

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) X *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: August 11, 2014 (B of T) Date: August 21, 2014

TITLE: PC 14-09; 255 E. Wilson Avenue & 1051 S. Hammerschmidt Avenue

SUBMITTED BY: Department of Community Development *MS*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, the Village of Lombard, requests that the Village grant approval of a major amendment to Ordinances 6213 and 6214, which granted zoning and planned development approval located in the Office District. Said amendment would provide for the relocation and construction of a fuel dispensing facility for the Village. (DISTRICT # 6)

The Plan Commission recommended approval of this petition by a voted 6 to 0 vote.

The petitioner requests a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____

Finance Director X _____ Date _____

Village Manager X _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

DATE: August 21, 2014

SUBJECT: PC 14-09; Village of Lombard – 255 E. Wilson Avenue and 1051 S. Hammerschmidt Avenue

Please find the following items for Village Board consideration as part of the August 21, 2014 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 14-09 (amended due to scrivener's error); and
3. An Ordinance granting approval of a major amendment to Ordinances 6213 and 6214, which granted zoning and planned development approval located in the Office District.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the August 21, 2014 Board of Trustees agenda with a waiver of first reading, as requested by the petitioner (attached).



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

August 21, 2014

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Peter Breen, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 14-09; 255 E. Wilson Avenue & 1051 S. Hammerschmidt Avenue

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, the Village of Lombard, requests that the Village grant approval of a major amendment to Ordinances 6213 and 6214, which granted zoning and planned development approval located in the Office District. Said amendment would provide for the relocation and construction of a fuel dispensing facility for the Village.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development; Carl Goldsmith, Director of Public Works; and Mark Ravansei of Integrity Environmental Services, Inc. Naperville, Illinois.

Mr. Goldsmith spoke on the relocation of the fueling facility on Village Hall property. A map of the current fuel facility was displayed showing its location southeast of the Public Works Administration Building. The facility has been in place for approximately forty (40) years and many components are out of date and non-compliant with code from the State Fire Marshall. The site serves approximately one hundred and thirty (130) Village vehicles and administration vehicles from the School District. A new fueling facility was considered starting in 2012. The Village did look into replacing the facility onsite, but due to the location of the facility, at the lowest point of the property, it was not feasible. The location is

prone to flooding and water infiltration. The Village Board included funds for the fueling center replacement in the 2014 Capital Improvements Plan. This would bring the facility into full safety compliance for the operators, users, and surrounding neighborhood. The Village issued a Request for Proposals (RFP) to replace the fueling facility at the northeast corner of Central Avenue and Hammerschmidt Avenue. Due to physical constraints this location did not work. An alternate site was proposed that is further from adjacent property and completely contained on the Village's site. Mr. Goldsmith said this site would minimize impact on the surrounding neighborhood and would provide an opportunity to expand Village parking. This would also allow the Village to address stormwater issues by having the south portion of the parking lot be constructed of permeable pavers. The proposed fueling facility would be accessed from Central Avenue and Holloman Drive. Integrity Environmental was hired as the contractor and the Village Board of Trustees approved the design build contract. Mr. Goldsmith referenced the neighborhood meeting on July 10, 2014 and the neighborhood concerns. The canopy will be reduced to thirty feet (30) by twenty feet (20) in size with motion activated LED lights. The new equipment will be compliant with regulations set forth by the State Fire Marshall. A landscape plan will be developed and Mr. Goldsmith said he hopes to construct a landscape berm to minimize the impact and visibility of the property on Hammerschmidt Avenue. There will be landscaped areas along the drive aisles in the parking lot. The site currently goes through approximately 100,000 gallons of unleaded fuel and 42,000 gallons of diesel per year. The capacity would not increase or decrease since the same number of vehicles would be fueling. The Village would like to increase the size of the tanks to hold more fuel. The current fueling facility and tanks would be removed when the new facility is operational. Any contamination would be remediated. In the proposed facility, space will be made available for compressed natural gas, if in the future this is necessary. Electric charging stations would also be made available.

Commissioner Sweetser asked for clarification on the number of vehicles that use the facility. Mr. Goldsmith said the police department sedans use the facility the most. A routine day would have over forty (40) vehicles fueling throughout the day. Administrative vehicles usually fuel once every two weeks.

Commissioner Burke asked if staff could show how the current facility and proposed facility are accessed. Mr. Goldsmith said the current facility is only accessed from the south at Central Avenue. The proposed facility has access off Holloman Drive and Central Avenue. Holloman Drive serves the Village Hall complex. Mr. Goldsmith said the larger vehicles, such as fire trucks, have a difficult time making the turn into and out of the current fueling facility.

Commissioner Cooper asked if the existing facility will be removed. Mr. Goldsmith said the existing facility will be removed upon completion of the project. A concrete pad will be placed over the top of the current facility.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment.

Ms. Alice Feitl of 1040 S. Hammerschmidt Avenue spoke. She stated that she lived at 1040 S. Hammerschmidt Avenue since April, 1968. Ms. Feitl said she was at the neighborhood meeting but has some additional questions and comments. She stated that this is a residential area and when the Village Hall Complex was built it was supposed to blend in with the area as much as possible. The gas pumps will be brought up to street level and be an attractive nuisance for the area as they are currently hidden. Many people walk nearby and around the Village Hall Complex and will pass the new pumps. This will increase traffic on Hammerschmidt Avenue, in an area that sees a lot of pedestrian traffic including Village employees. The pond will be across from the proposed fueling facility which is an area many children ride their bikes around. Ms. Feitl expressed her concern about vehicles not stopping at the stop signs. She asked how much light will spill out to the surrounding areas. Children may be inclined to play near the pumps. She asked about noise levels from vehicles filling up, traffic, and vehicles beeping when they back up. Ms. Feitl also asked about pollution or contamination from gas spills. There was an indication that the ground in the existing facility is contaminated and she asked if the Village could guarantee that the new location would not cause any contamination. She asked if a cost comparison was done to repair and clean up the existing site versus building a new site or if the Village considered purchasing a vacant gas station. Ms. Feitl asked if an EPA assessment was done and if that was available to the public. She said a berm could be constructed and asked what would happen in the winter when the tree shield is diminished. She mentioned there are a number of dead trees at the Village Hall Complex. She asked about how the cameras will be monitored if they are with other cameras and only monitored by one person. She stated that she would prefer if the pumps were relocated in the same general area since it was designed for that purpose and not intrude into a residential area. She said this project will change the neighborhood.

Mr. Goldsmith said a photometric study was done and shows no light spill over to the neighboring properties to the west and south. All the light will be contained to the fueling facility. He stated there is no incident number from the Illinois EPA on the existing fueling facility. Site work will determine if there was contamination and what the next steps will be. The new facility will use better quality equipment that is better designed. The new tanks will have emergency shut offs to minimize leaks. He stated the Village discussed the concept of acquiring a private facility. The Village Hall Complex is convenient because vehicles are often brought to Public Works for maintenance. He stated this is a not a manned station. Each employee has a code to obtain access to dispense fuel. Mr. Goldsmith said there is a potential for increased traffic on Hammerschmidt Avenue, but the proposed facility will have two access points for entry. He stated there is an existing berm located south of Holloman Drive and depending on the amount of new fill, this berm could be continued. Staff has looked into adding existing trees. A contract was executed to remove approximately twenty-nine (29) diseased trees from the Village Hall Complex. Mr. Goldsmith said the new equipment is better quality and that should help decrease the likelihood of a spill. He said there will be less back-up beeping noises since vehicles can drive through the fueling facility. He said emissions should be no greater than they are today.

Commissioner Cooper asked if staff looked into replacing the existing facility. Mr. Goldsmith said that was the original desire but given the low elevation and ground water infiltration issues,

new equipment could also be damaged. It was recommended that the Village find an alternative location.

Chairperson Ryan asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety as well as the updated copy of the Final Engineering Improvement Plan for the Fueling Station. She stated the Village Hall Complex is zoned OPD, Office Planned Development, and this is considered a major amendment to the Planned Development, which requires a hearing before the Plan Commission. The Village is proposing to construct a new fueling facility. A neighborhood meeting was held on July 10, 2021. The existing facility will be removed when the new facility is operational. Staff has discussed landscaping and screening with Public Works. As the photometric plan shows, the light will be directed at the fueling station and directed downward to minimize glare. The Comprehensive Plan shows this area as public and institutional and the fueling station is an ancillary use to the Village Hall Complex. No signage is being proposed on the canopy or fueling island. The Village Hall Complex has been before the Plan Commission, Zoning Board of Appeals, and Village Board of Trustees for other petitions. Staff finds the project meets the standards.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Sweetser stated many suburbs make their fueling station blend into the surrounding area. Ms. Ganser said that could be achieved by not adding any signage and increasing the amount of landscaping. Mr. Goldsmith said the Village will try to provide ample screening to reduce site lines.

Commissioner Cooper said she noticed the use of permeable pavement and asked if there were other examples in the Village. Mr. Goldsmith said this is similar to pavement at the Morton Arboretum and the Kane County Cougars stadium. Commissioner Cooper said she excited the Village is using permeable pavers and it is a great example for other development. Mr. Goldsmith said he believes this is the first application of this type of material on Village property.

Commissioner Mrofcza asked why the canopy size was reduced. Mr. Goldsmith said this will minimize impact on the neighbors, save money on the project, and provide the same functionality.

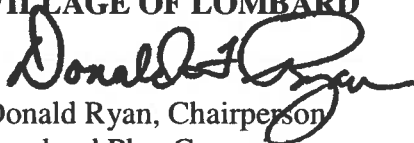
On a motion by Commissioner Burke, and a second by Commissioner Sweetser, the Plan Commission voted 6-0 that the Village Board approve the petition associated with PC 14-09, subject to the following six (6) conditions:

1. That this relief is limited to the construction of a new fueling station only and any physical site improvement or alterations require approval through the Village;

2. That the current fueling station be removed once the new fueling station is operational;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
4. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the fueling station is not established by said date, this relief shall be deemed null and void; and
6. That the canopy size be amended to approximately thirty feet by twenty feet.

Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan", written over the printed name and title.

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

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PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

VILLAGE OF LOMBARD – 255 E. WILSON AVE AND 1051 S. HAMMERSCHMIDT AVE

July 28, 2014

Title

PC 14-09

Petitioner

Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

Property Owner

Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

Property Location

255 E. Wilson Avenue and 1051
S. Hammerschmidt Avenue
(06-17-308-027)
(Trustee District #6)

Zoning

OPD

Existing Land Use

Civic Center

Comprehensive Plan

Public and Institutional

Approval Sought

Requests approval of a major amendment to Ordinances 6213 and 6214, which granted zoning and planned development approval located in the Office District.

Prepared By

Jennifer Ganser
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, the Village of Lombard, requests that the Village take the following actions regarding site improvements for the subject property located in the OPD: Pursuant to Section 155.504 of the Zoning Ordinance, the petitioner, the Village of Lombard, requests approval of a major amendment to Ordinance 6213 and 6214, which granted planned development approval located in the (O) Office District. Said amendment would provide the relocation and construction of a fuel dispensing facility for the Village.

The petitioner is proposing to construct a new fuel dispensing facility in a new location according to the attached plans. The current location is inadequate to meet the needs of refueling Village-owned vehicles. The fueling station will include a 10,000 gallon diesel underground storage tank, a 12,000 gallon underground tank for unleaded fuel, and a canopy (approximately 40' by 32') over two diesel fuel dispensers and two unleaded fuel dispensers. In addition, the Village desires to provide an opportunity for future expansion to accommodate compressed natural gas (CNG) dispensing and electric vehicles (EV) charging station. The existing fueling station will be removed once the new fueling station is operational. One hundred and thirty vehicles are fueled at the fueling station. A neighborhood meeting was held on July 10, 2014 where Village staff and consultants were available to answer questions and review the plans.

PROJECT STATS

Lot size

Parcel Size: 14.98 acres

Parking

Demand: 204 spaces

Supply: 182 spaces

Submittals

1. Petition for a public hearing, submitted;
2. Response to Standards for a Conditional Use;
3. Response to Standards for a Planned Development;
4. Photometric Plan, prepared by Engineering Resource Associates, Inc. submitted on July 2, 2014
5. Final Engineering Improvement Plans Fuel Station, prepared by Engineering Resource Associates, Inc.; dated June 17, 2014

APPROVAL(S) REQUIRED

Pursuant to Section 155.504 of the Zoning Ordinance, the petitioner, the Village of Lombard, requests approval of a major amendment to Ordinances 6213 and 6214, which granted zoning and planned development approval located in the Office District. Said amendment would provide for the relocation and construction of a fuel dispensing facility for the Village.

EXISTING CONDITIONS

The subject property is currently improved with facilities and buildings related to the Village of Lombard. A fueling station is on the site currently and it is being proposed to be relocated. The current fueling station is inadequate to meet the needs of the Village. Many components, including the underground storage tanks, are not compliant with current codes for fueling stations. The current location has also seen incidents of flooding and accidents. One hundred and thirty vehicles are fueled at the fueling station. The existing fueling station will be removed once the new fueling station is operational.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project.

Fire Department:

The Fire Department has no issues or concerns regarding the project.

Private Engineering Services:

Private Engineering Services (PES) has no issues or concerns regarding the project.

Public Works:

The Department of Public Works has no issues or concerns regarding the project.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R2	Single Family Residential
South	R2	Single Family Residential
East	R2	Single Family Residential
West	R2	Single Family Residential

In consideration that the surrounding land uses are residential the fueling station will be screened by landscaping. The photometric plan shows low to no lighting at the south end of the area, near Central Avenue. Lighting will only be at the fueling station and directed downward to minimize glare. During non-peak hours the lighting will be motion censored to turn on and off at movement. Also, vehicles may access the new fueling station off of Holloman Drive, which may lessen traffic on public streets.

2. Comprehensive Plan Compatibility

The Comprehensive Plan shows this area as Public and Institutional. The fueling station is an ancillary use to the property.

3. Zoning & Sign Ordinance Compatibility

As this is a major amendment to the planned development, a conditional use permit is required. No signage is being proposed on the canopy or fuel island.

4. Site Plan: Access & Circulation

The plan seeks to modify the existing parking lot used for the Public Works Administrative Building to accommodate the new fueling station. The parking lot takes access off Holloman Drive, which currently serves the Village Complex as the main access point. The parking lot at the Public Works Administration Building would be split, with the east drive aisle being extended towards Central Avenue to allow for vehicle parking. The west drive aisle would be used to develop the new Fuel Dispensing Facility. Curb cuts would be made on Central Avenue to accommodate the new movements. Also, vehicles may access the new fueling station off of Holloman Drive, which may lessen traffic on public streets.

5. Lighting

The canopy will be approximately forty (40) feet long by thirty-two (32) wide. The canopy will include light emitting diode (LED) light fixtures. The photometric plan shows low to no lighting at the south end of the area, near Central Avenue. Lighting will only be at the fueling station and directed downward to minimize glare. During non-peak hours the lighting will be motion censored to turn on and off at movement. Landscaping will be used to screen the site.

SITE HISTORY

PC 08-18

Ordinance 6213 approved a map amendment (rezoning) from R2 to O

Ordinance 6214 approved a conditional use for a planned development and granted a variation to allow for off-street parking within the required thirty foot front yard (construction did not occur)

ZBA 97-12

Ordinance 4314 provided for the installation of a parking lot lighting standards for the reconstruction of the fan shaped parking lot

ZBA 97-04

Request withdrawn for parking lot lighting standards

BOT 97-02

Ordinance 4320 granted a variation of Section 15-112-4 of the DuPage Countywide Stormwater and Floodplain Ordinance for proposed parking lot reconstruction activities (construction did not occur)

ZBA 91-10

Ordinance 3454 granted a front yard variation to provide for a fence of five feet in conjunction with an educational composting demonstration project

FINDINGS & RECOMMENDATIONS

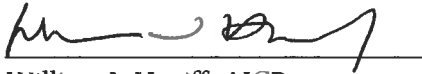
Staff finds that as the proposed major amendment is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested major amendment and finds that the proposed use **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-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 14-09:

Based on the submitted petition and the testimony presented, the proposed major amendment does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the major amendment is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 14-09, subject to the following conditions:

1. That this relief is limited to the construction of a new fueling station only and any physical site improvement or alterations require approval through the Village;
2. That the current fueling station be removed once the new fueling station is operational;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
4. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the fueling station is not established by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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STANDARDS FOR PLANNED DEVELOPMENTS

SECTION 155.508 (A) (B) (C) OF THE LOMBARD ZONING ORDINANCE

A. General Standards

1. Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.

The property is zoned Office Planned Development (OPD) and the use of government offices complies with the zoning district. The use of a fueling station is an ancillary use.

2. Community sanitary sewage and potable water facilities connected to a central system are provided.

Sanitary sewage and potable water facilities are connected to a central system and are provided for. The fueling station will not impact the above.

3. The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.

The Comprehensive Plan, updated in 2014, recommends office use for the site. The use of government offices complies with the Comprehensive Plan. The use of a fueling station is an ancillary use.

4. That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.

The planned development is in the public interest and provides a public service to the Village. The property provides government services to the residents of Lombard. Only Village staff is allowed to use the fueling station for Village owned vehicles and District 44 for administration vehicles.

5. That the streets have been designed to avoid:

a. Inconvenient or unsafe access to the planned development;

b. Traffic congestion in the streets which adjoin the planned development;

c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

The streets at the property are safe, free of congestion, and do not create an excessive burden. The redesigned fueling station will create a more efficient atmosphere for Village vehicles to visit. There is a current fueling station and the new station will not create an increase in traffic or congestion as the same number of vehicles will be using the fueling station. The new fueling station was designed to minimize traffic congestion as it will allow for Village staff to access the fueling center without needing to drive on public roads.

STANDARDS FOR CONDITIONAL USES

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

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 fueling station will not be detrimental to or endanger residents of the Village. A fuelling station already exists on the property and is being rebuilt to better serve the needs of Village staff. There will only be lighting at the fuel island. The lighting will be on an automatic timer and turn on when someone arrives to fuel a vehicle. The lighting will be directed downward to minimize glare. The fueling station is designed with systems that meet or exceed all current regulations for fueling facilities.

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 fueling station will not be injurious to the surrounding property as it already exists. The facility is past its useful life and the new facility will better serve the Village staff.

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 fueling station will not impede development. The new fueling station will be used by the same vehicles as the current facility. It was designed to minimize the impact on the surrounding neighborhood. Lighting has been reduced to minimize glare. The Village has conducted a photometric study that shows no light evident at the property lines.

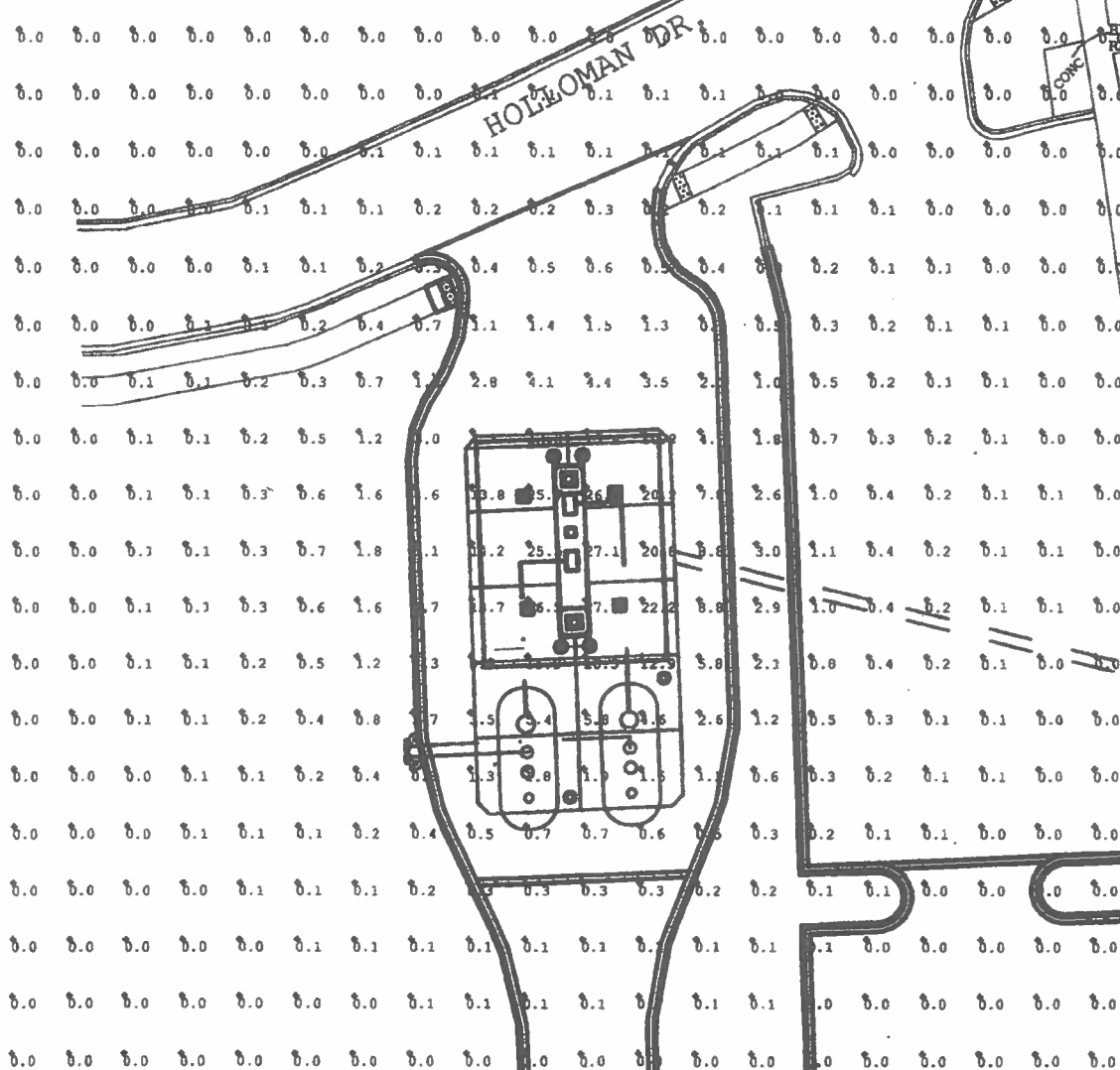
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

Adequate public utilities, access roads, and drainage have been provided for and will continue to be provided for. The new fueling center will allow for Village staff to access the fueling center without needing to drive on public roads. Permeable pavers are being used, where acceptable, to provide for drainage.

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 fueling station is for Lombard municipal vehicles and administration vehicles for District 44. The new fueling station was designed to minimize traffic congestion as it will allow for Village staff to access the fueling center without needing to drive on public roads.

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



■LSI - LED CANOPY LIGHT - LEGACY (CRUS-SC-LED-SS-CW-UE-WHT)

ENGINEERING RESOURCE ASSOCIATES, INC.
 CONSULTING ENGINEERS SCIENTISTS & SURVEYORS

35701 WEST AVENUE, SUITE 150
 WARRENVILLE, ILLINOIS 60555
 PHONE (630) 393-3060
 FAX (630) 393-2152

1012 CROSSING COURT
 CHAMPAIGN, IL 61822
 PHONE (217) 351-625R
 FAX (217) 355-1902

DESIGNED BY	JR	FUEL STATION VILLAGE OF LOMBARD PUBLIC WORKS LOMBARD, IL
DRAWN BY	JR	
APPROVED BY	JR	

PC14-09

Nowakowski, Tamara

From: Ganser, Jennifer
Sent: Tuesday, July 29, 2014 10:55 AM
To: Nowakowski, Tamara
Subject: FW: Waiver of first reading

From: Goldsmith, Carl
Sent: Tuesday, July 29, 2014 8:20 AM
To: Ganser, Jennifer
Cc: Urish, Tami
Subject: RE: Waiver of first reading

The Village formally requests that PC14-09 and PC 13-07 be placed on the next Village Board of Trustees agenda with a waiver of first reading. The waiver will permit the construction to occur in accordance with the schedule established for both projects. Thanks!

Carl S. Goldsmith
Director of Public Works
Village of Lombard
1051 S. Hammerschmidt Avenue
Lombard, IL 60148
630-620-5740
630-620-5982 fax
goldsmithc@villageoflombard.org

From: Ganser, Jennifer
Sent: Tuesday, July 29, 2014 8:13 AM
To: Goldsmith, Carl
Cc: Urish, Tami
Subject: Waiver of first reading

Carl,

If you would like to request waiver of first reading for PC 14-09 and PC 13-07 can you please send Tami and I an email with a request? Thanks!

Jennifer Ganser
Assistant Director of Community Development
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148
tel: (630) 620-5717
fax: (630) 629-2374
ganserj@villageoflombard.org

ORDINANCE NO. _____

AN ORDINANCE GRANTING A MAJOR AMENDMENT PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.504(A) OF THE LOMBARD ZONING ORDINANCE FOR THE CIVIC CENTER PLANNED DEVELOPMENT, AS ESTABLISHED BY ORDINANCES 6213 AND 6214, TO ALLOW FOR THE RELOCATION AND CONSTRUCTION OF A FUEL DISPENSING FACILITY FOR THE VILLAGE OF LOMBARD

PC 14-09: 255 E. Wilson Avenue and 1051 S. Hammerschmidt Avenue – Village of Lombard

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned OPD Office District Planned Development; and,

WHEREAS, an application has been filed requesting approval of a major amendment pursuant to Title 15, Chapter 155, Section 155.504(A) Major changes in a planned development to allow for the relocation and construction of a fuel dispensing facility for the Village of Lombard; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on July 28, 2014 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the major amendment, subject to six conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a major amendment is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3;

SECTION 2: That this Ordinance is limited and restricted to the property located at 255 E. Wilson Avenue and 1051 S. Hammerschmidt Avenue, Lombard, Illinois and legally described as follows:

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-17-308-027; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That this relief is limited to the construction of a new fueling station only and any physical site improvement or alterations require approval through the Village;
2. That the current fueling station be removed once the new fueling station is operational;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
4. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
5. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the fueling station is not established by said date, this relief shall be deemed null and void; and
6. That the canopy size be amended to approximately thirty feet by twenty feet.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Ordinance No. _____
Re: PC 14-09
Page 3

Passed on first reading this ____ day of _____, 2014.

First reading waived by action of the Board of Trustees this ____ day of _____, 2014.

Passed on second reading this ____ day of _____, 2014, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this ____ day of _____, 2014.

Keith T. Giagnorio
Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published by me in pamphlet from this ____ day of _____, 2014.

Sharon Kuderna, Village Clerk