

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

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
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 75<sup>th</sup> 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 75<sup>th</sup> Street and Lemont Road, commonly known as 1200 75<sup>th</sup> 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 75<sup>th</sup> Street will be closed and not replaced. The existing westernmost curb cut onto 75<sup>th</sup> Street will remain and be slightly modified to provide a larger turning radius. Curbed medians within both Lemont Road and 75<sup>th</sup> 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:** PC-02-09  
(Board or Department)

**NATURE OF ACTION:**

**STEPS NEEDED TO IMPLEMENT ACTION:**

- Ordinance  
 Resolution  
 Motion  
 Other

Motion to Adopt "AN ORDINANCE AUTHORIZING SPECIAL USES FOR 1200 75<sup>TH</sup> STREET TO PERMIT 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 that a Special Use be granted to permit a service station with convenience store and car wash.

**RECORD OF ACTION TAKEN:**

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

**AN ORDINANCE AUTHORIZING SPECIAL USES FOR 1200 75<sup>TH</sup> STREET  
TO PERMIT A SERVICE STATION WITH CONVENIENCE STORE AND CAR WASH**

WHEREAS, the following described property, to wit:

That part of the Southeast Quarter of the Northeast Quarter of Section 30, Township 38 North, Range 11, East of the Third Principal Meridian, bounded and described as follows: Beginning at the intersection of the northerly line of 75<sup>th</sup> Street as improved and occupied (said northerly line being 100.00 feet North of and parallel with the South line of said Northeast Quarter) with the westerly line of Lemont Road as improved and occupied (said westerly line being 66.00 feet West of and parallel with the East line of said Northeast Quarter); thence westerly along said northerly line of 75<sup>th</sup> Street 200.00 feet; thence northerly and parallel with said westerly line of Lemont Road, 160.00 feet; thence easterly and parallel with said northerly line of 75<sup>th</sup> Street 200.00 feet, to said westerly line of Lemont Road; thence southerly along said westerly line 160.00 feet to the place of beginning, in DuPage County, Illinois.

Commonly known as 1200 75<sup>th</sup> Street, Downers Grove, IL (PIN 09-30-201-002)

(hereinafter referred to as the "Property") is presently zoned in the "*B-2, General Retail 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 28-606 of the Zoning Ordinance be granted to allow a service station with convenience store and a Special Use per Section 28-606 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 February 2, 2009, 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, 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 service station with convenience store 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 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 3. The above conditions are hereby made part of the terms under which the Special Use for a service station with convenience store 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.

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Mayor

Passed:

Published:

Attest: \_\_\_\_\_  
Village Clerk

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