

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
MARCH 3, 2009 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Planned Development Amendment to Planned Development #9 and two Special Uses	Resolution ✓ Ordinances Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

An ordinance has been prepared for a Planned Development Amendment to Planned Development #9, The Grove Shopping Center located at the northwest corner of 75th and Lemont Road. A Special Use Ordinance has been prepared to permit the following items: 1) a service station in the B-2 zoning district and 2) a car wash in the B-2 zoning district.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2008-2013 identified *Vibrant Major Corridors*. Supporting these goals are the objectives *More Attractive Commercial Corridors* and *More Contribution to Local Economy*.

FISCAL IMPACT

N/A.

UPDATE & RECOMMENDATION

This item was discussed at the February 24, 2009 workshop. Staff recommends approval on the March 3, 2009 active agenda.

BACKGROUND

The petitioner is proposing a comprehensive redevelopment of the BP service station site at the northwest corner of 75th Street and Lemont Road, commonly known as 1200 75th Street. The property is zoned B-2 General Retail Business and is surrounded by large community shopping centers. The proposed redevelopment will be consistent with the existing uses.

The comprehensive redevelopment includes the removal of the existing convenience store, gas pump islands, canopy and underground storage tanks. In its place, the petitioner will construct a new 2,900 square foot convenience store, car wash, five fuel dispensing islands and a canopy and install new underground storage tanks.

The convenience store will be located along the north property line and will be clad with brick, exterior insulation finishing system (EIFS), fabric awnings and a cornice. Fuel dispensing stations will be located underneath a canopy immediately south of the store in the center of the site. The car wash is located along the west property line and will be constructed with materials to match the proposed convenience store. Traffic will flow counterclockwise through the car wash.

The proposal complies with all zoning requirements and is also consistent with the Future Land Use plan to maintain the area for commercial use. The bulk characteristics of the development are summarized in the table below:

Zoning Requirements	Required	Provided		
		Convenience Store	Car Wash	Canopy
East Setback (Front)	25'	39'	172'	36'
South Setback (Front)	25'	114'	64'	40'
West Setback (Side)	0'	81'	3'	46'
North Setback (Rear)	0'	6.7'	48'	95'
Building Height	60'	19'	14.5'	19'
Parking Spaces	12	12		
Floor Area Ratio	0.75 (max)	0.12		
Open Space (Total)	4,803 s.f.	7,940 s.f.		

The petitioner proposes to remove the two existing Lemont Road curb cuts and install one new curb cut onto Lemont Road. The easternmost curb cut onto 75th Street will be closed and not replaced. The existing westernmost curb cut onto 75th Street will remain and be slightly modified to provide a larger turning radius. Curbed medians within both Lemont Road and 75th Street will limit each access point to right-in/right-out only. The ability of fuel and refuse trucks to enter and exit the site prohibit the placement of traffic islands within both entrances. The existing access drive at the southwest corner of the site connecting to the larger shopping center will remain.

Stormwater detention will be provided through existing detention basins serving the Planned Development. Best management practices for stormwater will be installed per Village requirements.

Staff believes the Planned Development Standards for Approval per Section 28.1607 of the Zoning Ordinance have been met. The proposed development meets all bulk requirements and conforms to the planning objectives of the Village. The requested amendment is desirable and will contribute to the general welfare of the Village. The development will not be detrimental to the health, safety or morals of the community. The proposed service station and car wash are in harmony with surrounding commercial developments and will not impede the development of the adjoining land.

Staff believes the Special Use Standards for Approval per Section 28.1902 of the Zoning Ordinance have been met. The proposed Special Uses will provide a desirable service. The uses will not be detrimental to the health, safety, morals or general welfare of the community and will not be injurious to property values. The proposed Special Uses meet all bulk Zoning Ordinance requirements and are listed as allowable Special Uses in Section 28.606 of the Zoning Ordinance.

The Plan Commission considered the petition at their February 2, 2009 meeting. The Plan Commission found that the request met the Standards for Approval of Planned Developments (Section 28.1607) and the Standards for Approval of Special Uses (Section 28.1902). The Plan Commission unanimously recommended approval of the Planned Development Amendment and Special Uses for a service station and car wash. Staff concurs with the Plan Commission recommendation.

ATTACHMENTS
Ordinance

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** March 3, 2009
(Name)

RECOMMENDATION FROM: Plan Commission **FILE REF:** 02-09
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt “AN ORDINANCE APPROVING A PLANNED DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #9, FOR THE CONSTRUCTION OF A SERVICE STATION WITH CONVENIENCE STORE AND CAR WASH”, as presented.

SUMMARY OF ITEM:

At their meeting of February 2, 2009 the Plan Commission recommended approving a planned development amendment to Planned Development #9 for the construction of a service station with convenience store and car wash.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A PLANNED
DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #9,
FOR THE CONSTRUCTION OF A
SERVICE STATION WITH CONVENIENCE STORE AND CAR WASH**

WHEREAS, the Village Council has previously adopted Ordinance No. 1676 on November 13, 1972, designating the property described therein as Planned Development #9; and,

WHEREAS, the Owners have filed with the Director of Community Development, a written petition conforming to the requirements of the Comprehensive Zoning Ordinance and requesting an amendment to Planned Development #9 to approve the construction of a service station with convenience store and car wash on the property located at 1200 75th Street; and,

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and the Plan Commission has given the required public notice, conducted a public hearing for the petition on February 2, 2009, 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 had recommended approval of the requested petition, subject to certain conditions; and,

WHEREAS, the Village Council has considered the record before the Plan Commission, as well as the recommendations of Plan Commission.

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

SECTION 1. That the provisions of the preamble are incorporated into and made a part of this ordinance as if fully set forth herein.

SECTION 2. That a Planned Development Amendment is hereby authorized to approve construction of a service station with convenience store and car wash on the property located at 1200 75th Street.

SECTION 3. That approval set forth in Section 2 of this ordinance is subject to the following conditions:

1. The Planned Development Amendment and Special Uses shall substantially conform to the preliminary architecture and engineering plans prepared by WD Partners dated October 22, 2008 and revised on November 17, 2008 and December 22, 2008; proposed building elevations prepared by WD Partners dated December 19, 2008; and the canopy plans prepared by McGee Corporation dated May 25, 2004, except as such plans may be modified to conform to Village Codes and Ordinances.
2. A description of best management practices for stormwater that are incorporated into the site design and how they will function shall be prepared and submitted. The applicable design criteria such as

soil type, vegetation, and land cover conditions draining to the best management practice along with appropriate calculations shall be included.

3. The proposed building shall have a manual and automatic fire detection system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
4. The proposed building shall have a complete automatic sprinkler system installed throughout in a manner acceptable to the Village. All areas of the building shall be protected.
5. All proposed signage shall comply with the Village's Sign Ordinance.
6. Prior to the issuance of any building permits, the petitioner shall submit material samples of the proposed exterior building materials for review by the Department of Community Development.

SECTION 5. That the general retail planned development is consistent with and complimentary to the overall planned development site plan and with the requirements of the "B-2, *General Retail Business*" zoning district.

SECTION 6. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk