

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 tattoo studio 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 14-19:

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 conditional use permit 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 14-19, 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;

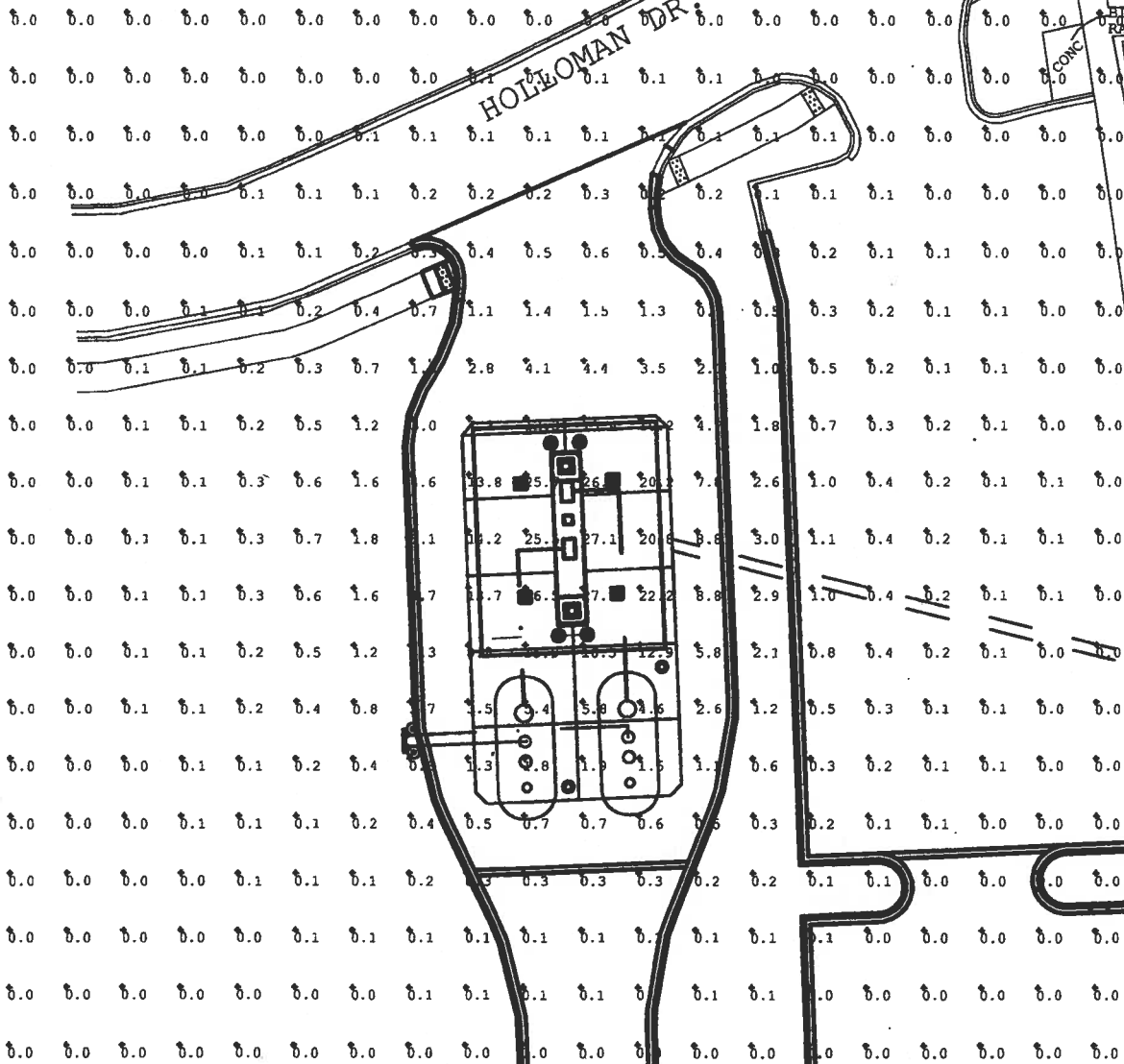
The fueling station is for Lombard municipal vehicles and administration vehicles for District 44. The new fueling station was designed to minimize traffic congestion as it will allow for Village staff to access the fueling center without needing to drive on public roads.

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

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.

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 property conforms to the regulations of the Office District and the Office Planned Development ordinance. The use of a fueling station is an ancillary use.



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



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DRAWN BY: JR
CHECKED BY: JM
APPROVED BY: JG

FUEL STATION
VILLAGE OF LOMBARD PUBLIC WORKS
LOMBARD, IL