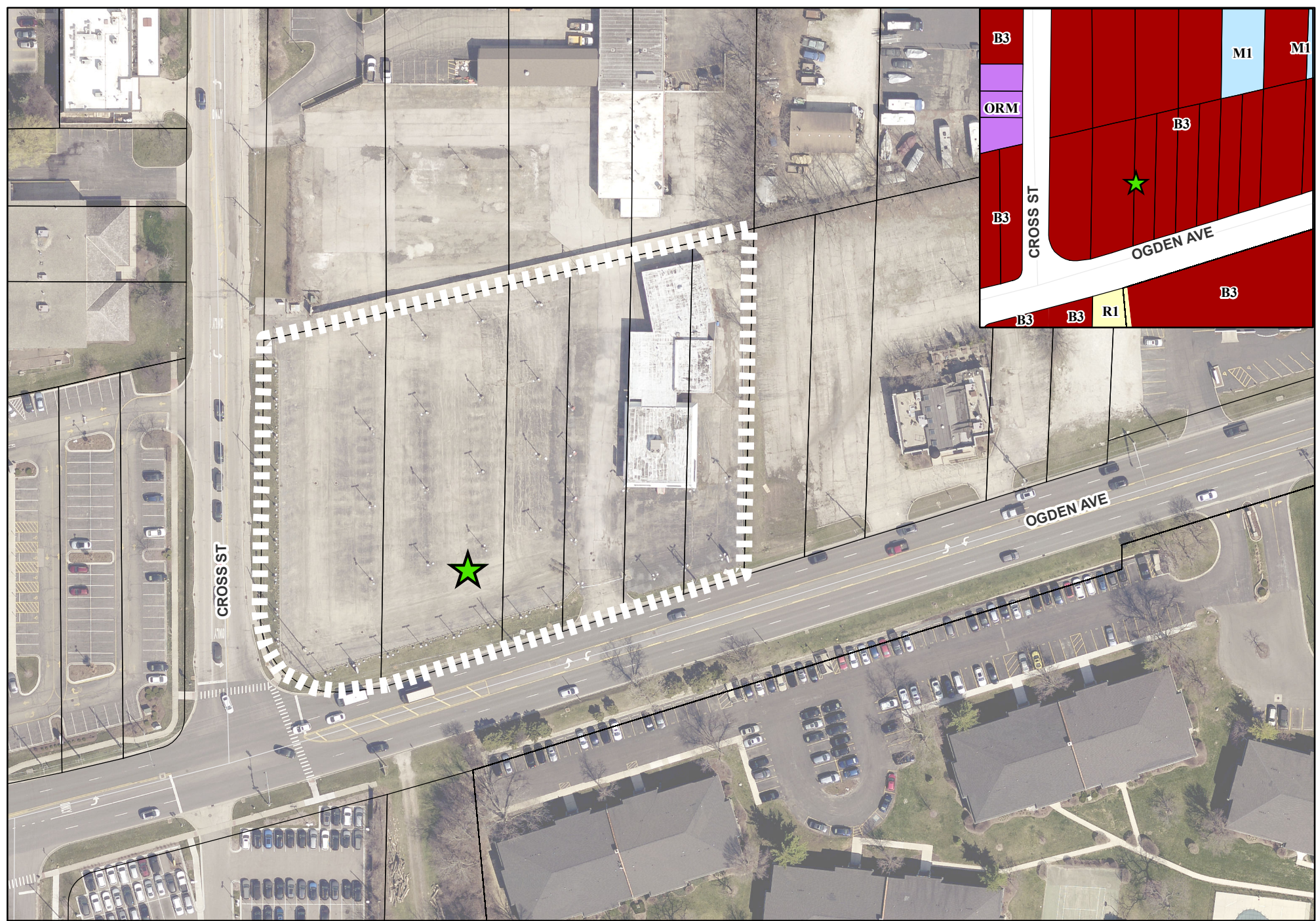
Passed:

Published:



Attest: _____

Village Clerk

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2424 Ogden Avenue - Location Map

-  Subject Property
-  Project Location



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JUNE 6, 2022 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
22-PLC-0012 2424 Ogden Avenue	Special Use	Flora Ramirez, AICP Senior Planner

REQUEST

The petitioner is requesting approval for a Special Use to construct a Personal Vehicle Sales business at 2424 Ogden Avenue.

NOTICE

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

GENERAL INFORMATION

OWNER: 2424 Pugi LLC
2020 Ogden Avenue
Downers Grove, IL 60515

PETITIONER: Downers Grove Imports
2020 Ogden Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Vacant Commercial Building
PROPERTY SIZE: 112,501 sq. ft. (2.58 acres)
PINS: 08-01-303-020, 08-01-303-009, 08-01-303-010, 08-01-303-011, 08-01-303-012,
and 08-01-303-013

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	B-3, General Services and Highway Business	Corridor Commercial
SOUTH:	B-3, General Services and Highway Business R-1, Residential Detached House 1	Corridor Commercial Park Open Space
EAST:	B-3, General Services and Highway Business	Corridor Commercial
WEST:	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. Architectural Plans
4. Engineering Plans
5. Landscape Plan

PROJECT DESCRIPTION

The applicant is proposing to construct a 13,567 square foot automobile dealership at 2424 Ogden Avenue. The 2.58 acre property, located at the northeast corner of Cross Street and Ogden Avenue, is zoned B-3, General Services Highway Business. A Personal Vehicle Sales business is an allowable Special Uses in the B-3 zoning district per Section 28.5.010 of the Zoning Ordinance.

The vacant site was formerly used as a personal vehicle sales and rental business. The building which housed this use was demolished earlier this year. The petitioner is proposing to improve the property with a one-story automobile dealership building centered on the site. The dealership will house a showroom, offices, service area, and ancillary uses including waiting areas, parts storage and break rooms. The primary building façade will be clad with an aluminum panel system and insulated glass. The side and rear facades will be clad with aluminum panels and painted EIFS.

In addition to the proposed building, the improvements to the site will include construction of a new parking lot, associated landscaping and a trash enclosure. The 141 vehicle parking lot that surrounds the building is designed to accommodate customer parking, service parking, employee parking and new vehicle inventory. The parking spaces along the perimeter of the site will be used for display of sale cars and the 13 spaces in front of the building plus two handicap spaces shall be reserved for customer parking.

Currently, there is one curb cut along Ogden Avenue and one curb cut along Cross Street. The petitioner will maintain the two existing access points. Final approval from IDOT and DuPage County DOT for the proposed layout will be required prior to permit issuance. The layout of the curb cuts and parking lot allows for all vehicle deliveries to take place on site and also allows for fire department access around the entire building. A new sidewalk is proposed along Ogden Avenue while an existing sidewalk will be maintained on Cross Street. Pedestrian connections between the building and both Ogden Avenue and Cross Street are proposed as required by Village Ordinance.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan's Future Land Use Map designates this property as Corridor Commercial. Corridor Commercial uses are defined as automobile related uses that provide services and retail opportunities to the nearby neighborhoods and the surrounding region. The Comprehensive Plan specifically mentions that the Ogden Avenue corridor continue to contain a range of these type of uses. This site is currently empty and the petitioner is proposing to improve the site with an automobile dealership. The conversion from an empty site to an active commercial site that provides services to both local and regional residents meets the goals of the Comprehensive Plan.

The proposed development also meets the Comprehensive Plan's key concepts for this subarea:

- Beautification along Ogden Avenue with street yard landscaping
- Improved pedestrian connectivity by installing a new sidewalk on Ogden Avenue and two new internal pedestrian connections to the site
- Parking lot screening and interior landscaped islands
- Dumpster enclosures and screening
- The consolidation of multiple lots into one lot increases the depth and width creating a functional site plan
- Auto services uses should be located at the western end of Ogden Avenue to enhance an existing cluster of auto dealerships

The proposed development is consistent with the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned B-3, General Services and Highway Business. The bulk requirements of the proposed development in the B-3 zoning district are summarized in the following table:

Table 1: Zoning Requirements

2424 Ogden Avenue	Required	Proposed
Building - Ogden Avenue Setback (South)	75 ft. from Ogden Avenue centerline	149.95 ft.
Building - Cross Street Setback (West)	25 ft.	86 ft.
Building – Side Interior Setback (North)	N/A	47 ft.
Building – Rear Setback (East)	N/A	139 ft.
Parking – Ogden Avenue Setback (South)	50 ft. from Ogden Avenue centerline	56 ft.
Parking – Cross Street Setback (West)	8 ft.	19 ft.
Parking – Side Interior Setback (North)	N/A	3.53 ft.
Parking – Rear Setback (East)	N/A	4.5 ft.
Floor Area Ratio	0.75 (max)	.12
Building Height	60 ft. (max)	20 ft.
Open Space	11,250 sq. ft. (10%)	12,700 sq. ft. (11%)
Street Yard Landscape Open Space	5,625 sq. ft. (50% min)	11,486 sq. ft. (90.4%)
Parking & Stacking Spaces	11	19 (15 spaces & 4 stacking at service entrance)

The applicant's proposal complies with the Village's Zoning Ordinance. All proposed signage will also be required to comply with the requirements of the Village's Zoning Ordinance.

COMPLIANCE WITH SUBDIVISION ORDINANCE

The property currently consists of six lots of record. The petitioner is required to administratively consolidate these lots into a single lot of record prior to the issuance of a building permit.

Due to the site's location adjacent to Ogden Avenue, IDOT review and signature on the plat is required. At this time, IDOT has not made a determination if the petitioner will be required to dedicate right-of-way along Ogden Avenue. If a right-of-way dedication is required along Ogden Avenue, it may shift the south line of vehicle parking slightly north to ensure compliance with zoning regulations, including parking setbacks and landscape screening.

ENGINEERING/PUBLIC IMPROVEMENTS

Based on the existing and proposed impervious area on the site, there is a net decrease in impervious area. As such Post Construction Best Management Practices (PCBMPs) will not be required for this property.

There are two existing detention facilities on site. The Stormwater Ordinance requires that the proposed development, at a minimum, matches the detention volume provided in the existing conditions. To meet the detention requirements, the petitioner will remove the smaller existing detention facility that sits at the

center of the site. The larger underground storage vault within the west side parking lot will be modified to capture all of the stormwater runoff from the proposed parking lot and building. At the time of building permit application, the petitioner will provide a stormwater report and analysis showing that the existing surface storage volume that was previously stored within the two detention facilities is entirely provided within the modified underground vault to meet this requirement. The petitioner's proposal will be required to comply with the Village's Stormwater and Floodplain Ordinance.

Additionally, a new hydrant to the north of the proposed building will be installed along with new water service lines. Directly north of the proposed building a new sanitary sewer service line will also be provided and connected to a sanitary lift station, available in the area. Finally, the petitioner is also providing a sidewalk along Ogden Avenue, as noted previously.

PUBLIC SAFETY REQUIREMENTS

The Village has reviewed the proposed development and determined that sufficient access to and around the site is provided for emergency vehicles. The site layout permits Fire Department apparatus the opportunity to enter and exit the site from both the Ogden Avenue and Cross Street curb cuts. The loop around the building provides good access around the building and property as needed.

The building will be required to include a fire alarm and sprinkler system that meet the Village's code requirements. One fire hydrant, within 100' feet of the fire department connection is provided along the north side of the building.

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 *Daily Herald*. Staff has not received any comments from residents regarding the proposed development.

STANDARDS OF APPROVAL

The petitioner is requesting a Special Use for personal vehicle sales to construct an automobile dealership at 2424 Ogden Avenue. The review and approval criteria for this request is listed below. The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

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;*
- 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.*

DRAFT MOTION

Staff will provide a recommendation at the June 6th, 2022 meeting. Should the Plan Commission find that the request is consistent with the Comprehensive Plan and meets the requirements of the Zoning Ordinance,

22-PLC-0012; 2424 Ogden Avenue
June 6, 2022

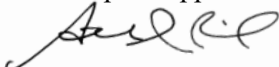
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staff has prepared a draft motion that the Plan Commission may make for the recommendation approval of 22-PLC-0012:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 22-PLC-0012, subject to the following conditions:

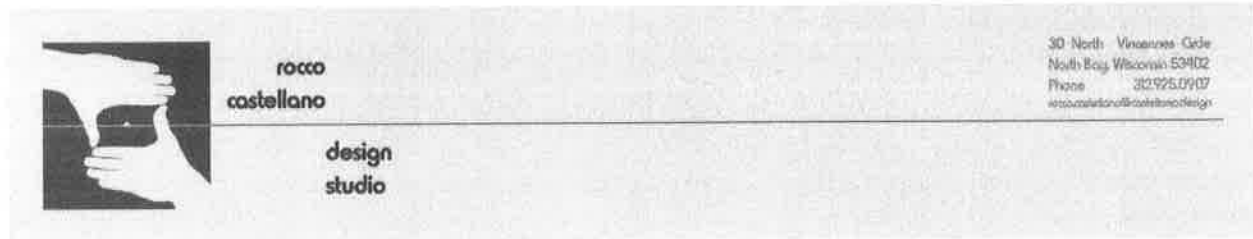
1. The Special Use shall substantially conform to the staff report; architectural drawings prepared by Rocco Castellano Design Studio dated April 11, 2022 and last revised on May 27, 2022, and engineering and landscape drawings prepared by GRAEF dated April 11, 2022 last revised on May 31, 2022, except as such plans may be modified to conform to the Village codes and ordinances.
2. A photometric plan shall be submitted and shall meet the lighting requirements as per Section 28.10.030 of the Zoning Ordinance prior to the release of any permit.
3. The applicant shall administratively consolidate the six lots into one lot of record prior to the release of any permit. The plat shall provide the following items:
 - a. A sidewalk easement if any portion of the public sidewalk is placed on private property.
 - b. A stormwater management easement over the existing and any proposed detention facility.
4. A stormwater report showing that the existing surface storage volume that was previously stored within the two detention facilities is entirely provided within the site is required prior to the issuance of any permit. If additional storage is required, it shall be provided on-site and approved by the Village.
5. A structural engineer shall provide an assessment of the existing underground detention facility and the design of the new building foundations to confirm that the new building will not compromise the integrity of the underground detention facility, or vice versa, prior to the release of any permit.
6. All test drives are limited to arterial streets as defined in the Comprehensive Plan. Arterial streets include: Ogden Avenue, Belmont Road, Warren Avenue, and Main Street.
7. All vehicle deliveries must be completed on private property. No business activities may take place on Ogden Avenue or Cross Street.
8. IDOT approval for the proposed work in the Ogden Avenue right-of-way shall be required.
9. Should IDOT or DuDOT require dedication of right-of-way, all plans shall be updated to meet the requirements of all Village Ordinances.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP; fr



Flora Ramirez
Village of Downers Grove
801 Burlington Ave.
Downers Grove, IL 60515

Re: Pugi Genesis Automotive Dealership Program Description

Dear Ms. Ramirez,

The Pugi Automotive Group is developing the property at 2424 Ogden Ave in Downers Grove, IL. The project includes the site development and new construction of a new automotive dealership for Genesis Motor.

The site amenities will involve the development of the entire property and will include both parcels one and two totaling approximately 112,419 square feet or 2.58 acres of site improvements. The key site features will include the new construction of a +/-13,600 square foot sales and service facility for the Genesis brand vehicles and its associated parking for the new car inventory as well as retail and employee parking.

The building's program includes a vehicle showroom, multiple sales and services offices and meeting rooms, a sales lounge, a service reception, a vehicle delivery bay and associated service bays. Supporting programmatic elements include various toilet rooms for both staff and public use, a staff break room, and miscellaneous storage areas supporting the program of the building.

The building will be classified as Occupancy Type "B" and be of Construction Type IIB. The structural systems include cast-in-place reinforced concrete foundations and a steel frame superstructure including steel framing for columns and beams with steel joist roof infill structure. The envelope includes a high-performance envelope with an insulated glazed curtain wall system, ACM panel facias and miscellaneous masonry walls. The roofing system includes a low slope 60mil rubber membrane with tapered insulation.

Sincerely,

C. Rocco Castellano
Principal

April 18, 2022



Review and Approval Criteria SPECIAL USES

Plan Commission Number & Title: _____

A DETAILED RESPONSE TO ALL OF THE STANDARDS SHALL BE PROVIDED, SPECIFYING HOW EACH STANDARD IS OR IS NOT MET.

Section 28.12.050.H Approval Criteria (Special Uses)

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

- 1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.***

- 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.***

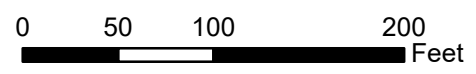
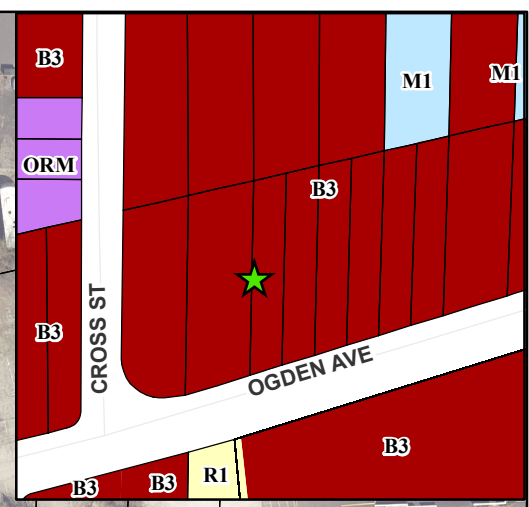
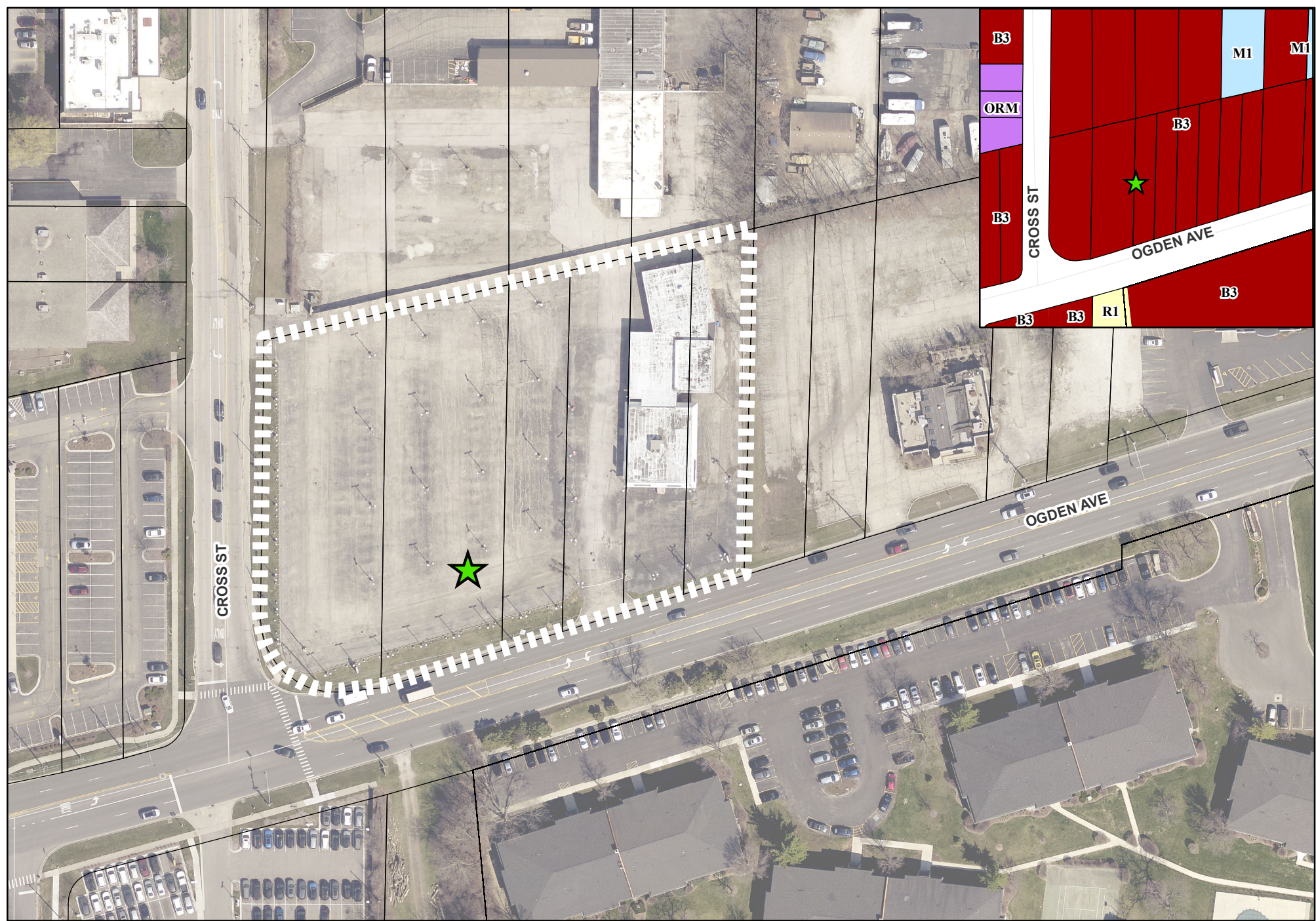
- 3. That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.***





ZONING ANALYSIS

Project Name:	PUGI GENESIS				
Address:	2424 Ogden Avenue				
PIN(s):	0801303020, 0801303009, 0801303010, 0801303011, 0801303012, 0801303013				
Zoning District:	B-3, General Services and Highway Businesses				
Existing Use:	Vacant Personal vehicle sales and rentals				
Proposed Use:	Personal vehicle sales				
Petition Type:	Special Use and Lot Consolidation				
Deviations:	N/A				
<i>Requirement</i>	<i>Factor</i>	<i>Required</i>	<i>Proposed/Existing</i>	<i>Meets Req.?</i>	<i>Difference</i>
Lot Frontage	Minimum	100'	658.7'	Yes	+ 558.7'
Lot Area*	Minimum	N/A	2.58 acres (112,501 sq ft)	Yes	N/A
Lot Width	Minimum	80' (or 75%)	393'	Yes	+ 313'
Street Yard	Minimum	25'	86'	Yes	+ 61'
Rear Yard	Minimum	N/A (5')	46'	Yes	N/A
Side Yard	Minimum	N/A (4')	139'	Yes	N/A
Height	Maximum	60'	25'	Yes	- 35'
Open Space	Minimum	10% (11,250 sq ft)	11% (12,700 sq ft)	Yes	+1,450 sq ft
FAR	Maximum	0.75 (84,375 sq ft)	0.12 (13,567 sq ft)	Yes	-70,808 sq ft
Parking	<i>Minimum</i>	11 spaces (2 per 1000 sq ft of showroom area, plus 0.4 per 1000 sq ft of outdoor display space, plus 2 per service bay)	15 spaces (3549 sq ft of showroom, 937 sq ft outdoor display space, 2 service bays = 11 req.)	Yes	+ 4 spaces
Donations*	Minimum	N/A	N/A	N/A	N/A

Remarks:



2424 Ogden Avenue - Location Map

-  Subject Property
-  Project Location



EXTERIOR FINISH SCHEDULE	
ACM1	ALUMINUM COMPOSITE METAL PANEL, BASALT GRAY
ACM2	ALUMINUM COMPOSITE METAL PANEL, TRICORN BLACK
GL-1	EXTERIOR GLAZING, 1" CLEAR INSULATED GLASS
P-1	SHERWIN WILLIAMS SW/705 CYBERSPACE PAINTED EPS SYSTEM ON CMU
S-1	EXTERIOR FACADE SIGNAGE BY OTHERS
M-1	MAIL DELIVERY SLOT
GL-2	RIDGE SKYLIGHT - 1" INSULATED GLASS

GENERAL NOTES

SHEET NOTES

5/27/2022	100% SUBMITTAL

DRAWN BY: Author | CHECKED BY: Checker | PROJECT NUMBER:
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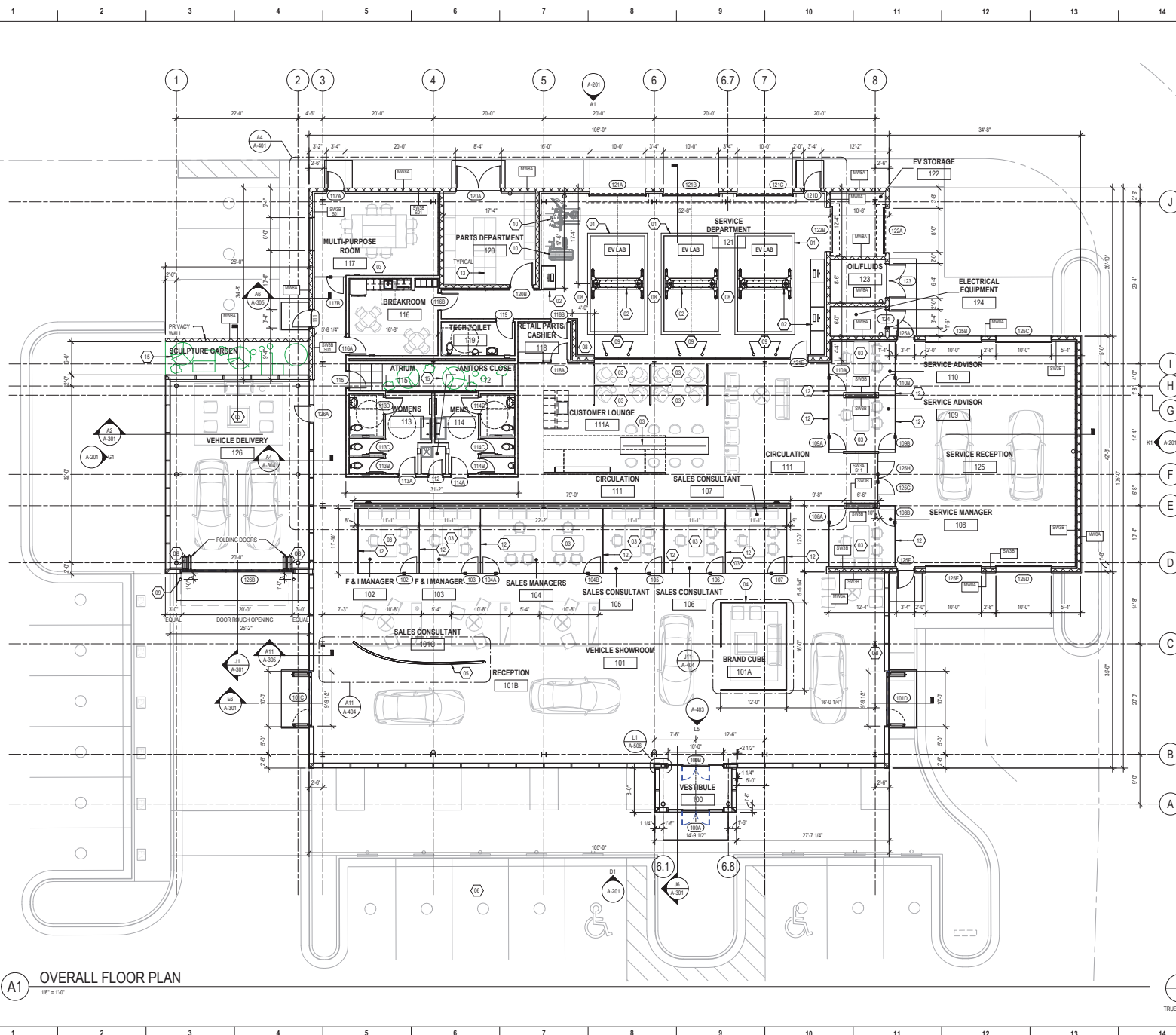
rocco castellano
 C. ROCCO CASTELLANO
 ARCHITECT
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 STATE OF ILLINOIS
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 30 N. Wacker Dr., North Bldg., W 53402 • 312.925.0907
 rocco.castellano@castellano.design

GENESIS OF DOWNERS GROVE
 2424 Ogden Ave.
 Downers Grove, IL

ELEVATIONS

A-201

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GENERAL NOTES

NOTE:
 - ELECTRICAL IS DESIGN BUILT BY THE ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL DESIGN AND FULLY COORDINATE ALL ELECTRICAL, ELECTRICAL AND LIGHTING SHOWN ON THE ARCHITECTURAL DRAWINGS. DRAWINGS SHOWS INTENT ONLY AS THE DESIGN STAMPING AND SUBMITTED DRAWINGS SHALL BE BY THE ELECTRICAL ENGINEER OF THE DESIGN BUILD CONTRACTOR.
 - HVAC IS DESIGN BUILT BY THE HVAC CONTRACTOR. HVAC CONTRACTOR SHALL DESIGN AND FULLY COORDINATE ALL HVAC. HVAC SHOWN ON THE ARCHITECTURAL DRAWINGS SHOWS INTENT ONLY AS THE DESIGN STAMPING AND SUBMITTED DRAWINGS SHALL BE BY A HVAC ENGINEER OF THE DESIGN BUILD CONTRACTOR.
 - PLUMBING IS DESIGN BUILT BY THE PLUMBING CONTRACTOR. PLUMBING CONTRACTOR SHALL DESIGN AND FULLY COORDINATE ALL PLUMBING. PLUMBING SHOWN ON THE ARCHITECTURAL DRAWINGS SHOWS INTENT ONLY AS THE DESIGN STAMPING AND SUBMITTED DRAWINGS SHALL BE BY A PLUMBING ENGINEER OF THE DESIGN BUILD CONTRACTOR.

- SHEET NOTES**
- RECESSED LED RECTANGULAR LIGHT IN CONCRETE FLOOR AT EACH EV LAB. FLOOR LED LIGHT SHALL MATCH THE SIZE AND LOCATION OF THE LED LIGHT CLOUD ABOVE. SEE GENERAL NOTE ABOVE FOR ADDITIONAL INFORMATION.
 - WORK BENCHES AND VEHICLE LIFTS SHALL BE PAINTED TO MATCH SHERWINWILLIAMS PAINT SW705 WEB GREY.
 - POWER AND DATA SHALL BE PROVIDED AT ALL CUSTOMER AREAS, WORKSTATIONS AND EMPLOYEE OFFICES. SEE ELECTRICAL FOR FURTHER INFORMATION.
 - WHITE TRANSLUCENT FABRIC PANELS ON METAL FRAME PAINTED WHITE SUSPENDED FROM STRUCTURE ABOVE. HANG 12 INCHES OFF FLOOR.
 - BRAND WALL 8" HIGH WITH BRUSHED COPPER ALUMINUM METAL LAMINATE ON ALL SEES.
 - ELECTRICAL VEHICLE (EV) CHARGING STATION AT CUSTOMER PARKING PROVIDED A MINIMUM OF (2) LEVEL 3 CHARGERS, BRANDED GENESIS. SEE ELECTRICAL FOR EXACT LOCATION AND FURTHER INFORMATION.
 - ELECTRICAL VEHICLE (EV) CHARGING STATION SHALL BE IN THE SERVICE DEPARTMENT ONE AT EACH SERVICE BAY AND ONE ADDITIONAL LOCATION IN THE SERVICE DEPARTMENT AS SHOWN, ONE AT EACH DELIVERY BAY AND ONE IN THE SHOW ROOM LOCATION AS SHOWN. EV CHARGERS SHALL BE A LEVEL 2 CHARGER AND BRANDED GENESIS. SEE ELECTRICAL FOR FURTHER INFORMATION.
 - 8" DIAMETER CONCRETE FLEET METAL PIPE BOLLARD CAPPED AT TOP. EPOXY PAINT COLOR GREY TO MATCH THE SERVICE DEPARTMENT CABINERY PAINT.
 - SERVICE DEPARTMENT EQUIPMENT.
 - BUTT GLAZED PARTITIONS WITH W-1 ON GLASS PARTITIONS BETWEEN OFFICES.
 - PARTS DEPARTMENT RACK STORAGE SHELVING. EPOXY PAINT COLOR GREY TO MATCH THE SERVICE DEPARTMENT CABINERY PAINT.
 - LANDSCAPE DESIGN AND MATERIALS IN THE SCULPTURED GARDEN AND ATRIUM SHALL BE BY ONE THE FOLLOWING: GENESIS PROFESSIONAL SERVICES, BUSINESS TREEHOUSE INC., 242 WEST 30TH NYC 10001, (720) 987-9879, WWW.BUSINESSTREEHOUSE.COM - AMBUS, ENHANCING INTERIOR LANDSCAPE, WWW.AMBUS.COM/INTERIORS, (888) 881-0114 - MATERIALS INC., 40 BURLEWIS COURT HARTSACK, NJ 07001, (202) 988-0801, INFO@MATERIALS.INC.COM

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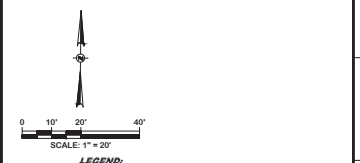
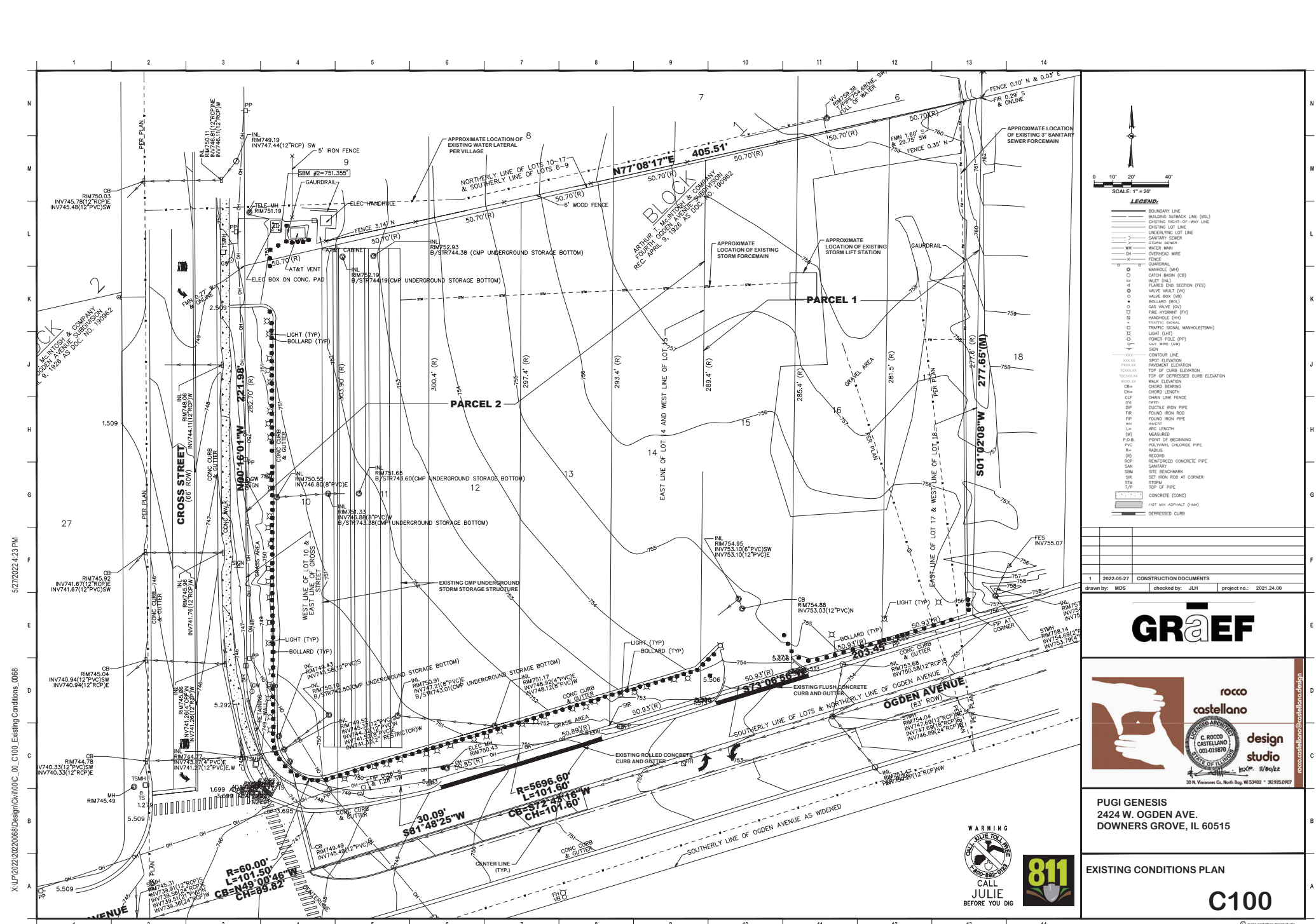
GENESIS OF DOWNERS GROVE
 2424 Ogden Ave.
 Downers Grove, IL

FLOOR PLAN
A-101

5/27/2022 4:29:09 PM

A1 OVERALL FLOOR PLAN
1/8" = 1'-0"





- LEGEND:**
- BOUNDARY LINE
 - BUILDING SETBACK LINE (BSL)
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING LOT LINE
 - UNDERLYING LOT LINE
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - OVERHEAD WIRE
 - FENCE
 - GROUNDHOLE
 - MANHOLE (MH)
 - SANDY BRON (SB)
 - INLET (INL)
 - FLARED END SECTION (FES)
 - VALVE VALVE (VV)
 - VALVE BOX (VB)
 - BOLLARD (BOL)
 - GAS VALVE (GV)
 - FIRE HYDRANT (FH)
 - HANDHOLE (HH)
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL MANHOLE (TSMH)
 - LIGHT (LGT)
 - POWER POLE (PP)
 - LIGHT WIRE (LW)
 - SIGN
 - CONCOURSE LINE
 - SPOT ELEVATION
 - FINISHED ELEVATION
 - TOP OF CURB ELEVATION
 - TOP OF DEPRESSED CURB ELEVATION
 - WALK ELEVATION
 - CHORD BEARING
 - CHORD LENGTH
 - CHAIN LINK FENCE
 - KRYPT
 - SCHEDULE IRON PIPE
 - FOUND IRON ROD
 - FOUND IRON PIPE
 - HATCH
 - ARC LENGTH
 - MEASURED
 - P.O.B. POINT OF BEGINNING
 - POLYETHYLENE GLASS FIBER REINFORCED PLASTIC (FRP)
 - RECORD
 - RCP REINFORCED CONCRETE PIPE
 - SANITARY
 - SSM SITE BENCHMARK
 - SIR SET IRON ROD AT CORNER
 - STM STORM
 - TOP OF PIPE
 - CONCRETE (CONC)
 - HOT MIX ASPHALT (HMA)
 - DEPRESSED CURB

1	2022-05-27	CONSTRUCTION DOCUMENTS	checked by: JHLH	project no.: 2021.24.00
drawn by: MDS				

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 DOWNERS GROVE, IL 60515

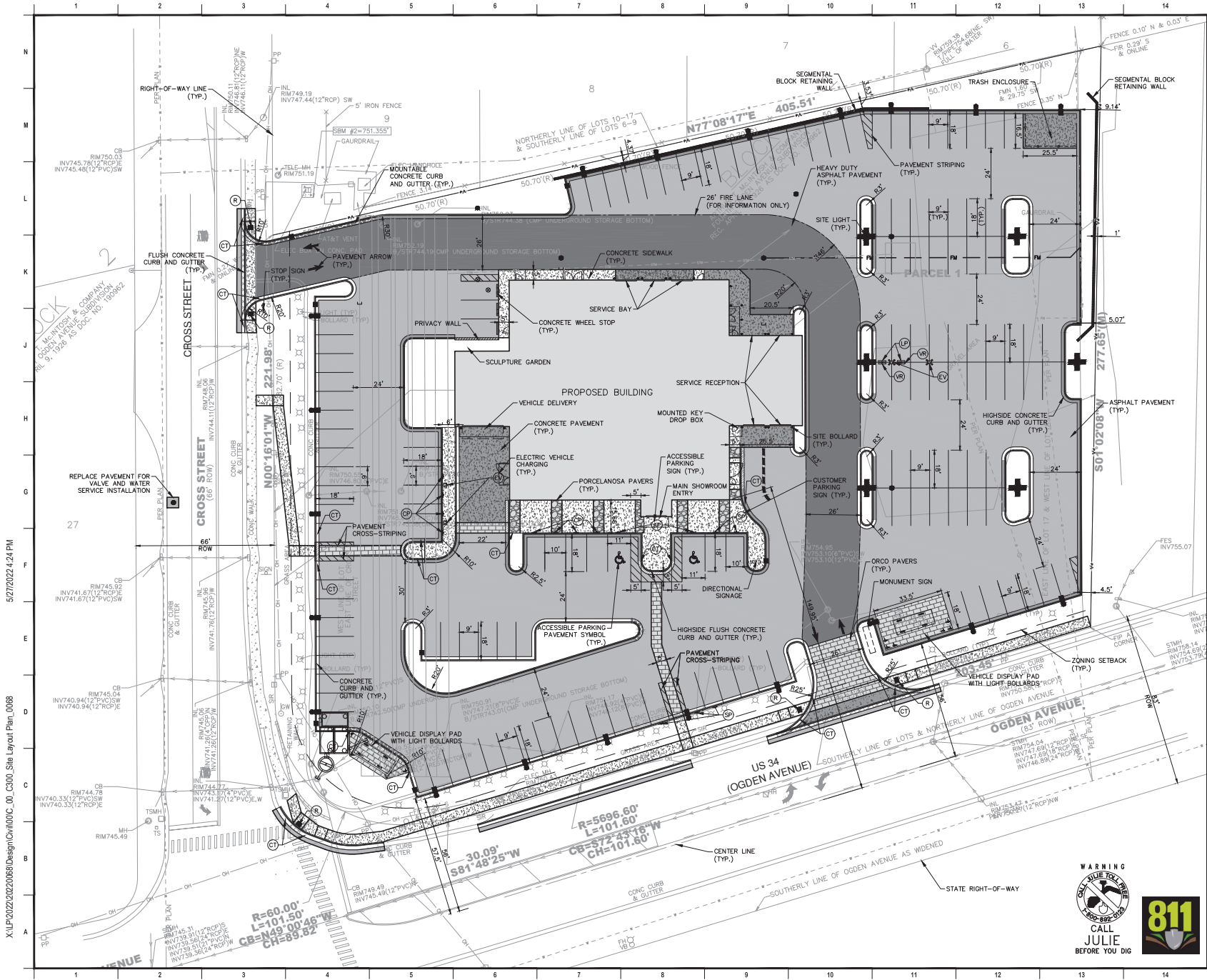
EXISTING CONDITIONS PLAN

C100



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LEGEND

- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- ORCO PAVERS
- PORCELANOSA PAVERS
- CONCRETE CURB AND GUTTER
- HIGHSIDE CONCRETE CURB AND GUTTER
- FLUSH HIGHSIDE CONCRETE CURB AND GUTTER
- FLUSH CONCRETE CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- CONSTRUCTION LIMITS
- SITE LIGHTING (SEE LIGHTING PLANS FOR DETAILS)
- CURB TAPER
- STOP SIGN
- SALES CUSTOMER PARKING SIGN
- SERVICE CUSTOMER PARKING SIGN
- SERVICE LOANER VEHICLE PARKING SIGN
- SERVICE VEHICLE RETURN PARKING SIGN
- ELECTRIC VEHICLE CHARGING STATION
- ACCESSIBLE PARKING SIGN
- TRUNCATED DOME PANEL

GENERAL NOTES

- SEE SHEET C900 FOR GENERAL NOTES.

LAYOUT NOTES

- SEE SHEET C900 FOR LAYOUT NOTES.

GENERAL NOTES

- SEE SHEET C900 FOR GENERAL NOTES.

LAYOUT NOTES

- SEE SHEET C900 FOR LAYOUT NOTES.

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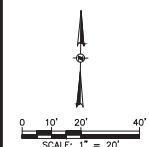
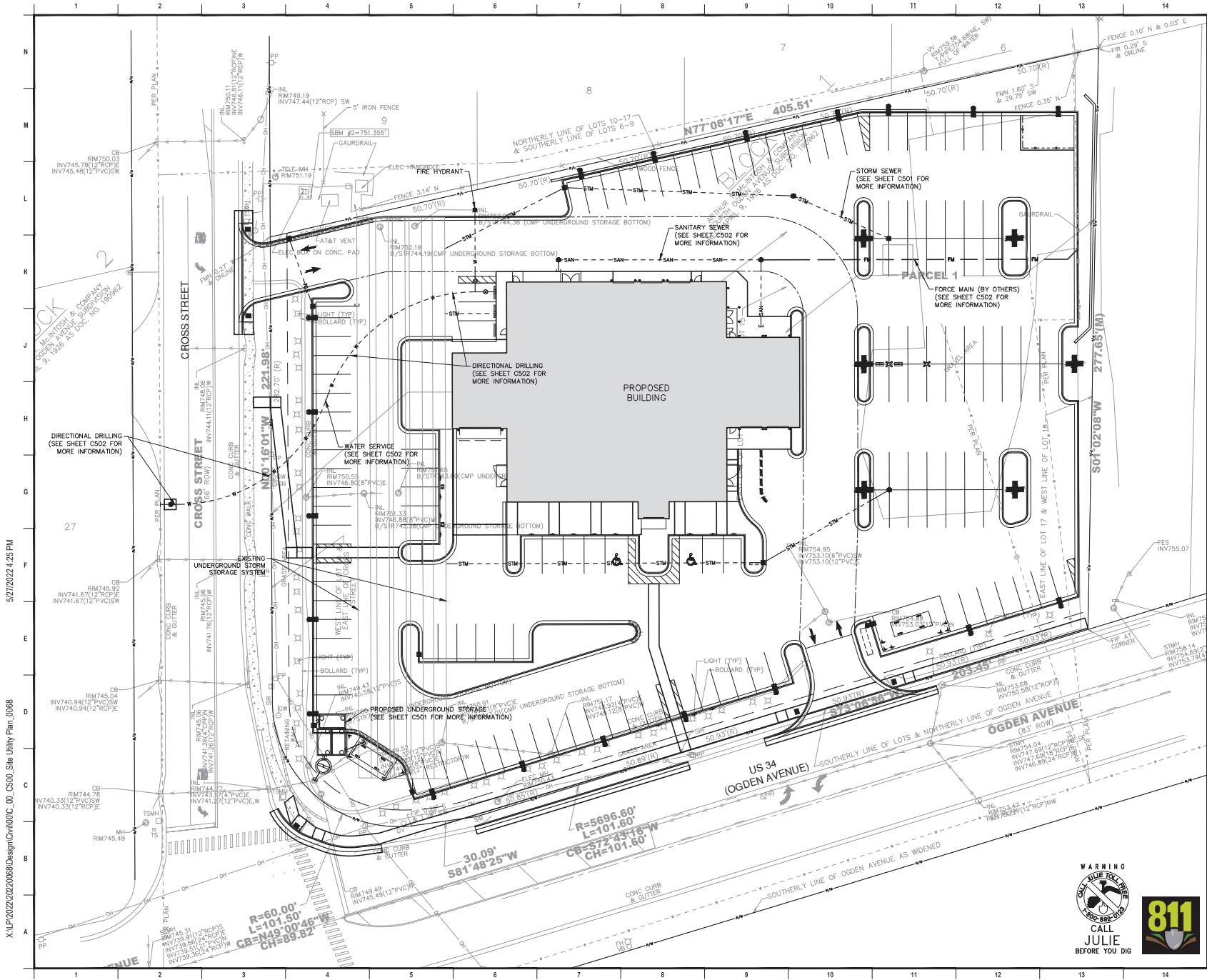
SITE LAYOUT PLAN

C300



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LEGEND

- STM --- STORM SEWER
- SAN --- SANITARY SEWER
- FM --- SANITARY FORCE MAIN (BY OTHERS)
- W --- WATER MAIN (BY OTHERS)
- U --- UNDERDRAIN
- UE --- UTILITY EASEMENT
- --- MANHOLE
- --- CATCH BASIN
- --- GATE VALVE
- ⊕ --- HYDRANT
- ⊕ --- UTILITY PLUG
- ⊕ --- SITE LIGHTING (BY OTHERS)

GENERAL NOTES

1. SEE SHEET C900 FOR GENERAL NOTES.

UTILITY NOTES

1. SEE SHEET C900 FOR UTILITY NOTES.

1	2022-05-27	CONSTRUCTION DOCUMENTS	project no.: 2021.24.00
Drawn by:	MDS	Checked by:	JLH



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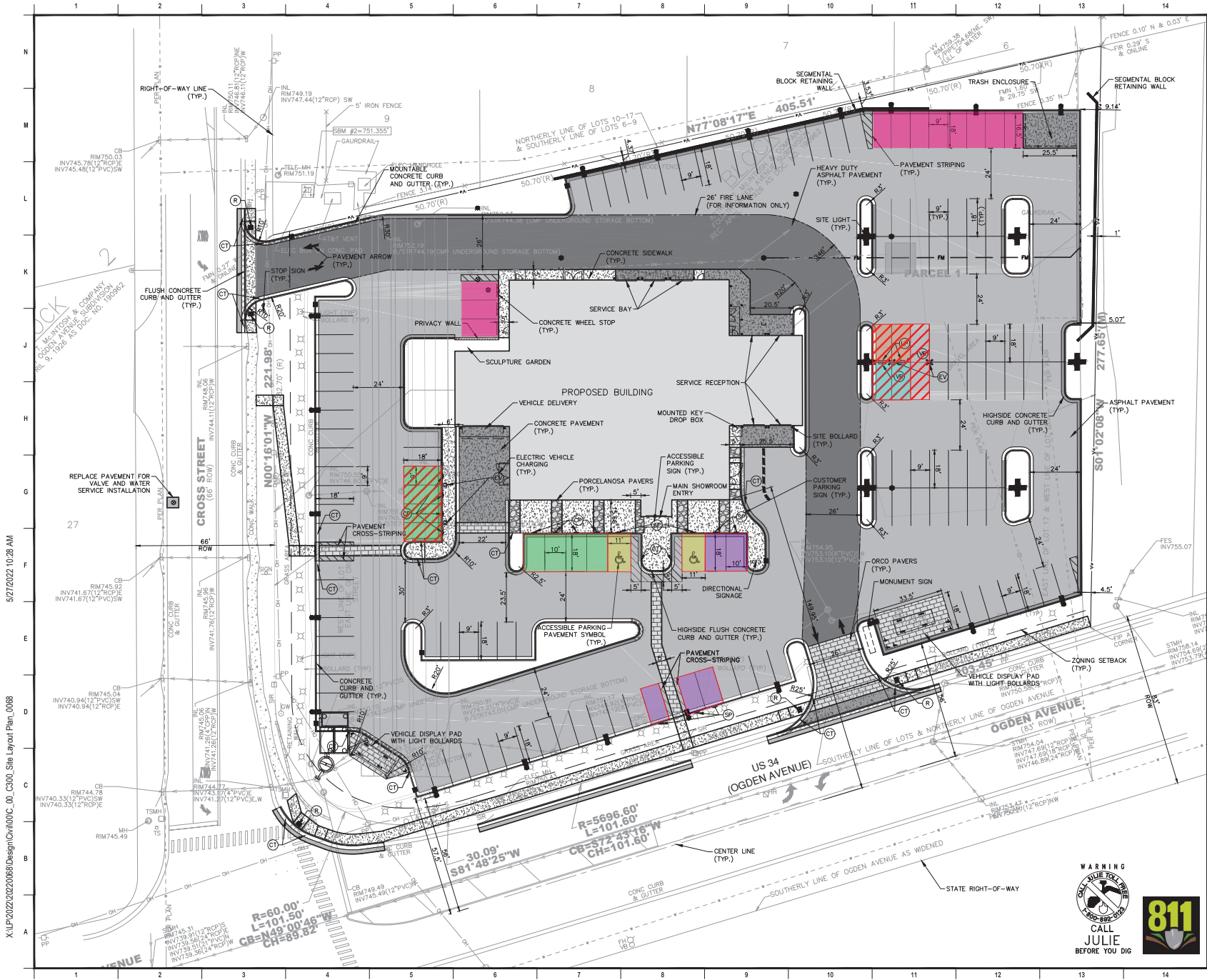


OVERALL SITE UTILITY PLAN

C500

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- Ⓟ 11- EMPLOYEE PARKING
- Ⓟ 8- SALES CUSTOMER PARKING SIGN
- Ⓟ 6- SERVICE CUSTOMER PARKING SIGN
- Ⓟ 2- SERVICE LOANER VEHICLE PARKING SIGN
- Ⓟ 2- SERVICE VEHICLE RETURN PARKING SIGN
- Ⓟ 10- ELECTRIC VEHICLE CHARGING STATION
- Ⓟ 2- ACCESSIBLE PARKING SIGN
- 11- VEHICLE INVENTORY

GENERAL NOTES
 1. SEE SHEET C900 FOR GENERAL NOTES.

LAYOUT NOTES
 1. SEE SHEET C900 FOR LAYOUT NOTES.

1 2022-05-27 CONSTRUCTION DOCUMENTS project no. 2021.24.00
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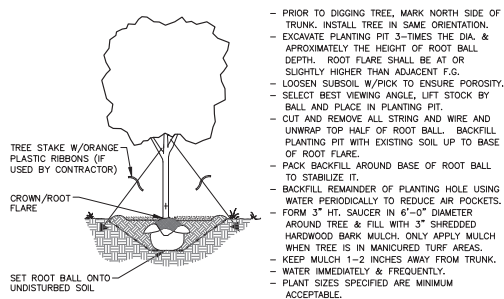
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PARKING STALL EXHIBIT



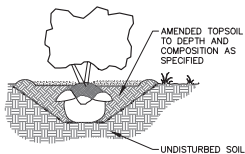
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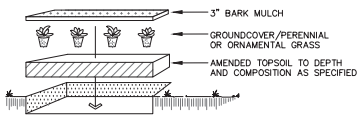


1 TREE PLANTING DETAIL

- EXCAVATE PLANTING PIT TWICE THE DIAMETER OF BALL & EQUAL IN DEPTH
- LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY
- PLACE PLANTING SOIL IN PLANTING PIT & FOOT TAMP
- SELECT BEST VIEWING ANGLE, LIFT STOCK BY BALL & PLACE IN PLANTING PIT
- UNWRAP TOP HALF OF ROOT BALL
- BACKFILL TO FINISHED GRADE WITH AMENDED TOPSOIL & TAMP
- FORM 3" SAUCER TO ENCIRCLE STOCK & FILL WITH 3" SHREDED BARK MULCH
- WATER IMMEDIATELY & FREQUENTLY
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE

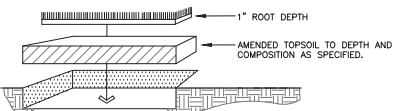


2 SHRUB PLANTING DETAIL



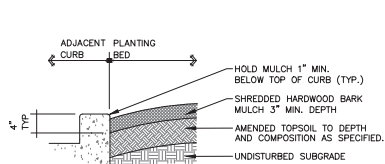
- LAYOUT PLANT MATERIAL AT SPACING AS SHOWN PER PLANT MATERIALS SCHEDULE
- HAND BROADCAST UNIFORM 3" HARDWOOD MULCH THROUGHOUT GROUND COVER / PERENNIAL / ORNAMENTAL GRASS BED.
- FLOOD IMMEDIATELY & WATER FREQUENTLY PER WRITTEN SPECIFICATIONS
- PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE

3 GROUND COVER / ORNAMENTAL GRASS / PERENNIAL PLANTING DETAIL

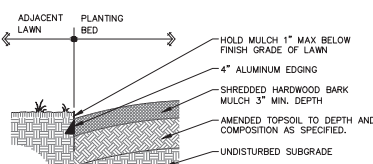


- TOPSOIL SHALL CONFORM TO PROPERTIES AS SPECIFIED.
- CONTRACTOR TO PROVIDE FINISHED TURF GRADE PER DRAWINGS WITH UNIFORM, NATURAL SLOPES PRIOR TO LAYING SOO. SOO BLEND & APPLICATION PROCEDURES ARE DESCRIBED IN WRITTEN SPECIFICATION
- LAY SOO IN "RUNNING BOND" FASHION (W/ALTERNATE JOINTS), COMPRESS EACH BUTT JOINT TO REDUCE SHRINKAGE CRACKS. ANCHOR SOO APPLICATIONS ON SLOPES GREATER THAN 1:3 W/10" WOOD PEGS.
- LANDSCAPE CONTRACTOR SHALL ESTABLISH VIGOROUS GROWTH AND MOW & MAINTAIN AS SPECIFIED.

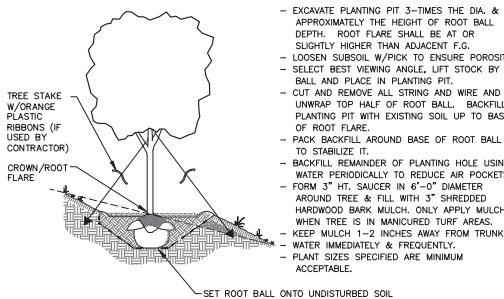
4 MANICURED TURF SOD



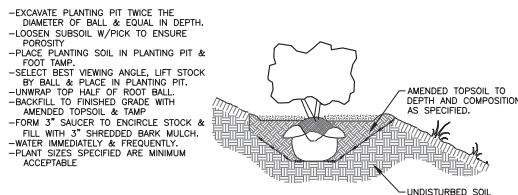
6 PLANT BED EDGE AT CURB



7 ALUMINUM PLANT BED EDGE



8 TREE PLANTING ON SLOPE DETAIL



9 SHRUB PLANTING ON SLOPE DETAIL

LANDSCAPING NOTES:

1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO, THE LIMITS OF CONSTRUCTION. PROVIDE DIGITAL COPIES OF PHOTOGRAPHS TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE SUBMITTAL PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. REFER TO GEOTECHNICAL REPORT, IF ONE EXISTS, FOR INFILTRATION RATES AND SOIL TYPES / CONDITIONS.
4. SEE WRITTEN SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, MATERIALS, EXCAVATION AND PLANT PROTECTION, PLANT STAKING METHODS, PLANT PIT DIMENSIONS, BACKFILL AND OTHER RELATED REQUIREMENTS.
5. PLANT PLACEMENT IS REQUIRED AS SHOWN ON THE LAYOUT, PLANTING, AND OTHER DRAWINGS.
6. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR SYMBOLS, ABBREVIATIONS, BOTANICAL/Common NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
7. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES ARE FOR INFORMATION ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CONDUCT QUANTITY TAKE-OFFS FOR PLANT MATERIALS AND SIZES SHOWN ON PLANS. PLANT SYMBOLS INDICATED ON THE PLAN TAKE PRECEDENCE IN CASE OF DISCREPANCIES BETWEEN CALLOUTS AND THE PLANT LIST.
8. MAINTAIN AND WARRANT PLANT MATERIALS AS DESCRIBED IN WRITTEN SPECIFICATIONS.
9. PLANT BEDS AND TREE PLANTING PITS ARE TO RECEIVE 3" DEEP LAYER OF SHREDED HARDWOOD BARK MULCH PER WRITTEN SPECIFICATIONS AND DETAILS.
10. FORM 72-INCH, OR AS OTHERWISE INDICATED, WATERING BASIN AROUND TREES WHEN THEY ARE INSTALLED IN MANICURED TURF AREAS. SEE PLANTING DETAILS.
11. FINE GRADE, RAKE, AND ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND THROUGHOUT SITE WITHIN THE LIMITS OF CONSTRUCTION, WITH ACCURATELY SET FLOW LINES. LOW SPOTS OR PONDING OF SURFACE WATER WILL NOT BE ACCEPTED IN THE FINAL WORK. ROCKS OR DEBRIS WILL NOT BE ACCEPTED. FINAL GRADE TOLERANCES ARE +/-0.1 FOOT MAXIMUM.
12. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB AND RELATED STRUCTURES WITH OTHER TRADES.
13. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED, DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
14. ALL PLANT BED AREAS SHALL BE PREPARED AS DESCRIBED IN WRITTEN SPECIFICATIONS. PROVIDE ANY SOIL AMENDMENTS REQUIRED TO ADEQUATELY ESTABLISH PLANT MATERIAL AND PREVENT REPLACEMENT.
15. PROVIDE (2) FERTILIZATION APPLICATIONS TO PLANT BEDS WITHIN THE FIRST GROWING SEASON.
16. TAKE NECESSARY SCHEDULING AND OTHER PRECAUTIONS TO AVOID WINTER, CLIMATIC, OR OTHER DAMAGE TO PLANTS.
17. PLANTING BEDS ARE TO BE SEPARATED FROM ADJACENT TURF AREAS WITH ALUMINUM EDGING PER WRITTEN SPECIFICATIONS. INSTALL AT LOCATIONS INDICATED ON DRAWINGS AND PER LANDSCAPE DETAILS.
18. CONTRACTOR SHALL DETERMINE THE NEED FOR TREE STAKING. IF DETERMINED NECESSARY, PROVIDE TREE STAKING AS DESCRIBED IN WRITTEN SPECIFICATIONS.
19. PROVIDE WARRANTY OF PLANT MATERIALS AS DESCRIBED IN WRITTEN SPECIFICATIONS.
20. DECORATIVE STONE MULCH: "MISSISSIPPI, MEDIUM SIZE" AS PRODUCED BY HALQUEST STONE COMPANY (OR APPROVED EQUAL), 3" THICK, CONTACT JOSH KAYSAR @ 262-246-9000.
21. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS THE LANDSCAPE CONTRACTOR CAN DEMONSTRATE THE PLANTS ARE NOT AVAILABLE FROM NURSERY SOURCES LOCATED WITHIN 100 MILES FROM THE PROJECT SITE. ANY PROPOSED PLANT SUBSTITUTION WILL REQUIRE PRIOR REVIEW AND WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
22. CONTRACTOR SHALL CONTACT CITY FORESTRY AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTION OF NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

1	2022-05-27	CONSTRUCTION DOCUMENTS	project no. 2021.24.00
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
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PUGI GENESIS
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PLANTING DETAILS
L901



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PLANT SCHEDULE				
<u>ORNAMENTAL DECIDUOUS TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
	AAB	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Apple Serviceberry	2.5" Cal.
	CCG	<i>Crataegus crus-galli 'Inermis'</i>	Thornless Cockspur Hawthorn	2.5" Cal.
	SR	<i>Syringa reticulata</i>	Japanese Tree Lilac	2.5" Cal.
<u>OVERSTORY DECIDUOUS TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
	UAV	<i>Ulmus americana 'Valley Forge'</i>	Valley Forge American Elm	2.5" Cal.
	UPB	<i>Ulmus propinqua 'JFS-Bieberich' TM</i>	Emerald Sunshine Elm	2.5" Cal.
	UXP	<i>Ulmus x 'Patriot'</i>	Patriot Elm	2.5" Cal.
<u>SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
	IJD	<i>Ilex verticillata 'Jim Dandy'</i>	Jim Dandy Winterberry	5 gal.
	IVN	<i>Ilex verticillata 'Nana'</i>	Red Sprite Winterberry	5 gal.
<u>DECIDUOUS SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
	VBM	<i>Viburnum dentatum 'Christom'</i>	Blue Muffin Viburnum	#3
<u>GROUND COVERS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
	TURF		Seeded Turf Grass	Seed
<u>ORNAMENTAL GRASSES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
	CP	<i>Carex pensylvanica</i>	Pennsylvania Sedge	Plug
	LS	<i>Liriope spicata</i>	Creeping Lilyturf	Plug
	SH	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1

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drawn by:	MDS	checked by: JLH project no.: 2021.24.00





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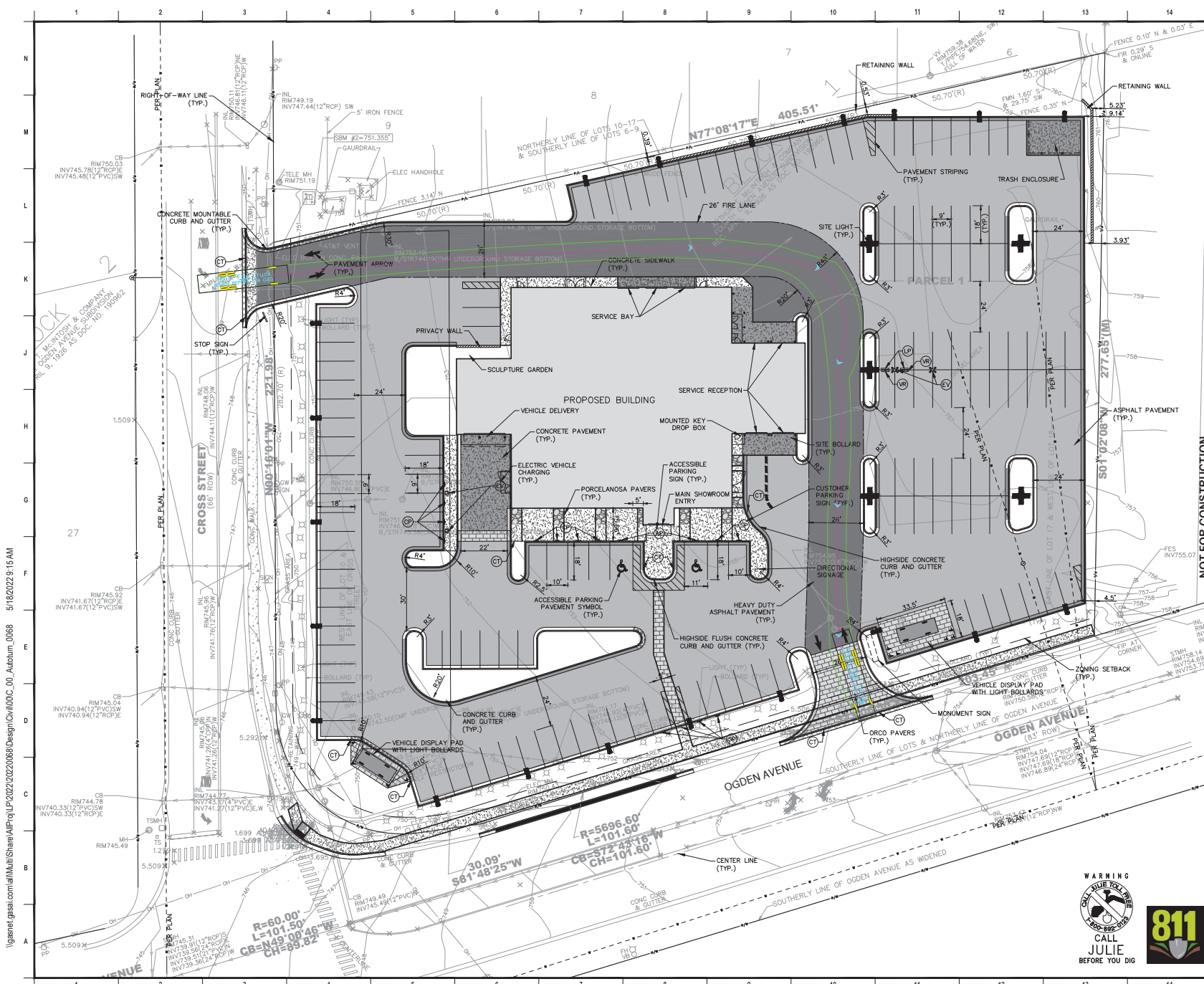
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PUGI GENESIS
2424 W. OGDEN AVE.
DOWNERS GROVE, IL 60515



PLANT SCHEDULE

L902



GENERAL NOTES

- 0 10' 20' 40'
SCALE: 1" = 20'
- LEGEND**
- ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CONCRETE PAVEMENT
 - ORCO PAVERS
 - PORCELANOSA PAVERS
 - CONCRETE CURB AND GUTTER
 - HIGHSIDE CONCRETE CURB AND GUTTER
 - FLUSH HIGHSIDE CONCRETE CURB AND GUTTER
 - FLUSH CONCRETE CURB AND GUTTER
 - MOUNTABLE CURB AND GUTTER
 - CONSTRUCTION LIMITS
 - SITE LIGHTING (4-FIXTURE, 1-FIXTURE)
 - CURB TAPER
 - STOP SIGN
 - SALES CUSTOMER PARKING SIGN
 - SERVICE CUSTOMER PARKING SIGN
 - SERVICE LOANER VEHICLE PARKING SIGN
 - SERVICE VEHICLE RETURN PARKING SIGN
 - ELECTRIC VEHICLE CHARGING STATION
 - ACCESSIBLE PARKING SIGN
- GENERAL NOTES**
- SEE SHEET C900 FOR GENERAL NOTES.
- LAYOUT NOTES**
- SEE SHEET C900 FOR LAYOUT NOTES.

NOT FOR CONSTRUCTION

1	2022-05-14	CONSTRUCTION DOCUMENTS	project no. 2021.24.00
drawn by:	MDS	checked by:	JLH

GRaEF

rocco castellano

design studio

30 N. Veterans Gd. North Bay, WI 53002 • 262.925.0907

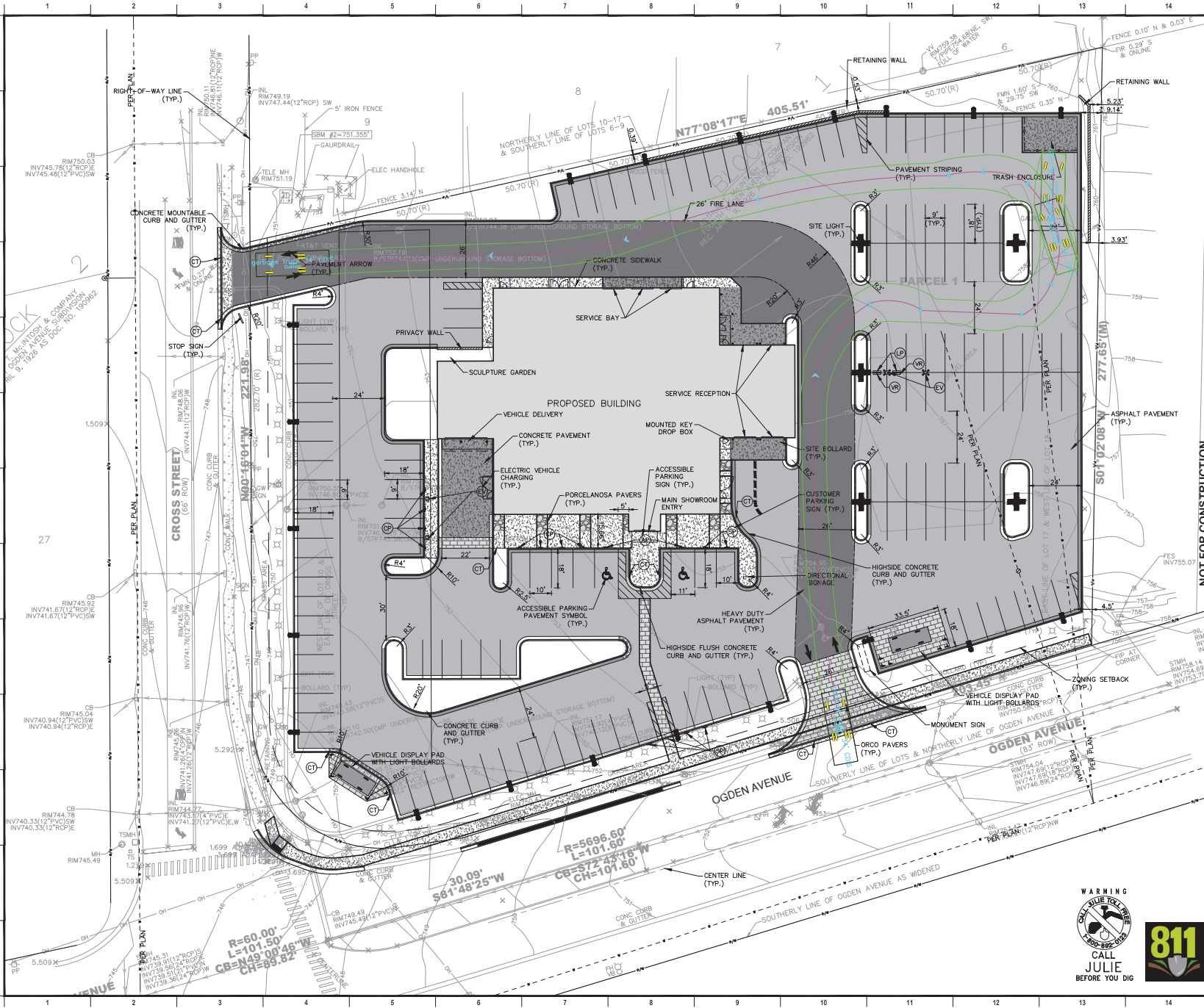
PUGI GENESIS
2424 W. OGDEN AVE.
DOWNERS GROVE, IL 60515

SITE LAYOUT PLAN

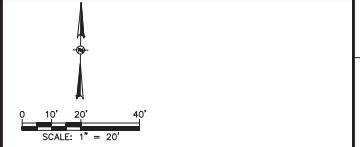
C300



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GENERAL NOTES



LEGEND

- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- ORCO PAVERS
- PORCELANOSA PAVERS
- CONCRETE CURB AND GUTTER
- HIGHSIDE CONCRETE CURB AND GUTTER
- FLUSH HIGHSIDE CONCRETE CURB AND GUTTER
- FLUSH CONCRETE CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- CONSTRUCTION LIMITS
- SITE LIGHTING (4-FIXTURE, 1-FIXTURE)
- CURB TAPER
- STOP SIGN
- SALES CUSTOMER PARKING SIGN
- SERVICE CUSTOMER PARKING SIGN
- SERVICE LOANER VEHICLE PARKING SIGN
- SERVICE VEHICLE RETURN PARKING SIGN
- ELECTRIC VEHICLE CHARGING STATION
- ACCESSIBLE PARKING SIGN

GENERAL NOTES

1. SEE SHEET C900 FOR GENERAL NOTES.

LAYOUT NOTES

1. SEE SHEET C900 FOR LAYOUT NOTES.

1	2022-05-14	CONSTRUCTION DOCUMENTS	project no. 2021.24.00
drawn by:	MDS	checked by:	JLH



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PUGI GENESIS
2424 W. OGDEN AVE.
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SITE LAYOUT PLAN

C300



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**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

June 6, 2022, 7:00 P.M.

Chairman Rickard called the June 6, 2022 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Commissioners Rector, Dmytryszyn, Boyle, Toth, Roche, Johnson, and Patel

ABSENT: Commissioner Maurer

STAFF: Planning Manager Jason Zawila, Senior Planner Flora Leon

OTHERS

PRESENT: Gary Nudelman, John Vicario, Jeremy Hinds

APPROVAL OF MINUTES

Chairman Rickard entertained a motion to approve the minutes.

MINUTES OF THE MAY 2, 2022 PLAN COMMISSION MEETING WERE APPROVED ON MOTION BY COMMISSIONER TOTH, SECOND BY COMMISSIONER DMYTRYSZYN, MOTION PASSED BY VOICE VOTE OF 8-0.

PUBLIC HEARING

Chairman Rickard explained the protocol for the public hearing process and swore in those individuals that would be speaking during the public hearing.

FILE 22-PLC-0012: 22-PLC-0012: A PETITION SEEKING APPROVAL FOR A SPECIAL USE TO CONSTRUCT AND OPERATE A PERSONAL VEHICLE SALES BUSINESS. THE PROPERTY IS CURRENTLY ZONED B-3, GENERAL SERVICES AND HIGHWAY BUSINESS. THE PROPERTY IS LOCATED AT THE NORTHEAST INTERSECTION OF OGDEN AVENUE AND CROSS STREET, COMMONLY KNOWN AS 2424 OGDEN AVENUE, DOWNERS GROVE, IL (PINS: 08-01-303-020, 08-01-303-009, 08-01-303-010, 08-01-303-011, 08-01-303-012, AND 08-01-303-013). 2424 PUGI, LLC, OWNER AND DOWNERS GROVE IMPORTS, PETITIONER.

Petitioner, Gary Nudelman, 2020 Ogden Avenue, stated he is the director of operations for Pugi. With the proposed dealership, Pugi is attempting to improve the property and make it better for Downers Grove and the business community.

Commissioner Boyle requested additional information about the proposal such as what improvements are going to be made to the site. Mr. Nudelman stated that they would be improving

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the site with a state of the art Genesis dealership, which will be quite beautiful. He then further described the elevations and mentioned they are currently finishing the Hyundai dealership and the Genesis dealership will be of a high quality. The Plan Commission further inquired if the same building infrastructure will be used from the former Max Madsen dealership that was previously located on the site. It was also asked if off-loading of vehicles would occur on Cross or Ogden. Mr. Nudelman stated that off-site loading would occur on site and they have experience with this at their other dealerships.

Jeremy Hinds, the development engineer for the project, came to the podium to provide an overview of additional site improvements proposed for the project. To address the inquiry about using existing infrastructure, they will be utilizing a portion of the existing stormwater vault located on the site and then he proceeded to offer a summary of the stormwater system that is proposed for the project. Mr. Hinds then offered an overview of the proposed landscaping plan, building elevations, and the sidewalk system for the project. Lastly, he provided a summary of the petitioner's response to the findings for a special use, which was provided in the packet.

A question was asked about the materials that will be used for the dealership. John Vicario, the construction manager for the project, came to the podium to provide information about the architectural package. He stated that propose elevations are a result of the strict requirements that Genesis has for all of their dealerships and that the building will be constructed with high quality finishes. A question was also asked regarding the proposed trash enclosure and if there would be any outside storage. It was stated by the petitioner that the enclosure would be used for everyday trash and not outdoor storage.

Chairman Rickard invited for any additional public comment. No additional public comment was received. Staff was invited to present.

Ms. Flora Leon, Senior Planner, summarized the request stating that the petitioner is requesting approval for a special use at 2424 Ogden Avenue. She then referenced the map identifying the location of the subject property and described the existing conditions for the subject property.

Ms. Leon then provided an overview of the site plan and referenced that the two existing points of entry will be utilized for the project in addition to highlighting the code required pedestrian connections that will be provided for the project. She then referenced the location of the trash enclosure and stated that outdoor storage is not permitted on the subject property, nor is it proposed for the project. She then highlighted the landscaping plan and provided an overview of elevations, noting that the materials would be a combination of an aluminum panel system, and blue insulated glass.

Ms. Leon concluded that the staff felt that the standards for a special use have been meet and that staff recommended approval of the special use request.

Commissioner Johnson inquired if there was restriction for where test drives could occur. It was stated that this was one of the conditions provided with the recommendation for approval.

Commissioner Rector confirmed that a lot consolidation was required with the development. It was confirmed that this will occur and that is also a condition of approval.

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Chairman Rector confirmed that a photometric plan is required for the proposed development. It was confirmed that that this is a requirement and would be reviewed with the building permit review.

Chairman Rickard invited the petitioner to provide any closing statements. The petitioner stated they had nothing else to add.

Chairman Rickard moved to Plan Commission deliberation. The Plan Commission members generally felt that the standards had been met and supported recommending approval of the petition.

Chairman Rickard entertained a motion

WITH RESPECT TO FILE 22-PLC-0012 AND BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, COMMISSIONER PATEL MADE A MOTION THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR A SPECIAL USE AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST AND MOVED THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 22-PLC-0012, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ARCHITECTURAL DRAWINGS PREPARED BY ROCCO CASTELLANO DESIGN STUDIO DATED APRIL 11, 2022 AND LAST REVISED ON MAY 27, 2022, AND ENGINEERING AND LANDSCAPE DRAWINGS PREPARED BY GRAEF DATED APRIL 11, 2022 LAST REVISED ON MAY 31, 2022, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. A PHOTOMETRIC PLAN SHALL BE SUBMITTED AND SHALL MEET THE LIGHTING REQUIREMENTS AS PER SECTION 28.10.030 OF THE ZONING ORDINANCE PRIOR TO THE RELEASE OF ANY PERMIT.**
- 3. THE APPLICANT SHALL ADMINISTRATIVELY CONSOLIDATE THE SIX LOTS INTO ONE LOT OF RECORD PRIOR TO THE RELEASE OF ANY PERMIT. THE PLAT SHALL PROVIDE THE FOLLOWING ITEMS:**
 - A. A SIDEWALK EASEMENT IF ANY PORTION OF THE PUBLIC SIDEWALK IS PLACED ON PRIVATE PROPERTY.**
 - B. A STORMWATER MANAGEMENT EASEMENT OVER THE EXISTING AND ANY PROPOSED DETENTION FACILITY.**
- 4. A STORMWATER REPORT SHOWING THAT THE EXISTING SURFACE STORAGE VOLUME THAT WAS PREVIOUSLY STORED WITHIN THE TWO DETENTION FACILITIES IS ENTIRELY PROVIDED WITHIN THE SITE IS REQUIRED PRIOR TO THE ISSUANCE OF ANY PERMIT. IF ADDITIONAL STORAGE IS REQUIRED, IT SHALL BE PROVIDED ON-SITE AND APPROVED BY THE VILLAGE.**
- 5. A STRUCTURAL ENGINEER SHALL PROVIDE AN ASSESSMENT OF THE EXISTING UNDERGROUND DETENTION FACILITY AND THE DESIGN OF**

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THE NEW BUILDING FOUNDATIONS TO CONFIRM THAT THE NEW BUILDING WILL NOT COMPROMISE THE INTEGRITY OF THE UNDERGROUND DETENTION FACILITY, OR VICE VERSA, PRIOR TO THE RELEASE OF ANY PERMIT.

- 6. ALL TEST DRIVES ARE LIMITED TO ARTERIAL STREETS AS DEFINED IN THE COMPREHENSIVE PLAN. ARTERIAL STREETS INCLUDE: OGDEN AVENUE, BELMONT ROAD, WARREN AVENUE, AND MAIN STREET.**
- 7. ALL VEHICLE DELIVERIES MUST BE COMPLETED ON PRIVATE PROPERTY. NO BUSINESS ACTIVITIES MAY TAKE PLACE ON OGDEN AVENUE OR CROSS STREET.**
- 8. IDOT APPROVAL FOR THE PROPOSED WORK IN THE OGDEN AVENUE RIGHT-OF-WAY SHALL BE REQUIRED.**
- 9. SHOULD IDOT OR DUDOT REQUIRE DEDICATION OF RIGHT-OF-WAY, ALL PLANS SHALL BE UPDATED TO MEET THE REQUIREMENTS OF ALL VILLAGE ORDINANCES.**

SECOND BY COMMISSIONER RECTOR. ROLL CALL:

AYE: COMMISSIONERS RECTOR, DMYTRYSYN, BOYLE, TOTH, ROCHE, JOHNSON, PATEL, AND CHAIRMAN RICKARD

NAY: NONE

MOTION PASSED. VOTE: 8-0

Planning Manager Zawila indicated that there was an agenda items scheduled for the July 11th, 2022 Plan Commission meeting.

THE MEETING WAS ADJOURNED AT 7:27 P.M. UPON MOTION BY COMMISSIONER JOHNSON. SECOND BY COMMISSIONER DMYSTRYSZYN. A VOICE VOTE FOLLOWED AND THE MOTION PASSED UNANIMOUSLY.

/s/ Village Staff
 Recording Secretary
 (As transcribed by MP-3 audio)