

VILLAGE OF DOWNERS GROVE
Report for the Village
6/18/2024

SUBJECT:	SUBMITTED BY:
Zoning Map Amendment, Establish a Planned Unit Development and Special Uses for 2424 Ogden Ogden Avenue	Stan Popovich Director of Community Development

SYNOPSIS

The petitioner is requesting the following approvals for an auto repair facility building:

1. A Zoning Map Amendment to rezone 2424 Ogden Avenue from B-3, General Services and Highway Business to B-3/PUD, General Services and Highway Business/Planned Unit Development
2. A Planned Unit Development (#69) at 2424 Ogden Avenue
3. A Special Use to permit an personal vehicle repair and maintenance facility

STRATEGIC PLAN ALIGNMENT

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

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the July 9, 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.

BACKGROUNDProperty Information and Zoning Request

The petitioner is proposing to expand an existing automobile dealership at 2424 Ogden Avenue (currently under construction) by building a second building to allow for additional vehicle repair and maintenance. The 2.58 acre property, located at the northeast corner of Cross Street and Ogden Avenue, is zoned B-3, General Services Highway Business.

In 2022, a Special Use was approved to allow for the construction of a 13,417 square foot automobile dealership, including a small vehicle repair and maintenance area for Genesis. The existing site is currently under construction with the one-story automobile dealership building centered on the site. The petitioner is proposing to improve the subject property by constructing an 8,765 square foot service building directly east of the automobile dealership. The service building will house ten service bays, one wash bay, employee areas

(breakroom, restrooms, and lockers), and a 995 square foot mezzanine to serve as a parts inventory room. Parking for customers, employees and vehicle displays exists on the subject property and will be sufficient for both buildings on the subject property.

The primary building façade will match exterior finishes established by the primary dealership and will be composed of the same aluminum composite materials (ACM) fascia and wall panels, insulated glass curtain wall clearstory windows, a decorative trellis, and painted synthetic stucco over masonry walls. The service center's mezzanine will mainly be open to the service center below with some space dedicated for parts storage.

The petitioner will maintain the two previously approved access points, one on Ogden Avenue and the second on Cross Street. In addition to the proposed building, the improvements to the site will include construction of a reconfigured parking lot, associated landscaping and a trash enclosure.

Compliance with the Zoning Ordinance

The property is zoned B-3, General Services and Highway Business. 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 Table 1. The PUD request is necessary in order to accommodate two buildings on the subject property.

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 Ogden Avenue and two new internal pedestrian connections to the site
- Parking lot screening and interior landscaped islands
- Dumpster enclosures and screening
- Auto services uses should be located at the western end of Ogden Avenue to enhance an existing cluster of auto dealerships

Engineering and Public Improvements

As part of the original building permit associated with the dealership building, detention and best management practices (PCBMP's) were provided to meet the Stormwater and Floodplain Ordinance. The petitioner's proposal will be required to comply with the Village's Stormwater and Floodplain Ordinance.

Public Comment

During the Plan Commission meeting, there was one question regarding which roads would be used to test drive vehicles. Staff clarified that the limitations on roads for test drives was set in place previously in 2022 when the Special Use for personal vehicle sales was granted and will be applicable to the subject property with the proposed request.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated June 3, 2024

Draft Minutes of the Plan Commission Hearing dated June 3, 2024

ORDINANCE NO. _____**AN ORDINANCE REZONING CERTAIN PROPERTY
LOCATED AT 2424 OGDEN AVENUE
(2424 OGDEN PLANNED UNIT DEVELOPMENT)**

WHEREAS, the real estate located at the northeast intersection of Ogden Avenue and Cross Street, Commonly known as 2424 Ogden Avenue, Downers Grove, Illinois, PIN 08-01-303-021, hereinafter described has been classified as "B-3, General Services and Highway Business" under 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 June 3, 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/PUD, General Services and Highway Business" the zoning classification of the following described real estate, to wit:

BEING A RESUBDIVISION OF PARTS OF LOTS 10 THROUGH 17, IN ARTHUR T. MCINTOSH & COMPANY'S FOURTH OGDEN AVENUE SUBDIVISION DESCRIBED A CONSOLIDATION OF

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 DUPAGE 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
PIN 08-01-303-021

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.

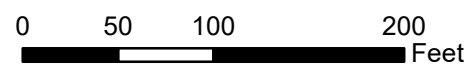
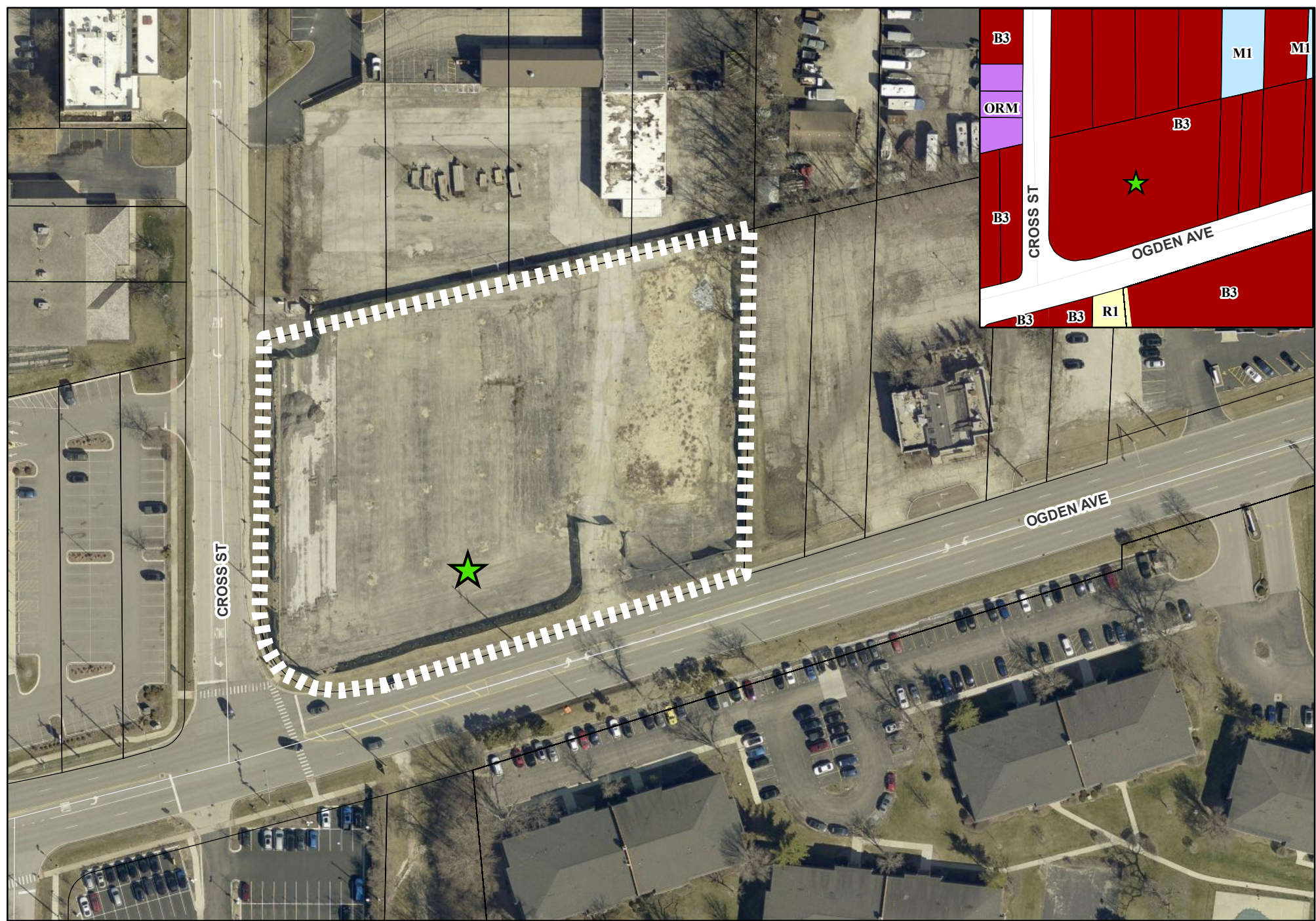
SECTION 5. This ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



2424 Ogden Avenue - Location Map

-  Subject Property
-  Project Location



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JUNE 3, 2024 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
24-PLC-0013 2424 Ogden Avenue	Planned Unit Development, Zoning Map Amendment and Special Use	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 to B-3/PUD, General Services and Highway Business/Planned Unit Development, and a Special Use to allow for vehicle repair and maintenance at 2424 Ogden Avenue.

NOTICE

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

GENERAL INFORMATION

OWNER: 2424 Ogden Avenue LLC
1 Tower Lane Suite 1840
Oakbrook Terrace, IL 60181

PETITIONER: Archideas
Joseph A Pasquinelli, AIA
311 W. Superior Street, Suite 410
Chicago IL 60654.

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Automotive Dealership
PROPERTY SIZE: 112,687 sq. ft. (2.58 acres)
PIN: 08-01-303-021

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	Corridor Commercial
	R-1, Residential Detached House 1	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. Entitlement criteria
3. Plats of Survey
4. Location Map
5. Architectural Plans
6. Engineering Plans
7. Landscape Plan
8. Photometric Plan
9. Neighborhood Meeting Summaries

PROJECT DESCRIPTION

The petitioner is proposing to expand an existing automobile dealership at 2424 Ogden Avenue by constructing a second building to allow for additional vehicle repair and maintenance. The 2.58 acre property, located at the northeast corner of Cross Street and Ogden Avenue, is zoned B-3, General Services Highway Business.

The petitioner is requesting the following approvals:

- A Special Use for Personal Vehicle Repair and Maintenance
- Final Planned Unit Development
- Zoning Map Amendment from B-3 to B-3/PUD

In 2022, a Special Use was approved to allow for the construction of a 13,417 square foot automobile dealership, including a small vehicle repair and maintenance area for Genesis. The existing site is currently under construction with the one-story automobile dealership building centered on the site.

Currently, the petitioner is proposing to improve the subject property by constructing a 8,765 square foot service building directly east of the automobile dealership. The service building will house ten service bays, one wash bay, employee areas (breakroom, restrooms, and lockers), and a 995 square foot mezzanine to serve as a parts inventory room. Parking for customers, employees and vehicle displays exists on the subject property and will be sufficient for both buildings on the subject property.

The primary building façade will match exterior finishes established by the primary dealership and will be composed of the same aluminum composite materials (ACM) fascia and wall panels, insulated glass curtain wall clearstory windows, a decorative trellis, and painted synthetic stucco over masonry walls. The service center's mezzanine will mainly be open to the service center below with some space dedicated for parts storage.

The petitioner will maintain the two previously approved access points, one on Ogden Avenue and the second on Cross Street. In addition to the proposed building, the improvements to the site will include construction of a reconfigured parking lot, associated landscaping and a trash enclosure. The petitioner is proposing a total of 109 parking spaces for the entire site. The proposed parking is designed to accommodate customer parking, service parking, employee parking and new vehicle inventory. 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 pedestrian connection between the dealership building and proposed service building is provided 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. .

The existing site is currently under construction with the one-story automobile dealership building centered on the site. 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
- 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 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 Table 1. The PUD request is necessary in order to accommodate two buildings on the subject property. Please note that the analysis below reflects the proposed additional building and parking lot modifications due to the construction of the additional building, with no deviations required from the Village Ordinance.

Table 1: Zoning Requirements

2424 Ogden Avenue	Required	Proposed
Proposed Building		
Ogden Avenue Setback (South)	75 ft. from Ogden Avenue centerline	149.95 ft. (Existing) 147.1 ft. (Proposed)
Cross Street Setback (West)	25 ft.	86 ft. (Existing) 286 ft. (Proposed)
Side Interior Setback (North)	N/A	47 ft. (Existing) 30 ft. (Proposed)
Rear Setback (East)	N/A	139 ft. (Existing) 48.5 ft. (Proposed)
Parking		
Ogden Avenue Setback (South)	50 ft. from Ogden Avenue centerline	56 ft. (Existing) 58.2 ft. (Proposed)
Cross Street Setback (West)	8 ft.	19 ft. (No Changes)
Side Interior Setback (North)	N/A	3.53 ft. (Existing) 51 ft. (Proposed)
Rear Setback (East)	N/A	3.4 ft. (Proposed)
Other		
Floor Area Ratio	0.75 (max)	0.2
Building Height	60 ft. (max)	25 ft.
Open Space	11,269 sq. ft. (10%)	19,505.44 sq. ft. (17.3%)
Street Yard Landscape Open Space	5,635 sq. ft. (50% min)	15,306.87 sq. ft. (78.47%)
Parking & Stacking Spaces	54	109
Building Coverage	N/A	21,187 sq. ft.

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.” The proposed development provides a development that is consistent with the goals and policies of the Comprehensive Plan as identified above.

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.
- Flexibility and creativity in responding to changing social, economic and market conditions allowing greater public benefits than could be achieved using conventional zoning and development regulations
- Are compatible with surrounding areas, as determined by their arrangement, massing, form, character and landscaping.
- Attractive, high-quality landscaping, lighting, architecture and signage that reflects the unique character of the Village and the surrounding area.

The proposed development meets the provisions of a Planned Unit Development. The development is in close proximity to other auto related uses in the Ogden Avenue Corridor and provides a high-quality building and improvements that are compatible with the surrounding area.

Signage

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.

ENGINEERING/PUBLIC IMPROVEMENTS

As part of the original building permit associated with the dealership building, detention and best management practices (PCBMP’s) were provided to meet the Stormwater and Floodplain Ordinance. At the time of building permit application for the proposed service building, the petitioner will provide a stormwater report and analysis that will determine if additional detention will be required. The petitioner’s proposal will be required to comply with the Village’s Stormwater and Floodplain Ordinance.

The fire hydrant location will be updated to be centrally located between the existing dealership and proposed service building. Additionally, a water service line will be added to serve the proposed service building. Directly north of the proposed service building a new sanitary sewer service line will also be provided and connected to a sanitary lift station available in the area.

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 through the center of the site allows access around both buildings.

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.

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 neighborhood meetings on May 9, 2024 and May 22, 2024.

The comments provided at the neighborhood meeting are provided in the attached Neighborhood Meeting Summary.

STANDARDS OF APPROVAL

The petitioner is requesting a Planned Unit Development, Zoning Map Amendment, and a Special Use to allow for vehicle repair and maintenance. The review and approval criteria 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.

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*

3. *welfare of the neighborhood or community.*
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.

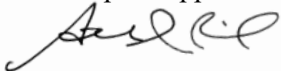
DRAFT MOTION

Staff will provide a recommendation at the June 3rd, 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 24-PCE-0010:

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 to B-3/PUD, General Services and Highway Business/Planned Unit Development, and a Special Use to allow for vehicle repair and maintenance 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 24-PCE-0013, subject to the following conditions:

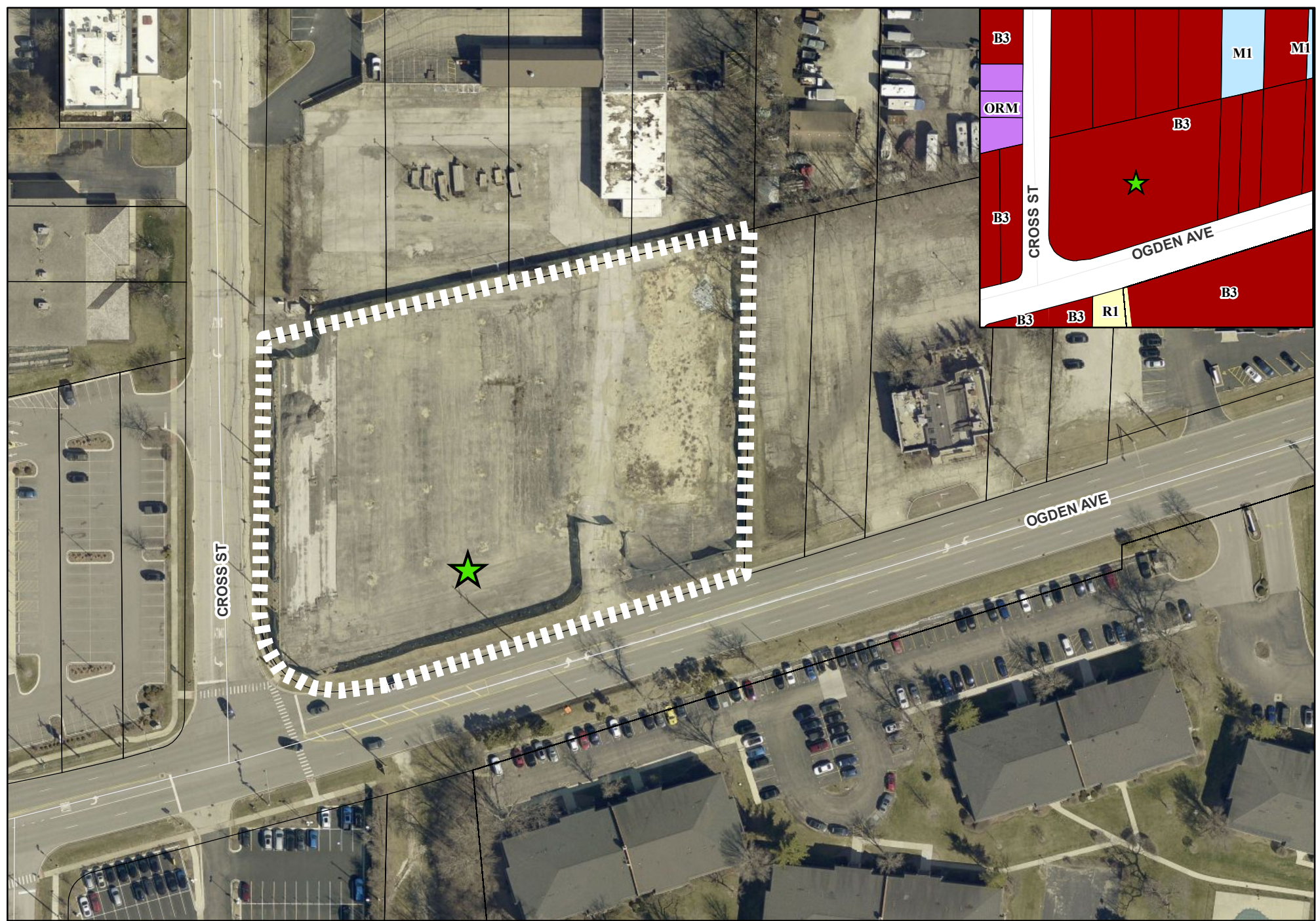
1. The Planned Unit Development, Rezoning and Special Use shall substantially conform to the staff report; architectural drawings prepared by dated April 5, 2024 and last revised on May 15, 2024, and engineering and landscape drawings prepared by Kimley Horn dated April 5, 2024 last revised on May 15, 2024, except as such plans may be modified to conform to the Village codes and ordinances.
2. The following easement will be required prior to occupancy approval:
 - 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.
3. IDOT and DUDOT approval for the proposed work in the Ogden Avenue and Cross Street rights-of-way shall be required.

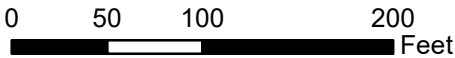
Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP; fl





2424 Ogden Avenue - Location Map

 Subject Property
 Project Location



ARCHIDEAS

ARCHITECTURE

INTERIORS

PLANNING

GENESIS SERVICE BUILDING – Plan Commission
Submittal – REV 2

PROJECT SUMMARY

The Genesis Dealership, currently under construction, was originally planned to sell and service mostly electric vehicles (EV's) in keeping with the Genesis Brand's vision for the future. Since EV's have fewer moving parts and don't require the same level of service as vehicles with internal combustion engines (ICE vehicles), only three service bays were planned. However, the switch to EV's has been slower than anticipated, so this Dealership is now required by Genesis to service ICE vehicles. To meet the expected service demand, Genesis is proposing a second building on site to service these vehicles.

The new 8,765 SF Service Building, with (10) service bays and (1) wash bay, is proposed on the eastern portion of the site where Genesis had planned to park for-sale inventory-vehicles. The new building will match the high standard for exterior finishes established by the primary Dealership building including the same ACM fascia and wall panels, insulated glass curtain wall clearstory windows, a decorative "trellis," and painted synthetic stucco over masonry walls. In addition to the (10) service bays, the interior includes a wash bay, employee areas including a breakroom, rest rooms and lockers, and support spaces for ancillary equipment and mechanicals, and a parts inventory room (on the small mezzanine – 995 SF).

The customer service experience will remain as originally planned for the Dealership Building with customers arriving at the service drop-off portal where they are greeted by the Genesis service team. Vehicles scheduled for service will be driven by technicians to the appropriate service bay for either EV service or ICE service in the new building.

Vehicular and pedestrian site circulation will remain as originally planned for the original Genesis project with slight modifications to address the location of the new building. A continuous drive now circulates around the new building providing access to the overhead doors on the east, west and north sides of the new building. The drive also provides access to perimeter parking for staff and for Genesis for-sale inventory-vehicle parking. The landscape plan also remains as close to the original design as possible and includes a new landscape area immediately adjacent to the south side of the new building and is intended to address best management practices for stormwater run-off.



ARCHIDEAS

ARCHITECTURE
INTERIORS
PLANNING

GENESIS SERVICE BUILDING – Plan Commission Submittal – REV 2

REVIEW AND APPROVAL CRITERIA



Planned Unit Development

Form #PC01

Review and Approval Criteria

Address of Project Site: GENESIS DEALERSHIP - 2424 Ogden Avenue

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 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.
RESPONSE: See below.
2. Whether the proposed PUD plan and map amendment would be consistent with the Comprehensive Plan and any other adopted plans for the subject area.
RESPONSE: The new building being proposed serves the original and previously approved, planned and permitted Genesis Dealership building. The new building meets the same criteria and is consistent with the Comprehensive Plan.
3. Whether PUD plan complies with the PUD overlay district provisions of Sec. 4.030. - OBJECTIVES
 - a. The new development is consistent with the Comprehensive Plan
 - b. The project provides improved pedestrian connectivity throughout the site and along the retail corridor.
 - c. The building design will provide an attractive anchor to the auto dealerships at the western end of Ogden Ave. High quality landscaping and screening at the perimeter of the site, along both street frontages, further enhance the quality of the development and to the benefit of the surrounding sites.
 - d. Sustainable site features include permeable pavers and landscape areas design to provide water quality benefits by filtering storm water run-off before releasing to the underground storm water system.
 - e. The design of the Service Building is complimentary to the design of the Dealership building; both buildings present a high quality appearance through an attractive combination of vision glass and metal panel, highlighting the star of the show, the Genesis vehicles themselves.
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.
RESPONSE: See above.
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.
RESPONSE: See above



ARCHIDEAS

ARCHITECTURE
INTERIORS
PLANNING

GENESIS SERVICE BUILDING – Plan Commission Submission – REV 2

REVIEW AND APPROVAL CRITERIA



Special Uses

Review and Approval Criteria

Form #PC02

Address of Project Site: GENESIS DEALERSHIP - 2424 Ogden Avenue

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.

RESPONSE: The current proposed 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.

RESPONSE: The project is located in the west end of the Ogden corridor character area as defined in the 2021 zoning map. The area is planned to be an auto-oriented corridor as defined by its traffic volume, design, development pattern, scale and land use. The new building will provide needed service capacity for the Genesis Dealership and will enhance the design of the existing building by matching its form, and high quality exterior finishes.

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.

RESPONSE: The new service building will compliment the stunning design of the primary Genesis Dealership building which in itself elevates the sense of quality in buildings adjacent to the site and along the entire corridor.



ARCHIDEAS

ARCHITECTURE
INTERIORS
PLANNING

GENESIS SERVICE BUILDING – Plan Commission Submittal – REV 2

REVIEW AND APPROVAL CRITERIA



Zoning Map Amendments

Form #PC03

Review and Approval Criteria

Address of Project Site: GENESIS DEALERSHIP - 2424 Ogden Avenue

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.
RESPONSE: The development of this parcel is consistent with neighboring retail properties.
2. The extent to which the particular zoning restrictions affect property values.
RESPONSE: The zoning requirements for this site ensure a high level of building and site improvement elevating the quality of the Ogden Ave. corridor.
3. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.
RESPONSE: The proposed development will have positive impacts on the neighborhood. For example, the pedestrian connectivity through the site will provide a means for pedestrians to safely navigate along the commercial corridor.
4. The suitability of the subject property for the zoned purposes.
RESPONSE: The project benefits from its desirable location at the corner of Cross Street and Ogden Ave., providing access to both streets with the additional benefit of protected access due to the traffic signal at the corner.
5. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.
RESPONSE: The previous user was not subject to the requirements of the current zoning ordinance. This new development provides an opportunity to solidify the standards by which future projects are developed.
6. The value to the community of the proposed use.
RESPONSE: Please see above.
7. The Comprehensive Plan.
RESPONSE: The development of this parcel is consistent with neighboring retail properties and promotes exciting commercial development along the commercial corridor.



ARCHIDEAS

ARCHITECTURE
INTERIORS
PLANNING

GENESIS SERVICE BUILDING – Plan Commission Submittal – REV 2

ZONING ANALYSIS

PROJECT NAME:	GENESIS OF DOWNERS GROVE - SERVICE BUILDING				
ADDRESS:	2424 OGDEN AVENUE				
PIN:	08-01-303-021				
ZONING DISTRICT:	B-3, GENERAL SERVICES AND HIGHWAY BUSINESS				
EXISTING USE:	PERSONAL VEHICLE SALES				
PROPOSED USE:	PERSONAL VEHICLE SALES & REPAIR				
PETITION TYPE:	PUD APPROVAL, MAP AMENDMENT APPROVAL, SPECIAL USE APPROVAL				
DEVIATIONS:	N/A				
COVERAGE:	13,417 SF (DEALERSHIP BUILDING) + 7,770 SF (PROPOSED SERVICE BUILDING) = 21,187 SF				
REQUIREMENT	FACTOR	REQUIRED	PROVIDED	MEETS REQ.?	DIFFERENCE
LOT FRONTAGE	MINIMUM	100'	658.62'	YES	+558.62
LOT AREA	MINIMUM	N/A	2.5869 ACRES (112,687 SF)	YES	N/A
LOT WIDTH	MINIMUM	80' (OR 75%)	393'	YES	+313'
STREET YARD SETBACK	MINIMUM	75' (FROM ROW)	139.35'	YES	+11
REAR YARD SETBACK	MINIMUM	N/A	32.92'	YES	N/A
SIDE YARD SETBACK	MINIMUM	N/A	48.35'	YES	N/A
HEIGHT	MAXIMUM	60'	25'	YES	-35'
OPEN SPACE	MINIMUM	10% (11,268.7 SF)	17.30% (19,505.44 SF)	YES	+8,237.03 SF
OPEN SPACE @ STREET YARD	MINIMUM	50% OF MIN. REQ. OPEN SPACE (5,634.35 SF)	136% OF MIN. REQ. OPEN SPACE (15,306.87 SF)	YES	+9,672.52 SF
FAR	MAXIMUM	0.75 (84,314.25 SF)	0.20 (22,182 SF)	YES	-62,132.25 SF
PARKING	MINIMUM	54 SPACES	109	YES	+55
EXISTING DEALERSHIP BUILDING (2 PER 1,000 SF OF SHOWROOM AREA) + [(VEHICLE DISPLAY AREA / 1,000 SF) x 0.4] + (3 PER SERVICE BAY) [(3549 SF / 1000 SF) x 2] + [(9,678 SF / 1000 SF) x 0.4] + (3 x 3) = (8 + 4 + 9) = 21 SPACES PROPOSED SERVICE BUILDING (3 PER SERVICE BAY) (3 x 11) = 33 SPACES REQUIRED = (21 + 33) = 54 SPACES PROVIDED = (2) ADA PARKING SPACES + (52) PARKING SPACES + (55) INVENTORY PARKING SPACES = 109 SPACES					

Neighborhood Meetings Summary

From: Sava B. Micic (CIO/CTO)
Joseph A. Pasquinelli, AIA (Architect)
Danny Stojanovich (Contractor)

Meetings Held:
May 9, 2024, 5:30PM
May 22, 2024, 6:30PM

May 9, 2024
No meeting attendees

May 22, 2024
We had one attendee that arrived at 6:35 P.M.

Lupe Priebe
1152 Brighton Rd.
Naperville IL 60563

Representing
Regmundo Mae
2411 Ogden Ave.
Downers Grove IL 60515

Joe Pasquinelli (Architect), Danny Stojanovich (Contractor) and Sava B. Micic (CIO/CTO) presented intended scope of work regarding the PUD and additional service building. Ms. Priebe's one and only concern was the traffic congestion during commute hours and the possibility of adding a right turn only sign during those hours leaving the location. I also spoke with Katie Bulgrin from Culvers earlier in the day and she was pleased to see something of value coming to that corner. Ms. Bulgrin had no questions or concerns and sent over vouchers for food and dessert.

PRELIMINARY ENGINEERING PLANS

GENESIS OF DOWNERS GROVE

2424 W. OGDEN AVENUE

DOWNERS GROVE, IL 60515



UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
VILLAGE OF DOWNERS GROVE
DIRECTOR OF ENGINEERING
5101 WALNUT AVENUE
DOWNERS GROVE, IL 60515
TEL: (630) 434-6804
CONTACT: SCOTT VASKO

SANITARY SEWER SERVICE
DOWNERS GROVE SANITARY DISTRICT
SEWER CONSTRUCTION SUPERVISOR
2710 CURTISS STREET, P.O. BOX 1412
DOWNERS GROVE, IL 60515
TEL: (630) 969-0664
CONTACT: KEITH SHAFFNER

STORM SEWER SERVICE
DOWNERS GROVE PUBLIC WORKS
DIRECTOR OF PUBLIC WORKS
5101 WALNUT AVENUE
DOWNERS GROVE, IL 60515
TEL: (630) 434-5474
CONTACT: DAVE MOODY

WATER SERVICE
DOWNERS GROVE PUBLIC WORKS
DIRECTOR OF PUBLIC WORKS
5101 WALNUT AVENUE
DOWNERS GROVE, IL 60515
TEL: (630) 434-5474
CONTACT: DAVE MOODY

ROADWAY AUTHORITY
ILLINOIS DEPARTMENT OF TRANSPORTATION
REGION 1/DISTRICT 1
201 WEST CENTER COURT
SCHAUMBURG, IL 60196-1096
TEL: (847) 705-4000

DUPAGE COUNTY DIVISION OF
TRANSPORTATION
421 N. COUNTY FARM ROAD
WHEATON, IL 6500
TEL: (630) 407-6900

POWER COMPANY
COMED
2 LINCOLN CENTER
OAKBROOK TERRACE, IL 60181
TEL: (800) 334-7661

NATURAL GAS COMPANY
NICOR
NEW BUSINESS CONSTRUCTION CONSULTANT
CUSTOMER DEVELOPMENT
TEL: (224) 423-3547
CONTACT: KAITLYN CADIGAN

TELEPHONE
AT&T
TEL: (877) 651-0841

PROJECT TEAM

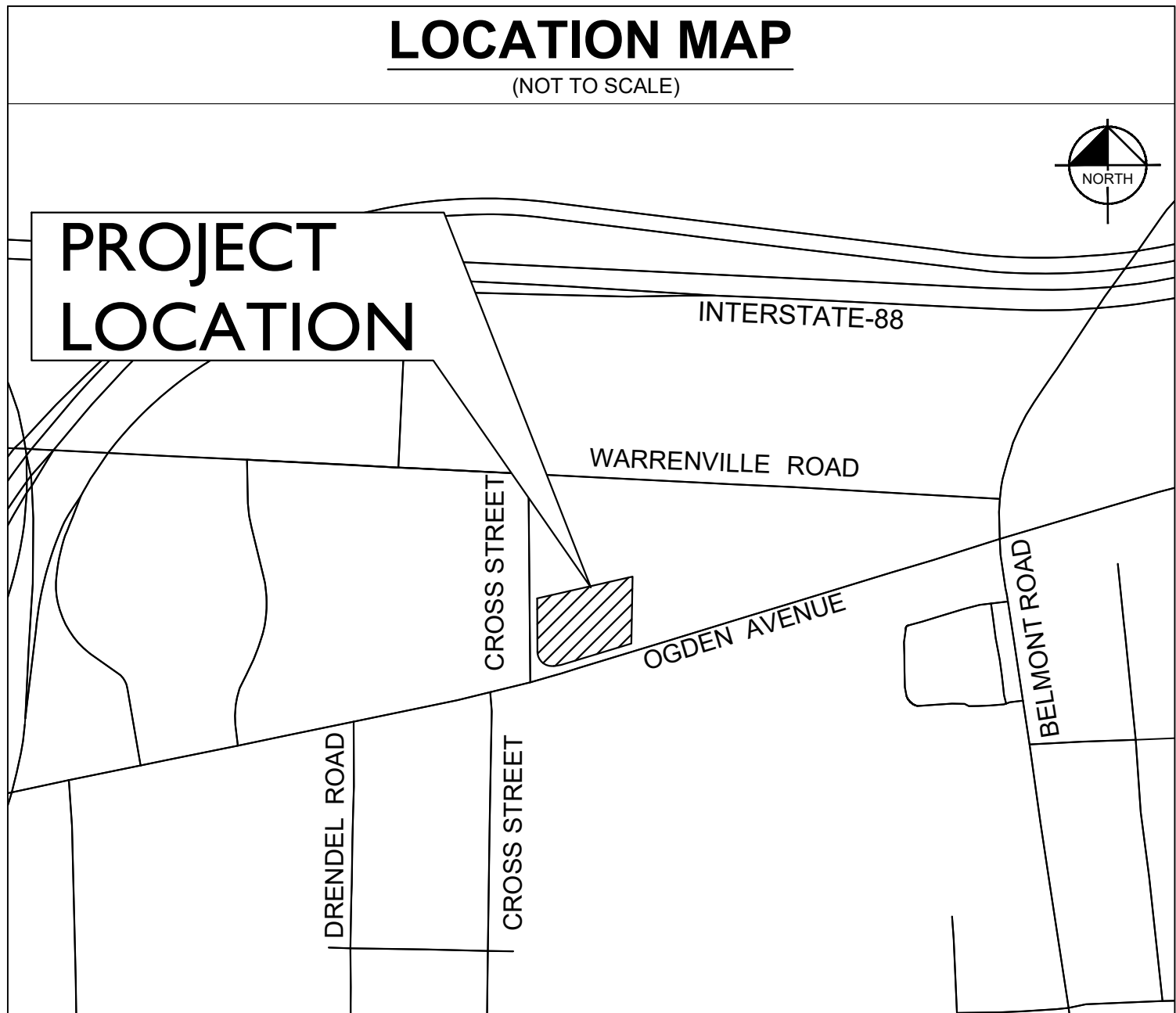
DEVELOPER
CASTLE AUTOMOTIVE GROUP
1 TOWER LN SUITE 1840,
OAKBROOK TERRACE, IL 60181

SURVEYOR
MACKIE CONSULTANTS, LLC
9575 W. HIGGINS ROAD, SUITE 500
ROSEMONT, IL 60018
TEL: (847) 696-1400
CONTACT: JOSEPH LIMA

ARCHITECT
ARCHIDEAS
311 SUPERIOR STREET, SUITE 410
CHICAGO, IL 60654
TEL: (312) 548-6795
CONTACT: JOSEPH PASQUINELLI, AIA

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: JOHN.GROSS@KIMLEY-HORN.COM
CONTACT: JOHN GROSS, P.E., LEED AP BD+C

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: JOE.COGSWELL@KIMLEY-HORN.COM
CONTACT: JOE COGSWELL, PLA, ISA



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C2.0	EXISTING CONDITIONS PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C6.1	SANITARY PROFILES
C6.2	SANITARY PROFILES
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L3.0	APPROVED PLANTING PLAN

BENCHMARKS

SOURCE BENCHMARK #1: (NGS MONUMENT DESIGNATION L12001 RESET, PID DP0964)
THE STATION IS LOCATE ABOUT 5.8 MI SOUTH-SOUTHWEST OF LOMBARD, 5.7 MI
EAST OF NAPERVILLE AND 5.2 MI WEST OF HINDSALE TO REACH THE STATION FROM
THE JUNCTION OF STATE HIGHWAY 53 WITH MAPLE AVENUE IN LISLE, IL, GO EAST
ON MAPLE AVENUE FOR 1.9 MI TO BELMONT ROAD. TURN LEFT AND GO NORTH ON
BELMONT AVENUE FOR 0.9 MI TO THE STATION ON THE RIGHT. THE STATION IS
LOCATED 48 FT EAST OF THE CENTERLINE OF BELMONT ROAD AND 48 FT NORTH OF
THE CENTERLINE OF PRAIRIE AVENUE.

ELEVATION = 736.66 (NAVD88)

SOURCE BENCHMARK #2: (NGS MONUMENT DESIGNATION 0166, PID DK3214)
THE STATION IS LOCATED ALONG THE EAST SIDE OF THE FINLEY ROAD AT THE
OVERPASS FOR INTERSTATE 88, THE STATION IS 110.0 FT NORTH OF THE
CENTERLINE OF A CAR DEALERSHIP ENTRANCE AND 32.0 FT EAST OF THE
CENTERLINE OF FINLEY ROAD NORTHBOUND. THE MONUMENT IS A 3.5 INCH BRASS
DISK ON THE SOUTH END OF THE EAST BRIDGE WALL FOR THE OVERPASS. THE
MONUMENT IS 2.0 FT ABOVE THE ROAD GRADE.

ELEVATION=771.01 (NAVD88)

SITE BENCHMARK #1:
NORTHEAST BOLT OF FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF OGDEN
AVENUE AND APPROXIMATELY 500 FEET EAST OF THE INTERSECTION OF OGDEN
AVENUE AND CROSS STREET

ELEVATION = 756.795 (NAVD88)

SITE BENCHMARK # 2:
CUT CROSS ON SOUTHEAST CORNER OF CONCETE BASE OFF ELECTRIC BOX. LOCATED
APPROXIMATELY 370 FEET NORTH OF THE INTERSECTION OF OGDEN AVENUE AND
CROSS STREET. AND APPROXIMATELY 32.5 FEET EAST OF THE EAST BACK OF CURB
OF CROSS STREET.

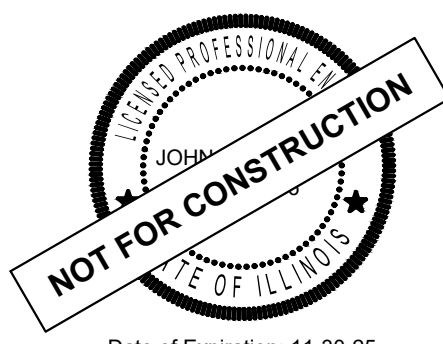
ELEVATION = 751.355 (NAVD88)

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JOHN GROSS, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY
THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS
LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED
ON BEHALF OF ARCHIDEAS, INC. BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER
MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED
AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT
SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 15TH DAY OF MAY, A.D., 2024.

IL LICENSED PROFESSIONAL ENGINEER 062-072176
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2025
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



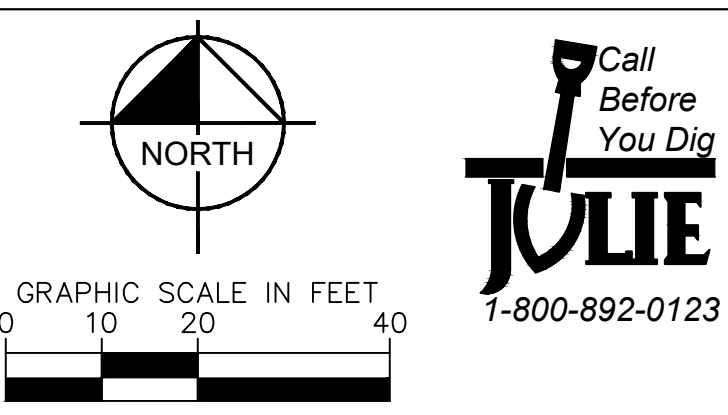
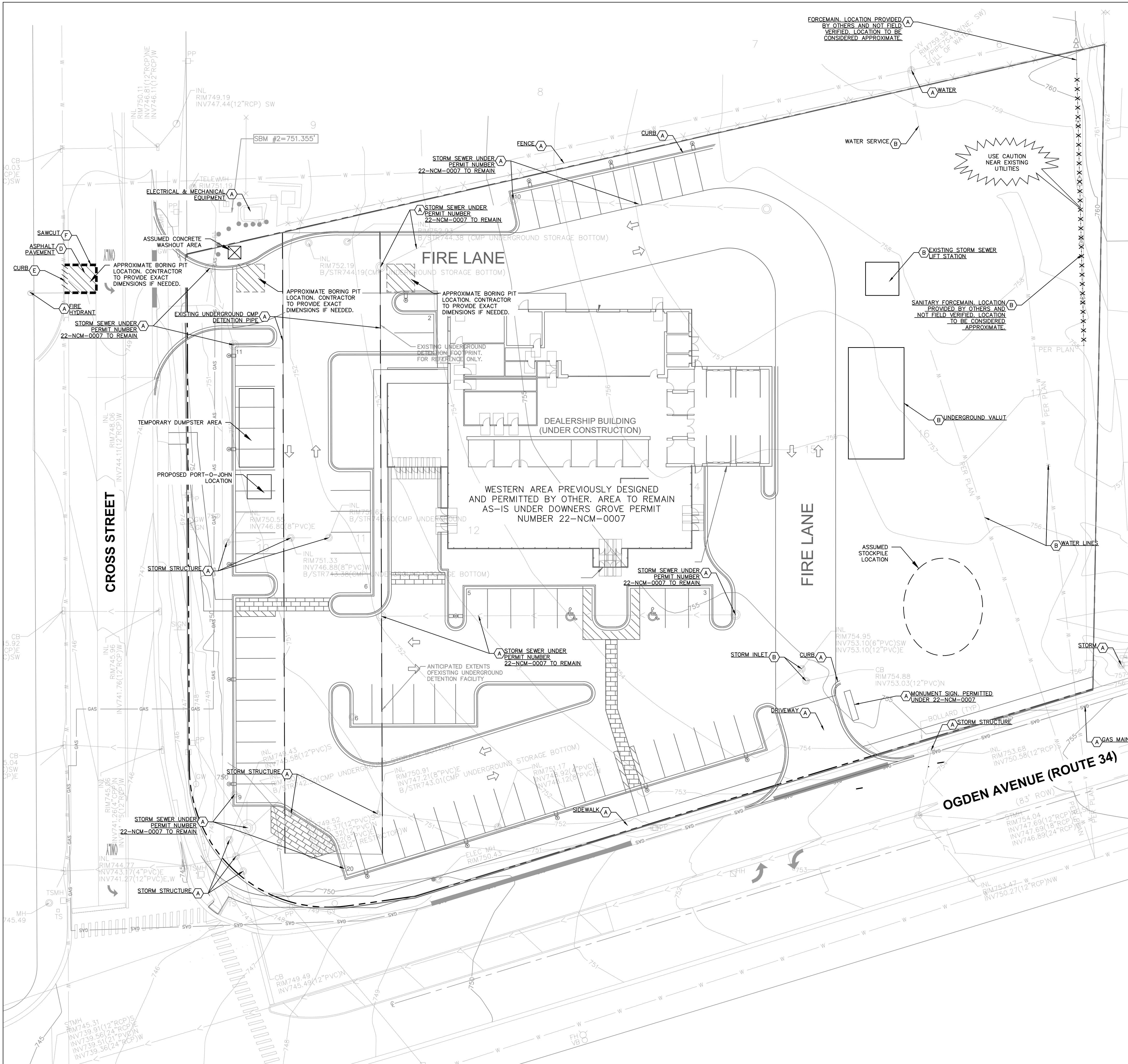
LEGAL DESCRIPTION

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 THERE OF RECORDED APRIL 9, 1925, AS DOCUMENT NO. 190962,
EXCEPTING THEREFROM THAT PORTION OF LOTS 10 AND 11 CONVEYED TO
THE COUNTY OF DUPAGE BY DEED RECORDED AUGUST 7, 2000, AS
DOCUMENT NO. R2000120691 AND MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 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 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.



DEMOLITION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOUSH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
- REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
- CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
- THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
- CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
- EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION. PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
- USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
- COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) ASSUMED TO BE REMOVED AS PART OF PREVIOUS PHASE SHOWN ONLY FOR REFERENCE
- (C) X ITEM TO BE REMOVED
- (D) FULL DEPTH ASPHALT PAVEMENT REMOVAL
- (E) CURB REMOVAL
- (F) SAWCUT LINE

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Proj. Mgr.	JG
Design By	JD
Drawn By	EC
Rev'd By	JD
Signature:	
Current Date:	05.15.2024
License Exp. Date:	11.30.2024

1	REVISED PER VILLAGE COMMENTS	24.04.29
2	REVISED PER VILLAGE COMMENTS	24.05.15
NO.	DESCRIPTION	DATE
	REVISIONS	

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

DESIGN FIRM REGISTRATION NUMBER:
184002012-0006

ARCHIDEAS
ARCHITECTURE
INTERIORS
PLANNING

Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

Project

GENESIS OF DOWNERS GROVE
2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

CASTLE
Automotive Group
1 TOWER LANE
SUITE 1040
OAK BROOK TERRACE, IL 60181

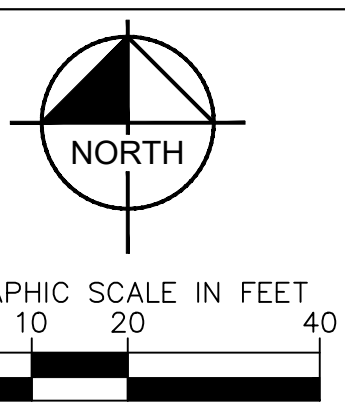
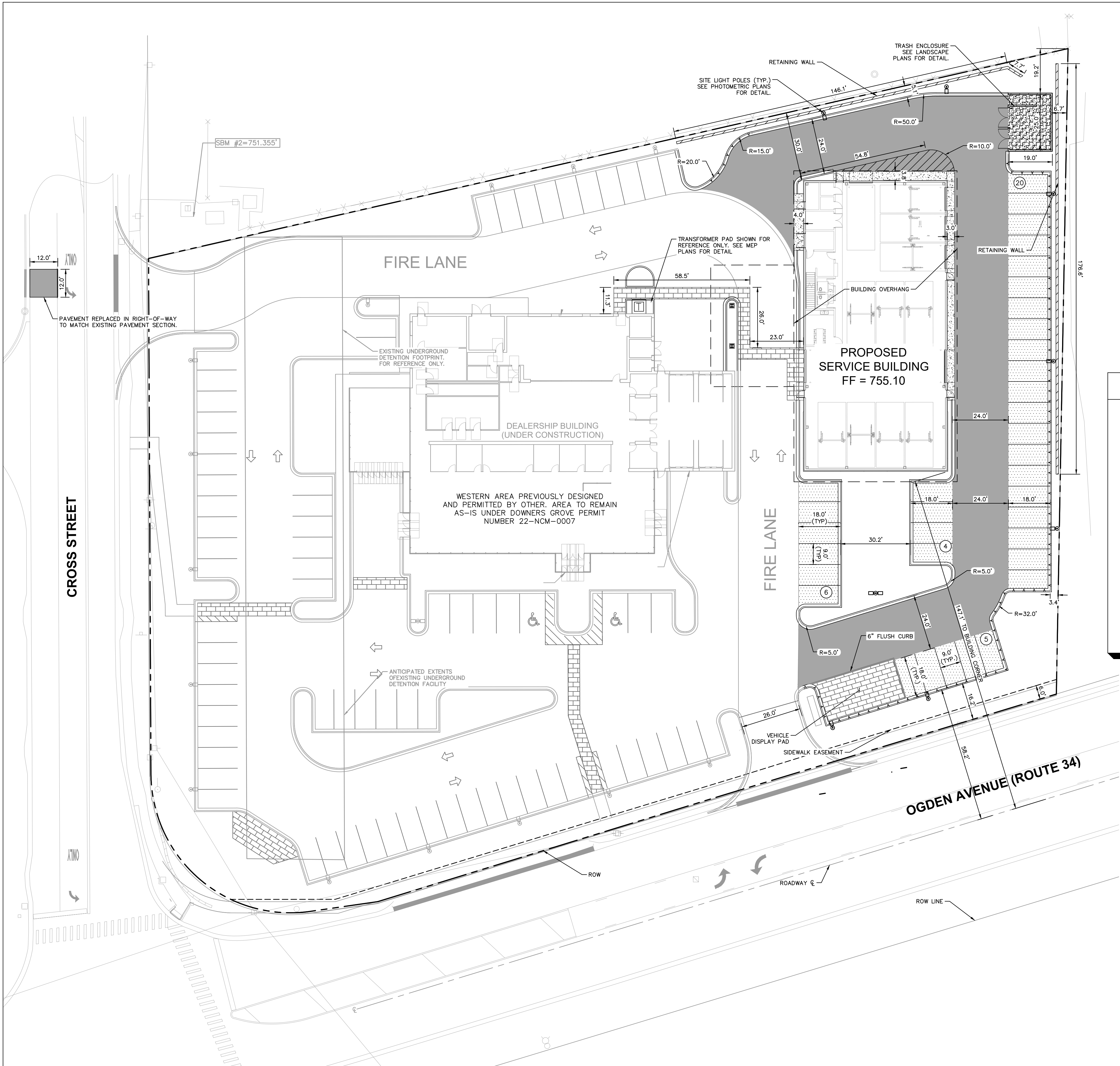
Sheet Title

EXISTING CONDITIONS PLAN

Date	Project No.
05.15.2024	2023014

Sheet No.

C2.0



- ### GENERAL NOTES
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
 - REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
 - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

PARKING SUMMARY

PARKING SPACES REQUIRED (3 STALLS PER SERVICE BAY)	= 37 SPACES
PARKING SPACES PROVIDED	= 105 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 2 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 2 SPACES
VEHICLE DISPLAY SPACES	= 2 SPACES
TOTAL PARKING SPACES PROVIDED	= 109 SPACES

*SEE ARCHITECTURAL PLANS FOR PARKING PLAN

PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ORCO PAVERS SEE ORCO TECHNICAL SPECIFICATIONS FOR PAVEMENT SECTION
	STANDARD PITCH CONCRETE CURB AND GUTTER
	REVERSE PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER

Proj. Mgr. JG		
Design By JD		
Drawn By EC		
Rev'd By JD	Signature: _____	Current Date: 05.15.2024
	License Exp. Date: 11.30.2024	

1	REVISED PER VILLAGE COMMENTS	24.04.29
2	REVISED PER VILLAGE COMMENTS	24.05.15
NO.	DESCRIPTION	DATE
REVISIONS		

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

Kimley»Horn

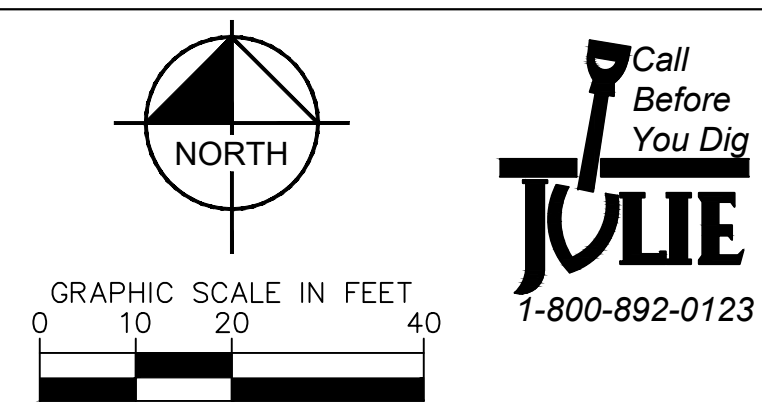
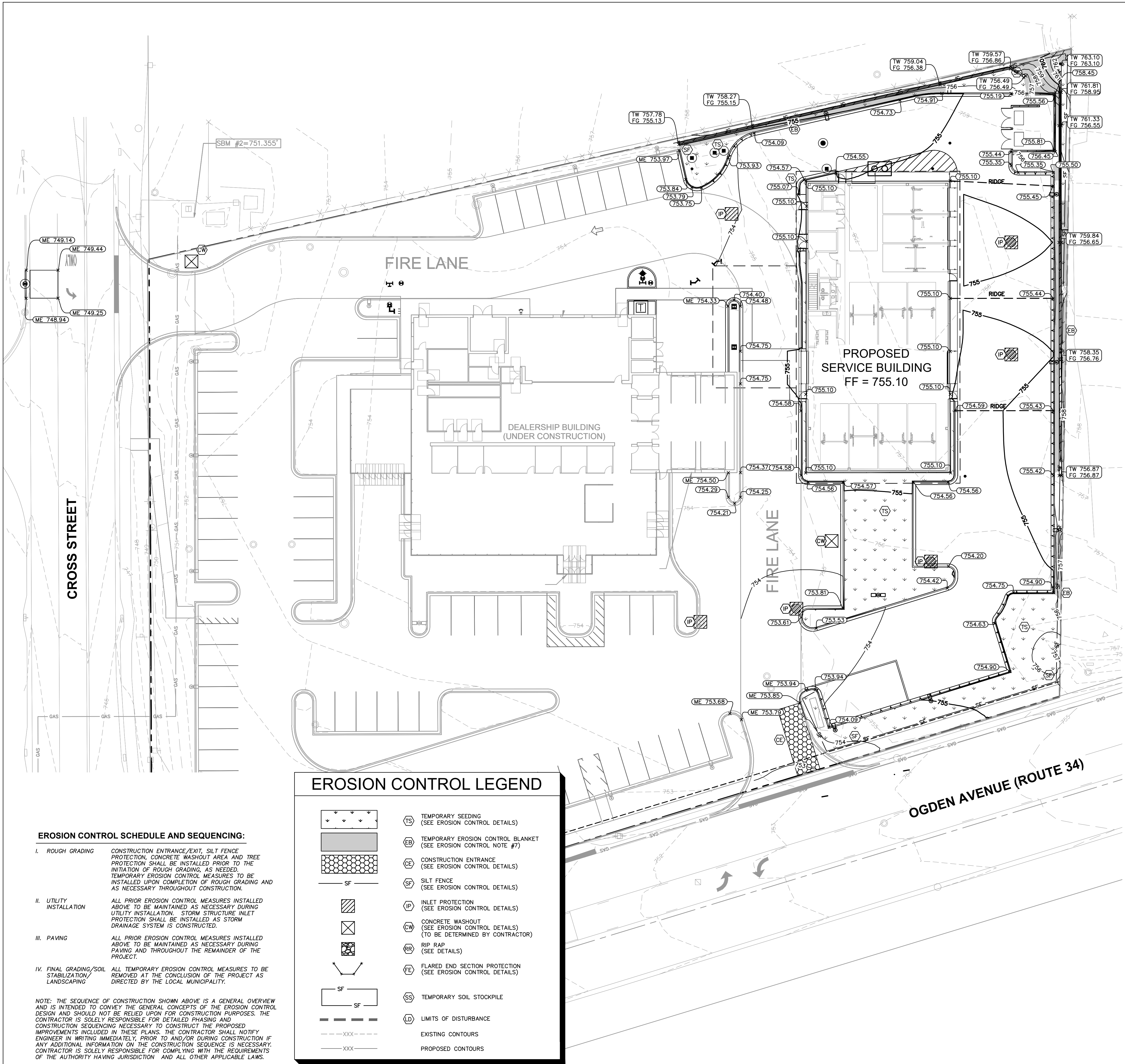
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

ARCHIDEAS
ARCHITECTURE
INTERIORS
PLANNING

Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

Project	
GENESIS OF DOWNERS GROVE 2424 OGDEN AVE. DOWNERS GROVE, IL 60515	
CASTLE Automotive Group 1 TOWER LANE SUITE 1040 OAK BROOK TERRACE, IL 60181	
Sheet Title	
SITE PLAN	
Date 05.15.2024	Project No. 2023014
Sheet No. C3.0	



EROSION CONTROL NOTES

- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
- POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
- PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
- PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
- ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL. OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
- ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE REVEGETATED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
- ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
- SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
- PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
- SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
- STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
- ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
- WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
- SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
 - WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

EROSION CONTROL LEGEND

- | | |
|--|--|
| | TS TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS) |
| | EB TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7) |
| | CE CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS) |
| | SF SILT FENCE (SEE EROSION CONTROL DETAILS) |
| | IP INLET PROTECTION (SEE EROSION CONTROL DETAILS) |
| | CW CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR) |
| | RR RIP RAP (SEE DETAILS) |
| | FE FLARED END SECTION PROTECTION (SEE EROSION CONTROL DETAILS) |
| | SS TEMPORARY SOIL STOCKPILE |
| | LD LIMITS OF DISTURBANCE |
| | ---XXX--- EXISTING CONTOURS |
| | ---XXX--- PROPOSED CONTOURS |

EROSION CONTROL SCHEDULE AND SEQUENCING:

- | | |
|--|--|
| I. ROUGH GRADING | CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING. AS NEEDED, TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION. |
| II. UTILITY INSTALLATION | ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED. |
| III. PAVING | ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT. |
| IV. FINAL GRADING/SOIL STABILIZATION/LANDSCAPING | ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY. |

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

Proj. Mgr.	JG
Design By	JD
Drawn By	EC
Rev'd By	JD
Signature:	05.15.2024
Current Date:	11.30.2024
License Exp. Date:	

1	REVISED PER VILLAGE COMMENTS	24.04.29
2	REVISED PER VILLAGE COMMENTS	24.05.15
NO.	DESCRIPTION	DATE
REVISIONS		
© COPYRIGHT 2024		
THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.		

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

DESIGN FIRM REGISTRATION NUMBER:
184002012-0006

ILLINOIS REG. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

ARCHIDEAS
ARCHITECTURE
INTERIORS
PLANNING

Illinois Reg. # 184-000639
SUITE 1040
311 W. Superior St., Suite 410, Chicago, Illinois 60654

Project

GENESIS OF
DOWNERS GROVE
2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

CASTLE
Automotive Group
1 TOWER LANE
SUITE 1040
OAK BROOK TERRACE, IL 60181

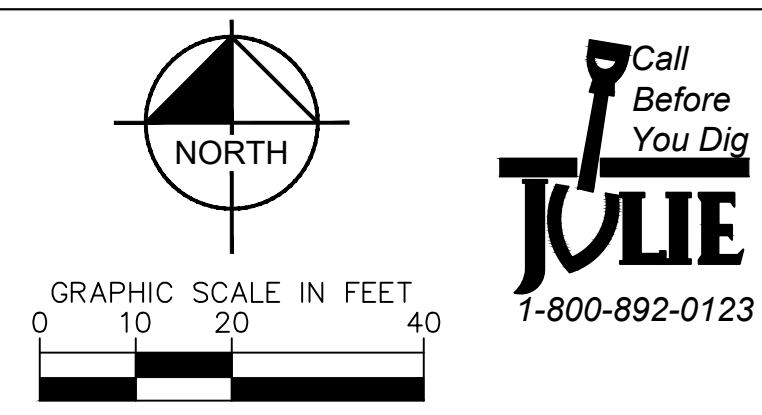
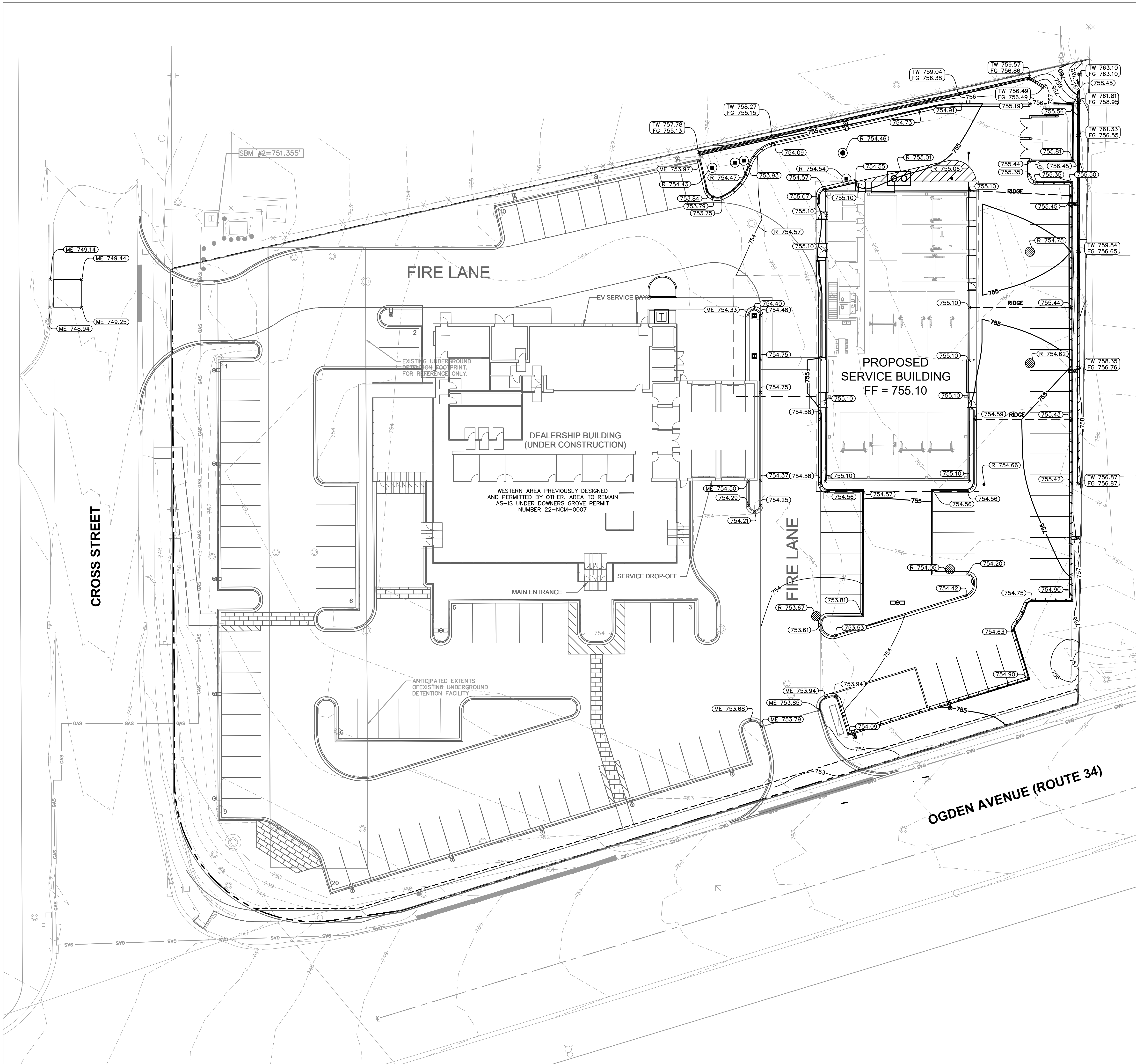
Sheet Title

EROSION
CONTROL PLAN

Date	Project No.
05.15.2024	2023014

Sheet No.

C4.0



- ### GRADING NOTES
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
 - ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
 - ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
 - NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
 - MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
 - MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
 - WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
 - MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

- ### GRADING LEGEND
- | | | |
|------------------------|-------|--|
| TP = TOP OF PAVEMENT | XXX | PROPOSED CONTOUR |
| EP = EDGE OF PAVEMENT | XXX | EXISTING CONTOUR |
| FL = FLOW LINE | RIDGE | RIDGE LINE |
| TC = TOP OF CURB | X XX | SLOPE AND FLOW DIRECTION |
| ME = MATCH ELEVATION | ← | 100-YEAR OVERLAND OVERFLOW ROUTE |
| TF = TOP OF FOUNDATION | ← | DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE |
| R = RIM ELEVATION | ← | PROPOSED SWALE |
| TW = TOP OF WALL | ← | PROPOSED RETAINING WALL |
| FG = FINISHED GRADE | ← | REVERSED PITCH CURB AND GUTTER |
| TS = TOP OF STAIRS | ← | ACCESSIBLE ROUTE |
| BS = BOTTOM OF STAIRS | ← | RIP RAP (SEE DETAILS) |

Proj. Mgr.	JG
Design By	JD
Drawn By	EC
Rev'd By	JD
Signature:	05.15.2024
Current Date:	11.30.2024
License Exp. Date:	

1	REVISED PER VILLAGE COMMENTS	24.04.29
2	REVISED PER VILLAGE COMMENTS	24.05.15
NO.	DESCRIPTION	DATE
	REVISIONS	
© COPYRIGHT 2024		
THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.		

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

DESIGN FIRM REGISTRATION NUMBER:
184002012-0006

ARCHITECTURE
INTERIORS
PLANNING

Illinois Reg. # 184-000639
3111 W. Superior St., Suite 410, Chicago, Illinois 60654

Project

GENESIS OF
DOWNERS GROVE
2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

CASTLE
Automotive Group
1 TOWER LANE
SUITE 1040
OAK BROOK TERRACE, IL 60181

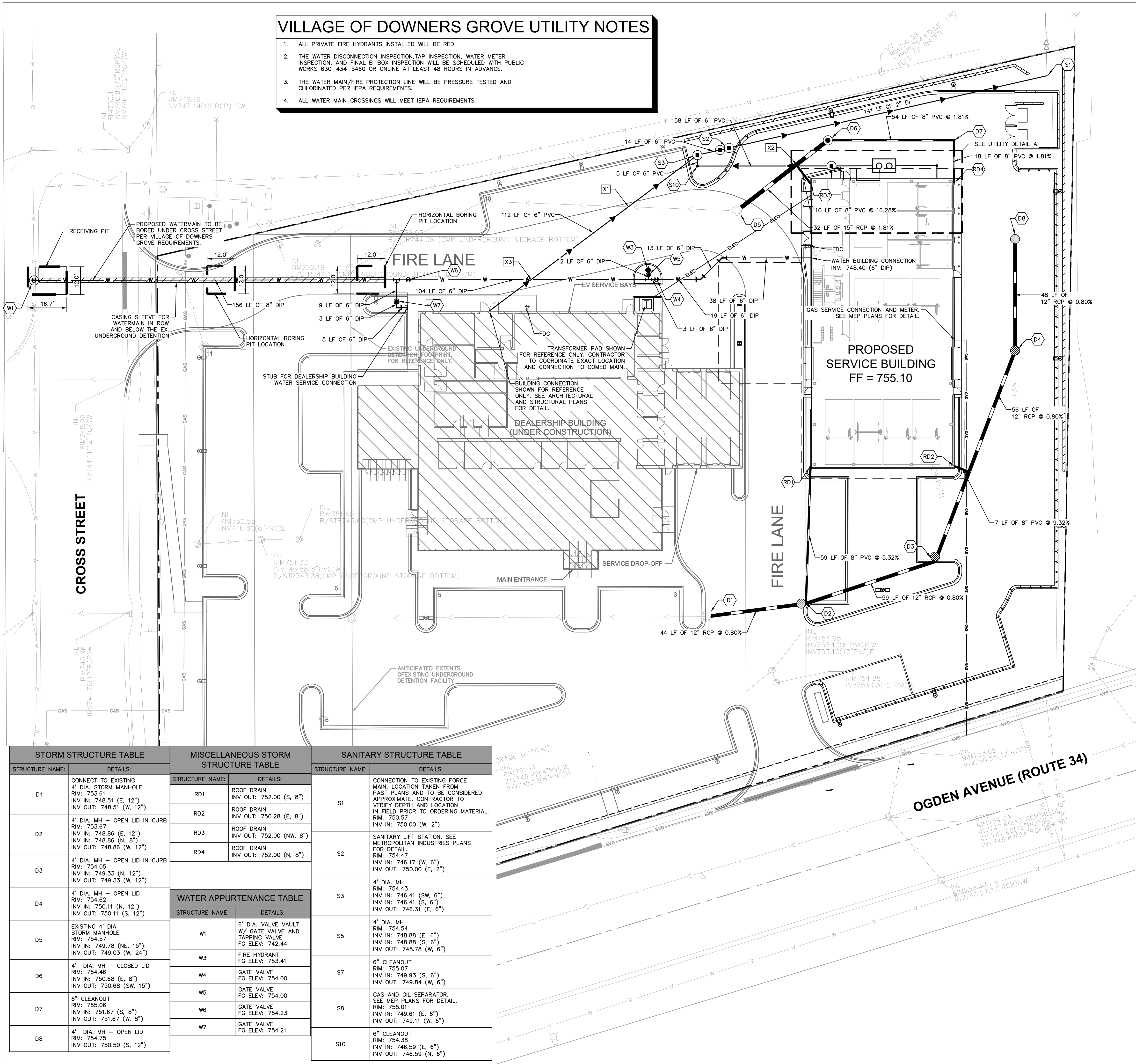
Sheet Title

GRADING PLAN

Date	Project No.
05.15.2024	2023014

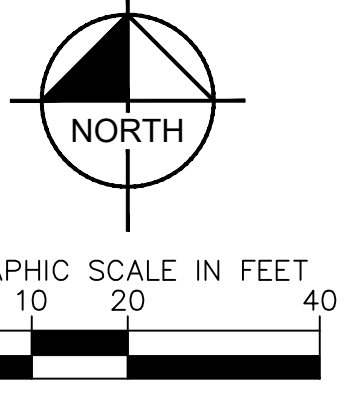
Sheet No.

C5.0



VILLAGE OF DOWNERS GROVE UTILITY NOTES

1. ALL PRIVATE FIRE HYDRANTS INSTALLED WILL BE RED
2. THE WATER DISCONNECTION INSPECTION, TAP INSPECTION, WATER METER INSPECTION, AND FINAL B-BOX INSPECTION WILL BE SCHEDULED WITH PUBLIC WORKS 630-434-5460 OR ONLINE AT LEAST 48 HOURS IN ADVANCE.
3. THE WATER MAIN/FIRE PROTECTION LINE WILL BE PRESSURE TESTED AND CHLORINATED PER IEPA REQUIREMENTS.
4. ALL WATER MAIN CROSSINGS WILL MEET IEPA REQUIREMENTS.



UTILITY LEGEND

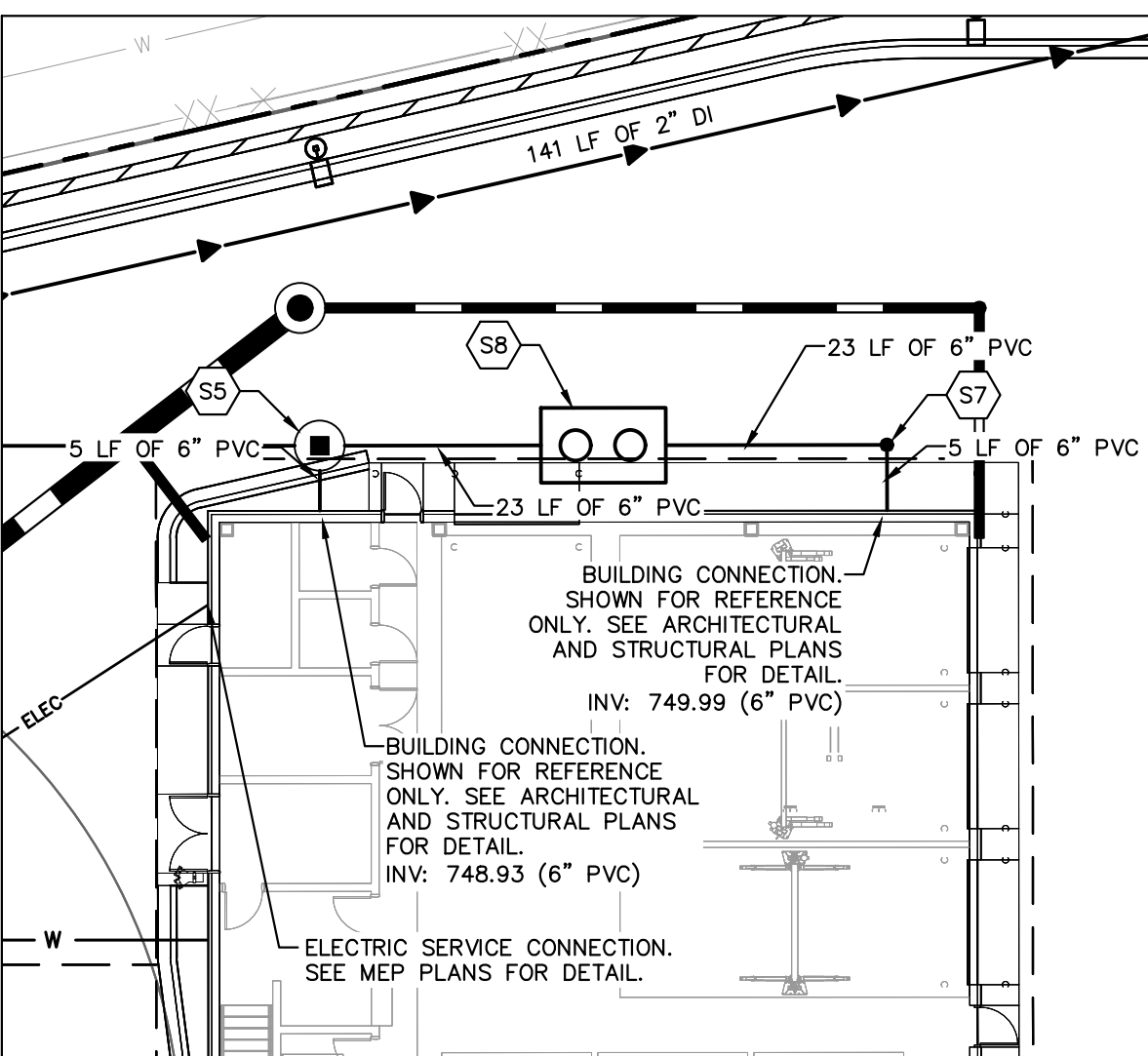
- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER FORCEMAIN LINE
- EX. STORM SEWER LINE
- EX. STORM STRUCTURE/INLET
- EX. UTILITY POLE
- EX. ELECTRIC STRUCTURE
- EX. UNDERGROUND TELEPHONE STRUCTURE
- EX. LIGHT POLE
- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- RIP RAP (SEE DETAILS)

UTILITY CROSSING LEGEND

- X1 24" EX. STORM 6" SAN. B/P = 748.54 T/P = 747.92
- X2 15" STORM 6" SAN. B/P = 750.16 T/P = 748.68
- X3 6" SAN. 6" WATER B/P = 748.80 W/M PROTECTION T/P = 747.28

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE, RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

STORM STRUCTURE TABLE		MISCELLANEOUS STORM STRUCTURE TABLE		SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:	STRUCTURE NAME:	DETAILS:	STRUCTURE NAME:	DETAILS:
D1	CONNECT TO EXISTING 4' DIA. STORM MANHOLE RIM: 753.61 INV IN: 748.51 (E, 12") INV OUT: 748.51 (W, 12")	RD1	ROOF DRAIN INV OUT: 752.00 (S, 8")	S1	CONNECTION TO EXISTING FORCE MAIN. LOCATION TAKEN FROM PAST PLANS AND TO BE CONSIDERED APPROXIMATE. CONTRACTOR TO VERIFY DEPTH AND LOCATION IN FIELD PRIOR TO ORDERING MATERIAL. RIM: 750.57 INV IN: 750.00 (W, 2")
			RD2		
D2	4' DIA. MH - OPEN LID IN CURB RIM: 753.67 INV IN: 748.86 (E, 12") INV IN: 748.86 (N, 8") INV OUT: 748.86 (W, 12")	RD3	ROOF DRAIN INV OUT: 752.00 (NW, 8")	S2	SANITARY LIFT STATION. SEE METROPOLITAN INDUSTRIES PLANS FOR DETAIL. RIM: 754.47 INV IN: 746.17 (W, 6") INV OUT: 750.00 (E, 2")
			RD4		
D3	4' DIA. MH - OPEN LID IN CURB RIM: 754.05 INV IN: 749.33 (N, 12") INV OUT: 749.33 (W, 12")	WATER APPURTENANCE TABLE			
D4	4' DIA. MH - OPEN LID RIM: 754.62 INV IN: 750.11 (N, 12") INV OUT: 750.11 (S, 12")	STRUCTURE NAME:		DETAILS:	
		W1		6" DIA. VALVE VAULT W/ GATE VALVE AND TAPPING VALVE FG ELEV: 742.44	S5
D5	EXISTING 4' DIA. STORM MANHOLE RIM: 754.57 INV IN: 749.78 (NE, 15") INV OUT: 749.03 (W, 24")	W3	FIRE HYDRANT FG ELEV: 753.41	S7	
		W4	GATE VALVE FG ELEV: 754.00		
D6	4' DIA. MH - CLOSED LID RIM: 754.46 INV IN: 750.68 (E, 8") INV OUT: 750.68 (SW, 15")	W5	GATE VALVE FG ELEV: 754.00	S8	GAS AND OIL SEPARATOR. SEE MEP PLANS FOR DETAIL. RIM: 755.01 INV IN: 749.61 (E, 6") INV OUT: 749.11 (W, 6")
		W6	GATE VALVE FG ELEV: 754.23		
D7	6" CLEANOUT RIM: 755.06 INV IN: 751.67 (S, 8") INV OUT: 751.67 (W, 8")	W7	GATE VALVE FG ELEV: 754.21	S10	6" CLEANOUT RIM: 754.38 INV IN: 746.59 (E, 6") INV OUT: 746.59 (N, 6")
D8	4' DIA. MH - OPEN LID RIM: 754.75 INV OUT: 750.50 (S, 12")				



UTILITY DETAIL A
1" = 15'

Proj. Mgr.
JG

Design By
JD

Drawn By
EC

Rev'd By
JD

Signature: _____

Current Date: 05.15.2024

License Exp. Date: 11.30.2024

1	REVISED PER VILLAGE COMMENTS	24.04.29
2	REVISED PER VILLAGE COMMENTS	24.05.15
NO.	DESCRIPTION	DATE
REVISIONS		

© COPYRIGHT 2024

THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

DESIGN FIRM REGISTRATION NUMBER:
184002012-0006

ARCHITECTURE
INTERIORS
PLANNING

Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

Project

GENESIS OF
DOWNERS GROVE

2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

CASTLE
Automotive Group

1 TOWER LANE
SUITE 1040
OAK BROOK TERRACE, IL 60181

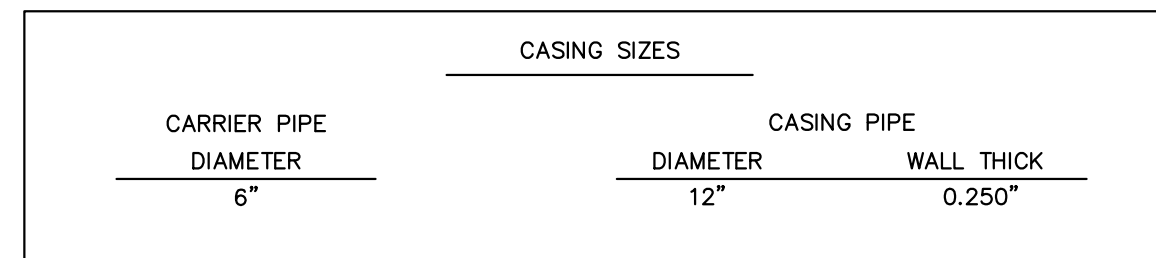
Sheet Title

UTILITY PLAN

Date
05.15.2024

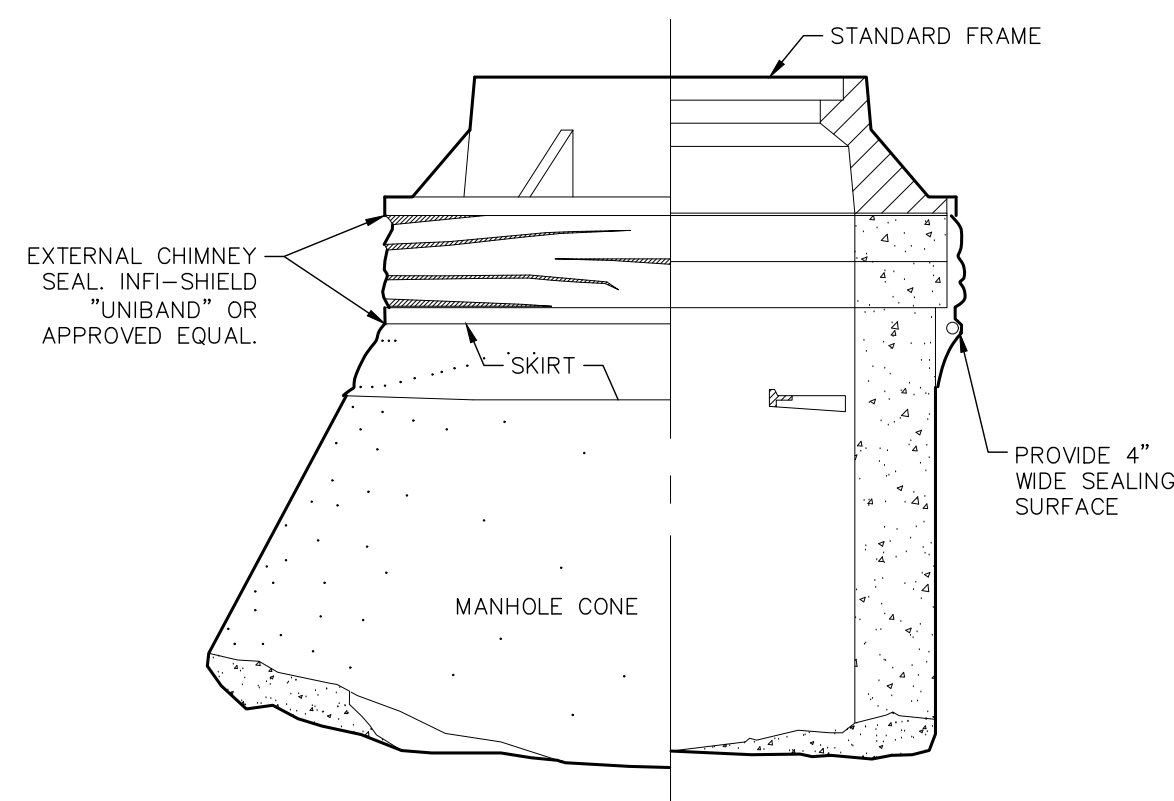
Project No.
2023014

Sheet No.
C6.0



CARRIER PIPE THROUGH CASING PIPE
N.T.S.

CARRIER PIPE THROUGH CASING PIPE
N.T.S.



PAVEMENT

FLOW LINE

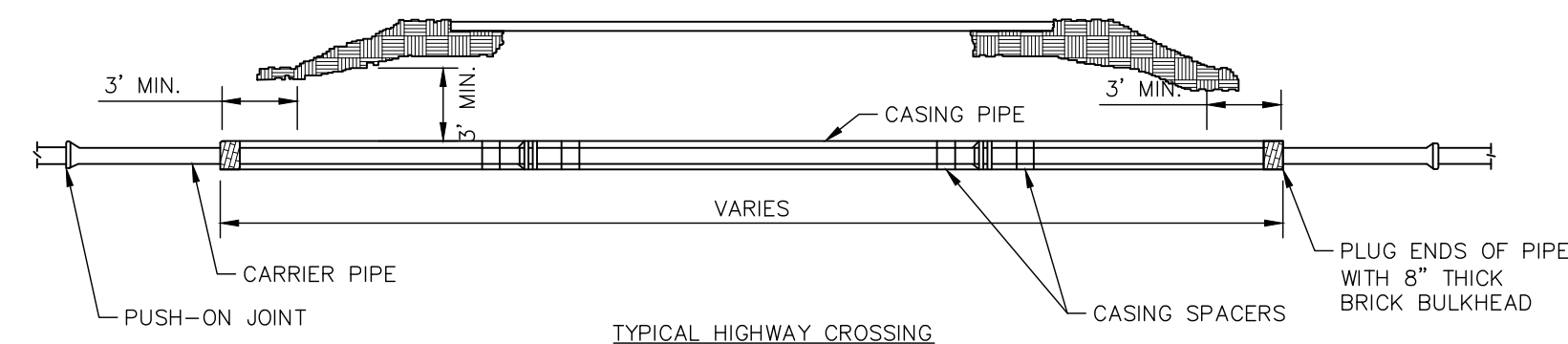
SLIGHTLY WARP PAVEMENT AND CURB & GUTTER TO MEET TOP OF FRAME

PROVIDE EXPANSION JOINT

STRUCTURE FRAME AND GRATE AS INDICATED ON PLANS

BACK OF CURB (SEE PLAN FOR CURB AND GUTTER TYPE)

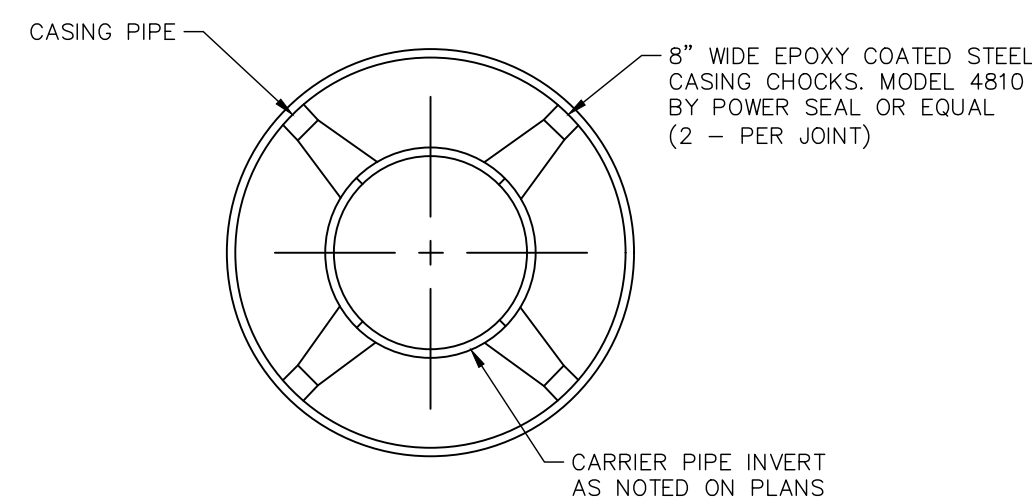
INLET AT CURB FRAME LOCATION



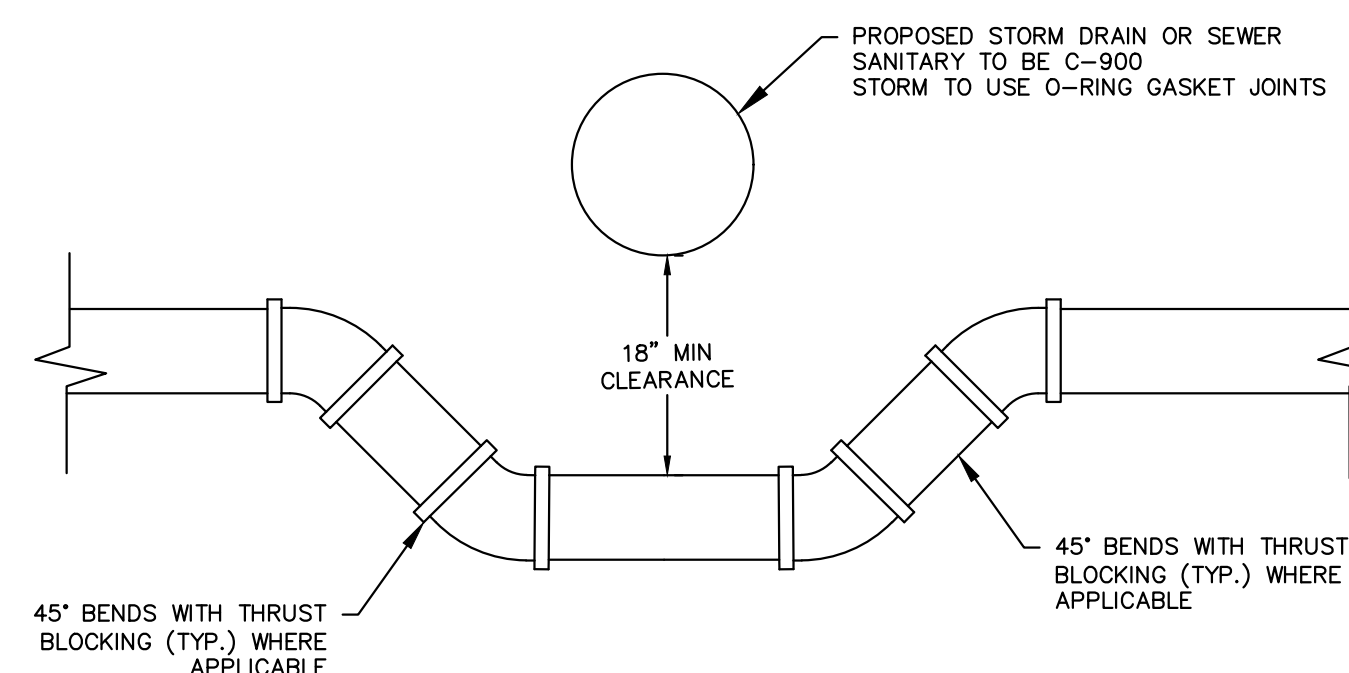
TYPICAL HIGHWAY CROSSING

CARRIER PIPE	CASING PIPE FOR HIGHWAY CROSSINGS	
INSIDE DIA. IN INCHES	NOMINAL DIA. IN INCHES	THICKNESS IN INCHES
6	12	0.250
8	16	0.250
10	18	0.250
12	20	0.313
14	24	0.344
16	26	0.375
20	30	0.438
24	36	0.500
30	42	0.500
36	48	0.500

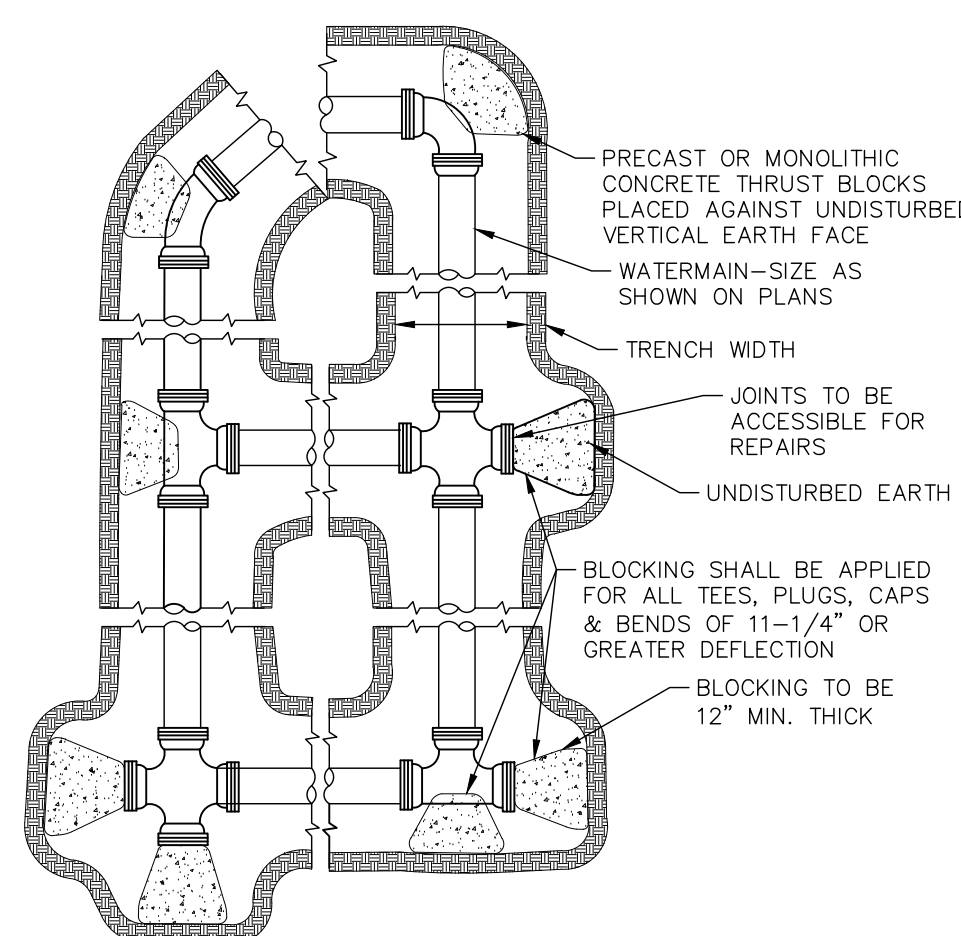
JACK & BORE
N.T.S.



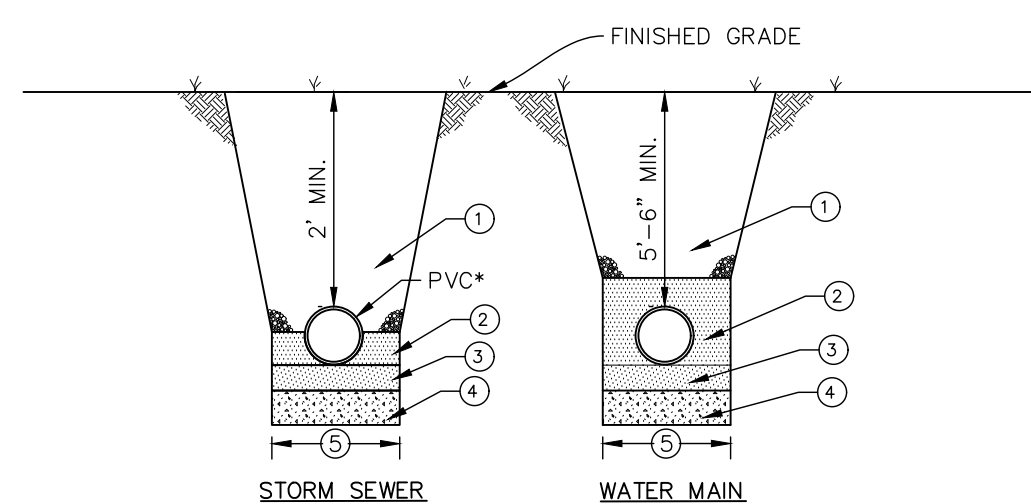
JACK & BORE
N.T.S.



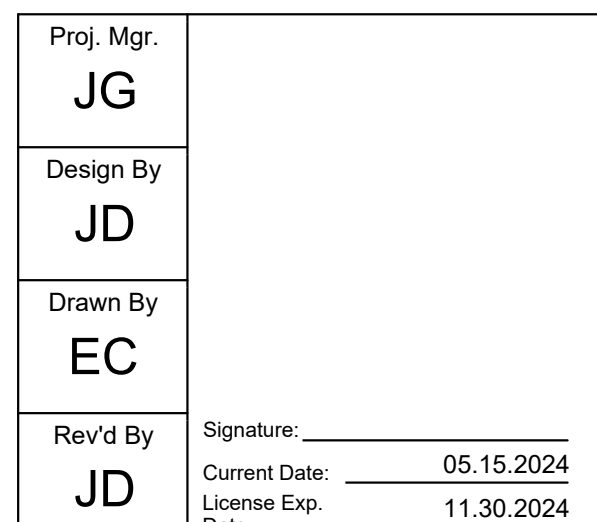
N.T.S.



N.T.S.



PIPE BEDDING DETAIL
N.T.S.



1	REVISED PER VILLAGE COMMENTS	24.04.29
2	REVISED PER VILLAGE COMMENTS	24.05.15
NO.	DESCRIPTION	DATE
REVISIONS		

© COPYRIGHT 2024

THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

Kimley»»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

DESIGN FIRM REGISTRATION NUMBER:
184002012-0006



Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

Project

GENESIS OF
DOWNERS GROVE
2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

CASTLE
Automotive Group

1 TOWER LANE
SUITE 1840
OAK BROOK TERRACE, IL 60181

Sheet Title

CONSTRUCTION DETAILS

Date

05 15 2024

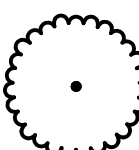
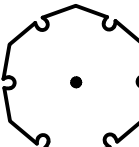
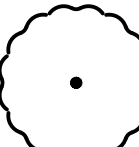
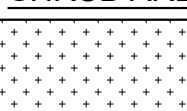
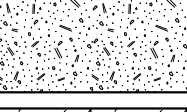
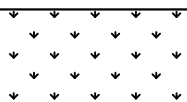
Project No.	
-------------	--

2023014

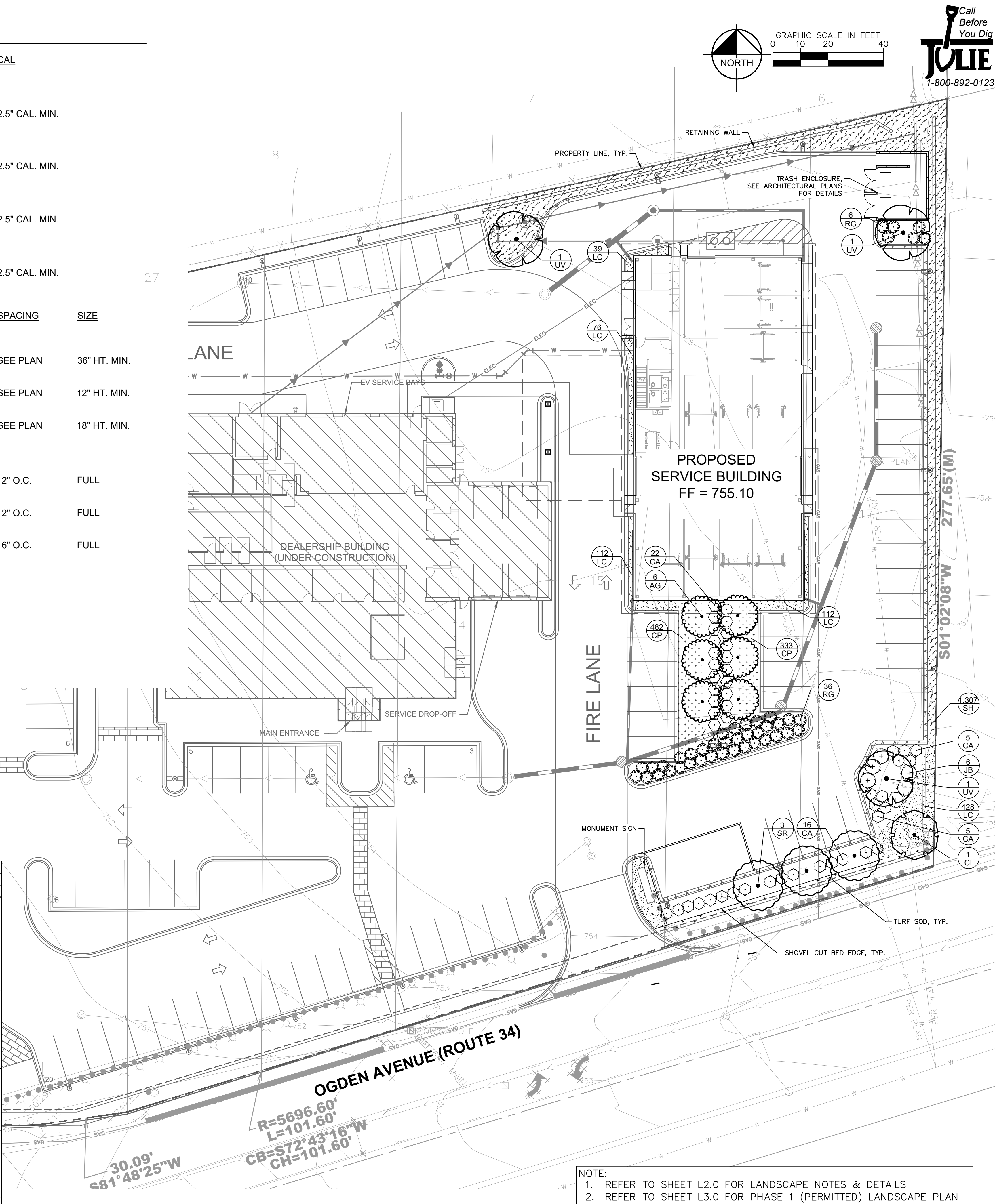
Sheet No.

C7.1

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>
TREES					
	AG	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2.5" CAL. MIN.
	CI	1	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B	2.5" CAL. MIN.
	SR	3	SYRINGA RETICULATA / JAPANESE TREE LILAC	B & B	2.5" CAL. MIN.
	UV	3	ULMUS AMERICANA 'VALLEY FORGE' / VALLEY FORGE AMERICAN ELM	B & B	2.5" CAL. MIN.
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>
SHRUBS					
	CA	48	CORNUS SANGUINEA 'CATO' / ARCTIC SUN® BLOODTWIG DOGWOOD	-	SEE PLAN
	JB	6	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	-	SEE PLAN
	RG	42	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	-	SEE PLAN
SHRUB AREAS					
	CP	815	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	PLUG	12" O.C.
	LC	943	LIRIOPE SPICATA / CREEPING LILYTURF	PLUG	12" O.C.
	SH	1,501	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	PLUG	16" O.C.
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>			
GROUND COVERS					
	TS	TURF SOD			

DOWNERS GROVE, IL LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROVIDED
SECTION 28.8.020 - PARKING LOT PERIMETER LANDSCAPING		
WHEN A PARKING LOT IS LOCATED ACROSS THE STREET FROM A NONRESIDENTIAL ZONING DISTRICT, PARKING LOT PERIMETER LANDSCAPING MUST BE PROVIDED ALONG AT LEAST 75% OF THE PARKING LOT PERIMETER OPPOSITE THE NONRESIDENTIAL ZONING DISTRICT	75% FRONTAGE PERIMETER LANDSCAPE PLANTING REQUIRED	> 75% FRONTAGE PERIMETER LANDSCAPE PLANTING PROVIDED
SHADE OR ORNAMENTAL TREES MUST BE PROVIDED WITHIN REQUIRED PARKING LOT PERIMETER LANDSCAPE AREAS AT A RATE OF AT LEAST (1) TREE PER (30) LINEAR FEET OF STREET FRONTAGE	1 STREET TREE REQUIRED PER 30 LINEAR FEET OF STREET FRONTAGE OGDEN AVENUE: 107 LF 107 LF / 30 LF = 3.56	4 STREET TREES ARE PROVIDED ALONG OGDEN AVENUE
LANDSCAPING PROVIDED IN PLANT GROUPINGS OF NO LESS THAN (3) LIVE PLANTS MUST BE PROVIDED ALONG AT LEAST 50% OF THE PARKING LOT PERIMETER ALONG THE ABUTTING INTERIOR SIDE AND REAR LOT LINES	50% OF PARKING LOT PERIMETER ALONG ABUTTING INTERIOR SIDE AND REAR LOT LINES ARE REQUIRED	> 50% OF PARKING LOT PERIMETER LANDSCAPE IS PROVIDED
LANDSCAPE ISLANDS MUST BE LOCATED AT THE END OF EACH PARKING ROW AND WITHIN EACH PARKING ROW SO THAT THE DISTANCE ISLANDS IS NO GREATER THAN (20) PARKING SPACES	LANDSCAPE ISLANDS ARE REQUIRED NO GREATER THAN 20 SPACES APART AND AT ENDS OF ROWS	LANDSCAPE ISLANDS ARE < 20 PARKING SPACES APART AND LOCATED AT ENDS OF ROWS
AT LEAST (1) SHADE TREE MUST BE PROVIDED FOR EACH ONE HUNDRED FIFTY (150) SQUARE FEET OF LANDSCAPE ISLAND	1 TREE IS REQUIRED PER 150 SF OF LANDSCAPE ISLAND AREA LANDSCAPE ISLAND AREA = 1,212.5 SQFT 1,212.5 SQFT / 150 SQFT = 8.08 8 LANDSCAPE ISLAND TREES REQUIRED	8 INTERIOR TREES PROVIDED



NOTE:
1. REFER TO SHEET L2.0 FOR LANDSCAPE NOTES & DETAILS
2. REFER TO SHEET L3.0 FOR PHASE 1 (PERMITTED) LANDSCAPE PLAN

Proj. Mgr.	JG
Design By	JD
Drawn By	EC
Rev'd By	JD
Signature:	
Current Date:	05.15.2024
License Exp. Date:	11.30.2024

1	REVISED PER VILLAGE COMMENTS	24.04.29
2	REVISED PER VILLAGE COMMENTS	24.05.15
NO.	DESCRIPTION	DATE
REVISIONS		

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

DESIGN FIRM REGISTRATION NUMBER:
184002012-0006

ARCHIDEAS
ARCHITECTURE
INTERIORS
PLANNING

Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

Project

**GENESIS OF
DOWNERS GROVE**
2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

CASTLE
Automotive Group
1 TOWER LANE
SUITE 1040
OAK BROOK TERRACE, IL 60181

Sheet Title

**LANDSCAPE
PLAN**

Date	Project No.
05.15.2024	2023014

Sheet No.

L1.0

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED EXISTING WIRE ROOSTBALL. SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN 1/2 OF ROOT BALL. REMOVE ANY TWINE, SYNTHETIC NETTING, WIRES, STAPLES, BURLAP, ETC. THAT COULD GIRDLE THE TREE OR RESTRICT TREE GROWTH. REMOVE OR CORRECT GIRDLING ROOTS. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
4. BASKET/REMAINDER EXCAVATED SOIL TAMPED LIGHTLY.
5. WATER THOROUGHLY WITH TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING 6" AWAY FROM ROOTBALL.
8. FINAL LOCATION OF TREE TO BE PROVIDED BY OWNER.
9. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



N.T.S

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE ALL WEEDS AND ROOTS, SOFT SOIL, MASS TO REDUCE AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
4. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
5. FLUME AROUND BACKSIDE WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.
7. SPACING TO BE AS SPECIFIED ON THE PLANT LIST OR AS SHOWN ON DRAWINGS. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



N.T.S



NTS

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SURFACE OF FIRM, LEVEL SOIL. ROOT BALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DUND 1/2 OF ROOTBALL. REMOVE ALL TWINE AND (IF USED) SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL ROOTBALL LIGHTLY. HIGH CLAY OR POOR SOIL, SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.
9. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT



N.T.S

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE FINISHED GRADING SURFACE. SET SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BEDS FOR CONTAINER GROWN SHRUBS. REMOVE BURLAP AND LOGS FROM ROOTBALLS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH. MULCH SHALL BE APPLIED AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS SHALL EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.



N.T.S.



N.T.S.

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE TESTED AND AMENDED PER THE RECOMMENDATIONS OF THE AGRONOMICAL SOIL REPORT. CONTRACTOR SHALL OBTAIN AGRONOMICAL SOIL REPORT.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDS AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLANTED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.



N.T.S



NTS

1	REVISED PER VILLAGE COMMENTS	24.04.29
2	REVISED PER VILLAGE COMMENTS	24.05.15
NO.	DESCRIPTION	DATE
	REVISIONS	

© COPYRIGHT 2024

THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

Kimley»»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

DESIGN FIRM REGISTRATION NUMBER:
184002012-0006



Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

Project

GENESIS OF
DOWNERS GROVE
2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

CASTLE
Automotive Group

1 TOWER LANE
SUITE 1840
OAK BROOK TERRACE, IL 60181

Sheet Title

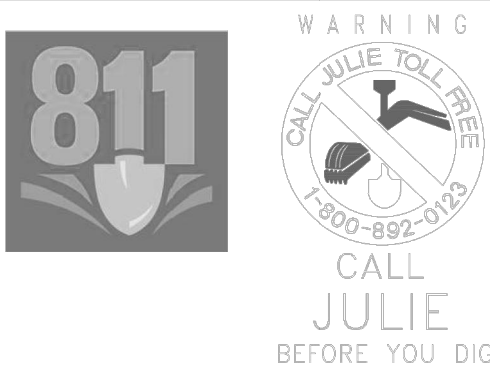
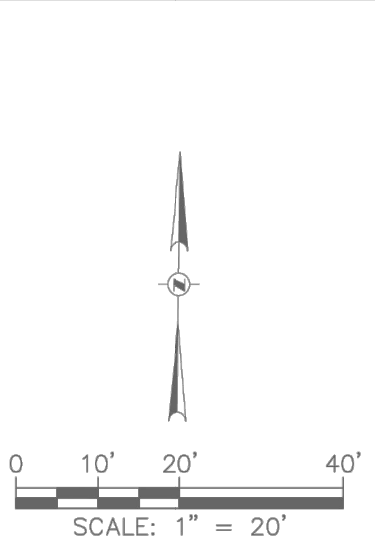
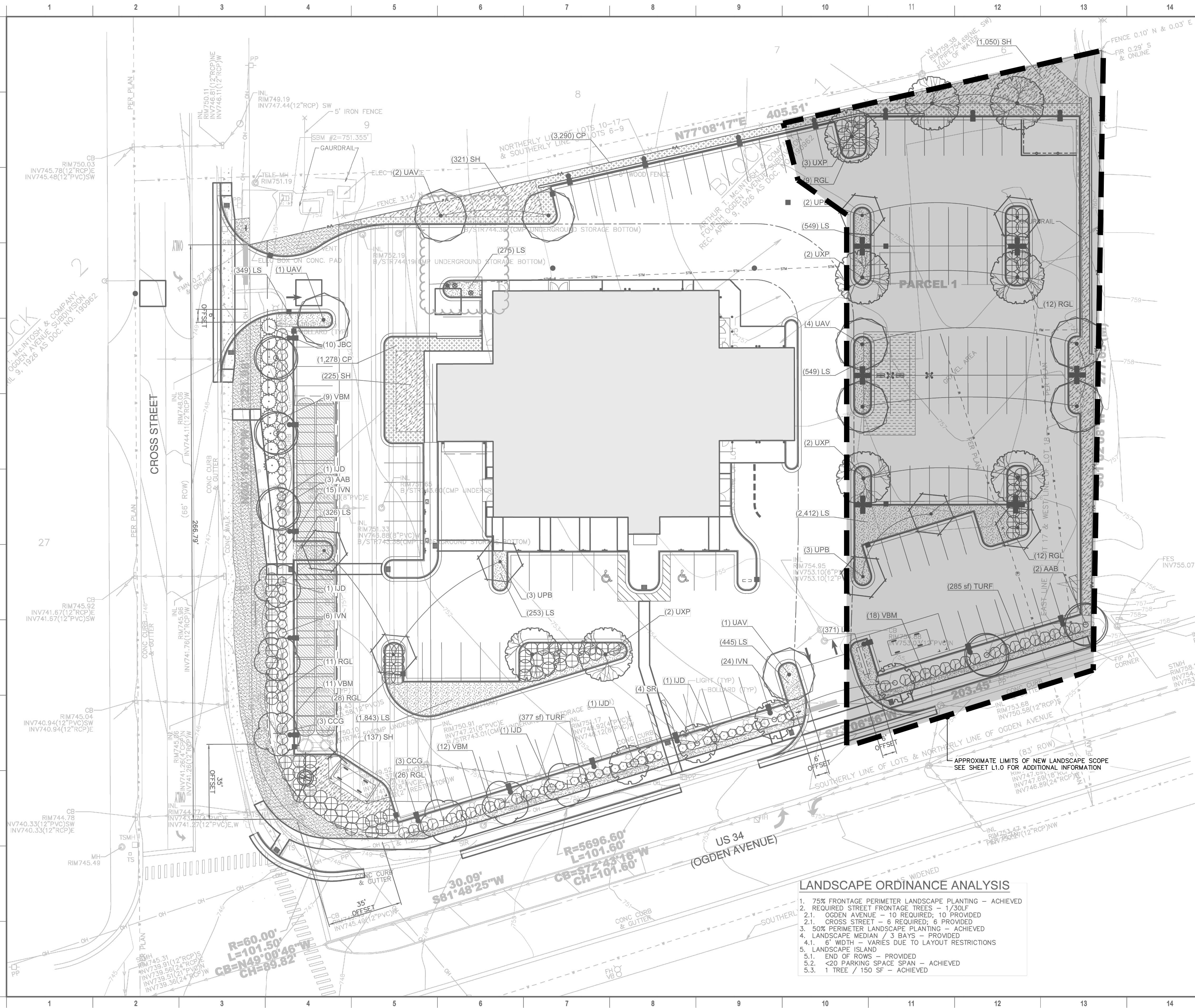
LANDSCAPE DETAILS

Date	Project No.
05.15.2024	2023014
Sheet No.	

L2.0



Proj. Mgr.	JG
Design By	JD
Drawn By	EC
Rev'd By	JD
Signature:	
Current Date:	05.15.2024
License Exp. Date:	11.30.2024



GENERAL NOTES

- SEE SHEET C900 FOR GENERAL NOTES.

GRADING NOTES

- SEE SHEET C900 FOR GRADING NOTES.
- A MINIMUM OF 4" TOPSOIL SHALL BE PLACED IN ALL LAWN AND LANDSCAPING AREAS

9	2023-07-06	VILLAGE RESPONSE PACKAGE (JULY 5, 2023 COMMENTS)
8	2023-06-08	VILLAGE RESPONSE PACKAGE (JUNE 8, 2023 COMMENTS)
7	2023-05-19	VILLAGE SUBMITTAL PACKAGE - 100% CD's
6	2023-03-30	DUPAGE COUNTY PERMIT RESPONSES
5	2023-02-28	GENESIS 75% REVIEW RESPONSE
4	2023-02-08	FINAL PLANS - VILLAGE PERMIT SET

drawn by: MDS checked by: JLH project no.: 2022-0068.00



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

SITE PLANTING PLAN

L100

LANDSCAPE ORDINANCE ANALYSIS

- 75% FRONTAGE PERIMETER LANDSCAPE PLANTING - ACHIEVED
- REQUIRED STREET FRONTAGE TREES - 1/30LF
2.1. OGDEN AVENUE - 10 REQUIRED; 10 PROVIDED
- 2.1. CROSS STREET - 6 REQUIRED; 6 PROVIDED
- 50% PERIMETER LANDSCAPE PLANTING - ACHIEVED
- LANDSCAPE MEDIAN / 3 BAYS - PROVIDED
4.1. 6' WIDTH - VARIES DUE TO LAYOUT RESTRICTIONS
- LANDSCAPE ISLAND
5.1. END OF ROWS - PROVIDED
5.2. <20 PARKING SPACE SPAN - ACHIEVED
5.3. 1 TREE / 150 SF - ACHIEVED

OVERALL APPROVED SITE PLANTING PLAN IS PROVIDED FOR REFERENCE ONLY (BY OTHERS)

1	REVISED PER VILLAGE COMMENTS	24.04.29
2	REVISED PER VILLAGE COMMENTS	24.05.15
NO.	DESCRIPTION	DATE
	REVISIONS	

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM
DESIGN FIRM REGISTRATION NUMBER:
184002012-0006



Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

Project

GENESIS OF
DOWNERS GROVE
2424 OGDEN AVE.
DOWNERS GROVE, IL 60515



1 TOWER LANE
SUITE 1840
OAK BROOK TERRACE, IL 60181

Sheet Title

APPROVED PLANTING PLAN

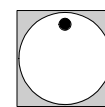
Date	Project No.
05.15.2024	2023014

Sheet No.

L3.0



1 SITE LOCATION PLAN
SCALE: NTS



Proj. Mgr.	JP
Job Capt.	DE
Drawn By	JZ
Rev'd By	JP
Signature	05.15.2024
Current Date	11.30.2024
License Exp. Date	

NO.	DESCRIPTION	DATE
3	ISSUED FOR PUD - REV 2	24.05.15
2	ISSUED FOR PUD - REV 1	24.04.29
1	ISSUED FOR PUD	24.04.05
REVISIONS		

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

Kimley»Horn



ARCHITECTURE
INTERIORS
PLANNING

Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

Project
GENESIS OF
DOWNERS GROVE -
SERVICE BUILDING
2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

CASTLE
Automotive Group
1 TOWER LANE
SUITE 1840
OAK BROOK TERRACE, IL 60181

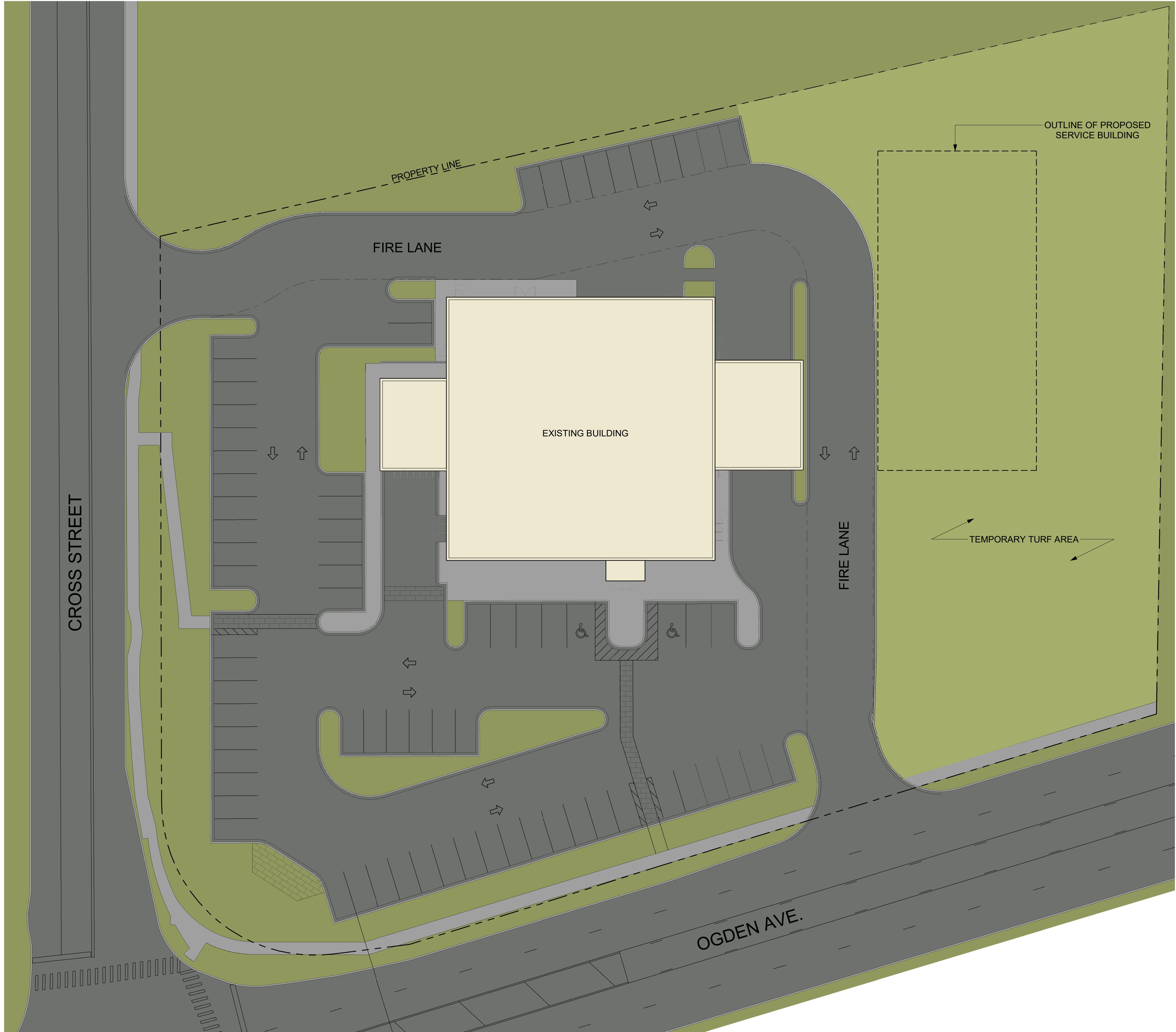
Sheet Title
SITE LOCATION
PLAN

Date	Project No.
05.15.2024	0002023-14

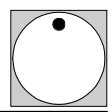
Sheet No.

A001

C:\Revit Local Files\Genesis of Downers Grove - Service Building.dgn 5/15/2024 7:45:30 PM JZ



1 EXISTING SITE PLAN
SCALE: 1" = 20'-0"



Proj. Mgr.	JP
Job Capt.	DE
Drawn By	JZ
Rev'd By	JP
Signature:	05.15.2024
Current Date:	11.30.2024
License Exp. Date:	

3	ISSUED FOR PUD - REV 2	24.05.15
2	ISSUED FOR PUD - REV 1	24.04.29
1	ISSUED FOR PUD	24.04.05
NO.	DESCRIPTION	DATE
	REVISIONS	

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

Kimley»Horn

ARCHIDEAS

ARCHITECTURE
INTERIORS
PLANNING

Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

Project

GENESIS OF DOWNERS GROVE - SERVICE BUILDING
2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

CASTLE
Automotive Group
1 TOWER LANE
SUITE 1840
OAK BROOK TERRACE, IL 60181

Sheet Title	
EXISTING SITE PLAN	
Date	Project No.
05.15.2024	0002023-14
Sheet No.	
A001.1	

OPEN SPACE COVERAGE AREA

- OPEN SPACE @ STREET YARD = 15,306.87 SF (78.47% OF OPEN SPACE)
- OPEN SPACE = 4,198.57 (21.53% OF OPEN SPACE)

SITE AREA

OPEN SPACE/PERVIOUS AREA = 19,505.44 SF

IMPERVIOUS AREA = 93,181.56 SF

TOTAL SITE AREA = 112,687 SF



1 SITE PLAN

SCALE: 3/64" = 1'-0"

Proj. Mgr.	JP
Job Capt.	DE
Drawn By	JZ
Rev'd By	JP
Signature	05.15.2024
Current Date	11.30.2024
License Exp. Date	

3	ISSUED FOR PUD - REV 2	24.05.15
2	ISSUED FOR PUD - REV 1	24.04.29
1	ISSUED FOR PUD	24.04.05
NO.	DESCRIPTION	DATE
	REVISIONS	

© COPYRIGHT 2024

THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

Kimley»Horn



ARCHITECTURE

INTERIORS

PLANNING

Illinois Reg. # 184-000639

311 W. Superior St., Suite 410, Chicago, Illinois 60654

Project

GENESIS OF DOWNERS GROVE - SERVICE BUILDING

2424 OGDEN AVE.

DOWNERS GROVE, IL 60515

CASTLE

Automotive Group

1 TOWER LANE

SUITE 1840

OAK BROOK TERRACE, IL 60181

Sheet Title

PROPOSED SITE PLAN

Date	Project No.
05.15.2024	0002023-14
Sheet No.	

A002

55 DEALERSHIP INVENTORY VEHICLE PARKING SPACES (FOR SALE)

52 CUSTOMER / EMPLOYEE PARKING SPACES

2 ADA PARKING SPACES

= 109 TOTAL PARKING SPACES

BUILDING COVERAGE AREA

DEALERSHIP BUILDING FOOTPRINT AREA = 13,417 SF

SERVICE BUILDING FOOTPRINT AREA = 7,770 SF

TOTAL FOOTPRINT AREA = 21,187 SF

The diagram is a detailed site plan for a proposed parking exhibit. It features two main buildings: a 'DEALERSHIP BUILDING (UNDER CONSTRUCTION)' and a 'PROPOSED SERVICE BUILDING'. The dealership building is a large, irregularly shaped structure with a blue hatched pattern. The service building is a smaller, rectangular structure with a blue pattern. Surrounding these buildings are various parking areas, including 55 dealership inventory spaces (yellow), 52 customer/employee spaces (purple), and 2 ADA spaces (orange). The plan also shows two 'VEHICLE DISPLAY PAD (1 PARKING SPACE)' and two 'FIRE LANE' areas. The site is bounded by 'CROSS STREET' to the west and 'OGDEN AVE.' to the south. A 'PROPERTY LINE' is indicated by a dashed line. Various dimensions and bearings are provided for the boundaries and internal features, such as 'N00°16'01"W 221.98'', 'S73°06'56"W 203.45'', and 'R=60.00' L=101.50' CB=N49°00'46"W CH=89.82''. A north arrow is located in the bottom right corner of the plan area.

1 PROPOSED PARKING EXHIBIT
SCALE: 3/64" = 1'-0"

Proj. Mgr.	JP
Job Capt.	DE
Drawn By	JZ
Rev'd By	JP
Signature	05.15.2024
Current Date	11.30.2024
License Exp. Date	

3	ISSUED FOR PUD - REV 2	24.05.15
2	ISSUED FOR PUD - REV 1	24.04.29
NO.	DESCRIPTION	DATE
	REVISIONS	

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

Kimley»Horn

A

ARCHIDEAS

ARCHITECTURE
INTERIORS
PLANNING

Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

Project

GENESIS OF DOWNERS GROVE - SERVICE BUILDING
2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

CASTLE

Automotive Group

1 TOWER LANE
SUITE 1840
OAK BROOK TERRACE, IL 60181

Sheet Title

PROPOSED PARKING EXHIBIT

Date

05.15.2024

Project No.

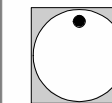
0002023-14

Sheet No.

A002.1

3	ISSUED FOR PUD - REV 2	24.05.15
2	ISSUED FOR PUD - REV 1	24.04.29
NO.	DESCRIPTION	DATE
	REVISIONS	
© COPYRIGHT 2024 THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.		

Project	
GENESIS OF DOWNERS GROVE - SERVICE BUILDING 2424 OGDEN AVE. DOWNERS GROVE, IL 60515	
CASTLE <i>Automotive Group</i> 1 TOWER LANE SUITE 1840 OAK BROOK TERRACE, IL 60181	
Sheet Title	
APPROVED SITE LIGHTING PHOTOMETRICS FOR DEALERSHIP	
Date	Project No.
05.15.2024	0002023-14
Sheet No.	
A002.2	



Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	S2	3	Lithonia Lighting	DSX1 LED P7 50K 80CRI TSM	D-Series Size 1 Area Luminaire P7 Performance Package 5000K CCT 80 CRI Type 5 Medium	1	21383	0.93	368.86
	S2A	2	Lithonia Lighting	DSX1 LED P7 50K 80CRI TSM	D-Series Size 1 Area Luminaire P7 Performance Package 5000K CCT 80 CRI Type 5 Medium	1	21383	0.93	184.43
	S3L	2	Lithonia Lighting	DSX1 LED P7 50K 80CRI LCCO	D-Series Size 1 Area Luminaire P7 Performance Package 5000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control	1	15030	0.93	184.43
	S3R	1	Lithonia Lighting	DSX1 LED P7 50K 80CRI RCCO	D-Series Size 1 Area Luminaire P7 Performance Package 5000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control	1	15030	0.93	184.43
	S4	18	Lithonia Lighting	DSX1 LED P7 50K 80CRI BLC4	D-Series Size 1 Area Luminaire P7 Performance Package 5000K CCT 80 CRI Type 4 Extreme Backlight Control	1	15384	0.93	184.43

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BEYOND PROPERTY LINES		0.0 fc	1.3 fc	0.0 fc	N/A	N/A
FRONT ROW ONLY		6.0 fc	12.5 fc	0.2 fc	62.5:1	30.0:1
PAVED AREAS (EXCLUDING FRONT ROW)		5.3 fc	12.1 fc	0.0 fc	N/A	N/A
PROPERTY LINE - EAST		0.3 fc	1.3 fc	0.0 fc	N/A	N/A
PROPERTY LINE - NORTH		0.5 fc	1.4 fc	0.0 fc	N/A	N/A
PROPERTY LINE - SOUTH		0.0 fc	0.1 fc	0.0 fc	N/A	N/A
PROPERTY LINE - WEST		0.0 fc	0.1 fc	0.0 fc	N/A	N/A
WHOLE SITE		4.3 fc	12.5 fc	0.0 fc	N/A	N/A

* This document contains confidential and proprietary information of KSA Lighting & Controls. This document may only be used by or for the benefit of KSA Lighting & Controls representatives and customers. This lighting layout is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. KSA Lighting & Controls is not responsible for specifying the light fixtures or illumination requirements for any specific project, nor is it responsible for meeting municipal or building code requirements. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting layout meets the applicable project requirements for lighting system performance, safety, reliability and effectiveness for use in a particular application. Field verification is recommended when calculations are based on end-user or customer-provided information. End-user application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting layout. In no event will KSA Lighting & Controls be responsible for any loss resulting from any use of this drawing.

ASKY

PUGI GENESIS - DOWNERS GROVE

Designer
 RD
Date
 06/16/2023
Scale
 Not to Scale
Version No.
 004
Summary

1 of 1

PROPOSED POLE MOUNTED LIGHT FIXTURE



D-Series Size 1
LED Area Luminaire

d[®]series

Specifications

EPA: 0.69 ft² (0.66m²)

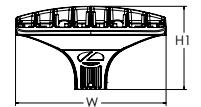
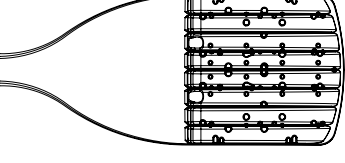
Length: 32.71" (831mm)

Width: 14.26" (362mm)

Height H1: 7.88" (200mm)

Height H2: 2.73" (69mm)

Weight: 34 lbs (15.4kg)

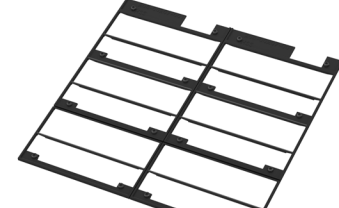


PROPOSED POLE MOUNTED LIGHT FIXTURE - WITH LIGHT SHIELD

Shield Accessories



External Glare Shield (EGSR)



House Side Shield (HS)

PROPOSED WALL MOUNTED LIGHT FIXTURE



WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Specifications

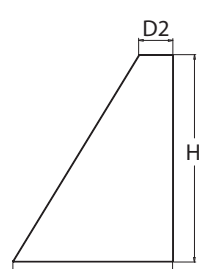
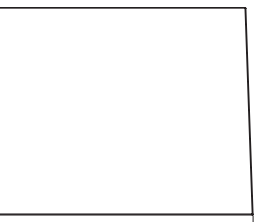
Depth (D1): 7"

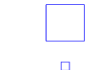
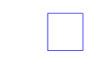
Depth (D2): 1.5"

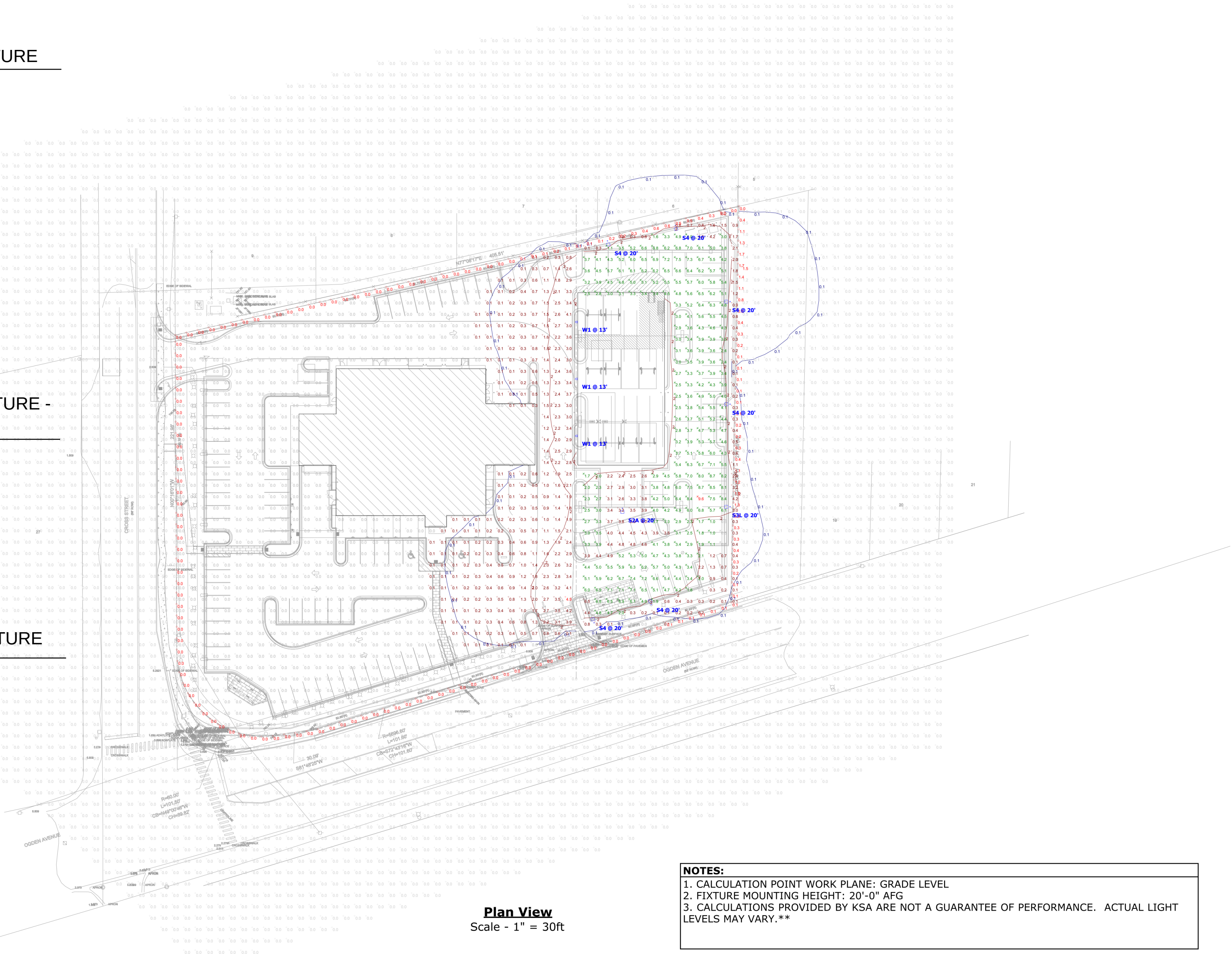
Height: 9"

Width: 11.5"

Weight: 13.5 lbs (without options)



Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	S2A	1	Lithonia Lighting	DSX1 LED P7 50K 80CRI TSM	D-Series Size 1 Area Luminaire P7 Performance Package 5000K CCT 80 CRI Type 5 Medium	1	21383	0.93	184.43
	S3L	1	Lithonia Lighting	DSX1 LED P7 50K 80CRI LCCO	D-Series Size 1 Area Luminaire P7 Performance Package 5000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control	1	15030	0.93	184.43
	S4	6	Lithonia Lighting	DSX1 LED P7 50K 80CRI BLC4	D-Series Size 1 Area Luminaire P7 Performance Package 5000K CCT 80 CRI Type 4 Extreme Backlight Control	1	15384	0.93	184.43
	W1	3	Lithonia Lighting	WDGE2 LED P4 40K 80CRI T3M	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 3 MEDIUM OPTIC	1	4268	0.93	46.6589



NOTES:

1. CALCULATION POINT WORK PLANE: GRADE LEVEL
2. FIXTURE MOUNTING HEIGHT: 20'-0" AFG
3. CALCULATIONS PROVIDED BY KSA ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.**

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BEYOND PROPERTY LINES		0.0 fc	1.5 fc	0.0 fc	N/A	N/A
PAVED AREAS - EAST SIDE	✕	4.6 fc	9.6 fc	0.6 fc	16.0:1	7.7:1
PROPERTY LINE - EAST	◇	0.6 fc	1.7 fc	0.0 fc	N/A	N/A
PROPERTY LINE - NORTH	◇	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
PROPERTY LINE - SOUTH	◇	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
PROPERTY LINE - WEST	◇	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
SITE - EAST SIDE	+	3.7 fc	9.6 fc	0.0 fc	N/A	N/A
SITE - WEST SIDE	+	0.3 fc	4.5 fc	0.0 fc	N/A	N/A

**This document contains confidential and proprietary information of KSA Lighting & Controls. This document may only be used by or for the benefit of KSA Lighting & Controls representatives and customers. This lighting layout is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. KSA Lighting & Controls is not responsible for specifying the light fixtures or illumination requirements for any specific project, nor is it responsible for meeting municipal or building code requirements. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting layout meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. Field verification is recommended when calculations are based on end-user or customer-provided information. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting layout. In no event will KSA Lighting & Controls be responsible for any loss resulting from any use of this drawing.

LIGHTING & CONTROLS

KSA

PUGI GENESIS - DOWNERS GROVE

Designer
RZ
Date
04/26/2024
Scale
Not to Scale
Version No.
002
Summary

1 of 1

Proj. Mgr.	JP
Job Capt.	DE
Drawn By	JZ
Rev'd By	JP
Signature	_____
Current Date	05.15.2024
License Exp. Date	11.30.2024

3	ISSUED FOR PUD - REV 2	24.05.15
2	ISSUED FOR PUD - REV 1	24.04.29
NO.	DESCRIPTION	DATE
	REVISIONS	

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

Kimley»Horn

A ARCHIDEAS

ARCHITECTURE
INTERIORS
PLANNING

Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

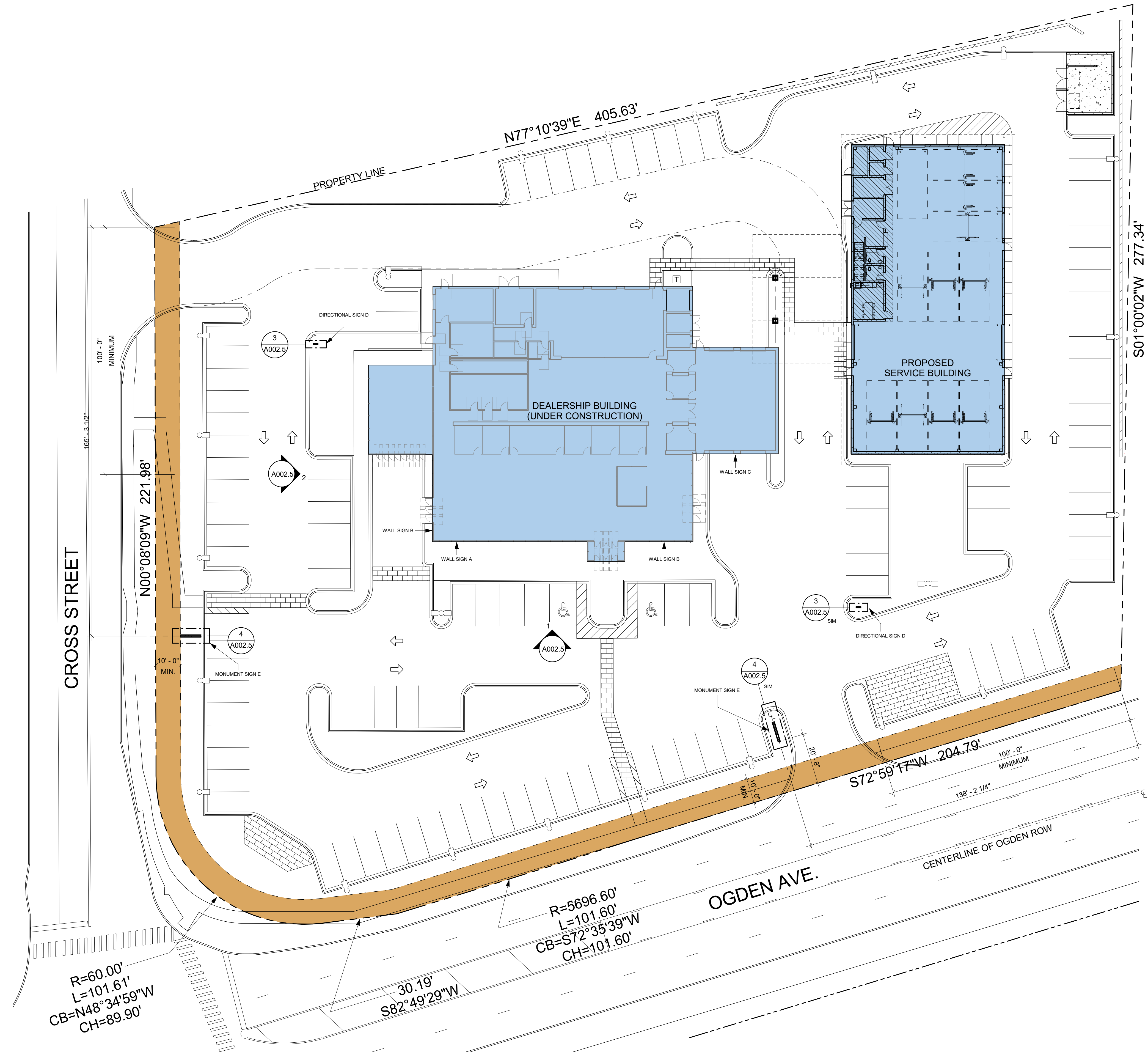
Project
**GENESIS OF
DOWNERS GROVE -
SERVICE BUILDING**
2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

CASTLE
Automotive Group
1 TOWER LANE
SUITE 1840
OAK BROOK TERRACE, IL 60181

Sheet Title
**PROPOSED SITE
LIGHTING
PHOTOMETRICS FOR
SERVICE BUILDING**

Date	Project No.
05.15.2024	0002023-14
Sheet No.	

A002.3



1 PROPOSED SITE PLAN - SIGNAGE LOCATIONS
SCALE: 3/64" = 1'-0"

Proj. Mgr.	JP
Job Capt.	DE
Drawn By	JZ
Rev'd By	JP
Signature:	05.15.2024
Current Date:	11.30.2024
License Exp. Date:	

NO.	DESCRIPTION	DATE
3	ISSUED FOR PUD - REV 2	24.05.15
2	ISSUED FOR PUD - REV 1	24.04.29
1	ISSUED FOR PUD	24.04.05

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

Kimley»Horn

**ARCHIDEAS**

ARCHITECTURE
INTERIORS
PLANNING

Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

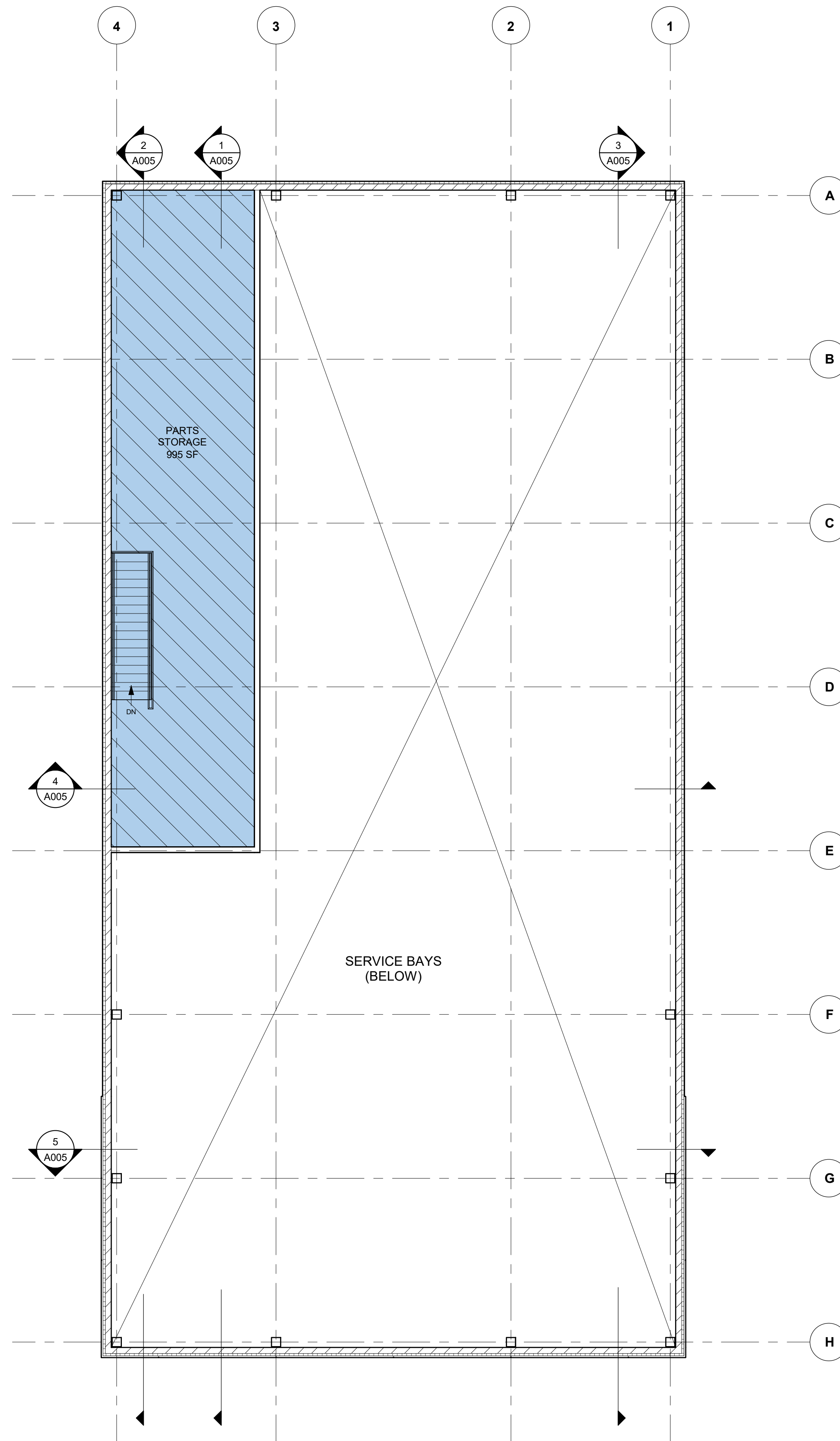
Project
GENESIS OF DOWNERS GROVE - SERVICE BUILDING
2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

CASTLE
Automotive Group
1 TOWER LANE
SUITE 1840
OAK BROOK TERRACE, IL 60181

Sheet Title
PROPOSED SITE PLAN - SIGNAGE LOCATIONS

Date	Project No.
05.15.2024	0002023-14
Sheet No.	

A002.4

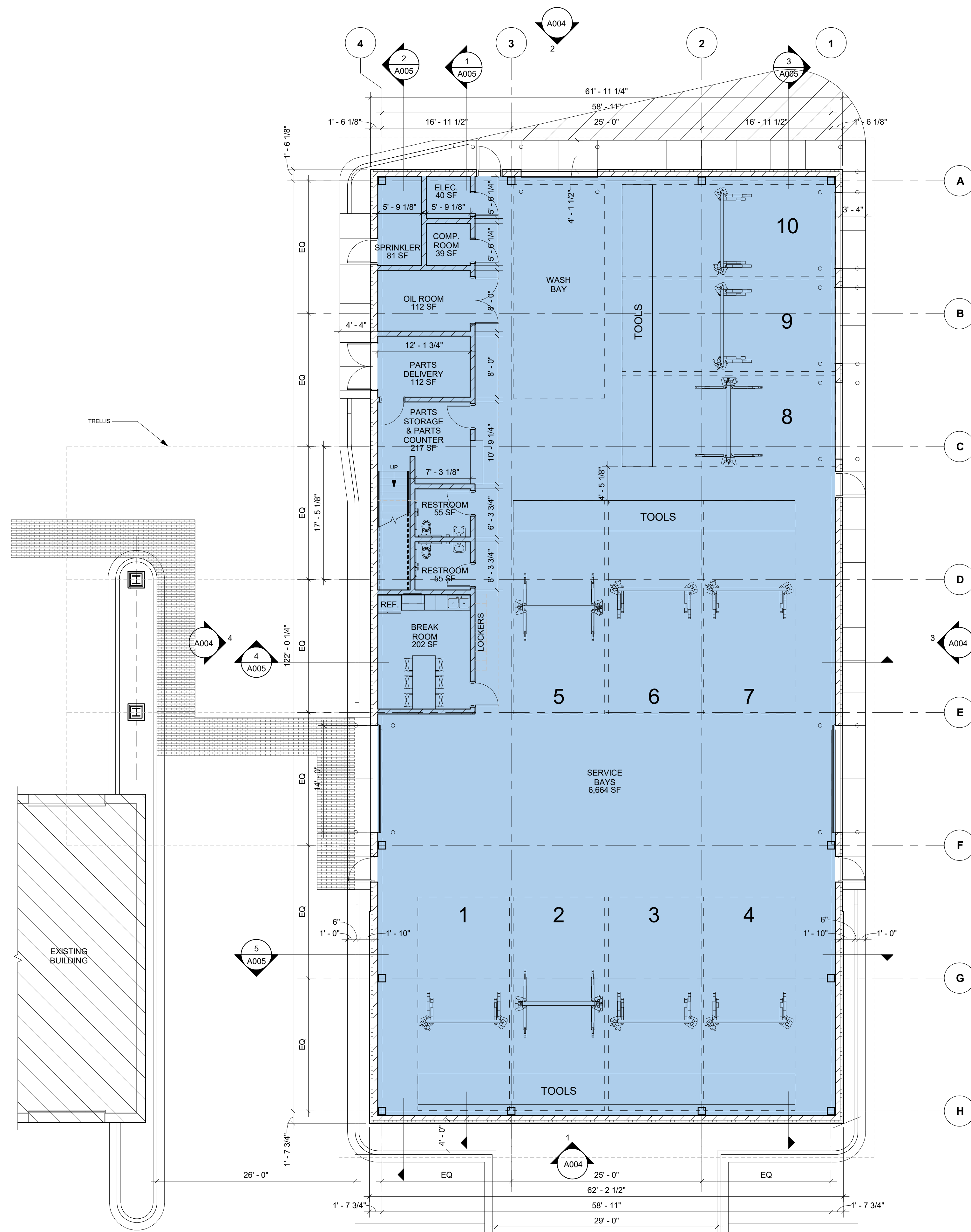


2 MEZZANINE FLOOR PLAN

MEZZANINE AREA = 995 SF

1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



BUILDING FOOTPRINT AREA = 7,770 SF

Proj. Mgr.	JP
Job Capt.	DE
Drawn By	JZ
Rev'd By	JP
Signature:	05.15.2024
Current Date:	11.30.2024
License Exp. Date:	

NO.	DESCRIPTION	DATE
3	ISSUED FOR PUD - REV 2	24.05.15
2	ISSUED FOR PUD - REV 1	24.04.29
1	ISSUED FOR PUD	24.04.05

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

Kimley»Horn

ARCHIDEAS

ARCHITECTURE
INTERIORS
PLANNING

Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

Project

GENESIS OF DOWNERS GROVE - SERVICE BUILDING

2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

CASTLE
Automotive Group

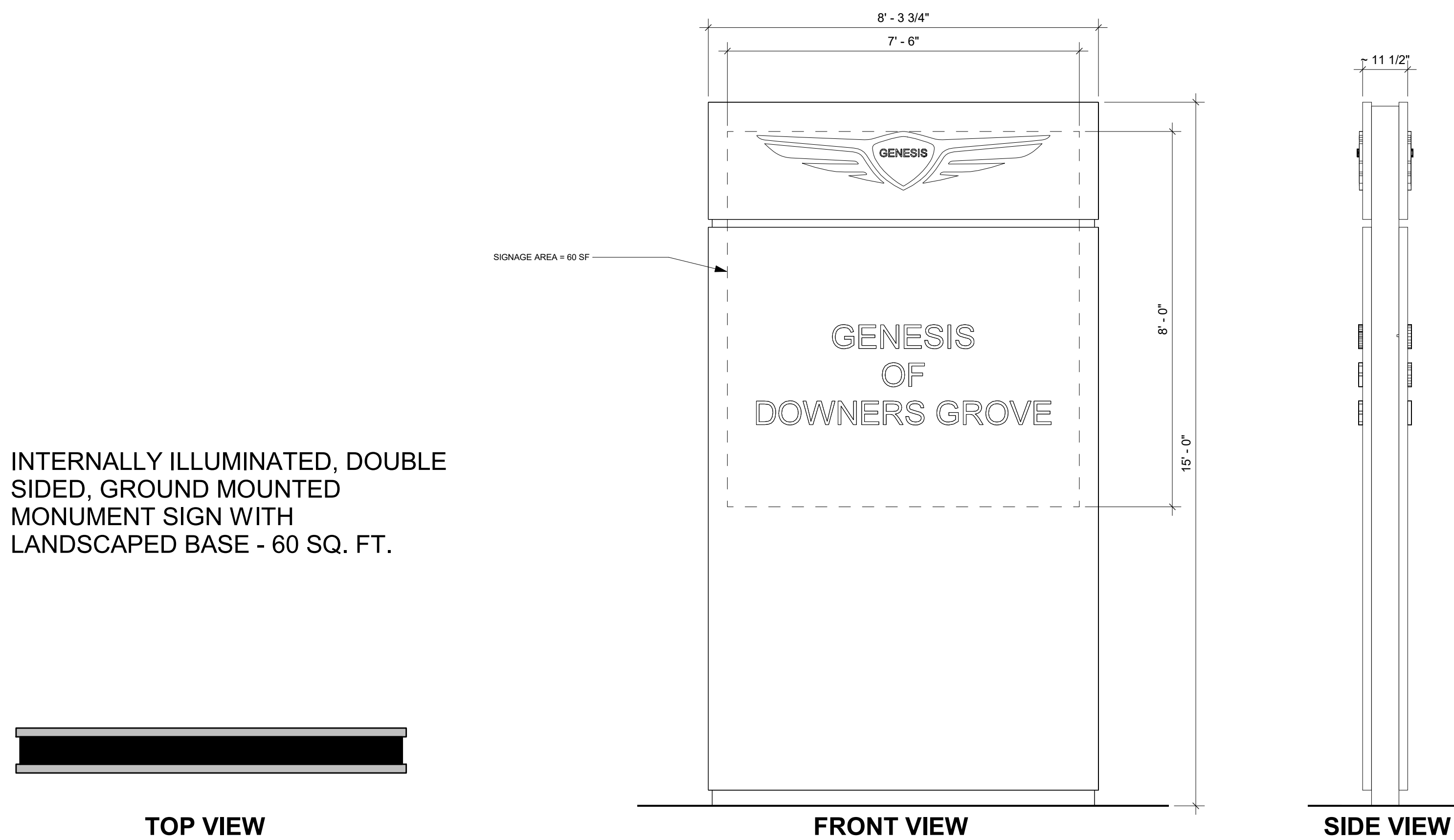
1 TOWER LANE
SUITE 1840
OAK BROOK TERRACE, IL 60181

Sheet Title

PROPOSED FLOOR PLAN

Date	Project No.
05.15.2024	0002023-14
Sheet No.	

A003



4 MONUMENT SIGN E

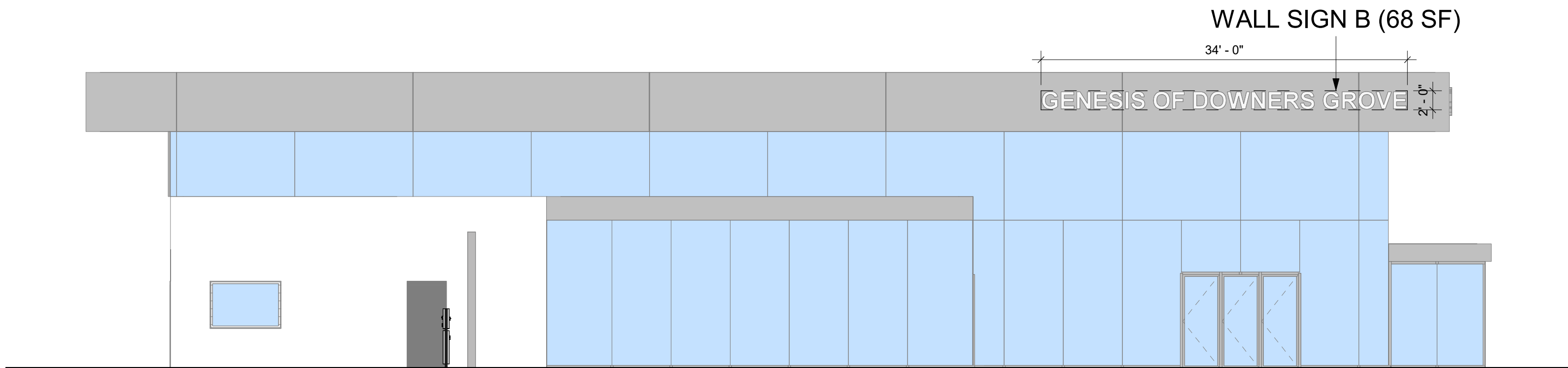
SCALE: 1/2" = 1'-0"

ALLOWABLE SIGNAGE AREA CALCULATION

DEALERSHIP BUILDING OGDEN AVENUE FRONTAGE LENGTH	165 LINEAR FEET
SERVICE BUILDING OGDEN AVENUE FRONTAGE LENGTH	62 LINEAR FEET
TOTAL STREET FRONTAGE LENGTH	227 LINEAR FEET
SIGN AREA = FRONTAGE LENGTH x 1.5 SF	227 x 1.5 = 340 SF
MAXIMUM ALLOWABLE SINGLE TENANT TOTAL SIGNAGE AREA	300 SF

SIGNAGE TYPES

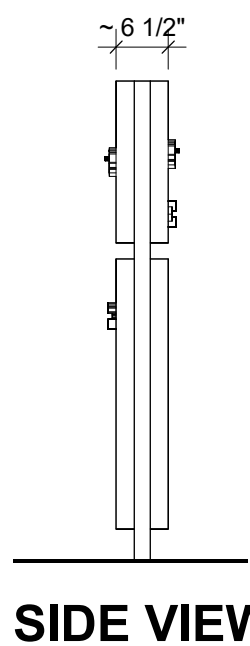
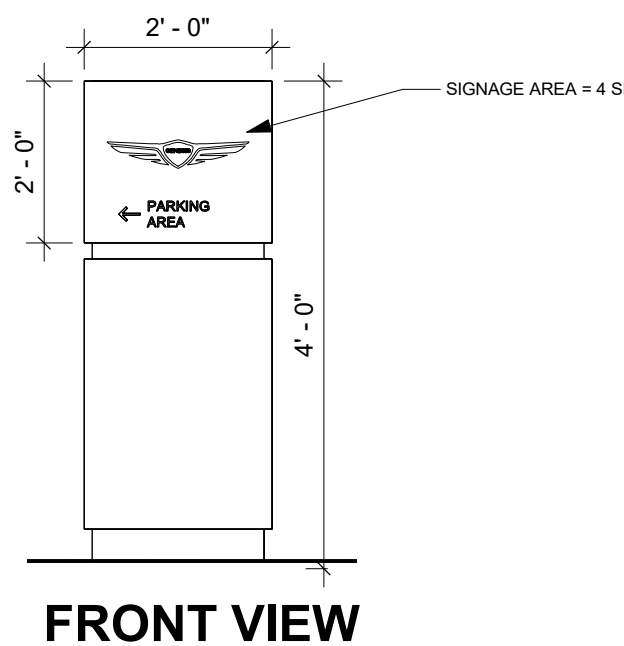
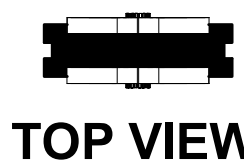
SIGN TYPE	SIGN AREA
WALL SIGN A	24" HIGH x 11' LENGTH = 22 SF
WALL SIGN B @ WEST ELEVATION	24" HIGH x 34' LENGTH = 68 SF
WALL SIGN B @ SOUTH ELEVATION	24" HIGH x 34' LENGTH = 68 SF
WALL SIGN C	24" HIGH x 11' LENGTH = 22 SF
	TOTAL WALL SIGN AREA = 180 SF
MONUMENT SIGN E @ OGDEN AVENUE	60 SF
MONUMENT SIGN E @ CROSS STREET	60 SF
	TOTAL MONUMENT SIGN AREA = 120 SF
	TOTAL SIGNAGE AREA PROPOSED = 300 SF
	TOTAL SIGNAGE AREA ALLOWED = 300 SF
ADDITIONAL SIGNAGE NOT INCLUDED IN THE CALCULATION:	
DIRECTIONAL SIGN D @ OGDEN AVENUE ENTRY	2' HIGH x 2' LENGTH = 4 SF
DIRECTIONAL SIGN D @ CROSS STREET ENTRY	2' HIGH x 2' LENGTH = 4 SF



2 EXISTING WEST ELEVATION - WALL SIGN B

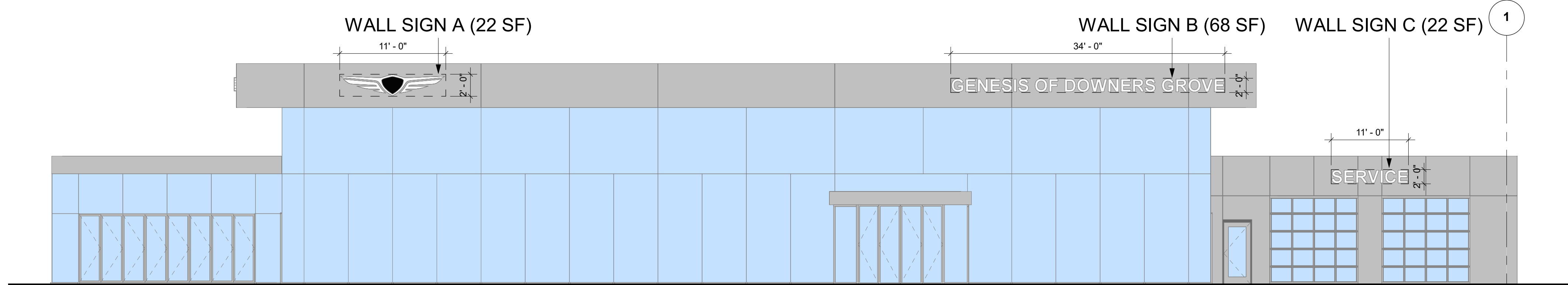
SCALE: 1/8" = 1'-0"

INTERNALLY ILLUMINATED, SINGLE
SIDED, GROUND MOUNTED
DIRECTIONAL SIGN - 4 SQ. FT.



3 DIRECTIONAL SIGN D

SCALE: 1/2" = 1'-0"



1 EXISTING SOUTH ELEVATION - WALL SIGNS A, B, & C

SCALE: 1/8" = 1'-0"

Proj. Mgr. JP	
Job Capt. DE	
Drawn By JZ	
Rev'd By JP	Signature: _____ Current Date: 05.15.2024 License Exp. Date: 11.30.2024

3	ISSUED FOR PUD - REV 2	24.05.15
2	ISSUED FOR PUD - REV 1	24.04.29
1	ISSUED FOR PUD	24.04.05
NO.	DESCRIPTION	DATE
	REVISIONS	

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND
NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC
PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.



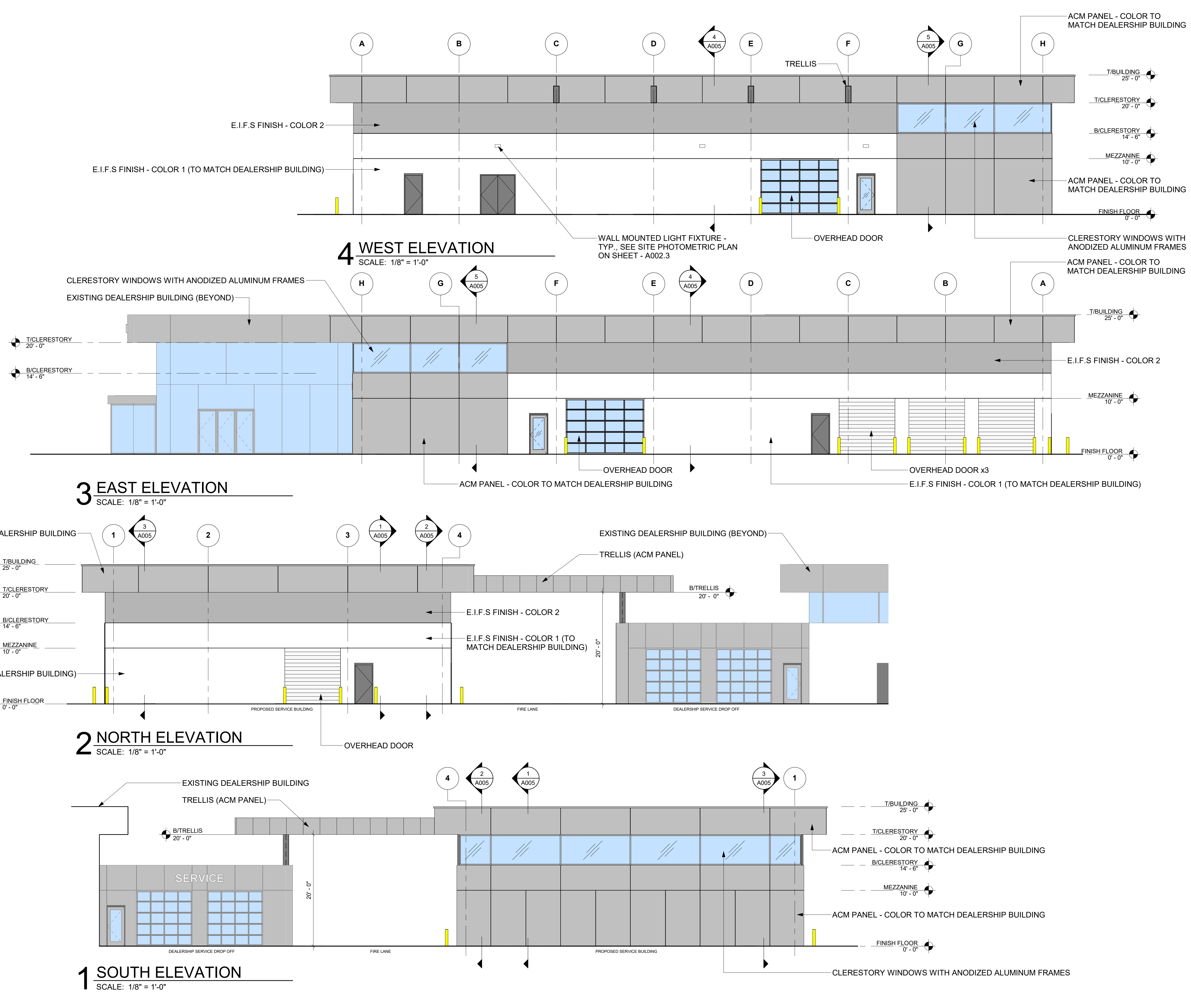
Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

Project
GENESIS OF
DOWNERS GROVE -
SERVICE BUILDING
2424 OGDEN AVE.
DOWNERS GROVE, IL 60515
CASTLE
Automotive Group

Sheet Title
SIGNAGE
CALCULATIONS AND
TYPES

Date 05.15.2024	Project No. 0002023-14
--------------------	---------------------------

Sheet No.
A002.5



Proj. Mgr.
JP

Job Capt.
DE

Drawn By
JZ

Rev'd By
JP

Signature: _____

Current Date: 05.15.2024

License Exp. Date: 11.30.2024

3	ISSUED FOR PUD - REV 2	24.05.15
2	ISSUED FOR PUD - REV 1	24.04.29
1	ISSUED FOR PUD	24.04.05

NO.	DESCRIPTION	DATE
REVISIONS		

© COPYRIGHT 2024

THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

Kimley»Horn

ARCHIDEAS

ARCHITECTURE
INTERIORS
PLANNING

Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

Project

GENESIS OF DOWNERS GROVE - SERVICE BUILDING
2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

CASTLE
Automotive Group
1 TOWER LANE
SUITE 1840
OAK BROOK TERRACE, IL 60181

Sheet Title

PROPOSED CONCEPT ELEVATIONS

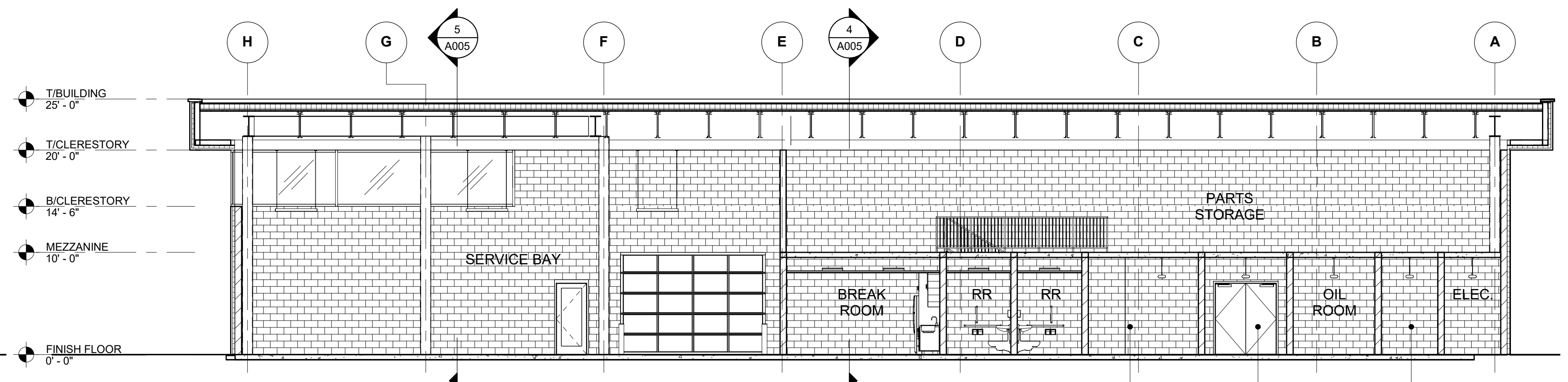
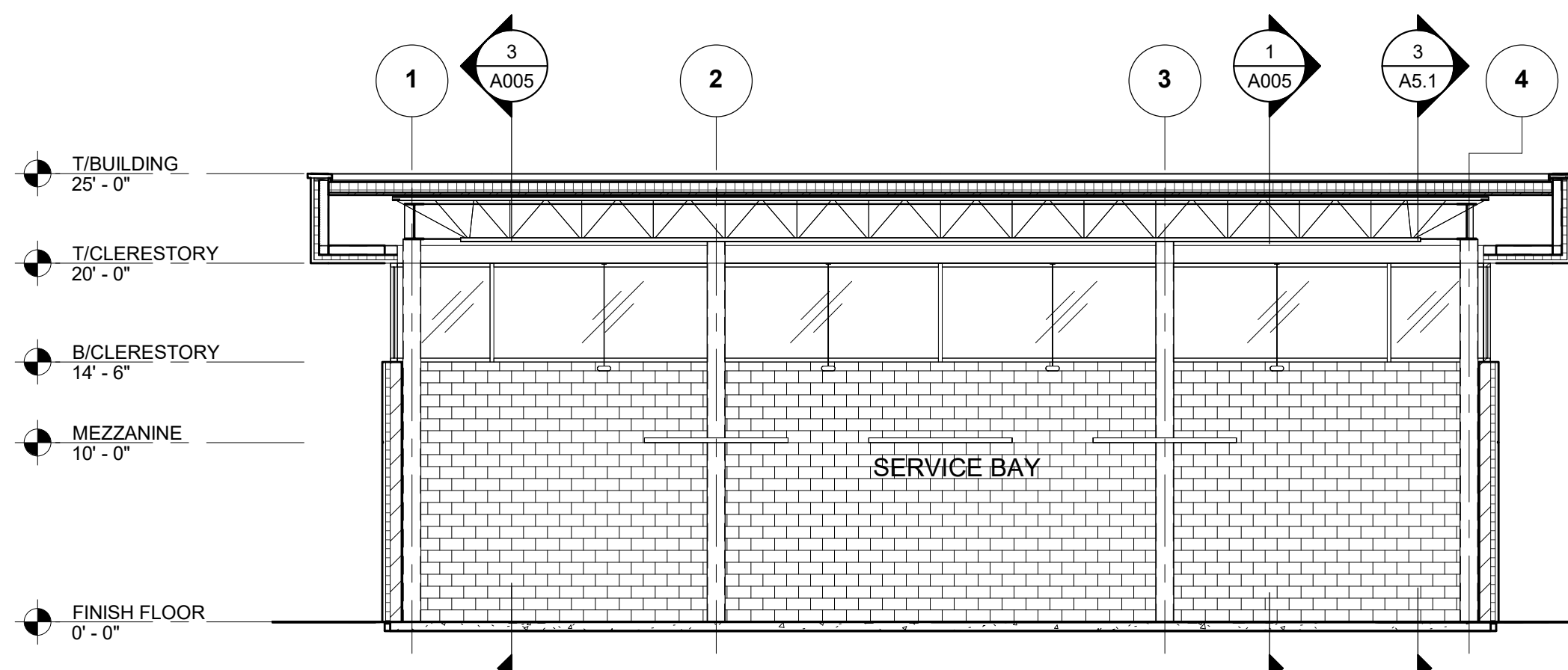
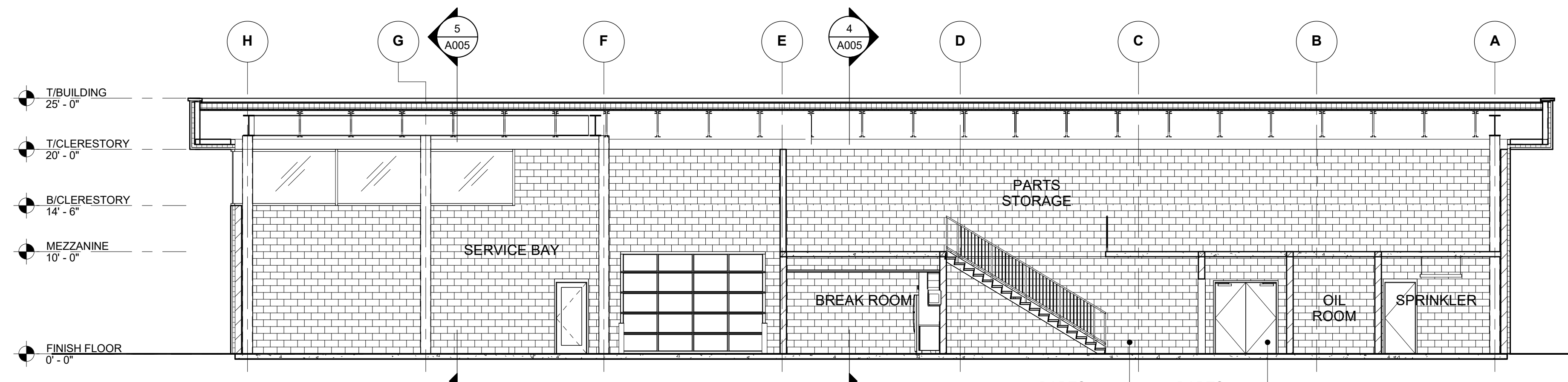
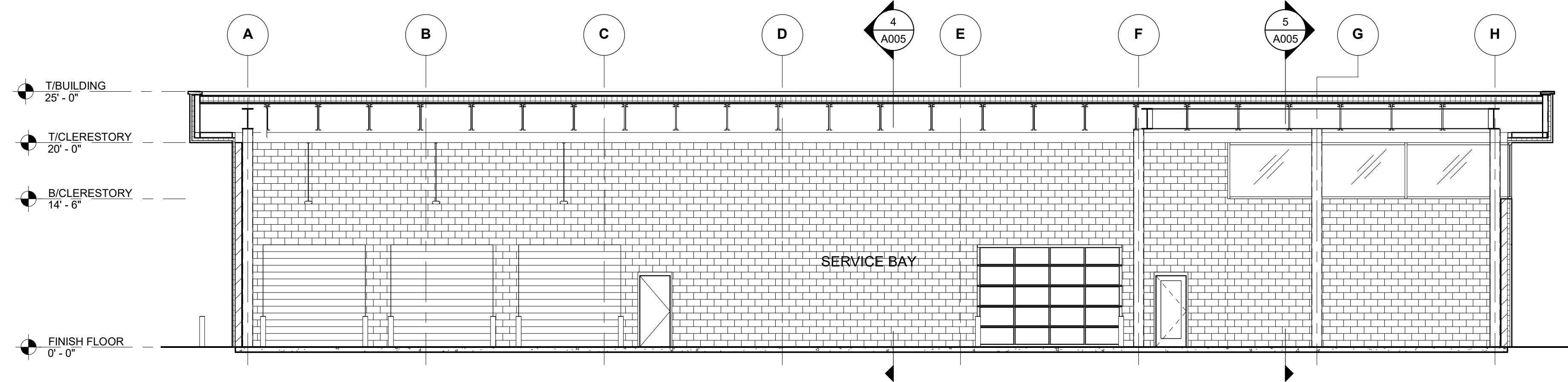
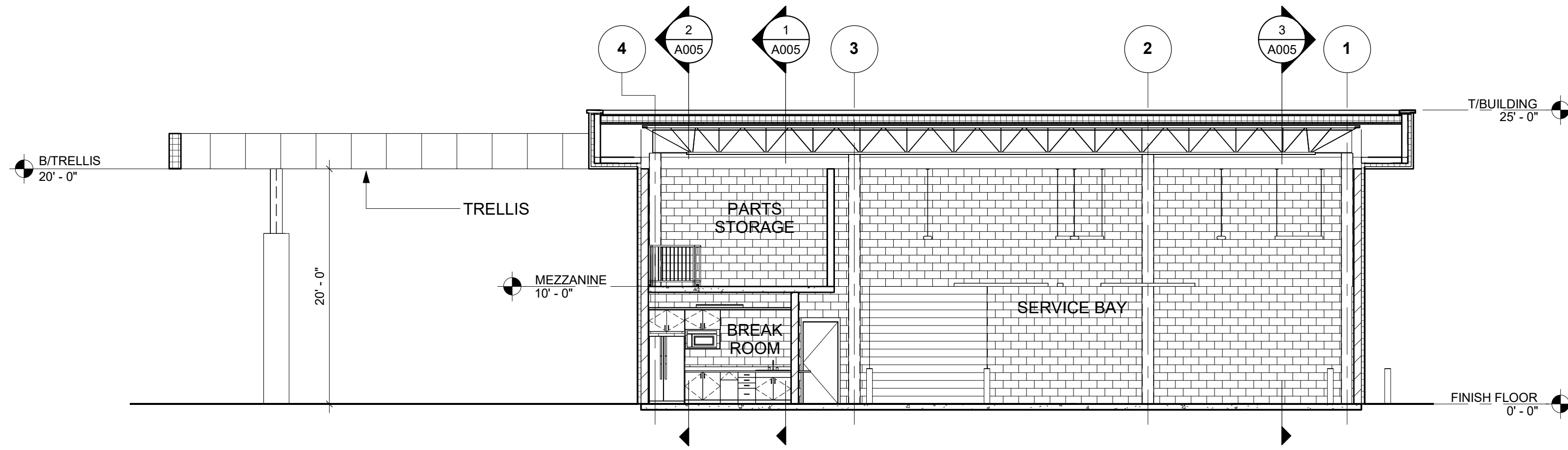
Date	Project No.
05.15.2024	0002023-14

Sheet No.
A004

C:\Revit Local Files\Genesis of Downers Grove - Service Building_2024.rvt

5/15/2024 7:46:12 PM

JZ



Proj. Mgr.	JP
Job Capt.	DE
Drawn By	JZ
Rev'd By	JP
Signature	05.15.2024
Current Date	24.04.29
License Exp. Date	11.30.2024

NO.	DESCRIPTION	DATE
3	ISSUED FOR PUD - REV 2	24.05.15
2	ISSUED FOR PUD - REV 1	24.04.29
1	ISSUED FOR PUD	24.04.05

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

Kimley»Horn



ARCHITECTURE
INTERIORS
PLANNING
Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

Project
GENESIS OF
DOWNERS GROVE -
SERVICE BUILDING
2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

CASTLE
Automotive Group
1 TOWER LANE
SUITE 1840
OAK BROOK TERRACE, IL 60181

Sheet Title
PROPOSED
SECTIONS

Date	Project No.
05.15.2024	0002023-14
Sheet No.	

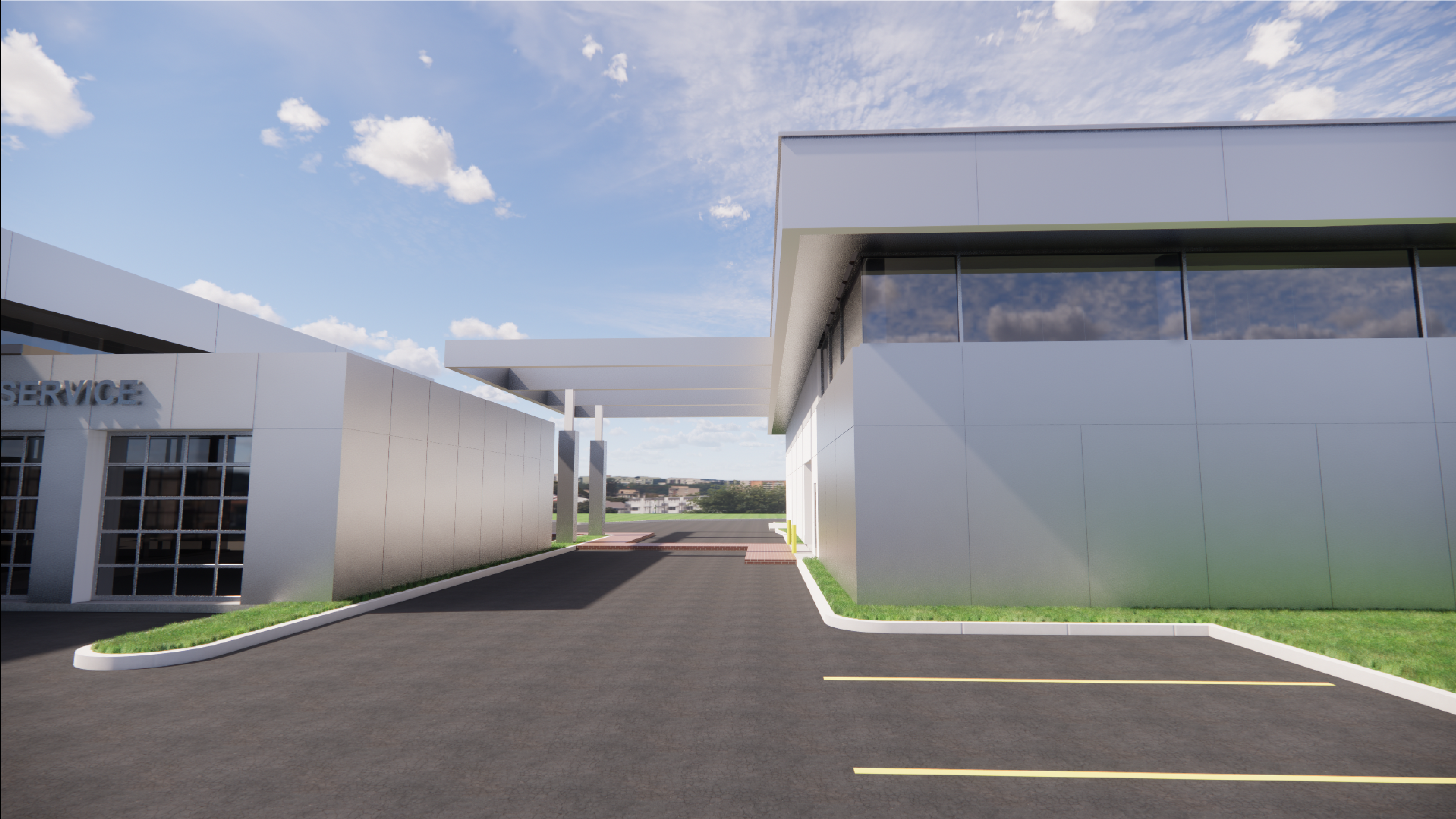
A005



VIEW 001 - LOOKING NORTH FROM OGDEN AVE

Proj. Mgr. JP										
Job Capt. DE										
Drawn By JZ										
Rev'd By JP	Signature: _____ Current Date: <u>05.15.2024</u> License Exp. Date: <u>11.30.2024</u>									
<table border="1"><tr><td>3</td><td>ISSUED FOR PUD - REV 2</td><td>24.05.15</td></tr><tr><td>2</td><td>ISSUED FOR PUD - REV 1</td><td>24.04.29</td></tr><tr><td>1</td><td>ISSUED FOR PUD</td><td>24.04.05</td></tr></table>		3	ISSUED FOR PUD - REV 2	24.05.15	2	ISSUED FOR PUD - REV 1	24.04.29	1	ISSUED FOR PUD	24.04.05
3	ISSUED FOR PUD - REV 2	24.05.15								
2	ISSUED FOR PUD - REV 1	24.04.29								
1	ISSUED FOR PUD	24.04.05								
<table border="1"><tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td colspan="3">REVISIONS</td></tr></table>		NO.	DESCRIPTION	DATE	REVISIONS					
NO.	DESCRIPTION	DATE								
REVISIONS										
© COPYRIGHT 2024 THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.										
 ARCHITECTURE INTERIORS PLANNING Illinois Reg. # 184-000639 311 W. Superior St., Suite 410, Chicago, Illinois 60654										
Project GENESIS OF DOWNERS GROVE - SERVICE BUILDING 2424 OGDEN AVE. DOWNERS GROVE, IL 60515 CASTLE Automotive Group 1 TOWER LANE SUITE 1840 OAK BROOK TERRACE, IL 60181										
Sheet Title PROPOSED CONCEPT RENDERING										
Date <u>05.15.2024</u>	Project No. <u>0002023-14</u>									
Sheet No. A006										

C:\Revit Local Files\Genesis of Downers Grove - Service Building.dwg, JZ, 5/15/2024 7:46:19 PM



VIEW 002 - LOOKING NORTH FROM OGDEN AVE THROUGH UNDERPASS

Proj. Mgr. JP	
Job Capt. DE	
Drawn By JZ	
Rev'd By JP	Signature: _____ Current Date: 05.15.2024 License Exp. Date: 11.30.2024

NO.	DESCRIPTION	DATE
3	ISSUED FOR PUD - REV 2	24.05.15
2	ISSUED FOR PUD - REV 1	24.04.29
1	ISSUED FOR PUD	24.04.05

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

ARCHITECTURE
INTERIORS
PLANNING

Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

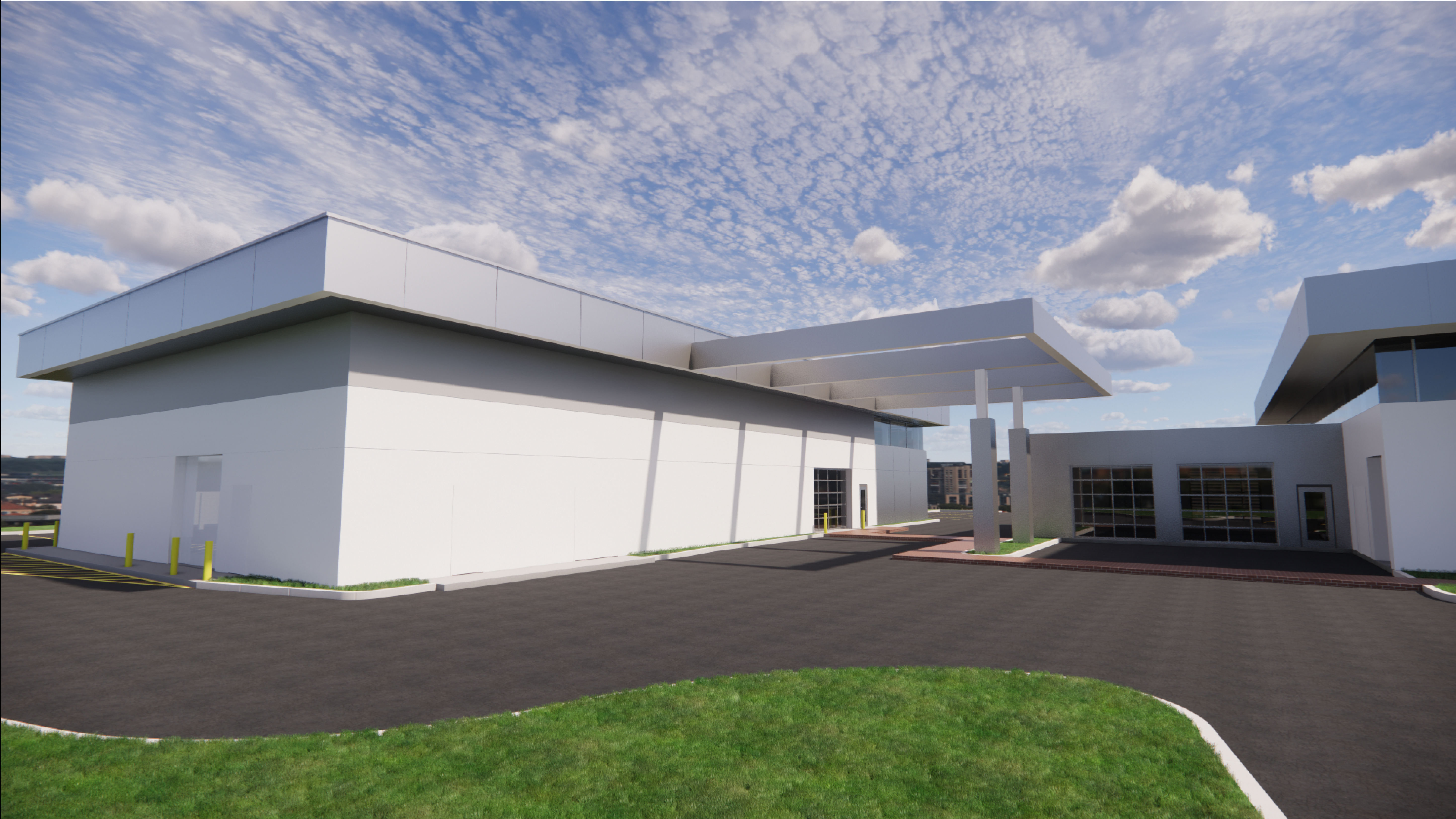
Project
GENESIS OF DOWNERS GROVE - SERVICE BUILDING
2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

CASTLE
Automotive Group
1 TOWER LANE
SUITE 1840
OAK BROOK TERRACE, IL 60181

Sheet Title
PROPOSED CONCEPT RENDERING

Date 05.15.2024	Project No. 0002023-14
---------------------------	----------------------------------

Sheet No.
A007



VIEW 003 - LOOKING SOUTH TOWARDS OGDEN AVE

Proj. Mgr.	JP	
Job Capt.	DE	
Drawn By	JZ	
Rev'd By	JP	Signature: _____ Current Date: 05.15.2024 License Exp. Date: 11.30.2024
3 ISSUED FOR PUD - REV 2 24.05.15 2 ISSUED FOR PUD - REV 1 24.04.29 1 ISSUED FOR PUD 24.04.05		
NO.	DESCRIPTION	DATE
REVISIONS		
© COPYRIGHT 2024 THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.		
Kimley»Horn A ARCHIDEAS ARCHITECTURE INTERIORS PLANNING Illinois Reg. # 184-000639 311 W. Superior St., Suite 410, Chicago, Illinois 60654		
Project GENESIS OF DOWNERS GROVE - SERVICE BUILDING - 2424 OGDEN AVE. DOWNERS GROVE, IL 60515 CASTLE Automotive Group 1 TOWER LANE SUITE 1840 OAK BROOK TERRACE, IL 60181		
Sheet Title PROPOSED CONCEPT RENDERING		
Date		Project No.
05.15.2024		0002023-14
Sheet No.		
A008		

C:\Revit\Local Files\Genesis of Downers Grove - Service Building.dgn 5/15/2024 7:46:22 PM JZ



VIEW 004 - LOOKING NORTH FROM OGDEN AVE

Proj. Mgr. JP		
Job Capt. DE		
Drawn By JZ		
Rev'd By JP	Signature: _____ Current Date: <u>05.15.2024</u> License Exp. Date: <u>11.30.2024</u>	
3	ISSUED FOR PUD - REV 2	24.05.15
2	ISSUED FOR PUD - REV 1	24.04.29
1	ISSUED FOR PUD	24.04.05
NO.	DESCRIPTION	DATE
	REVISIONS	
© COPYRIGHT 2024 THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.		
  ARCHITECTURE INTERIORS PLANNING Illinois Reg. # 184-000639 311 W. Superior St., Suite 410, Chicago, Illinois 60654		
Project GENESIS OF DOWNERS GROVE - SERVICE BUILDING 2424 OGDEN AVE. DOWNERS GROVE, IL 60515  1 TOWER LANE SUITE 1840 OAK BROOK TERRACE, IL 60181		
Sheet Title PROPOSED CONCEPT RENDERING		
Date <u>05.15.2024</u>	Project No. <u>0002023-14</u>	
Sheet No. A009		

C:\Revit Local Files\Genesis of Downers Grove - Service Building.dgn 5/15/2024 7:46:24 PM JZ



VIEW 005 - LOOKING SOUTH TOWARDS NE CORNER OF PROPOSED SERVICE BUILDING

Proj. Mgr. JP	
Job Capt. DE	
Drawn By JZ	
Rev'd By JP	Signature: _____ Current Date: 05.15.2024 License Exp. Date: 11.30.2024

NO.	DESCRIPTION	DATE
3	ISSUED FOR PUD - REV 2	24.05.15
2	ISSUED FOR PUD - REV 1	24.04.29
1	ISSUED FOR PUD	24.04.05

NO.	DESCRIPTION	DATE
	REVISIONS	

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.

Kimley»Horn

ARCHIDEAS
ARCHITECTURE
INTERIORS
PLANNING

Illinois Reg. # 184-000639
311 W. Superior St., Suite 410, Chicago, Illinois 60654

Project
GENESIS OF DOWNERS GROVE - SERVICE BUILDING
2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

CASTLE
Automotive Group
1 TOWER LANE
SUITE 1840
OAK BROOK TERRACE, IL 60181

Sheet Title
PROPOSED CONCEPT RENDERING

Date 05.15.2024	Project No. 0002023-14
---------------------------	----------------------------------

Sheet No.
A010

C:\Revit Local Files\Genesis of Downers Grove - Service Building.dgn, jzola.rvt
5/15/2024 7:46:25 PM
JZ



VIEW 006 - LOOKING SOUTH TOWARDS NORTH FACADE OF PROPOSED SERVICE BUILDING

Proj. Mgr. JP							
Job Capt. DE							
Drawn By JZ							
Rev'd By JP	Signature: _____ Current Date: 05.15.2024 License Exp. Date: 11.30.2024						
3 ISSUED FOR PUD - REV 2 24.05.15 2 ISSUED FOR PUD - REV 1 24.04.29 1 ISSUED FOR PUD 24.04.05 <table border="1"><thead><tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr></thead><tbody><tr><td colspan="3">REVISIONS</td></tr></tbody></table>		NO.	DESCRIPTION	DATE	REVISIONS		
NO.	DESCRIPTION	DATE					
REVISIONS							
© COPYRIGHT 2024 THIS DOCUMENT IS THE PROPERTY OF ARCHIDEAS, INC. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT CONSENT OF ARCHIDEAS, INC.							
 ARCHITECTURE INTERIORS PLANNING Illinois Reg. # 184-000639 311 W. Superior St., Suite 410, Chicago, Illinois 60654 Project GENESIS OF DOWNERS GROVE - SERVICE BUILDING 2424 OGDEN AVE. DOWNERS GROVE, IL 60515 CASTLE <i>Automotive Group</i> 1 TOWER LANE SUITE 1840 OAK BROOK TERRACE, IL 60181							
Sheet Title PROPOSED CONCEPT RENDERING							
Date 05.15.2024	Project No. 0002023-14						
Sheet No. A011							

C:\Revit Local Files\Genesis of Downers Grove - Service Building.dgn 5/15/2024 7:46:27 PM JZ

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

June 3, 2024, 7:00 P.M.

24-PCE-0013: A PETITION SEEKING APPROVAL FOR A PLANNED UNIT DEVELOPMENT, A REZONING FROM B-3, GENERAL SERVICES AND HIGHWAY BUSINESS TO B-3/PUD, GENERAL SERVICES AND HIGHWAY BUSINESS/PLANNED UNIT DEVELOPMENT, AND A SPECIAL USE TO ALLOW FOR VEHICLE REPAIR AND MAINTENANCE. THE PROPERTY IS LOCATED AT THE NORTHEAST INTERSECTION OF OGDEN AVENUE AND CROSS STREET, DOWNERS GROVE, IL (PIN: 08-01-303-021). ARCHIDEAS, PETITIONER AND 2424 OGDEN AVENUE LLC, OWNER.

Joseph Pasquinelli, Architect for the Project, introduced the ownership and contractor for the project. The reason for the new building is to service internal combustion engines and a requirement from Genesis. He provided an overview of the new 8,000 square foot building and covered the architecture for the new building, which would be similar to the main dealership building.

Mr. Pasquinelli then explained they were requesting a planned unit development, a rezoning from B-3 to B-3/PUD and a special use to all for vehicle repair and maintenance for an additional building for the currently under construction Genesis Dealership. He then summarized the criteria for approval for all three requests.

Mr. Pasquinelli then provided a map of the location and provided an overview of the site plan covering the building location, demonstrating that emergency apparatus vehicles can make the appropriate turning movements and that the site plan will maintain the same access points. He then followed up with an explanation of the operations of the dealerships with the new service building. He then next provided an overview of how the site would be parked for employees, customers and display vehicles. He then provided an overview of the photometric and signage plan, followed by a summarization of the proposed floor plan. Lastly, he provided an overview of the building elevations.

Chairman Rickard asked the commissioners for any questions for the petitioner.

Chairman Rickard clarified where fluid and waste storage would take place. Mr. Pasquinelli said everything would be stored in the building. Chairman Rickard inquired why the signage was on the plans. Staff stated that would be addressed as part of the staff presentation. Lastly, he wanted to understand how noise/operations would be limited, especially if the neighbor to the east develop. Mr. Sava Micic, owner of the subject property, stated that Genesis has very specific requirements that doors are required to be closed at all times; as it is Genesis's wish to present as upper class operations. He also stated that they are looking to purchase adjacent properties and believes the orientation of the doors will help with noise mitigation.

Commissioner Boyle clarified the operations, specifically related to drop off vehicles and ensure that this will happen on the site and not Ogden Avenue or Cross Street. Mr. Micic stated that Genesis is very particular with the amount of inventory that they can sell certain vehicles. Commissioner Boyle

DRAFT

asked where the condition for test driving was for this. Planning Manager Jason Zawila stated that condition was already placed with the previous special use approval.

Chairman Rickard clarified that no outside inoperable vehicle would be stored on site. Mr. Micic confirmed that is correct.

Commissioner Roche inquired how service drop off operations would occur. Mr. Pasquinielli stated that staff will guide customers, in addition to signage to help customers that come to the site.

Commissioner Frankovic confirmed the hours of operations, and lighting dimming at evening. Mr. S stated that the lighting would meet the Village requirements. Mr. Stava indicated that lighting would turn off for certain lights at night time.

Commissioner Rickard asked if any members of the public would like to speak.

Jeff Mond wanted to ensure that the test driving occurs on Ogden Avenue. It was confirmed that this would occur.

Chairman Rickard asked for the staff report.

Flora Leon, Senior Planner, stated the petition is a request for a planned unit development, a rezoning from B-3 to B-3/PUD and a special use to all for vehicle repair and maintenance. She discussed the location map and zoning, which is currently zoned B-3, located at the northeast corner of Ogden Avenue and Cross Street. She said they mailed notices, published the petition in the newspaper, and put a sign at the site. Staff did not receive any questions or inquiries regarding the petition. She then stated that the petitioner was required to hold a neighborhood meeting; the petitioner held two neighborhood meetings, which is summarized in the packet. She discussed the site plan improvements, proposed sign package, elevations and goals of the comprehensive plan. Ms. Leon also provided the planned unit development, map amendment and special use criteria. Staff found criteria has been met and recommends approval.

Chairman Rickard asked for questions for staff.

Chairman Rickard clarified the photometrics and signage will meet the code. It was confirmed that the project would meet all zoning requirements.

Commissioner Boyle thanked them for holding a neighborhood meeting

Chairman Rickard invited the petitioner back up to podium for any closing comments, but the petitioner had no additional comments.

Chairman Rickard then welcomed deliberation on the case and asked for a motion.

Commissioner Roche thought the plan was well thought out and appreciated the trellis feature to tie the two building together and appreciated all bulk regulations being met.

DRAFT

Commissioner Frankovic agreed with the comments and felt this as appropriate for the auto related uses

Commissioner Toth felt that all standards have been met.

BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, COMMISSIONER BOYLE MADE THE MOTION THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL A PLANNED UNIT DEVELOPMENT, A MAP AMENDMENT FROM B-3, GENERAL SERVICES TO B-3/PUD, GENERAL SERVICES AND HIGHWAY BUSINESS/PLANNED UNIT DEVELOPMENT, AND A SPECIAL USE TO ALLOW FOR VEHICLE REPAIR AND MAINTENANCE 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 24-PCE-0013, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE PLANNED UNIT DEVELOPMENT, REZONING AND SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ARCHITECTURAL DRAWINGS PREPARED BY DATED APRIL 5, 2024 AND LAST REVISED ON MAY 15, 2024, AND ENGINEERING AND LANDSCAPE DRAWINGS PREPARED BY KIMLEY HORN DATED APRIL 5, 2024 LAST REVISED ON MAY 15, 2024, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. THE FOLLOWING EASEMENT WILL BE REQUIRED PRIOR TO OCCUPANCY APPROVAL:**
 - 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.**
- 3. IDOT AND DUDOT APPROVAL FOR THE PROPOSED WORK IN THE OGDEN AVENUE AND CROSS STREET RIGHTS-OF-WAY SHALL BE REQUIRED.**

SECOND BY COMMISSIONER TOTH

ROLL CALL:

AYE: COMMISSIONERS BOYLE, TOTH, FRANKOVIC, ROCHE, CHAIRMAN RICKARD

NAY: NONE

MOTION APPROVED. VOTE: 5-0

/s/ _____ Village Staff
Recording Secretary