

East: Interstate 355 and property within the R2 - Single Family Residence District; developed as a Single Family Residences and a religious institution.

West: Property in Unincorporated DuPage County zoned single family residential; Regional Open Space

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on April 13, 2011:

1. Petition for Public Hearing.
2. Standards for Conditional Uses.
3. Site Plan, prepared by Engineering Resource Associates, Inc., dated April 12, 2011.
4. Topographic Survey, prepared by Gentile and Associates, Inc., dated March 17, 2011.
5. DuPage Forest Preserve Future CNG Station Layout, prepared by Gas Technology Institute, dated April 11, 2011.

DESCRIPTION

The subject property is owned and maintained by the Forest Preserve District of DuPage County and is known as the Churchill Woods Forest Preserve. A portion of the Churchill Woods Forest Preserve is utilized as a fleet maintenance facility. The petitioner plans to modify their vehicle fueling capabilities of the fleet maintenance facility by adding a compressed natural gas (CNG) fueling station, which will supplement the existing gasoline fueling facility already located on the premises. The Zoning Ordinance classifies 'municipal facilities' as a conditional use in the underlying CR - Conservation Recreation District. The existing facility did not receive approval in the past; therefore, the expansion of the municipal facility requires conditional use approval.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The PES Division of Community Development has the following comments on the above petition:

- 1) All work is to be completed to Village standards, details and specifications.
- 2) By Code, Stormwater detention is required for the area disturbed.

PUBLIC WORKS

The Public Works Engineering has no comments.

FIRE DEPARTMENT

The Fire Department provides the following comment(s) after review of the submitted site plan and equipment specifications for the proposed CNG Fueling Facility:

Site plan and documentation for this facility appear to meet the scope and intent of the Fire Code and appropriate National Standards.

BUILDING DIVISION

The Building Division offers the following comments:

1. At the time of permit application, a full plan showing the location of all overhead power lines will need to be submitted.
2. Also needed at time of permit application, the plans will need to show compliance with the 2009 International Fuel Gas Code as it relates to Chapter 4, Section 413 (Compressed Natural Gas Motor Vehicle Fuel Dispensing Facilities). Currently the plan shows no electrical, grounding and bonding, required emergency shut off, method of CNG tank bracing, listing of equipment, required signage, etc.
3. The applicable codes for this project are the 2009 International Building Code, 2009 International Fire Code, 2009 International Fuel Gas Code, 2008 National Electrical Code, and Chapter 150 of the Village of Lombard Code of Ordinances.

PLANNING

The District received a U.S. Department of Energy grant to initiate a CNG program in the Chicago area. The overall grant recipient was the City of Chicago, but the plan and program is to locate about 12 such facilities, strategically placed through the metropolitan area and the district, which their large fuel size and operations was identified as a key beneficiary of the effort. The initial focus was to place the facilities for the use and benefit of entities with large pools of vehicles.

Compliance with the Zoning Ordinance

The Churchill Woods Forest Preserve is located on West St Charles Road, directly west of I-355. A portion of the Churchill Woods Forest Preserve is utilized as a fleet maintenance facility. The fleet currently utilizes a gasoline fuel pump island, which is located in close proximity to the fleet maintenance building. The existing facilities would be considered legal non-conforming and any expansion to the facility would require conditional use approval.

The petitioner is proposing to create a new fueling pad site for compressed natural gas (CNG) fueling directly south of the existing fuel pump island. The proposed fueling station will contain the proper electrical and mechanical components to provide the petitioner the ability to provide natural gas to their vehicles. The actual service pump for the natural gas will be located within seven (7) feet to the north of the existing fuel station to allow for ease of use. The existing fuel station is to remain on the property. The proposed CNG facility will not include an overhead canopy. The facility will operate similarly to a recently constructed CNG facility in the Blackwell Forest Preserve in Warrenville. The Churchill Woods facility is intended to provide a fueling center for vehicles in eastern DuPage County.

The petitioner has indicated that the proposed use will not increase the fleet's size or level of traffic activity to/from the site. The CNG fueling station will only be made available to Forest Preserve District fleet and any other fleets that enter into a use agreement with the district. As of this date, only DuPage County government has entered into such an agreement. The facility will be open for use on a 24/7 basis (as the current fueling center), it will not be open to the public. Access to the facility will remain unchanged. In discussion regarding this matter, the District did note that the existing District fleet garage is slated to be relocated to Warrenville and the existing garage will be razed in the next few years. However, the fueling center would remain.

The fuel pumps and other appurtenances associated with the proposed fueling station will not exceed eight (8) feet in height. The proposed fueling station meets all other requirements of the Zoning Ordinance.

Compatibility with Surrounding Land Uses

The subject property is approximately 56.52 acres. When combined with the surrounding parcels that make up the Churchill Woods Forest Preserve, the total land area is 254 acres. The proposed fueling station is centrally located within the Forest Preserve property and will therefore be screened from surrounding properties by acres of land. The actual pad site, which would contain the fuel pumps and other appurtenances, would be 468 square feet. As the subject parcel of land is 56.52 acres, the amount of land being improved as part of the proposed project would only be 0.0002% of the total parcel. The CNG fueling center would operate no differently than the existing center, so the impacts on adjacent properties would not be significant. Natural gas fuel would be delivered to the site via an existing gas line within the St. Charles road right of way, thereby minimizing truck deliveries of fuel product.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends open space and recreational uses for the subject property. The current open space and recreational use of the property is compatible with the recommendations of the Comprehensive Plan. The proposed use would serve as a supplemental function of the current use. As such, staff believes that the proposed use is also compatible with the recommendations of the Comprehensive Plan.

Other Considerations

As part of past intergovernmental considerations pertaining to the site, the Village has been seeking approval of an agreement to provide for an entryway sign immediately adjacent to the subject property. The proposed location of the signage would not be impacted by the CNG facility. However, in consideration of this request, the Village requests that as a condition of approval, the District make accommodation for the Village entrance sign to be placed on or abutting the subject property. This can be addressed by providing an approximate 5' by 10' area for the sign along St. Charles Road, through an easement or an intergovernmental agreement. The Village would be responsible for providing and installing the sign itself.

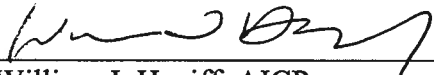
FINDINGS AND RECOMMENDATIONS

The Department of Community Development finds that the information presented **meets** the Standards for a Conditional Use as set forth in the Zoning Ordinance. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the proposal **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, I recommend to the Corporate Authorities **approval** of PC 11-13, subject to the following conditions:

1. The petitioner shall develop the space in substantial conformance with the site plan, prepared by Engineering Resource Associates, Inc., dated April 12, 2011
2. As part of the approval, the petitioner shall address the comments included within the IDRC Report.
3. As part of the approval for the facility, the petitioner provide the ability for the Village to install a Village entry sign to be located on or abutting the subject property.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

PC 11-13: 889 W. St. Charles (Churchill Woods Forest Preserve)



**STANDARDS
FOR CONDITIONAL USES**

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

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

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 expansion of the existing multi-fuel vehicle fueling station (Current fuels include: Ethanol, Bio-diesel, and Propane) at the Churchill Fleet Maintenance site to include natural gas vehicle fueling will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. By expanding the fueling capabilities to include natural gas, the use of the site is not changing, it is allowing for dispensing of an additional, cleaner and safer, fuel to be used by the Forest Preserve District of DuPage County's fleet. By using Compressed Natural Gas (CNG), the vehicles will produce significantly lower amounts of carbon monoxide, nitrogen oxide, non-methane hydrocarbons, particulate matter, and greenhouse gases. Using CNG will not only lead to cleaner air locally but it will also replace tens of thousands of gallons of imported petroleum per year with domestically produced natural gas. Additionally, the station enhancements will be designed to meet or exceed all applicable building, electric, and fire protection standards. Natural gas is safer than traditional liquid fuels to use as a vehicular fuel because it has a narrow flammability range and, because it is lighter than air, it dissipates quickly in the unlikely event of a release. Currently, there are more than a dozen natural gas fueling stations in the Chicagoland area which are operated safely by private companies such as Waste Management, Groot Industries and Veolia Environmental as well as by municipalities such as the City of Chicago, the Village of Downers Grove, and the Village of Oak Park.

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 existing fueling station site is surrounded by acres of Forest Preserve land and the proposed additional natural gas fueling equipment will not be injurious to the uses or enjoyment to any property in the vicinity. The use of the property is not changing, only the addition of the availability of a superior vehicle fuel is being added to the site.

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 existing fueling station site is surrounded by acres of Forest Preserve land and the proposed additional natural gas fueling equipment will not be impede any development or improvement of the surrounding property. The use of the property is not changing, only the addition of the availability of a superior vehicle fuel is being added to the site.

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

Existing infrastructure will either be adequate or the applicable public utility will provide additional service. ComEd will provide new electric service, Nicor will provide new natural gas service, there are no water needs associated with the enhanced use at the site, no new access roads are necessary, and there is no additional load on site drainage because the proposed facilities will only be replacing existing blacktop with concrete surface area. The plan will meet or exceed the stormwater ordinance of the Village of Lombard and DuPage County with respect to stormwater runoff and 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;*

This site is currently used by the Forest Preserve District of DuPage County to fuel vehicles and the proposed natural gas fueling station will only provide its fleet with a new fuel alternative; it will not directly lead to an increase in the fleet's size or level of traffic activity. Any future increased use by other entities can be easily accommodated by the ingress and egress space provided by the existing parking lots at the facility to the east and west of the fueling station.

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

The station enhancements will not be contrary to the objectives of the current Comprehensive Plan for the Village of Lombard. The enhancements will improve the "green" image of the Village by creating cleaner air in critical recreational areas and promoting the use of domestically produced fuels.

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*

All applicable Local, State, and Federal regulations and guidance will be conformed to in the design and installation of the station enhancements. Both the International Fire Code (IFC 2009) and the National Fire Protection Agency Vehicle Gaseous Fuel

Systems Code (NFPA 52) have specific guidance for the design of a natural gas fueling station which will be followed throughout the process.