

**VILLAGE OF DOWNERS GROVE**  
**Report for the Village**  
**6/13/2023**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
2424 Ogden Avenue - Special Use extension	Stan Popovich, AICP Director of Community Development

**SYNOPSIS**

An ordinance has been prepared granting a six-month extension to Special Use Ordinance No. 5935 which authorized the establishment of a personal vehicle sales use at 2424 Ogden Avenue.

**STRATEGIC PLAN ALIGNMENT**

The goals for the 2021-2023 include a *Strong and Diverse Local Economy*.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

**UPDATE & RECOMMENDATION**

This item was discussed at the June 6, 2023 Village Council meeting. Staff recommends approval on the June 13, 2023 Active Agenda.

**BACKGROUND**

On July 5, 2022, the Village Council approved a Special Use to construct a Personal Vehicle Sales business. At this time, the petitioner is requesting an extension to allow additional time to obtain permits.

Since their approval, the petitioner completed four sets of reviews for their building permit submission. On May 17, 2023, the petitioner requested that the Village Council grant a six month extension of the Special Use approval. Per Village Ordinance VoDG Section 28.12.050(i), the Village Council is authorized to extend the expiration period for good cause up to two separate occasion, by up to six months each. This is the first request to extend the expiration period. Approval of the extension would allow the petitioner until January 5, 2024 to obtain the necessary building permits.

If the Village Council does not authorize an extension of the special use, Ordinance No. 5935 will become void and the personal vehicle sales use may not be reestablished unless and until a new special use is obtained. The Village would not be able to accept a substantially similar personal vehicle sales use request until July 5, 2024. A similar application would be required to go through the public hearing process again which typically

takes three to four months and a building permit process whose timeline varies based on the complexity of the project.

**ATTACHMENTS**

Ordinance No. 5935

Petitioner's Request Letter dated May 17, 2023

VILLAGE OF DOWNERS GROVE  
COUNCIL ACTION SUMMARY

INITIATED: Village Attorney DATE: June 13, 2023  
(Name)

RECOMMENDATION FROM: \_\_\_\_\_ FILE REF: 22-PLC-0012  
(Board or Department)

**NATURE OF ACTION:**

**STEPS NEEDED TO IMPLEMENT ACTION:**

- Ordinance
- Resolution
- Motion
- Other

Motion to adopt "AN ORDINANCE AUTHORIZING THE EXTENSION OF A SPECIAL USE TO PERMIT A PERSONAL VEHICLE SALES BUSINESS AT 2424 OGDEN AVENUE TO JANUARY 6, 2024", as presented.



**SUMMARY OF ITEM:**

Adoption of this ordinance shall authorize the extension of a special use to permit a personal vehicle sales business at 2424 Ogden Avenue to January 6, 2024.

**RECORD OF ACTION TAKEN:**

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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING THE EXTENSION  
OF A SPECIAL USE TO PERMIT  
A PERSONAL VEHICLE SALES BUSINESS AT  
2424 OGDEN AVENUE TO JANUARY 6, 2024**

WHEREAS, on July 6, 2022, the Village of Downers Grove has previously approved Ordinance No. 5935 entitled "AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 2424 OGDEN AVENUE TO PERMIT A PERSONAL VEHICLE SALES BUSINESS"; and

WHEREAS, pursuant to the Downers Grove Zoning Ordinance, Section 28.12.050(I), "The Village Council is authorized to extend the expiration period for good cause on up to two separate occasions, by up to six (6) months each. Requests for extensions must be submitted to the Community Development Director and forwarded to the Village Council for a final decision"; and

WHEREAS, the owner of the Property has made a request for an extension of the improvements authorized under Ordinance No. 5935; and

WHEREAS, the Village Council has considered such request and has determined that it is in the best interest of the Village of Downers Grove to extend the Special Use approval as requested.

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

SECTION 1. That the Special Use approval as set forth in Ordinance No. 5935, permitting a personal vehicle sales business at 2424 Ogden Avenue, is hereby extended to January 6, 2024.

SECTION 2. That this ordinance shall be in full force an effect from and after its adoption in the manner provided by law.

\_\_\_\_\_  
Mayor

Passed:

Published:

Attest: \_\_\_\_\_

Village Clerk



May 17, 2023

Re: 2424 Ogden Avenue

To Whom It May Concern,

As you may recall we are developing a New Car Automobile Dealership at what is known as 2424 Ogden Avenue. The Special Use for 2424 Ogden Avenue was approved on July 7, 2022. Special Use approvals are valid for 1 year if a permit has not yet been issued. Since a permit has not been issued at this time and we are still under review, I am requesting a six-month extension of the Special Use to give us the time needed to obtain our permits. We look forward to quickly progressing with this project and giving this vacant parcel new life.

Thank you,

A handwritten signature in black ink, appearing to read 'Gary Nudelman', written over a horizontal line.

Gary Nudelman  
Director of Operations  
Downers Grove Imports (Pugi)



2020 West Ogden Ave  
Downers Grove, IL 60515



1866 West Ogden Ave  
Downers Grove, IL 60515



1850 West Ogden Ave  
Downers Grove, IL 60515