

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: January 27, 2016 (B of T) Date: February 4, 2016

TITLE: PC 16-03; 525 W. Phillips Court and 63 S. Columbine Avenue; Route 53
Storm Water Pump Station Improvements

SUBMITTED BY: Department of Community Development *WLS*

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:

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

The Plan Commission recommended approval of this petition by a vote of 5-0.

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 _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

DATE: February 4, 2016

SUBJECT: PC 16-03, 525 W. Phillips Court and 63 S. Columbine Avenue; Route 53 Storm Water Pump Station Improvements

Please find the following items for Village Board consideration as part of the February 4, 2016 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 16-03; and
3. An Ordinance granting approval of a conditional use for a pumping station; a variance to Section 155.205 (A)(1)(c) to allow for a fence of seven (7) feet in height in a residential district, where six (6) feet is permitted; and a variance to Section 155.205 (A)(1)(e) to allow for an open construction fence of seven (7) feet in height in the clear line of sight area, where four (4) feet is permitted.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the February 4, 2016 Board of Trustees agenda with a waiver of first as requested by the petitioner.



VILLAGE OF LOMBARD

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

February 4, 2016

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill T. Johnston, Dist. 4
Robyn Pike, 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 16-03, 525 W. Phillips Court and 63 S. Columbine Avenue; Route 53 Storm Water Pump Station Improvements

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:

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

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on January 25, 2016. Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development and the petitioner Carl Goldsmith

Chairperson Ryan read the Plan Commissions procedures and asked if anyone other than the petitioner intended to cross examine, and, hearing none, he proceeded with the petition.

Mr. Goldsmith presented the petition for a pump station. He noted this was part of the Village's efforts for stormwater management. The existing station was built in 1976 and has reached its useful life. It frequently floods. The new facility would serve approximately 800 acres. The existing pump station has pumping capacity of 49 cubic feet per second; the new station has a 240% increase in volume. The Village has acquired the subject properties and construction is proposed to start this summer. Mr. Goldsmith discussed the stormwater management benefits. The old station will be decommissioned. He noted that staff has minimized the fence request and will build the fence to six feet at Phillips Court. He reviewed pictures of what the pump station will look like. He reviewed the additional landscaping, lighting, and building façade. He said the fence along Phillips Court will be pushed back,

toward the property which will match to existing fence lines and aide in snow operations.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, Chairperson Ryan asked for the staff report.

Ms. Ganser submitted the IDRC report into the public record in its entirety. The Village is requesting approvals to construct a new pumping station, that services the existing neighborhood, to replace an existing pump station located north of Crescent Boulevard just west of Illinois Route 53/I-355. The existing pumping station will be demolished after the new proposed pumping station is built. The new pump station is noted in the 2015-2024 Capital Improvement Program, which is attached. The new pump station will increase the capacity to pump stormwater and help alleviate flooding upstream.

The pump station can be considered an essential government service. However, staff is bringing this petition to the Plan Commission for purposes of a public hearing. This will serve as a way to inform the public of the petition and address any concerns prior to construction.

The pump station will be accessed by the Village as needed. External lighting will be used only in emergency situations, not on a daily basis. The proposed fence will connect to existing fences that are along the property line of the respective parcels. The purpose of a seven (7) foot security style ornamental fence is to safeguard the pumping station from vandalism and to deter unauthorized personnel from entering the site. After the public notice went out, Public Works amended their site plan. A six (6) foot tall fence is proposed for the side facing Phillips Court. This will be consistent with the surrounding residential neighborhood. Following the completion of the pumping station, additional landscaping involving evergreens and other vegetation will be planted so as to mask the equipment and building along with improving the overall aesthetics of the pumping station site.

Chairperson Ryan opened the meeting for questions or comments among the Commissioners.

Commissioner Sweetser asked about traffic volume. Mr. Goldsmith said there will be one visit per day. He said there are no meeting rooms or office space. Commissioner Sweetser asked if the fence is gated and Mr. Goldsmith said yes. Commissioner Sweetser asked if the concrete barriers along Phillips Court will be moved. Mr. Goldsmith said yes, those are temporary until construction starts. Commissioner Sweetser asked about any potential noise. Mr. Goldsmith said there should be no noise impact. Commissioner Cooper clarified that there is no razor wire on the fence and Mr. Goldsmith said that is correct, there is a rolled edge, but no razor wire.

On a motion by Commissioner Flint, and a second by Commissioner Olbrysh, the Plan Commission voted 5-0 that the Village Board approve the petition associated with PC 16-03, subject to the following one (1) condition:

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

Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan". The signature is written in a cursive, flowing style.

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

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

January 25, 2016

Title

PC 16-03

Petitioner

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

Property Owner

Same

Property Location

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

Zoning

R2 Single Family Residential

Existing Land Use

Vacant land

Comprehensive Plan

Low Density Residential

Approval Sought

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

Prepared By

Jennifer Ganser
Assistant Director



Location Map

PROJECT DESCRIPTION

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

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

PROJECT STATS

Lot & Bulk

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

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

Submittals

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

APPROVAL(S) REQUIRED

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

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

EXISTING CONDITIONS

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

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments.

Fire Department:

The Fire Department has no issues or concerns.

Private Engineering Services (PES):

PES has no comments.

Public Works:

The Department of Public Works has no comments.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R2	single family residential
South	R2	single family residential
East	R2	single family residential
West	R2	single family residential and Interstate 355

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

2. Comprehensive Plan Compatibility

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

3. *Zoning Ordinance Compatibility*

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

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

FINDINGS & RECOMMENDATIONS

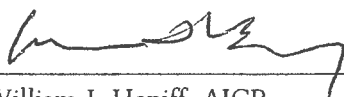
Staff finds that the pump station with associated fence variances is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

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

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

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

Inter-Departmental Review Committee Report approved by:



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

STANDARDS FOR CONDITIONAL USES

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

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

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

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

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

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

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

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

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

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

The pump station will not increase traffic.

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

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

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

The pump station will conform to all regulations.

STANDARDS FOR VARIATIONS of the Lombard Zoning Ordinance and Lombard Sign Ordinance

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

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

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

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

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

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

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

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

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

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

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

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

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

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

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



LEGEND

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

SUMMARY OF PUMP STATION PROPOSED IMPROVEMENTS

GENERAL DESCRIPTION:	NEW VERTICAL PROPELLER TYPE PUMPS SHALL BE INSTALLED IN NEW CONCRETE SET WELL STRUCTURE. ALL EXISTING PUMP CONTROLS SHALL BE REPLACED WITH PRE-FABRICATED CONCRETE CONTROLS BUILDING.
GRAVITY SEWER SIZE:	4" MC WIDE BOX CULVERT
STATION RATED CAPACITY:	170 CFS
PUMP MINIMUM RATING:	15,260 GPM AT 24 FT (NOT TO EXCEED)
PUMP SPEED:	1200 RPM
PUMP SIZE:	24" DIA.
PUMP MOTOR HP:	125 HP
TYPE OF CONTROLS:	PLC PUMP CONTROLLER & LEVEL MANAGEMENT SYSTEM
EMERGENCY POWER:	STANDBY EMERGENCY DIESEL GENERATOR

NOTES:

1. APPROXIMATELY 1500 FT OF EXISTING 12" RCP STORM SEWER SHALL BE LINED WITH STEEL REINFORCED POLYETHYLENE PIPE (SRPEL).
2. EXISTING MANHOLES ON 12" RCP STORM SEWER SHALL BE REMOVED AND REPLACED WITH 45" FABRICATED FITTINGS (SEE DETAILITION PLANS FOR LOCATIONS).
3. ALL COMPENSATORY STORAGE SHALL BE OPERATIONAL PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE EXISTING FLOOD PLAIN SHALL BE MAINTAINED IN SUCH A MANNER THAT THE EXISTING FLOOD PLAIN STORAGE IS MAINTAINED AT ALL TIMES.



PROJ. NO.	12-0374
DATE	10/20/15
SHEET NO.	13 OF 50
DRAWING NO.	

DESIGNER	CB
CHECKER	CB
SCALE	AS SHOWN
PLUT DATE	12/17/2015
CD DATE	12/17/2015
FILE NAME	12-0374-13.DWG

VILLAGE OF LOMBARD

CLIENT: VILLAGE OF LOMBARD

CHRISTOPHER B. BURKE ENGINEERING, LTD.
 8575 W. Higgins Road, Suite 800
 Rosemont, Illinois 60018
 (847) 623-0500

Route 53 Stormwater Pump Station

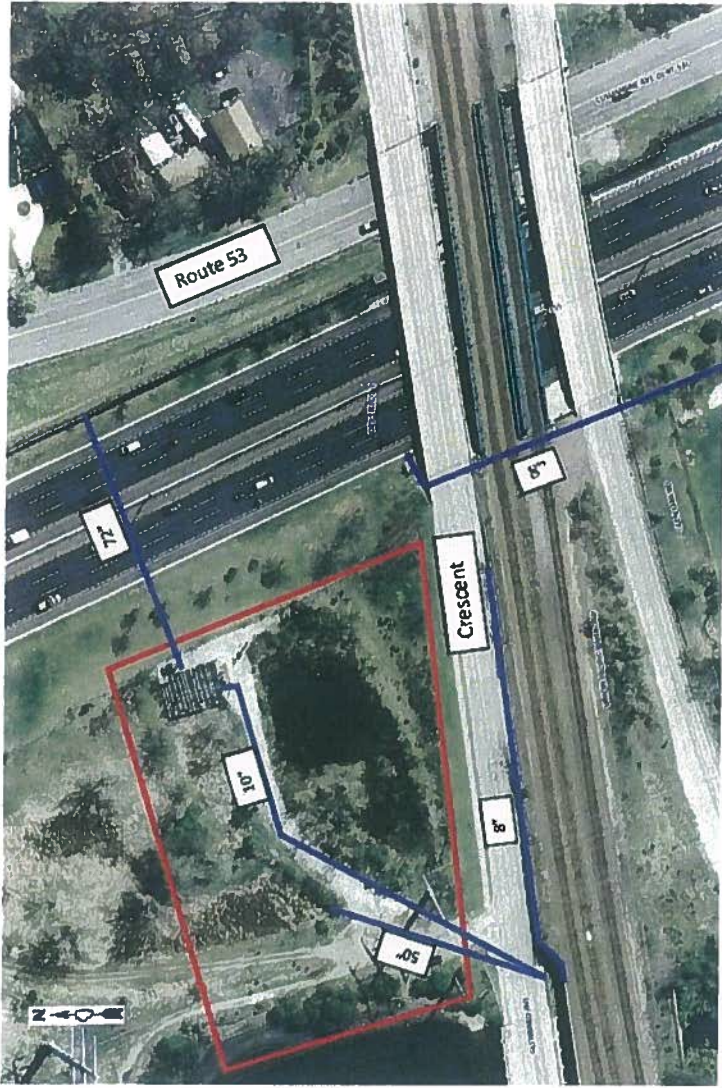
Category Sewer System/Stormwater Control Improvements

Department Public Works

Total Project Cost: \$5,340,900

Description

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



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

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

Nowakowski, Tamara

From: Ganser, Jennifer
Sent: Thursday, January 21, 2016 11:40 AM
To: Nowakowski, Tamara
Subject: FW: PC 16-03RT. 53 Pump Station

From: Goldsmith, Carl
Sent: Thursday, January 21, 2016 11:32 AM
To: Ganser, Jennifer
Cc: Schwab, Ray; Gorman, Dave; Stefan, Al; Heniff, William
Subject: PC 16-03RT. 53 Pump Station

Jennifer

The Department of Public Works respectfully requests that PC 16-03 (Legistar #160038) be approved with a waiver of first reading. The request for the waiver of first reading would allow the Village to adhere to the project schedule, which has the plans available to contractors for bidding the first week of February, following Village Board approval at the February 4, 2016 meeting. Please let me know if this will be problematic or if you need additional material from Public Works.

Thank you for your time and attention to this matter.

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: Thursday, January 21, 2016 11:23 AM
To: Goldsmith, Carl
Subject: Message from jennifer ganser (5717)

ORDINANCE NO. _____

AN ORDINANCE GRANTING APPROVAL OF A CONDITIONAL USE FOR A PUMPING STATION; A VARIANCE TO SECTION 155.205 (A)(1)(C) TO ALLOW FOR A FENCE OF SEVEN (7) FEET IN HEIGHT IN A RESIDENTIAL DISTRICT, WHERE SIX (6) FEET IS PERMITTED; AND A VARIANCE TO SECTION 155.205 (A)(1)(E) TO ALLOW FOR AN OPEN CONSTRUCTION FENCE OF SEVEN (7) FEET IN HEIGHT IN THE CLEAR LINE OF SIGHT AREA, WHERE FOUR (4) FEET IS PERMITTED

(PC 16-03, 525 W. Phillips Court and 63 S. Columbine Avenue; Route 53 Storm Water Pump Station Improvements)

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, 525 W. Phillips Court and 63 S. Columbine Avenue, the Subject Properties, are zoned R2 Single Family Residential District; and,

WHEREAS, an application has been filed requesting approval of a conditional use for a pumping station; a variance to Section 155.205 (A)(1)(c) to allow for a fence of seven (7) feet in height in a residential district, where six (6) feet is permitted; and a variance to Section 155.205 (A)(1)(e) to allow for an open construction fence of seven (7) feet in height in the clear line of sight area, where four (4) feet is permitted; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on January 25, 2016 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 as described herein; 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 follow:

SECTION 1: That the following relief is hereby granted for the Subject Property, as described in Section 2 below:

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

SECTION 2: That this Ordinance is limited and restricted to the property located at 63 S. Columbine Avenue , Lombard, Illinois and legally described as follows:

LOT 3 IN SCOTT-LYNN RESUBDIVISION, OF LOT 13 (EXCEPT THAT PART DEDICATED FOR HIGHWAY) IN E.W. ZANDER AND CO'S. ADDITION TO LOMBARD, IN SECTION 1 AND 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTIONS 6 AND 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1961 AS DOCUMENT NUMBER R61-27750, ALL IN DUPAGE COUNTY, ILLINOIS.

Parcel Identification Number(s): 05-12-203-011; (the "Subject Property")

and 525 W. Phillips Court, Lombard, Illinois and legally described as follows:

LOT 1 IN KUSHMER'S DIVISION OF PART OF LOT 14 IN .W. ZANDER AND COMPANY'S ADDITION TO LOMBARD, A SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID KUSHMER'S DIVISION RECORDED APRIL 13, 1966 AS DOCUMENT NUMBER R66-12891, ALL IN DUPAGE COUNTY, ILLINOIS.

Parcel Identification Number(s): 05-12-205-001; (the "Subject Property")

SECTION 3: The relief, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

Ordinance No. _____
Re: PC 16-03
Page 3

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

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.

Passed on first reading this _____ day of _____, 2016.

First reading waived by action of the Board of Trustees this _____ day of _____, 2016.

Passed on second reading this _____ day of _____, 2016, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2016.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2016.

Sharon Kuderna, Village Clerk