



VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: May 11, 2016

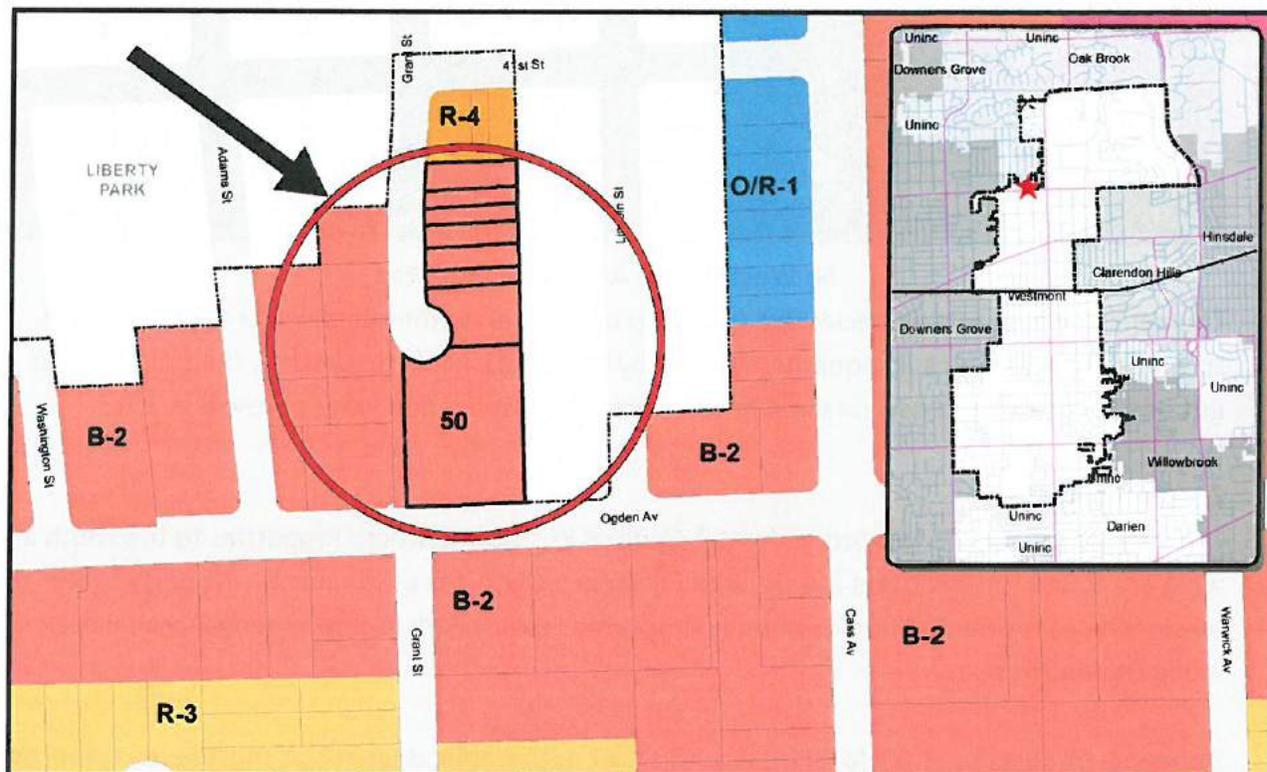
P/Z 16-009

TITLE: TESLA Motors regarding the property located at 50 West Ogden Avenue, Westmont, IL 60559 for the following:

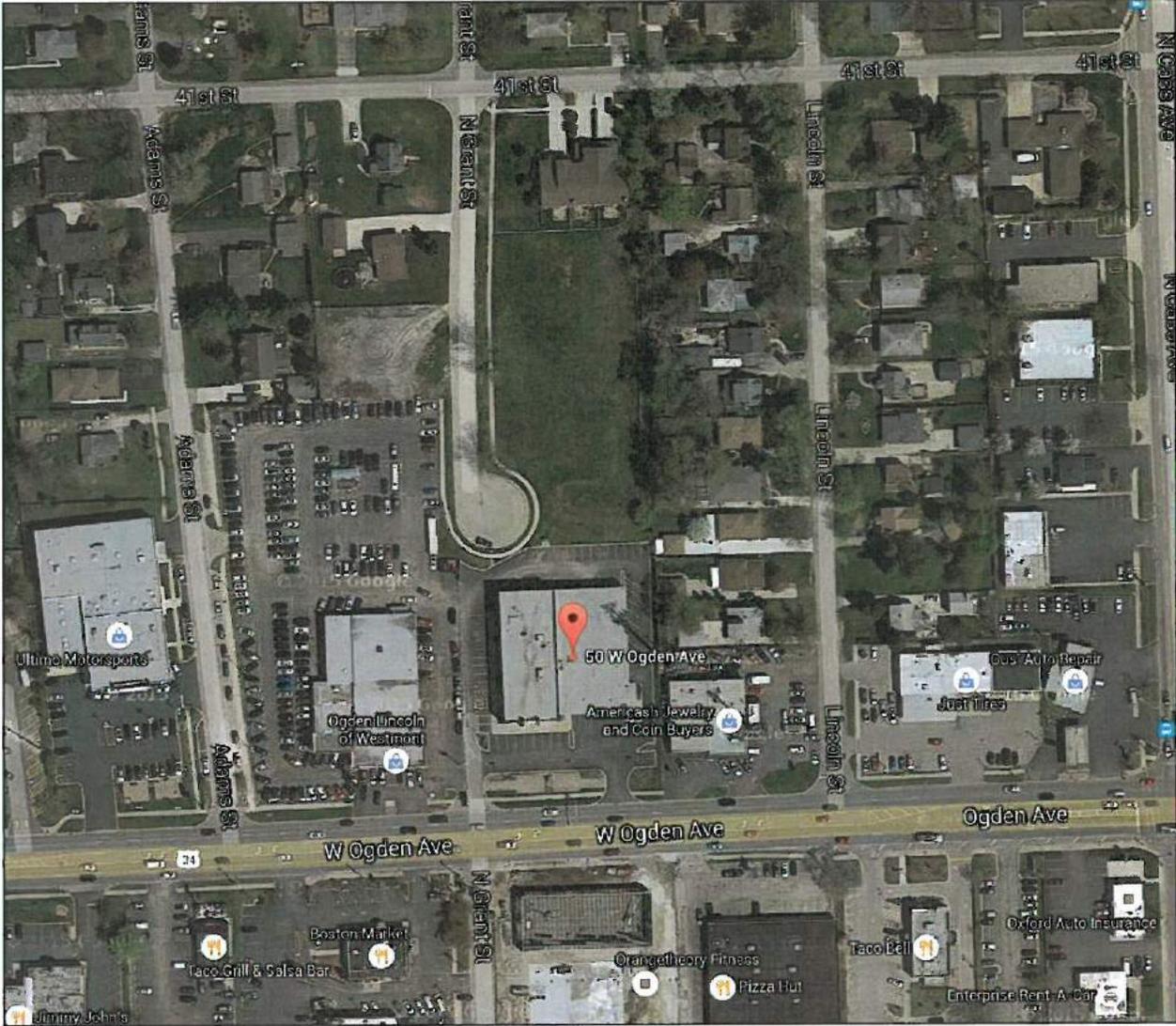
- (A) Special Use Permit request to operate an automobile dealership in the B-2 General Business District.

BACKGROUND OF ITEM

The subject properties are located north of West Ogden Avenue midway between Lincoln and Adams Streets. The subject properties are currently composed of 8 separate lots and a recently vacated portion of right-of-way, which are in the process of consolidating into one encompassing lot. Previous to this request, the preliminary consolidation had been approved by the Village Board in September of 2014 with the previous owner.



50 West Ogden Avenue Zoning Map



50 West Ogden Avenue Aerial Map

The applicant requests a Special Use permit to operate an automobile dealership at this site. Having been built and subsequently vacated by the local Lincoln dealership, the property has not been actively used as a dealership since the lot consolidation was approved in 2013.

ZONING ANALYSIS

The subject property is located in the B-2 General Business District. Properties to the south and west are zoned similarly, and R-4 General Residence District is to the north. Property to the west includes residential homes in unincorporated Liberty Park and commercial properties along Ogden Avenue.

Appendix "A", Section 7.03(A)(8) (d) requires that automobile dealerships must receive approval of a Special Use Permit prior to operating in commercial space in the B-2 District.



50 West Ogden Avenue looking east



50 West Ogden Avenue looking west

Comprehensive Plan and Economic Development

The Comprehensive Plan designated this area as a portion of the Ogden Avenue Subarea, and is highlighted in the West Gateway Character District. This district states that development should respect adjacent residential neighborhoods by installing proper buffers/screening. Additionally, it describes that the area's best opportunities for significant reinvestment would be realized through lot acquisition/consolidation to create larger projects with a more substantial impact on the existing character. The establishment of a dealership to perpetuate the previous consolidation approvals will subsequently benefit the corridor and adhere to the comprehensive plan.

The current approved site plan for the development has been included as a reference. The plan reflects comprehensive plan requirements of landscape buffering, adequate fencing and screening, and proper stormwater management to serve the site. Final engineering/final subdivision plans are currently under review, and are anticipated to be considered for approval concurrent with the special use request.



Adjacent vacant lots that will be redeveloped with parking, buffer landscape, and detention

SPECIAL USE PERMIT

A Special Use Permit is requested for an automobile sales dealership 50 West Ogden Avenue. The petitioner must satisfactorily establish the special use condition “that there shall be compliance with an approved landscaping plan providing for the screening from view of vehicles awaiting service or customer pickup; or provided that there shall be enclosed storage of all vehicles awaiting service or customer pickup.”

The applicant has stated that the previously approved Site and Landscaping Plan is sufficient to satisfy the screening standard and implementation of the plan will be completed as a part of the necessary site improvements.

The *Special Use standards* are:

A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the planning and zoning commission and approval of the board of trustees:

- (1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (4) That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.

SUMMARY

The applicant seeks approval of a special use permit in order to operate an automobile dealership in the B-2 General Business District.

As is customary with Special Use Permit requests for automobile dealerships, staff recommends that if approved, the ordinance contain standard language regarding the operation of loudspeakers, signage and display restrictions, prohibition of test driving on residential streets, prohibition of vehicle loading and unloading on Ogden Avenue, etc.

DOCUMENTS ATTACHED

1. Public notice as published in the April 27, 2016 edition of the Westmont Progress.
2. Approved Site and Landscaping Plan as approved May 01, 2014.
3. Application for special use, with associated application materials, dated April 08, 2016.
 - a. Civil Site Plan, prepared by Jacob & Hefner Associates, dated April 08, 2016.
 - b. Landscape Plan, prepared by Jarrard Design, dated April 08, 2016.
 - c. Site Photometric Plan, prepared by Norr Architecture, dated April 08, 2016.
 - d. Final Plat of Grant Street Resubdivision, prepared by WMA Land Surveying, dated October 21, 2013.
 - e. Architectural Plans and Elevations, undated.



VILLAGE OF WESTMONT
COMMUNITY DEVELOPMENT DEPARTMENT
630-981-6267

Office Use Only

Applicant #: _____
Submission Date: 02/08/2016
Title: PZ 16-009

APPLICATION FOR:

- | | |
|---|--|
| <input type="checkbox"/> Annexation/Pre-Annexation Hearing | <input type="checkbox"/> Appeal from Decision of Zoning Official |
| <input type="checkbox"/> Map Amendment | <input type="checkbox"/> Planned Development |
| <input checked="" type="checkbox"/> Right-of-Way Dedication | <input type="checkbox"/> Site/Landscaping Plan |
| <input checked="" type="checkbox"/> Special-Use Permit | <input type="checkbox"/> Subdivision/Consolidation/Lot Split (Preliminary) |
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Zoning Variation /Land Development Code Variance |

DESCRIPTION OF SITE:

Common Description (Street Address): 50 W. OGDEN AVENUE
09-04-221-024 to
PIN Number: 09-04-221-031 Current Zoning and Land Use: B-2 GENERAL BUSINESS

Existing Structures & Signs: FORMER FULL-SERVICE AUTO DEALERSHIP
(SALES & SERVICE PREVIOUSLY ALLOWED)
Significant natural amenities (slope, vegetation, water bodies, floodplain, and other development restrictions): _____

PETITIONER INFORMATION:

Petitioner (and corporation if applicable): TESLA MOTORS
Address: 44500 FREMONT BLVD, FREMONT, CA 94538
Phone: 206-321-8368 Email: EMWOODS@TESLAMOTORS.COM
Relationship of Petitioner to Property: POTENTIAL LESSEE

PROPERTY OWNER INFORMATION (IF DIFFERENT THAN PETITIONER):

Property owner (s) (and corporation if applicable) (list all beneficiaries of Trust): _____
Address: _____
Phone: _____ Email: _____

VILLAGE OF WESTMONT
*** CUSTOMER RECEIPT ***
DATE: 04/15/16 TIME: 15:17:22

DESCRIPTION	PAY CD	AMOUNT
ZSF-ZONE/SUBDIVN 50 W OGDEN	CK 175922	350.00
TOTAL AMOUNT DUE		350.00
AMOUNT TENDERED		350.00
CHANGE DUE		.00

TRANS #: 47 CASHIER CODE: 6N2
BATCH #: C168415 REGISTER ID: 002

PAID
APR 15 2016
BY: Yd

Attorney: _____

Phone: _____ Email: _____

Engineer: Jacob + Hefner / Ryan Blocker PE

Phone: 630-652-4630 Email: Rblocker@jacobandhefner.com

Architect: CAULSON ZTKL / MATTHEW USBECK

Phone: 212-354-9240 Email: MATTHEW@USBECK@CAULSONZTKL.COM

Landscape Architect: Jarrard Design / Dennis Jarrard

Phone: 248-212-4920 Email: Dennis@jarrarddesign.com

Each Applicant is solely responsible for compliance with the provisions of the Village of Westmont Zoning Ordinance, Land Development Ordinance, and other ordinances, as well as the provisions, laws, and regulations of any other entity having jurisdiction over any facet of matters coming before the Planning and Zoning Commission and Village Board. Should this be an application for a parking variance in the B-1 Limited Business District, the applicant acknowledges that Ordinance No. 10-57 requires the payment of a cash-in lieu fee for waived parking spaces.

The undersigned request(s) approval of this petition and further certify(ies) on oath that the information contained herein and in all documents submitted in support hereof, is true and correct to the best of my/our knowledge and belief. By signing below, the applicant and/or property owner grant express permission to Village of Westmont staff and officials to inspect the premises as necessary in relation to this application.

By signing below, the applicant and/or property owner acknowledges that the *submittal fees are non-refundable*.

PETITIONER SIGNATURE:

Type or print name: EMILY WOODS (TESLA MOTORS)

Signature: *Emily Woods*

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6 DAY OF APRIL, 2016

Notary Public: See Attached California Notary Acknowledgment

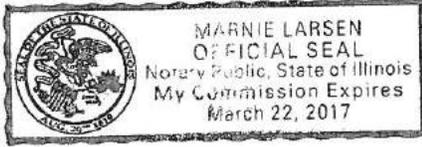
OWNER SIGNATURE:

Type or print name: SDG Westmont LLC

Signature: *[Signature]*

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16 DAY OF April, 2016

Marnie Larsen
Notary Public





Village of Westmont
Community Development Department
31 West Quincy Street
Westmont, Illinois 60559

04.06.2016

RE: Special-Use Permit for Service Center and Showroom in Westmont

To whom it may concern:

We are applying for a special use permit for an automotive service and sales facility for a potential future location at **50 W. Ogden Avenue**.

We affirm that our proposed facility will comply with the Village of Westmont's special use standards, and conform to the applicable regulations of the district in which it is located.

Our proposed use requires a special permit in compliance with Special Condition Code No. 7.04-7;

Such special use may be permitted provided that there shall be compliance with an approved landscaping plan providing for the screening from view of vehicles awaiting service or customer pickup; or provided that there shall be enclosed storage of all vehicles awaiting service or customer pickup.

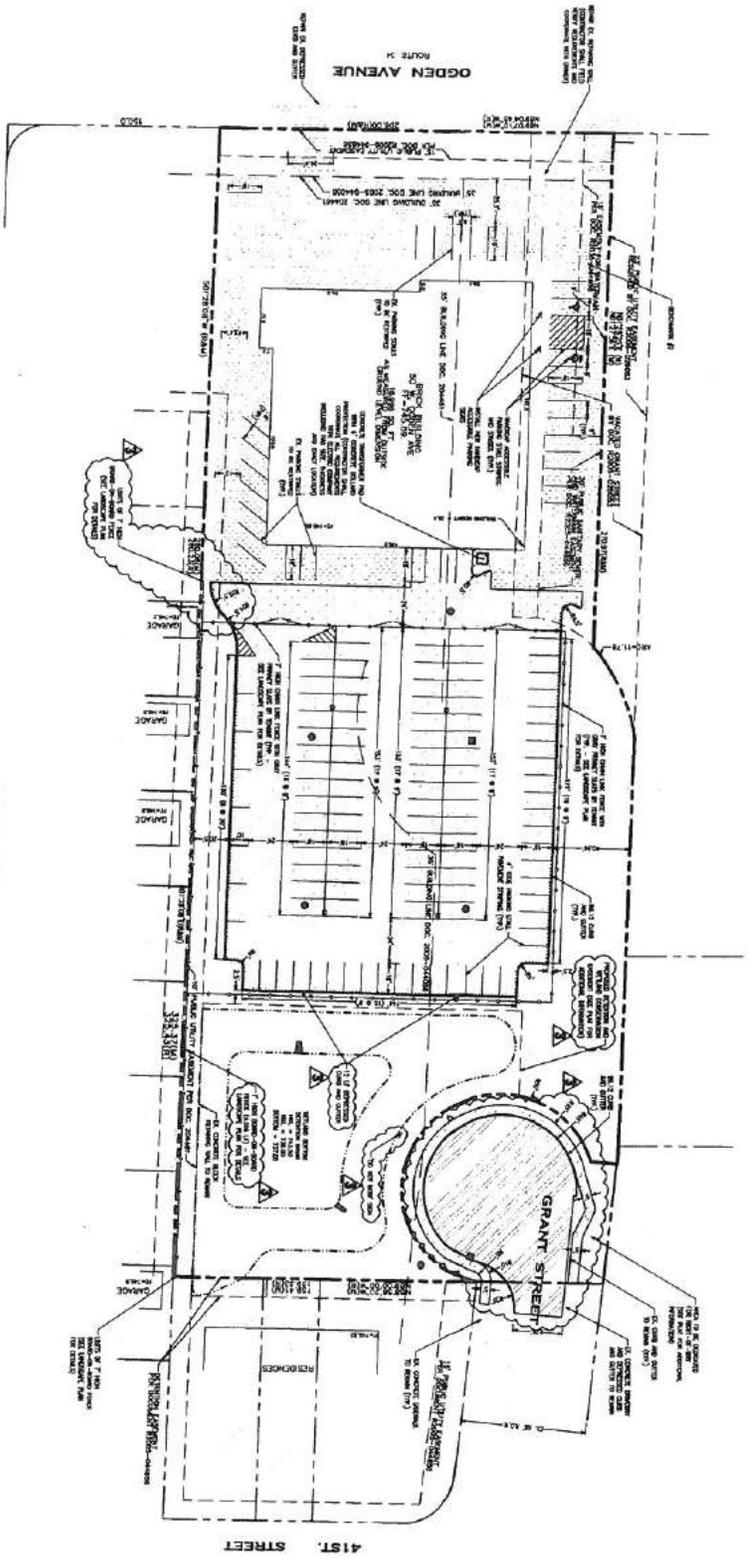
To this end, we will provide a 7' high fence around our proposed parking area as shown on the site plan.

Thank you,

A handwritten signature in black ink, appearing to read "Emily Woods".

Emily Woods

Design Manager



GEOMETRIC NOTES

1. ALL DIMENSIONS ARE REPORTED FROM FACE OF CURB OR CENTER LINE OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL CURB AND WALK LAYOUTS FROM BACK OF CURB UNLESS OTHERWISE NOTED.
3. DIMENSIONS SHALL COMPLY WITH THE SPECIFICATIONS FOR ASPHALT PAVING.
4. ALL DIMENSIONS REPORTED UNLESS NOTED OTHERWISE SHALL BE 4" UNLESS OTHERWISE NOTED.
5. CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
6. BUILDING FOUNDATIONS AND EXISTING UTILITIES ARE SHOWN FOR REFERENCE ONLY. THEY ARE NOT TO BE MOVED OR ALTERED UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE TO EXISTING UNLESS OTHERWISE NOTED.
8. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.

SITE DATA TABLE

ITEM	DESCRIPTION	QUANTITY
1	2x8 JOISTS	120 JOISTS
2	6-2 EXISTING EXTERIOR LIGHTS	6 EXISTING EXTERIOR LIGHTS
3	CONCRETE PAVING	150 SQUARE FEET
4	ASPHALT PAVING	150 SQUARE FEET
5	CONCRETE CURB	150 LINEAL FEET
6	ASPHALT CURB	150 LINEAL FEET
7	CONCRETE WALK	150 SQUARE FEET
8	ASPHALT WALK	150 SQUARE FEET
9	CONCRETE DRIVE	150 SQUARE FEET
10	ASPHALT DRIVE	150 SQUARE FEET

CONCRETE LAYOUT LEGEND



NOTES TO THE GENERAL CONTRACTOR: ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.

JACOB & HEFNER ASSOCIATES

1111 N. WASHINGTON ST. SUITE 200
WESTMONT, ILLINOIS 60559
TEL: 630-331-1111 FAX: 630-331-1112
WWW.JACOBANDHEFNER.COM

DIMENSIONAL CONTROL AND PAVING PLAN

PARKING LOT EXPANSION

SHOREWOOD DEVELOPMENT GROUP

WESTMONT, ILLINOIS

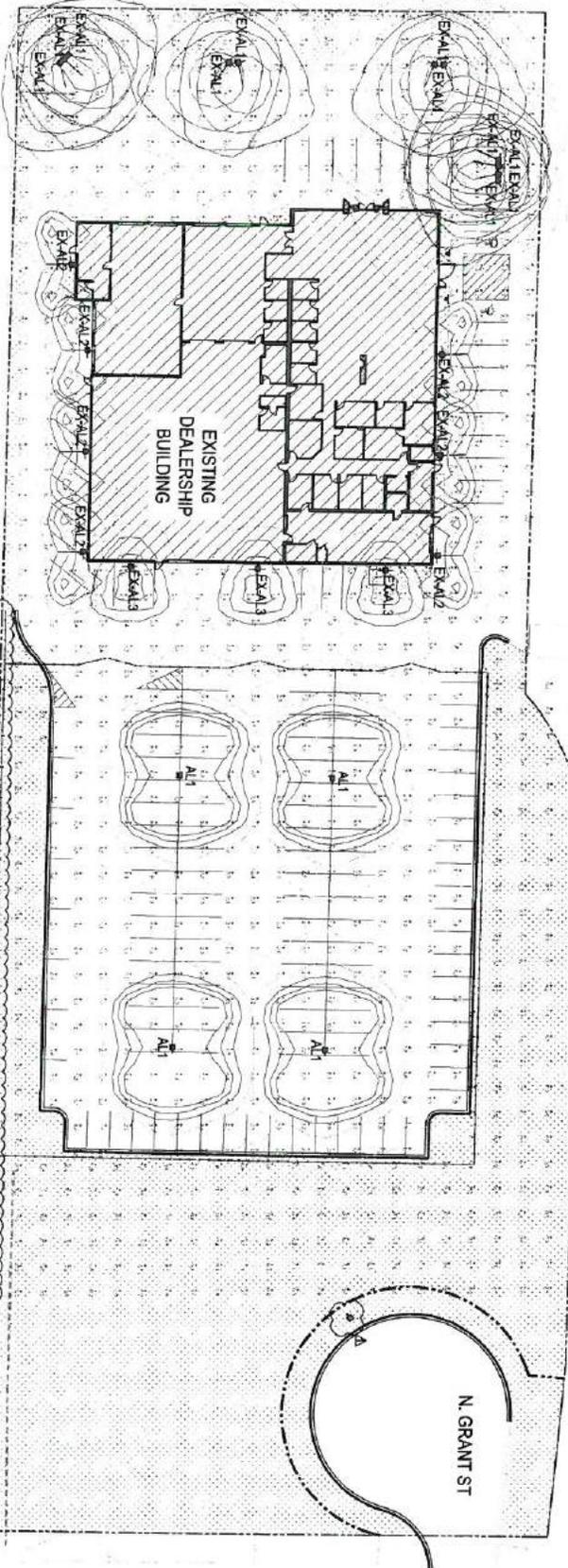
3	Village Re-submission	4/20/16
2	Permit Set	2/23/16
1	Client Review	2/11/16
No.	Description	Date

F026b

1" = 30'

C3

W. OGDEN AVE



21 LIGHTING SCHEDULE

SYMBOL	TAG	QTY	DESCRIPTION	MANUF.	MODEL #	NOTE	LUF	LABEL	CALC. TYPE	UNITS	PLUG	MAX. WATT	MIN. WATT	WATT/FOOT
□	EX-A11	11	EXISTING POLE MOUNTED AREA LIGHT	MAD	6000 PL	3000 LAMP LUMENS	0.00	EXISTING	FC	6.0	214	0.7	NA	20.0
□	EX-A2	7	EXISTING BILBOAC MOUNTED AREA LIGHT	MAD	1750 R0	1400 LAMP LUMENS	0.00	NEW	FC	1.31	44.3	0.0	NA	NA
□	EX-A3	3	EXISTING BILBOAC MOUNTED AREA LIGHT	MAD	1750 R0	1400 LAMP LUMENS	0.00	NEW	FC	2.08	115.1	0.5	0.22	22.20
□	A11	4	NEW POLE MOUNTED AREA LIGHT	MAD	4000 R03	3000 LAMP LUMENS	0.00	NEW	FC	6.19	14.0	0.0	NA	NA
□	A1	1	NEW POLE MOUNTED AREA LIGHT	MAD	4000 R03	3000 LAMP LUMENS	0.00	NEW	FC	6.19	14.0	0.0	NA	NA

22 CALCULATION SUMMARY

SYMBOL	TAG	QTY	DESCRIPTION	MANUF.	MODEL #	NOTE	LUF	LABEL	CALC. TYPE	UNITS	PLUG	MAX. WATT	MIN. WATT	WATT/FOOT
□	EX-A11	11	EXISTING POLE MOUNTED AREA LIGHT	MAD	6000 PL	3000 LAMP LUMENS	0.00	EXISTING	FC	6.0	214	0.7	NA	20.0
□	EX-A2	7	EXISTING BILBOAC MOUNTED AREA LIGHT	MAD	1750 R0	1400 LAMP LUMENS	0.00	NEW	FC	1.31	44.3	0.0	NA	NA
□	EX-A3	3	EXISTING BILBOAC MOUNTED AREA LIGHT	MAD	1750 R0	1400 LAMP LUMENS	0.00	NEW	FC	2.08	115.1	0.5	0.22	22.20
□	A11	4	NEW POLE MOUNTED AREA LIGHT	MAD	4000 R03	3000 LAMP LUMENS	0.00	NEW	FC	6.19	14.0	0.0	NA	NA
□	A1	1	NEW POLE MOUNTED AREA LIGHT	MAD	4000 R03	3000 LAMP LUMENS	0.00	NEW	FC	6.19	14.0	0.0	NA	NA

1 GENERAL NOTES

1. THESE DOCUMENTS ARE PROVIDED FOR REFERENCE ONLY. CONSULT THE ARCHITECT FOR ANY ADDITIONAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY AND ALL WORK.

24 SITE PHOTOMETRIC

PHOTOMETRIC DATA TABLE

SYMBOL	TAG	QTY	DESCRIPTION	MANUF.	MODEL #	NOTE	LUF	LABEL	CALC. TYPE	UNITS	PLUG	MAX. WATT	MIN. WATT	WATT/FOOT
□	EX-A11	11	EXISTING POLE MOUNTED AREA LIGHT	MAD	6000 PL	3000 LAMP LUMENS	0.00	EXISTING	FC	6.0	214	0.7	NA	20.0
□	EX-A2	7	EXISTING BILBOAC MOUNTED AREA LIGHT	MAD	1750 R0	1400 LAMP LUMENS	0.00	NEW	FC	1.31	44.3	0.0	NA	NA
□	EX-A3	3	EXISTING BILBOAC MOUNTED AREA LIGHT	MAD	1750 R0	1400 LAMP LUMENS	0.00	NEW	FC	2.08	115.1	0.5	0.22	22.20
□	A11	4	NEW POLE MOUNTED AREA LIGHT	MAD	4000 R03	3000 LAMP LUMENS	0.00	NEW	FC	6.19	14.0	0.0	NA	NA
□	A1	1	NEW POLE MOUNTED AREA LIGHT	MAD	4000 R03	3000 LAMP LUMENS	0.00	NEW	FC	6.19	14.0	0.0	NA	NA

EL010

REVISION

TENANT REVIEW AND COORDINATION 06/20/20

BLADE POINT REVIEW COMPLETE 06/22/20

NEW SITE PLAN PHOTO-METRIC

DEALERSHIP

59 WEST OGDEN AVE

WESTMONT, ILLINOIS 60599

ARCHITECT: NORR

PHOTOMETRIC ENGINEER: CS ILLUMINATION

shorewood

CS ILLUMINATION LIGHTING ELECTRONICS

NORR ARCHITECTS PLANNERS

CHICAGO - WESTMONT SERVICE +
PRELIMINARY EXTERIOR RENDERING - SUBJECT TO CHANGE

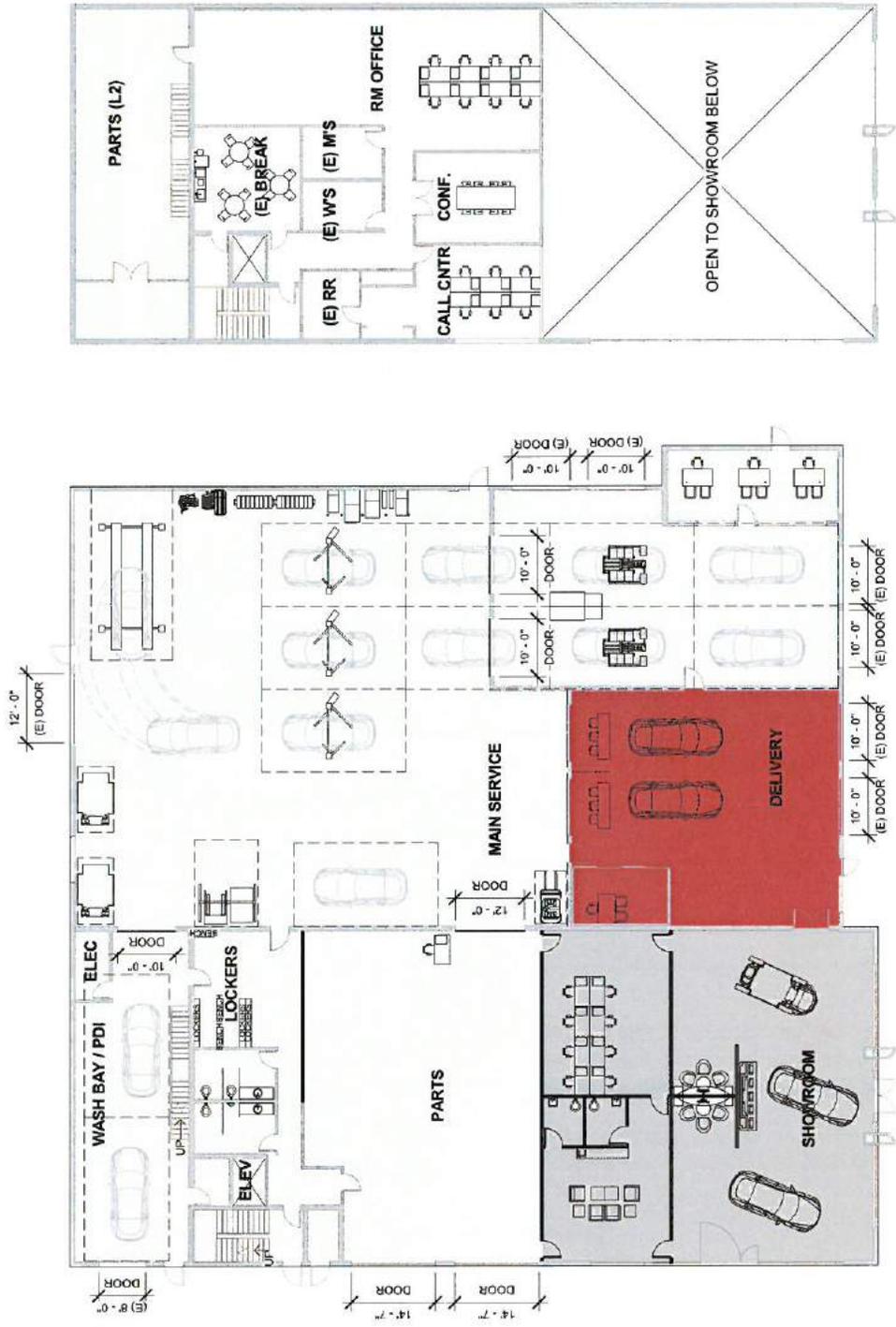


SCALE 1/8" = 1'-0"



CHICAGO - WESTMONT SERVICE +

CONCEPT PLAN - SUBJECT TO CHANGE



- SHOWROOM**
3,262 SF
- DELIVERY**
1,891 SF
- SERVICE**
14,163 SF
- PARTS**
2,266 SF (+ L2)



VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF MAY 11, 2016

P/Z 16-009: TESLA Motors regarding 50 W. Ogden Avenue, Westmont

Request for a special use to allow an automobile dealership in the B-2 General Business District.

CRITERIA NO. 1: That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

FINDINGS OF FACT: The proposed automobile dealership use is a common use within the Ogden Avenue commercial corridor and is not expected to endanger to the public health, safety or general welfare. The use will contribute sales and real estate taxes to the Village and provide a requested high-end retail use.

CRITERIA NO. 2: That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

FINDINGS OF FACT: The proposed use will be consistent with surrounding commercial uses along Ogden Avenue and will be buffered from the residences to the north by landscaping and fencing.

CRITERIA NO. 3: That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

FINDINGS OF FACT: Surrounding properties are fully developed and this development will not impede any future development of the surrounding area.

CRITERIA NO. 4: That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.

FINDINGS OF FACT: The property is already serviced by adequate utilities, access ways, drainage, etc.

CRITERIA NO. 5: That adequate measures have been or will be taken to provide

ingress and egress so designed as to minimize traffic congestion in the public streets.

FINDINGS OF FACT: The property has sufficient means of ingress-egress onto Ogden Avenue, and will have no direct access to the residential streets to the north.

CRITERIA NO. 6: *That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.*

FINDINGS OF FACT: No variances are requested for this use and the proposed development otherwise meets all requirements of the B-2 District.

CRITERIA NO. 7: *The proposed use meets the special conditions of Special Condition 7.*

FINDINGS OF FACT: The rear parking area will be sufficiently screened with fencing and landscaping, thereby screening vehicles awaiting service or pick-up.

 1 The Planning and Zoning Commission agrees with the above findings.

 0 The Planning and Zoning Commission does not agree with the above findings.