

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

525 W. Phillips Court and 63 S. Columbine Ave.; Route 53 Storm Water Pump Station

January 25, 2016

### Title

PC 16-03

### Petitioner

Village of Lombard  
Department of Public Works  
255 E. Wilson Avenue  
Lombard IL 60148

### Property Owner

Same

### Property Location

525 W. Phillips Court and 63  
S. Columbine Avenue (Trustee  
District #1)

### Zoning

R2 Single Family Residential

### Existing Land Use

Vacant land

### Comprehensive Plan

Low Density Residential

### Approval Sought

Conditional use for a pumping  
station, with two (2)  
companion fence variances.

### Prepared By

Jennifer Ganser  
Assistant Director



Location Map

### PROJECT DESCRIPTION

The Village is requesting approvals to construct a new pumping station, that services the existing neighborhood, to replace an existing pump station located north of Crescent Boulevard just west of Illinois Route 53/I -355. The existing pumping station will be demolished after the new proposed pumping station is built. The existing pumping station is located in a floodplain and has flooded before. It also has poor access, with the access road also flooding making it difficult for the Village to enter. These reasons led to the need for a new location. The new pump station is noted in the 2015-2024 Capital Improvement Program, which is attached. The new pump station will increase the capacity to pump stormwater and help alleviate flooding upstream. Emergency external lighting is included in the plan. This lighting will only be used in case of emergency, and not lit each night.

The pump station can be considered an essential government service, and therefore could be developed without relief, per Section 155.217. However, staff is bringing this petition to the Plan Commission for purposes of a public hearing. This will serve as a way to inform the public of the petition and address any concerns prior to construction.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size (525 W. Phillips Court): 0.33 acres

Parcel Size (63 S. Columbine Avenue): 0.38 acres

**Submittals**

1. Petition for Public Hearing;
2. Response to Standards for a Conditional Use and Variations;
3. Site Grading Plan and Civil Details, prepared by Christopher B. Burke Engineering LTD., dated 12/21/2015; and
4. Plat of Survey (2).

**APPROVAL(S) REQUIRED**

The petitioner, the Village of Lombard, requests that the Village grant:

1. Pursuant to Section 155.217(B), approve a conditional use for a pumping station;
2. A variance to Section 155.205 (A)(1)(c) to allow for a fence of seven (7) feet in height in a residential district, where six (6) feet is permitted; and
3. A variance to Section 155.205 (A)(1)(e) to allow for an open construction fence of seven (7) feet in height in the clear line of sight area, where four (4) feet is permitted.

**EXISTING CONDITIONS**

The subject properties are currently vacant. Previously each property had a single family home. Both sites have regulatory floodplain.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments.

**Fire Department:**

The Fire Department has no issues or concerns.

**Private Engineering Services (PES):**

PES has no comments.

**Public Works:**

The Department of Public Works has no comments.

**Planning Services Division:**

**1. Surrounding Zoning & Land Use Compatibility**

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	R2	single family residential
<b>South</b>	R2	single family residential
<b>East</b>	R2	single family residential
<b>West</b>	R2	single family residential and Interstate 355

The R2 District is intended to accommodate existing single family neighborhoods.

**2. Comprehensive Plan Compatibility**

A pumping station with fence is consistent with the Comprehensive Plan's recommendation of residential.

### 3. *Zoning Ordinance Compatibility*

Both the pumping station and fence require relief. The pump station will be assessed by the Village as needed. External lighting will be used only in emergency situations, not on a daily basis. Though the proposed location also contains flood plain, the elevation make it possible for access by the Village. The proposed pump station would have access via two streets, Route 53 and Phillips Court. The current pump station location only has access from Crescent.

The proposed fence will connect to existing fences that are along the property line of the respective parcels. The purpose of a seven (7) foot security style ornamental fence is to safeguard the pumping station from vandalism and to deter unauthorized personnel from entering the site. The ornamental style fence was chosen for not only for security purposes but also for better visual appeal versus a chain link fence. After the public notice went out, Public Works amended their site plan. A seven (7) foot tall fence is proposed for the lot line facing Route 53, and a six (6) foot tall fence is proposed for the side facing Phillips Court. This will be consistent with the surrounding residential neighborhood. Following the completion of the pumping station, additional landscaping involving evergreens and other vegetation will be planted so as to mask the equipment and building along with improving the overall aesthetics of the pumping station site.

### **FINDINGS & RECOMMENDATIONS**

Staff finds that the pump station with associated fence variances is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use and variances and finds that they **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Department Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 16-03.

Based on the submitted petition and the testimony presented, the proposed request for a conditional use and associated variances does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting said request is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 16-03, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans prepared by Christopher B. Burke Engineering LTD. dated December 21, 2015 and submitted as part of this request.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development  
c. Petitioner

## **STANDARDS FOR CONDITIONAL USES**

No conditional use shall be recommended by the Plan Commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

The stormwater pump station will not danger the health, safety, or welfare. The pump will collect stormwater into a concrete structure and transfer it west of I-355. An existing pump station, that services the neighborhood, is located north of Crescent Boulevard just west of Illinois Route 53/I -355. It will be demolished after the new proposed pump station is built.

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;

The pump station will not be injurious to the area or diminish property values. It is a necessary facility to move the stormwater upstream.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The pump station will help the surrounding properties with stormwater concerns.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

The pump station is part of the adequate facilities needed for development.

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;

The pump station will not increase traffic.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

It is not contrary to the Comprehensive Plan to have the pump station.

7. That the conditional 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 pursuant to the recommendations of the Plan Commission.

The pump station will conform to all regulations.

**STANDARDS FOR VARIATIONS** of the Lombard Zoning Ordinance and Lombard Sign Ordinance  
The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

**1.** Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

The fence height and location requires a variance. The fence is needed to safeguard the pump station from vandalism and to deter unauthorized personnel from entering the site.

**2.** The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

The conditions are unique, as the surrounding properties do not have a pump station on site.

**3.** The purpose of the variation is not based primarily upon a desire to increase financial gain.

This is not to increase financial gain. This is for public safety.

**4.** The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

The ordinance has caused the hardship. Due to the nature of the site being in a residential neighborhood, a fence is needed for safety.

**5.** The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The pump station will not be injurious to the area or diminish property values. It is a necessary facility to move the stormwater.

**6.** The granting of the variation will not alter the essential character of the neighborhood; and,

This will not alter the character of the neighborhood and is needed to move the stormwater.

**7.** The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

This will not impede light, increase traffic, or create additional problems. The fence is needed for public safety, not to endanger the public.



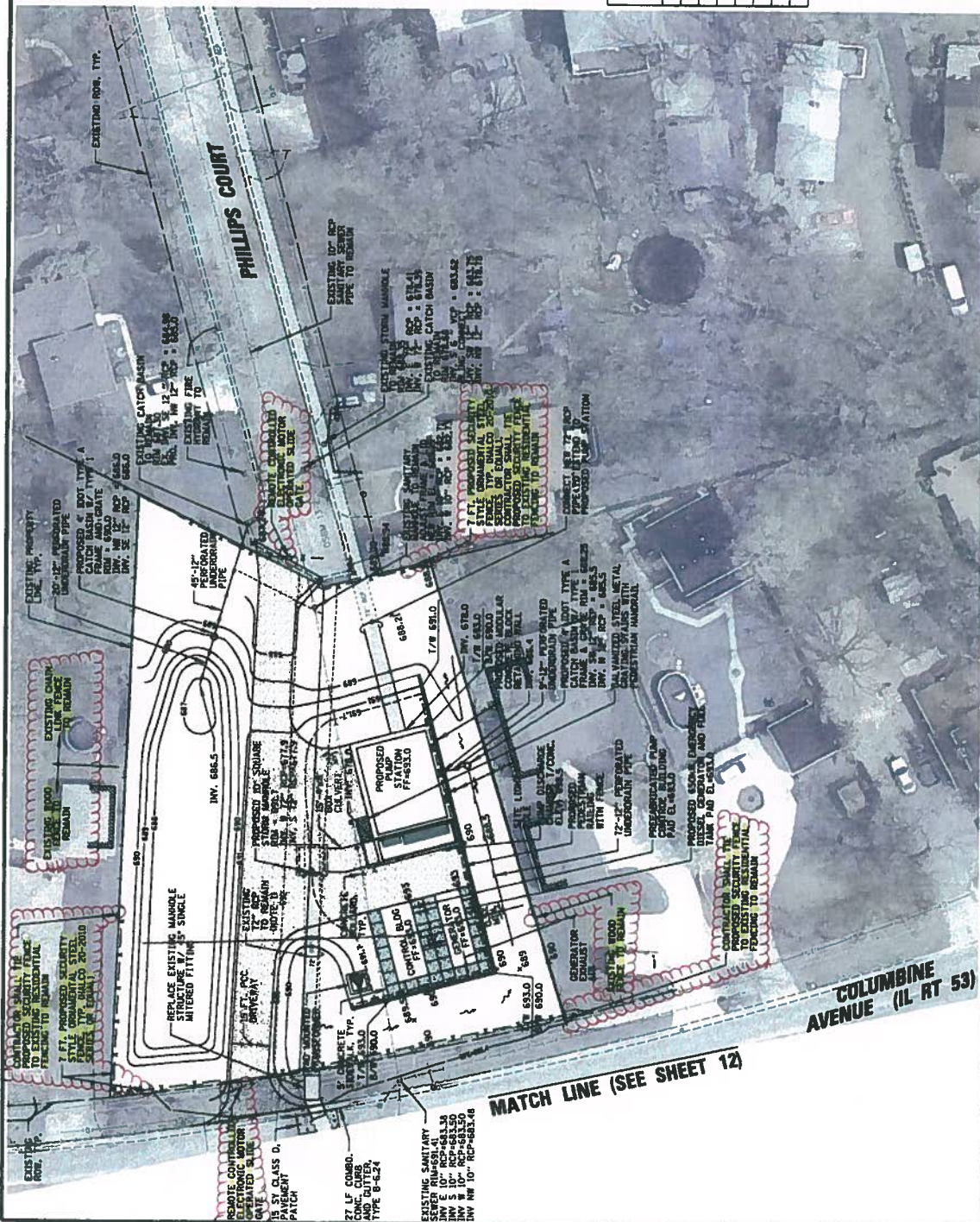
- LEGEND**
- PROPOSED ROADWAY ASPHALT PATCH
  - PROPOSED PCC DRIVEWAY
  - PROPOSED PCC SIDEWALK

**SUMMARY OF PUMP STATION  
PROPOSED IMPROVEMENTS**

GENERAL DESCRIPTION:	NEW VERTICAL PROPELLER TYPE PUMPS SHALL BE INSTALLED IN A CONCRETE STRUCTURE ALONG WITH REQUIRED DISCHARGE PIPING. NEW PUMP CONTROLS SHALL BE LOCATED IN A PREFABRICATED CONCRETE CONTROLS BUILDING.
GRAVITY SEWER SIZES:	4'-8" WIDE BOX CULVERT
STATION RATED CAPACITY:	170 CFS
PUMP NOMINAL RATING:	15,250 GPM AT 24 FT (NOT TO EXCEED)
PUMP SPEED:	1200 RPM
PUMP SIZE:	24" DIA.
PUMP MOTOR HP:	125 HP
TYPE OF CONTROLS:	PLC PUMP CONTROLLER & LEVEL MANAGEMENT SYSTEM
EMERGENCY POWER:	STANDBY EMERGENCY DIESEL GENERATOR

**NOTES:**

1. APPROXIMATELY 1500 FT OF EXISTING 72" RCP STORM SEWER SHALL BE LINED WITH STEEL REINFORCED POLYETHYLENE PIPE (SRPEP).
2. EXISTING MANHOLES ON 72" RCP STORM SEWER SHALL BE REMOVED AND BACKFILLED WITH 45' FABRICATED FITTINGS (SEE DEMOLITION PLAN FOR LOCATION).
3. ALL COMPARTMENTED STORAGE SHALL BE OPERATIONAL PRIOR TO REGULATORY FLOOD PLAIN GRADING IN THE FLOOD PLAIN. SHALL BE MAINTAINED AT ALL TIMES.



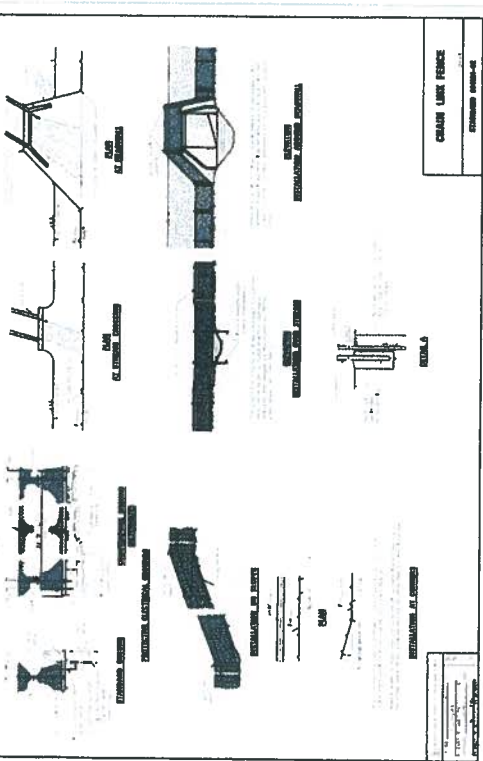
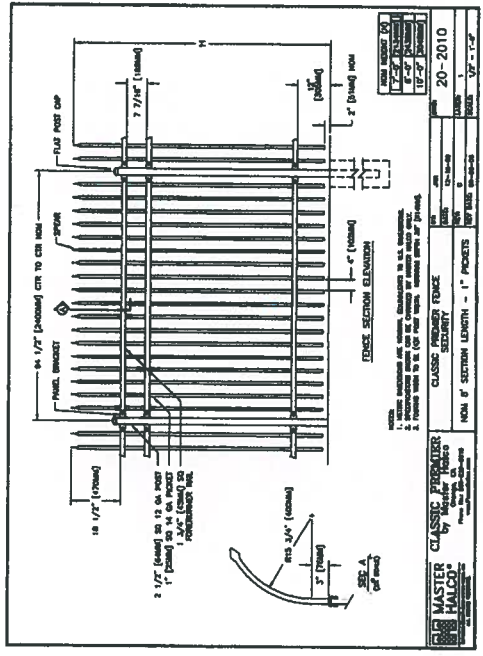
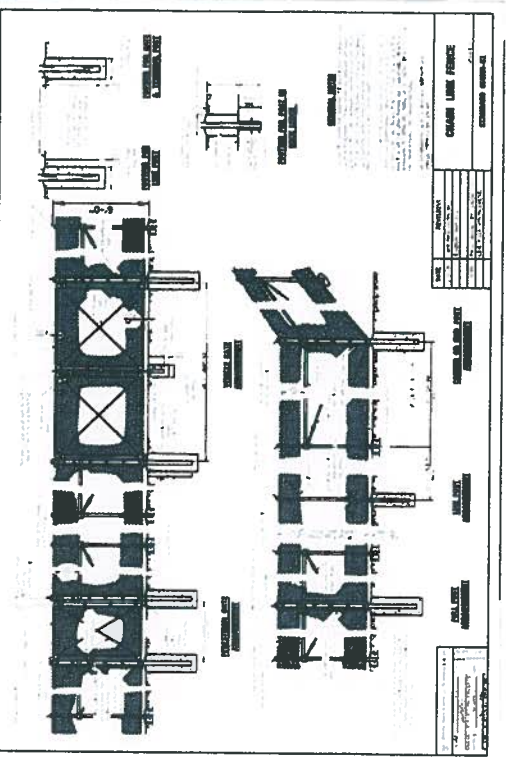
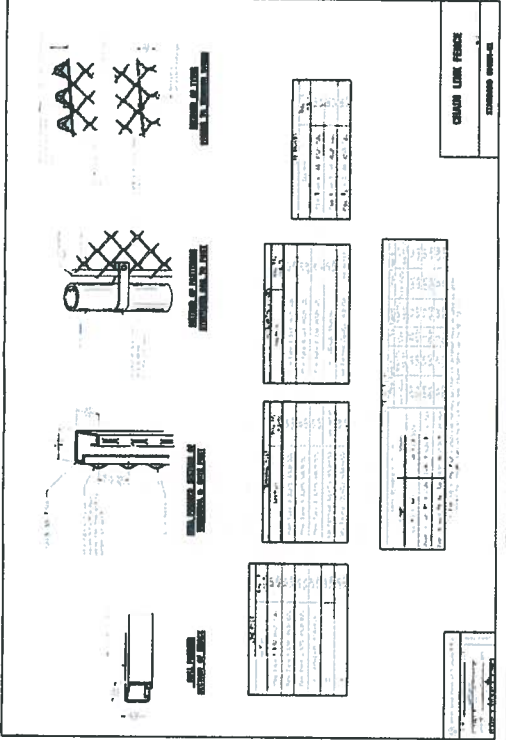
NO.	DATE	BY	CHKD.	REVISION

**VILLAGE OF LOMBARD**

CLIENT:

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
 8575 W. Higgins Road, Suite 800  
 Rosemont, Illinois 60018  
 (847) 823-0500





PROJ. NO. 12-074  
DATE: 10/20/13  
SHEET 47 OF 50  
DRAWING NO.

**IL ROUTE 53 STORMWATER  
PUMP STATION IMPROVEMENTS  
CIVIL DETAILS**

NO.	DATE	BY	CHKD.	DESCRIPTION
1	10/20/13	JAC	JAC	ISSUED FOR PERMIT
2	11/22/2013	JAC	JAC	REVISED PER COMMENTS
3	12/10/2013	JAC	JAC	REVISED PER COMMENTS
4	01/27/2014	JAC	JAC	REVISED PER COMMENTS
5	02/10/2014	JAC	JAC	REVISED PER COMMENTS
6	02/10/2014	JAC	JAC	REVISED PER COMMENTS
7	02/10/2014	JAC	JAC	REVISED PER COMMENTS
8	02/10/2014	JAC	JAC	REVISED PER COMMENTS
9	02/10/2014	JAC	JAC	REVISED PER COMMENTS
10	02/10/2014	JAC	JAC	REVISED PER COMMENTS
11	02/10/2014	JAC	JAC	REVISED PER COMMENTS
12	02/10/2014	JAC	JAC	REVISED PER COMMENTS
13	02/10/2014	JAC	JAC	REVISED PER COMMENTS
14	02/10/2014	JAC	JAC	REVISED PER COMMENTS
15	02/10/2014	JAC	JAC	REVISED PER COMMENTS
16	02/10/2014	JAC	JAC	REVISED PER COMMENTS
17	02/10/2014	JAC	JAC	REVISED PER COMMENTS
18	02/10/2014	JAC	JAC	REVISED PER COMMENTS
19	02/10/2014	JAC	JAC	REVISED PER COMMENTS
20	02/10/2014	JAC	JAC	REVISED PER COMMENTS
21	02/10/2014	JAC	JAC	REVISED PER COMMENTS
22	02/10/2014	JAC	JAC	REVISED PER COMMENTS
23	02/10/2014	JAC	JAC	REVISED PER COMMENTS
24	02/10/2014	JAC	JAC	REVISED PER COMMENTS
25	02/10/2014	JAC	JAC	REVISED PER COMMENTS
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43	02/10/2014	JAC	JAC	REVISED PER COMMENTS
44	02/10/2014	JAC	JAC	REVISED PER COMMENTS
45	02/10/2014	JAC	JAC	REVISED PER COMMENTS
46	02/10/2014	JAC	JAC	REVISED PER COMMENTS
47	02/10/2014	JAC	JAC	REVISED PER COMMENTS

**VILLAGE OF LOMBARD**

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
9675 W. Higgins Road, Suite 600  
Rosemont, Illinois 60018  
(847) 823-0500

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SHEET 47 OF 50  
DRAWING NO.



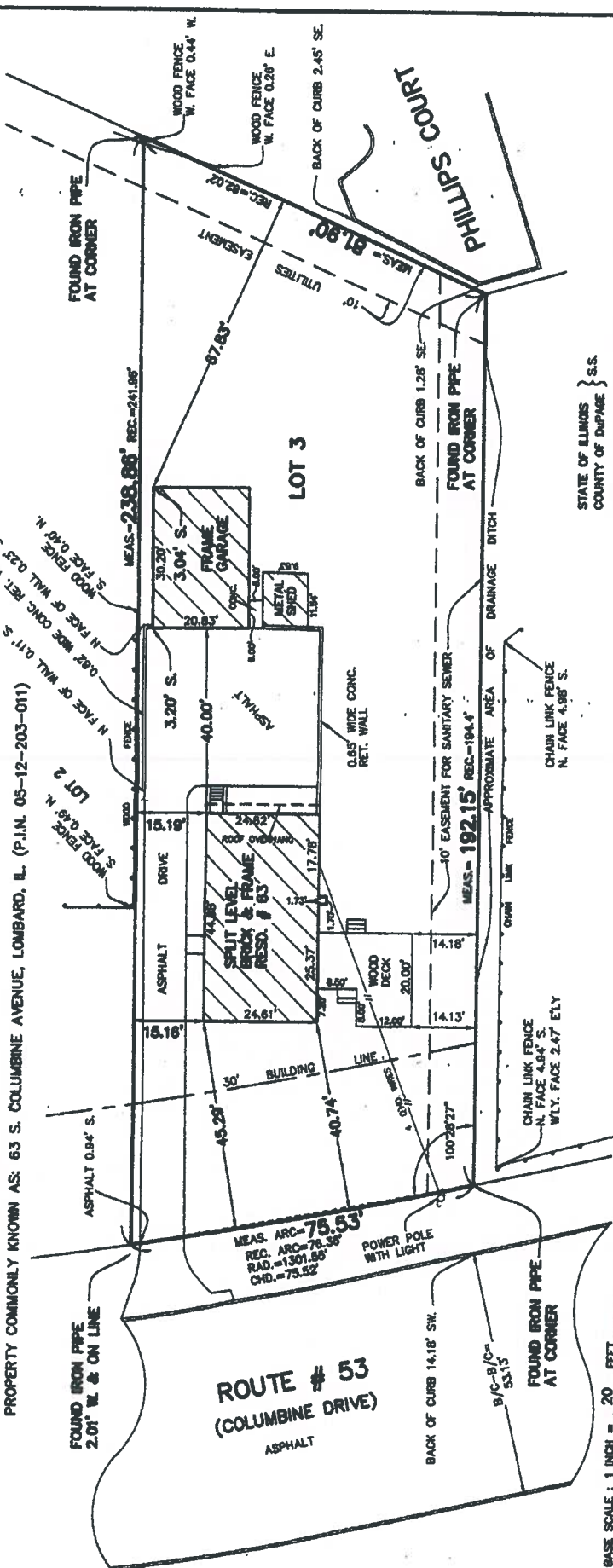
# PLAT OF SURVEY

BY  
**GENTILE AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE  
LOMBARD, ILLINOIS 60148  
PHONE : (630) 918-0282  
FAX : (630) 918-0284

LOT 3 IN SCOTT-LYNN RESUBDIVISION, OF LOT 13 (EXCEPT THAT PART DEDICATED FOR HIGHWAY) IN E.W. ZANDER AND CO'S. ADDITION TO LOMBARD, IN SECTIONS 1 AND 12, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTIONS 6 AND 7, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1961 AS DOCUMENT NUMBER R61-27750, ALL IN DU PAGE COUNTY, ILLINOIS.  
CONTAINING: 16,103.74 Sq Ft (0.37 Ac.)

PROPERTY COMMONLY KNOWN AS: 63 S. COLUMBINE AVENUE, LOMBARD, IL. (P.I.N. 05-12-203-011)



BASE SCALE: 1 INCH = 20 FEET  
DISTANCES ARE LIMITED TO FEET AND DECIMAL PARTS THEREOF  
ORDERED BY: MING  
DRAWN BY: MING  
CHECKED BY: JG-LR  
SURVEYED BY: JG-LR  
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 12-20281

STATE OF ILLINOIS } S.S.  
COUNTY OF DU PAGE }

WE, GENTILE AND ASSOCIATES, INC. HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

BY: *Joseph P. Gentile* NOVEMBER 16 A.D. 2012

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1995  
MY LICENSE EXPIRES NOVEMBER 30, 2014

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870





808 E. ST. CHARLES PLACE  
LOMBARD, ILLINOIS 60148  
PHONE (312) 941-2822

# PLAT OF SURVEY

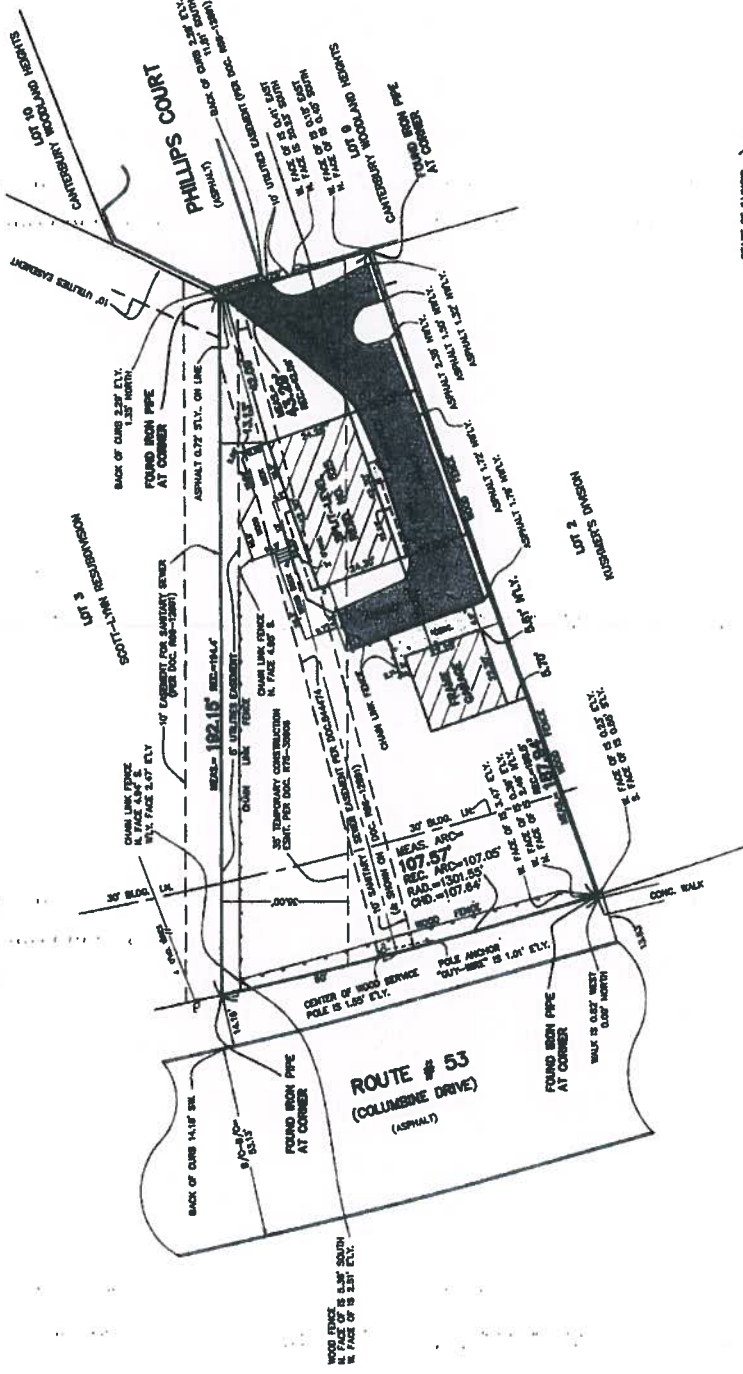
BY  
**GENTILE AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

**LEGAL DESCRIPTION**

LOT 1 IN REVERSE'S DIVISION OF PART OF LOT 14 IN E.W. ZANDER AND COMPANY'S ADDITION TO LOMBARD, A  
THE CORNER OF THE EAST LINE OF THE DIVISION BEING 72.00 FEET, BEING THE CORNER OF THE EAST LINE  
10.00 EAST OF THE THIRD FEDERAL MAINLAND, ACCORDING TO THE PLAT OF SAID REVERSE'S DIVISION RECORDED  
APRIL 13, 1969 AS DOCUMENT NUMBER 188-12291, ALL IN DU PAGE COUNTY, ILLINOIS.

CONTAINING 14,102.92 Sq. Ft. (0.32 AC.)

PROPERTY COMMONLY KNOWN AS: 525 PHELPS COURT, LOMBARD, IL.



BASE SCALE: 1 INCH = 20 FEET  
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF  
ORDERED BY: [Signature]  
CHECKED BY: [Signature]  
SURVEYED BY: [Signature]  
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT  
ANY DIFFERENCE FOR BUILDING USE AND OTHER RESTRICTIONS NOT  
ANY DISCREPANCY REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING  
ORDINANCE.  
ORDER NO. 12-20882

NOTE:  
AN EASEMENT PER DOCUMENT NO. 424728, REC. JUNE 11, 1941 FOR  
INSTALLATION AND MAINTENANCE OF A DRAIN TILE CAN NOT BE PLOTTED.  
REFER TO A DRIVEWAY AND SEPTIC TANK AS EXISTING IN 1943 WHOSE  
LOCATIONS ARE NOT SPECIFICALLY DELINEATED. EASEMENT MAY OR MAY  
NOT AFFECT SUBJECT PROPERTY.

STATE OF ILLINOIS }  
COUNTY OF DU PAGE }

WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS  
BEEN MADE AT AND UNDER MY DIRECTORIAL CONTROL OF THE PROPERTY DESCRIBED  
ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION  
OF SAID SURVEY, THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARD  
REQUIREMENTS FOR A BOUNDARY SURVEY, ILLINOIS STATUTES, CHAPTER 126,  
ARTICLE 10, PARAGRAPHS 1-10, AND ILLINOIS STATUTES, CHAPTER 126,  
ARTICLE 10, PARAGRAPHS 1-10, AND ILLINOIS STATUTES, CHAPTER 126,  
ARTICLE 10, PARAGRAPHS 1-10.

BY: [Signature]  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2828  
MY LICENSE EXPIRES NOVEMBER 30, 2014  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000870



## Route 53 Stormwater Pump Station

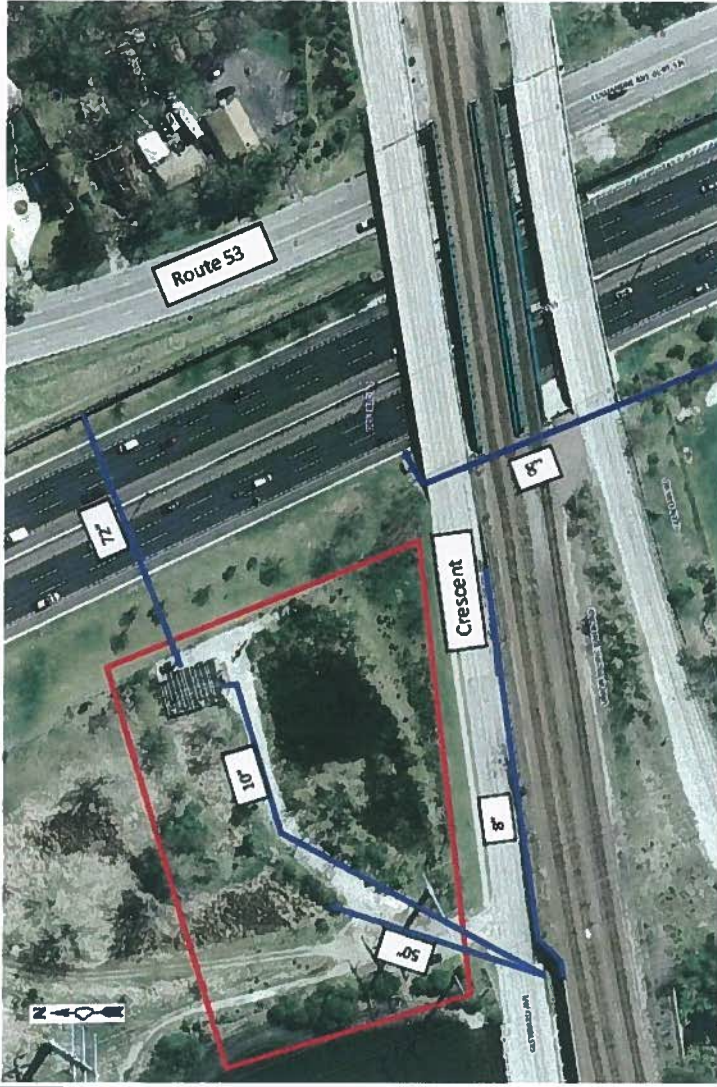
Category Sewer System/Stormwater Control Improvements

Department Public Works

Total Project Cost: \$5,340,900

### Description

Replacement of the existing pump station at a new location. This will significantly increase the capacity to pump stormwater and help alleviate flooding upstream. Costs include construction of a new facility on a new site.



Expenditures	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Total
Construction/Maintenance		1,633,500	3,316,500								4,950,000
Resident Engineering		390,900									390,900
<b>Total</b>		<b>2,024,400</b>	<b>3,316,500</b>								<b>5,340,900</b>

Funding Sources	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Total
Water/Sewer Capital Reserve		2,024,400	3,316,500								5,340,900
<b>Total</b>		<b>2,024,400</b>	<b>3,316,500</b>								<b>5,340,900</b>