

PROPOSED COSTCO WHOLESALE

1255 E OGDEN AVENUE (CURRENTLY PART OF OGDEN MALL)

RESPONSE TO STANDARDS FOR CONDITIONAL USE - FUELING FACILITY

Costco's proposed project of a retail warehouse also includes the development of a free-standing fueling facility, which is considered an accessory use to the overall warehouse. Costco is requesting a Conditional Use approval for the fueling facility to dispense and sell gasoline. The zoning regulations put this use under the category "Automobile Service Station", however, it should be noted that no other sales or services will be available at the fueling facility location. The fueling facility includes a canopy that will be constructed with material to match and compliment the overall warehouse color/material palette. This canopy will cover the entire area of the proposed fuel pump dispenser locations, and will initially have 4 islands with 12 fuel pumps/24 pumping stations. The fueling facility has been designed so that it can be expanded with another 4 fuel pumps/8 pumping locations for a total of 16 fuel pumps/32 pumping stations. A warming hut and restroom will be constructed for the attendant on duty, as well as a controller enclosure that houses the necessary mechanical and safety equipment in order to operate the Fueling Facility.

In support of this request, Costco provides the following responses to standards for granting a conditional use:

1. *The establishment, maintenance or operation of this Conditional Use will not be detrimental to, or endanger the public health, safety and general welfare.*

The fueling facility component of this development will include equipment of the latest technology with many safety features to prevent potential environmental impacts, designed in accordance with local, state and federal requirements, and will be installed by State Certified Installation Contractors according to specific construction guidelines and requirements. Besides trained employees being present at all times the fueling facility is open to customers, Costco's safety precautions include emergency shut off switches as dictated by fire code, as well as fire extinguishers are provided at every island. There is a tank and piping monitoring system that is programmed to activate

visual/audible alarms in the event of an alarm condition. Significant vehicle stacking is provided within the facility to eliminate backup onto the adjacent public roadway.

2. *The proposed conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

The proposed Conditional Use is an accessory use to the warehouse, and as such, a significant percentage of customers using the fueling facility would also be visiting the warehouse as part of a single visit to the property. It should also be noted that the Conditional Use will only be for dispensing gasoline, and that no other sales or services are available at the fueling facility location. The fueling facility has been carefully designed as part of the overall development to facilitate traffic entering and exiting the property, and avoid traffic backing up onto the adjacent public roadways. The proposed use is compatible with the existing character of the property in that there was an existing automobile service facility within the K-Mart building. The property across Iroquois Avenue from the fueling facility is zoned B3 PUD. The adjacent property to the west is zoned R3, and the nearest fuel pumps would be located approximately 200 feet from the property line. In addition, a six-foot high fence and landscaping will provide screening to the adjacent residential use. Based on the existing use and the proposed conditional use, there is no evidence that approval of the Conditional Use would substantially diminish or impair property values within the neighborhood.

3. *The establishment of the Conditional Use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district;*

The fueling facility has been carefully designed as part of the overall development to facilitate traffic entering and exiting the property, and avoid traffic backing up onto the adjacent public roadways. With the exception of straightening the westerly driveway to Iroquois Avenue, the project will utilize the existing driveways to the perimeter public streets. The fueling facility will

be completed at the same time as the overall warehouse in order to limit any forms of inconvenience to adjacent properties, and access to the remainder of the Ogden Mall has been carefully considered to ensure compatibility with the other uses. The conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.

4. *The establishment of the Conditional Use is not in conflict with the adopted comprehensive master plan.*

The Ogden Mall property, and the entire Ogden Avenue corridor has long been identified in the comprehensive master plan as needing improvements and updates. The updated "Land Use Master Plan" dated January 27, 2020 identifies the Ogden Mall as an "Urban Center", with "Commercial Retail or Services" as one of the example primary uses. The plan further notes that grocery stores and gas stations would be appropriate uses and services within this primary use. We believe adding a fueling facility to the Ogden Mall redevelopment project meets a guiding principal of the comprehensive master plan to "reinforce the vitality of Naperville's shopping areas to offer varied goods and services", and that there is no known conflict with the City's adopted comprehensive master plan.