

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION**

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

June 3, 2024
7:00 p.m.

AGENDA

1. Call to Order

- a. Pledge of Allegiance

2. Roll Call

3. Approval of Minutes

- a. May 6, 2024

4. Public Hearings

- a. 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.

5. Adjournment

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

May 6, 2024, 7:00 P.M.

Chairman Rickard called the April 1, 2024 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Commissioners Frankovic, K. Patel, V. Patel, Toth, Roche

ABSENT: Commissioners Dmytryszyn, Boyle

STAFF: Planning Manager Jason Zawila, Development Planner Emily Hepworth, Flora Leon, Senior Planner

OTHERS PRESENT: Michael Marlow, Joan Marlow, Lynne Kelliher, Gail Knigge, Frances Easton, Susan Domer, Jackie Hermy, Bonnie Roedel, Sharon Greenwood, Demetrius Vitson, Elizabeth Hanson, Ruth Breier, Don Tuske, Paul Bartosick (ph), Darlene Guice, Illona Morgan, Cynthia Humphries, Roy Hudson, Stephanie Thommes, Christopher C., Paul Spora, Mark Vince, Joanne Vince, Richard Dering, Donna Dering, Quincy Qualls, Barbara Qualls, Alice Kortum, Rachel J., Dianne Batzkall, Shirley Remes, John Reynolds, Daniel Tapia, John P, Kevin McCormick, Jon S, Scott Richards, Matt Sweeney, Evan Richardson, Melissa Richardson, Phyllis C., Brad Swank, Daniel Resendiz, Brian Gay

APPROVAL OF APRIL 1, 2024 MINUTES

Motion to approve by Commissioner Toth, seconded by Commissioner K. Patel.

PUBLIC HEARINGS

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

24-PCE-0007: A PETITION SEEKING SPECIAL USE APPROVAL TO CONSTRUCT AN ACCESSORY STRUCTURE ON A LOT OF RECORD PRIOR TO THE CONSTRUCTION OF A PRINCIPAL STRUCTURE. THE PROPERTY IS CURRENTLY ZONED R-2, RESIDENTIAL DETACHED HOUSE 2. THE PROPERTY IS LOCATED DIRECTLY SOUTHWEST OF THE INTERSECTION OF HERBERT STREET AND MORTON AVENUE, COMMONLY KNOWN AS 3928 MORTON AVENUE, DOWNERS GROVE, IL (PIN: 09-06-105-004). EVAN AND MELISSA RICHARDSON, PETITIONER AND OWNER.

DRAFT

Evan and Melissa Richardson, the owner and petitioner for the request provided an overview of the request and stated that they are requesting to construct a shed on a single-family lot, which will be used for lawn maintenance storage. This shed will be replace a shed they demolished and that it will be 200 square feet and indicate the location of the shed on their vacant parcel. They also summarized their response to the standards of approval. They concluded the presentation and asked if the Plan Commission had any questions.

Commissioner Frankovic, sought clarification if there will be a foundation for the proposed shed. The petitioner indicated that it would be installed on a gravel base.

Commissioner Patel inquired if electric was going to be installed for the shed. The petitioner indicated that they were not going to install electric.

Chairman Rickard asked for public input; however, no members of the public provided input.

Chairman Rickard then asked for the staff report.

Development Planner, Emily Hepworth, provided a location map and photos for the vacant parcel, explaining that the public hearing notices requirements were completed in accordance with the Village Code. She then referenced the request, which was to place an accessory structure on the property, prior to a principal structure, which requires a special use. She referenced that the petitioners reside in the single-family home immediately to north of the subject property. She then provided the approval criteria for review and stated that staff felt this criteria was met and recommended approval.

Commissioner Toth indicated that the application was straight forward and met the standards and would support approval.

Chairman Rickard agreed and appreciated the condition that any structures on the vacant lot would need to be removed before the property was sold.

Commissioner Roche agreed with the previous comments by the other commissioners.

Chairman Rickard than requested a motion for the recommendation.

BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, COMMISSIONER PATEL MADE A MOTION THAT FOUND THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR THE SPECIAL USES AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST AND THEREFORE THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 23-PCE-0028, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE PROPOSED SHED SHALL SUBSTANTIALLY CONFORM TO THE PLANS AND SPECIFICATIONS ATTACHED TO THIS REPORT EXCEPT AS SUCH PLANS MAY BE CHANGED TO CONFORM TO VILLAGE CODES, ORDINANCES, AND POLICIES.**

DRAFT

- 2. A RESTRICTION SHALL BE RECORDED AGAINST THE PROPERTIES WITH THE DUPAGE COUNTY RECORDER OF DEEDS THAT REQUIRES DEMOLITION OF THE SHED AND PATIO THAT CURRENTLY ENCROACHES ON TO THE SUBJECT PROPERTY, PRIOR TO THE SALE OF THE PROPERTIES IF THEY ARE NOT TRANSFERRED SIMULTANEOUSLY TO A SINGLE ENTITY.**

SECOND BY COMMISSIONER ROCHE

ROLL CALL:

AYE: K. PATEL, ROCHE, V. PATEL, TOTH, FRANKOVIC, CHAIRMAN RICKARD

NAY: NONE

MOTION APPROVED. VOTE: 6-0

24-PCE-0010: A PETITION SEEKING APPROVAL FOR AN AMENDMENT TO PLANNED DEVELOPMENT #57. THE PROPERTY IS CURRENTLY ZONED B-3/P.D. #57, GENERAL SERVICES AND HIGHWAY BUSINESS/PLANNED UNIT DEVELOPMENT #57. THE PROPERTY IS LOCATED ON THE SOUTHWESTS CORNER OF FINLEY ROAD AND OPUS PLACE, EAST OF I-355 IN DOWNERS GROVE, IL. (PIN: 06-31-101-017). BRAD SWANK, PETITIONER AND MIDWESTERN UNIVERSITY, OWNER.

Daniel Tapia, Vice President of Operations at Midwestern University, explained they were seeking approval for an amendment to Planned Development #57 zoned B-3/P.D. for a veterinary medicine clinic and to provide further education.

Brad Swank, Petitioner, presented on behalf of Midwestern University. He explained the facility is located at 3300 Finley Road that was a previous Fry's Electronics Store, and they are looking to improve the site to create a vet clinic. He expressed that the project is consistent with the comprehensive plan and they are asking for permission to use the College University as a permitted use in addition to the vet care in the comprehensive plan. He noted there are numerous public benefits with this project. He said they would be removing 228 of the 826 existing parking spaces and displayed the site plan of the design and explained the program elements. He discussed applying for a signage amendment and discussed materiality of the project.

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

Commissioner Patel asked if there was a proposed lighting plan for the parking lot. Mr. Swank stated there was and it was provided in the packet.

Commissioner Roche asked if the common area green space would be fenced. Mr. Swank responded that is correct.

Commissioner Frankovic inquired if the landscaping plan consisted of native plants. Mr. Swank said yes, they would meet the standard for planting materials.

DRAFT

Chairman Rickard asked if the fire lane that goes all the way around was required and a full functioning fire lane. Mr. Swank confirmed that was the case.

Chairman Rickard asked for public comment.

Brian Gay, President CEO of the Downers Grove Economic Development Corporation, spoke in favor of the development and discussed multiple options proposed by the previous owners and said they feel this use is appropriate and will bring the best and brightest veterinarians and more people participating in economic development in Downers Grove.

Scott Richards said this was an improvement from the last proposal they had and it was nice to utilize the existing building, but it is large. He asked how the whole building would be utilized. He also asked about traffic, hours, and green space.

Elizabeth Hanson commented that involving the school is awesome and it should be top notch teaching for their students, so she commended it.

Chairman Rickard asked for the staff report.

Flora Leon, Senior Planner, stated the petition is a request for a planned unit development amendment, including an amendment to Planned Unit Development #57 and to amend the existing master signage plan associated for an animal clinic and teaching university. She discussed the location map and zoning, which is zoned B3/P.D. #57, located at the southwest corner of Finley Road and Opus Place. 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 inquires regarding the petition. She discussed the survey, site plan improvements, proposed sign package, and goals of the comprehensive plan. Ms. Leon also provided the plan unit development criteria. Staff found criteria has been met and recommends approval.

Chairman Rickard asked for questions for staff. There were none.

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

Mr. Swank stated it will primarily be an animal clinic for small animals, mainly dogs and cats. He said the goal was to have it be open 24 hours a day, but there is a challenge in finding staffing for that. Mr. Tapia expressed there would be a reduction in traffic from when Fry's Electronics was there.

Chairman Rickard asked the commissioners for discussion.

Chairman Rickard stated it was an easy decision, a needed use, and appropriate for the area.

Commissioner Roche agreed and said people will take advantage of having animal care.

Commissioner supported it and said it was a good use of real estate and the proximity to the campus was logical and great asset to Downers Grove.

Commissioner Frankovic agreed it was a good addition to the community and a great plan for the building. She said she would like to see different other than cats and dogs.

DRAFT

Commissioner Toth liked the proposal and said it was good to see the property be put to use and a great addition to the city.

BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, COMMISSIONER PATEL MADE THE MOTION THAT FOUND THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR A PLANNED UNIT DEVELOPMENT #57 AMENDMENT AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST AND THEREFORE THAT THE PLANNING COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 24-PCE-0010, SUBJECT TO THE CONDITIONS LAID OUT IN THE STAFF REPORT.

SECOND BY COMMISSIONER FRANKOVIC

ROLL CALL:

AYE: TOTH, K. PATEL, V. PATEL, CHAIRMAN RICKARD, FRANKOVIC, ROCHE

NAY: NONE

MOTION APPROVED. VOTE: 6-0

24-PCE-0011: A PETITION SEEKING SPECIAL USE APPROVAL FOR A VEHICLE BODY AND PAINT FINISHING SHOP. THE PROPERTY IS CURRENTLY ZONED M-1, LIGHT MANUFACTURING. THE PROPERTY IS LOCATED DIRECTLY NORTHWEST OF THE INTERSECTION OF THATCHER ROAD AND WALNUT AVENUE, COMMONLY KNOWN AS 5230 WALNUT AVENUE, DOWNERS GROVE, IL. (PIN: 08-11-408-022). DANIEL RESENDIZ, PETITIONER AND MACNEIL REAL ESTATE HOLDINGS, OWNER.

Daniel Resendiz provided an overview of his petition and explained they are currently two blocks away from the special use proposed site and want to move there to have the ability to keep more cars inside. He added they have been there for 30 years and never had a violation. He said they would be adding additional parking inside, would have no more traffic than they currently have, very few tow truck deliveries, and would be adding sidewalks.

Chairman Rickard asked Mr. Resendiz to elaborate on what type of inspections they have. Mr. Resendiz explained they have to keep a manifest of filter changes, waste disposal, and OSHA inspection.

Chairman Rickard asked the commissioners for any questions.

Commissioner Toth asked how the hazardous wastes are disposed of. Mr. Resendiz answered that an EPA company comes in and take it out and is part of the manifest.

DRAFT

Commissioner Toth asked what type of materials would be in that container. Mr. Resendiz responded that it is waste disposal for the solvent, which is about less than an ounce.

Commissioner Toth also inquired about the fire department conducting an inspection. Mr. Resendiz explained they check the spray booth and check manifests. He added every inspector that has come there has complimented them on the cleanliness of their shop.

Commissioner asked about the frequency of changing filters and the process of disposing them. Mr. Resendiz answered it depends on how dirty the filter is and if it is not allowing air to go through the filter; that is when they would be changed and it is disposed of through a pickup service.

Commissioner Patel asked what the proposed hours of operation are. Mr. Resendiz stated 8 a.m. to 5 p.m. Monday through Friday.

Commissioner Patel asked if they keep all the garage bay doors closed during operation. Mr. Resendiz responded that yes, most of them are and will be in the new building since it will be air conditioned.

Commissioner Patel asked if the shop is also collision repair. Mr. Resendiz confirmed that is what the shop is.

Commissioner Frankovic inquired if there would be any damaged vehicles stored outside at any time. Mr. Resendiz said not as storage but may be taken outside.

Chairman Rickard asked if there would be anything else going on outside the building that would be a nuisance to people in the area. Mr. Resendiz expressed they do not do any work outside.

Chairman Rickard asked for public comment.

Joanna Vince, stated she was concerned about asthma issues in residential area for her grandchildren. She expressed that through her experience as an auditor and working with owners of body repair shops, they work on older cars that contain lead and paint and wants to know how they will address that. She added that she and some of her older neighbor's struggle with air quality.

Michael Barlow, commented that his main concern is location, being directly across from a residential area with primarily age 55 and above with respiratory problems. He said he would think a study an impact statement should be done on the new proposal for being across the street from a residential community. He suggested separating commercial from residential.

Matt Sweeney stated his main concern is the air quality and a lot of people in the neighborhood with severe issues with their health. He said it was a little bit too close.

Lois (No Last Name Offered) expressed she was concerned if employees get annual blood panels to see if they are healthy from working there so long to see if the chemicals affect them.

Elizabeth Hanson asked how often did the firemen come in to inspect the filters because that was not answered. She added that annually is not good enough and they are all concerned for their health.

DRAFT

Roy Hudson explained that he used to work for companies and no matter how hard you try to keep things from getting into the air it still does. He said it will pose risk for health conditions to a residential area and suggested a different manufacturing area.

Dianne Batzkall, explained there are three buildings 55 and over in their complex and many with health issues. She asked how many employees will be employed there and where will they park. She added parking is a critical issue in their area. She asked if all broken cars would be kept in the building, where dumpsters would be, because she does not want to see broken cars and dumpsters from her residence. She said they should not be having this here and they need to think about and take care of the hundreds of senior citizens living in the buildings.

Chairman Rickard noted that they received multiple letters on this.

Mary (no last name offered) voiced that this sounds like a great business but no one wants it on their lawn or in the vicinity of their residence.

Norm Molina (ph) said they all agree this space needs to be occupied, but they need to consider negative impacts on the residential property values and health and safety concerns. He said it is currently zoned light manufacturing for a reason and the negative, financial, and health aspects are critical. He said they needed to be concerned with pollution and waste managements, fumes and smells from spray painting, sanding rust off cars, and ventilation systems.

Quincy Qualls commented that he looks after his 89-year-old mother with serious respiratory problems, residing at 5300 E Walnut. He voiced environment concerns and stated a lot of balconies are facing that space. He had questions on emission control, what measurements they implement to control emissions, chemical storage and disposal, noise regulation compliance, ventilation system, emergency procedures to minimize risk to the neighborhood, water pollution control, compliance with EPA regulations, and steps to minimize impact on the community to reduce noise, traffic, and visual.

Dorothy Barnes, stated her concern was the pollution of noise and exhausts and everyone's health. She asked the Commission if a facility like this moved into their neighborhood how would they feel. Ms. Barnes added that autobody shops have protective gear for employees but residents in the area will not have that and asked if they would have to wear that protective gear to protect themselves, because no one can guarantee fumes will not escape.

Paul Bartosick, expressed that air pollution is important, including sight pollution, and sound pollution that could have an impact on property value.

Chairman Rickard noted that the Village is recommending inoperable vehicles outside be a condition that they are not allowed to be stored outside.

Lisa Quorum (ph) stated her mother lives on the second floor of the 5300 building that faces the autobody shop, and the idea of noises and fumes coming is something to consider.

Illona Morgan asked if the employees would be noisy outside of the building and disturb the residents that want to enjoy sitting outside. She added many of their neighbors have health issues, and asked the Commission to think about their own families and if they would want this.

DRAFT

A resident (no name provided) asked what recourse they have as neighbors if things change from what they say they're going to do. She asked if they hire people with training or anyone off the street. She said they are not against the owners, but do not want it near their home.

Matt (no last name provided) added that he has worked in warehouses and factories before and when the weather is nice they open the doors and he worries about that and the pollution.

John Reynolds, said you also cannot get rid of the smells and odors from these types of businesses. He suggested putting it right next to the fire station instead.

Chairman Rickard asked for the staff report.

Emily Hepworth, Development Planner, gave the staff report for the petition for special use for autobody repair and paint shop. She stated it was located in the M-1 zoning district, two signs were posted on the site, and property owners within 250 feet received a mailing notice. She noted that staff received two phone calls and 20 public comments with the most concerns about the use and environmental impacts. She provided the plat of survey and described site improvements. She provided an overview of Downers Grove's regulations for paint and spray booths, the comprehensive plan recommendations, and standards of approval criteria. Staff found the petitioner meets all criteria required and recommends approval of the petition with conditions, including conditions 2 and 3.

Chairman Rickard said the EPA has a large hand in regulating what goes on there and understands that when an applicant applies and EPA gets involved that is a complaint driven thing. He asked if that was correct and asked what the procedure would be for odor complaints. Mr. Zawila said they have a code enforcement team and take the complaints and if it is outside their jurisdiction they would forward the complaints to the appropriate parties.

Chairman Rickard asked for questions for staff.

Commissioner Toth asked if complaints were to come into the Village, would the Planning Department be made aware of them. Mr. Zawila answered yes, and especially when related to a condition for approval.

Commissioner Toth inquired on if there was a violation of the noise ordinance how would it be handled by the Village? Mr. Zawila explained they have code enforcement officers to go out at various times to test that out.

Commissioner Toth asked if there were other auto body shops adjacent to residential areas and asked if they ever received complaints from that place. Mr. Zawila responded yes they have other body shops adjacent to residential areas but could not speak on the quantity of complaints without looking into the Village's records.

Commissioner Toth asked if they researched any complaints on similar businesses in the Village and if that could be done.

Chairman Rickard asked if someone is not in compliance with the conditions of a special use if it is revokable if found to not be in compliance.

DRAFT

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

Mr. Resendiz stated none of the overhead doors face those condominiums, and any noise or fumes would go in their direction, and everything is contained within the spray booth. He added that he has been a painter since age 15 and is in great health and ensured they would not be able to hear any noise coming from the body shop area. He said they will have more parking spots than at their current place.

Commissioner Frankovic asked about the filtration system and what particular filters single out. Mr. Resendiz responded everything. He said the spray booth contains all fumes that go in there. He explained the sanding is contained within a filtration system of itself, so no dust will be flying outside the door.

John Pankow, equipment manager, provider of most of the equipment they will be using, said the AC system has its own filtration, vacuum system with lines are attached to sanders with its own filtration system, and then the paint booth has three filtration systems.

Chairman Rickard asked about the number of employees. He also asked about dumpsters on the property. Mr. Resendiz answered he has 10 employees. He stated they have two dumpsters, one for garbage and one for recycling and no need for anymore. He explained they have been in the same industrial park for 30 years with no complaints or issues and ensures there will be no odor coming from there.

Chairman Rickard asked the commissioners for discussion.

Commissioner Frankovic expressed she believes they have done as much as they can to prevent any possible pollution issues and the fact that the bay doors are open on Walnut and not towards the residence should help prevent any smells or fume issues. She stated it was not new industrial construction and the neighborhood is prepared for the potential business.

Commissioner Toth appreciated everyone's concern and thinks it's legitimate, but the filtration seems to work as intended and there is no evidence that states otherwise.

Commissioner Patel said he agreed with prior comments and supported it. He said there were no data points suggesting it was unsafe for the community.

Chairman Rickard said if there were to be potential problems, the village and EPA monitors things closely and there is recourse to revoke the Special Use. He stated it was a matter of separating normal low-level nuisances when living adjacent to a longstanding industrial area and if something is out of control then there are processes in place to deal with those things. He expressed that it seemed that everything that can be put in place is put in place to prevent health hazards, odors, and nuisances from happening.

BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, COMMISSIONER FRANKOVIC MADE THE MOTION THAT FOUND THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR THE SPECIAL USES AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE

DRAFT

ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST AND THEREFORE THAT THE PLANNING COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 24-PCE-0011, SUBJECT TO THE CONDITIONS STATED IN THE STAFF REPORT.

SECOND BY COMMISSIONER TOTH

ROLL CALL:

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

NAY: ROCHE

MOTION APPROVED. VOTE: 5-1

ADJOURNMENT

Mr. Zawila provided an update on upcoming meetings and previous cases.

THE MEETING WAS ADJOURNED. UPON A MOTION BY COMMISSIONER ROCHE, SECOND BY COMMISSIONER FRANKOVIC. A VOICE VOTE FOLLOWED AND THE MOTION PASSED UNANIMOUSLY.

/s/ Village Staff and Celeste K. Weilandt
Recording Secretary

(As transcribed by Ditto Transcripts)



**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 R-1, Residential Detached House 1	Corridor Commercial Park Open Space
EAST:	B-3, General Services and Highway Business	Corridor Commercial
WEST:	B-3, General Services and Highway Business	Corridor Commercial

ANALYSIS

SUBMITTALS

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

Development:

1. Project Narrative
2. 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) 48.5ft. (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*

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

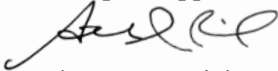
DRAFT MOTION

Staff will provide a recommendation at the June 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:

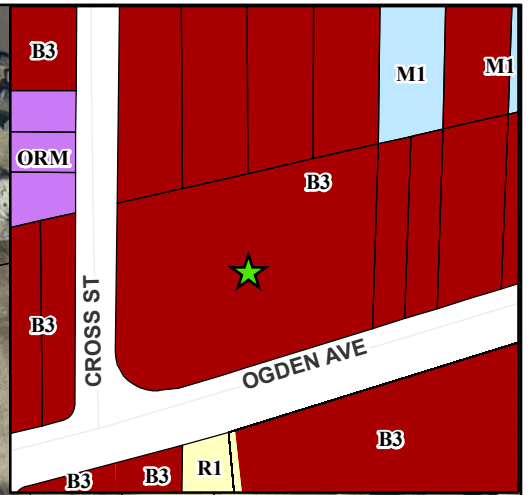
1. The Planned Unit Development, Rezoning and Special Use shall substantially conform to the staff report; architectural drawings prepared by dated April 5, 2024 and last revised on May 15, 2024, and engineering and landscape drawings prepared by Kimley Horn dated April 5, 2024 last revised on May 15, 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



0 50 100 200 Feet

2424 Ogden Avenue - Location Map

-  Subject Property
-  Project Location



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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.



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GENESIS SERVICE BUILDING – Plan Commission
Submission – REV 2

REVIEW AND APPROVAL CRITERIA



Planned Unit Development

Review and Approval Criteria

Form #PC01

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



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GENESIS SERVICE BUILDING – Plan Commission
Submittal – REV 2

REVIEW AND APPROVAL CRITERIA



Special Uses

Form #PC02

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 28.12.050.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.



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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 - Rezonings)

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.



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GENESIS SERVICE BUILDING – Plan Commission
Submission – 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
<p><i>EXISTING DEALERSHIP BUILDING</i></p> <p>(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</p> <p><i>PROPOSED SERVICE BUILDING</i></p> <p>(3 PER SERVICE BAY) (3 x 11) = 33 SPACES</p> <p>REQUIRED = (21 + 33) = 54 SPACES</p> <p>PROVIDED = (2) ADA PARKING SPACES + (52) PARKING SPACES + (55) INVENTORY PARKING SPACES = 109 SPACES</p>					

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

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

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

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

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

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

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

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

PROJECT TEAM

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

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
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CONTACT: JOHN GROSS, P.E., LEED AP BD+C

SURVEYOR
MACKIE CONSULTANTS, LLC
9575 W. HIGGINS ROAD, SUITE 500
ROSEMONT, IL 60018
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CONTACT: JOSEPH LIMA

LANDSCAPE ARCHITECT
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4201 WINFIELD RD, SUITE 600
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CONTACT: JOE COGSWELL, PLA, ISA

ARCHITECT
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311 SUPERIOR STREET, SUITE 410
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CONTACT: JOSEPH PASQUINELLI, AIA

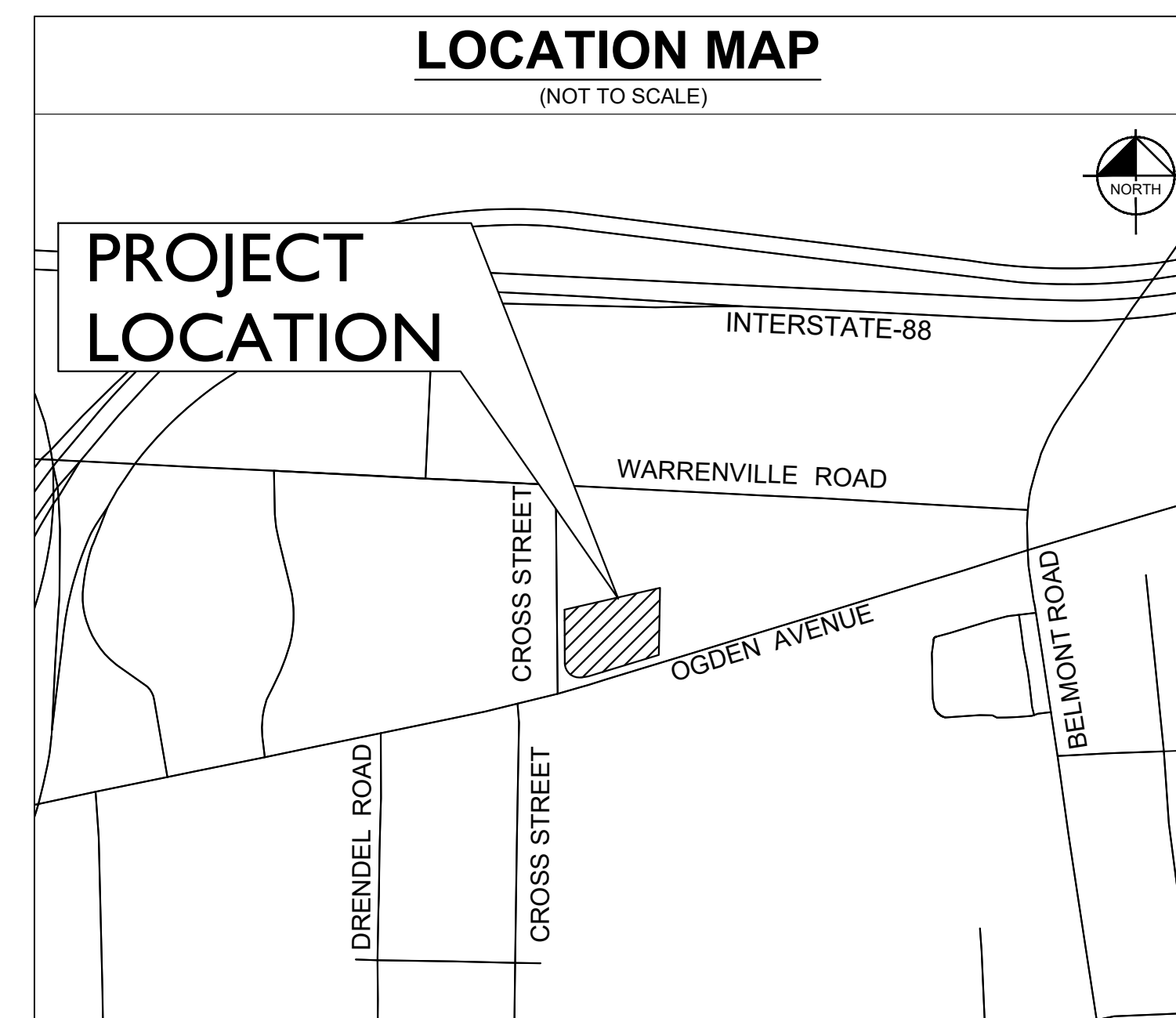
LEGAL DESCRIPTION

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.



BENCHMARKS

SOURCE BENCHMARK #1: (NGS MONUMENT DESIGNATION LI2001 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 CONCRETE 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)

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

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.

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



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	

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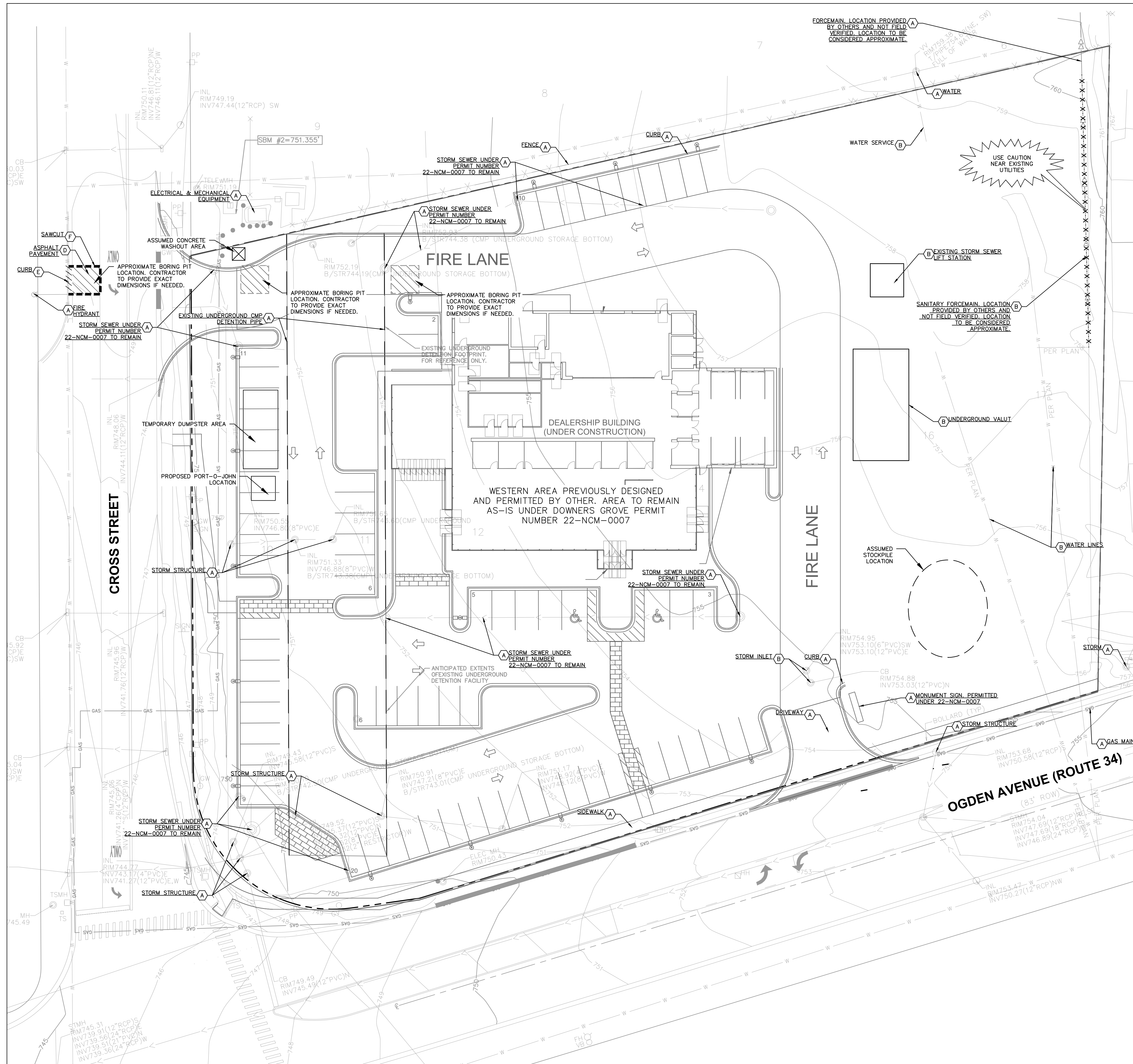
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DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



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
COVER SHEET
Date: 05.15.2024
Project No.: 2023014
Sheet No.: C0.0




 GRAPHIC SCALE IN FEET
 0 10 20 40

 1-800-892-0123

- ### 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 DEMOLISH 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 #4-1 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 PRESENT 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 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) 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:	05.15.2024
Current Date:	11.30.2024
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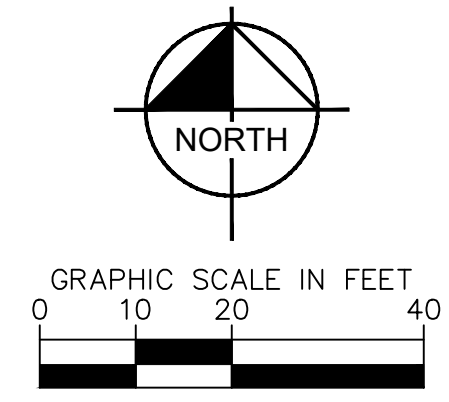
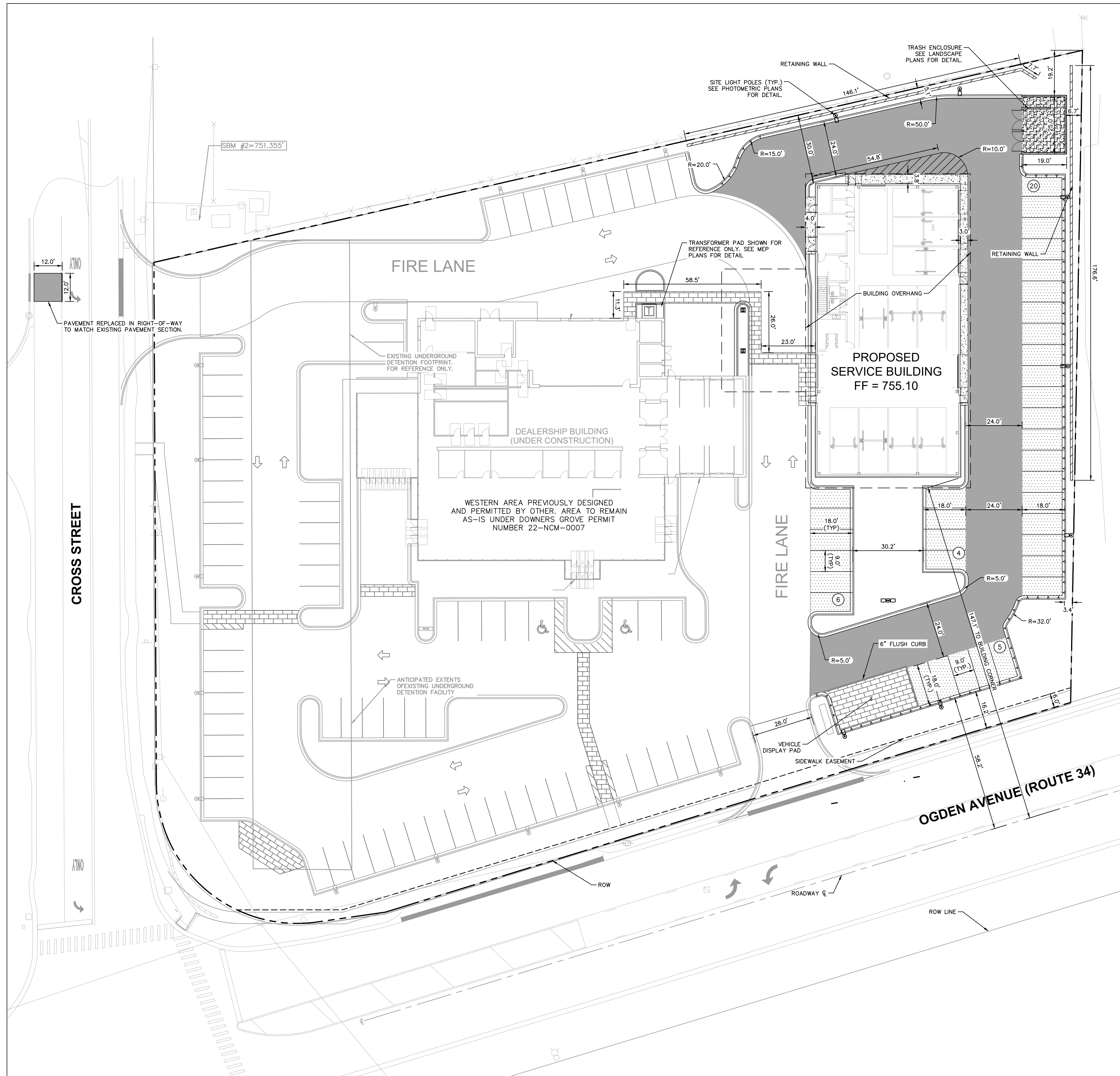
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DOWNERS GROVE, IL 60515

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Automotive Group
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SUITE 1040
OAK BROOK TERRACE, IL 60181

Sheet Title

EXISTING CONDITIONS PLAN

Date	Project No.
05.15.2024	2023014
Sheet No.	C2.0



Proj. Mgr.	JG
Design By	JD
Drawn By	EC
Rev'd By	JD
Signature:	_____
Current Date:	05.15.2024
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- ### 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.
 - RADI 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

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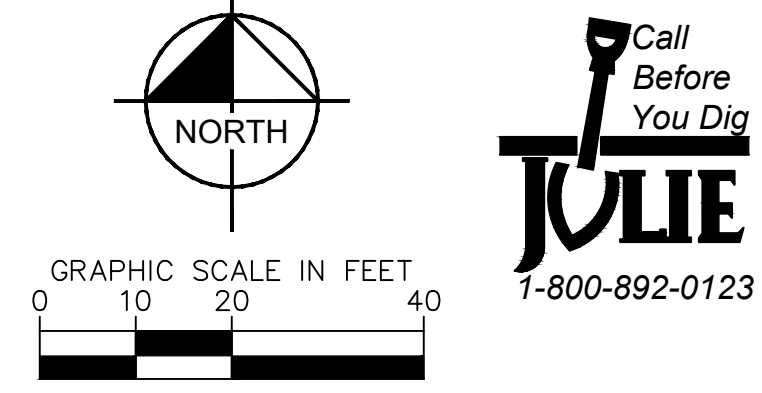
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CASTLE
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Sheet Title

SITE PLAN

Date	Project No.
05.15.2024	2023014
Sheet No.	C3.0



Proj. Mgr.	JG
Design By	JD
Drawn By	EC
Rev'd By	JD
Signature:	
Current Date:	05.15.2024
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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 RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEAD 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 HAULLED 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.

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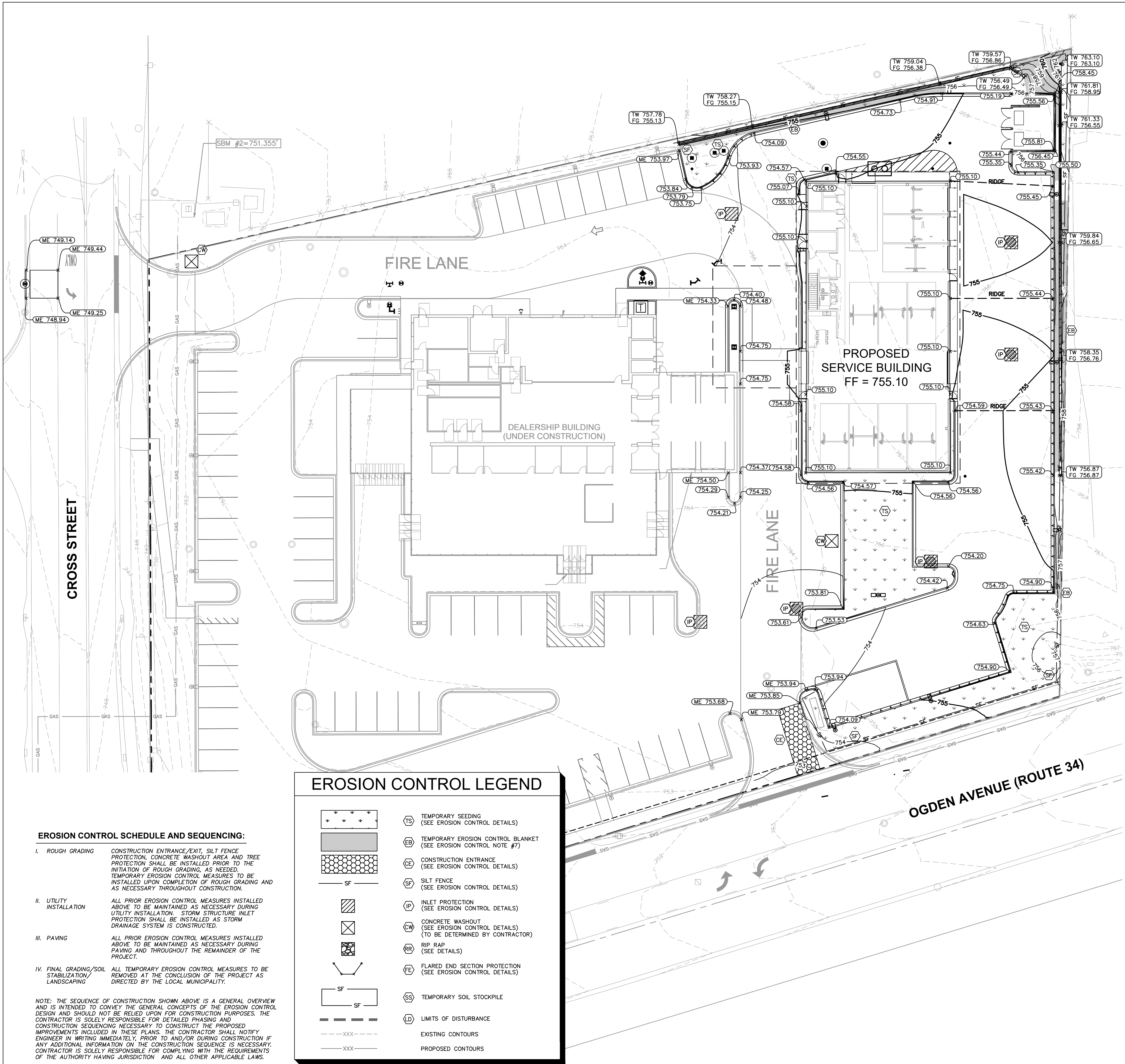
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 Automotive Group
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Sheet Title

EROSION CONTROL PLAN

Date	Project No.
05.15.2024	2023014
Sheet No.	C4.0



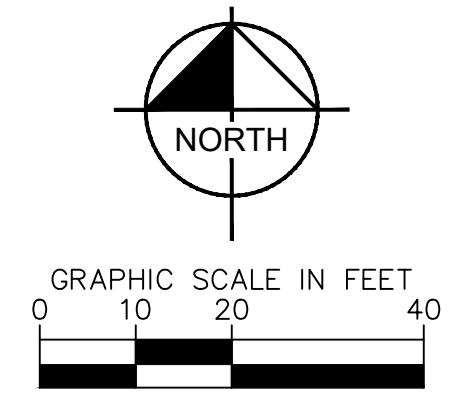
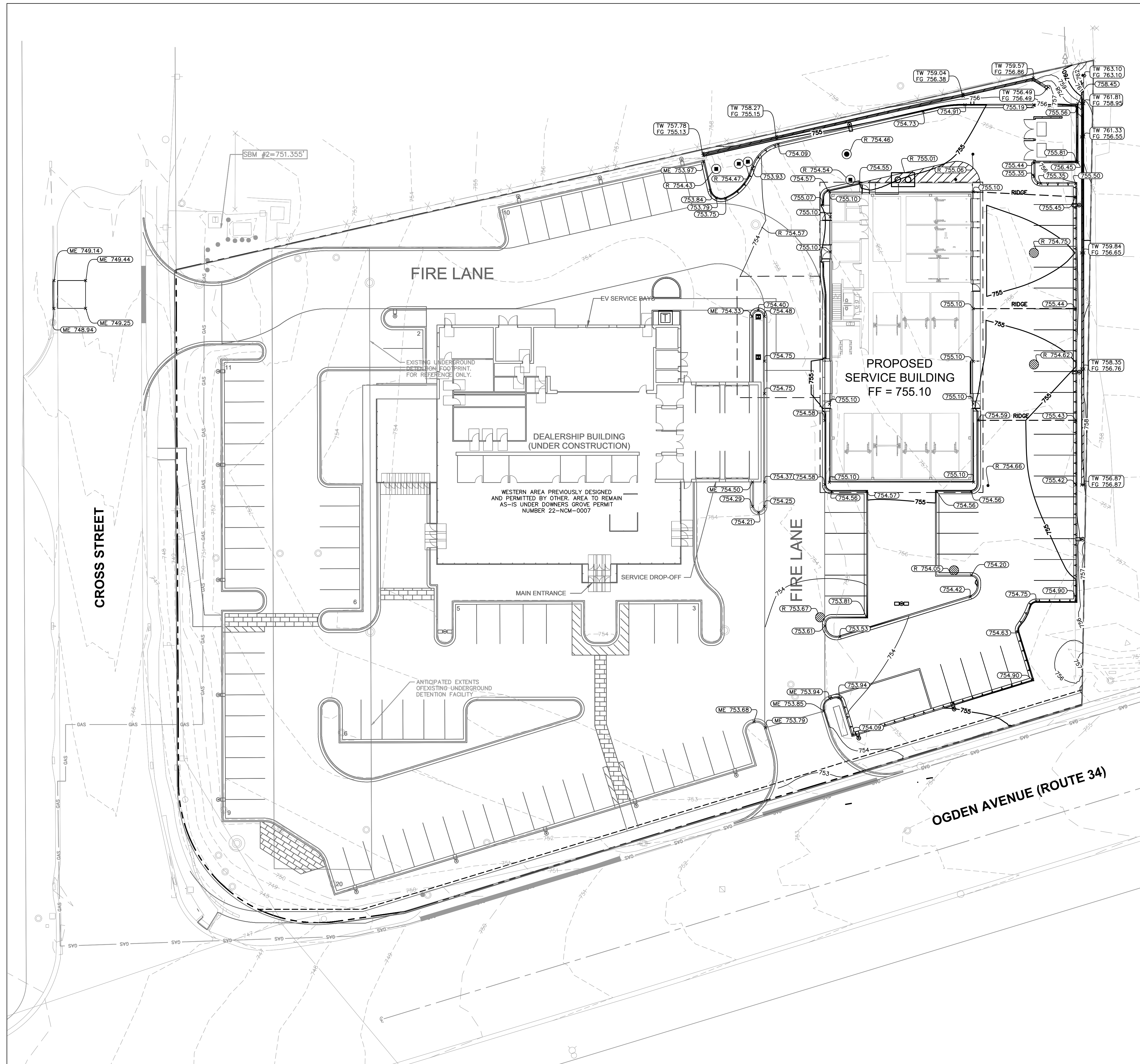
EROSION CONTROL LEGEND

	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:

- 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.
- 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.
- PAVING** ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
- 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.



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

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

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2	REVISED PER VILLAGE COMMENTS	24.05.15
REVISIONS		

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 PHONE: 630-467-5550
 WWW.KIMLEY-HORN.COM
 DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

ARCHIDEAS
 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 1940
 OAK BROOK TERRACE, IL 60181

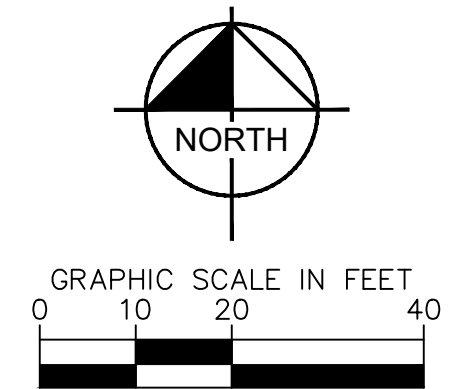
Sheet Title

GRADING PLAN

Date	Project No.
05.15.2024	2023014
Sheet No.	
	C5.0

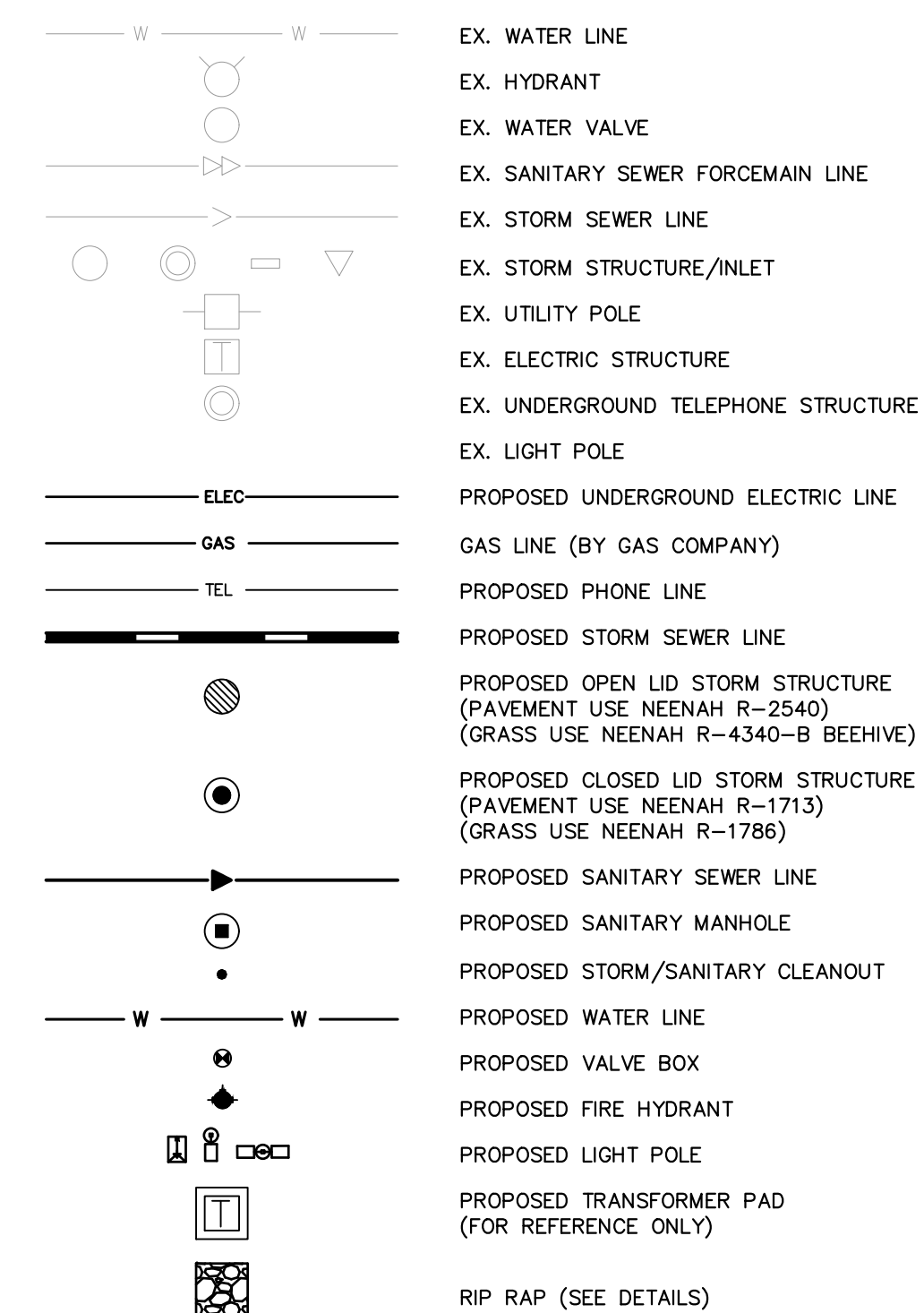
VILLAGE OF DOWNERS GROVE UTILITY NOTES

- ALL PRIVATE FIRE HYDRANTS INSTALLED WILL BE RED
- 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.
- THE WATER MAIN/FIRE PROTECTION LINE WILL BE PRESSURE TESTED AND CHLORINATED PER IEPA REQUIREMENTS.
- ALL WATER MAIN CROSSINGS WILL MEET IEPA REQUIREMENTS.



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Design By	JD
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UTILITY LEGEND



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/W 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.

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NO. DESCRIPTION DATE REVISIONS

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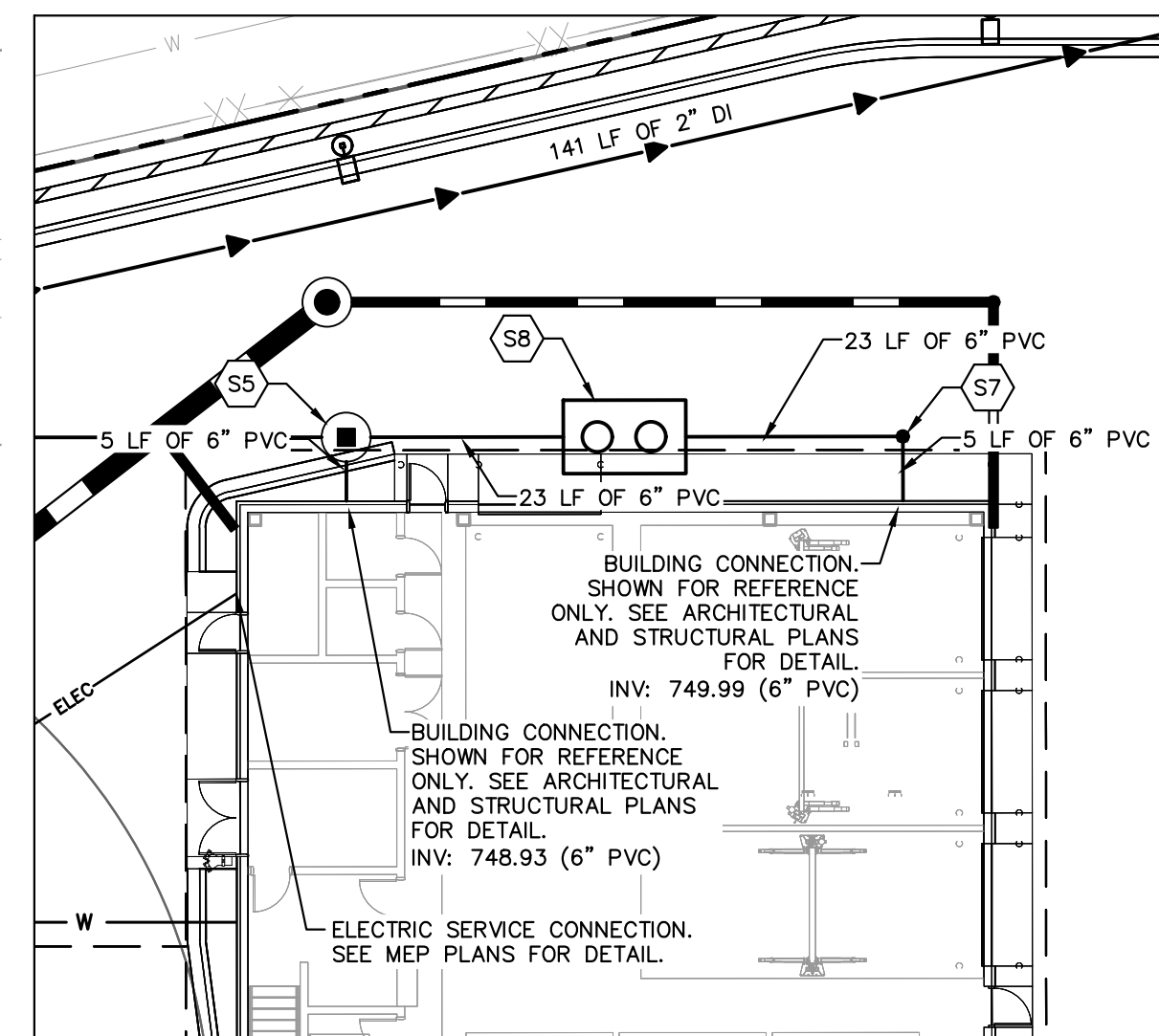
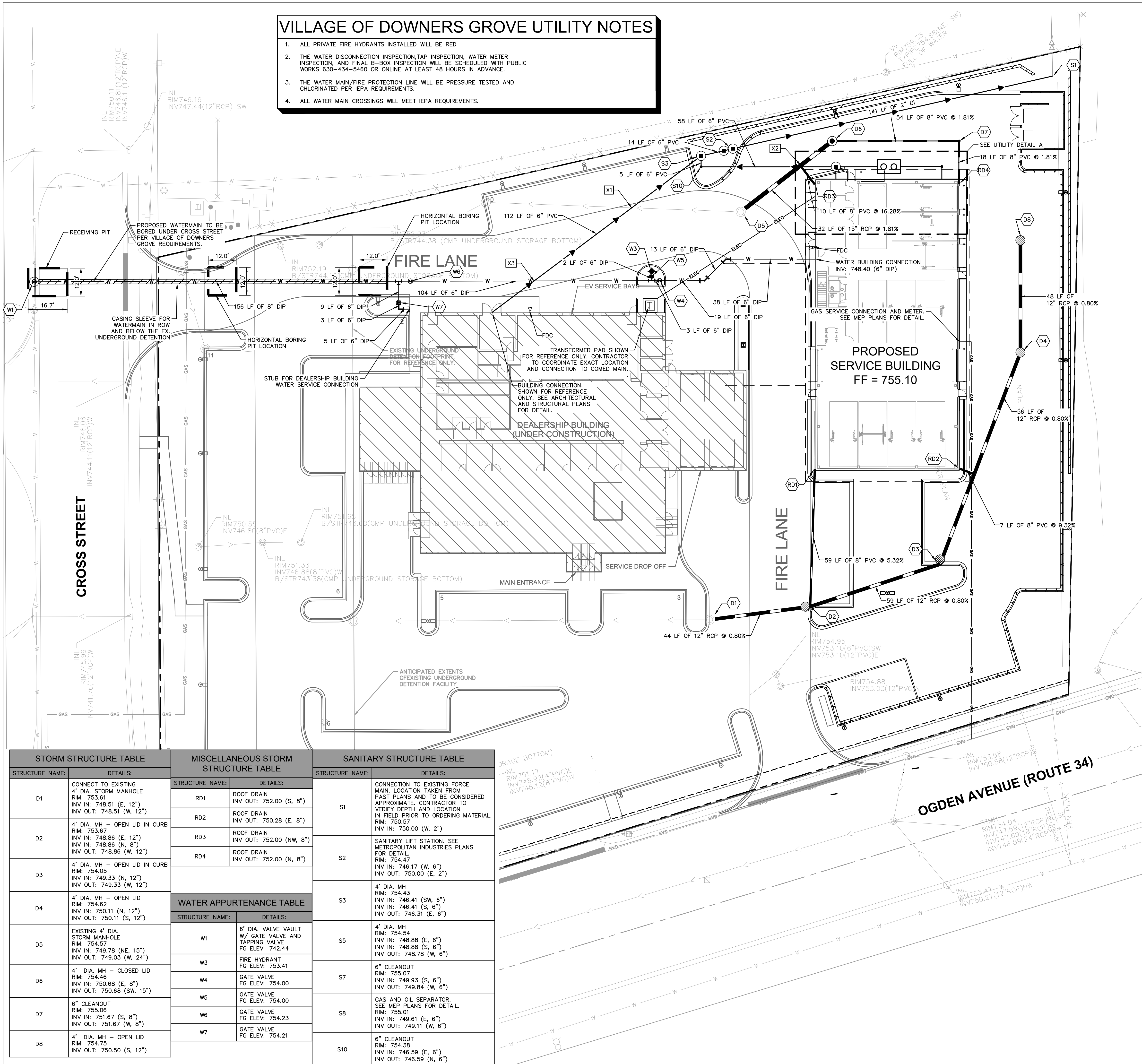
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311 W. Superior St., Suite 410, Chicago, Illinois 60654



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")
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")	RD2	ROOF DRAIN INV OUT: 750.28 (E, 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")
D3	4" DIA. MH - OPEN LID IN CURB RIM: 754.05 INV IN: 749.33 (N, 12") INV OUT: 749.33 (W, 12")	RD3	ROOF DRAIN INV OUT: 752.00 (NW, 8")	S3	4" DIA. MH RIM: 754.43 INV IN: 746.41 (SW, 6") INV IN: 746.41 (S, 6") INV OUT: 746.31 (E, 6")
D4	4" DIA. MH - OPEN LID RIM: 754.62 INV IN: 750.11 (N, 12") INV OUT: 750.11 (S, 12")	RD4	ROOF DRAIN INV OUT: 752.00 (N, 8")	S5	4" DIA. MH RIM: 754.54 INV IN: 748.88 (E, 6") INV IN: 748.88 (S, 6") INV OUT: 748.78 (W, 6")
D5	EXISTING 4" DIA. STORM MANHOLE RIM: 754.57 INV IN: 749.78 (NE, 15") INV OUT: 749.03 (W, 24")	WATER APPURTENANCE TABLE		S7	6" CLEANOUT RIM: 755.07 INV IN: 749.93 (S, 6") INV OUT: 749.84 (W, 6")
D6	4" DIA. MH - CLOSED LID RIM: 754.46 INV IN: 750.68 (E, 8") INV OUT: 750.68 (SW, 15")	W1	6" DIA. VALVE VAULT W/ GATE VALVE AND TAPPING VALVE FG ELEV: 742.44	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")
D7	6" CLEANOUT RIM: 755.06 INV IN: 751.67 (S, 8") INV OUT: 751.67 (W, 8")	W3	FIRE HYDRANT FG ELEV: 753.41	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")	W4	GATE VALVE FG ELEV: 754.00		
		W5	GATE VALVE FG ELEV: 754.00		
		W6	GATE VALVE FG ELEV: 754.23		
		W7	GATE VALVE FG ELEV: 754.21		

Project

GENESIS OF DOWNERS GROVE

2424 OGDEN AVE.
DOWNERS GROVE, IL 60515

1 TOWER LANE
SUITE 1040
OAK BROOK TERRACE, IL 60181

Sheet Title

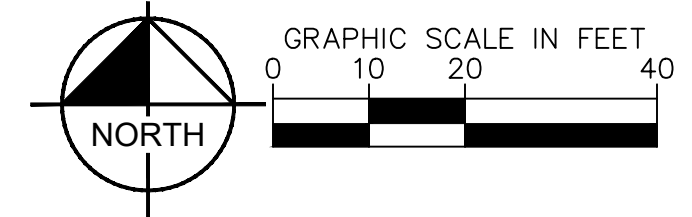
UTILITY PLAN

Date: 05.15.2024 Project No: 2023014

Sheet No: C6.0

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	
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.	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
SHRUBS						
	CA	48	CORNUS SANGUINEA 'CATO' / ARCTIC SUN® BLOODTWIG DOGWOOD	-	SEE PLAN	36" HT. MIN.
	JB	6	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	-	SEE PLAN	12" HT. MIN.
	RG	42	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	-	SEE PLAN	18" HT. MIN.
SHRUB AREAS						
	CP	815	CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE	PLUG	12" O.C.	FULL
	LC	943	LIRIOPE SPICATA / CREEPING LILYTURF	PLUG	12" O.C.	FULL
	SH	1,501	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	PLUG	16" O.C.	FULL
SYMBOL	CODE	BOTANICAL / COMMON NAME				
GROUND COVERS						
	TS	TURF SOD				



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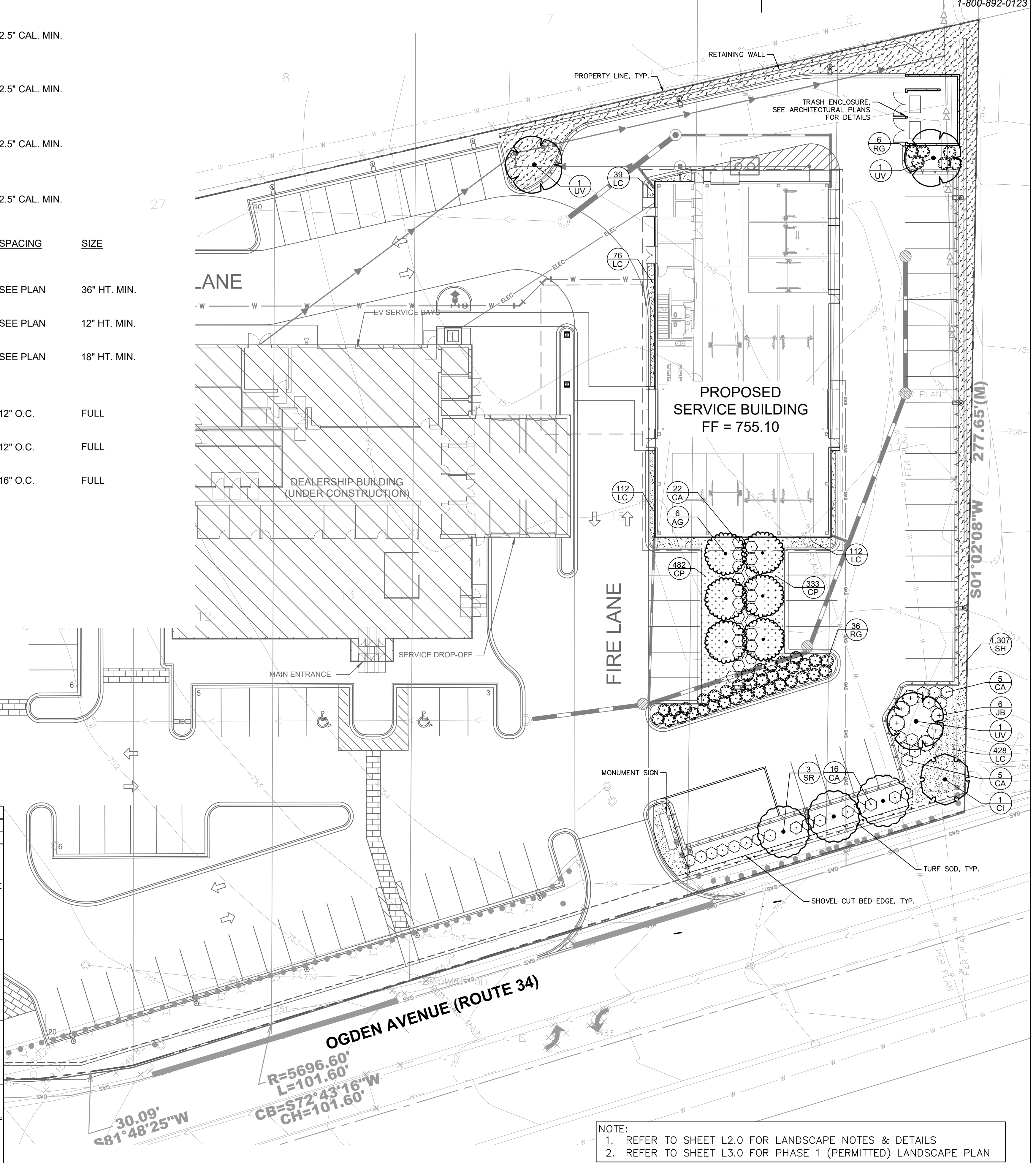
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LANDSCAPE PLAN

Date	05.15.2024	Project No.	2023014
Sheet No.	L1.0		

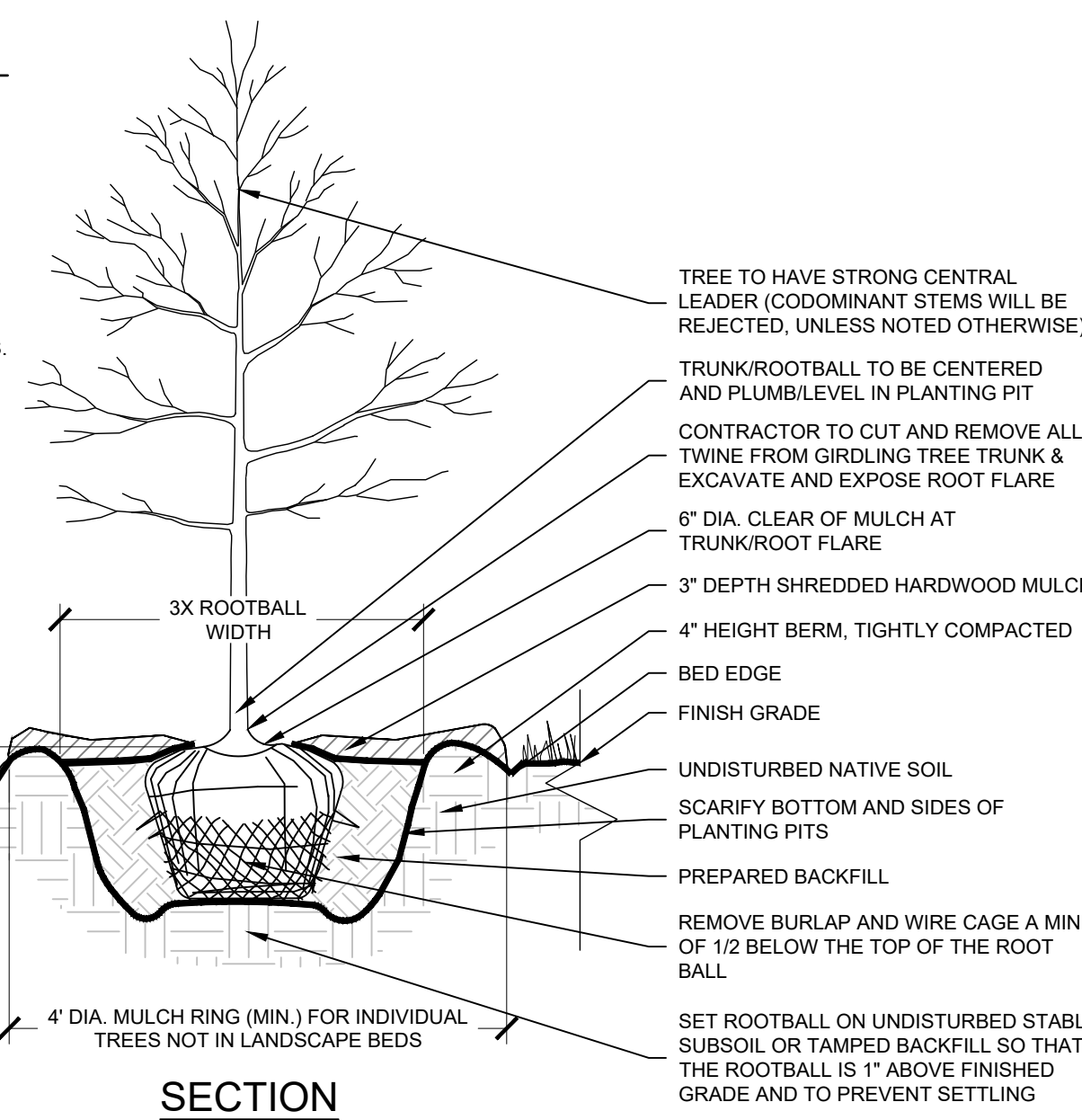
ZONING ORDINANCE	REQUIRED	PROVIDED
SECTION 28.8.020 - PARKING LOT PERIMETER LANDSCAPING		
WHEN A PARKING LOT IS LOCATED ACROSS THE STREET FROM A NONRESIDENTIAL ZONING DISTRICT, PARKING LOT PERIMETER LANDSCAPING MUST BE PROVIDED ALONG AT LEAST 75% OF THE PARKING LOT PERIMETER OPPOSITE THE NONRESIDENTIAL 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

NOTES:

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



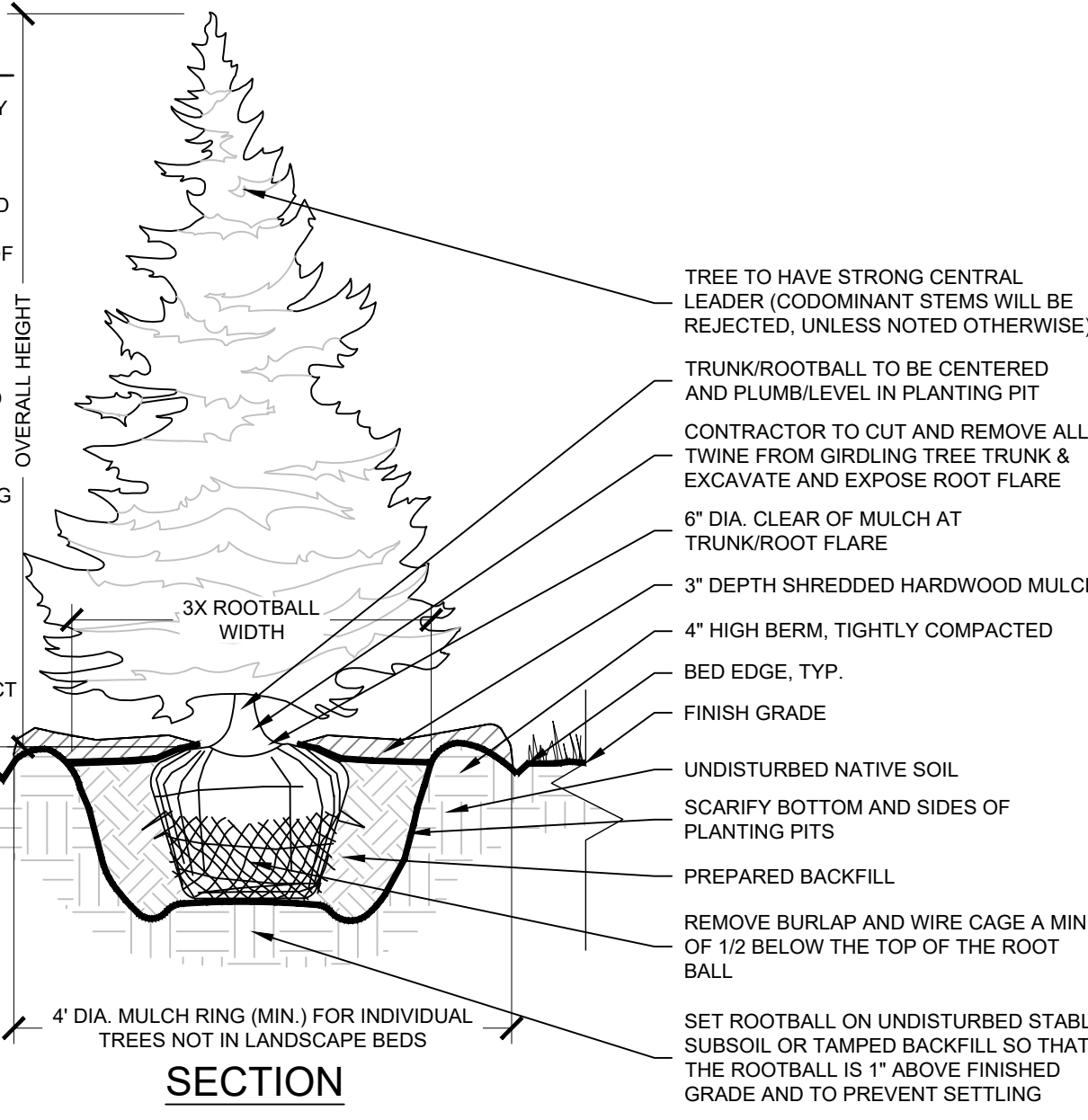
SECTION

1 TYPICAL TREE PLANTING

N.T.S.

NOTES:

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



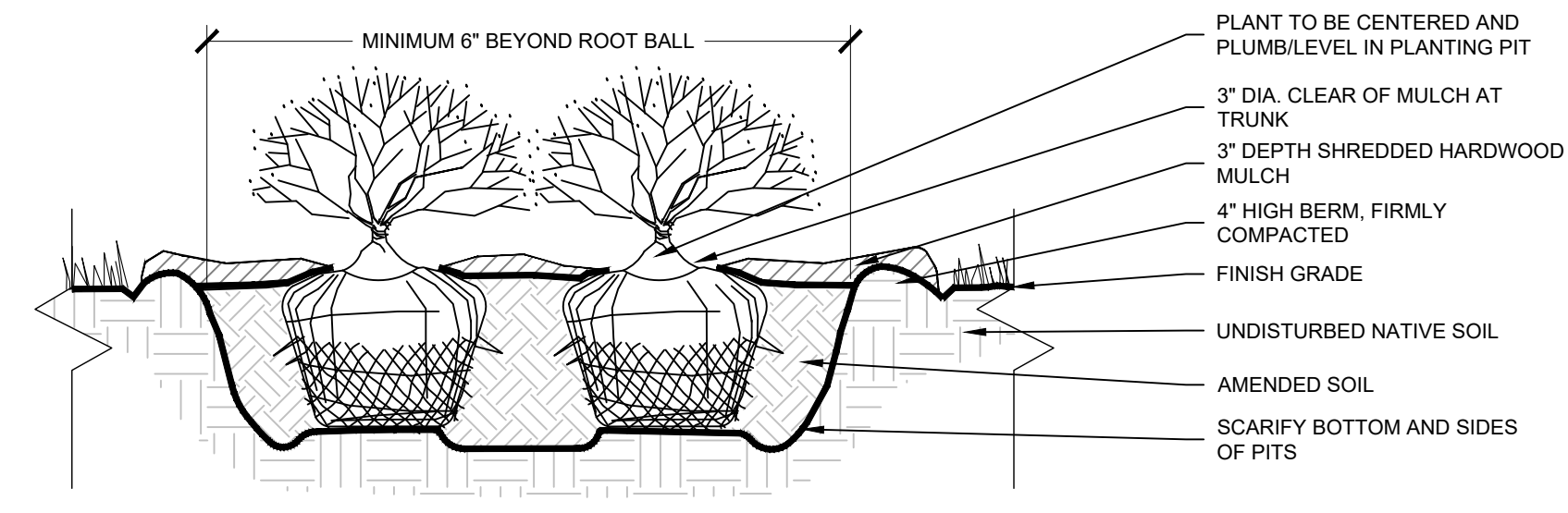
SECTION

2 EVERGREEN TREE PLANTING

N.T.S.

NOTES:

- APPLY CORRECTIVE PRUNING.
- SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
- REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
- REMOVE OR CORRECT GIRDLING ROOTS.
- PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
- APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.



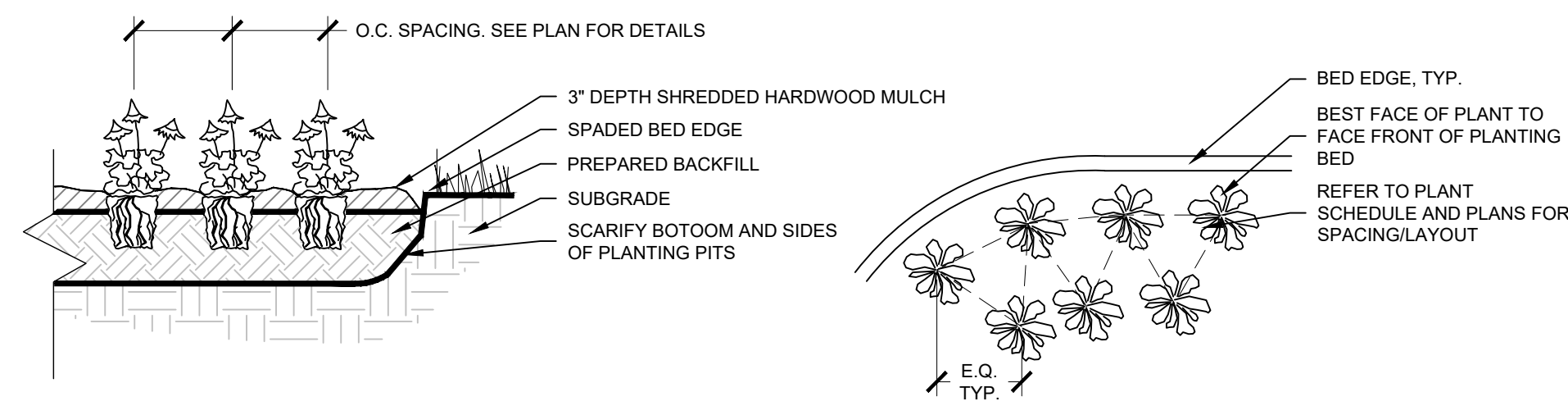
SECTION

3 SHRUB PLANTING

N.T.S.

NOTES:

- EXCAVATE PLANTING BED.
- BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
- REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
- PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PRACTICABLE.
- PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
- 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.
- SPACING TO BE AS SPECIFIED IN THE PLANT LIST OR AS SHOWN ON DRAWINGS. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



SECTION

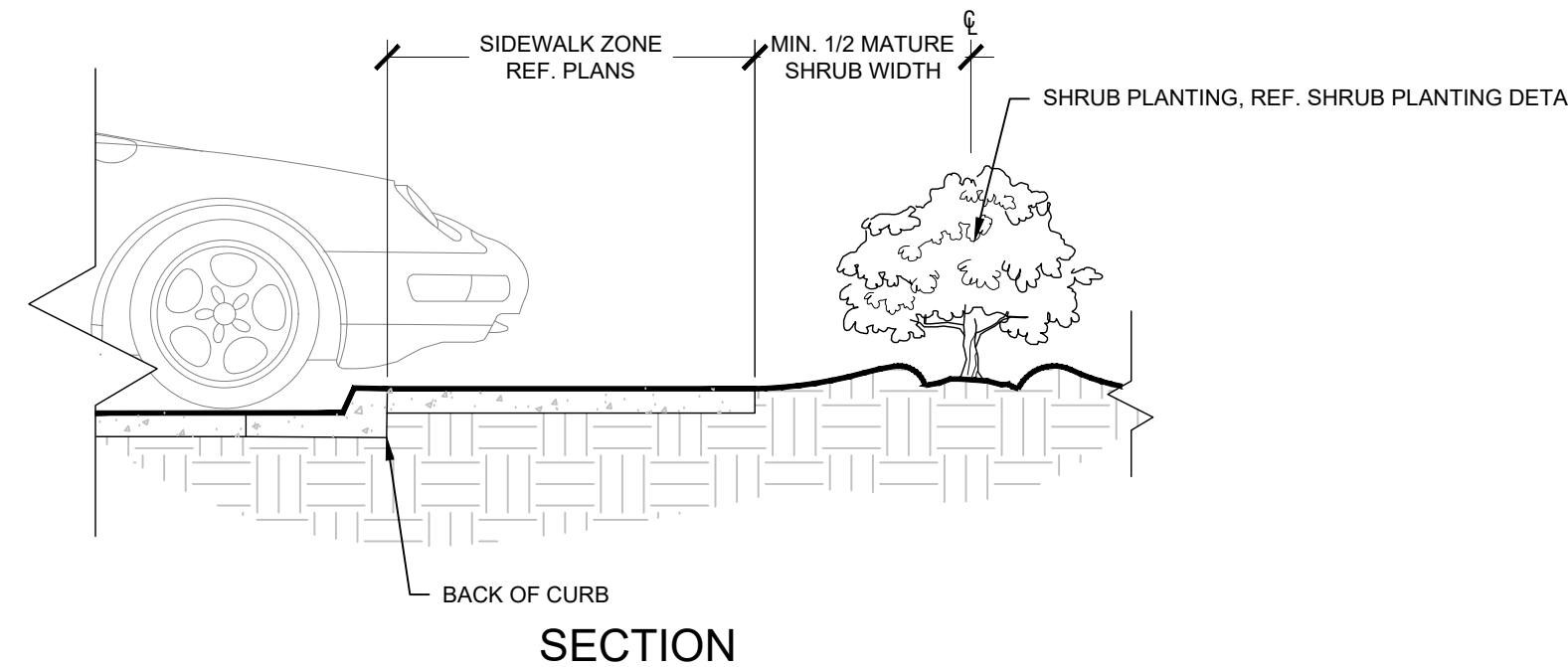
PLAN

4 PERENNIAL PLANTING

N.T.S.

5 SHRUB PLANTING AT SIDEWALK

N.T.S.

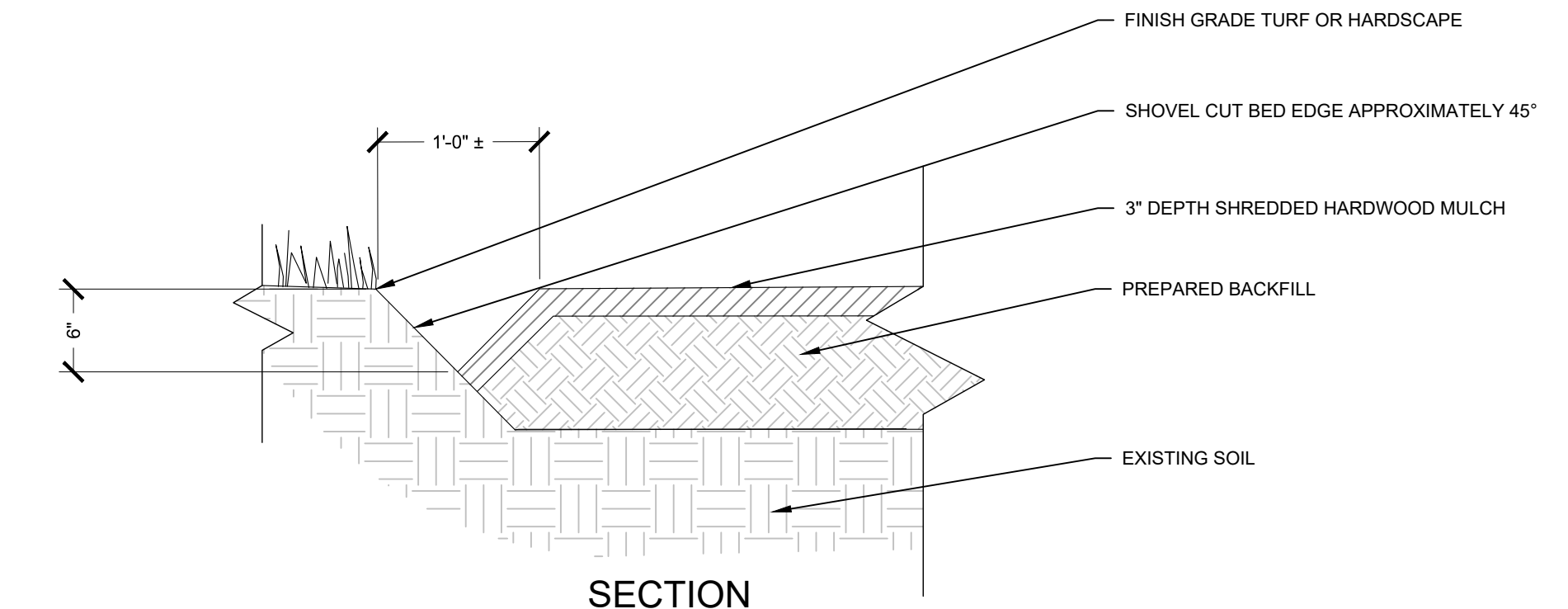


SECTION

5 SHRUB PLANTING AT SIDEWALK

6 BED EDGE

N.T.S.



SECTION

LANDSCAPE NOTES

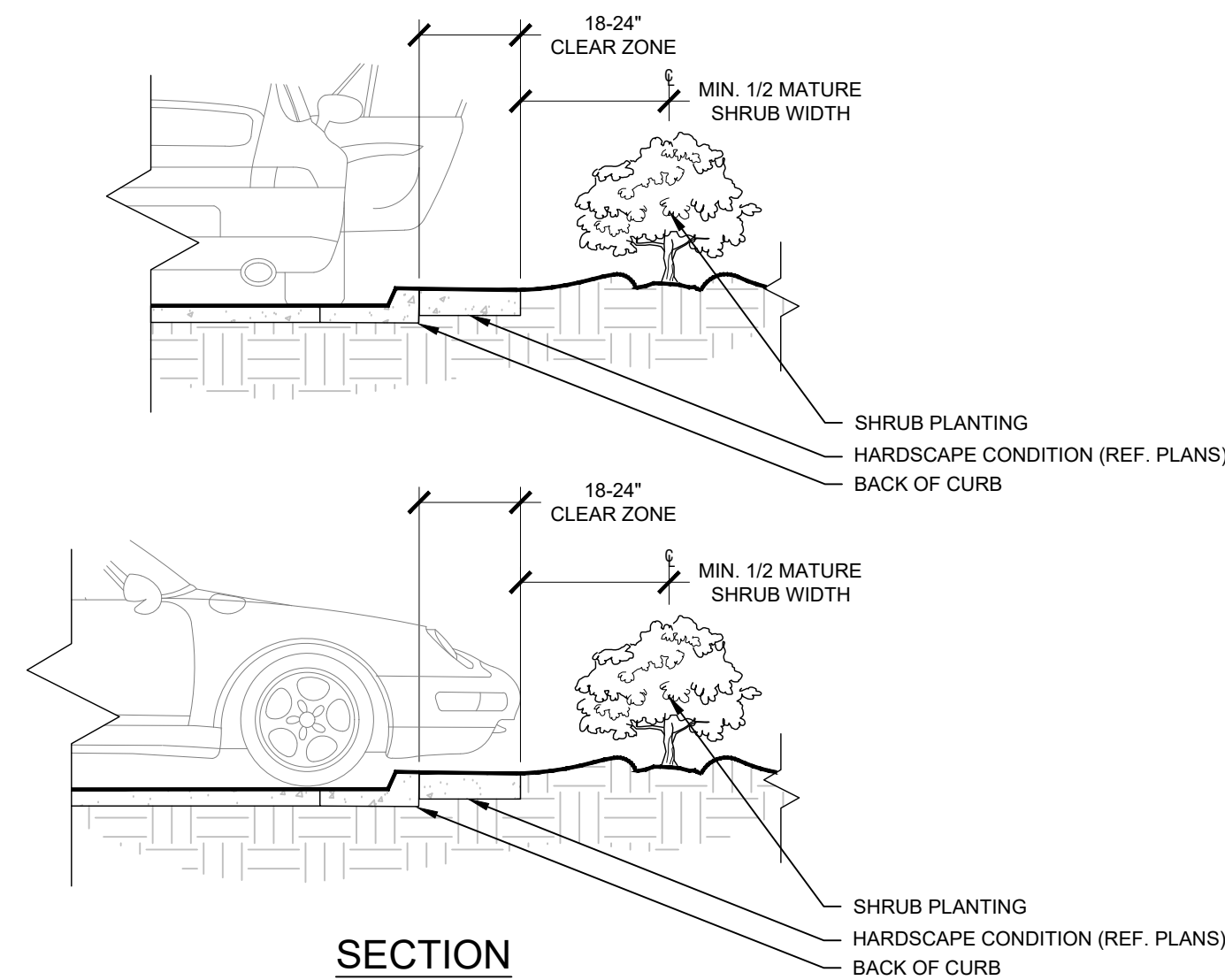
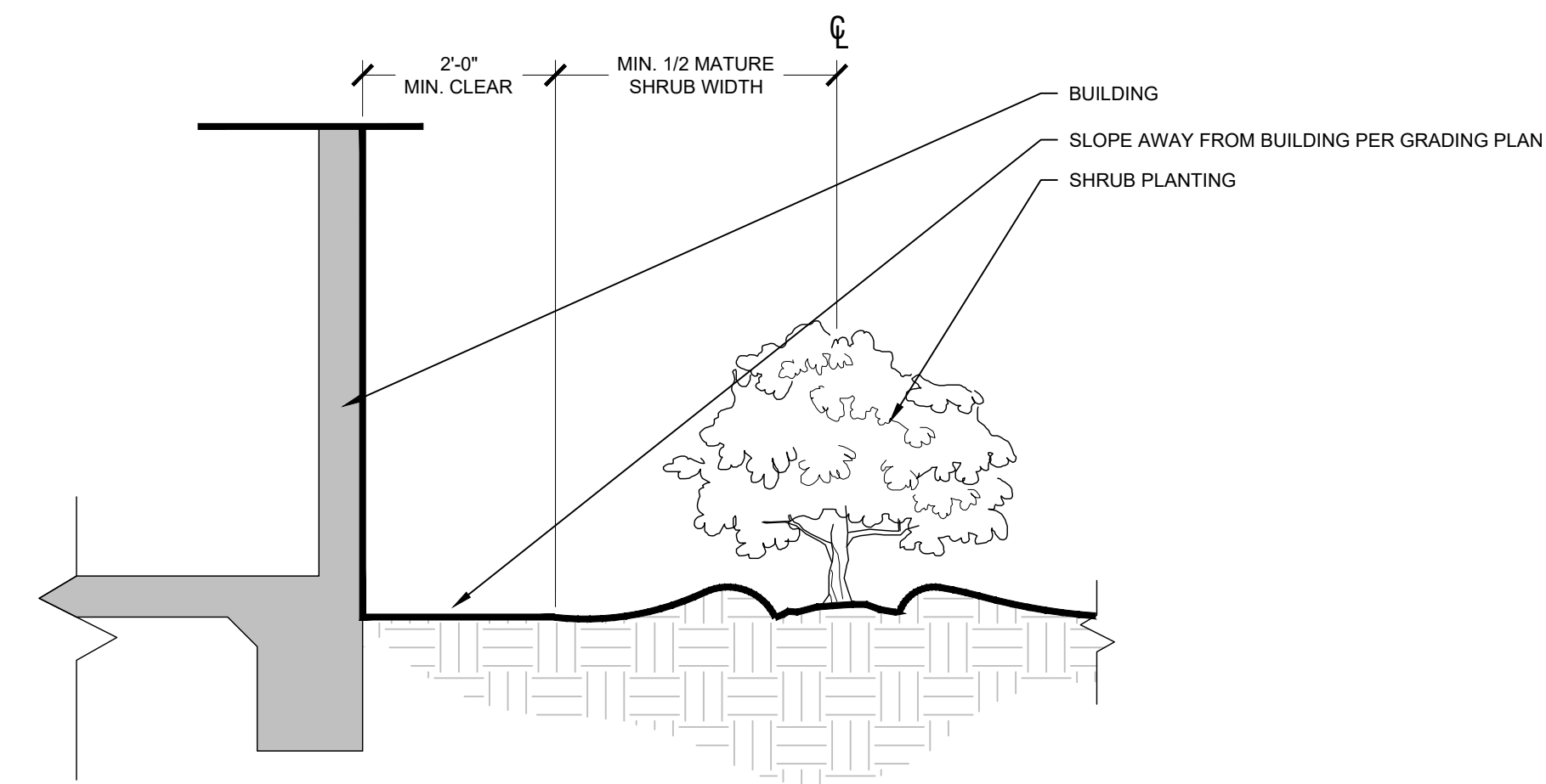
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- 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.
- THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- 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.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- 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.
- PLANTING AREA TOPSOIL SHALL BE TESTED AND AMENDED PER THE RECOMMENDATIONS OF THE AGRONOMICAL SOIL REPORT. CONTRACTOR SHALL OBTAIN AGRONOMICAL SOIL REPORT.
- SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
- 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 SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
- CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3\"/>

7 SHRUB PLANTING AT BUILDING FACE

N.T.S.

8 SHRUB PLANTING AT CURB

N.T.S.



SECTION

SECTION

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

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Sheet Title
LANDSCAPE DETAILS

Date	05.15.2024	Project No.	2023014
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Sheet No. **L2.0**



1 SITE LOCATION PLAN
SCALE: NTS

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

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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

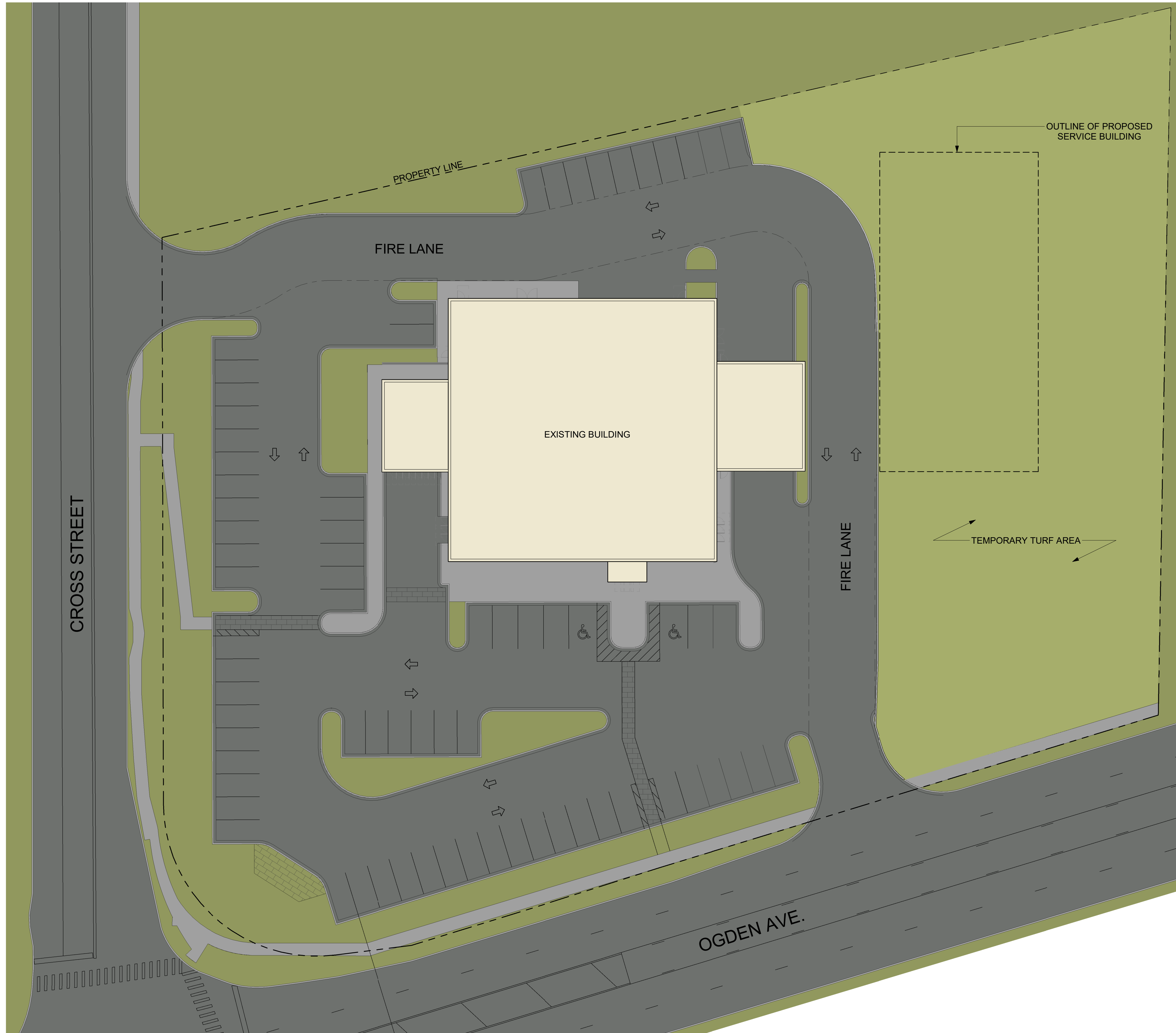
CASTLE
Automotive Group
1 TOWER LANE
SUITE 1840
OAK BROOK TERRACE, IL 60181

Sheet Title
SITE LOCATION PLAN

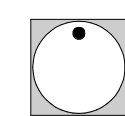
Date	Project No.
05.15.2024	0002023-14
Sheet No.	

A001

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

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

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

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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	

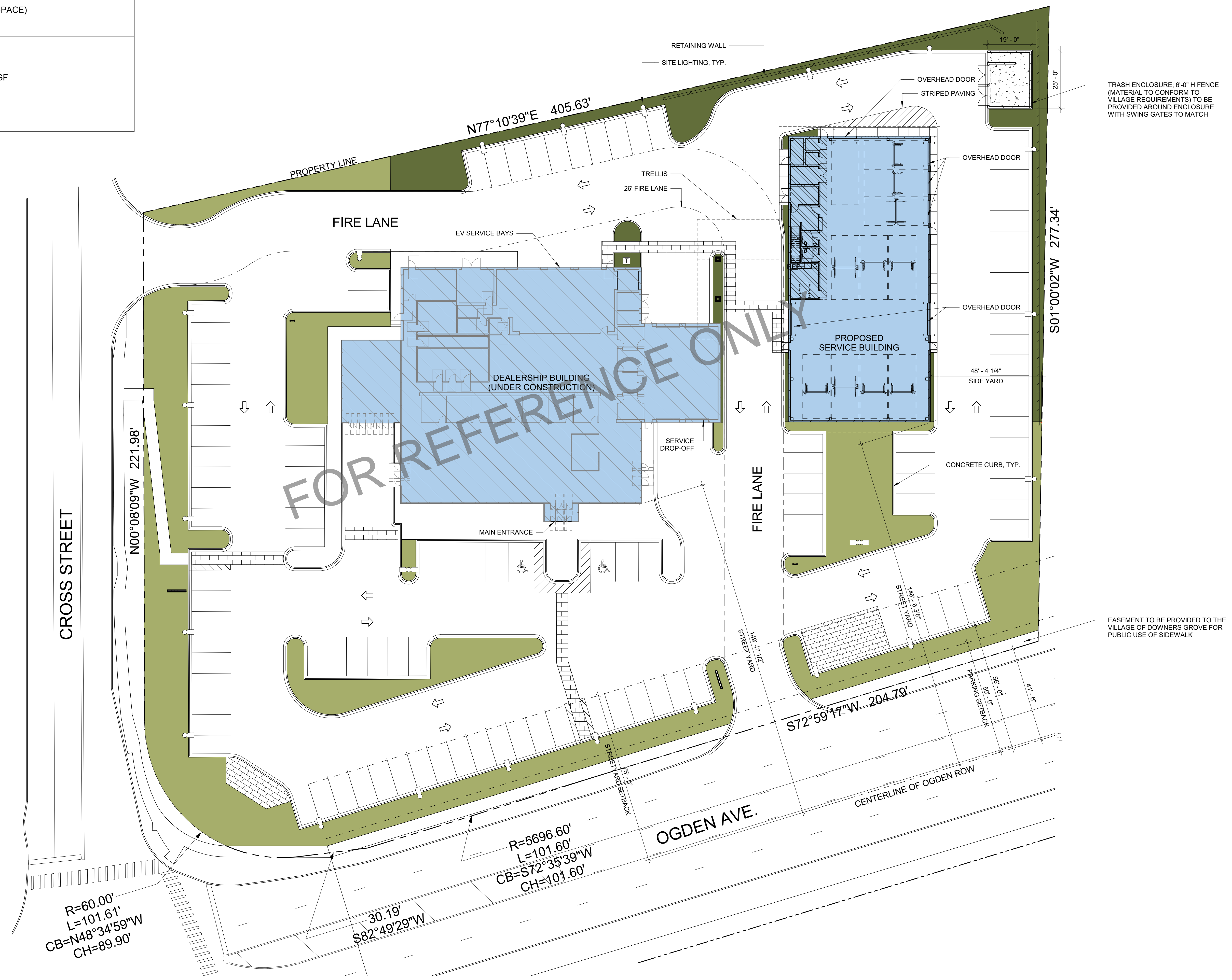
C:\Revit\Local Files\Genesis of Downers Grove - Service Building.dwg, jzla.rvt 5/15/2024 8:11:30 PM JZ

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



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

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CASTLE
 Automotive Group
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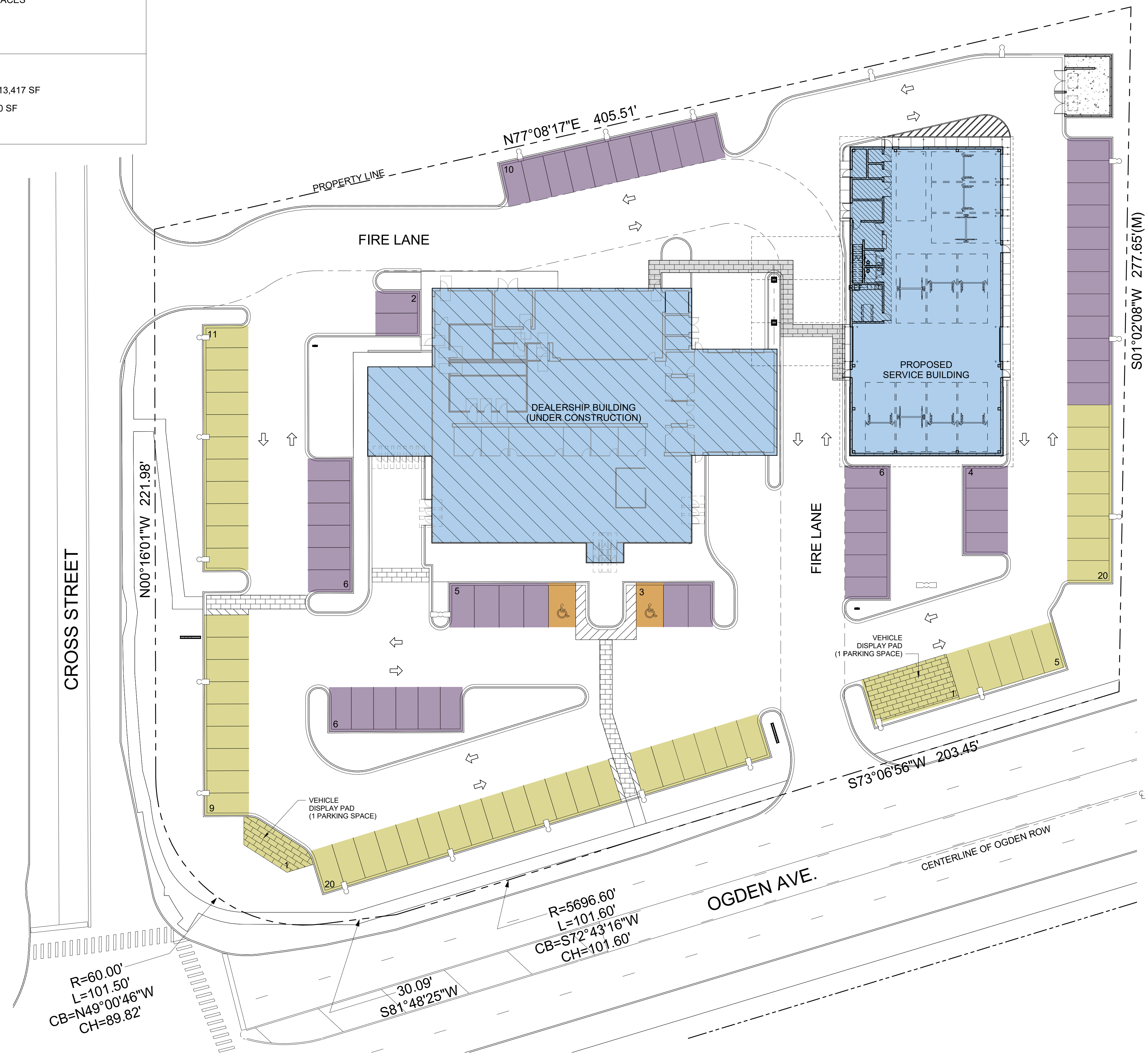
Sheet Title	
PROPOSED SITE PLAN	
Date	Project No.
05.15.2024	0002023-14
Sheet No.	
A002	

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

C:\Revit\Local Files\Genesis of Downers Grove - Service Building.dwg - 5/15/2024 8:10:44 PM

- 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



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

Proj. Mgr.	JP
Job Capt.	DE
Drawn By	JZ
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Signature:	_____
Current Date:	05.15.2024
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 2424 OGDEN AVE.
 DOWNERS GROVE, IL 60515

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 Automotive Group
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Sheet Title
PROPOSED PARKING EXHIBIT

Date	Project No.
05.15.2024	0002023-14
Sheet No.	

A002.1

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



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.**

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

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

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LIGHTING & CONTROLS

KSA

PUGLI GENESIS - DOWNERS GROVE

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2	ISSUED FOR PUD - REV 1	24.04.29

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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
APPROVED SITE LIGHTING PHOTOMETRICS FOR DEALERSHIP

Date	Project No.
05.15.2024	0002023-14

Sheet No.
A002.2

5/15/2024 7:45:56 PM C:\Revit\Local Files\Genesis of Downers Grove - Service Building.dwg JZ

PROPOSED POLE MOUNTED LIGHT FIXTURE



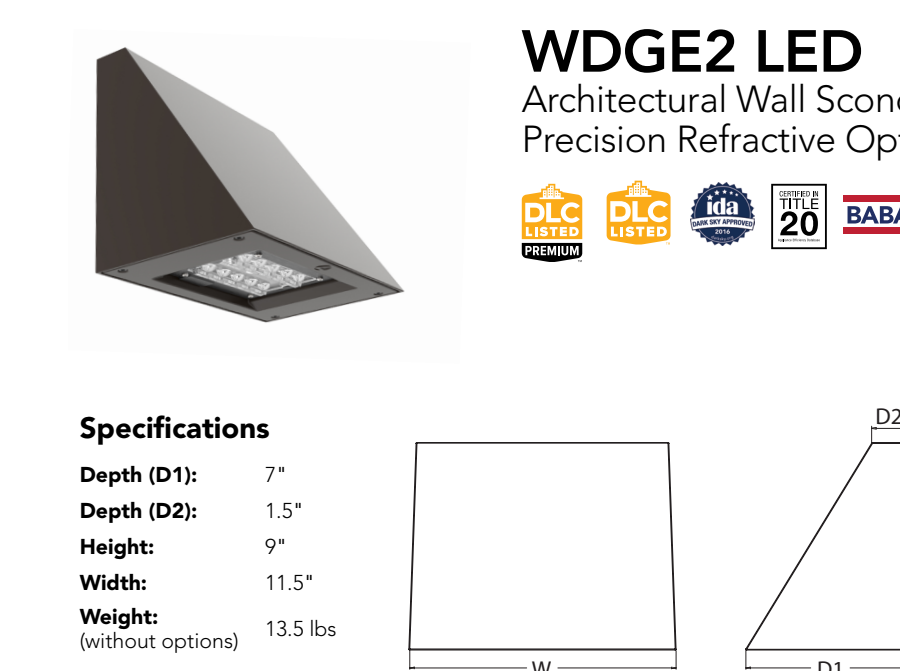
Specifications

EPA:	0.69 ft ² (0.66 m ²)
Length:	32.71" (831 mm)
Width:	14.26" (362 mm)
Height H1:	7.88" (200 mm)
Height H2:	2.73" (69 mm)
Weight:	34 lbs (15 kg)

PROPOSED POLE MOUNTED LIGHT FIXTURE - WITH LIGHT SHIELD

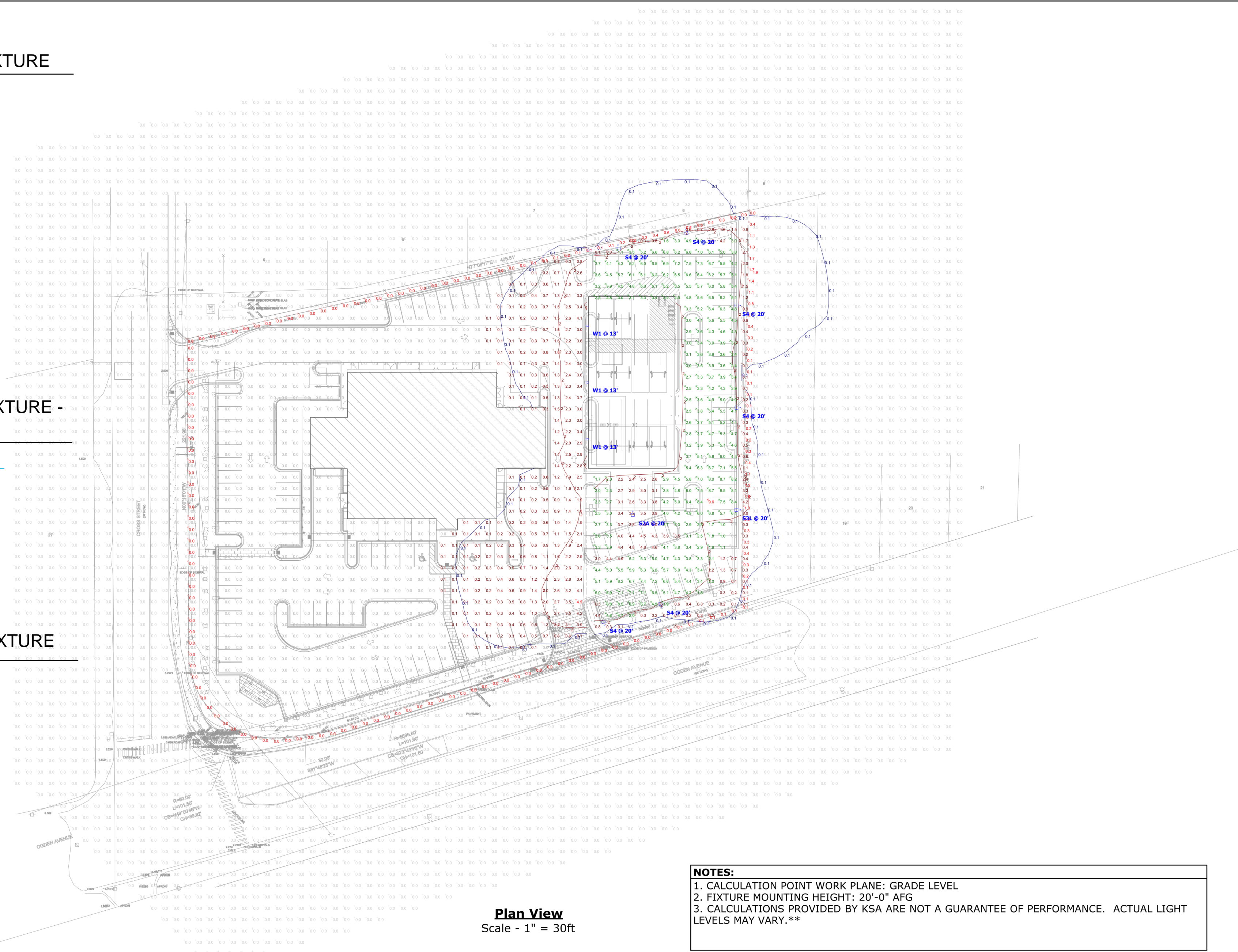


PROPOSED WALL MOUNTED LIGHT FIXTURE



Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight:	13.5 lbs (without options)



Plan View
Scale - 1" = 30ft

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.**

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

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

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KSA LIGHTING & CONTROLS
PUGI GENESIS - DOWNERS GROVE

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

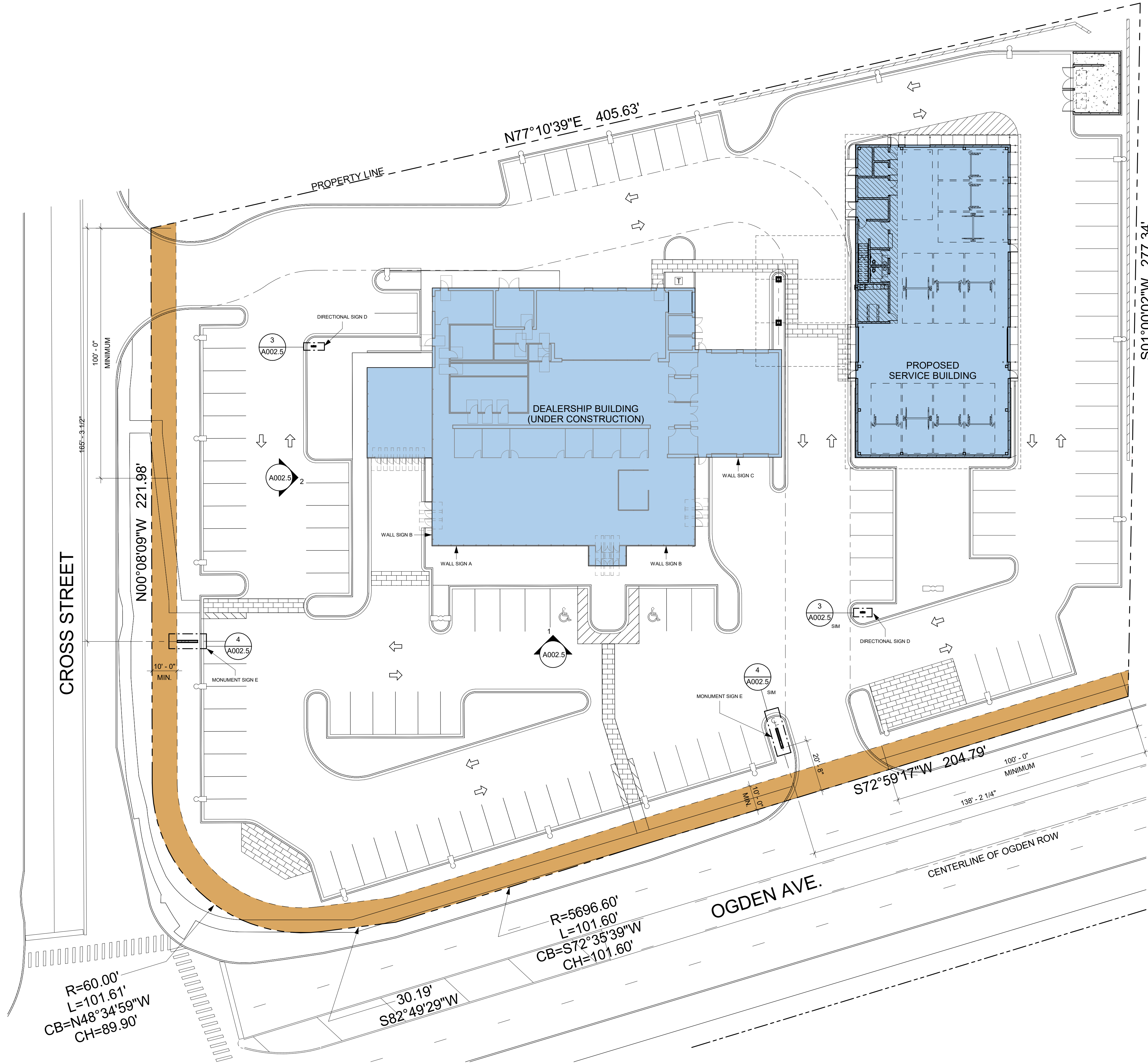
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Project
GENESIS OF DOWNERS GROVE - SERVICE BUILDING
 2424 OGDEN AVE.
 DOWNERS GROVE, IL 60515
CASTLE Automotive Group
 1 TOWER LANE
 SUITE 1840
 OAK BROOK TERRACE, IL 60181

Sheet Title
PROPOSED SITE LIGHTING PHOTOMETRICS FOR SERVICE BUILDING
 Date: 05.15.2024 Project No. 0002023-14
 Sheet No. **A002.3**

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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:	
Current Date:	05.15.2024
License Exp. Date:	11.30.2024

NO.	DESCRIPTION	DATE
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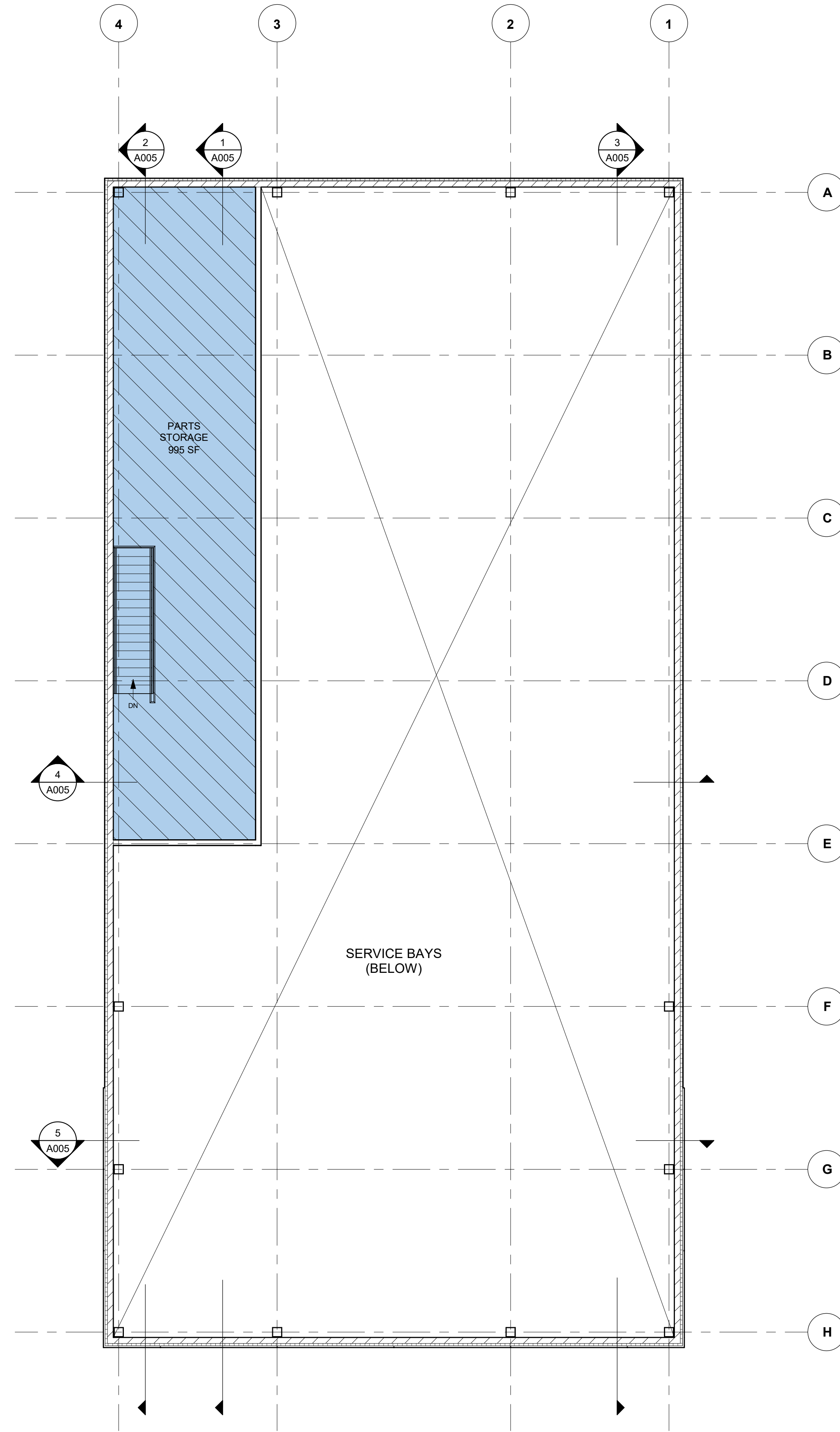
Project
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Automotive Group
1 TOWER LANE
SUITE 1840
OAK BROOK TERRACE, IL 60181

Sheet Title
PROPOSED SITE PLAN - SIGNAGE LOCATIONS

Date	Project No.
05.15.2024	0002023-14

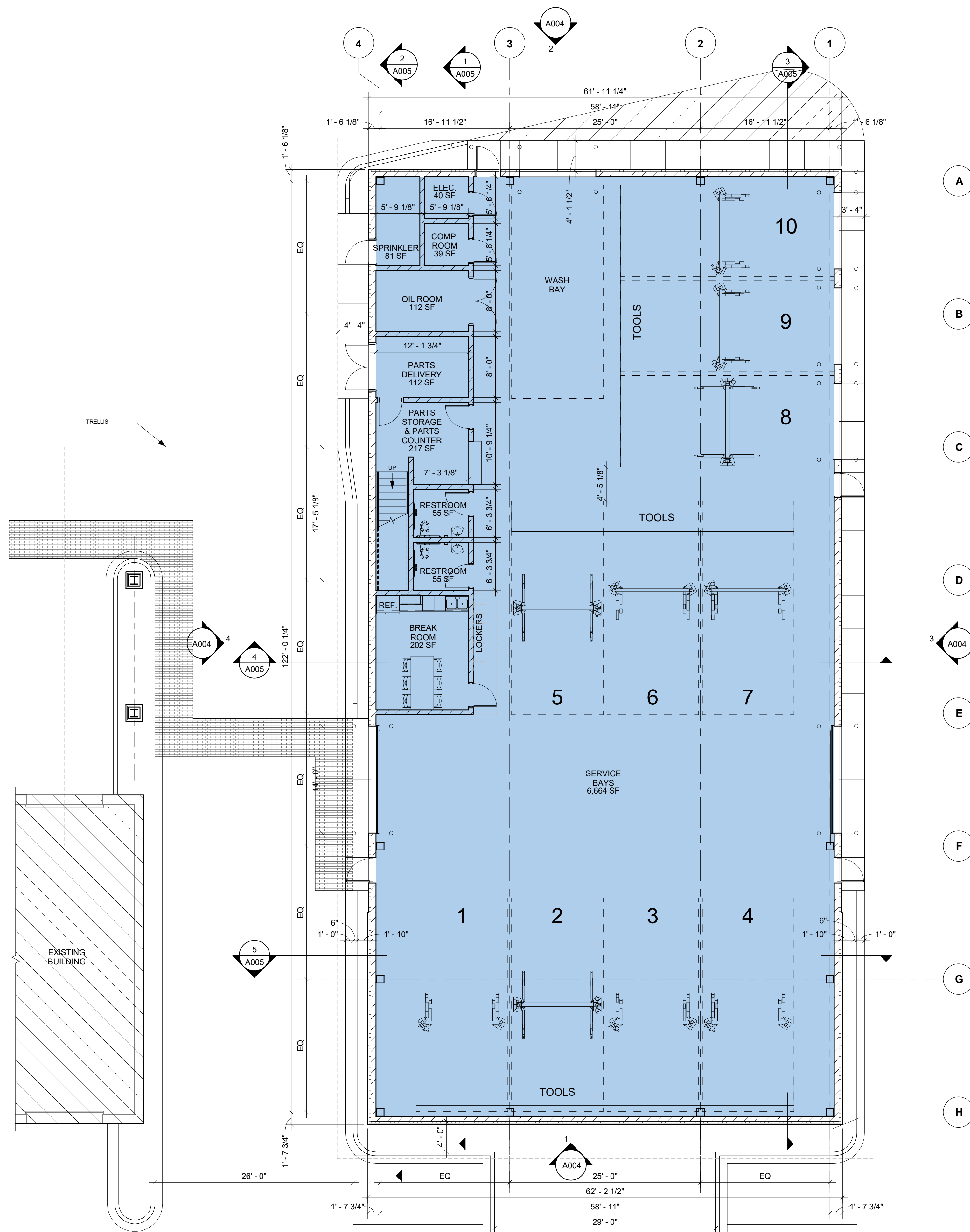
Sheet No.
A002.4



2 MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"

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:	
Current Date:	05.15.2024
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Sheet Title
PROPOSED FLOOR PLAN

Date	Project No.
05.15.2024	0002023-14
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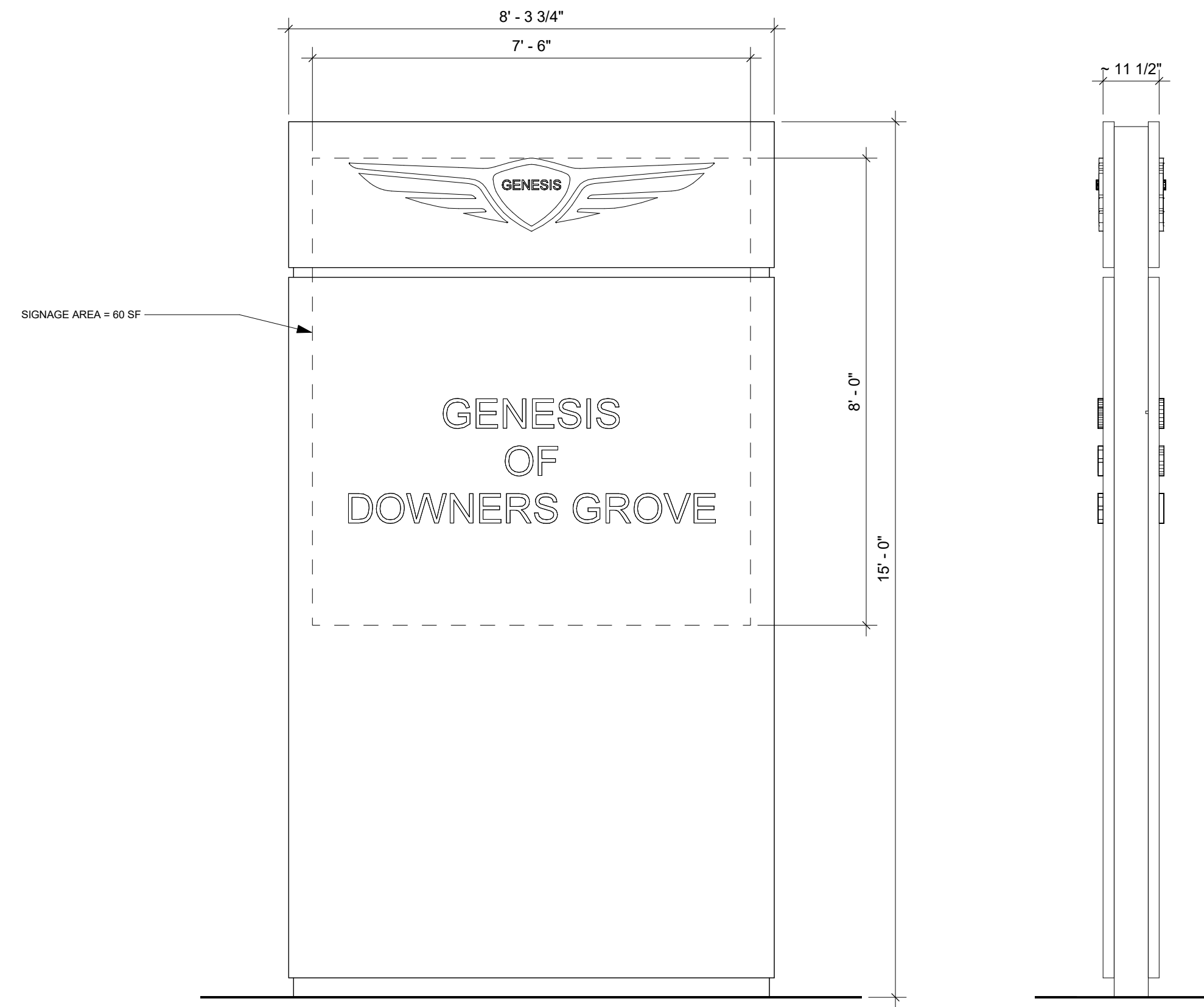
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5/15/2024 7:46:07 PM C:\Revit\Local Files\Genesis of Downers Grove - Service Building.dwg - Service Building_2024.rvt

INTERNALLY ILLUMINATED, DOUBLE SIDED, GROUND MOUNTED MONUMENT SIGN WITH LANDSCAPED BASE - 60 SQ. FT.



TOP VIEW



FRONT VIEW

SIDE VIEW

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

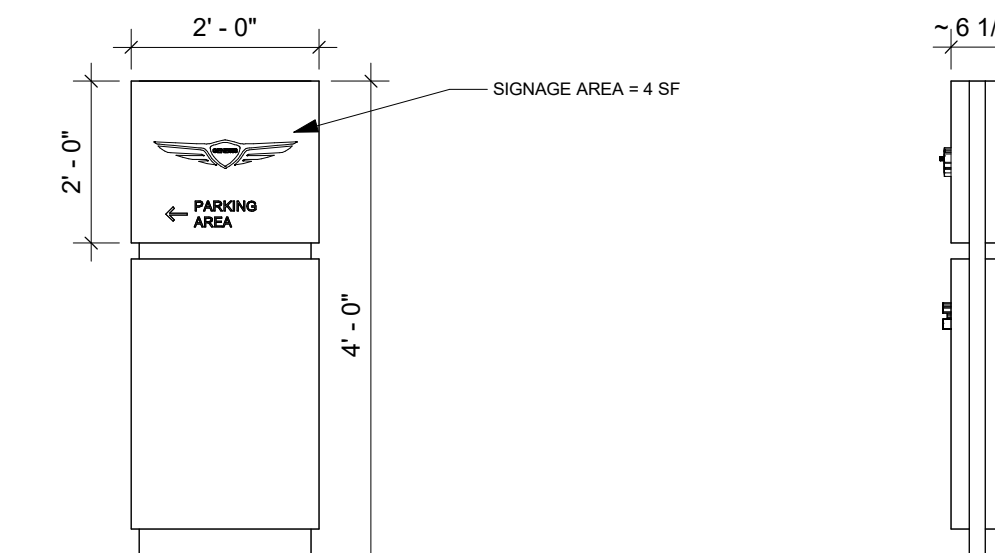
SIGN TYPE	SIGN AREA
WALL SIGN A	24' HIGH x 11' LENGTH = 22 SF
WALL SIGN B @ WEST ELEVATION	24' HIGH x 34' LENGTH = 68 SF
WALL SIGN B @ SOUTH ELEVATION	24' HIGH x 34' LENGTH = 68 SF
WALL SIGN C	24' HIGH x 11' LENGTH = 22 SF
TOTAL WALL SIGN AREA = 180 SF	
MONUMENT SIGN E @ OGDEN AVENUE	60 SF
MONUMENT SIGN 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

3 DIRECTIONAL SIGN D
SCALE: 1/2" = 1'-0"

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



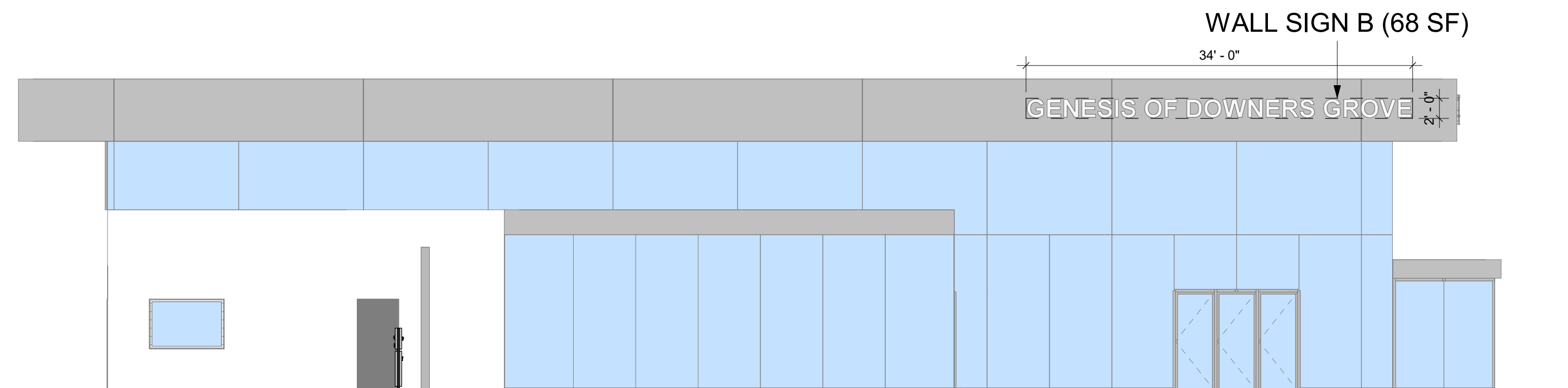
TOP VIEW



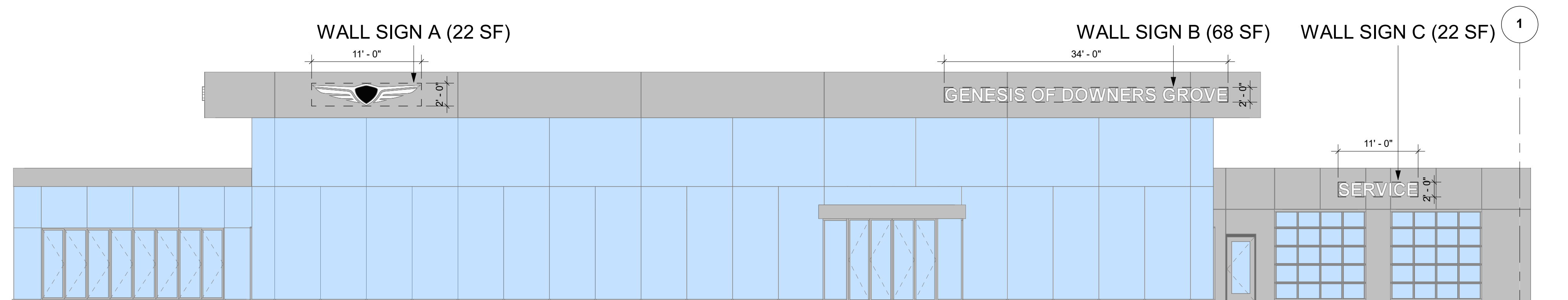
FRONT VIEW

SIDE VIEW

2 EXISTING WEST ELEVATION - WALL SIGN B
SCALE: 1/8" = 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

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Project

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

CASTLE
 Automotive Group

Sheet Title

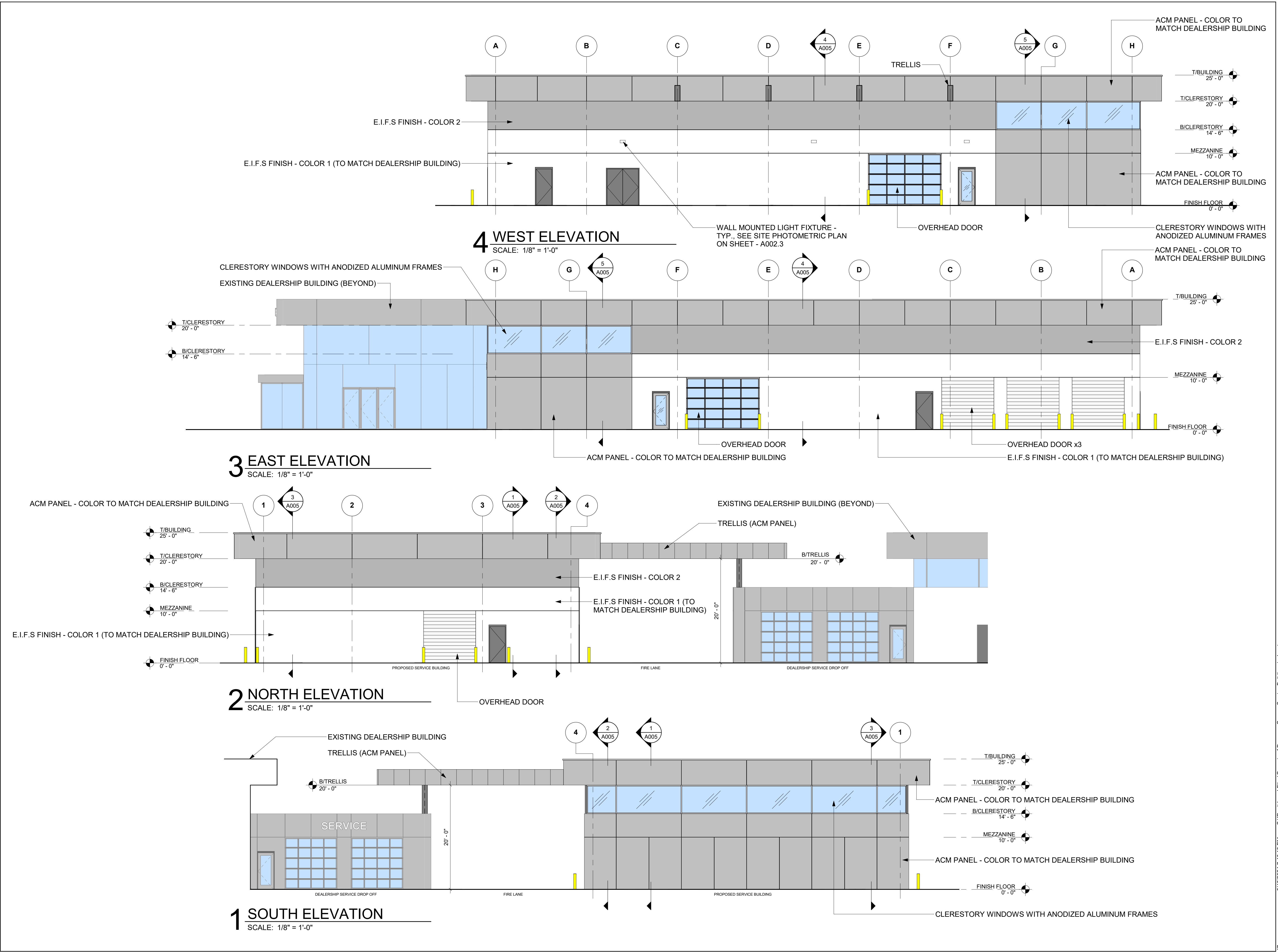
SIGNAGE CALCULATIONS AND TYPES

Date	Project No.
05.15.2024	0002023-14

Sheet No.

A002.5

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 SUITE 1840
 OAK BROOK TERRACE, IL 60181

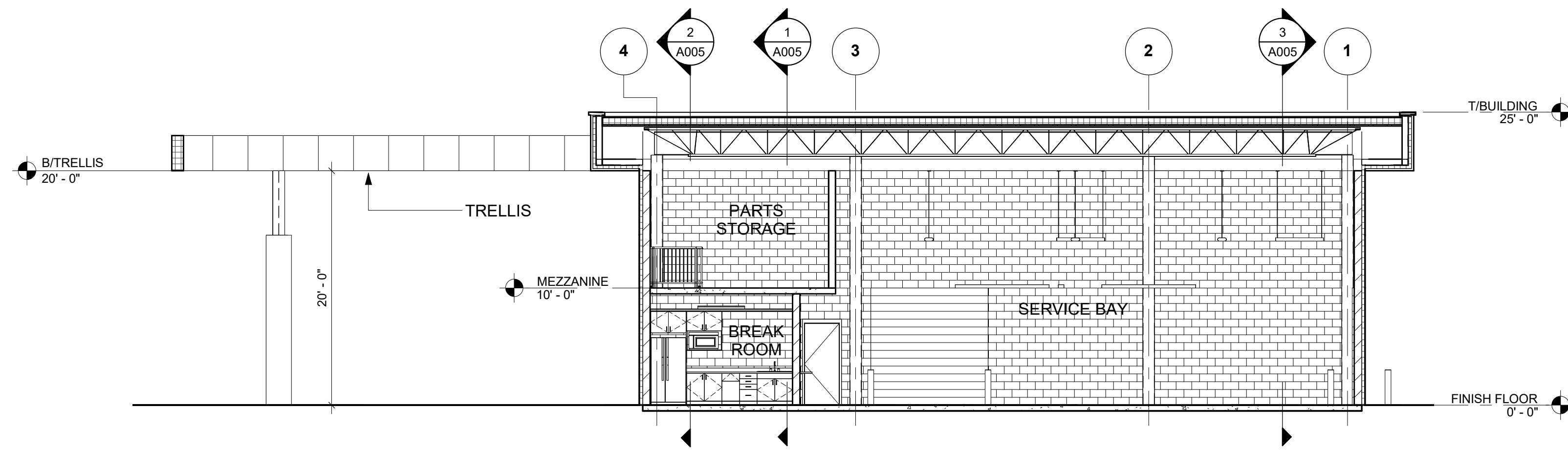
Sheet Title

PROPOSED CONCEPT ELEVATIONS

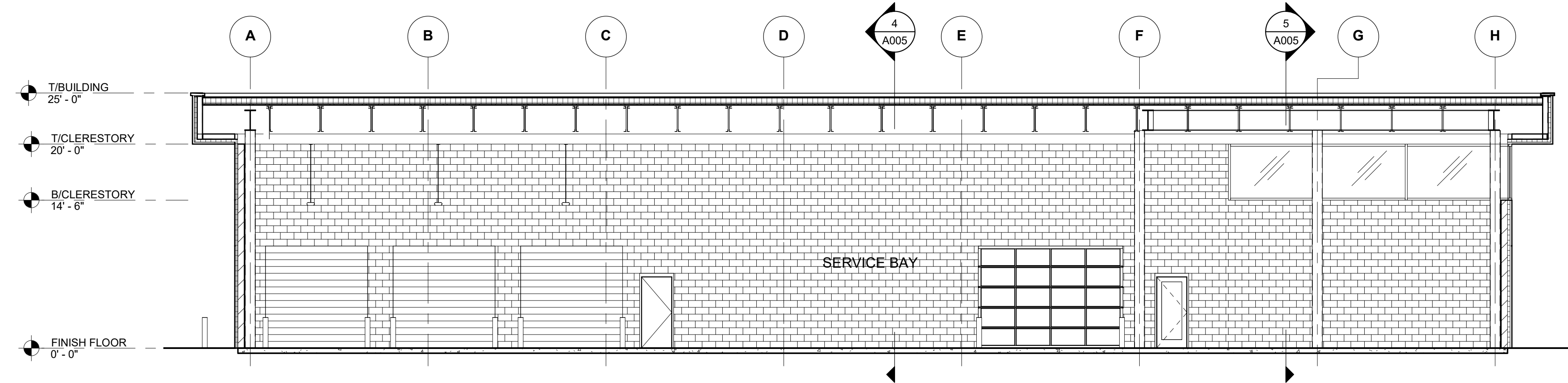
Date	Project No.
05.15.2024	0002023-14

Sheet No.

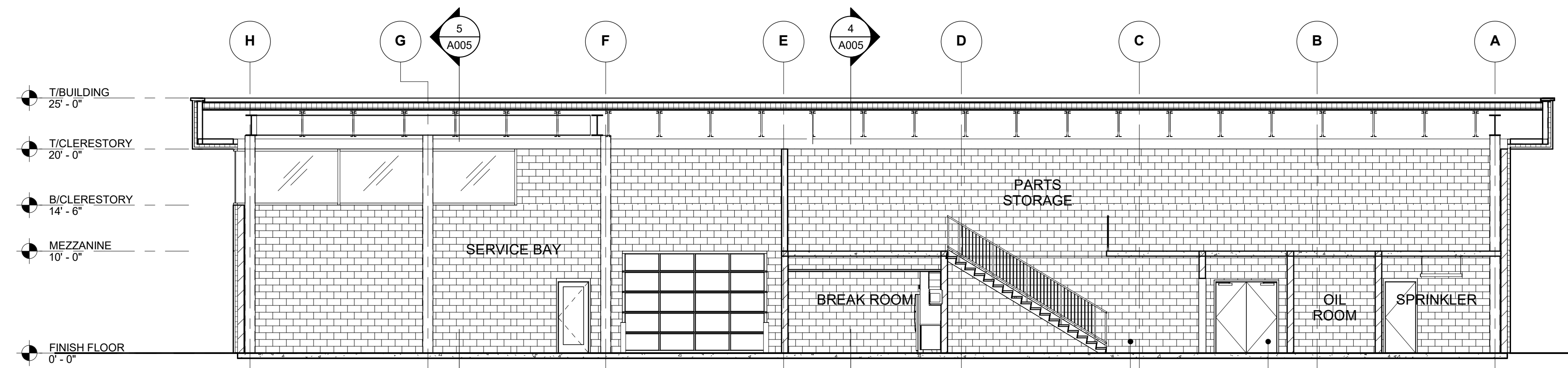
A004



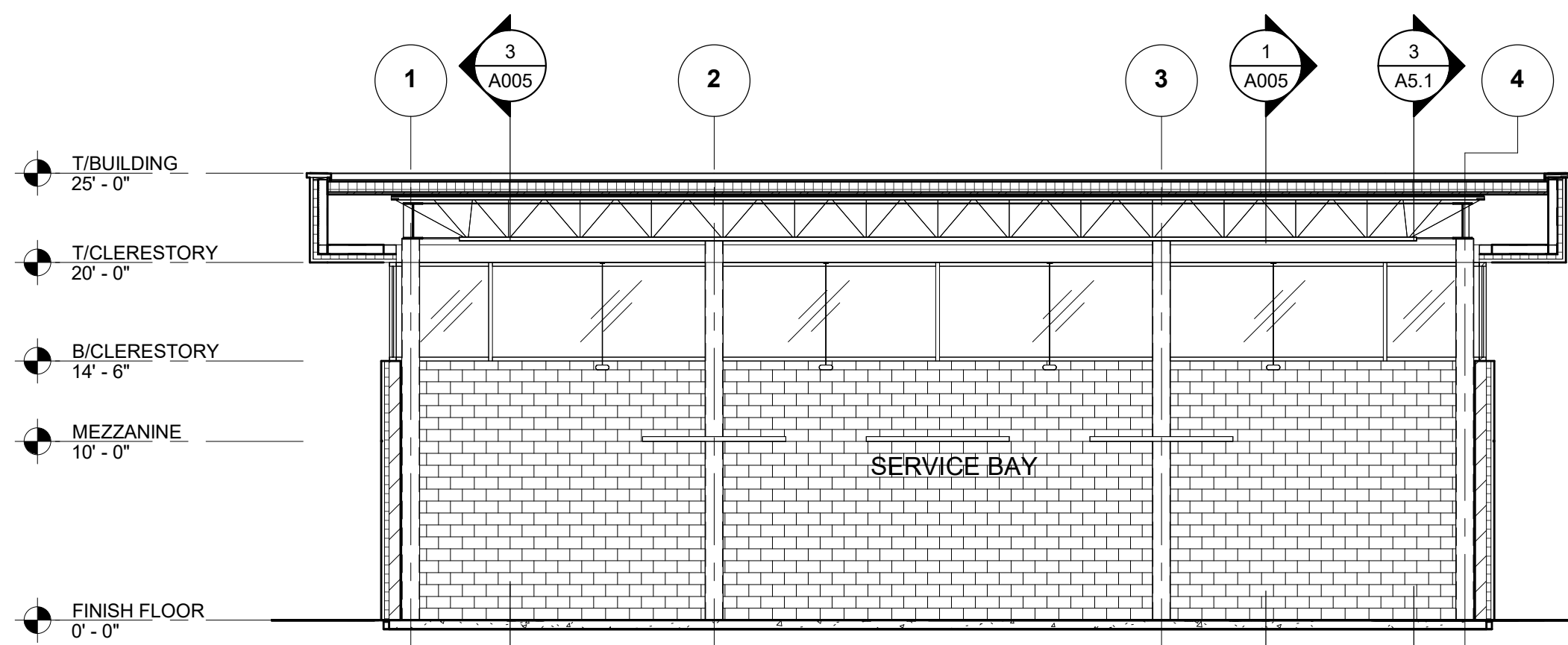
4 BUILDING SECTION
SCALE: 1/8" = 1'-0"



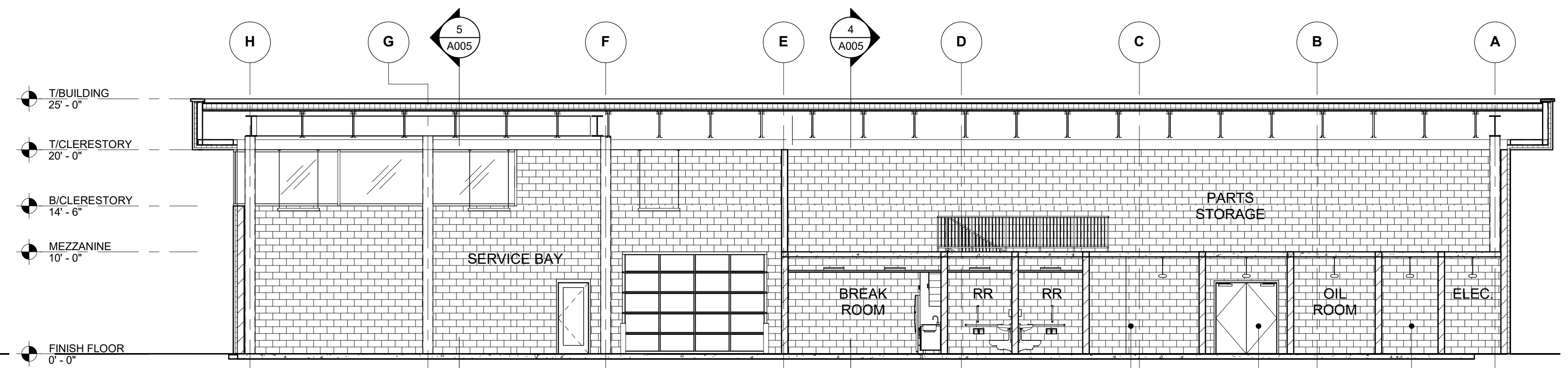
3 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



5 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
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

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

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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

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VIEW 001 - LOOKING NORTH FROM 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

NO.	DESCRIPTION	DATE
3	ISSUED FOR PUD - REV 2	24.05.15
2	ISSUED FOR PUD - REV 1	24.04.29
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Sheet Title
PROPOSED CONCEPT RENDERING

Date	Project No.
05.15.2024	0002023-14

Sheet No.
A006

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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

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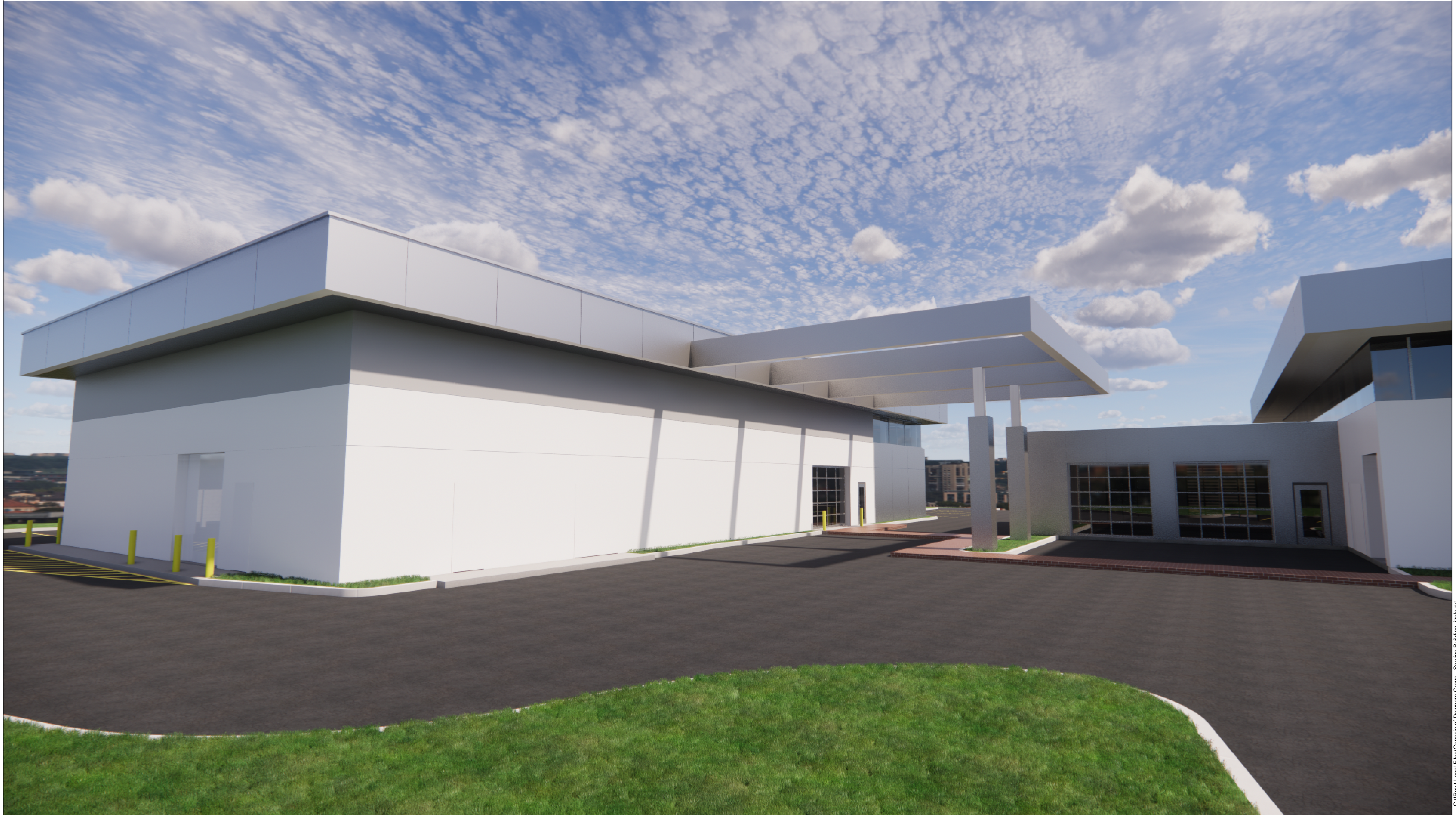
CASTLE Automotive Group
 1 TOWER LANE
 SUITE 1840
 OAK BROOK TERRACE, IL 60181

Sheet Title
PROPOSED CONCEPT RENDERING

Date	Project No.
05.15.2024	0002023-14

Sheet No.
A007

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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

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

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 DOWNERS GROVE, IL 60515

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 Automotive Group
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Sheet Title
PROPOSED CONCEPT RENDERING

Date	Project No.
05.15.2024	0002023-14

Sheet No.
A008

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VIEW 004 - LOOKING NORTH FROM 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

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

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Sheet Title
PROPOSED CONCEPT RENDERING

Date	Project No.
05.15.2024	0002023-14

Sheet No.
A009

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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

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 DOWNERS GROVE, IL 60515

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 Automotive Group
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Sheet Title
PROPOSED CONCEPT RENDERING

Date	Project No.
05.15.2024	0002023-14

Sheet No.
A010

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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

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	

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 DOWNERS GROVE, IL 60515

CASTLE
 Automotive Group
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Sheet Title
PROPOSED CONCEPT RENDERING

Date	Project No.
05.15.2024	0002023-14

Sheet No.
A011

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