

VILLAGE OF DOWNERS GROVE
Report for the Village
8/8/2017

SUBJECT:	SUBMITTED BY:
1644 Ogden Avenue - Special Use for an Automobile Dealership	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting a Special Use to permit an automobile dealership at 1644 Ogden Avenue.

STRATEGIC PLAN ALIGNMENT

The goals for 2015-2017 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the August 15, 2017 active agenda per the Plan Commission's unanimous 6:0 positive recommendation. The Plan Commission found that the proposal is an appropriate use in the district, compatible with the Comprehensive Plan and meets all standards for approval of a Special Use per Section 28.12.050.

Plan Commission recommended that condition #6 (requires all test drives to be limited to arterial streets) be revised by adding the following words to the beginning of that condition, "Shall use all reasonable efforts to ensure that...". Staff does not concur with the amendment to this condition.

BACKGROUND

Property Information & Zoning Request

The subject property is located on the north side of Ogden Avenue between Lee Avenue and Downers Drive. It is improved with a vacant, one-story 8,669 square foot commercial building and a surface parking lot on the northern, western and southern sides of the building. The applicant is proposing an automobile dealership with an indoor showroom featuring convertible automobiles.

The site contains one Ogden Avenue curb-cut. The western portion of the building is located on the west property line and an ingress/egress easement on the adjacent property provides access to the rear parking area.

Building improvements include façade improvements to the south and west elevations with an interior renovation resulting in two primary spaces: a showroom and an ancillary service area. Vehicle access to the inside of the building will be provided by existing overhead doors.

Compliance with the Comprehensive Plan

The Comprehensive Plan identifies the Ogden Avenue corridor as an auto-use oriented corridor. It also calls for functional and aesthetic improvements. The petitioner is proposing street yard landscaping and modernizing the building with a new street façade. A new internal pedestrian connection is proposed. The comprehensive plan recommends cross-access to adjacent properties which is already provided. The proposed project is consistent with the Comprehensive Plan.

Compliance with the Zoning Ordinance

The property is zoned B-3, General Services and Highway Business. An automobile dealership is an allowable Special Use in the B-3 zoning district per Section 5.010 of the Zoning Ordinance. The building's setbacks are an existing condition, and the building height is staying the same. Due to the street yard open space and landscaping screening improvements, the footprint of the parking lot is changing. All future signage will comply with the Sign Ordinance. The applicant's proposal is consistent with the bulk requirements of the Village's Zoning Ordinance.

Engineering\Public Improvements

A pedestrian connection will lead from the sidewalk to the entrance of the dealership and will be differentiated through the use of material. The proposal will reduce the overall impervious area on the site and thus new stormwater management is not required. A new water service line will be installed.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated July 10, 2017

Draft Minutes of the Plan Commission Hearing dated July 10, 2017

Truck Vehicle Carrier Turning Exhibit

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 1644 OGDEN AVENUE
TO PERMIT AN AUTOMOBILE DEALERSHIP**

WHEREAS, the following described property, to wit:

PARCEL 1:

THE EAST 24 FEET OF LOT 155 AND ALL OF LOT 156 IN BURLINGTON HIGHLANDS, BEING A SUBDIVISION OF PART OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 26, 1953 AS DOCUMENT 693133, IN DUPAGE COUNTY, ILLINOIS .

Commonly known as: 1644 Ogden Avenue, Downers Grove, IL 60515

PINs: 09-06-302-002

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

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing for the petition on July 10, 2017 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;
2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
3. That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

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

SECTION 1. That Special Use of the Property is hereby granted to allow construction of an automobile dealership.

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

1. The special use shall substantially conform to the staff report dated July 10, 2017; architectural and landscaping drawings prepared by Thomas Buckley Architect dated April 27, 2017, except as such plans may be modified to conform to the Village codes and ordinances.
2. Prior to issuing a building permit, an administrative lot consolidation shall be completed.
3. The building shall be equipped with an automatic fire suppression system and a fire alarm system.
4. All vehicle deliveries must be completed on private property. Vehicles may not be dropped off or picked up on either Ogden Avenue or Lee Avenue.
5. No maintenance work can occur in the rear parking area behind the building.
6. All test drives shall be limited to arterial streets as defined in the Comprehensive Plan. Arterial streets include: Ogden Avenue, Belmont Road, Warren Avenue and Main Street. Petitioner shall inform all employees and those test driving vehicles of this requirement.
7. Dealership employees shall cross Ogden Avenue in the designated crosswalks at the intersection.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and/or revocation of the Special Use granted herein.

SECTION 4. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

Passed:

Published:

Attest: _____

Village Clerk



0 10 20
Feet

1644 Ogden Avenue Location Map





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JULY 10, 2017 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
16-PLC-0060 1644 Ogden Avenue	Special Use for an Automobile Dealership	Scott Williams Planner

REQUEST

The petitioner is requesting approval of a Special Use for an Automobile Dealership at 1644 Ogden Avenue that is located in the B-3, General Services and Highway Business zoning district.

NOTICE

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

GENERAL INFORMATION

OWNER: Prestige Classics II LLC
8300 Clynderven Road
Burr Ridge, IL 60527

APPLICANT: Louie Kanjo
1121 Parkwood Avenue
Park Ridge, IL 60068

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Vacant Commercial Site
PROPERTY SIZE: 16,364 sq. ft. (0.38 acres)
PINS: 09-06-302-002

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-2, Residential Detached House 2	Single Family Residential
SOUTH:	B-3, General Services and Highway Business	Corridor Commercial
EAST:	B-3, General Services and Highway Business	Corridor Commercial
WEST:	B-3, General Services and Highway Business	Corridor Commercial

ANALYSIS**SUBMITTALS**

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

1. Application/Petition for Public Hearing
2. Location Map

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July 10, 2017

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3. Project Narrative
4. Operation Plan
5. Plat of Survey
6. Architectural Plan
7. Landscape Plan
8. Elevation Rendering

PROJECT DESCRIPTION

The applicant is proposing to renovate the 8,669 square foot commercial building located on the north side of Ogden Avenue, between Lee Avenue and Downers Drive, commonly known as 1644 Ogden Avenue. This B-3, General Services and Highway Business zoned property is currently unoccupied. The applicant is proposing an automobile dealership with an indoor showroom featuring convertible automobiles. An automobile dealership is an allowable Special Use in the B-3 zoning district per Section 5.010 of the Zoning Ordinance.

Currently, the subject property is improved with a vacant, one-story commercial building and a paved parking area on the northern, western and southern sides of the building. The site contains one Ogden Avenue curb-cut. The western portion of the building is located on the west property line and an ingress/egress easement on the adjacent property provides access to the rear parking area.

Proposed Development

The petitioner is proposing to renovate the exterior and interior of the building. The building footprint will not change. The floor plans indicate a 5,277 square-foot showroom and a 3,392 square-foot service area in the rear of the building. Access to the interior of the building will be provided by two existing overhead doors on the western elevation. The existing street-facing façade improvements include a new storefront window, glass entry doors, and a decorative overhang. All other elevations will be cleaned and painted.

Street yard landscaping is proposed for the eastern and southern parking lot perimeter, and four trees will be added. The applicant is proposing a total of 482 square feet of open space on a space-restricted site due to the existing building. Not include is the proposed two foot wide strip of landscaping in the right-of-way area between the street property line and the sidewalk. This still allows for enough parking, 18 spaces, to account for the indoor showroom and two service bays for vehicle repair. No outdoor automobile display for convertibles is proposed.

Additional screening includes the replacement of the existing chain-link fencing with a 6' tall solid fence separating the property from the residential properties to the rear. The submitted photometric plan indicates that the new light fixtures will not adversely spill over on the residential properties to the rear.

The petitioner has indicated that most of the vehicle inventory will be driven onto the subject property. Any vehicle carrier deliveries will occur in the shared parking lot using the cross-access easement and will not occur on Ogden Avenue or any public right-of-way.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan identifies the Ogden Avenue corridor as an auto-use oriented corridor. It also calls for functional and aesthetic improvements. The petitioner is proposing street yard landscaping and modernizing the building with a new street façade. A new internal pedestrian connection is proposed. The comprehensive plan recommends cross-access which is already provided.

The proposed project is consistent with the recently adopted Comprehensive Plan.

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COMPLIANCE WITH ZONING ORDINANCE

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

1644 Ogden Avenue	Required	Proposed
South Parking Setback (Street Yard)	50 ft. ^[1]	63 ft. ^[2]
Building Height	60 ft. (max)	14.58 ft.
North Setback (Rear Yard)	20 ft.	23 ft. ^[2]
East Setback (Side Yard)	0 ft.	0 ft. ^[2]
West Setback (Side Yard)	0 ft.	0 ft. ^[2]
South Setback (Street Yard)	75 ft. ^[1]	81 ft. ^[2]
Landscaped Open Space (168 sq. ft. existing)	10% (1,636 sq. ft.)	2.9% (482 sq. ft.)
Street Yard Landscaped Open Space	818 sq. ft.	314 sq. ft.
Parking Spaces	15	18

^[1] Setback measured from the centerline of Ogden Avenue

^[2] Existing building setbacks

The building's setbacks are an existing condition, and the building height reflects the proposed exterior renovations. Due to the street yard open space and landscaping screening improvements, the footprint of the parking lot is changing. All future signage will comply with the Sign Ordinance.

The applicant's proposal is consistent with the bulk requirements of the Village's Zoning Ordinance.

ENGINEERING/PUBLIC IMPROVEMENTS

A pedestrian connection will lead from the sidewalk to the entrance of the dealership and will be differentiated through the use of material. The proposal will reduce the overall impervious area on the site and thus stormwater management is not required. A new water service line is required.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division has reviewed the proposed plans and will require the building include a fire alarm and sprinkler system that meet the Village's code requirements.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting the public hearing notice sign and publishing the legal notice in the *Downers Grove Suburban Life*. Staff has not received any questions or inquiries regarding the proposal.

FINDINGS OF FACT

The petitioner is requesting a Special Use to operate an automobile dealership. Staff finds that the proposal meets the standards for granting a Special Use as outlined below:

Section 28.12.050.H Approval Criteria

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

conclusions:

1. *That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*
The zoning of this property is B-3, General Services and Highway Business. Under Section 5.010 of the Zoning Ordinance, Automobile Dealerships are listed as an allowable Special Use in the B-3 zoning district. This standard has been met.
2. *That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
The proposed automobile dealership is a desirable service to the community and will contribute to the general welfare of the Village. The proposed development will repurpose a vacant building. The development will cater to both local and regional customers as desired in the Comprehensive Plan and will meet multiple goals and objectives outlined in the Comprehensive Plan. This standard has been met.
3. *That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*
The proposed use does not present a detriment to the health, safety or general welfare of the surrounding properties. Automobile unloading will not occur on any public right-of-way including Ogden Avenue. Landscaping will be added to the street yard where there is currently none. A solid fence will provide additional screening for the residential neighbors to the north. A photometric plan demonstrates that lighting from the site will not negatively impact adjacent properties. This standard has been met.

RECOMMENDATIONS

The proposed Special Use is consistent with the Comprehensive Plan, the Zoning Ordinance and surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission recommend the Village Council **approve** the requested petition as requested in case 16-PLC-0060 subject to the following conditions:

1. The special use shall substantially conform to the staff report; architectural and landscaping drawings prepared by Thomas Buckley Architect dated April 27, 2017, except as such plans may be modified to conform to the Village codes and ordinances.
2. Prior to issuing a building permit, an administrative lot consolidation shall be completed.
3. The building shall be equipped with an automatic suppression system and a fire alarm system.
4. All vehicle deliveries must be completed on private property. Vehicles may not be dropped off or picked up on either Ogden Avenue or Lee Avenue.
5. No maintenance work can occur in the rear parking area behind the building.
6. All test drive are limited to arterial streets as defined in the Comprehensive Plan. These streets include Ogden Avenue, Belmont Road, Main Street, Warren Avenue and others.
7. Dealership employees shall cross Ogden Avenue in the designated crosswalks at the intersection.

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Staff Report Approved By:

A handwritten signature in black ink, appearing to read 'Stanley J. Popovich', written in a cursive style.

Stanley J. Popovich, AICP
Director of Community Development

SP; sw
-att



0 10 20
Feet

1644 Ogden Avenue Location Map



PROJECT SUMMARY/NARRATIVE LETTER
For Prestige Classic at 1644 Ogden Avenue

This petition for special use concerns the remodeling of an existing building for used-car sales. The Owner is targeting a market of high-end luxury, convertible automobiles. The proposed use has been previously authorized for commercial district B-3; General Services and Highway Business District. As with numerous car dealers along Ogden Avenue, the proposed location is in the interest of public convenience and will contribute to the general welfare of the neighborhood and community. The proposed use will not 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. This proposed special use is consistent with and in substantial compliance with all village council policies and plans, further supported by the above conclusions.

This project, Prestige Classic Auto Sales, is independent of Star Motors (1723 Ogden), and will not serve or provide ancillary services for Star Motors as it undergoes its own remodeling. Even though both facilities have the same owner, Omar Dweydari, the operations will be distinctly separated and managed by their own team of employees which will not be disruptive to traffic or surrounding businesses. Most often, individual automobiles will be driven to the location from off-site. On occasion, approximately twice monthly, vehicle haulers will unload on the shared parking area behind the neighboring building. Ownership fully understands that unloading on Ogden Avenue is not permitted. The existing building is split between front and rear spaces. The front space will be an auto showroom for luxury convertible automobiles. It will also be used to photograph inventory for marketing purposes. The rear space will be used for automobile storage, detailing, and mechanical repair (no auto body work or painting will be performed).

The overall lot is comprised of two lots where the total area is approximately 16,364 square feet. Ownership acknowledges that a lot consolidation is required. The entire lot is impervious with existing asphalt paving. New landscaping islands will be cut into the asphalt paving. New landscaping will be provided along with new parking space striping. The existing building is a one-story, L-shaped, masonry structure, approximately 8,669 square feet. The building is divided into 2 large areas; a showroom that is 5277 sq ft, and a prep area that is 3392 square feet. Required parking per Section 7.030 indicates 2 stalls per 1000 sq ft of Showroom, thus requiring 11 spaces. The attached site plan accommodates 17 regular parking stalls and one handicapped stall.

Improvements to the building include new storefront windows and new glass entry doors. In addition to the new windows, a new "eyebrow" sun-shade will be added to enhance curb appeal. Each façade, including those not facing the street, will be cleaned and repainted.

New wall mounted exterior light fixtures will be provided.

In addition to the exterior improvements, Ownership will be providing new water service and fire suppression for the building.

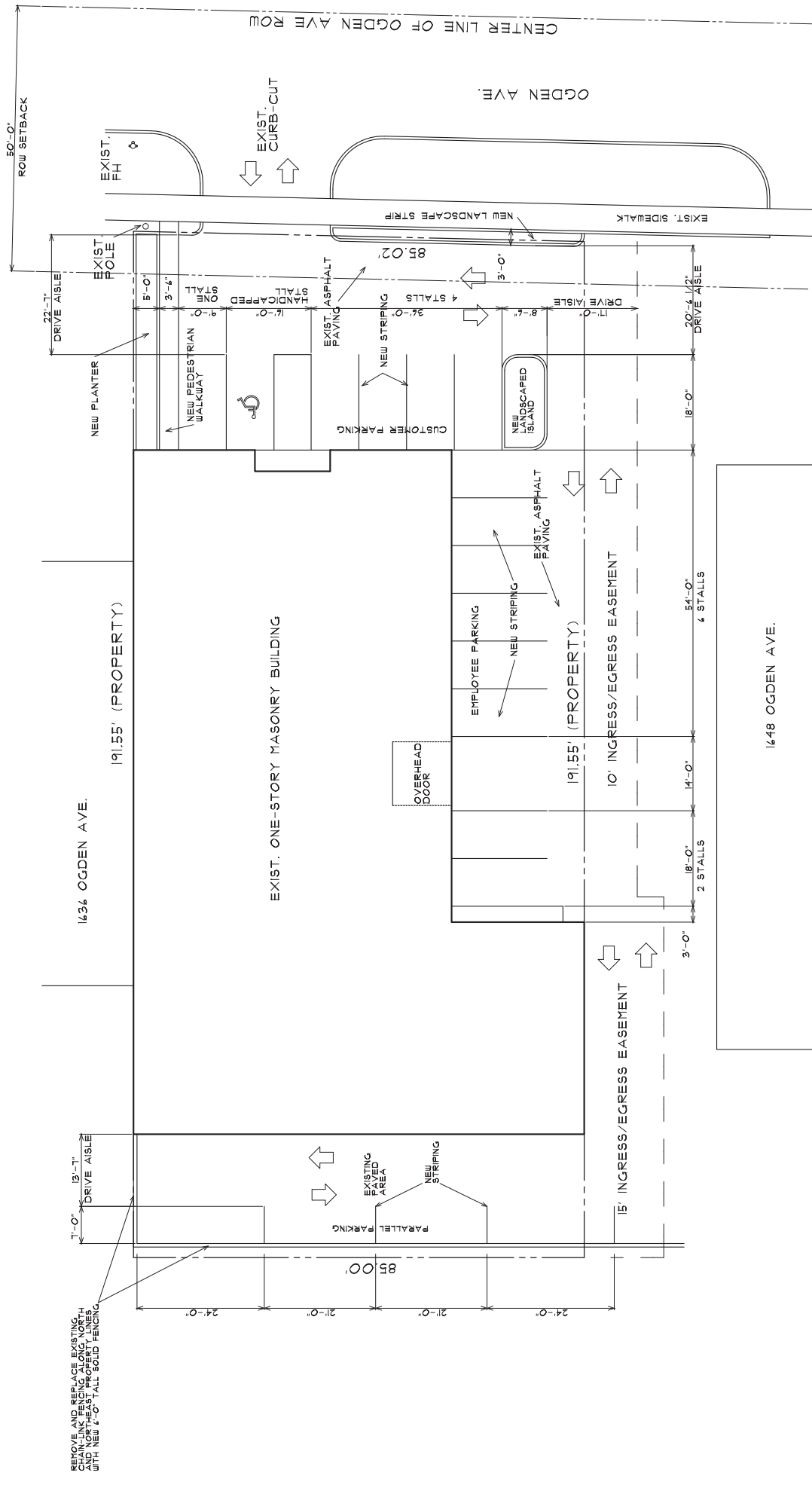
Expected operations will be 6 days per week, Monday through Thursday 9:00 am to 8:00 pm, Friday 9:00 am to 7:00 pm, and Saturday 9:00 am to 6:00 pm.

Be advised that this request is not intended to serve as a temporary base of operations while 1723 Ogden undergoes a major addition. This project is a completely separate operation.

NEW STOREFRONT, ENTRY DOORS AND DECORATIVE OVERHANG FOR PRESTIGE CLASSIC AUTO SALES

1644 OGDEN AVE. DOWNERS GROVE, IL

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE W/ THE VILLAGE OF
 2004 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
 2003 LIFE SAFETY CODE
 2004 INTERNATIONAL PROPERTY MAINTENANCE CODE W/ AMENDMENTS
 2004 INTERNATIONAL ENERGY CONSERVATION CODE W/ AMENDMENTS
 2004 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS
 2004 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
 2008 ELECTRICAL CODE W/ AMENDMENTS
 2004 ICC INTERNATIONAL FIRE CODE
 CURRENT STATE OF ILLINOIS PLUMBING CODE W/ AMENDMENTS
 CHAPTER 28 ZONING ORDINANCE



AREA OF BUILDING 8669 SF
 SHOWROOM 5211 SF
 PREP AREA 3392 SF
 PARKING REQUIREMENT 2 STALLS PER 1000 SF OF SHOWROOM OR 5.211 X 2 = 10.5 OR 11 SPACES
 PROPOSED PARKING
 ONE HANDICAPPED STALL
 13 - 9' X 18' STALLS
 4 - 7' X 21'/24' PARALLEL STALLS
 TOTAL PARKING - 18 STALLS

INDEX OF DRAWINGS

- G-1 SITE PLAN
- L-1 LANDSCAPE PLAN
- A-1 FLOOR PLAN
- A-2 EXTERIOR ELEVATIONS
- A-3 WALL SECTIONS AND DETAILS
- P-1 PLUMBING PLAN
- E-1 EXTERIOR LIGHTING PLAN



SITE PLAN
 SCALE 1" = 10'-0"

NO CHANGE TO EXISTING BUILDING USE
 BUSINESS GROUP B
 CONSTRUCTION TYPE IIB

ENTIRE BUILDING TO BE FULLY SPRINKLERED

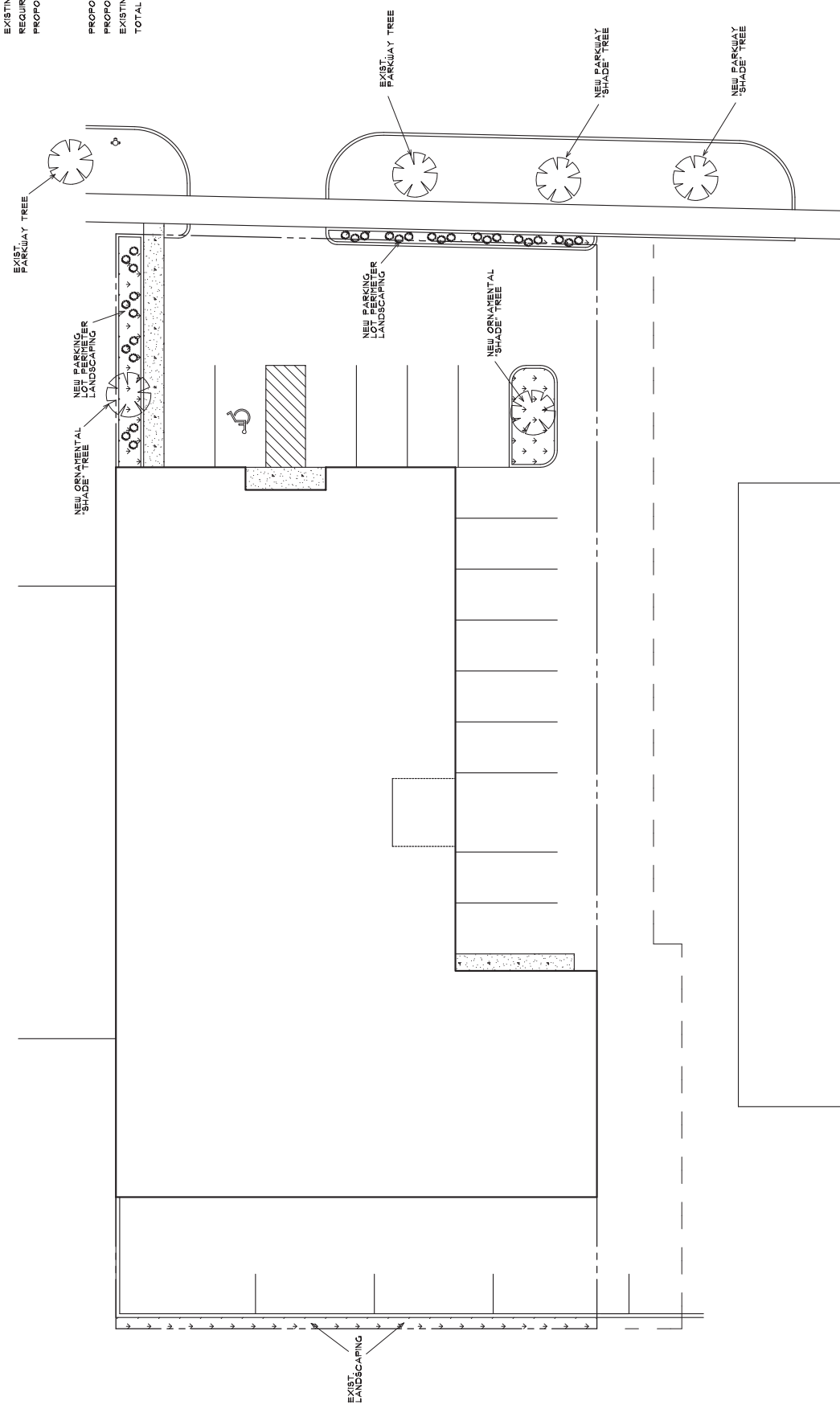
4-21-IT RELEASED FOR SPECIAL USE SUBMITTAL	PROPOSED NEW ENTRY DOORS & STOREFRONT	PRESTIGE CLASSIC AUTO SALES
	T. THOMAS JACKLEY ARCHITECT PO BOX 8824 HOFFMAN ESTATES, IL 60143 Lynn@thomastjackson.com	1644 OGDEN AVE DOWNERS GROVE, IL 60505 4-21-IT OF SEVEN

PLANT SCHEDULE			
SYMBOL	TYPE OF PLANTING	SIZE	NAME
	PARKWAY TREE AND ORNAMENTAL TREE	MIN. 1 1/2" AT PLANTING	COCKSPUR HAWTHORN CRATAEGUS CRUB-GALLI OR JAPANESE TREE LILAC SYRINGA RETICULATA
	SHRUBS	MIN. 24" HIGH AT MATURITY	MIXTURE OF RED AND BLACK CHOCHEBERRY, ARONIA ARBUTIFOLIA AND ARONIA HELANDCARPA
	GRASS		OPEN AREAS OF PERMETER PARKING TO BE SEEDED, INCLUDING ISLANDS

PLANT SCHEDULE

LOT AREA = 14,314 SF
 EXISTING LOT FRONTAGE = 85'
 REQUIRED PARKING LOT PERMETER LANDSCAPING AT OGDEN AVE. = 75% OF FRONTAGE OR 23.75 LF
 PROPOSED PARKING LOT PERMETER LANDSCAPING AT OGDEN AVE. = 40 LF

OPEN SPACE
 PROPOSED PARKING LOT PERMETER LANDSCAPING AT EAST BIDEYARD = 140 SF
 PROPOSED PARKING LOT INTERIOR LANDSCAPING (ISLAND) = APPROX. 154 SF
 EXISTING REAR LOT LANDSCAPING = APPROX. 148 SF
 TOTAL OPEN SPACE = 482/1434 = 33%

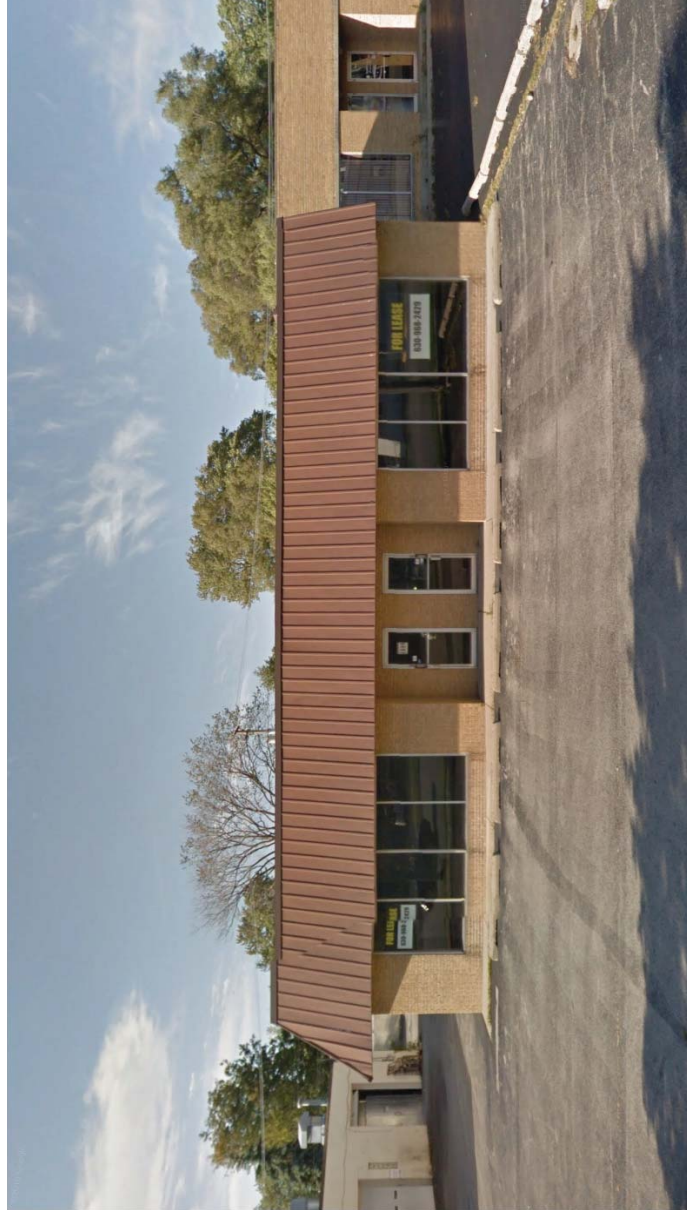


LANDSCAPE PLAN
 SCALE 1" = 10'-0"
 NORTH

4-21-IT RELEASED FOR SPECIAL USE SUBMITTAL	PROPOSED NEW ENTRY DOORS & STOREFRONT	PRESTIGE CLASSIC AUTO SALES
	TBA ARCHITECT 70 BOX 8824 HOFFMAN ESTATES, IL 60149 Tom@tomarchitect.com	1444 OGDEN AVE DOWNERS GROVE, IL 60505-0518 4-21-IT

PRESTIGE CLASSIC AUTO SALES | 1644 OGDEN AVENUE | DOWNERS GROVE | ILLINOIS
EXISTING PHOTO MONTAGE

(1) SOUTH ELEVATION



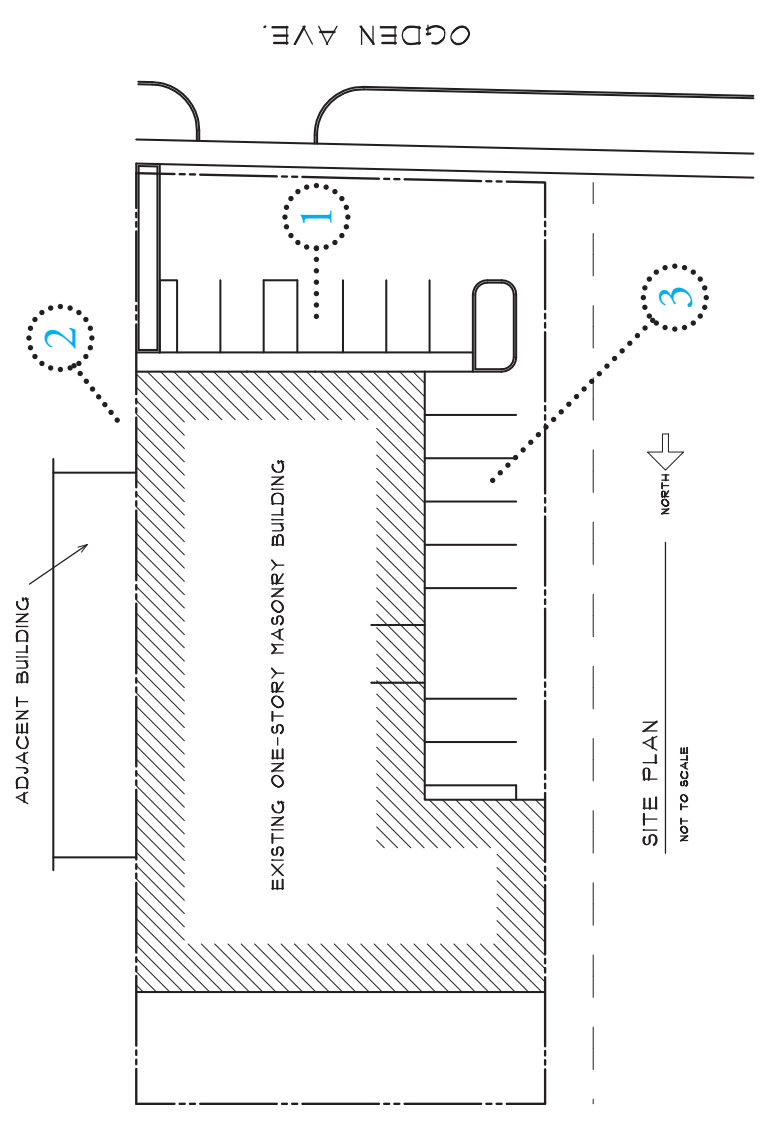
(2) EAST ELEVATION OF SOUTHEAST CORNER



(3) SOUTHWEST ELEVATION



SITE PLAN



SITE PLAN
NOT TO SCALE



PRESTIGE CLASSIC AUTO SALES | 1644 OGDEN AVENUE | DOWNERS GROVE | ILLINOIS
EXISTING PHOTO MONTAGE

(4) WEST ELEVATION OF SOUTHWEST CORNER



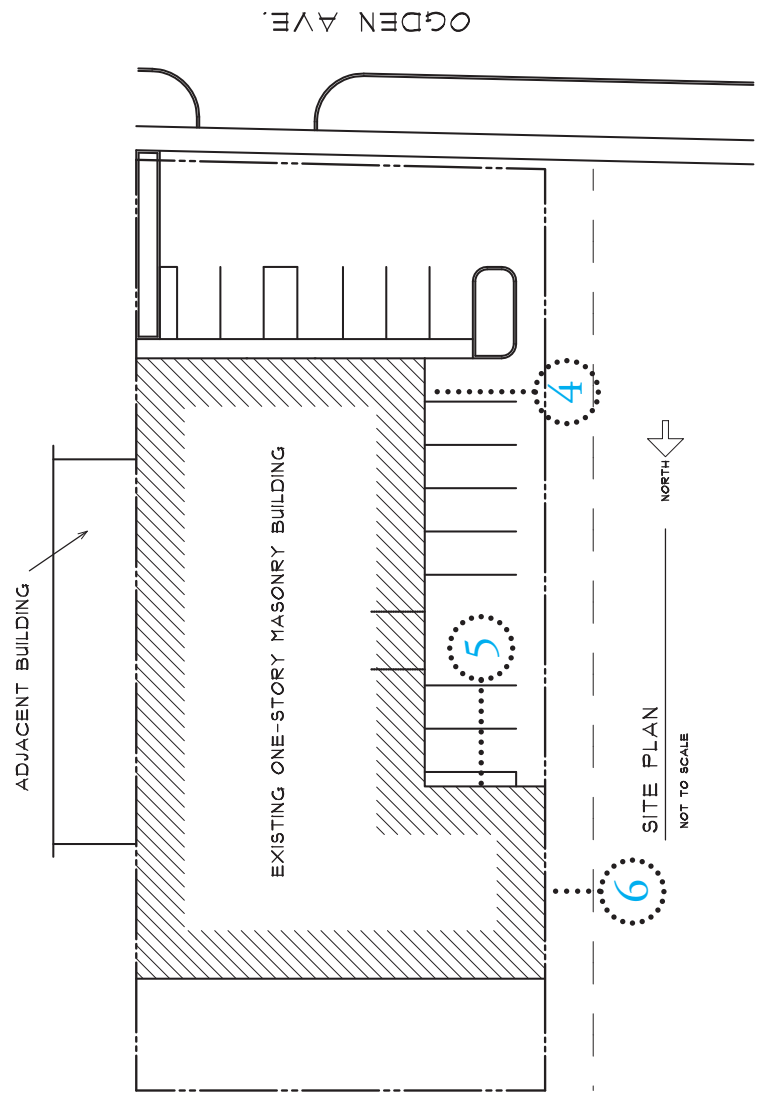
(5) SOUTH ELEVATION OF NORTHWEST CORNER



(6) WEST ELEVATION OF NORTHWEST CORNER



SITE PLAN



PRESTIGE CLASSIC AUTO SALES | 1644 OGDEN AVENUE | DOWNERS GROVE | ILLINOIS
EXISTING PHOTO MONTAGE

(7) NORTHWEST CORNER FACING NORTH



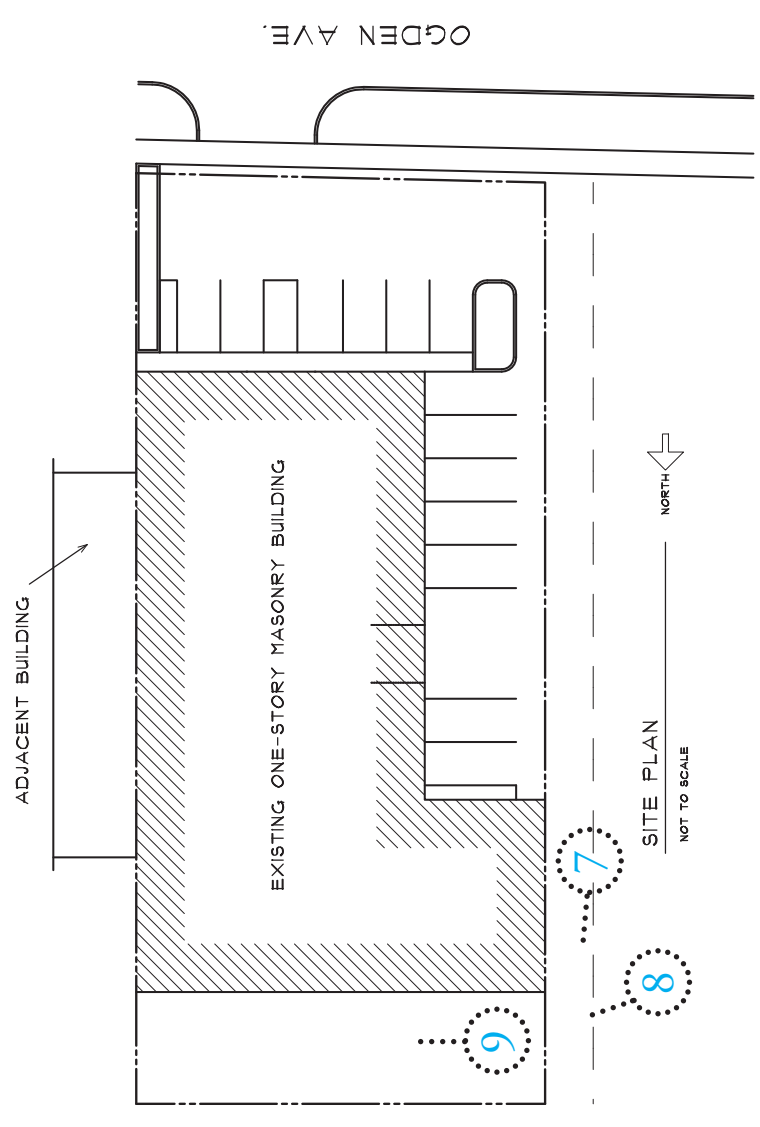
(8) NORTHWEST CORNER FACING NORTHEAST

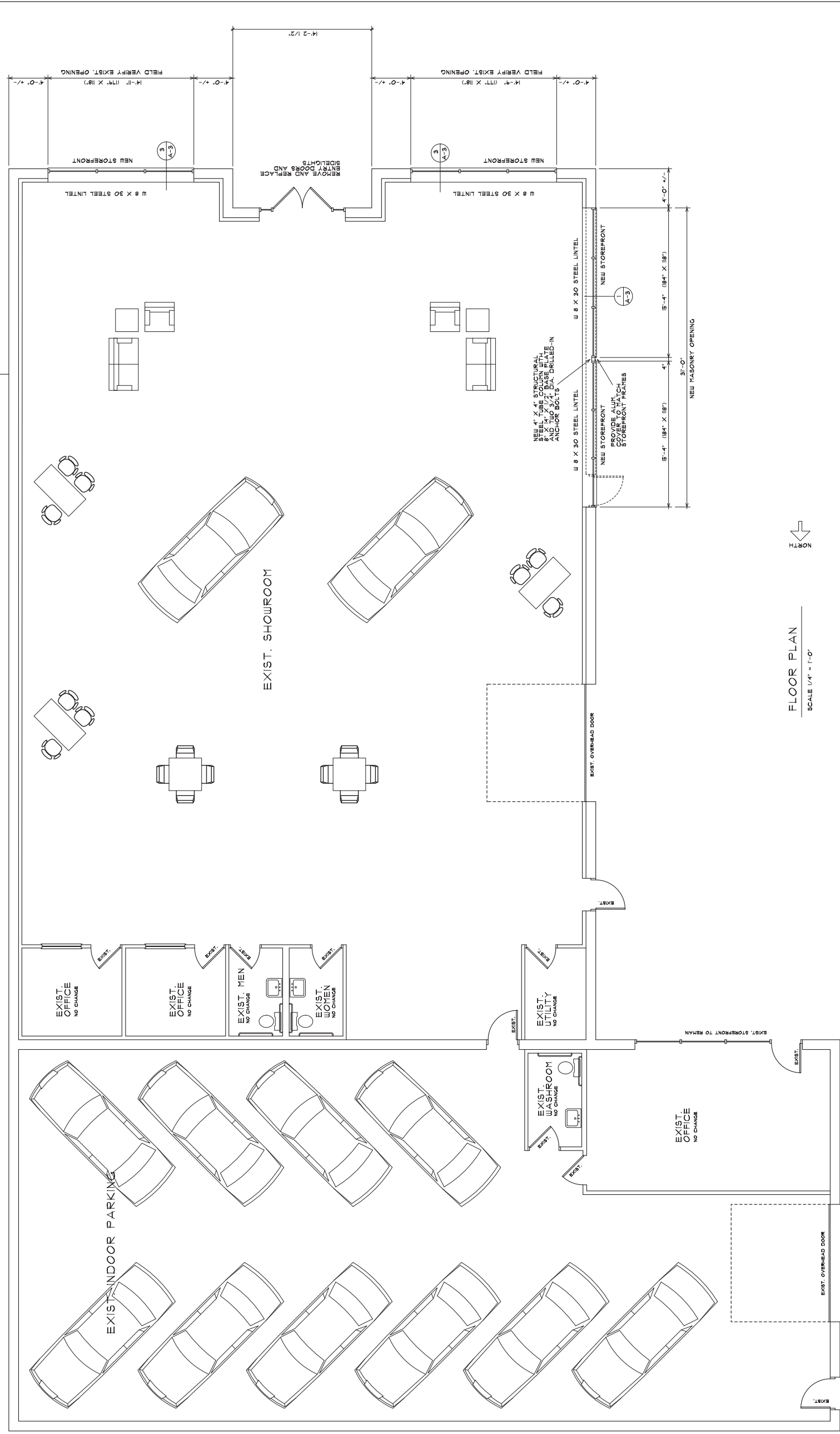


(9) NORTH FACADE FACING EAST



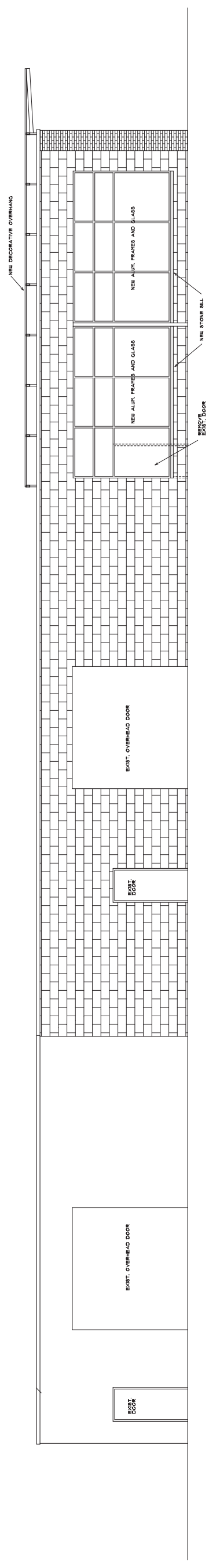
SIT PLAN





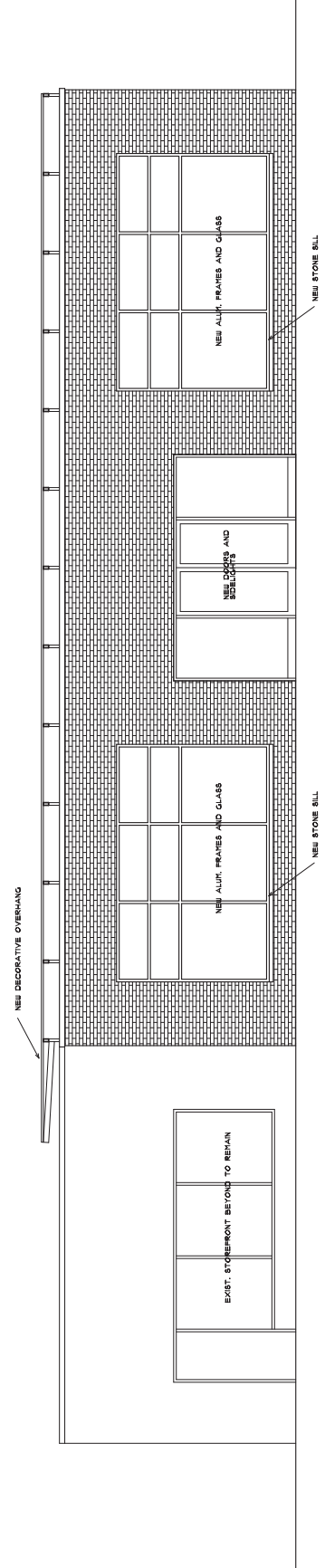
FLOOR PLAN
SCALE 1/4" = 1'-0"

4-21-IT RELEASED FOR SPECIAL USE SUBMITTAL	PROPOSED NEW ENTRY DOORS & STOREFRONT	PRESTIGE CLASSIC AUTO SALES
	THOMAS JUCKLEY ARCHITECT PO BOX 8824 HOPKIN BSTATES, IL 60168 Lynn@thomastjuckley.com	1644 OGDEN AVE DOWNERS GROVE, IL 205-051-1111 4-21-IT OF SEVEN



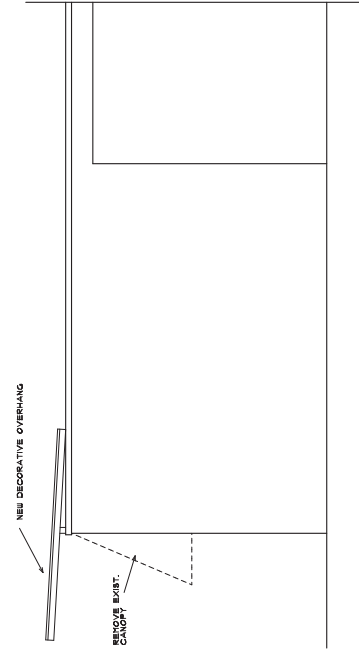
WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

4-21-11 RELEASED FOR SPECIAL USE SUBMITTAL

PROCESSED NEW ENTRY DOORS & STOREFRONT

PRESTIGE CLASSIC AUTO SALES

THOMAS JUCKLEY ARCHITECT

1444 OGDEN AVE DOWNERS GROVE, IL

PO BOX 8824 HOFFMAN ESTATES, IL 60138

2005-05 4-21-11 OF SEVEN

1-800-393-6343

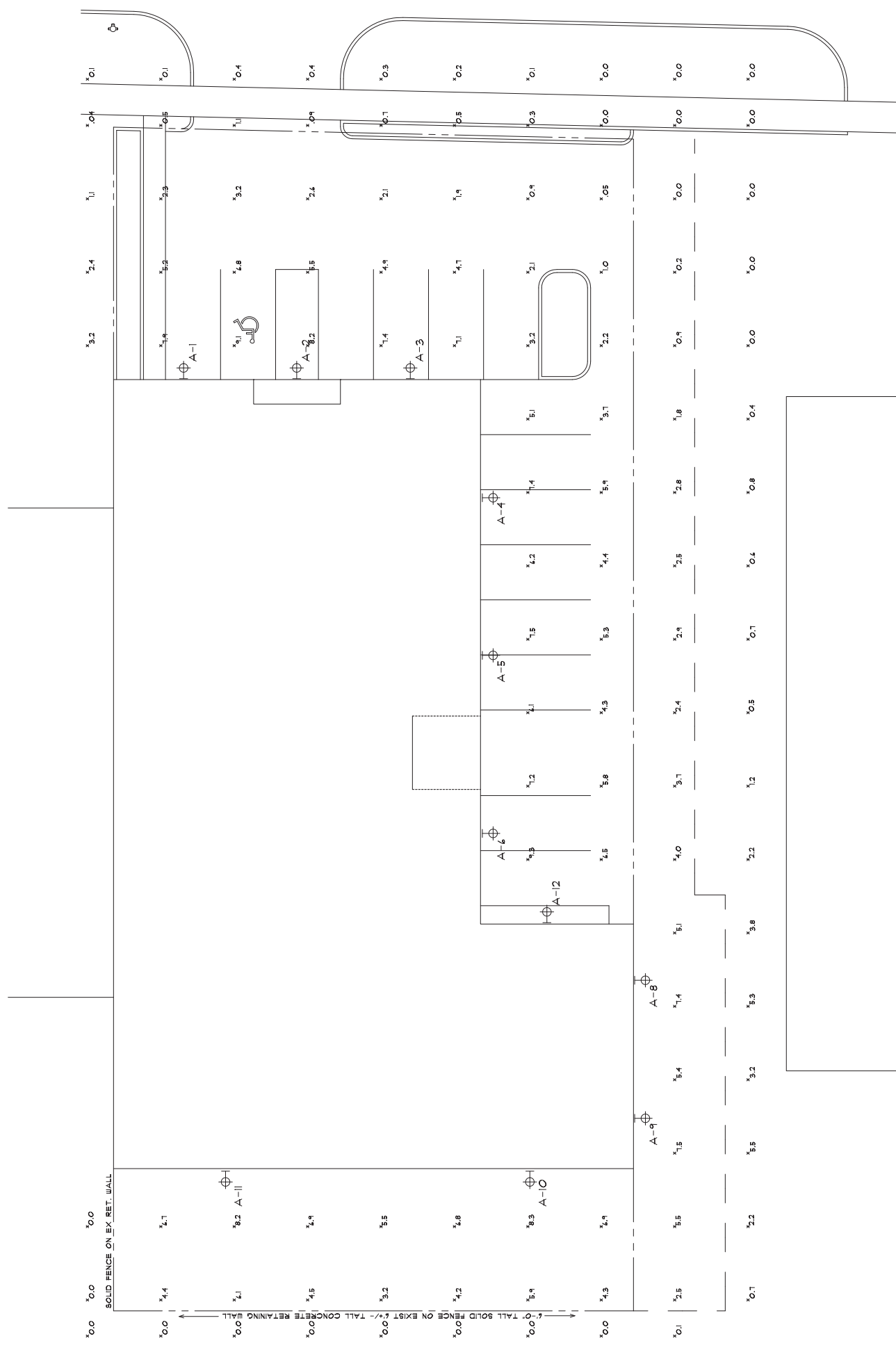
www.thomasjuckley.com





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EXTERIOR LIGHTING PLAN
SCALE 1/8" = 1'-0"

LUMINAIRE SCHEDULE

Symbol	Quantity	Description	Notes
	A	DSX112 LED 20C 100 50K T4M	DSX112 LED WITH 2 LIGHT ENGINES, 20 LED's, 100MA DRIVER, 5000K LED, TYPE 4 MEDIUM OPTIC
	41	DSX112 LED 20C 100 50K T4M MVOLT	Absolute 41

4-21-17 RELEASED FOR
SPECIAL USE SUBMITTAL

PROCESSED NEW ENTRY
DOORS & STOREFRONT

PRESTIGE CLASSIC
AUTO SALES

THOMAS
TBA
JUCKLEY
ARCHITECT

1644 OGDEN AVE
DOWNERS GROVE, IL
205-051
4-21-17
OF SEVEN

16-PLC-0060: Special Use for an Automobile Dealership located at 1644 Ogden Avenue. Owner: Prestige Classics II, LLC, 8300 Clynderven Road, Burr Ridge, IL 60527; Applicant: Louis Kanjo, 1121 Parkwood Avenue, Park Ridge, IL 60068.

Scott Williams, Planner for the Village of Downers Grove, explained that the applicant is proposing renovation of the 8,669 square foot commercial building located between Lee and Downers Avenue. The property is zoned B-3 General Services and Highway Business and is currently unoccupied.

He described the surrounding zoning. There is one curb cut onto Ogden Avenue. He referenced the Plat of Survey noting that the ingress/egress easement is shared with the property to the west to access the rear parking area. The easement ranges in width from 10' to 15' as it goes toward the back of the property. Mr. Williams displayed photographs of the property with the existing building and paved area.

The Petitioner plans improvements to the rear portion of the property including replacement of the exiting chain-link fencing with a 6' tall solid fence separating the dealership property from the residential properties to the rear. Regarding landscaping, Mr. Williams said that the Petitioner will add approximately 314 square feet of open space on a space-restricted site caused by the existing building. They intend to add a few trees in the right-of-way.

There will be no outdoor display of automobile inventory as the cars sold will be convertibles and remain in the building. The petitioner is providing 18 parking spaces where 15 are required, and any future signage will comply with the Village's Sign Ordinance. The photometric plan meets Code requirements and is well below the amount of lighting adjacent to the residential area.

Mr. Williams presented the elevation drawings that show an improvement to the street façade.

Mr. Williams said the proposal is consistent with the recently approved Comprehensive Plan. Based on the Findings of Fact for a Special Use, Staff recommends a positive recommendation by the Plan Commission to the Village Council, subject to Conditions 1-7 on Page 4 of Staff's report dated July 10, 2017, 16-PLC-0060, 1644 Ogden Avenue. He noted that Condition #6 relates to test-drives being limited to arterial streets as defined in the Comprehensive Plan.

There being no questions of Staff, Chairman Rickard called upon the Petitioner to make its presentation.

Mr. Louis Kanjo of 1121 Parkwood Avenue, Park Ridge, said he operated the World Class Motorcars dealership on Ogden Avenue at 1245 Ogden Avenue since 1999. They renovated that entire site a few years ago. He also partnered in the Saab dealership at 217 Ogden Avenue. Mr. Kanjo has been in the Downers Grove community for about 18 years, and he will be working and managing the dealership at 1644 Ogden Avenue on a

daily basis. He said their plan will improve the existing building and façade for that commercial corridor. The access to Ogden Avenue will remain the same, and there will be a minimal loading/unloading of cars. He also said that the neighboring owner, Mr. Novak, was in attendance and was ok with the proposed use and the unloading plan.

Ms. Johnson asked if there is a contingency plan if Mr. Novak intends to sell his property in five years. Mr. Kanjo said they have no control over that. Most of the cars will be driven onto the property, and he emphasized that offloading cars onto Ogden Avenue will not occur.

Mr. Kanjo asked that the same verbiage be added to Condition #6 as was done to the earlier petition. He indicated that he does have a test drive agreement with customers, and he will add that agreement to the petition if the Village wants that. He understands that you cannot always control customers when they test drive. They want to be sure that the residents are comfortable with their dealership, and he wants to maintain a good relationship with them.

There being no comments or questions from the public, Chairman Rickard closed the public hearing.

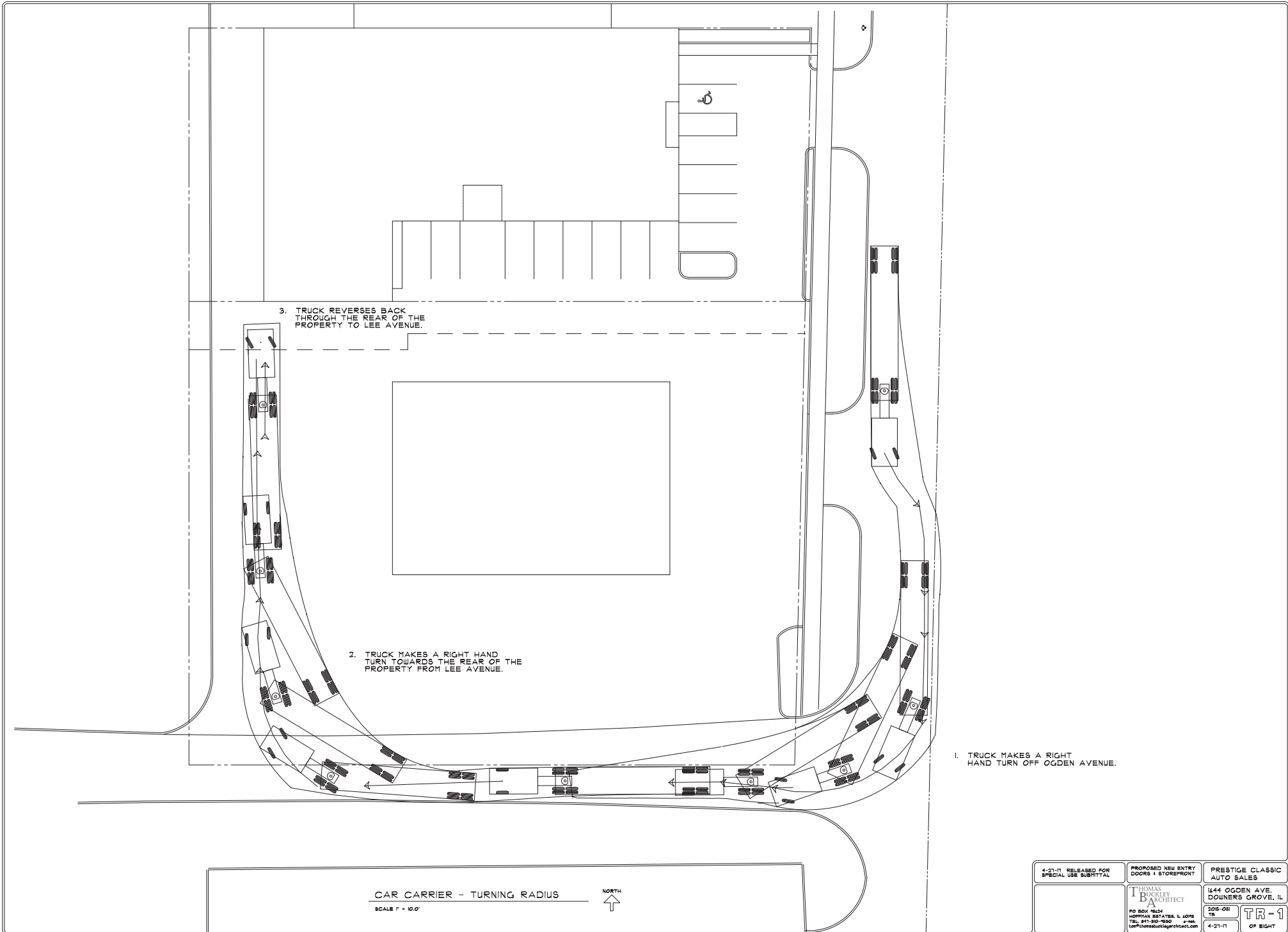
Ms. Johnson said she doesn't like the idea that offloading is contingent upon the neighbor; however, the petitioner has stated that the majority of the cars will be driven in. She doesn't think it's wise to make it contingent upon the neighbor.

Ms. Hogstrom said she sees this as an improvement of what is there and she would have no problem supporting this.

Mr. Kulovany moved to forward a positive recommendation to the Village Council for case 16-PLC-0060 subject to the 7 conditions in Staff's report, amending Condition #6 by adding the words "Shall use all reasonable efforts to ensure that" to the beginning of that condition.

Ms. Johnson seconded that Motion.

All in favor. The Motion carried unanimously.



4-21-17 RELEASED FOR SPECIAL USE SUBMITTAL	PROPOSED NEW ENTRY DOORS & STOREFRONT	PRESTIGE CLASSIC AUTO SALES
	THOMAS DUCKLEY ARCHITECT PO BOX 4624 WILMINGTON ILLINOIS 62704 TEL: 618-302-9530 tom@thomasduckleyarchitect.com	1444 OGDEN AVE. DOWNERS GROVE, IL 208-081 TR 4-21-17 OF EIGHT