

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: June 9, 2014 (B of T) Date: June 19, 2014

TITLE: PC 14-05; 1060 E. Roosevelt Road – Discount Tire Expansion

SUBMITTED BY: Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village approve amendments to Ordinance Nos. 5728 and 6396 as they relate to the expansion of an existing conditional use, automobile repair establishment, located within the B4A Roosevelt Road Corridor District. (DISTRICT #6)

The Plan Commission recommended approval of this petition by a voted 4 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: June 19, 2014

SUBJECT: PC 14-05: 1060 E. Roosevelt Road (Discount Tire Expansion)

Please find the following items for Village Board consideration as part of the June 19, 2014 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 14-05;
3. Completed Standards for a Conditional Use; and
4. An Ordinance granting an amendment to Ordinance Nos. 5728 and 6396 to allow for an approximately 2,200 square foot expansion to an existing conditional use (motor vehicle repair); and
5. Plans associated with the petition.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the June 19, 2014 Board of Trustees agenda.



VILLAGE OF LOMBARD

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

June 19, 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 14-05; 1060 E. Roosevelt Road – Discount Tire Expansion

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village approve amendments to Ordinance Nos. 5728 and 6396 as they relate to the expansion of an existing conditional use, automobile repair establishment, located within the B4A Roosevelt Road Corridor District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 19, 2014. Sworn in to present the petition was Matt Panfil, AICP, Senior Planner and the petitioner, Justin Crable of Atwell, LLC, 1245 E. Diehl Road, Suite 100, Naperville, IL 60563.

Mr. Crable described the project as an approximately 2,200 square foot expansion to the west side of the existing building. The addition is intended to be used for internal storage. Along with the expansion, the petitioner is proposing site improvements, including a reduction in overall impervious area, one additional parking space, a more efficient distribution of parking, the closing of the easternmost access point at Roosevelt Road, and the southernmost access point at Luther Avenue is to be shifted to the north by approximately twenty feet (20'). The modifications to the parking lot require the relocation of the existing monument sign to the southwest corner of the site.

In regards to the existing conditional use for outdoor display and sales, Ordinance No. 6396, no increase in display area is requested.

Chairperson Ryan asked for public comment, and, hearing none, he asked for the staff report.

Mr. Panfil submitted the staff report to the public record in its entirety.

Mr. Panfil began by identifying the advantages of the proposed site modifications,

including increased safety via the elimination of the Roosevelt Road curb cut at the southeast corner of the site and the shifting of the southernmost Luther Avenue access point further to the north, increased parking spaces, and an overall net decrease of approximately 621 square feet of impervious surface.

Noting the Interdepartmental Review Committee comments, Mr. Panfil stated that the Fire Department requires the existing fire sprinkler system to be evaluated by a fire protection engineer in order to meet current fire sprinkler standards. Private Engineering Services (PES) has specified that when curb cuts are removed they are to be replaced with six inch (6") barrier curb and right-of-way improvements. PES also concurs with the Department of Public Works' request for the installation of sidewalks along Church Avenue and Luther Avenue. Mr. Panfil stated that at this time, the question as to whether a fee in lieu of sidewalk construction will be accepted by the Village.

Mr. Panfil stated that because the proposed addition is greater than twenty percent (20%) of the existing structure, the project is considered a major development per the Village's Subdivision and Development Ordinance. Therefore, sidewalks, parkway trees, and street lights are to be installed in the adjacent Church Avenue and Luther Avenue rights-of-way and street lights in the adjacent Roosevelt Road right-of-way. However, the Department of Public Works does support a waiver regarding the installation of street lights because there is no nearby controller for connection.

In regards to the surrounding zoning and land uses, Mr. Panfil stated that because the B4A Roosevelt Road Corridor District is intended to provide for a wide variety of retail sales activity and since its annexation into the Village in 2005 the site has not had a negative impact on the community. Therefore, staff finds the project to be consistent with the zoning and land use of the surrounding properties.

Mr. Panfil stated that for elevations for a traditional retail store, staff generally would suggest an increase in transparency via additional windows. However, the proposed addition will be housing storage and a compressor room, which are not retail-oriented and may be less aesthetically than the proposed elevations.

Mr. Panfil concluded that staff finds the proposed expansion and site modifications to be consistent with the surrounding context, the Village's Comprehensive Plan, and Zoning Ordinance.

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

There were no comments from the Commissioners.

On a motion by Commissioner Burke and a second by Commissioner Flint, the Plan Commission voted 4-0 that the Village Board approve the proposed amendments to existing conditional uses as established in Ordinance Nos. 5728 and 6396 associated with PC 14-05, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans dated November 18, 2013 and/or March 18, 2014 and submitted as part of this request;
2. The petitioner shall satisfactorily address all comments noted with the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the building expansion and site modification are not constructed and operating by said date, this relief shall be deemed null and void.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

H:\CD\WORDUSER\PCCASES\2014\PC 14-05\PC 14-05_Referral Letter.docx

MAY 19, 2014

(continued from April 21, 2014)

Title

PC 14-05

Petitioner

Atwell, LLC
 c/o Todd Mosher
 1245 E. Diehl Road, Suite 100
 Naperville, IL 60563

Property Owner

Halle Properties, LLC
 20225 N. Scottsdale Road
 Scottsdale, AZ 85255

Property Location

1060 E. Roosevelt Road
 (Trustee District #6)

Zoning

B4A Roosevelt Road Corridor
 District

Existing Land Use

Automobile Service
 Establishment

Comprehensive Plan

Community Commercial
 (1998 Plan & 2014 Update)

Approval Sought

Amendments to Ordinances
 Nos. 5728 and 6396 to allow
 for the expansion of an existing
 conditional use.

Prepared By

Matt Panfil, AICP
 Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is proposing to construct an approximately 2,200 square foot addition onto the west side of the existing structure. The additional space is intended for storage. The petitioner also intends to make modifications to the existing parking lot. The proposed changes will eliminate one of the curb cuts along Roosevelt Road (southeast corner of lot), shift the southern curb cut at Luther Avenue to the north and thus further away from the intersections with Roosevelt Road, and will increase the total number of off-street parking spaces from forty-five (45) to forty-seven (47). According to the petitioner, the parking lot modifications will result in an overall net decrease of 621 square feet of impervious surface. Finally, the existing freestanding sign will be relocated to the southwest corner of the site.

APPROVAL(S) REQUIRED

The petitioner requests the Village take the following actions:

1. An amendment to Ordinance No. 5728 which granted a conditional use approval, pursuant to Section 155.415 (C) of the Zoning Ordinance, for an automobile repair establishment; and
2. An amendment to Ordinance No. 6396 which granted a conditional use approval, pursuant to Section 155.417 (G)(2)(a)(4) of the Zoning Ordinance, for outdoor display and sales of products.

PROJECT STATS

Lot & Bulk

Parcel Size:	1.38 acres 60,113 sq. ft.
Building Area:	11,585 sq. ft.
Lot Coverage:	74%

Reqd Setback & Lot Dimensions – Existing (Proposed)

Front:	30' (66')
Corner Side: (Luther Ave.)	30' (9.85'*)
Corner Side: (Church Ave.)	30' (97')
Rear:	30' (64')
Lot Width:	150' (280')

Parking Spaces

Demand:	36 spaces (2 ADA)
Supply:	47 spaces (2 ADA)

Submittals

1. Petition for Public Hearing;
2. Response to Standards for a Conditional Use;
3. Proposed Site Plan, prepared by Atwell, LLC, dated March 17, 2014 and submitted March 18, 2014;
4. Land Title Survey, prepared by Atwell, LLC, dated November 7, 2013 and submitted March 18, 2014;
5. Floor Plans, prepared by F. Matthew Ray Architect, dated November 18, 2013 and submitted March 18, 2014; and
6. Exterior Elevations, prepared by F. Matthew Ray Architect, dated November 18, 2013 and submitted March 18, 2014.

* Approved Per PC 05-24

EXISTING CONDITIONS

The subject property is currently improved with an approximately 9,300 square foot one-story structure with tire showroom and six (6) automobile service bays, parking lot, trash enclosure, and a fence along the northern property line. The site is accessed via two (2) curb cuts on Roosevelt Road, two (2) curb cuts on Luther Avenue, and one (1) curb cut on Church Avenue.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time. A full review will be conducted during the building permit process.

Fire Department:

The Fire Department notes that the current fire sprinkler system serving the structure will be required to be evaluated by a fire protection engineer in order to meet the current fire sprinkler standards as specified in the 2007 edition of the NFPA 13 for the protection of rubber tire storage.

Private Engineering Services:

Private Engineering Services notes the following:

1. Any areas of the parking lot that are being modified shall be provided with a six inch (6") barrier curb;
2. The relocated driveway off of Luther Avenue shall meet the Village's commercial driveway standards, including curbing and sidewalk through the driveway;
3. PES concurs with the Department of Public Works comment (see below) regarding the installation of sidewalks along Church Avenue and Luther Avenue;
4. Photometric and Landscape Plans will be required for the parking lot and right-of-way;
5. During PES' detailed plan review it will be necessary to verify that the accessible parking spaces meet ADA grading standards;
6. During PES' detailed plan review existing versus new impermeable lot coverage calculations shall be submitted; and
7. The removal of the eastern apron along Roosevelt Road will require a permit from the Illinois Department of Transportation (IDOT) to include depressed curb removal and replacement with a six inch (6") barrier curb and gutter as well as sodding of the parkway.

Public Works:

The Department of Public Works offers the following comments:

- 1. As the proposed building addition is greater than twenty percent (20%) the area of the existing building the proposal constitutes a Major Development per Section 154.306 of the Village’s Subdivision and Development Ordinance. Therefore sidewalks, parkway trees, and street light(s) shall be installed in the adjacent Church Avenue and Luther Avenue right-of-way and street light(s) installed in the adjacent Roosevelt Road right-of-way.

Public Works supports waiving the street light requirements in each of the right-of-ways since there is no nearby controller to tie into, and a neighborhood street lighting project, if done in the future, would require a contribution from all benefitting property owners through a Special Assessment.

If the petitioner prefers, the trees can be installed on private property provided that an easement is dedicated to the Village. Also, the trees along Church Avenue shall be of a species suitable to being located underneath the overhead transmission wires; and

- 2. The existing bush at the northeast corner of the intersection of Church Avenue and Roosevelt Road appears to be in the public right-of-way as well as the clear line of sight area is to be removed.

Planning Services Division:

The Planning Services Division (PSD) concurs with the comments provided by the Department of Public Works and PES.

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R1 & DuPage Co. R4	Single Family Homes
South	DuPage Co. B1	Commercial (Law & Medical Offices) & ComEd right-of-way
East	B4A	Commercial (Tire & Battery Retail)
West	R1	Religious Institution

In consideration that the B4A Roosevelt Road Corridor District is intended to provide a wide variety of retail sales activity required to meet the demands of a developing local market and that since its annexation into the Village in 2005 the site has not had a negative impact on the community, staff finds the project is consistent with the zoning and land use of the surrounding properties.

2. Comprehensive Plan Compatibility

The automobile repair establishment conditional use is consistent with the Comprehensive Plan’s recommendation of community commercial uses for the site.

3. Zoning & Sign Ordinance Compatibility

With the exception of the previously approved corner side yard setback variation along Luther Avenue, the existing structure and proposed alterations meet all lot, bulk, and setback standards for the B4A Roosevelt Road Corridor District.

The existing freestanding is non-conforming due because it lacks a six inch (6") barrier curb which is required when a freestanding sign is located within a driveway, parking, maneuvering or pedestrian area. The proposal to relocate the sign to its new location will bring the sign into conformity with the Village's Sign Ordinance, provided the petitioner confirms that the sign will be set back not less than seventy-five feet (75') from the centerline of Roosevelt Road, as required by code.

4. Site Plan: Access & Circulation

Staff believes that the proposed modifications to the parking lot and curb cuts will improve on-site circulation as well as reduce the amount of conflict at the points of ingress/egress, most notably at the intersection of Luther Avenue and Roosevelt Road. The drive aisle and parking spaces conform to the Village's dimensional standards.

5. Elevations

Based on the submitted elevations, staff believes the proposed structural addition will be aesthetically consistent with the existing building. For a traditional retail store, staff would traditionally advise an increase in the overall transparency of the site via windows. However, because the windows would only increase visibility to a storage and compressor rooms, staff finds the proposed elevations to be acceptable.

SITE HISTORY

The existing building was constructed in 1979 when the property was still part of unincorporated DuPage County. The site was not annexed into the Village of Lombard until September 15, 2005.

PC 05-24

The approvals granted under PC 05-24 included:

1. Approval of an Annexation Agreement – Ordinance No. 5724;
2. Annexation of the property – Ordinance No. 5725;
3. Approval of a map amendment to rezone the property from R1 Single Family Residence District to B4 Corridor Commercial District (later changed to B4A) – Ordinance No. 5726
4. Approval of a variation to allow for an existing 9.85 foot corner side yard setback – Ordinance No. 5727; and
5. Approval of a conditional use for an existing automobile service establishment – Ordinance No. 5728.

PC 09-25

A conditional use to allow for outdoor display and sales of products was approved on October 15, 2009. The proposed addition will not affect the location of the outdoor display areas.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed expansion and site modifications to an existing automotive service establishment 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 amendments to existing Ordinance Nos. 5728 and 6396, which granted conditional uses for an automotive service establishment and outdoor display and sales, and finds that provided the petitioner can sufficiently address any and all concerns expressed by the Village's Fire Department, Private Engineering Services, and Department of Public Works, the 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-Department Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 14-05.

Based on the submitted petition and the testimony presented, the proposed amendments to existing conditional uses as established by Ordinance Nos. 5728 and 6396 do comply with the standards required by the Village of Lombard Zoning Ordinance and that granting said amendments 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 14-05, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans dated November 18, 2013 and/or March 18, 2014 and submitted as part of this request;
2. The petitioner shall satisfactorily address all comments noted with the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the building expansion and site modification are not constructed and operating 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

H:\CD\WORDUSER\PCCASES\2014\PC 14-05\PC 14-05_IDRC Report_051214 Update.docx



Mr. Matt Panfil, AICP
Village of Lombard
255 E. Wilson Avenue
Lombard, Illinois 60148

Atwell, LLC Project No.: 13001540

RE: Standards for Conditional Uses
Discount Tire – 1060 Roosevelt Road

Dear Mr. Panfil,

At your request, Atwell, LLC has prepared detailed responses to the Standards for Conditional Uses for the proposed expansion of Discount Tire located at 1060 Roosevelt Road in Lombard Illinois. The following are our responses:

1. 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 because the property will continue to operate as it already does today, but with additional room for interior storage.
2. 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 because the property will continue to operate as it already does, which has not been problematic. The improvements proposed will likely enhance the value of the property and the surrounding area.
3. 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 because the proposed improvements will provide additional safety and aesthetic enhancements to the current business.
4. Adequate public utilities, access roads, drainage and/or necessary facilities have been provided, as the property is currently operating and the adjustments will not require any public investment or additional infrastructure.

Nowakowski, Tamara

From: Panfil, Matthew
Sent: Monday, June 09, 2014 8:10 AM
To: Nowakowski, Tamara
Cc: Ganser, Jennifer
Subject: FW: Plan Commission Meeting April 21, 2014

From: Todd Mosher [<mailto:tmosher@atwell-group.com>]
Sent: Sunday, June 08, 2014 6:53 PM
To: Panfil, Matthew
Subject: RE: Plan Commission Meeting April 21, 2014

Matt,

I would like to respectfully request the waiver consideration.

Thank you,

Todd Mosher
Senior Development Manager
ATWELL, LLC
630.281.8477 Direct
847.682.9421 Mobile

From: Panfil, Matthew [<mailto:PanfilM@villageoflombard.org>]
Sent: Thursday, June 05, 2014 11:28 AM
To: Todd Mosher
Subject: RE: Plan Commission Meeting April 21, 2014

Todd:

As you aware, the Plan Commission recommend approval of your project at their meeting on May 19. Items approved by the Plan Commission generally appear at two meetings of the Village Board, unless you specifically request a "waiver of first reading." You can simply respond to this e-mail requesting the waiver and that is sufficient for our records.

Thank you,

From: Todd Mosher [<mailto:tmosher@atwell-group.com>]
Sent: Monday, May 12, 2014 8:43 AM
To: Panfil, Matthew
Subject: RE: Plan Commission Meeting April 21, 2014

Matt,

I was thinking of it being more of an incentive. Because we have to pay \$100,000 more to remodel the building, which is directly associated with inadequate Village water supply, I thought the Village might look at the sidewalk as a trade-off

instead, to assist us and encourage the remodel (Especially in light of the fact that there are no sidewalks to connect with).

Is there an economic development person or Village Manager that we should discuss this with?

Todd Mosher

Senior Development Manager

ATWELL, LLC

630.281.8477 Direct

847.682.9421 Mobile

From: Panfil, Matthew [<mailto:PanfilM@villageoflombard.org>]

Sent: Monday, May 12, 2014 8:23 AM

To: Todd Mosher

Cc: Ganser, Jennifer

Subject: RE: Plan Commission Meeting April 21, 2014

Todd:

We will need to speak with Dave Gorman, Assistant Director of Public Works, about accepting a fee in lieu of construction, but his reviews have been rather insistent about a sidewalk being constructed.

- Matt

From: Todd Mosher [<mailto:tmosher@atwell-group.com>]

Sent: Friday, May 09, 2014 5:14 PM

To: Panfil, Matthew

Subject: RE: Plan Commission Meeting April 21, 2014

Nothing new, we are still evaluating the inadequate water issue and looking for the best and least expensive solution.

Remind me again on how we can request a variance or waiver to the sidewalk installation?

Confidential Notice: This is a confidential communication. If you received in error, please notify the sender of the delivery error by replying to this message and then delete it from your system.

Electronic Data: Since data stored on electronic media can deteriorate, be translated or modified, Atwell, LLC will not be liable for the completeness, correctness or readability of the electronic data. The electronic data should be checked against the hard copy (paper, mylar, etc.). Hard copies are on file with Atwell and can be provided upon request.

Confidential Notice: This is a confidential communication. If you received in error, please notify the sender of the delivery error by replying to this message and then delete it from your system.

Electronic Data: Since data stored on electronic media can deteriorate, be translated or modified, Atwell, LLC will not be liable for the completeness, correctness or readability of the electronic data. The electronic data should be checked against the hard copy (paper, mylar, etc.). Hard copies are on file with Atwell and can be provided upon request.

ORDINANCE NO. _____

AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCE NOS. 5728 AND 6396 GRANTING A CONDITIONAL USE FOR THE EXPANSION OF AN EXISTING AUTOMOBILE REPAIR ESTABLISHMENT AND OTHER SITE MODIFICATIONS, LOCATED IN THE B4A ROOSEVELT ROAD COORIDOR DISTRICT

(PC 14-05: 1060 E. Roosevelt Road)

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 property legally described in Section 2 below is located at 1060 E. Roosevelt Road and is zoned B4A Roosevelt Road Corridor District; and,

WHEREAS, on September 15, 2005, the Corporate Authorities approved Ordinance No. 5728 which granted approval of a conditional use for an automobile repair establishment; and,

WHEREAS, on October 15, 2009, the Corporate Authorities approved Ordinance No. 6396 which granted approval of a conditional use for outdoor display and sales of products; and,

WHEREAS, an application requests an amendment to Ordinance Nos. 5728 and 6396 to allow for an approximately 2,200 square foot expansion of the previously approved automobile repair establishment as well as other site modifications; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on April 21, 2014 and continued to May 19, 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 petition, subject to conditions of approval; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations 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 the amendment to the conditional use approval for the property legally described in Section 2 below, as established by Ordinance Nos. 5728 and 6396, to allow for the expansion of the previously-approved automobile repair facility and other site modifications is hereby granted; subject to the conditions included within Section 3 below.

SECTION 2: This ordinance is limited and restricted to the property generally located at 1060 E. Roosevelt Road, Lombard, Illinois, and legally described as follows:

LOTS 12, 13, 14, 15, 16, 17, AND 18 IN YORK CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1927, AS DOCUMENT NO. 227804, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number(s): 06-16-317-020

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

1. The petitioner shall develop the site in substantial conformance with the plans submitted as part of this petition;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee (IDRC) report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the building expansion and site modifications are not constructed and operating by said date, this relief shall be deemed null and void; and
4. All other conditions approved by Ordinance Nos. 5728 and 6396 shall remain in full force and effect.

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

Ordinance No. _____
Re: PC 14-05
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.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2014.

Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2014.

Sharon Kuderna, Village Clerk