

VILLAGE OF DOWNERS GROVE
Report for the Village
5/7/2024

SUBJECT:	SUBMITTED BY:
Planned Unit Development, Zoning Map Amendment and Special Uses for 330 Ogden Avenue & 4241 Florence Avenue - Automobile dealership	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting the following approvals for an automobile dealership:

1. A Zoning Map Amendment to rezone 4241 Florence Avenue from R-1, Residential Detached House 1 to B-3, General Services and Highway Business;
2. A Special Use to permit an automobile dealership and construction of an accessory structure (parking lot) on a lot of record prior to the construction of a principal structure at 4241 Florence Avenue;
3. A Planned Unit Development (#68) at 310-330 Ogden Avenue & 4241 Florence Avenue
4. A Zoning Map Amendment to rezone 310-330 Ogden Avenue and 4241 Florence Avenue from B-3, General Services and Highway Business to B-3/PUD, General Services and Highway Business / Planned Unit Development.

STRATEGIC PLAN ALIGNMENT

The goals for the 2023-2025 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the May 14, 2024 Active Agenda per the Plan Commission's unanimous 5:0 positive recommendation. The Plan Commission found that the proposal is an appropriate use in the district, compatible with the Comprehensive Plan and meets all standards for approval of a Planned Unit Development, associated Zoning Map Amendments and Special Uses, found respectively in Section 28.12.030, Section 28.12.040 and Section 28.12.050 of the Municipal Code.

BACKGROUND

Property Information and Zoning Request

The petitioner is proposing to remodel and expand an existing automobile dealership at 330 Ogden Avenue and construct a parking lot for vehicle inventory storage ("vehicle inventory parking lot") at 4241 Florence Avenue. The 2.98 acre property is located on the north side of Ogden Avenue to the east and west of Florence Avenue and is zoned B-3, General Services Highway Business and R-1, Residential Detached House 1.

The existing site consists of two buildings, one which currently houses the Bentley and Lamborghini dealerships, with the other a used car dealership with accessory services. The petitioner is proposing to improve the subject property by remodeling and expanding the existing Bentley and Lamborghini building, constructing a new 13,600 square foot two-story service center, and developing the 4241 Florence Avenue property into a vehicle inventory parking lot. The remodeled dealership will house three showrooms (Rolls Royce, Bentley, and Lamborghini), offices, an automotive service center and ancillary uses including waiting areas, parts storage and break rooms. Parking for customers, employees and vehicle displays exist on the Ogden Avenue property. A vacant lot currently exists east of Florence Avenue.

The primary building façade will be composed of aluminum storefront windows, aluminum composite materials (ACM) panels, and existing stucco. The two-story service center will be connected to the remodeled dealership addition along the west via a covered vehicle access aisle. The service center's second floor will mainly be open to the service center below with some space dedicated for parts storage. Immediately northeast of the new two-story service center, a new trash enclosure is proposed.

The petitioner will maintain two existing access points onto Ogden Avenue. Access along Florence Avenue will be relocated 50 feet north so that it is in line with the access point for the new vehicle inventory parking lot, east of Florence Avenue. Including the vehicle inventory parking lot, the petitioner is proposing 175 vehicle spaces in total. The proposed parking is designed to accommodate customer parking, service parking, employee parking, new vehicle inventory and pre-owned vehicle inventory.

The petitioner is proposing landscaping around the proposed vehicle inventory parking lot, in conformance with the Village requirements. The north and west property lines, adjacent to residential zoning districts, include various landscape materials and an eight-foot solid fence. Compliant parking lot and site lighting is provided around the proposed development. The vehicle inventory parking lot is not accessible to the public and only employees will access the lot.

Compliance with the Zoning Ordinance

The property is currently zoned B-3, General Services and Highway Business and R-1, Residential Detached House 1. The proposal calls for a rezoning to a B-3/PUD, General Services and Highway Business / Planned Unit Development zoning district. The bulk requirements of the proposed development in the B-3 zoning district are summarized in Tables 1, 2, and 3 in the Plan Commission staff report. The proposed deviations are outlined in Table 4 of the Plan Commission report. All other Zoning Ordinance requirements are met.

Compliance with the Comprehensive Plan

The Comprehensive Plan designates the subject property as part of the Ogden Avenue Focus Area. Key concepts of the area include:

- Beautification along Ogden Avenue with street yard landscaping
- Improved pedestrian connectivity
- Installation of parking lot screening and interior landscaped islands
- Provision of dumpster enclosures and screening
- The consolidation of multiple lots into one lot increases the depth and width creating a functional site plan.
- Encouragement of commercial expansion by increasing lot depth on a case-by-case basis given location, context, use, and screening.
- Buffering nearby residential areas from the impacts of commercial use (such as noise, light, and traffic) through the use of landscaping and screening

The Comprehensive Plan also places the subject property as Catalyst Site #D11 which indicates the subject site could be a location for future commercial development that provides residents with every day goods. The Comprehensive Plan also designates the 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 should contain a range of these type of uses. The petitioner is proposing to improve the site with an automobile dealership expansion. The expansion will help increase the amount of services provided to both local and regional residents. The proposed development is consistent with the Comprehensive Plan.

Engineering and Public Improvements

The petitioner's proposal complies with the Village's Stormwater and Floodplain Ordinance. An existing stormwater detention basin provides on-site detention and will remain in place. The petitioner is proposing to install permeable pavers in the new vehicle inventory parking lot which will address the required Post Construction Best Management Practices (PCBMP's). The petitioner is also extending a sidewalk along the east side of Florence Avenue which will connect to the vehicle inventory parking lot to Ogden Avenue.

Traffic and Parking

A traffic impact study for the proposed development was completed by the petitioner. The study found that given the size of the dealership and luxury type vehicles that are sold and serviced, the dealership would generate a significantly lower volume of traffic than a typical dealership. Moreover, additional vehicle sales and service appointments would be distributed throughout the day. As such, the increase in traffic from the expanded dealership was projected to be limited. The existing Florence Avenue access drive will be relocated 50 feet north of its current location so that it lines up with the new access point to the vehicle inventory parking lot on the east side of Florence.

Public Comment

Public comments were provided both prior to and during the Plan commission meeting. During the Plan Commission meeting, there were questions regarding the access points on Ogden Avenue and the scope of the proposed demolition. The petitioner clarified that the existing access points on Ogden Avenue would not be changing and they also provided a detailed explanation of the scope of work. There were also security concerns expressed over the lack of lighting associated with the vehicle inventory lot along with questions over the proposed landscaping on Ogden Avenue. The petitioner provided clarification and noted that code-compliant lighting would be included in the vehicle inventory lot and that additional landscaping and three vehicle display pads would be included along Ogden Avenue. Additionally, there were questions over the stormwater runoff and the effects on the adjacent townhomes directly east of the proposed vehicle inventory lot. The petitioner explained that the stormwater mitigation on the vehicle inventory lot would include permeable pavers, permeated gutter systems, perforated drain tile, and swales.

ATTACHMENTS

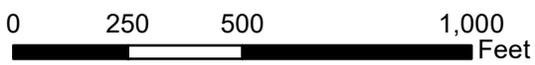
Aerial Map

Ordinance

Staff Report with attachments dated April 1, 2024

Draft Minutes of the Plan Commission Hearing dated April 1, 2024

Public Correspondence



330 Ogden Avenue - Location Map

-  Subject Property
-  Project Location

ORDINANCE NO. _____**AN ORDINANCE REZONING CERTAIN PROPERTY
LOCATED AT 4241 FLORENCE AVENUE**

WHEREAS, the real estate located north of the intersection of Ogden and Florence Avenues, Commonly known as 4241 Florence Avenue, Downers Grove, Illinois, PINs 09-04-111-012, -027, -028, hereinafter described has been classified as "R-1 Residential Detached House 1" pursuant to the Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner or owners of said real estate have requested that such property be rezoned as hereinafter provided; and

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition on April 1, 2024 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, making due allowance for existing conditions, the conservation of property values, the development of the property in conformance to the official Comprehensive Plan of the Village of Downers Grove, and the current uses of the property affected, the Council has determined that the proposed rezoning is for the public good.

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

SECTION 1. The Zoning Map of the Village, pursuant to Section 28.12.030 of the Downers Grove Municipal Code, is hereby further amended by rezoning to "B-3, General Services and Highway Business" the zoning classification of the following described real estate, to wit:

LOT 18 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S THIRD OGDEN AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF THE OF THE NORTHWEST ¼ OF SECTION, 4, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1924 AS DOCUMENT NO. 186703, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 4241 Florence Avenue, Downers Grove, IL 60515
PINs 09-04-111-012, -027, -028

SECTION 2. That the following factors were considered in this rezoning as shown in the Zoning Ordinance:

1. The existing use and zoning of nearby property;
2. The extent to which the particular zoning restrictions affect property values;
3. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;
4. The suitability of the subject property for the zoned purposes;
5. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;
6. The value to the community of the proposed use; and

7. The comprehensive plan.

SECTION 3. The official zoning map shall be amended to reflect the change in zoning classification effected by Section 1 of this ordinance, subject to the following conditions:

1. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information; and
2. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

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

SECTION 5. This ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
APRIL 1, 2024 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
23-PCE-0033 330 Ogden Avenue	Planned Unit Development, Zoning Map Amendment and Special Uses	Flora León, AICP Senior Planner

REQUEST

The petitioner is requesting approval for a Planned Unit Development, a Zoning Map Amendment from B-3, General Services and Highway Business and R-1, Residential Detached House 1 to B-3/PUD, General Services and Highway Business/Planned Unit Development, a Special Use to expand an existing automobile dealership at 330 Ogden Avenue and a Special Use to construct an accessory structure on a lot of record prior to the construction of a principal structure.

NOTICE

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

GENERAL INFORMATION

OWNERS: Patricia Enterprises.
1035 N Clark
Chicago, IL 60610

4241 Florence Avenue LLC
1035 N Clark
Chicago, IL 60610

PETITIONER: Sam DeStefano
800 East Northwest Highway
Palatine, IL 60074

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business and R-1, Residential Detached House 1

EXISTING LAND USE: Automobile Dealership and Vacant Land

PROPERTY SIZE: 129,637.42 sq. ft. (2.98 acres)

PINS: 09-04-110-023, -024, -026, -027, -028, -029, -030, 09-04-111-012, -027, -028

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-1, Residential Detached House 1	Corridor Commercial
SOUTH:	B-3, General Services and Highway Business	Corridor Commercial
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. Entitlement criteria
3. Plats of Survey
4. Architectural Plans
5. Engineering Plans
6. Landscape Plan
7. Traffic Impact Study
8. Photometric Plan
9. Neighborhood Meeting Summary

PROJECT DESCRIPTION

The petitioner is proposing to remodel and expand an existing automobile dealership at 330 Ogden Avenue and construct a parking lot for vehicle inventory storage (“vehicle inventory parking lot”). The 2.98 acre property is located on the north side of Ogden Avenue to the east and west of Florence Avenue and is zoned B-3, General Services Highway Business and R-1, Residential Detached House 1.

The petitioner is requesting the following approvals:

- A Special Use for Personal Vehicle Sales and Rentals
- A Special Use to construct an accessory structure (parking lot) on a lot of record prior to the construction of a principal structure
- Final Planned Unit Development
- Zoning Map Amendment from R-1 to B-3/PUD
- Zoning Map Amendment from B-3 to B-3/PUD

The petitioner is proposing to improve the subject property by remodeling and expanding the existing 16,000 square foot building, constructing a new 13,600 square foot two-story service center, and developing the 4241 Florence Avenue property into a vehicle inventory parking lot. The dealership will house three showrooms (Rolls Royce, Bentley, and Lamborghini), offices, an automotive service center and ancillary uses including waiting areas, parts storage and break rooms. The existing site currently consists of two buildings, one which currently houses the Bentley and Lamborghini dealerships, with the other a used car dealership with accessory services areas. Parking for customers, employees and vehicle displays exist on the subject property west of Florence Avenue. A vacant lot currently exists east of Florence Avenue.

The primary building façade will be composed of aluminum storefront windows, aluminum composite materials (ACM) panels, and existing stucco. The two-story service center will be connected to the proposed dealership addition along the west via a covered vehicle access aisle. The service center’s second floor will mainly be open to the service center below with some space dedicated for parts storage. Immediately northeast of the new two-story service center, a new trash enclosure is proposed.

The petitioner will maintain two existing access points onto Ogden Avenue. Access along Florence Avenue will be relocated 50 feet north so that it is in line with the access point for the vehicle inventory parking lot, east of Florence Avenue. Including the vehicle inventory parking lot, the petitioner is proposing 175 vehicle spaces in total. The proposed parking is designed to accommodate customer parking, service parking,

employee parking, new vehicle inventory and pre-owned vehicle inventory.

The petitioner is proposing landscaping around the proposed vehicle inventory parking lot, in conformance with the Village requirements. The north and west property lines, adjacent to residential zoning districts, include various landscape materials and an eight-foot solid fence. The vehicle inventory parking lot will have the required landscaping, with the exception of landscape islands at the end of each parking row. Parking lot and site lighting is provided around the proposed development. A photometric plan has been submitted and identifies that the proposed lighting complies with the Village requirements. It should be noted that the vehicle inventory parking lot is not accessible to the public and only employees will access the lot.

Two pedestrian connections between the building and Ogden Avenue and Florence Avenue are provided as required. Additionally, the inventory vehicle parking lot to the east of Florence Avenue will include a pedestrian connection leading to a proposed sidewalk on Florence Avenue.

COMPLIANCE WITH ZONING ORDINANCE

The property is currently zoned B-3, General Services and Highway Business and R-1, Residential Detached House 1. The proposal calls for a rezoning to a B-3/PUD, General Services and Highway Business / Planned Unit Development zoning district. The bulk requirements of the proposed development in the B-3 zoning district are summarized in the following table:

Table 1: 330 Ogden Avenue - Dealership Lot Bulk Regulations

330 Ogden	Required	Proposed
Building		
Ogden Avenue Setback (South)	75 ft. from Ogden Avenue centerline	48.79 ft.(Existing) 85.65 ft. (Proposed)
Florence Street Setback (East)	25 ft.	51.73 ft. (Proposed)
Side Interior Setback Adjacent to R-1 (North)	14.33 ft.	97.3 ft. (Proposed)
Side Interior Setback Adjacent to R-1 (West)	15.33 ft.	7.25 ft.^
Rear Setback Adjacent to R-1 (West)	20 ft.	N/A
Rear Setback Adjacent to B-3 (West)	N/A	N/A
Parking		
Ogden Avenue Setback (South)	50 ft. from Ogden Avenue centerline	44 ft. (Existing)^ 50 ft. (Proposed)
Florence Street Setback (East)	8 ft.	8 ft. (Existing)
Side Interior Setback (North)	9 ft.	5.58 ft. (Existing)
Rear Setback (West)	20 ft.	20 ft.
Other		
Floor Area Ratio	0.75 (max)	0.39
Building Height	60 ft. (max)	25.33 ft.
Open Space	10,064 sq. ft. (10% of 100,064)	11,013 sq. ft. (11% of 100,064)

Street Yard Landscape Open Space	5,003.2 sq. ft. (50% min of 10,064)	5,320.4 sq. ft. (52.87% of 10,064)
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* *Deviation required from the Zoning Ordinance*

^ *Previously granted relief*

Table 2: 4241 Florence Avenue - Vehicle Inventory Parking Lot Bulk Regulations

Florence Avenue	Required	Proposed
Parking – Florence Street Setback (West)	25 ft.	25 ft.
Parking – Side Interior Setback (North)	9 ft.	12.42 ft.
Parking – Side Interior Setback (South)	N/A	7.5 ft.
Parking – Rear Setback (East)	9.86 ft.	17.33 ft.
Open Space	2,939.76 sq. ft. (10% of 29,398) sq. ft.	8,520 sq. ft. (28.98% of 29,398 sq. ft.)
Street Yard Landscape Open Space	1,469.88 sq. ft. (50% of 2,939.8 sq. ft.)	1,487 sq. ft. (51% of 2,939.8 sq. ft.)

Table 3: PUD Overall Bulk Regulations

	Required	Proposed
PUD Land Area	N/A	140,098.42 sq. ft.
PUD Site Area (Excludes ROW)	N/A	129,637.42 sq. ft.
Floor Area Ratio	0.75 (max)	0.386
Building Height	60 ft. (max)	25.33 ft.
Building Coverage	N/A	34,770.2 sq. ft.
Open Space	12,963.7 sq. ft. (10% of 129,637 sq. ft.)	19,533 sq. ft. (15.08% of 129,637 sq. ft.)
Parking & Stacking Spaces	57 (2 spaces per 1,000 sq. ft. of showroom area, plus 0.4 spaces 1,000 sq. ft. of outdoor display space, plus 2 per service bay)	175 (57 required spaces & 118 outdoor display spaces)

The following improvements require relief from the Zoning Ordinance regulations:

Table 4: Deviation Requests and Petitioner’ Rationale

Improvement	Relief Request	Petitioner’s Rationale
Vehicle Inventory Parking - Stall Width	Requirement: Parking Stall Width: 9 ft. <i>Proposed Stall Width: 8 ft.</i>	With the requested relief, efficient and orderly circulation is possible due to the very low turnover of the parking spaces as they will be used for storing vehicles only. Additionally, only dealership employees who are familiar

		with the operation of the parking lot will be parking the vehicles.
Vehicle Inventory Parking Lot - Drive Aisle Width	Requirement: Drive Aisle Width: 24 ft. <i>Proposed Drive Aisle Width: 20 ft.</i>	With the requested relief, efficient and orderly circulation is possible due to the very low turnover of the parking spaces as they will be used for storing vehicles only. Additionally, only dealership employees who are familiar with the operation of the parking lot will be parking the vehicles.
Vehicle Inventory Parking Lot - Landscape Island with Shade Tree	Requirement: Landscape Island with Shade Tree <i>Proposed: No Landscape Island with Shade Tree</i>	With the requested relief, efficient and orderly circulation is possible due to the very low turnover of the parking spaces as they will be used for storing vehicles only. Additionally, only dealership employees who are familiar with the operation of the parking lot will be parking the vehicles.

As noted above, the petitioner is seeking relief from dimensional and landscape requirements associated with the vehicle inventory parking lot. These requests are due primarily to the programming of the parking lot limited to inventory. The lot will only be accessible to employees and will not be open to the public. The petitioner and traffic narrative both indicate that the low turnover of the parking spaces and employee familiarity with the operations of the parking lot will allow for this reduction in widths.

Signage

The petitioner is permitted up to 300 square feet of total signage and is not requesting any additional sign area for the development. It should be noted that the subject property received a variation in 2007 to install (1) wall sign on 310 Ogden's west facade which does not have frontage along a drivable right-of-way. The signage proposed for the development will comply with the Zoning Ordinance requirements through a separate sign permit application.

Planned Unit Development Request

A Planned Unit Development is intended to accommodate development that may be difficult to carry out under applicable zoning standards and results in public benefits that are at least commensurate with the degree of flexibility provided. Examples of development types that are appropriate for PUD approval, per Section 28.4.030.A.1 of the Zoning Ordinance include:

- Developments that are consistent with the goals and policies of the Comprehensive Plan.

A PUD will also achieve a variety of planning goals as outlined in Section 28.4.030.A.2 of the Zoning Ordinance:

- Implementation of and consistency with the comprehensive plan and other relevant plans and policies;
- High-quality buildings and improvements that are compatible with surrounding areas, as determined by their arrangement, massing, form, character and landscaping;

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the subject property as part of the Ogden Avenue Focus Area. Key concepts of the area include:

- Beautification along Ogden Avenue with street yard landscaping
- Improved pedestrian connectivity by installing a new sidewalk on Florence 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.
- Encouragement of commercial expansion by increasing lot depth on a case-by-case basis given location, context, use, and screening.
- Buffering nearby residential areas from the impacts of commercial use (such as noise, light, and traffic) through the use of landscaping and screening

The Comprehensive Plan also places the subject property as Catalyst Site #D11 which indicates the subject site could be a location for future commercial development that provides residents with every day goods. The Comprehensive Plan also designates the 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 should contain a range of these type of uses. The petitioner is proposing to improve the site with an automobile dealership expansion. The expansion will help increase the amount of services provided to both local and regional residents.

The proposed development is consistent with the Comprehensive Plan.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner's proposal complies with the Village's Stormwater and Floodplain Ordinance. The petitioner is required to provide on-site stormwater detention and provide best management practices for the proposed development. With a previous parking lot expansion (west of Florence Avenue), an underground detention basin was designed to provide on-site detention. This was designed as an "L" shaped detention area located along the northeast section of the property. The flow of water is limited by an outlet control structure that restricts the amount of water that is released. The released water is then treated by a mechanical water quality unit. The building permit review will require confirmation that both the restrictor and mechanical water quality unit are functioning properly.

The vehicle inventory parking lot will include permeable pavers which will address the Post Construction Best Management Practices (PCBMP's) requirements for the development. Additionally, this parking lot includes swales on both the north and south sides running east. The petitioner is also extending a sidewalk along the east side of Florence Avenue which will connect to the vehicle inventory parking lot to Ogden Avenue.

TRAFFIC AND PARKING

A traffic impact study for the proposed development was completed by the petitioner. The study examined the existing Ogden Avenue traffic conditions and the future conditions based on the proposed expansion of the existing auto dealership. The study found that given the size of the dealership and luxury type vehicles that are sold and serviced, the dealership would generate a significantly lower volume of traffic than a typical dealership. Moreover, additional vehicle sales and service appointments would be distributed throughout the day. As such, the increase in traffic from the expanded dealership was projected to be limited.

Access to the dealership and vehicle inventory lot is provided via access drives with stop sign control. The

existing easternmost Ogden Avenue access drive will include a two-way drive aisle and left-turn movements to access the drive will be accommodated via the Ogden Avenue stripped median as well as the taper for the Ogden Avenue westbound left-turn lane serving Fairview Avenue. The traffic impact study also suggest that further consideration should be given to prohibiting the outbound left-turn movement during the critical weekday morning and evening peak periods. In reviewing the study staff found that since no curb cut modifications are occurring, no changes are requested by staff at this time.

The existing Florence Avenue access drive will be relocated 50 feet north of its current location and will mainly serve the vehicle inventory parking located behind the dealership. Finally, the vehicle inventory parking lot on the east side of Florence will include a two-way access drive. The parking stall width and drive aisle width will be reduced from the required nine feet and 24 feet respectively, to eight feet and 20 feet. The traffic impact study states that the reduced widths will allow for efficient and orderly circulation. Specifically, the low turnover of the parking spaces and employee knowledge of the operation of the parking lot will allow for these reduced dimensions.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division 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 Florence Avenue curb cuts.

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*. There have been no public comments received by Staff.

Due to the rezoning request, Sec 28.12.010(f)(3) of the Municipal Code, requires that the petitioner hold a neighborhood meeting. The petitioner held a neighborhood meeting on March 4, 2024. The public asked questions about stormwater management, site lighting, and parking lot screening. The comments provided at the neighborhood meeting, in addition to the petitioner's responses are provided in the attached Neighborhood Meeting Summary. Based on the neighborhood comments, the petitioner has agreed to lower the pole heights for existing light fixtures located in the rear parking lot of the 330 Ogden Property.

STANDARDS OF APPROVAL

The petitioner is requesting a Planned Unit Development, Zoning Map Amendment, a Special Use to expand an existing automobile dealership at 330 Ogden Avenue and a Special Use to construct an accessory structure (parking lot) on a lot of record prior to the construction of a principal structure. The review and approval criteria is listed below.

Planned Unit Development Request

Section 28.12.040(c)(5) Review and Approval Criteria

The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

- a. The zoning map amendment review and approval criteria of Sec. 12.030.I.*
- b. Whether the proposed PUD development plan and map amendment would be consistent with the comprehensive plan and any other adopted plans for the subject area.*
- c. Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.*

- d. *Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.*
- e. *Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.*

Zoning Map Amendment Request

Section 28.12.030(i) Review and Approval Criteria for Zoning Map Amendments

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors:

1. *the existing use and zoning of nearby property;*
2. *the extent to which the particular zoning restrictions affect property values;*
3. *the extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;*
4. *the suitability of the subject property for the zoned purposes;*
5. *the length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;*
6. *the value to the community of the proposed use; and*
7. *the comprehensive plan.*

Special Use Request

Section 28.12.050(h) Special Use 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 petitioner 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 April 1st, 2024 meeting. Should the Plan Commission find that the request is consistent with the Comprehensive Plan and meets the requirements of the Zoning Ordinance, staff has prepared a draft motion that the Plan Commission may make for the recommendation approval of 23-PCE-0033:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval a Planned Unit Development, a Map Amendment from B-3, General Services and Highway Business and R-1, Residential Detached House 1 to B-3/PUD, General Services and Highway Business/Planned Unit Development, a Special Use to expand an existing automobile dealership at 330 Ogden Avenue, and a Special Use to construct an accessory structure (parking lot) on a lot of record prior to the construction of a principal structure as required by the Village of Downers Grove Zoning

23-PCE-0033; 330 Ogden Avenue
April 1st, 2024

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Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 23-PCE-0033, subject to the following conditions:

1. The Planned Unit Development, Rezoning and Special Use shall substantially conform to the staff report; architectural and landscape drawings prepared by Axios Architects last revised on March 14, 2024; engineering drawings prepared by WMA dated January 3, 2024 and last revised on March 14, 2024, and photometric drawings prepared by GL LED LLC US Lighting dated December 12, 2023 and last revised on March 14, 2024 except as such plans may be modified to conform to the Village codes and ordinances.
2. The petitioner shall administratively consolidate the lots into one lot of record prior to issuing a building permit.
3. All test drives are limited to arterial streets as defined in the Comprehensive Plan. Arterial streets include: Ogden Avenue, Belmont Road, Warrant Avenue, and Main Street.
4. A photometric plan for the 330 Ogden location 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.
5. A photometric plan must demonstrate reduction in the pole heights for existing light fixtures located in the rear parking lot of the 330 Ogden Property.

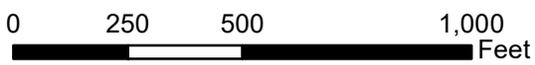
Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

- SP; fl

P:\P&CD\PROJECTS\PLAN COMMISSION\2023 PC Petition Files\23-PCE-0033 - 330 Ogden -\23-PCE-0033_Staff Report.docx



330 Ogden Avenue - Location Map

-  Subject Property
-  Project Location

From The Desk of Sam DeStefano – samdestefano1@gmail.com 312-296-8325

November 22, 2023

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

Re: Perillo Automotive Dealership Program Description

Dear Ms. Ramirez,

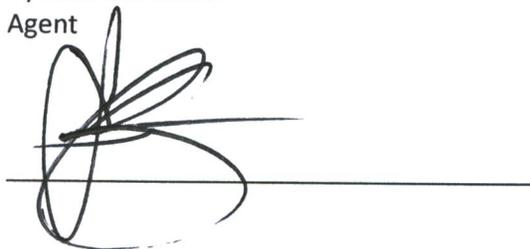
The Perillo Automotive Group is developing the property at 4241 Florence Avenue and is remodeling the existing property at 310-330 Ogden Avenue in Downers Grove, Illinois. The project includes the site development and new construction of an automotive service center, facilitating Rolls Royce, Bentley, and Lamborghini vehicles. The Florence Avenue parcel is being developed into a parking lot to accommodate the remaining development.

The site's development will involve the entire property on Florence Avenue, which totals approximately +/- 28,000 square feet. The site development for the Ogden Ave property includes remodeling the existing 16,000 sq ft building and constructing a new +/- 13,600 square foot service center. In order to accomplish this, it is necessary to amend the zoning classification for the Florence Avenue parcel.

The project includes multi-vehicle showrooms, service offices, a sales lounge, service reception, a vehicle delivery bay and associated service bays. The supporting elements include various toilet rooms for both staff and public use, a staff break room, and miscellaneous storage areas.

The new 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 included a high-performance envelope with an insulated glazed curtain wall system AMC panel facias and miscellaneous masonry walls. The roofing system includes a low slope 60mil rubber membrane with tapered insulation. The remodeling of the existing building is two phases, phase one is expanding the front façade to the south 15 feet, and phase two is a complete interior demolition to the service department, retrofitting a new Rolls Royce showroom in its place, and a remodel for the two other exotic showrooms (Bentley and Lamborghini).

Sincerely,
Gold Coast Exotic Imports LLC
By Sam DeStefano
Agent

A handwritten signature in black ink, appearing to be 'S. DeStefano', is written over a horizontal line. The signature is stylized and somewhat abstract.



Review and Approval Criteria
ZONING MAP AMENDMENTS

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 28.12.030.I. Review and Approval Criteria (Zoning Map Amendments - Rezoning)

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors.

(1) *The existing uses and zoning of nearby property.*

The existing use and zoning will remain in line with the commercial properties on Ogden.

(2) *The extent to which the particular zoning restrictions affect property values.*

The PUD should not have any effect on property values.

(3) *The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.*

No diminution in property value are expected however, the PUD development will improve operation and and will increase the public safety and welfare.

(4) *The suitability of the subject property for the zoned purposes.*

The property is well suited for this type of zoning.

(5) *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.*

The land has been vacant with no structure for at least ten (10) years.

(6) *The value to the community of the proposed use.*

The PUD development should bring great value to the community in general.

(7) *The Comprehensive Plan.*

The overall plan will make the best use of the property and is in line with the Village's Ogden Corridor plan.



Review and Approval Criteria SPECIAL USES

Gold Coast Exotic Imports LLC 330 Ogden Ave.

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.*

The current zoning of the property is B-3 General Services and Highway District. Vehicle sales and service facilities are considered special use per table 5.1 allowed uses.

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.*

Our project is located on the Ogden corridor, character area as defined in the 2021 zoning map, dated 1/4/21. This area is currently an auto-oriented corridor in terms of its traffic volume, design, development pattern, scale and land use. This development will introduce a new Rolls Royce Franchise, and expand the operation of the currently existing Bentley / Lamborghini dealerships for the betterment of the Village and surrounding communities. In addition, a new building will facilitate the service for the three (3) exotic brands.

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

The use being requested is specifically allowed in the underlying B-3 district. The proposed site will dramatically improve the overall operation, expansion and will provide more visual aesthetics. The general design approaches have been conducted with the general welfare of the adjacent property owners in mind.



Review and Approval Criteria
PLANNED UNIT DEVELOPMENT

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 28.12.040.C.6 Review and Approval Criteria (Planned Unit Development)

The decision to amend the zoning map to approve a PUD development plan and to establish a PUD overlay district are matters of legislative discretion that are not controlled by any single standard. In making recommendations and decisions regarding approval of planned unit developments, review and decision-making bodies must consider at least the following factors:

1. ***The zoning map amendment review and approval criteria of Sec. 12.030.I.***
See the analysis of zoning map amendment review and approval criteria in separate document.
2. ***Whether the proposed PUD development plan and map amendment would be consistent with the Comprehensive Plan and any other adopted plans for the subject area.***
PUD is consistent with the Village plan to widen the Ogden Avenue commercial corridor.
3. ***Whether PUD development plan complies with the PUD overlay district provisions of Sec. 4.030.***
PUD development is in full compliance.
4. ***Whether the proposed development will result in public benefits that are greater than or at least equal to those that would have resulted from development under conventional zoning regulations.***
In addition to improving operation and flow the PUD will bring more tax revenues to the local government.
5. ***Whether appropriate terms and conditions have been imposed on the approval to protect the interests of surrounding property owners and residents, existing and future residents of the PUD and the general public.***
The development takes into consideration all surrounding property owner's interest and meet or exceeds expectations.



Special Uses

Form #PC02

Review and Approval Criteria

Address of Project Site: 330 Ogden Avenue - Downers Grove, IL 60515

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.

Per VoDG.28.6.010(a)(3)a: Accessory uses may be established only after the principal use of the property is in place, unless approved in accordance with the special use procedures of DGMC Section 28.12.050.

2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The proposed parking lot will provide additional vehicle inventory storage for the adjacent luxury vehicle dealership. This vehicle storage will be in a secure and secluded location as to be inconspicuous to the general public.

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

The proposed parking lot will be respectful to the neighbors and community. Landscape shrubs and trees will screen the lot. An ornamental steel fence and gate will provide security. Down-lighting oriented away from the adjacent residential district, provides additional security without negatively affecting the neighbors.



Axios Architects & Consultants Ltd.

188 N. Wells • Suite 300 • Chicago • Illinois • 60606

Telephone. 312.750.1333 • Fax 312.750.1335

Summary of Community Meeting Regarding 330 Ogden Planned Development

Location: Downers Grove Public Library

Date: 3/4/24

Presenters: Ben West – Axios Architects, Sam DeStefano – Construction Development Inc.

Community Participants: Approximately 10 community participants.

Notification Method: Mailing notices to neighbors.

Presentation Method:

Project narrative accompanied by a slideshow presentation of renderings, plans, and elevations.

Expressed Concerns:

1. Light pollution from existing area lighting and proposed lighting into residential area.
2. Surface storm water runoff from new inventory lot onto adjacent property.
3. Condition of existing fence at Northern lot line

Proposed Solutions:

1. Existing site lighting to be retrofitted with shorter poles. Fixtures to be down-lighting angled away from residential district. New site lighting on the inventory lot to be down-lighting angled South away from adjacent residential district. All site lighting to be controlled by photocell / time switch.
2. Storm water runoff will be mitigated by permeable pavement, curbs and perforated drain tile to percolate, direct and collect site water.
3. Replace existing fence with new fence in same location.

Sam DeStefano started an email thread with all meeting participants to open a line of communication.

330 OGDEN AVENUE

DOWNERS GROVE

ILLINOIS



330 OGDEN AVENUE

DOWNERS GROVE

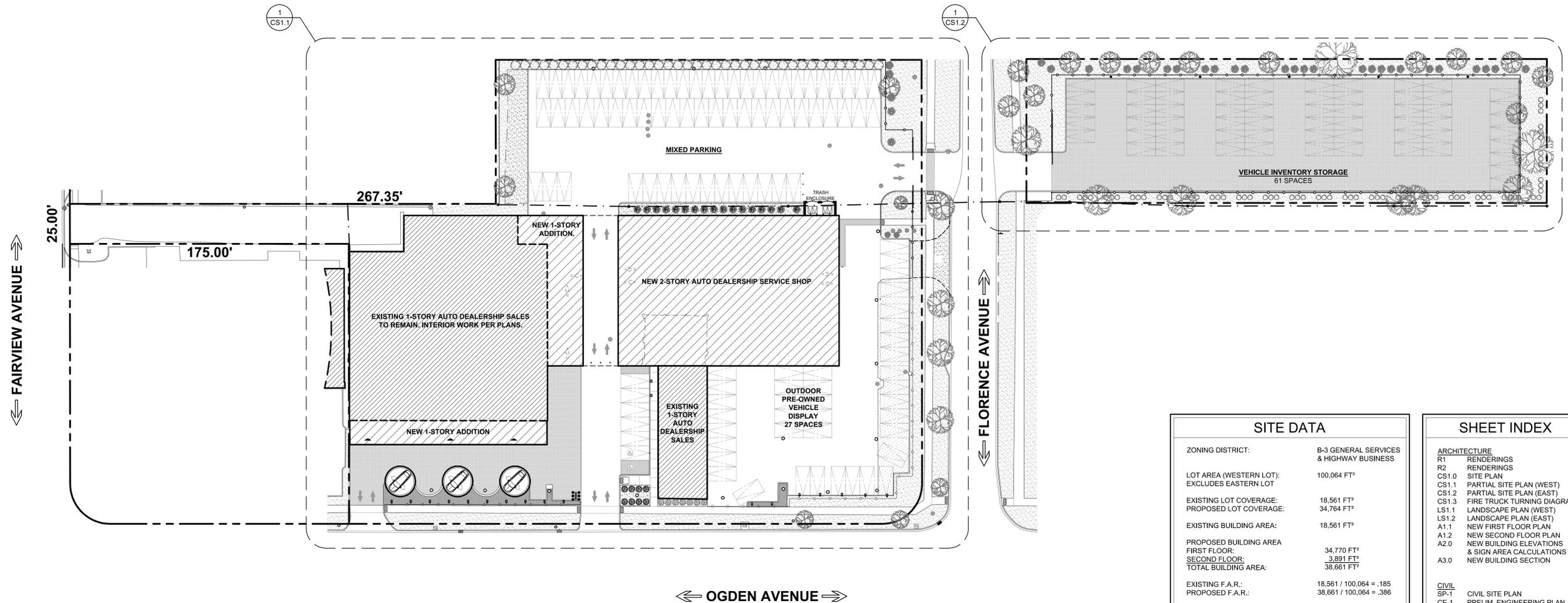
ILLINOIS



330 OGDEN AVENUE

DOWNERS GROVE

ILLINOIS



1 COMPOSITE SITE PLAN
 CS1.0 Scale: 1/40

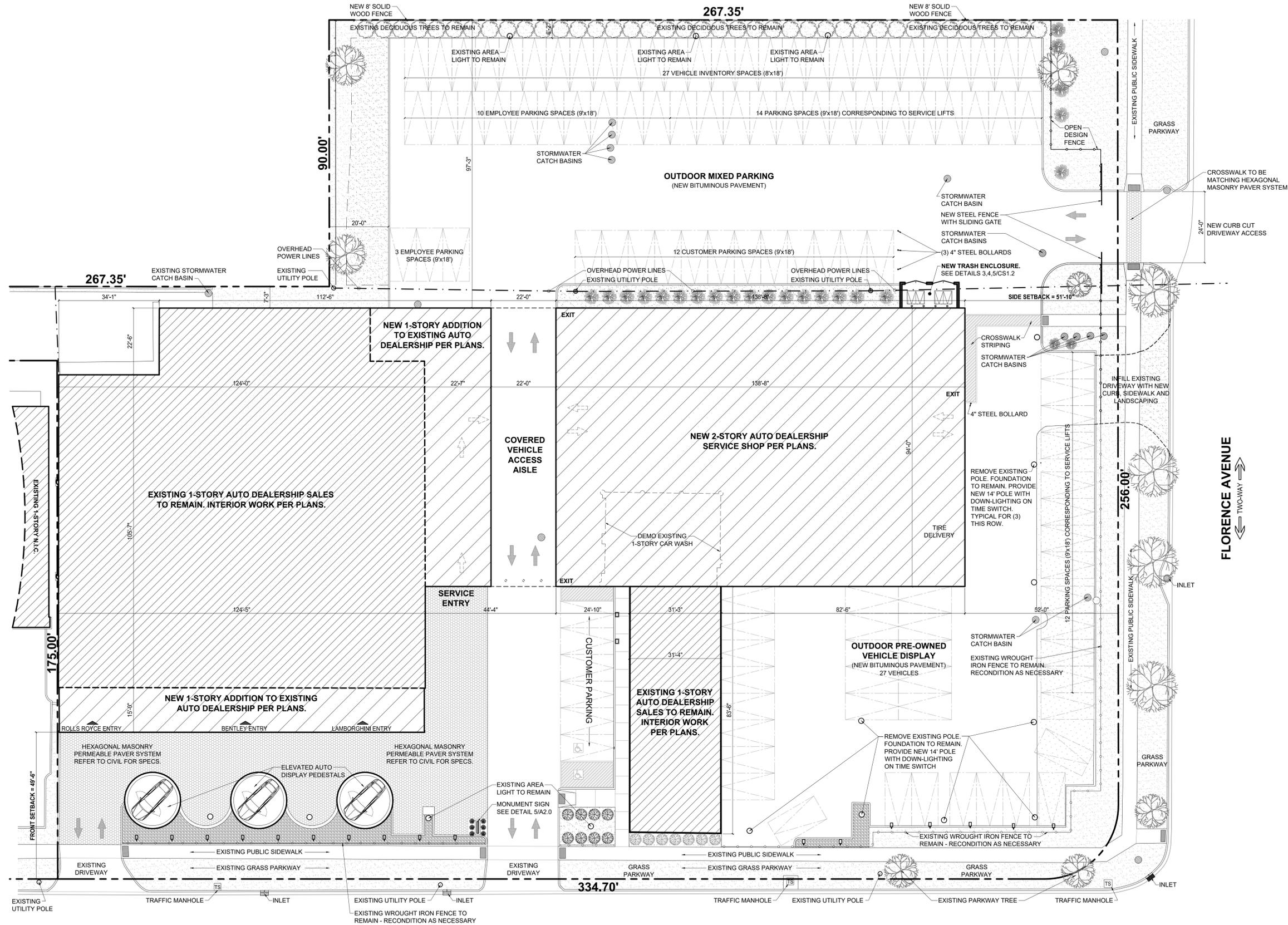
SITE DATA	
ZONING DISTRICT:	B-3 GENERAL SERVICES & HIGHWAY BUSINESS
LOT AREA (WESTERN LOT): EXCLUDES EASTERN LOT	100,064 FT ²
EXISTING LOT COVERAGE:	18,561 FT ²
PROPOSED LOT COVERAGE:	34,764 FT ²
EXISTING BUILDING AREA:	18,561 FT ²
PROPOSED BUILDING AREA	
FIRST FLOOR:	34,770 FT ²
SECOND FLOOR:	3,891 FT ²
TOTAL BUILDING AREA:	38,661 FT ²
EXISTING F.A.R.:	18,561 / 100,064 = .185
PROPOSED F.A.R.:	38,661 / 100,064 = .388
PROPOSED SETBACKS	
FRONT (SOUTH):	15'-3"
SIDE (WEST):	0'-4"
SIDE (EAST):	51'-10"
REAR (NORTH):	7'-3"
EXISTING BUILDING HEIGHT:	17'-8"
PROPOSED BUILDING HEIGHT:	25'-4" (TOP FLAT ROOF)
CUSTOMER & EMPLOYEE PARKING:	57 SPACES
INVENTORY & DISPLAY PARKING:	118 SPACES
TOTAL PARKING SPACES:	175 SPACES
LOADING PROVIDED:	0

SHEET INDEX	
ARCHITECTURE	
R1	RENDERINGS
R2	RENDERINGS
CS1.0	SITE PLAN
CS1.1	PARTIAL SITE PLAN (WEST)
CS1.2	PARTIAL SITE PLAN (EAST)
CS1.3	FIRE TRUCK TURNING DIAGRAM
LS1.1	LANDSCAPE PLAN (WEST)
LS1.2	LANDSCAPE PLAN (EAST)
A1.1	NEW FIRST FLOOR PLAN
A1.2	NEW SECOND FLOOR PLAN
A2.0	NEW BUILDING ELEVATIONS & SIGN AREA CALCULATIONS
A3.0	NEW BUILDING SECTION
CIVIL	
SP-1	CIVIL SITE PLAN
CE-1	PRELIM. ENGINEERING PLAN
AT-1	AUTO TURN EXHIBIT
IE-1	IMPERVIOUS AREA EXHIBIT
TO BE INCLUDED AT A LATER DATE:	
• PHOTOMETRIC REPORT	
• CIVIL ENGINEERING DRAWINGS	
• FINAL RECORDED EASEMENT FOR PUBLIC SIDEWALK	
• FIRE PROTECTION DRAWINGS AT TIME OF PERMIT SUBMITTAL	

330 OGDEN AVENUE

DOWNERS GROVE

ILLINOIS



SITE DATA	
ZONING DISTRICT:	B-3 GENERAL SERVICES & HIGHWAY BUSINESS
LOT AREA (WESTERN LOT): EXCLUDES EASTERN LOT	100,064 FT ²
EXISTING LOT COVERAGE:	18,561 FT ²
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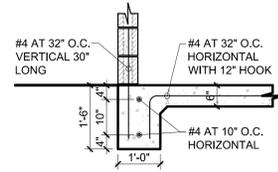


OGDEN AVENUE
 ← TWO-WAY →

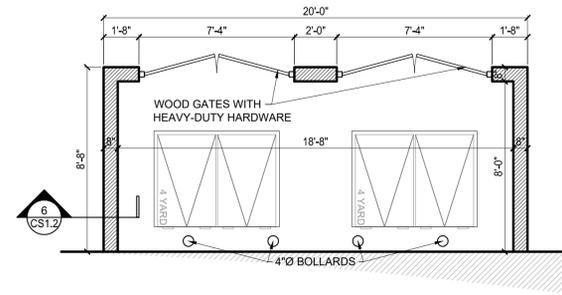
330 OGDEN AVENUE

DOWNERS GROVE

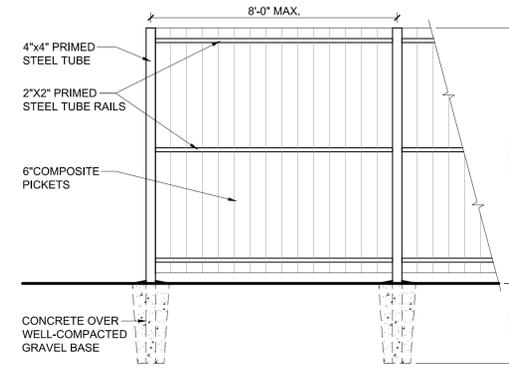
ILLINOIS



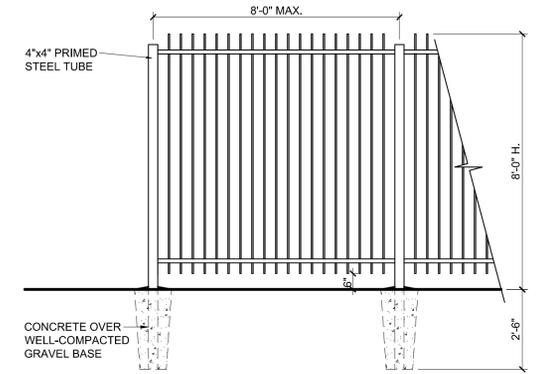
6 TRASH ENCLOSURE THICKENED SLAB DETAIL
 CS1.2 Scale: 1/4" = 1'-0"



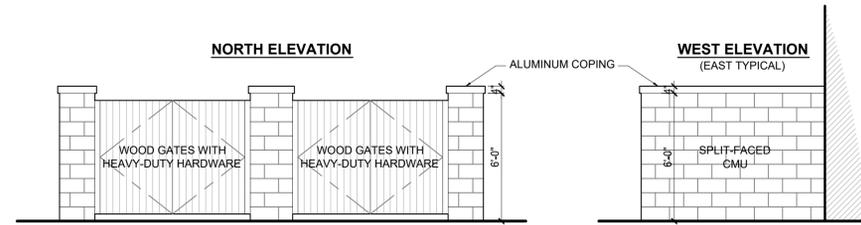
5 TRASH ENCLOSURE PLAN
 CS1.2 Scale: 1/4" = 1'-0"



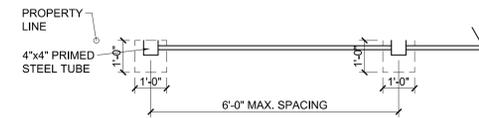
FENCE ELEVATION



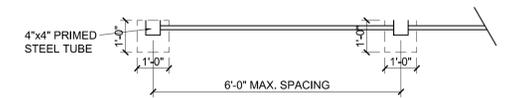
STEEL FENCE ELEVATION



4 TRASH ENCLOSURE ELEVATIONS
 CS1.2 Scale: 1/4" = 1'-0"



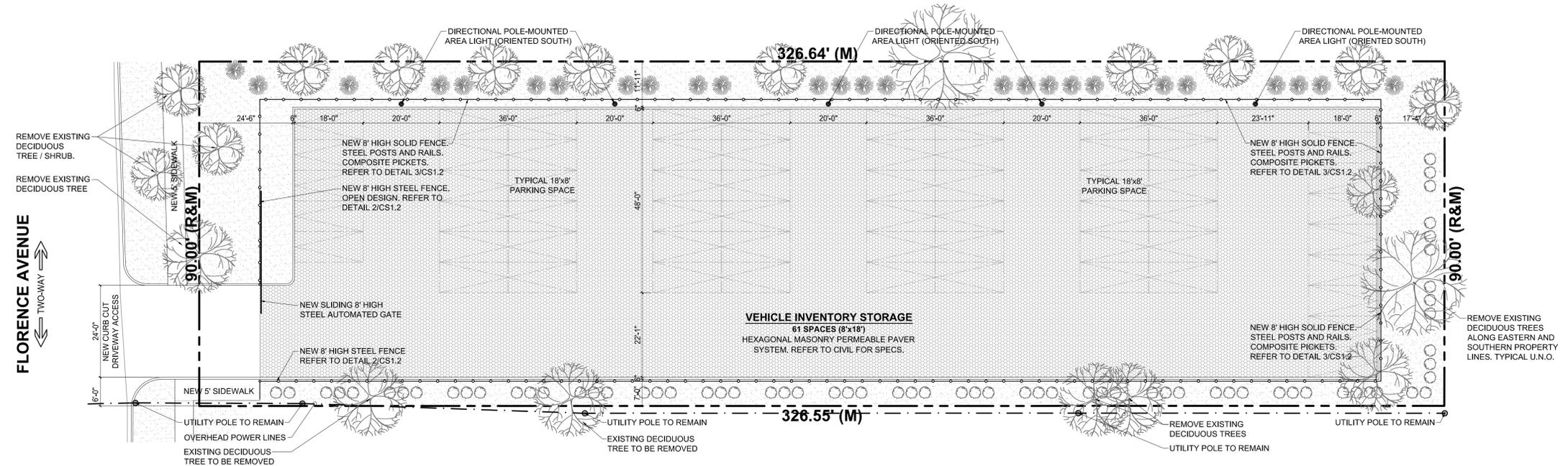
STEEL FENCE PLAN



STEEL FENCE PLAN

3 STEEL & COMPOSITE FENCE DETAILS
 CS1.2 Scale: 1/4" = 1'-0"

2 STEEL FENCE DETAILS
 CS1.2 Scale: 1/4" = 1'-0"



1 PARTIAL SITE PLAN (EAST)
 CS1.2 Scale: 1/16" = 1'-0"

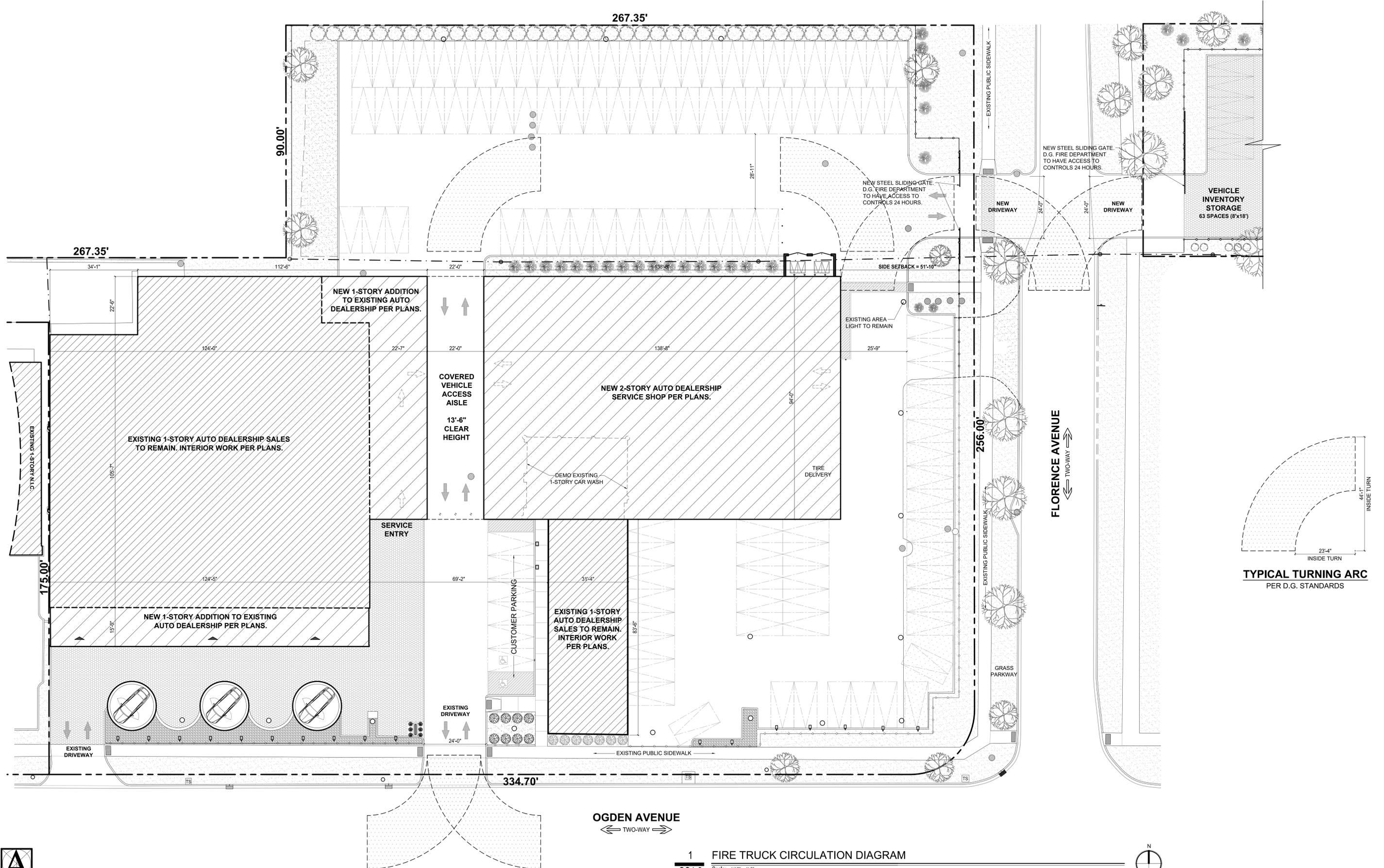


REDUCED AISLE / PARKING SPACE SIZE
 REDUCED AISLE WIDTH AND REDUCED PARKING SPACE DIMENSIONS APPROPRIATE FOR THE SPECIFIC USE (VEHICLE INVENTORY STORAGE ONLY) OF THIS LOT. ALL PUBLIC/CUSTOMER SPACES AND ASSOCIATED DRIVE AISLES MEET D.G. STANDARDS.

330 OGDEN AVENUE

DOWNERS GROVE

ILLINOIS



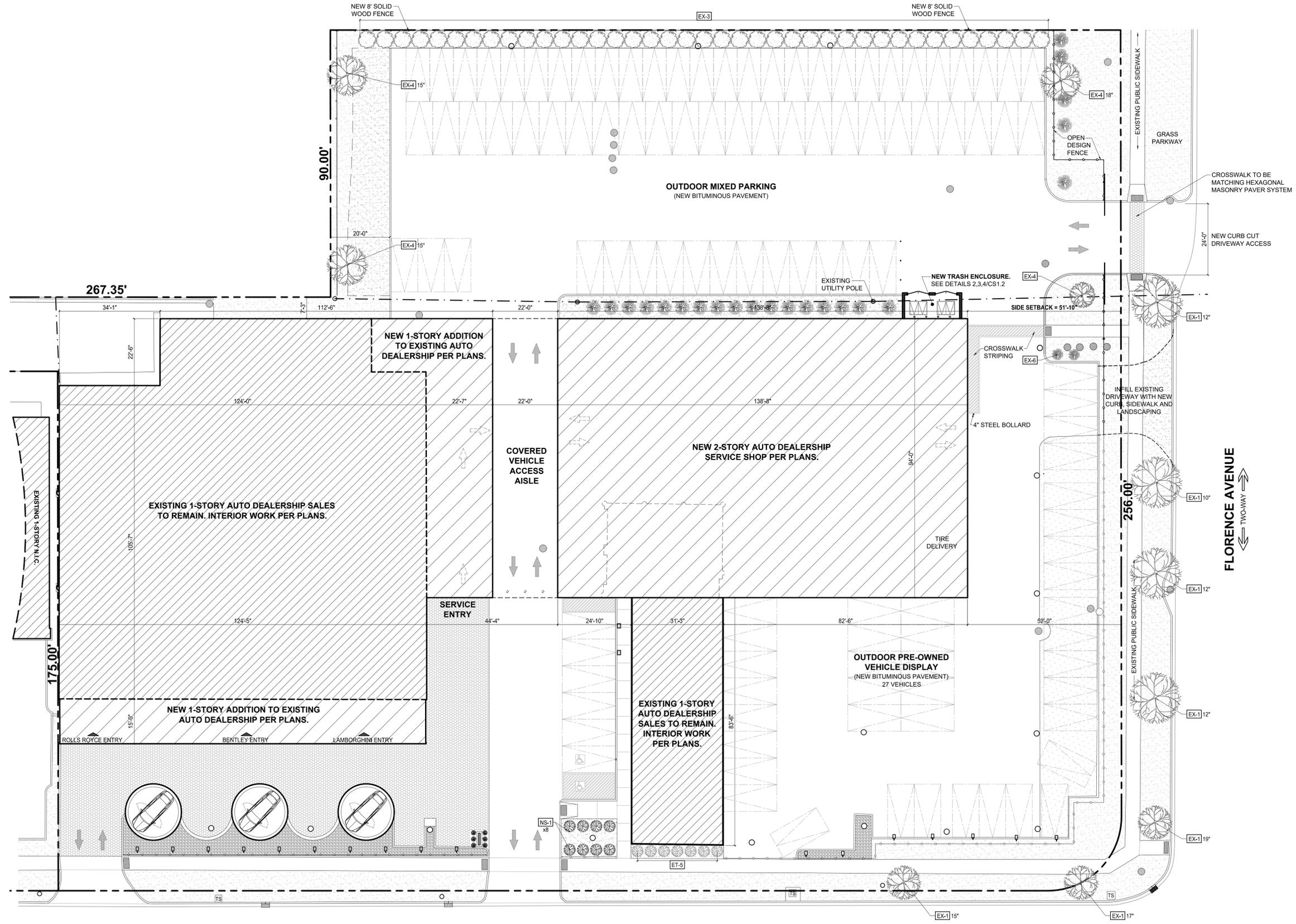
1 FIRE TRUCK CIRCULATION DIAGRAM
 CS1.3 Scale: 1/16" = 1'-0"



330 OGDEN AVENUE

DOWNERS GROVE

ILLINOIS



PLANTING SCHEDULE				
MARK	SYMBOL	COMMON NAME	BOTANICAL NAME	NOTES
EX-1		HONEYLOCUST	<i>GLEDITSIA TRIACANTHOS</i>	
EX-2		MULBERRY	<i>MORUS ALBA</i>	
EX-3		DARK GREEN ARBORVITAE	<i>THUJA OCCIDENTALIS NIGRA</i>	
EX-4		GINKGO	<i>GINKGO BILOBA</i>	
ET-5		ROSA KNOCKOUT		
ET-6		REDTWIG DOGWOOD	<i>CORNUS SERICEA</i>	
NT-1		HONEYLOCUST	<i>GLEDITSIA TRIACANTHOS</i>	
NS-1		RUSSIAN SAGE	<i>PEROVSKIA ATRIPLICIFOLIA</i>	
NS-1		SERVICEBERRY	<i>AMELANCHER AUTUMN BRILLIANCE</i>	



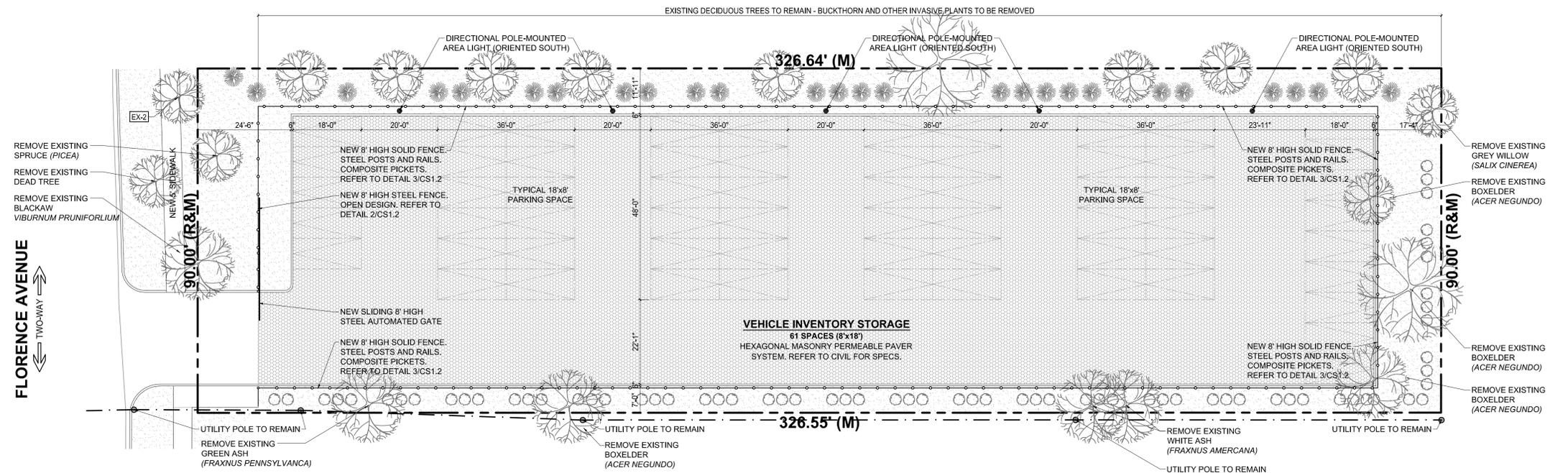
OGDEN AVENUE
 ← TWO-WAY →

330 OGDEN AVENUE

DOWNERS GROVE

ILLINOIS

PLANTING SCHEDULE				
MARK	SYMBOL	COMMON NAME	BOTANICAL NAME	NOTES
EX-1		HONEYLOCUST	<i>GLEDITSIA TRIACANTHOS</i>	-
EX-2		MULBERRY	<i>MORUS ALBA</i>	-
EX-3		DARK GREEN ARBORVITAE	<i>THUJA OCCIDENTALIS NIGRA</i>	-
EX-4		GINKGO	<i>GINKGO BILOBA</i>	-
ET-5		ROSA KNOCKOUT	-	-
ET-6		REDTWIG DOGWOOD	<i>CORNUS SERICEA</i>	-
NT-1		HONEYLOCUST	<i>GLEDITSIA TRIACANTHOS</i>	-
NS-1		RUSSIAN SAGE	<i>PEROVSKIA ATRIPLICIFOLIA</i>	-
NS-1		SERVICEBERRY	<i>AMELANCHER ATUMN BRILLIANCE</i>	-



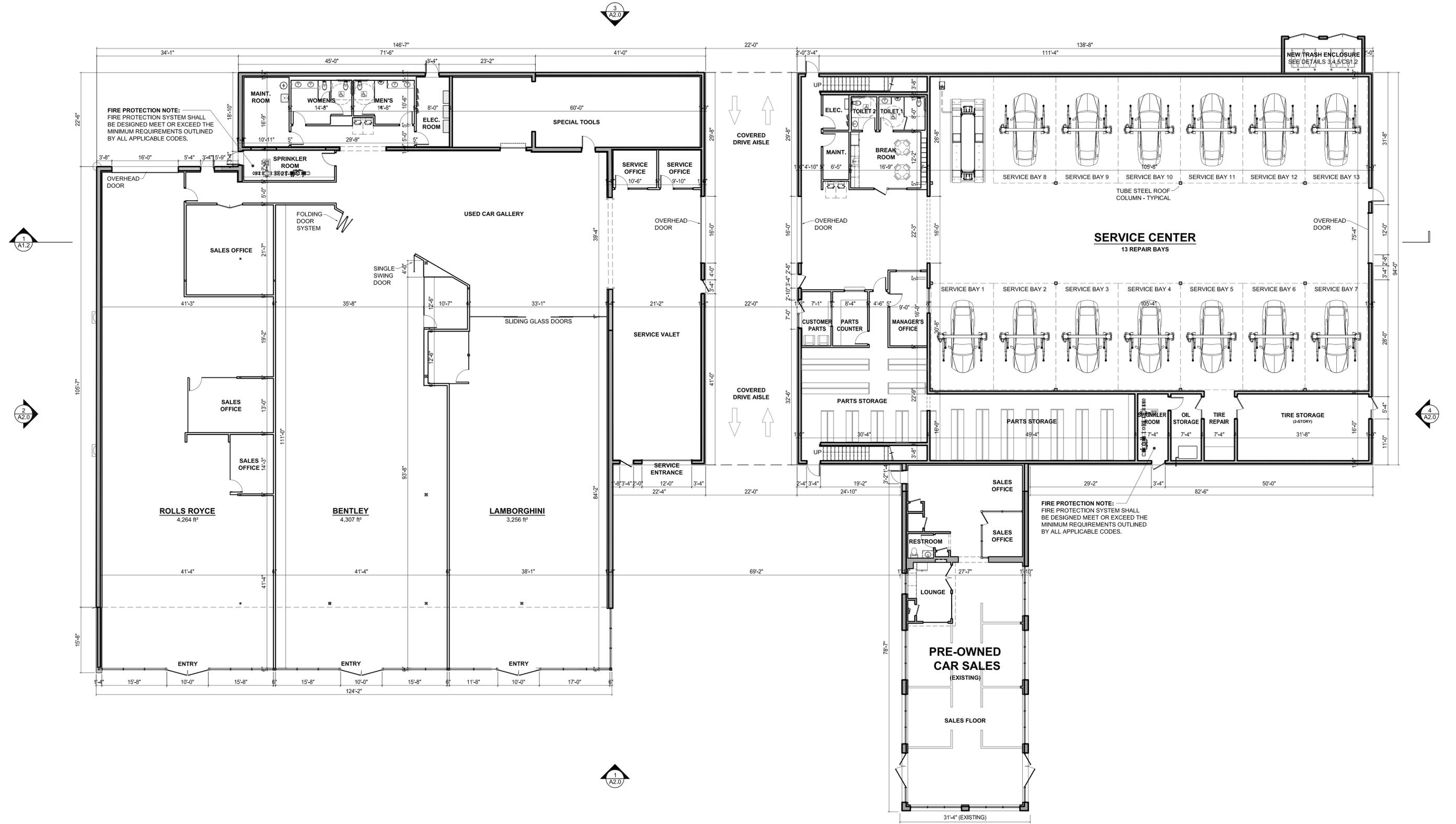
1 PARTIAL LANDSCAPE PLAN (EAST)
 LS1.2 Scale: 1/16" = 1'-0"



330 OGDEN AVENUE

DOWNERS GROVE

ILLINOIS



1 NEW FIRST FLOOR PLAN

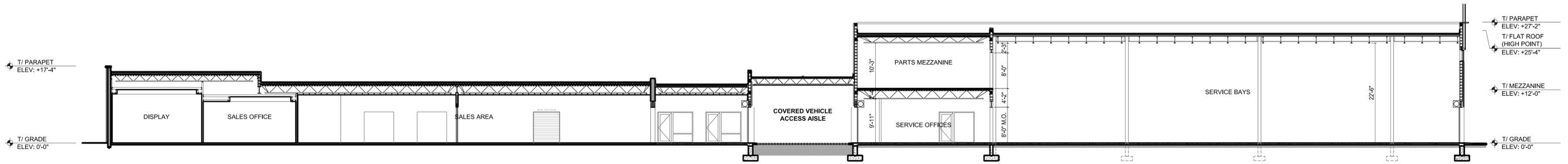
A1.1 Scale: 3/32" = 1'-0"



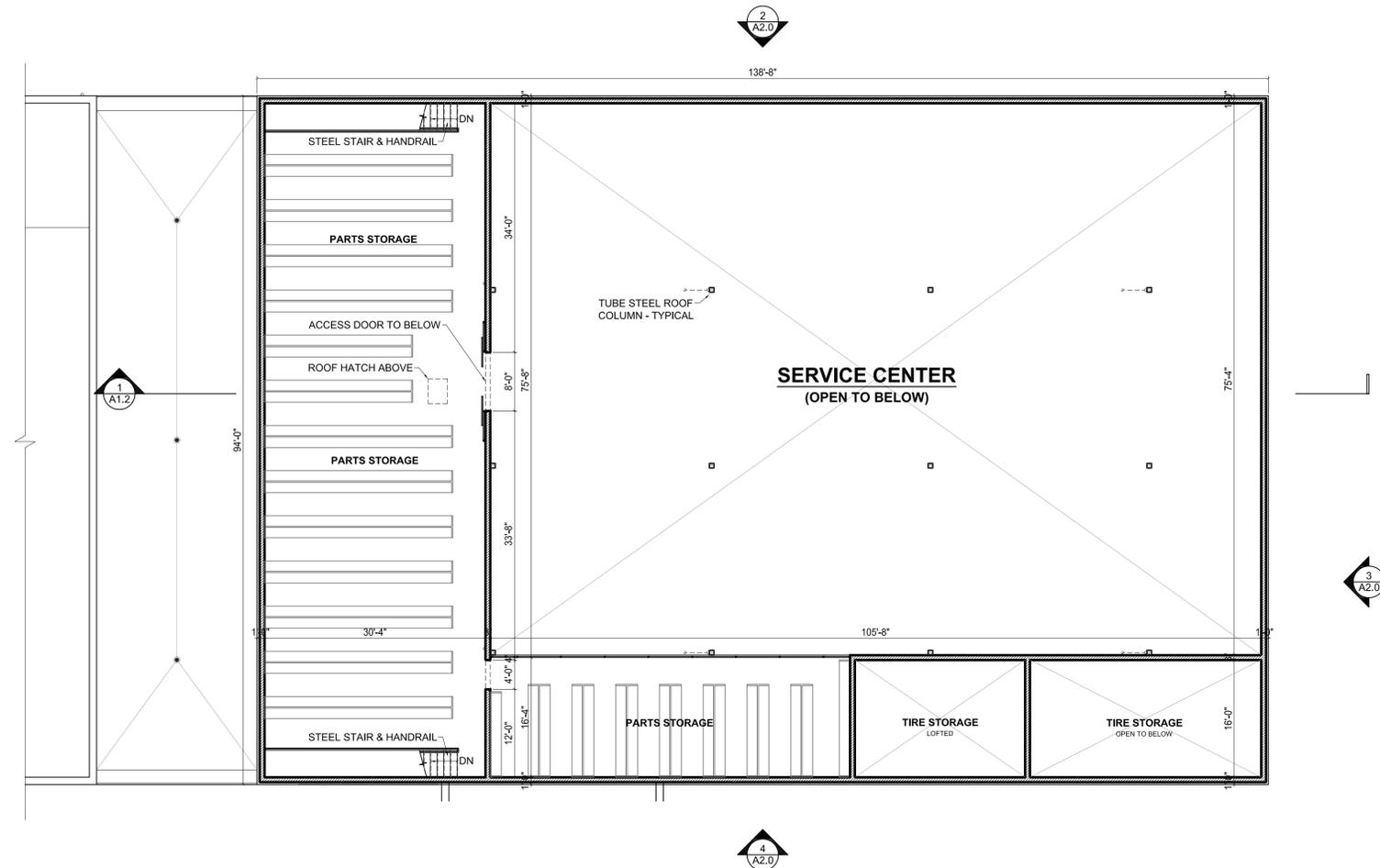
330 OGDEN AVENUE

DOWNERS GROVE

ILLINOIS



2 BUILDING SECTION
A1.2 Scale: 3/32" = 1'-0"



1 NEW SECOND FLOOR PLAN
A1.2 Scale: 3/32" = 1'-0"

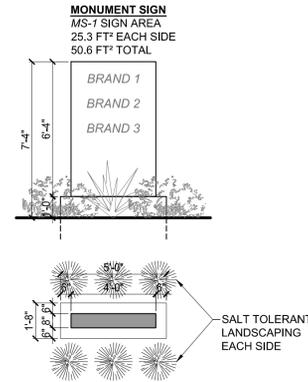
330 OGDEN AVENUE

DOWNERS GROVE

ILLINOIS

SIGN AREA CALCULATION

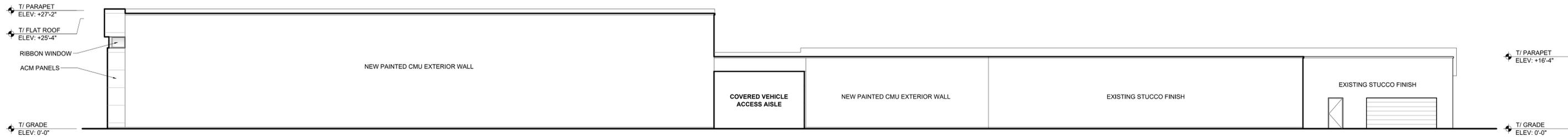
WALL SIGN WS-1:	AREA: 53.5 FT ²
WALL SIGN WS-2:	AREA: 32.6 FT ²
WALL SIGN WS-3:	AREA: 54.3 FT ²
WALL SIGN WS-4:	AREA: 42.9 FT ²
WALL SIGN WS-5:	AREA: 42.9 FT ²
WALL SIGN WS-6:	AREA: 21.3 FT ²
WALL SIGN WS-7:	AREA: 21.3 FT ²
MONUMENT SIGN MS-1:	AREA: 25.3 FT ²
TOTAL AREA:	294.1 FT²



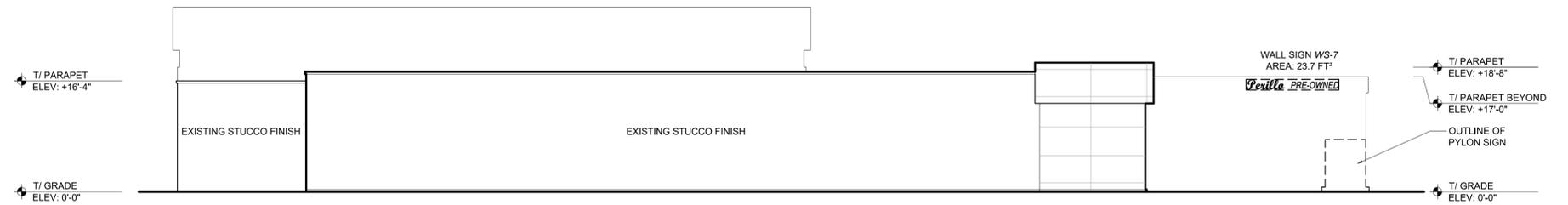
5 MONUMENT SIGN DETAILS
CS1.1 Scale: 1/4" = 1'-0"



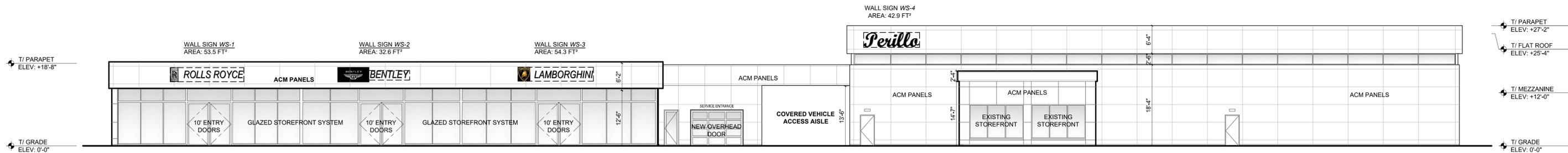
4 EAST ELEVATION
A2.0 Scale: 3/32" = 1'-0"



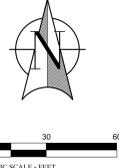
3 NORTH ELEVATION
A2.0 Scale: 3/32" = 1'-0"



2 WEST ELEVATION
A2.0 Scale: 3/32" = 1'-0"



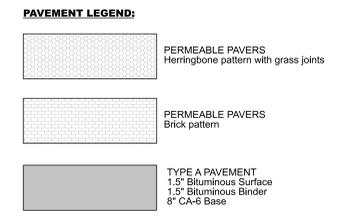
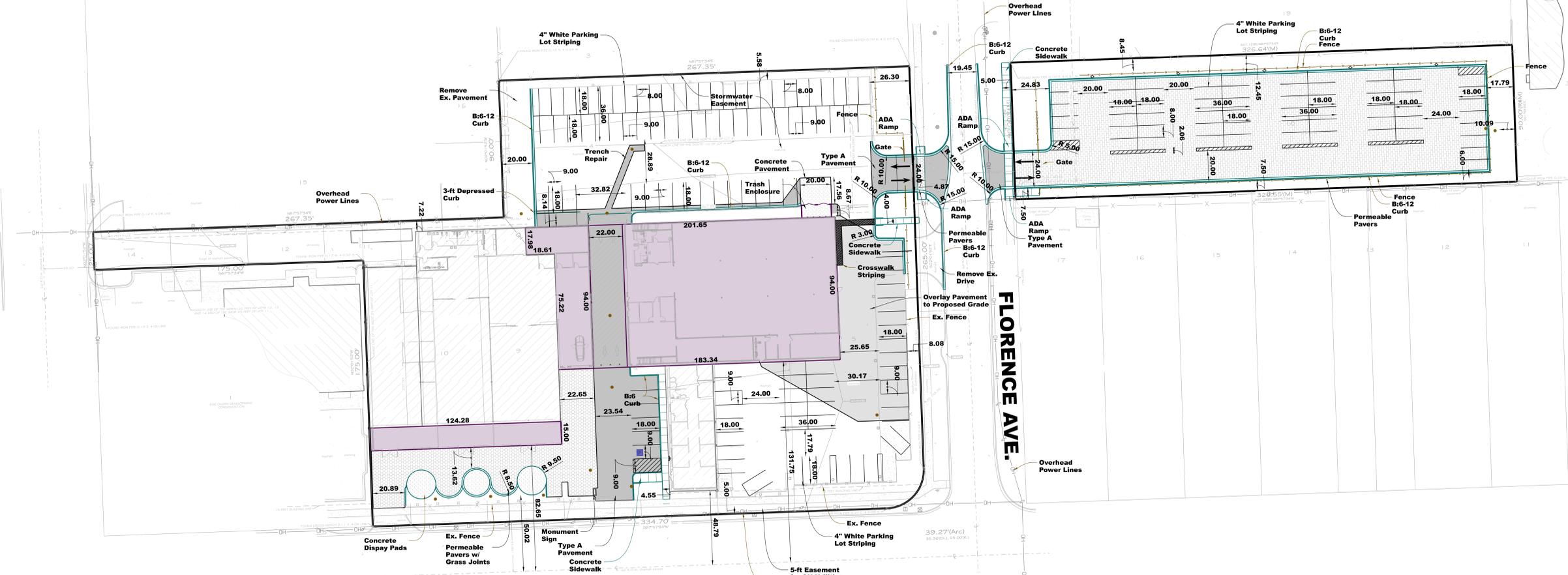
1 SOUTH ELEVATION
A2.0 Scale: 3/32" = 1'-0"



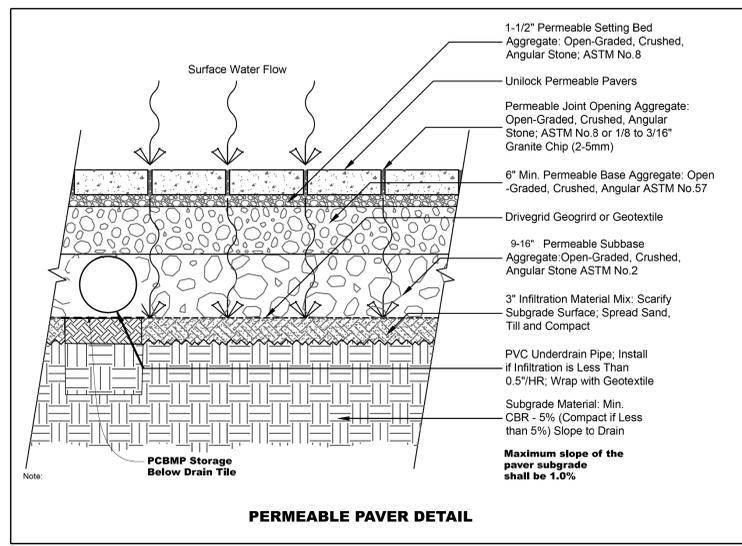
FAIRVIEW AVE.

FLORENCE AVE.

OGDEN AVE.



SITE DATA TABLE	
303 Ogden	
Site Area =	2.3 Ac.
Existing Building =	18,621 s. ft.
Building Removed =	1,238 s. ft.
Building Addition =	17,347 s. ft.
Total Building =	34,730 s. ft.
Car Storage =	99 Spaces
Customer Parking =	6 spaces
ADA Parking =	1
Permeable Pavers =	4,934 s. ft.
Landscape Area =	12,150 s. ft.
East Parking Lot	
Site Area =	0.67 Ac.
Car Storage =	61 Spaces
Permeable Pavers =	19,768 s. ft.
Impervious Area =	1,115 s. ft.
Landscape Area =	8,302 s. ft.



LUXURY MOTORS BUILDING AND PARKING ADDITION

Prepared For: CONSTRUCTION DEVELOPMENT
300 East Lincoln Highway
Pekin, IL 61657
Phone: 231-831-0885

WEBSTER, McGRATH & AHLBERG, LTD.

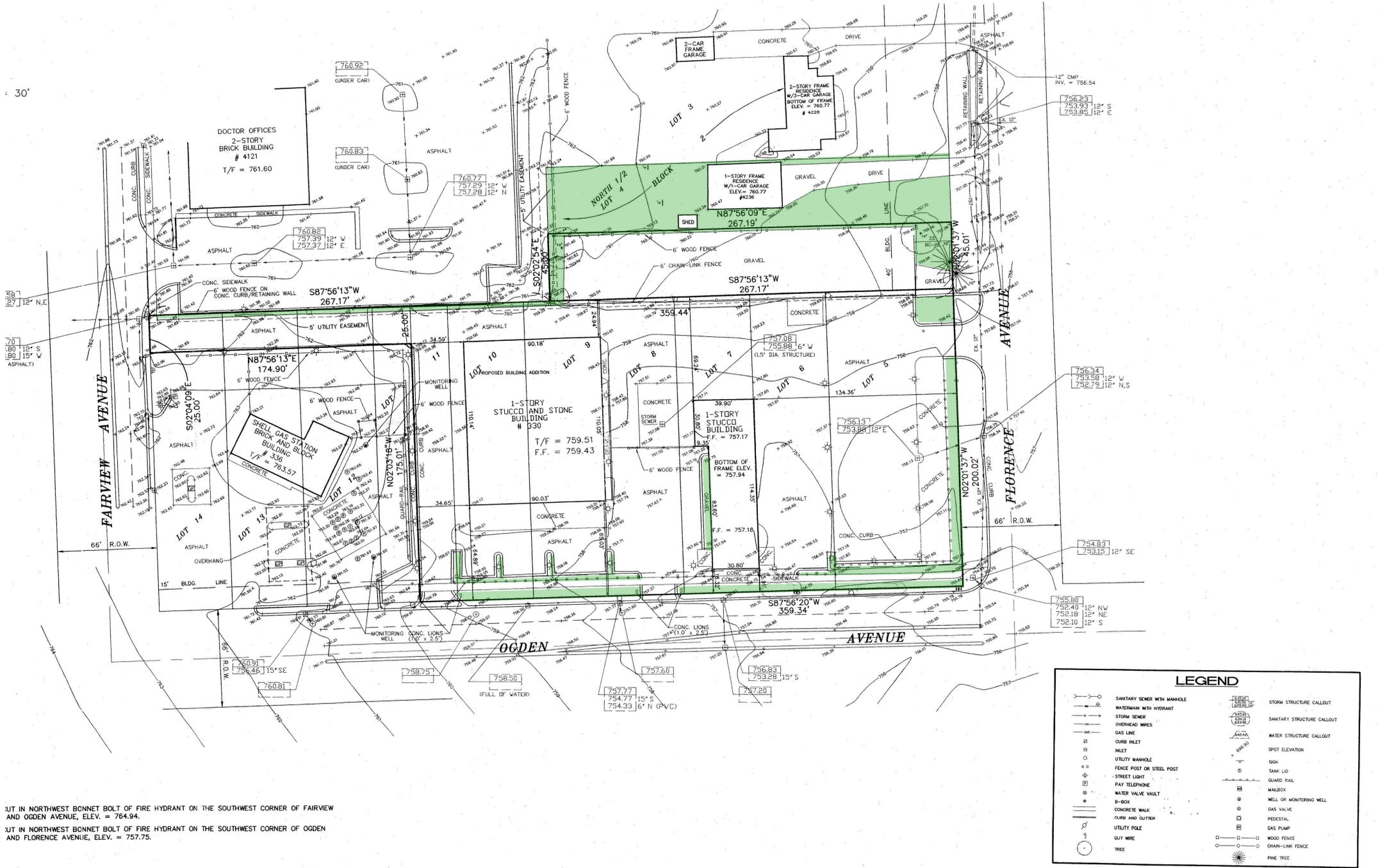


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DESIGNER PROFESSIONAL LICENSE NO. 156000101

BY	DATE	REVISION DESCRIPTION
	02-13-24	Village Review
	02-14-24	Village Review

Section Township-Range	
County: NW 1/4, 04-38-11	
JOB # 44837	SUBJ: Others
DRAWN: BMB	REVIEW: SMR
SCALE: 1" = 30'	DATE: 01-03-24
SHEET NAME	

CIVIL SITE PLAN
SP-1



UT IN NORTHWEST BONNET BOLT OF FIRE HYDRANT ON THE SOUTHWEST CORNER OF FAIRVIEW AND OGDEN AVENUE, ELEV. = 764.94.

UT IN NORTHWEST BONNET BOLT OF FIRE HYDRANT ON THE SOUTHWEST CORNER OF OGDEN AND FLORENCE AVENUE, ELEV. = 757.75.

LEGEND	
	SANITARY SEWER WITH MANHOLE
	WATERMAIN WITH HYDRANT
	STORM SEWER
	OVERHEAD WIRES
	GAS LINE
	CURB INLET
	INLET
	UTILITY MANHOLE
	FENCE POST OR STEEL POST
	STREET LIGHT
	PAY TELEPHONE
	WATER VALVE VAULT
	B-BOX
	CONCRETE WALK
	CURB AND GUTTER
	UTILITY POLE
	GUY WIRE
	TREE
	STORM STRUCTURE CALLOUT
	SANITARY STRUCTURE CALLOUT
	WATER STRUCTURE CALLOUT
	SPOT ELEVATION
	SIGN
	TANK LID
	GUARD RAIL
	MANHOLE
	WELL OR MONITORING WELL
	GAS VALVE
	PEDESTAL
	GAS PUMP
	WOOD FENCE
	CHAIN-LINK FENCE
	PINE TREE

303 Ogden

Impervious Area Calculations
 Site Area = 2.3 ac. (100,242 s. ft.)

February 1992
 Impervious Area = 84,232 s. ft. (includes gravel areas)
 Pervious Area = 16,010 s. ft.

Current
 Impervious Area = 89,358 s. ft. (includes existing pavers)
 Pervious Area = 10,884 s. ft.

2024 Building Addition
 Impervious Area = 83,158 s. ft.
 Pervious Area = 17,084 s. ft.
 (4,934 s. ft. permeable pavers = 12,150 s. ft. landscape area)

Net Reduction of Impervious Area from 1992 = 1,074 s. ft.
Net Reduction of Impervious Area from Existing Condition = 6,200 s. ft.

CONSULTANTS, INC.
 UT AVE. DOWNERS GROVE, ILL.

**ENGINEERS
SURVEYORS**

LUXURY MOTORS
 330 OGDEN AVE.
 DOWNERS GROVE, IL. 60515

LUXURY MOTORS
 PARKING LOT EXPANSION

**EXISTING
TOPOGRAPHY**

DATE	NO.	DESCRIPTION
2/11/04	3	FOR 200M
4/29/03	2	PER VILLAGE REVIEW
5/24/03	1	PER VILLAGE REVIEW
		REVISION

DRAWN	SJF	SCALE	1" = 30'	SHEET	2	OF	5
DESIGNED	DATE	PROJECT NO.					
BY	EFS/JHS	1-10-03	2000038C				

**LUXURY MOTORS
BUILDING AND PARKING ADDITION**

WMA
 WEBSTER, MCGRATH & AHLBERG, LTD.
 LAND SURVEYING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE

Section Township-Range
 County: NW 04-38-11

JOB # 44837 SURV: Others

DRAWN: BMB REVIEW: SMR

SCALE: 1" = 30' DATE: 01-03-24

**1992
IMPERVIOUS
AREA
EXHIBIT**

IE-1



GL LED LLC US Lighting
 501 W 18TH ST
 Chicago, IL 60616
 T (312) 600-9363
 Admin@GLEDUS.com

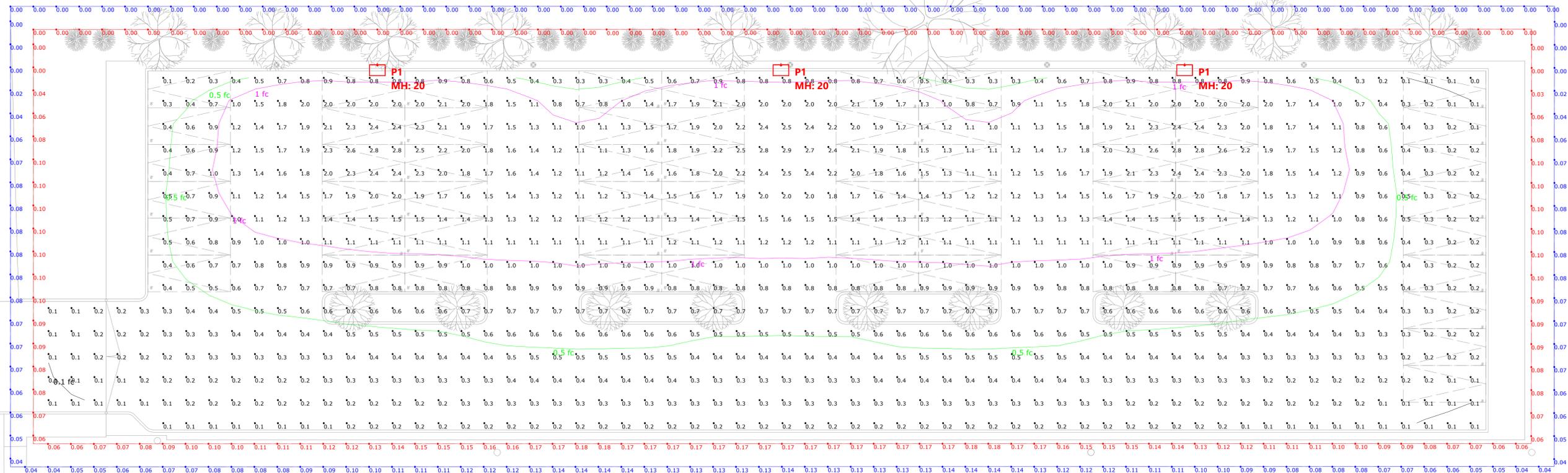
Prepared For:

Comments

Date

Rev

Project Name: **Parking Lot**
4237 Florence Ave
Downers Grove, IL 60515
 SCALE: 1:10
 Date: **12/28/2023**



Isoline Legend	
Illuminance (Fc)	
Color	Value
Grey	0.1
Green	0.5
Pink	1

Calculation Summary									
Label	Grid Elevation	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
5FT BEYOND PROPERTY LINE	0	Illuminance	Fc	0.05	0.14	0.00	N.A.	N.A.	
PARKING LOT	0	Illuminance	Fc	0.87	2.9	0.0	N.A.	N.A.	
PROPERTY LINE	0	Illuminance	Fc	0.07	0.18	0.00	N.A.	N.A.	

Luminaire Schedule								
Symbol	Label	Qty	Lum. Watts	Lum. Lumens	[MANUFAC]	[LUMCAT]	Mounting Height	LLF
	P1	3	93.04	8360	Lithonia Lighting	DSX0 LED P4 40K 70CRI BLC4	20	0.900

Luminaire Location Summary						
LumNo	Label	Insertion Point			Orient	Tilt
		X	Y	Z		
2	P1	75.002	82.33	20	270	0
3	P1	163.002	82.33	20	270	0
4	P1	251.002	82.33	20	270	0



9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Sam DeStefano
Construction Development Inc.

FROM: Michael A. Werthmann, P.E., PTOE
Principal

DATE: March 13, 2024

SUBJECT: Preliminary Traffic Statement
Proposed Perillo Auto Dealership Expansion
Downers Grove, Illinois

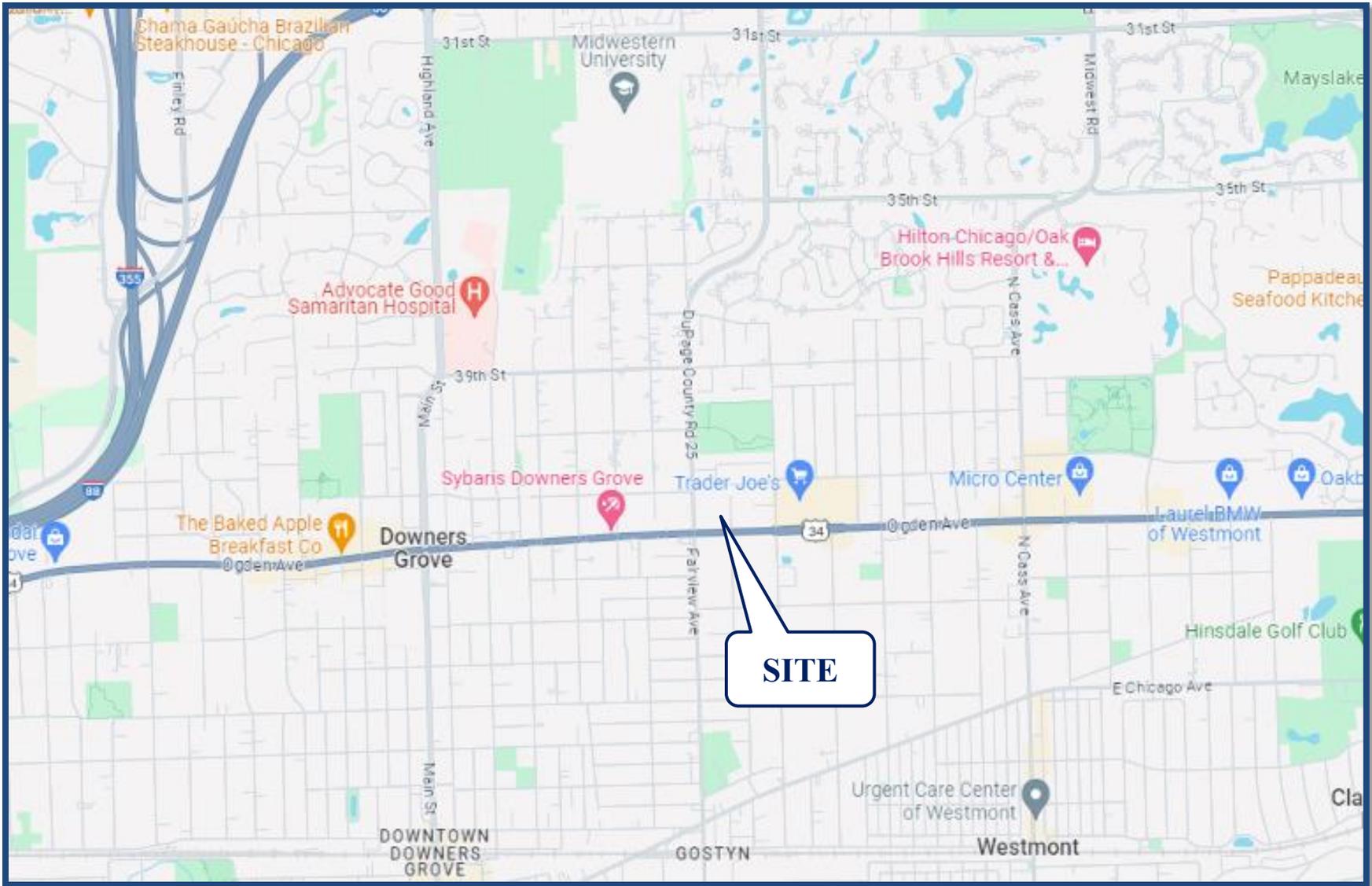
This memorandum summarizes the results and findings of a preliminary traffic statement prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed expansion of the Perillo auto dealership located in Downers Grove, Illinois. The dealership, which sells and services primarily Rolls Royce, Bentley, and Lamborghini vehicles, is located in the northwest quadrant of the intersection of Ogden Avenue (U.S. Route 34) with Florence Avenue. Currently, the dealership has approximately 18,561 square feet of total space located in two buildings that contain a showroom/sales floor, a service department, and offices. Access to the dealership is currently provided via two access drives on Ogden Avenue and one access drive on Florence Avenue. **Figure 1** shows the location of the dealership and **Figure 2** shows an aerial view of the dealership.

As proposed, both the eastern and western buildings will be expanded and remodeled to provide a total of 39,055 square feet of space. The primary purpose for the expanded dealership is to enlarge and relocate the service department as well as to enlarge the showroom/sales floor. As part of the expansion, access to the expanded dealership will be provided via the two existing Ogden Avenue access drives and the relocation of the Florence Avenue access drive approximately 50 feet north of its existing location. In addition, a vehicle inventory parking lot is to be located on the east side of Florence Avenue immediately north of the commercial uses located along the north side of Ogden Avenue. The new vehicle inventory parking lot is to provide a total of 61 parking spaces with access provided via a single access drive located on the east side of Florence Avenue opposite the relocated access drive serving the dealership. A copy of the proposed site plan is included in the Appendix.

Existing Roadway Characteristics

The following summarizes the physical and operating characteristics of the area roadways.

Ogden Avenue (U.S. Route 34) is arterial road that extends in an east-west direction in the vicinity of the site and has two lanes in each direction divided by a center median. Left-turn movements to Florence Avenue are accommodated via a center, two-way left-turn lane. Ogden Avenue is under the jurisdiction of the Illinois Department of Transportation (IDOT), has an Average Annual Daily Traffic (AADT) volume of 26,600 vehicles (IDOT 2021), and has a posted speed limit of 35 mph.



Site Location

Figure 1



Aerial View of Site

Figure 1

Florence Avenue is generally a north-south, local road that has one vehicle lane in each direction. At its unsignalized intersection with Ogden Avenue, Florence Avenue has single-lane approaches that are under stop sign control. Florence Avenue is under the jurisdiction of the Village of Downers Grove.

Trip Generation

Table 1 provides a comparison of several physical and operating characteristics of the existing and proposed dealership as provided by the operator. As indicated previously, the dealership sells and services primarily Rolls Royce, Bentley, and Lamborghini vehicles. In addition, even with the expansion, the overall size of the dealership is smaller than a typical dealership. As such, given the size of the dealership and the luxury type vehicles that are sold/serviced, the dealership generates a significantly lower volume of traffic than a typical dealership. This is evident in the existing number of daily services appointments (see Table 1). Further, as shown in Table 1, the expanded dealership is projected to have a limited increase in the number of employees, vehicle sales, and service appointments. In addition, it is important to note that the additional vehicles sales and service appointments are anticipated to be distributed throughout the day. As such, the increase in traffic from the expanded dealership is projected to be limited and the overall traffic to be generated by the expanded dealership will be lower than a typical dealership.

Table 1

COMPARISON OF PHYSICAL AND OPERATING CHARACTERISTICS EXISTING DEALERSHIP VERSUS EXPANDED DEALERSHIP

	Existing Dealership	Proposed Expanded Dealership
Total Square Footage	18,561	39,055 s.f.
Service Department Vehicle Lifts	9	13
Number of Employees	30	40
Number of Service Appointments	10	20

Site Access

Access to the expanded dealership and the proposed vehicle inventory parking lot is to be provided via the existing two access drives on Ogden Avenue, the relocation of the existing Florence Avenue access drive, and a proposed access drive on Florence Avenue serving the vehicle inventory parking lot. The following summarizes the design and locations of the access drives:

- The existing eastern Ogden Avenue access drive is located on the north side of the road approximately 230 feet west of Florence Avenue and will primarily serve the service department and the customer parking. This access drive provides one inbound lane and one outbound lane. Left-turn movements to this access drive are accommodated via the Ogden Avenue striped median as well as the taper for the Ogden Avenue westbound left-turn lane serving Fairview Avenue.

- The existing western Ogden Avenue access drive is located on the north side of the road approximately 375 feet west of Florence Avenue and will primarily serve several parking spaces used for vehicle inventory and the front of the dealership. Given that the east-west circulation road between the two Ogden Avenue access drives provides for one-way westbound traffic flow, this access drive should be restricted to outbound movements only via signage (“Do Not Enter” signs). Further, consideration should be given to prohibiting the outbound left-turn movement, particularly during the critical weekday morning and evening peak periods.
- The existing Florence Avenue access drive serving the dealership is proposed to be relocated approximately 50 feet north of its current location and will primarily serve the employee parking and vehicle inventory parking and provide secondary access to and from the service department. This access drive will provide one inbound lane and one outbound lane.
- Access to the proposed vehicle inventory parking lot to be located on the east side of Florence Avenue is to be provided via one access drive located on the east side of Florence Avenue opposite the relocated Florence Avenue access drive. This access drive will provide one inbound lane and one outbound lane.

The outbound lanes at all the access drives should be under stop sign control.

The four access drives will provide efficient and orderly access to and from the proposed expanded dealership and vehicle inventory parking lot with limited impact on the existing through traffic.

Design of New Vehicle Inventory Park Lot

As indicated previously, the new vehicle inventory parking lot will provide a total of 61 parking spaces. As proposed, the design of the parking lot will require the following variances from the Downers Grove zoning ordinance:

- The width of the parking spaces will be eight feet wide when the ordinance requires nine-foot wide parking spaces.
- The width of the two-way parking aisles will be 20 feet wide when the ordinance requires 24-foot wide two-way parking aisles.

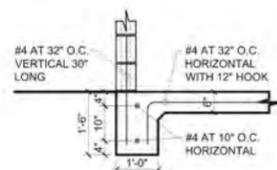
The requested variances from the zoning ordinance are appropriate and will provide for efficient and orderly circulation and parking due to (1) the very low turnover of the parking spaces as they will be used for storing vehicles only and (2) the fact that only dealership employees will be parking the vehicles, who will be very familiar with the operation of the parking lot.

Appendix

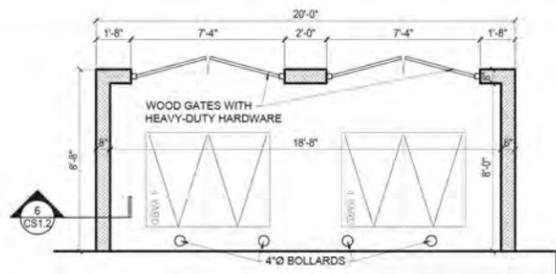
330 OGDEN AVENUE

DOWNERS GROVE

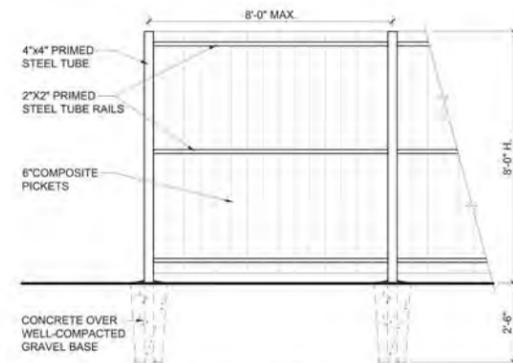
ILLINOIS



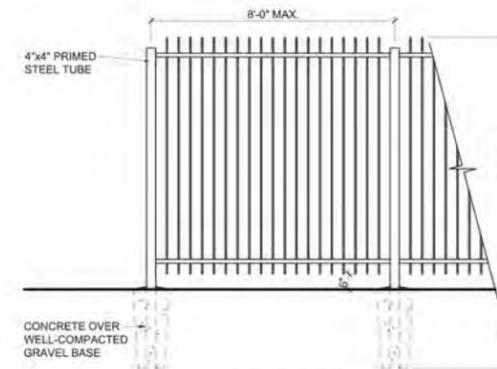
6 TRASH ENCLOSURE THICKENED SLAB DETAIL
CS1.2 Scale: 1/4" = 1'-0"



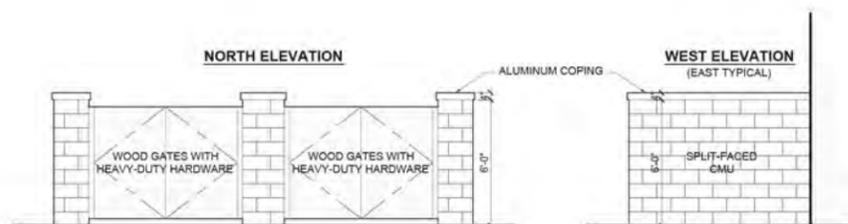
5 TRASH ENCLOSURE PLAN
CS1.2 Scale: 1/4" = 1'-0"



FENCE ELEVATION



STEEL FENCE ELEVATION



4 TRASH ENCLOSURE ELEVATIONS
CS1.2 Scale: 1/4" = 1'-0"



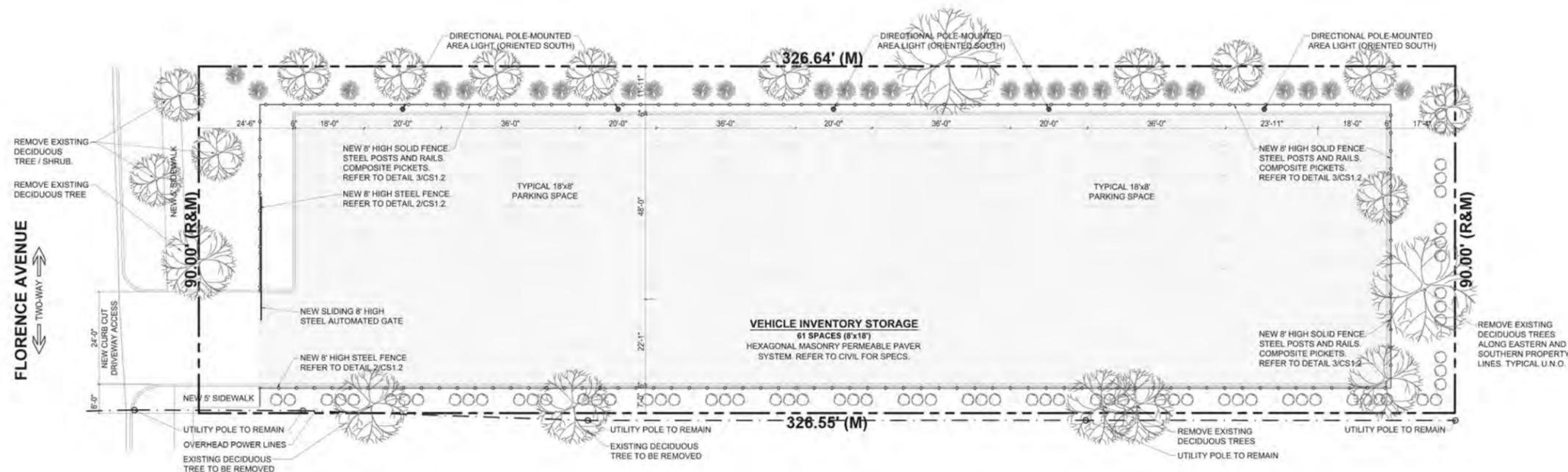
STEEL FENCE PLAN



STEEL FENCE PLAN

3 STEEL & COMPOSITE FENCE DETAILS
CS1.2 Scale: 1/4" = 1'-0"

2 STEEL FENCE DETAILS
CS1.2 Scale: 1/4" = 1'-0"



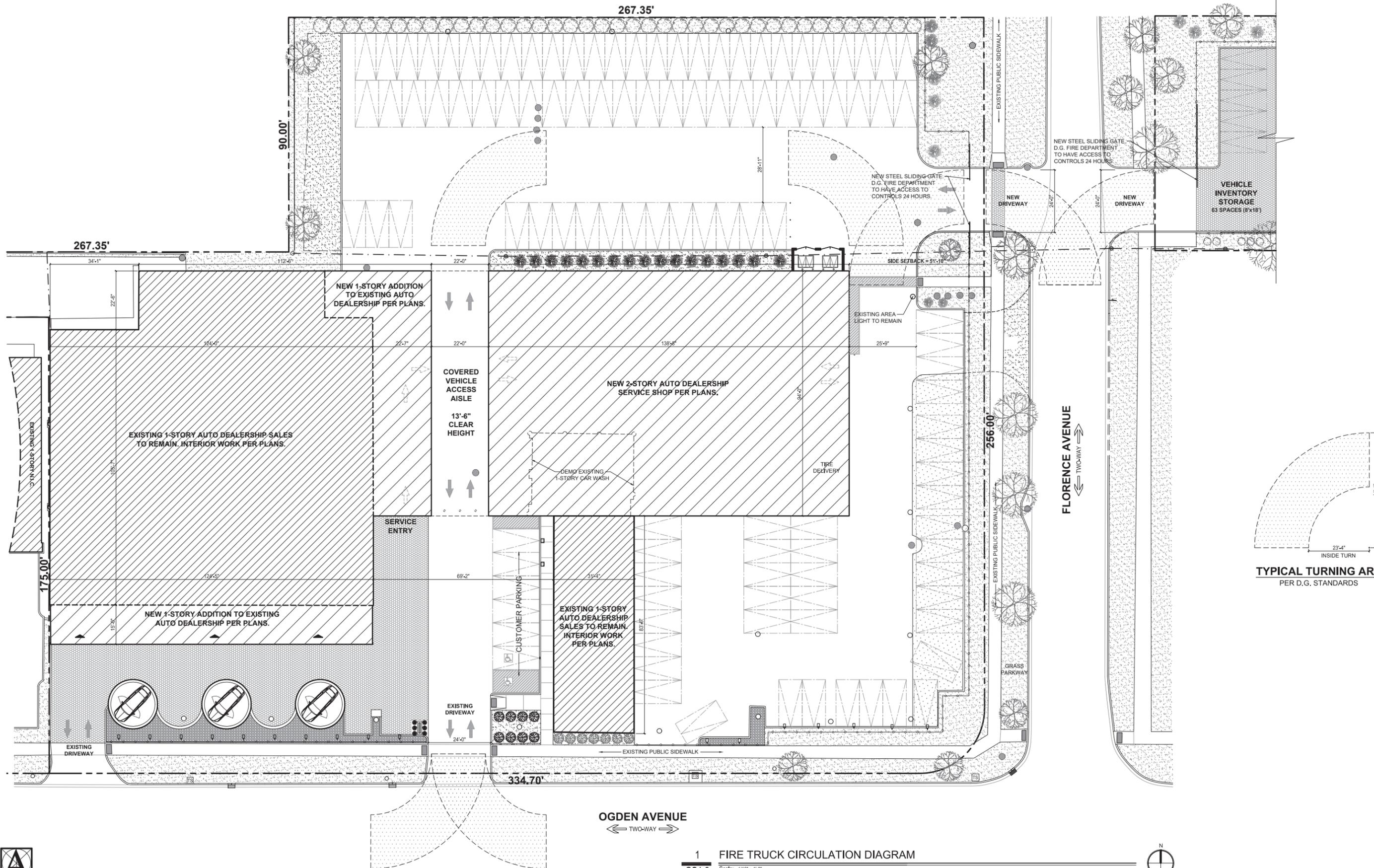
1 PARTIAL SITE PLAN (EAST)
CS1.2 Scale: 1/16" = 1'-0"

REDUCED AISLE / PARKING SPACE SIZE
REDUCED AISLE WIDTH AND REDUCED PARKING SPACE DIMENSIONS APPROPRIATE FOR THE SPECIFIC USE (VEHICLE INVENTORY STORAGE ONLY) OF THIS LOT. ALL PUBLIC/CUSTOMER SPACES AND ASSOCIATED DRIVE AISLES MEET D.G. STANDARDS.

330 OGDEN AVENUE

DOWNERS GROVE

ILLINOIS



1 FIRE TRUCK CIRCULATION DIAGRAM
 CS1.3 Scale: 1/16" = 1'-0"



DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

April 1, 2024, 7:00 P.M.

23-PCE-0031: A PETITION SEEKING APPROVAL FOR A PLANNED UNIT DEVELOPMENT, A REZONING FROM B-3, GENERAL SERVICES AND HIGHWAY BUSINESS AND R-1, RESIDENTIAL DETACHED HOUSE 1 TO B-3/PUD, GENERAL SERVICES AND HIGHWAY BUSINESS/PLANNED UNIT DEVELOPMENT, A SPECIAL USE TO EXPAND AN EXISTING AUTOMOBILE DEALERSHIP, AND A SPECIAL USE TO CONSTRUCT AN ACCESSORY STRUCTURE ON A LOT OF RECORD PRIOR TO THE CONSTRUCTION OF A PRINCIPAL STRUCTURE. THE PROPERTY IS CURRENTLY ZONED B-3, GENERAL SERVICES AND HIGHWAY BUSINESS AND R-1, RESIDENTIAL DETACHED HOUSE 1. THE PROPERTY IS LOCATED NORTH OF THE INTERSECTION OF OGDEN AVENUE AND FLORENCE AVENUE. ONE PORTION OF THE PROPERTY IS LOCATED DIRECTLY NORTHWEST OF THE INTERSECTION WHILE THE SECOND PORTION OF THE PROPERTY IS APPROXIMATELY 178 FEET NORTHEAST OF THIS INTERSECTION. (PINS: 09-04-110-023, -024, -026, -027, -028, -029, -030, 09-04-111-012, -027, -028). SAM DESTEFANO, PETITIONER, 330 OGDEN AVENUE INC. AND 4241 FLORENCE AVENUE, LLC, OWNERS.

Ben West, Axios Architects, explained the Perillo Automotive Group is developing a property at 4241 Florence Ave and remodeling the existing property at 330 Ogden Ave. He stated the project included site development and construction of an automotive center housing Rolls-Royce, Bentley, and Lamborghini vehicles, and the Florence Ave parcel would be a parking lot. He stated the development would be a 20,000 square foot expansion of the existing car dealership, with additions to the existing building and the construction of a new service building. He said the new service building will occupy part of the existing pre-owned car lot and the existing sales building, bringing the total building area to 39,000 square feet. Mr. West expressed the existing access drive at Florence Avenue will be relocated 55 feet to the north, service vehicles will access the site from the new driveway, the combined sites will contain 175 outdoor parking spaces, the Florence Ave lot will be used for vehicle inventory storage only, the parking area will have a fence and open steel fence on the west, and the entire lot will be screened by new landscaping. He said proposed parking space dimensions were reduced from the Downers Grove standard down to 8 x 18, requested variances were appropriate, and width reductions and elimination of landscape items are appropriate. He discussed the west building will consist of showrooms, service valet, and customer restrooms, and the service building will consist of a service center, auto part storage, employee lounge, and restrooms. He also discussed signage, entitlement criteria, special uses, the zoning map amendment, and existing uses. Mr. West noted some concerns that arose during a neighborhood meeting on the project, including light pollution, surface stormwater runoff, and condition of the existing fence.

Chairman Rickard asked if any commissioners had any questions.

Commissioner K. Patel asked if the intention was to have the photoelectric timer for the lighting to have that on dusk to dawn. Mr. DeStefano stated he did not wish to have any lighting with the Florence Ave light, but any time something touches the security fence, lights will be activated.

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Chairman Rickard asked the public for any questions or comments.

Norm Kerr, 1314 Maple Avenue, asked if there was going to be access off of Ogden into the dealership. He also asked if there was any demolition of the existing property or if they were adding to it. He added he was glad to see the dealership expanding with great cars. Chairman Rickard explained there was currently access from Ogden to the development, and the additional lot would have access off of Florence. He stated he believed it is selective demolition to connect what they're doing with existing.

Scott Richard, 1130 Warren Avenue, said it was in an appropriate location, but was surprised about the announcement of the parking lot not having lights. He expressed that was asking for trouble if you do not have any lighting with premium cars there. He commented he would like to see the businesses that come in try to soften the look with more greenery and foliage.

Mark Levis, resident, asked how the stormwater runoff would be handled.

Chairman Rickard asked for the staff report.

Flora Leon, Senior Planner, explained the petition was a request for a planned unit development, zoning map amendment, and two special uses, and stated the two lots for the parking lot were currently zoned R-1. She highlighted that all public noticing requirements were met, notices were mailed, the public hearing was posted in the newspaper, and signs were posted at the site, and staff received one phone call on concerns. She displayed and discussed the existing building footprints, the existing property survey, and the proposed site plan. Ms. Leon explained the special use for personal vehicle sales and proposal of a planned unit development would go from a B-3 zoning district to a B-3/PUD zoning district. She provided building renderings, discussed the entitlement request, and provided the goals of the Comprehensive Plan. Ms. Leon stated staff found special use criteria for both requests, the map amendment criteria, and planning unit criteria have all been met and recommended approval.

Chairman Rickard asked if the consolidation would include the Florence lot and still be considered administratively consolidating lots into one lot of record prior to issuing a permit. Ms. Leon explained the consolidation would be of all the pieces east of Florence and all pieces west, so it would not include the public right-of-way. There will be two separate lots, separated by the roadway instead of one.

Chairman Rickard asked if the fire department were dimensionally okay with the isle sizes provided in case of emergency to get into the lot. Ms. Leon responded the fire department did not express any concern.

Chairman Rickard asked if there were any questions for staff. There were none.

Chairman Rickard called the petitioner back up to answer any questions or make any comments.

Mr. DeStefano said on the showroom side of Ogden Avenue there is only going to be three cars displayed outside with the intent that their potential buyers already know that car is there and coming to view it and to give a more luxurious look to the dealership. He assured there would be lights on Florence that come on when someone comes near that fence, and said it would be virtually impossible

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to get a car out of the lot. He talked about the ingress/egress and noted they created a thorough way through the property to accept a hook and ladder.

Chairman Rickard asked if the common space between the townhouse development and the parking lot that was part of the stormwater solution was outside of the property and being handled by others.

Mr. West explained there were multiple measures being taken to mitigate stormwater issues, and the permeable pavement should allow a significant percentage of the stormwater to percolate down rather than running off on the site, or it will be collected by a perimeter gutter system. He stated they increased the setbacks beyond minimums. He assured this was all on their property. Mr. West stated they would be providing a landscape plan for building permit submittal and have contracted a landscaping company to conduct a survey for the existing trees and shrubbery on what needed to be kept or replaced.

Mr. DeStefano said it was a big deal for them to roll out a Rolls-Royce franchise in Downers Grove and it brings more elegance to the area, and they wanted to emulate that with the building.

Chairman Rickard as the commission for discussion.

Commissioner Toth stated it seemed to be a well thought out plan and very consistent with everything in the area.

Chairman Rickard agreed they did a good job of going through all the standards for the different requests.

Commissioner K. Patel thanked the petitioner for continuing to invest in Downers Grove, and this will be a great addition for the redevelopment of the existing building.

BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, COMMISSIONER K. PATEL MADE A MOTION THAT FOUND THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR A PLANNED UNIT DEVELOPMENT, A MAP AMENDMENT FROM B-3 GENERAL SERVICE AND HIGHWAY BUSINESS, AND R-1 RESIDENTIAL DETACHED HOUSE 1 TO B-3/PUD GENERAL SERVICES AND HIGHWAY BUSINESS PLANNED UNIT DEVELOPMENT, A SPECIAL USE TO EXPAND AN EXISTING AUTOMOBILE DEALERSHIP AT 330 OGDEN AVENUE AND A SPECIAL USE CONSTRUCT AN ACESSARY STRUCTURE PARKING LOT ON A LOT OF RECORD PRIOR TO THE CONSTRUCTION OF A PRINCIPLE STRUCTURE AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST AND THEREFORE THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 23-PCE-0033, SUBJECT TO CONDITIONS THE FIVE CONDITIONS AS LISTED ON STAFF REPORT.

SECOND BY COMMISSIONER TOTH

ROLL CALL:

DRAFT

AYE: K. PATEL, TOTH, BOYLE, V. PATEL, CHAIRMAN RICKARD

NAY: NONE

MOTION APPROVED. VOTE: 5-0

/s/ Celeste K. Weilandt
Recording Secretary

(As transcribed by Ditto Transcripts)



Flora Leon <fleon@downers.us>

Plan Commission : 330 Ogden

Geoffrey Stozek [REDACTED]
To: Flora Leon <fleon@downers.us>

Mon, Apr 1, 2024 at 1 02 PM

Thanks for the information. I've gone through the design documents and have done some additional research. I discovered that there was a prior meeting in March. If I had known I would have had time to meet with a village engineer and possibly get an answer to some design question. For now I'll just have to go with what I have

I have two areas of concern, drainage and the dead-end street.

Drainage It is obvious that much effort was put into the design and corners were not cut on the quality of the proposed construction. However, before the drainage can be designed, the permitted discharge rate must be determined. That value is a part of the bypass flow included in the outlet for the existing detention system in the Foxfire Court (FC) subdivision. The Village should have a file with the engineering details which identifies which adjacent properties were included and what volume were attributed to each. Those properties include the four lots on the east side of Florence and should include part of the properties on Ogden Avenue and possibly a part of Sady Lane Estates that is contiguous on the north.

This is critical because detention areas have limits and there are some design and construction flaws in these. Each detention area by design has an overflow which for FC is a point on the sidewalk along Cumnor Road adjacent to the retention area. Overflows are necessary in the event that there is a storm in excess of the design maximum or some malfunction preventing the outlet to drain the pond. According to the as-built drawings, for the south detention area there is an area along the rim adjacent to the building occupied by the Lincoln dealer that is slightly below the overflow elevation. For the north detention area there is a section that is more than 2 feet below the overflow elevation and slightly below the high water level. I don't have elevation data on the adjacent properties so can't comment on what would happen should the storage areas overflow. Possible concerns would be the adjacent properties and the FC basements. I've owned a home on FC since 2006 and there have not been any problems but that is not a guarantee for the future. It is clear that we need to be careful on adjacent property development to prevent additional drainage that can't be handled by the existing system.

Concerning the design as submitted, of importance is the existing condition of lot 18, the proposed parking lot parcel. At present the lot has an overall drop of about 7 feet from west to east. However it is not an even slope. There are low spots and high spots and a light ridge along part of the south property line. There are some large trees, much brush, broken limbs and branches and some trash all of which retain water and slow down flow toward FC. The proposed design includes a swale along the south property line that has an even slope of about 2.5% that will channel all water, mostly coming from the properties on Ogden, directly to the detention area. The properties on Ogden are almost all hard surface (roof and pavement). I believe the off-site drainage is a much larger issue than the on-site drainage with a well designed under pavement storage/drainage system.

Dead end street When the Foxfire Court Subdivision was proposed in the mid 90's the developer was planning what I will call Unit 2 being the extending of Foxfire Court to Florence with another 20 townhomes the same as those in the existing FC. Although dead end streets were prohibited by village ordinance, since they believed that unit 2 was coming soon, the Village allowed FC to be constructed as a "temporary" dead end. For what even reason, unit 2 never happened. I recently discovered that there was a subsequent attempt to extend FC and develop the properties residentially but it failed for economic reasons. If lot 18 becomes a commercial parking lot, that would significantly reduce the chances that the dead end street would ever be resolved. There are two issues with the dead end. 1) all larger service and emergency vehicles back in or out onto Cumnor Road. With the traffic volumes and speeds (limit is 25 but average vehicle speed exceeds 40) it's not safe. 2) The fence at the end of the street is only about 12 feet from the last driveways. There is very little space for the Village to push snow.

If lot 18 parking is approved I would like to see the Village attempt to acquire property to install either a cul-de-sac or at least a "t" turn around. That property is the rear of lots that are about 325 feet deep and do not contain any structures. Within the last few years the Village obtained an easement on one of those lots and extended a watermain over to Florence.

Thank you.

Jeff Stozek
Owner, [REDACTED]
[Quoted text hidden]