

APPROVED

**VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING**

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

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

ROLL CALL:

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

ABSENT: Commissioner Maurer

STAFF: Planning Manager Jason Zawila, Senior Planner Flora Leon

OTHERS

PRESENT: Gary Nudelman, John Vicario, Jeremy Hinds

APPROVAL OF MINUTES

Chairman Rickard entertained a motion to approve the minutes.

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

PUBLIC HEARING

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chairman Rickard entertained a motion

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

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

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

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

SECOND BY COMMISSIONER RECTOR. ROLL CALL:

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

NAY: NONE

MOTION PASSED. VOTE: 8-0

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

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

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