

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
OCTOBER 28, 2008 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Special Uses for a drive-through and car wash at 2125 Ogden	Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

A Special Use Ordinance has been prepared to permit the following items: 1) a drive-through convenience store in the B-3 zoning district and 2) a car wash in the B-3 zoning district at 2125 Ogden Avenue for a period of 24 months after the approval of the petition.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2007-2012 identified *Vibrant Major Commercial Corridors*. Supporting these goals are the objectives *More Attractive Commercial Developments* and *More Contribution to Local Economy*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the October 21, 2008 active agenda per the Plan Commission's recommendation.

BACKGROUND

The petitioner, Power Mart Corporation, is proposing to redevelop the former Mobil gas station at the southeast corner of Belmont Road and Ogden Avenue. The development will be a two-phase comprehensive redevelopment. At this time, the petitioner is seeking Special Use approval for Phase 1 only.

During Phase 1, the petitioner is proposing to rehabilitate the existing vacant mini-mart building and convert it into Power Mart's corporate office with a drive-through convenience store. The petitioner is also proposing to re-establish the existing vacant car wash as a self-service car wash. The drive-through and car wash require Special Use approval. The site will be used in the Phase 1 configuration for no more than 24 months. The Phase 1 Special Use Ordinances provide a "sunset" provision. The provision states that should the petitioner not submit Phase 2 comprehensive redevelopment plans within 12 months of the passage of the Phase 1 Special Use Ordinances and receive approval of Phase 2 within 24 months. If approval of Phase 2 is not obtained within 24 months, the Special Use for Phase 1 shall be deemed null and void and the petitioner would be required to make several upgrades to the property that are in harmony with the Ogden Avenue Master Plan.

The second phase of the development is a comprehensive redevelopment of the entire site into a multi-use facility that includes a drive-through convenience store with fuel distribution, restaurant with a drive-

through, office and car wash. Phase 2 will require Plan Commission and Village Council review and approval.

Existing Site

There are currently three structures on the site, a vacant 1,188 square foot minimart building, a vacant 636 square foot car wash and a canopy. Underground fuel storage tanks and service lines associated with the previous tenant have been removed from the site.

Proposed Phase 1 Development

The existing stand-alone canopy will be removed from the site. The existing minimart building will be converted to house Power Mart's corporate offices and include a drive-through convenience store offering food and tobacco products. The existing car wash building will be rehabilitated to operate as a self-service car wash. The petitioner is proposing to clean and paint the existing buildings but will not undertake significant exterior improvements to this building. The existing buildings meet the setback, height, and floor area ratio requirements in the B-3 zoning district.

The proposal will provide 19 parking spaces where six are required. Nine stacking spaces for the drive-through and 16 stacking spaces for the car wash are provided where three for the drive-through and four for the car wash are required.

There is approximately 3,548 square feet of open green space on the site with 2,388 square feet being located in the front yard. While the amount of overall green space does not comply with the Zoning Ordinance, the green space is considered to be legal non-conforming and is allowed to remain as such because no site changes are proposed at this time. However, if the petitioner does not receive approval of Phase 2 plans within 24 months of the Council's approval of Phase 1, the petitioner will be required to remove curb cuts and replace them with open green space.

Engineering / Public Improvements

The petitioner is proposing to maintain the existing curb cuts onto both Belmont Road and Ogden Avenue. The existing gravel associated with the underground storage tank removal will be replaced with new asphalt. The existing stormwater detention facility along the east property line will be cleared of debris so that it becomes fully functional.

Ogden Avenue Master Plan

As designed, the Phase 1 development does not propose to increase green space or close curb cuts along Ogden Avenue, two major components of the Ogden Avenue Master Plan. Based on the petitioner's preliminary Phase 2 submittal, site improvements made during Phase 1 may require modifications during Phase 2. Due to the interim nature of the Phase 1 development, staff does not believe the petitioner should be required to make those improvements at this time.

To ensure that improvements are made to the site in compliance with the Ogden Avenue Master Plan, the Special Use Ordinances require the petitioner to receive approval of Phase 2 comprehensive redevelopment plans for this site within 24 months of the passage of the Special Use Ordinances or the approval for Phase 1 will become null and void. If Phase 2 plans are not approved within two years, the petitioner will be required to close curb cuts and install the required green space. To ensure compliance, the petitioner is required to submit an engineer's cost estimate and security (bond or letter of credit) in that amount to ensure the necessary improvements are completed to meet the requirements of the Ogden Avenue Master Plan. The cost estimate and security shall be provided prior to the issuance of a building permit for the drive-

through window and car wash. The security will only be used should the petitioner not proceed with the comprehensive redevelopment in Phase 2.

Analysis

The proposal complies with the Zoning Ordinance as outlined in the table below:

Zoning Requirements	Required	Provided
North Setback (Front)	75'	137' mm / 100' cw
East Setback (Rear)	None	132' mm / 30' cw
South Setback (Transition)	7'	38' mm / 62' cw
West Setback (Front)	25'	102' mm / 209' cw
Building Height	60'	11'
Parking Spaces	6	19
Stacking Spaces	3 mm / 4 cw	9 mm / 6 cw
Open Space (Total / Front Yard)	3,720 s.f. / 1860 s.f.	3,548 s.f. / 2,388 s.f
FAR	0.75	0.05
mm = minimart, cw = car wash		

The Future Land Use Plan designates the site as Commercial. The proposed Special Uses are consistent with the intent of the Future Land Use Plan.

Staff believes the standards for approval of the Special Uses have been met. The proposed Phase 1 temporary Special Uses are desirable while a permanent comprehensive redevelopment is undertaken. The Special Uses will not be detrimental to the general welfare and will not impair property values. The proposed Special Uses are allowed in the B-3 zoning district and will comply with the regulations of the B-3 zoning district as identified in the Zoning Ordinance.

Plan Commission

The Plan Commission considered the petition at their September 8, 2008 meeting. The Plan Commission found that the requests met the standards for approval and recommended approval of the Special Uses by a vote of 6:1. The dissenting Plan Commission member was concerned that Phase 2 would not be completed and therefore the improvements to the site, as required by the Ogden Avenue Master Plan, would not be undertaken. Staff concurs with the Plan Commission recommendation.

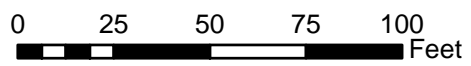
ATTACHMENTS

Aerial Map

Ordinances

Staff Report with attachments dated September 8, 2008

Minutes of the Plan Commission Hearing dated September 8, 2008



2125 Ogden Avenue Location Map

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING SPECIAL USES FOR 2125 OGDEN AVENUE
TO PERMIT A CONVENIENCE STORE WITH DRIVE-THROUGH WINDOW AND CAR WASH**

WHEREAS, the following described property, to wit:

Lots 4, 5, 6, 7 and 8 in Block 3 in Arthur T. McIntosh and Company's Belmont Country Club Addition, being a subdivision of parts of Section 1, Township 38 North, Range 10 East of the Third Principal Meridian, and Section 6, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded May 18, 1927 as Document 235837, in DuPage County, Illinois.

Commonly known as 2125 Ogden Avenue, Downers Grove, IL 60515 (PIN 08-01-405-042)

(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, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-609 of the Zoning Ordinance be granted to allow a convenience store with drive-through and a Special Use per Section 28-609 of the Zoning Ordinance be granted to allow a car wash; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove on September 8, 2008, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition 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 two requested Special Uses, subject to certain conditions; and,

WHEREAS, that on or before October 21, 2008, the applicant shall submit Phase 2 comprehensive plans to the Village of Downers Grove or the granting of the Special Uses for the property located at 2125 Ogden Avenue shall become null and void; 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. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the

district in which the proposed use is to be located.

4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

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 permit a convenience store with drive-through and that Special Use of the Property is hereby granted to permit a car wash.

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

1. The Phase 1 Special Uses shall substantially conform to the site and building drawings submitted by Nick Scarlatis & Associates, Ltd. dated August 1, 2008, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The applicant shall 1) submit Phase 2 comprehensive redevelopment plans for this site to the Village of Downers Grove within one (1) year from the date of the passage of this Special Use Ordinance; and, 2) shall receive approval for Phase 2 within two (2) years of the passage of this Special Use Ordinance. The Village shall not be bound to approve the Phase 2 redevelopment plans; however, the Village shall cause the plans to be reviewed promptly in accordance with the procedures and standards set forth in Section 28.1900 of the Downers Grove Zoning Ordinance.
3. The proposed redevelopment plans shall meet the standards of the Zoning Ordinance and Ogden Avenue Master Plan.
4. If Phase 2 comprehensive redevelopment plans are not approved within two (2) years of the passage of this Special Use Ordinance, this Special Use Ordinance shall become null and void, and the petitioner shall:
 - a. Close the westernmost Ogden Avenue curb cut per IDOT standards.
 - b. Close the northernmost Belmont Road curb cut per IDOT standards.
 - c. Close the alley access per Village standards.
 - d. Convert all the closed access points to green space to meet the Village's green space requirements.
5. Prior to the issuance of building permits for the drive-through and car wash, the petitioner shall submit to the Village an engineer's cost estimate detailing the costs associated with items 4a through 4d above. Additionally, the petitioner shall submit to the Village a monetary security in an amount equal to the cost of these improvements. The security shall grant the Village the right to make the aforementioned improvements to the property in the event the petitioner is unable to complete the required improvements.
6. All proposed signs shall comply with the Village's Sign Ordinance.
7. The existing stormwater detention basin shall be cleared of debris and the overgrowth shall be cut back so that the detention pond is fully functional, and the entire detention volume is accessible.

8. The existing mini-mart building shall be equipped with a NFPA 72 fire alarm system installed by an U.L. Certified Fire Alarm contractor.
9. Abandoned equipment associated with the previous tenant shall be removed from the site.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use for a convenience store with drive-through and Special Use for a car wash are 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 two Special Uses granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

Passed:

Published:

Attest: _____

Village Clerk



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
SEPTEMBER 8, 2008 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
PC-24-08 2125 Ogden Avenue	Special Uses for a drive-through convenience store and a car wash	Stan Popovich, AICP Planner

REQUEST

The petitioner is requesting approval of two Special Uses: 1) to allow a drive-through convenience store and 2) re-establish a vacant car wash.

NOTICE

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

GENERAL INFORMATION

OWNER: Power Mart Real Estate Corporation
1301 W. 22nd Street, Suite 1005
Oak Brook, IL 60523

APPLICANT: Power Mart Corporation
1301 W. 22nd Street, Suite 1005
Oak Brook, IL 60523

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Vacant Gas Station
PROPERTY SIZE: 37,200 square feet (0.854 acres)
PINS: 08-01-405-042

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	M-1, Light Manufacturing	Office, Research, & Manufacturing
SOUTH:	R-6, Multiple Family Residential	Residential, 11-25 DU/Acre
EAST:	B-3, General Services & Highway Business	Commercial
WEST:	B-3, General Services & Highway Business	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. Project Summary
3. Preliminary Architectural Plans
4. Preliminary Sign Plans

PROJECT DESCRIPTION

The petitioner is requesting Special Use approval to 1) construct a drive-through convenience store and 2) to re-establish a car wash at 2125 Ogden Avenue. The property is located at the southeast corner of Belmont Road and Ogden Avenue and is zoned B-3, General Services and Highway Business. The site is 37,200 square feet with approximately 150 feet of frontage along Belmont Road and 240 feet of frontage along Ogden Avenue. There are currently three structures on the site, a vacant 1,188 square foot service station building, a vacant 636 square foot car wash and a canopy.

The petitioner is proposing a two-phase development of the site. The first phase is to convert the existing mini-mart building into a drive-through convenience store and corporate office while re-establishing the existing car wash building into a self-service car wash. Per the petitioner's narrative letter, the site will be used in this configuration for no more than 12 months. A condition of approval identifying this timeframe has been added to staff's recommendation. The second phase of the development is a comprehensive redevelopment of the entire site into a multi-use facility that includes a drive-through convenience store with fuel distribution, restaurant with a drive-through, office and car wash. The petitioner is seeking Special Use approval only for the first phase of the project. Phase 2 will require the petitioner to seek additional Special Use approvals based on their comprehensive redevelopment plan.

In the first phase, the petitioner is proposing to remove the existing gas station canopy that extends across the site. The existing mini-mart building will be converted to the corporate offices of Power Mart and will include a small area for a drive-through convenience store. Walk-in service will not be provided. The drive-through window will be located on the east side of the building with traffic circulating in a counter-clockwise motion.

The existing car wash will be re-opened as a self-service car wash. Because the service station has been abandoned for more than nine months a Special Use must be granted for car wash operations to begin anew, per Section 28.1018 of the Downers Grove Zoning Ordinance. Traffic will again operate in a counter-clockwise motion with cars entering the car wash from the south and exiting towards the north.

The petitioner is not proposing significant site improvements during Phase 1, as the request is temporary until the entire site can be redeveloped. Site improvements at this time include striping parking spaces and installing a hard dustless surface over existing gravel areas.

The petitioner is proposing to designate 19 parking spaces, the majority of which are between the two buildings. The Zoning Ordinance requires a total of six parking spaces. The petitioner has shown nine stacking spaces for the drive-through and 16 stacking spaces for the car wash. The Zoning Ordinance requires three stacking spaces for the drive-through and four for the car wash.

The buildings meet the setback requirements of the B-3 zoning district. Both buildings are approximately 11 feet tall with a combined floor area ratio of 0.05 where 0.75 is allowed. There is approximately 3,548

square feet of open green space on the site with 2,388 square feet being located in the front yard. While the amount of overall green space does not comply with the Zoning Ordinance, the green space is considered to be legal non-conforming and is allowed to remain as such because no site changes are proposed at this time. The site will be required to conform to the Zoning Ordinance when the comprehensive redevelopment is undertaken.

The proposal complies with the bulk requirements of the Zoning Ordinance as outlined in the table below:

Zoning Requirements	Required	Provided
North Setback (Front)	75'	137' mm / 100' cw
East Setback (Rear)	None	132' mm / 30' cw
South Setback (Transition)	7'	38' mm / 62' cw
West Setback (Front)	25'	102' mm / 209' cw
Building Height	60'	11'
Parking Spaces	6	19
Stacking Spaces	3 mm / 4 cw	9 mm / 6 cw
Open Space (Total / Front Yard)	3,720 s.f. / 1860 s.f.	3,548 s.f. / 2,388 s.f.
FAR	0.75	0.05
mm = minimart, cw = car wash		

COMPLIANCE WITH FUTURE LAND USE PLAN

The Future Land Use Plan designates the site as Commercial. The proposed drive-through convenience store and car wash are commercial uses. Staff believes the proposed development is consistent with the intent of the Future Land Use Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned B-3, General Services and Highway Business. The proposed drive-through and car wash are permitted Special Uses in the B-3 district. The site plan meets all zoning requirements including setbacks, building height, parking and floor area ratio. The overall amount of green space does not meet the requirements of the Zoning Ordinance, but is considered to be legal non-conforming as noted above. Upon redevelopment of the site, full compliance with current green space requirements will be met.

COMPLIANCE WITH THE OGDEN AVENUE MASTER PLAN

As proposed, the Phase 1 development of the site does not comply with all aspects of the Ogden Avenue Master Plan. Specifically, the petitioner is not proposing to increase green space or close curb cuts along Ogden Avenue. The existing building facades will be cleaned and sections painted, but building facades will not be substantially improved. Existing sidewalks along both Belmont Road and Ogden Avenue will remain. The petitioner will be improving the overall appearance of the site by cleaning out the detention basin, resurfacing gravel portions of the parking lot and removing the canopy.

The Phase 2 comprehensive redevelopment will be required to meet the standards of the Ogden Avenue Master Plan. These improvements will include new buildings, decreased curb cuts, and additional green space.

Staff does not recommend requiring the petitioner to comply with all aspects of the Ogden Avenue Master Plan at this time because Phase 1 is an interim step to a comprehensive redevelopment. Based on the petitioner's preliminary Phase 2 submittal, site improvements made during Phase 1 may require modifications during Phase 2. Staff is requiring the petitioner to submit Phase 2 comprehensive redevelopment plans for this site to the Village within one year of the passage of the Special Use Ordinance or the Special Use Ordinance will become null and void 18 months after its passage. If the

Phase 2 plans are not submitted within one year, the petitioner will be required to close curb cuts and install the required green space. To ensure compliance, staff will require the petitioner submit an engineer's cost estimate and security (bond or letter of credit), prior to the issuance of a building permit for the drive-through window, in that amount to ensure the necessary improvements are completed to meet the requirements of the Ogden Avenue Master Plan should the petitioner not proceed with the comprehensive redevelopment.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner is proposing to use the site in its current configuration without making significant site changes. The two existing curb cuts onto Belmont Road and the two curb cuts onto Ogden Avenue will remain in their current configuration. The existing driveway which is shown having access to the alley to the South is blocked by a guardrail and fence. This access point may not be used unless the alley is improved according to Village standards and through a Village approved permit.

Due to the removal of the underground gas storage tanks and lines, sections of the pavement have been removed and replaced with gravel. The petitioner will be required to remove the gravel and install a hard dustless material in place of the gravel.

The site has an existing stormwater detention facility located along the east property line. This detention facility will be used at this time to meet the Village's Stormwater Ordinance. The Village will require the applicant to clear debris from this detention basin so that it is fully functional and the entire detention volume is accessible. The Phase 2 comprehensive redevelopment of the site will require the site to comply with the Village's Stormwater Ordinance.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the proposed plans. The site provides ample access points and space for equipment around the two buildings. The convenience store and car wash will be required to meet all fire and building codes.

NEIGHBORHOOD COMMENT

Staff has not received any written neighborhood comment regarding the proposal at this time.

FINDINGS OF FACT

Staff believes the standards for a Special Use, as shown below, have been met. The proposed Phase 1 temporary Special Uses are desirable until a permanent comprehensive redevelopment is undertaken. The proposed drive-through and car wash will not be detrimental to the health or safety of the surrounding neighbors. Additionally, these uses will not be detrimental to property values in the area as the site was previously used as a gas station and car wash and is currently zoned B-3, General Services and Highway Business. The proposed Special Uses comply with the bulk regulations of the B-3 zoning district as outlined in the Zoning Ordinance and shown above. Both requested Special Uses are listed as allowable Special Uses in Section 28.609 of the Zoning Ordinance.

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

- (a) *That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*

- (b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*
- (c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*
- (d) That it is one of the special uses specifically listed for the district in which it is to be located.*

RECOMMENDATIONS

Staff believes the site is a significant commercial location in need of a comprehensive redevelopment. The petitioner has stated their desire to undertake a comprehensive redevelopment of the site in two phases. As noted in the petitioner's narrative letter, Phase 1 is a temporary development that is expected to last no more than 12 months. A comprehensive redevelopment would take place during the second phase. As such, staff recommends any Special Use approval for Phase 1 development be "sunset" after a period of 18 months from the date of Village Council approval if such approval is granted, and plans for Phase 2 redevelopment are not submitted within one year of Village Council approval. This will ensure that the proposed comprehensive redevelopment as detailed by the petitioner in their narrative letter will occur in a timely manner. If comprehensive redevelopment plans are not submitted within one year, the petitioner will be required to meet the Ogden Avenue Master Plan by closing at least one curb cut on both Belmont Road and Ogden Avenue, closing the alley access to the south and adding the required green space.

The proposed Phase 1 Special Uses are compatible with surrounding zoning and land use classifications. Based on the findings listed above, staff recommends the Plan Commission make a positive recommendation to the Village Council regarding this petition subject to the following conditions:

1. The Phase 1 Special Uses shall substantially conform to the site and building drawings submitted by Nick Scarlatis & Associates, Ltd. dated August 1, 2008, except as such plans may be modified to conform to Village Codes and Ordinances.
2. The applicant must submit Phase 2 comprehensive redevelopment plans for this site to the Village of Downers Grove within one year of the passage of the Special Use Ordinance or this Special Use Ordinance shall become null and void 18 months after its passage. Proposed redevelopment plans shall meet the standards of the Zoning Ordinance and Ogden Avenue Master Plan.
3. The Phase 2 comprehensive redevelopment Special Uses shall require subsequent approvals from the Village Council.
4. If Phase 2 comprehensive redevelopment plans are not submitted within one year of the passage of the Special Use Ordinance, the petitioner shall:
 - a. Close the westernmost Ogden Avenue curb cut per IDOT standards.
 - b. Close the northernmost Belmont Road curb cut per IDOT standards.
 - c. Close the alley access per Village standards.
 - d. Convert all the closed access points to green space to meet the Village's green space requirements.
5. Prior to the issuance of building permits for the drive-through and car wash, the petitioner shall submit to the Village an engineer's cost estimate detailing the costs associated with items 4a through 4d above. Additionally, the petitioner shall submit to the Village a monetary security in an amount equal to the cost of these improvements.
6. All proposed signs shall comply with the Village's Sign Ordinance.
7. The existing stormwater detention basin shall be cleared of debris and the overgrowth shall be cut back so that the detention pond is fully functional, and the entire detention volume is accessible.

8. The existing mini-mart building shall be equipped with a NFPA 72 fire alarm system installed by an U.L. Certified Fire Alarm contractor.
9. Abandoned equipment associated with the previous tenant shall be removed from the site.

Staff Report Approved By:

Tom Dabareiner, AICP
Director of Community Development

TD:sp
-att

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2125 Ogdgen Avenue Location Map

0 25 50 75 100 Feet





Power Mart Corporation
1301 West 22nd Street
Suite 1005
Oak Brook Illinois 60523
Phone: (866) POWRMRT
Fax: (630) 571-6010
Website: www.powermrt.com

Mr. Jeff O'Brien
Senior Planner
Village of Downers Grove
801 Burlington Avenue
Downers Grove, IL

August 22, 2008

RE: PowerMart Corp; Request for Special Use

Dear Mr. O'Brien:

Power Mart Corporation is an Illinois-based Corporation which has been in business over the past eight years for the benefit of developing successful operations, career opportunities and community support. Power Mart Corporation has identified a desirable property in the Village of Downers Grove for development of an intern retail convenience drive thru. Our commitment to the citizens of Downers Grove is to deliver a unique buying experience like no other community. Power Mart Corporation is committed to deliver five core services to the Downers Grove community.

Commitment of Excellence to the Village of Downers Grove

1. Safe and convenient operating facility
2. Environmentally eco-green facility
3. Courtesy and Service with a Smile
4. Everyday value for Consumers
5. Responsible retailer in the community

Power Mart Corporation is kindly requesting the Village of Downers Grove to grant us the use required to have a convenience drive thru facility, a self service carwash bay, and landscaping to the Villages requirements utilizing existing buildings and site.

Power Mart Corporation is committed to immediately, upon proper approval and permits being issued, to remove existing canopy structure, all debris and all site obstructions. Our general contractor is waiting for our instructions to immediately begin the proposed interim project.

Power Mart Corporation's unique model site will deliver the following benefits and services to the Village of Downers Grove, its citizens and consumers without changing the zoning regulations. This site is currently zoned for B-3. We are also complying with the B-3 drive thru specifications listed in the district.

Benefits to Village of Downers Grove from Existing Site Conditions

- ⬇ A clean and safe facility for consumer buying experiences.
- ⬇ Environmentally friendly site
- ⬇ Highest standards of morals in operations and services
- ⬇ An enhancement to the neighborhood and community from the existing site status



Power Mart Corporation
1301 West 22nd Street
Suite 1005
Oak Brook Illinois 60523
Phone: (866) POWRMRT
Fax: (630) 571-6010
Website: www.powermrt.com

Consistent with your letter dated August 19, 2008 requesting additional comment, please consider the below as PowerMart's request for issuance of special use, in combination with the application previously submitted.

The site development plan is a two phase development of the property identified in the application. The property will initially be developed as a single lane drive through retail tobacco store and car wash (the Interim Plan). The present canopy will be demolished and the surface lot repaired and resurfaced per code. Currently there are no utilities servicing the site and all such utilities will be restored prior to occupancy. In addition, the Interim Plan will require rehabilitation and remodeling of the current single story structure. The structure will house the retail operation and office staff for 5 persons. The Interim Plan will require special use authorization from the Village of Downers Grove for the installation of a drive through lane and the rededication of the car wash shell. All elevation and conceptual drawings have been submitted for your approval. This phase will be in place for a period not to exceed twelve (12) months.

The PowerMart Corporation has a special need to develop this site in the manner proposed. PowerMart intends to relocate its entire corporate staff to Downers Grove, Illinois, as well as two other related entities. However, we must complete the move by October, 2008 or as soon as practicable based on the completion of construction. The interim site will be used as showcase to a national industry audience in October, 2008. The special uses will allow PowerMart to showcase various uses on an interim basis while a site is prepared for final development. The benefit to the Village of Downers Grove is significant in that showcasing the interim uses followed by the presentation of the final site development plan will place Downers Grove on the cutting edge of Retail Energy Sector development.

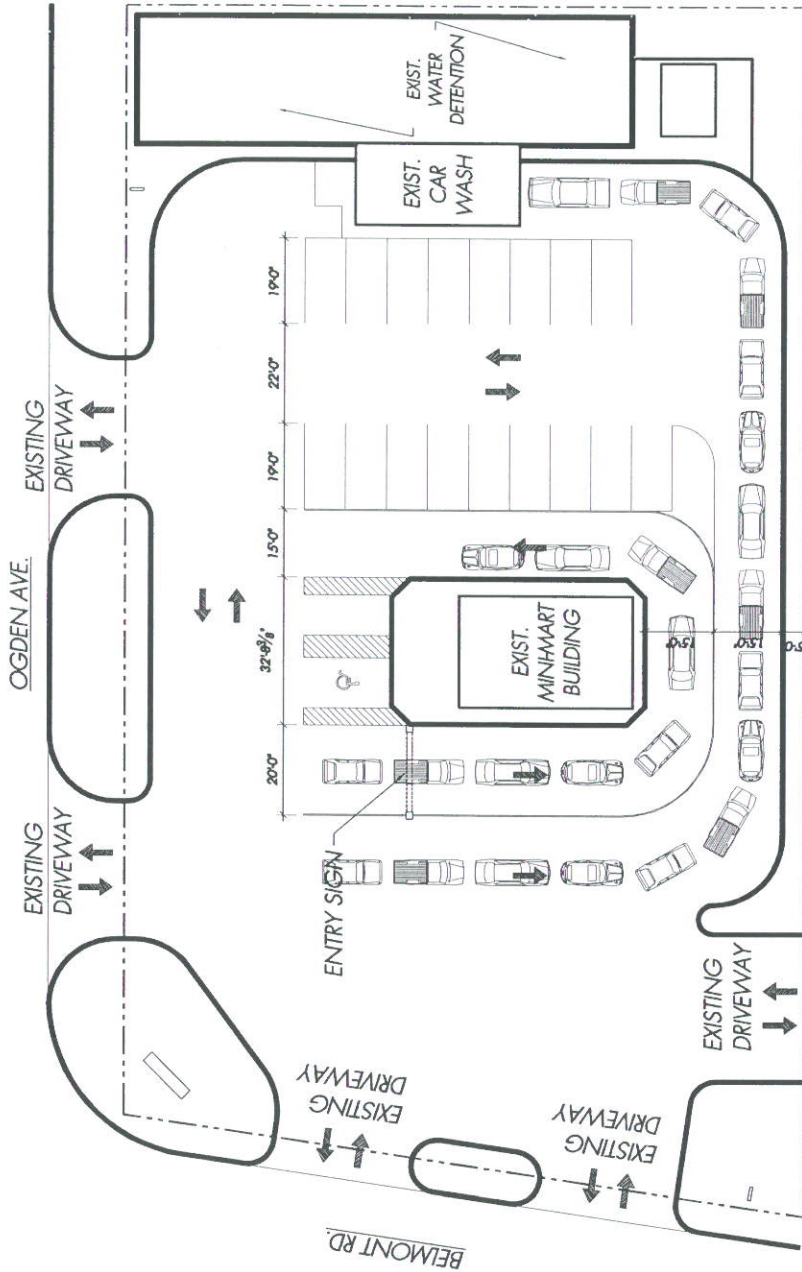
The second phase of the development will include office space, parking, a gourmet select convenience store, drive through restaurant, car wash and fuel distribution (the Final Plan). The current zoning supports the fuel distribution. Completion of the Final Plan will require authorization of special use for the drive through restaurant. A conceptual overview of the site plan has been submitted with this letter. The special uses required are consistent with the uses employed in the Interim plan as to the installation of a drive through lane and car wash.

Power Mart Corporation is eager and excited to begin this interim project in the Village of Downers Grove immediately. We appreciate the time and all the efforts of all parties involved. We look forward to continuing the pursuit of delivering our commitment to the Village of Downers Grove.

Please feel free to contact me at your earliest convenience if you may need any further information

Sincerely,

Sam Odeh
President, PowerMart Corp.



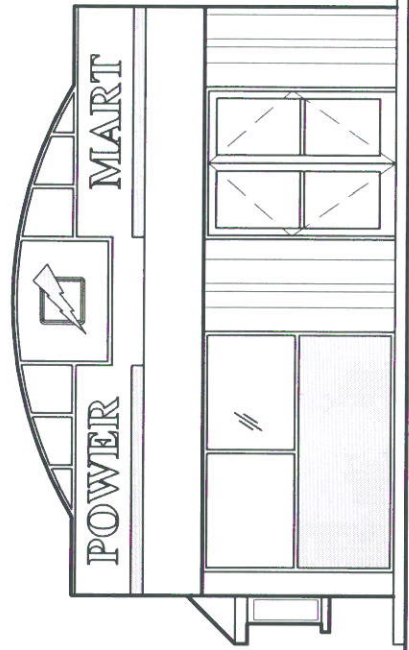
PROPOSED SITE PLAN

SCALE: T = 30'-0"

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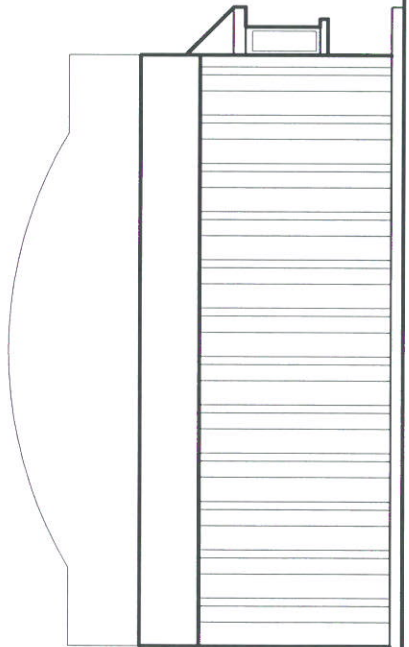
POWERMART CORPORATION
 2125 OGDEN AVENUE
 DOWNERS GROVE, IL 60515

Issue:	Date:
Sheet Ref.:	08.01.08
	Sketch No.:
	1



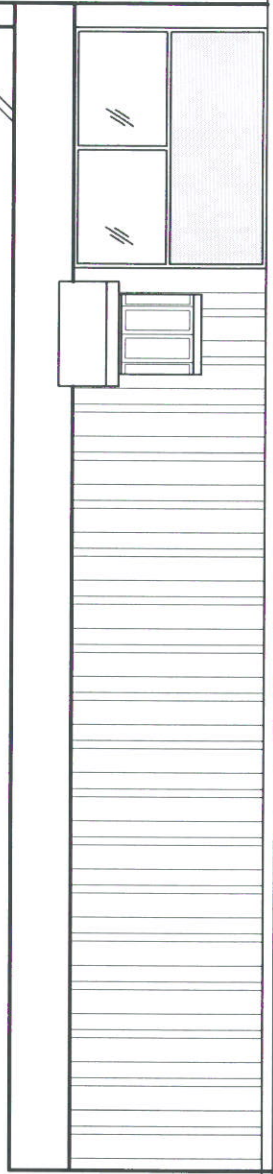
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



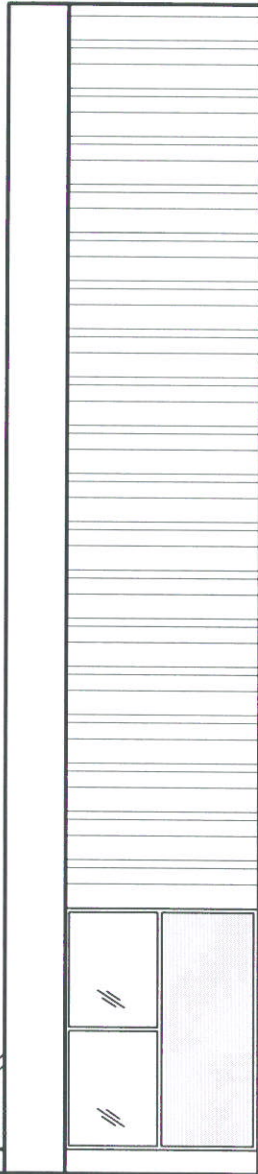
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

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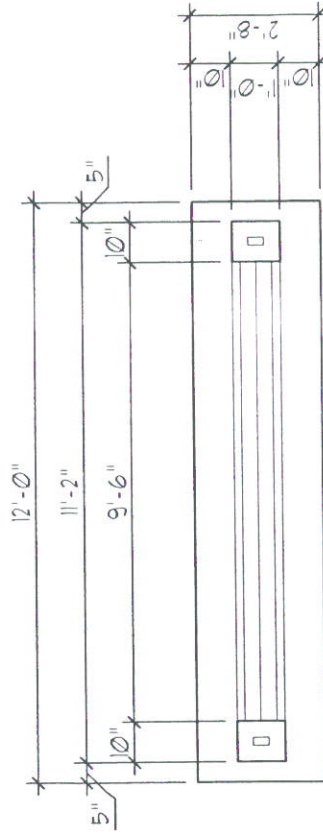
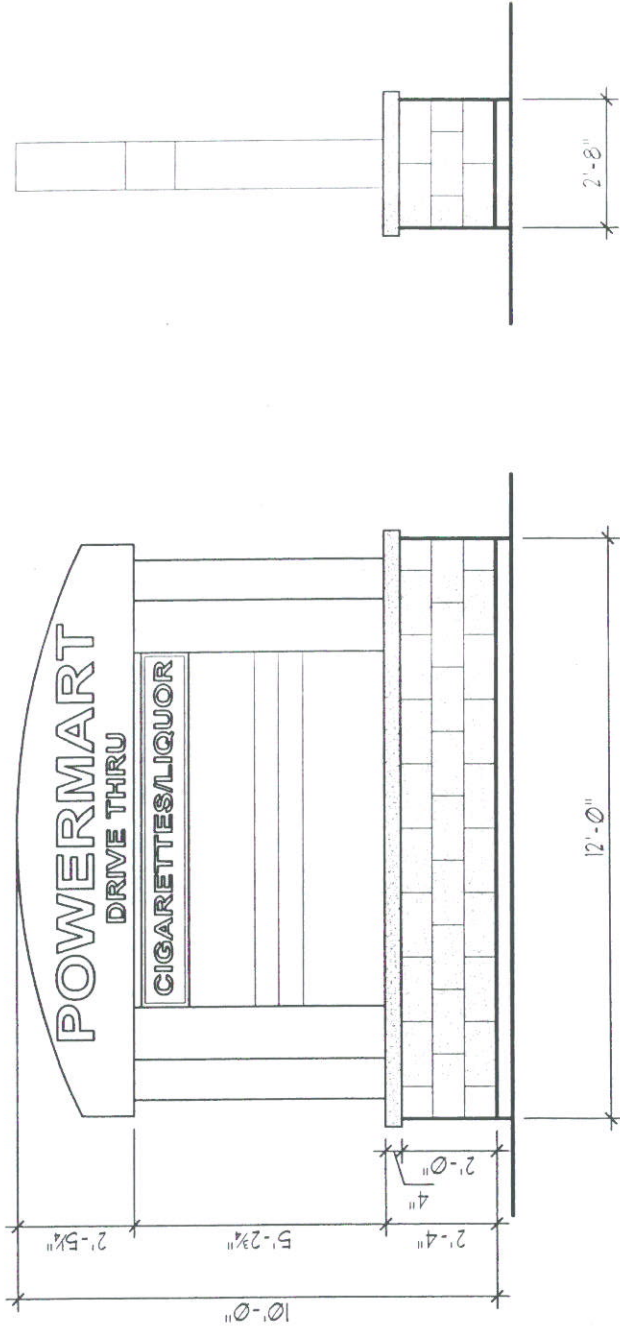
Date:

08.01.08

Sheet Ref.:

Sketch No.:

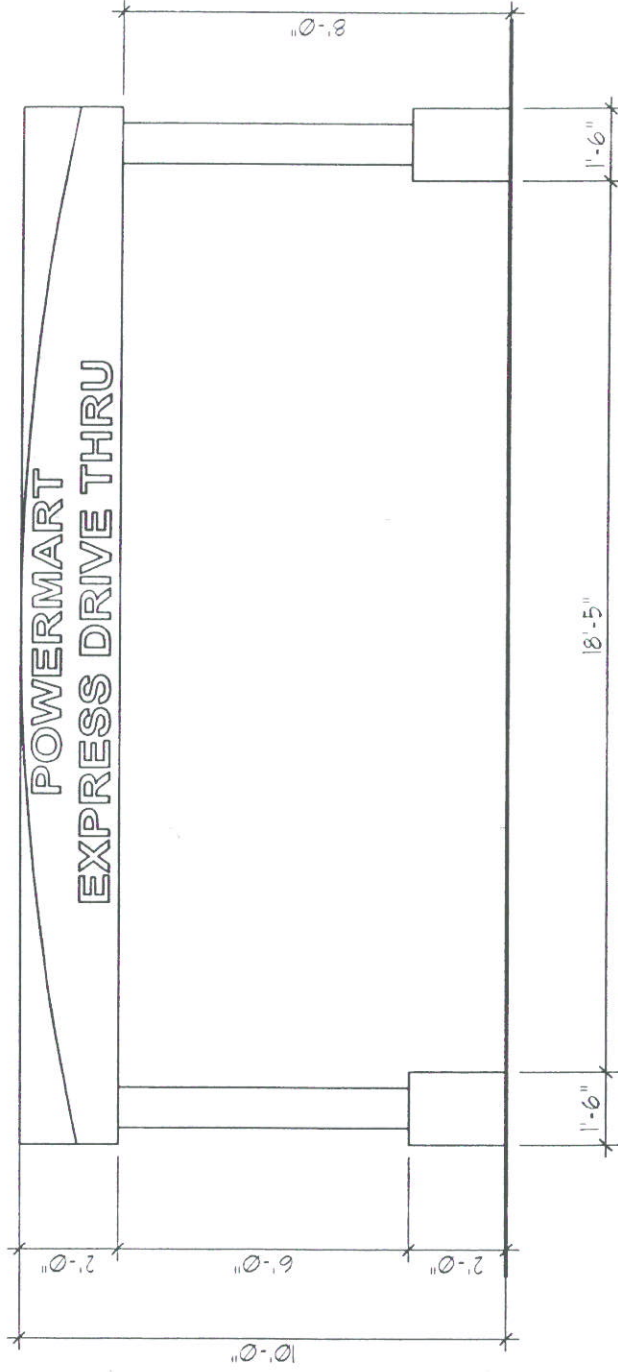
2



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	3

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