

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 26, 2014 (B of T) Date: September 4, 2014

TITLE: PC 14-22; 328 Eisenhower Lane North

SUBMITTED BY: Department of Community Development *W*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, requests that the Village grant approval of a conditional use, pursuant to Section 155.420 (C) of the Village of Lombard Zoning Ordinance to allow for a contractors, architects, and engineer's equipment and material storage yard within the I Limited Industrial Zoning District. (DISTRICT #3)

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:

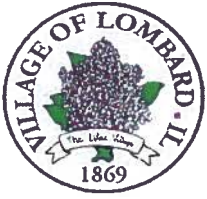
Review (as necessary):

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*

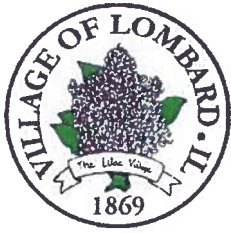
DATE: September 4, 2014

SUBJECT: **PC 14-22: 328 Eisenhower Lane North (Stenstrom Petroleum Services)**

Please find the following items for Village Board consideration as part of the September 4, 2014 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 14-22;
3. Completed Standards for a Conditional Use; and
4. An Ordinance granting a conditional use, pursuant to Section 155.420 (C) of the Lombard Zoning Ordinance, to allow for a contractors, architects, and engineers equipment and materials storage yard within the I Limited Industrial Zoning District.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the September 4, 2014 Board of Trustees agenda with a request for waiver of first reading.



VILLAGE OF LOMBARD

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

September 4, 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 14-22; 328 Eisenhower Lane North

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, requests that the Village grant approval of a conditional use, pursuant to Section 155.420 (C) of the Village of Lombard Zoning Ordinance to allow for a contractors, architects, and engineer's equipment and material storage yard within the I Limited Industrial Zoning District.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Chairperson Ryan read the Commissions Procedures and asked if anyone other than the Petitioner intends to cross examine, and, hearing none, he proceeded with the petition. Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development, and the petitioner, Bob Stenstrom, Stenstrom Petroleum Services, Rockford IL. Mr. Stenstrom stated they are requesting a conditional use pursuant to Section 155.420(C) for 328 Eisenhower Lane North to allow for storage of construction equipment and materials. Stenstrom Companies was founded in 1953 and a petroleum division was created in 1982. The petroleum division would be moving into the Lombard location. Within the division there will be eight (8) office personnel and seven (7) field personnel working at this location. The field personnel come to the office about twice a week. The outdoor storage is needed to store job trailers, construction materials, and new gas dispensers. The petroleum division constructs fueling facilities such as gas stations, municipal fueling stations and emergency generators. There is a service division that services the equipment they installed.

Also, there is an environmental compliance division that ensures owners of the equipment are following the regulations set by the State Fire Marshall and the EPA. There is no petroleum being handled by their division as they do not handle gas or oil. They hire subcontractors that have been certified to handle that type of material. The work is only in fuel handling systems, and the major part of their work is at retail gas stations. Stenstrom verifies that the point of sale system works properly and that the gas pumps give you the correct amount of gas as well as handle credit card transactions. Mr. Stenstrom said again that there is no petroleum product or hazardous material on site. Any construction material that will be stored is new and has never had any petroleum product flowing through it.

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

William LoPresto, Lombard IL, stated the townhome building he lives along with several other residents is immediately behind, or north, of the property. He said he didn't know what was going into the building and asked if there is going to be any type of privacy fence installed.

Mr. Stenstrom explained they plan to have a privacy fence installed. He noted they have standard office hours Monday through Friday from 7 a.m. to 5 p.m. It is extremely important to their operation they are organized because they deal with a lot of equipment and materials.

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

Ms. Ganser, Assistant Director of Community Development, presented the staff report, which was submitted to the public record in its entirety.

In addition, she presented an Opposition to Petition PC 14-22 for a Conditional Use that staff received earlier in the day. She explained the petitioner, Stenstrom Petroleum Services, requests that the Village grant a conditional use to allow for contractors, architects, and engineers equipment and material storage yards within the I - Limited Industrial District.

The business is a single tenant industrial building, in the Yorkbrook Business Park, and needs to utilize the outdoor space for storage. No petroleum would be stored outside or inside the building. If this petition is approved, the petitioner plans on constructing an eight (8) foot fence to screen the materials.

Staff notes the property to the north is residential and the building at 328 Eisenhower Lane North is set back more than the required distance of forty-five (45) feet and includes a fifteen (15) foot transitional landscape yard.

The Comprehensive Plan does recommend mixed office and industrial uses for this site which the Yorkbrook Business Park currently comprises.

The petitioner is aware that they will need to conform to the Village of Lombard and DuPage

County stormwater regulations for any increased impervious surface. The petitioner is also aware they are required to add one ADA parking space to the site's parking lot.

Numerous petitions have gone before the Plan Commission for the Yorkbrook Business Park that is detailed in the staff report. Several of the petitions were for a contractors, architects, and engineers equipment and material storage yard.

Staff finds that the proposed contractors, architects, and engineers equipment and material storage yard is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

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

Commissioner Olbrysh stated that due to the nature of the business and size of some of the equipment, it is critical the petitioner install an eight (8) foot fence. He questioned that condition two (2) in the report states the petitioner must obtain a permit for and construct a solid fence between six (6) and eight (8) feet in height. He asked if we could make the requirement eight (8) feet. Ms. Ganser explained they worded it that way because that is how it is stated in the zoning code but the Plan Commission could amend it to eight (8) feet.

Commissioner Sweetser referenced the petition from the neighbors and said that it comments about potential noise in the area. She said the petition also refers to the yard and how it would be maintained.

The petitioner, Mr. Stenstrom, explained they are going to invest a significant amount of money to improve the building and the surrounding landscape. The property will look considerably better than it currently does and will be kept that way. He said in regards to the noise, there isn't a significant amount of equipment stored on site. The majority of the noise would be from gasoline vans and pick-up trucks during normal business hours. No construction equipment will be stored on site.

Commissioner Sweetser said the 7:00 a.m. start time was not anticipated. A lot of noise can occur in the morning when deliveries are taken or trucks are leaving so this would be a point of consideration.

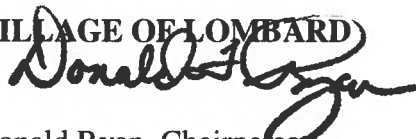
Mr. Stenstrom explained that the vehicles would not create more noise at 7:00 a.m. than any other parking lot where people are coming to work.

Commissioner Burke asked if the Village has a noise ordinance. Ms. Ganser explained in the I District Zoning Ordinance there is the Industrial District Performance Standards which covers noise limitations. She read from the performance standards. She said if the Village received a complaint about noise these standards are what they would go by. Commissioner Burke asked that every business in town was required to meet IEPA. Ms. Ganser said they are required.

On a motion by Commissioner Olbrysh, and a second by Commissioner Flint, the Plan Commission voted 6-0 that the Village Board approve the petition associated with PC 14-22, subject to the following eight (8) conditions:

1. That this relief is limited to the operation of a contractors, architects, and engineers equipment and material storage yards only, and any physical site improvement or alterations to the Subject Property require approval through the Village;
2. That the petitioner must obtain a permit for and construct a solid fence eight (8) feet in height;
3. That the materials stored outside will not be visible above the fence;
4. That the petitioner shall develop the Subject Property in accordance with plans submitted as part of this request;
5. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, including but not limited to (a.) one (1) sixteen (16) foot wide parking spaces with either an eight (8) foot or five (5) foot wide diagonally striped access aisle; (b.) accessible parking on level pavement on the shortest accessible route to an accessible entrance; and (c.) a U.S. Department of Transportation R7-8 (Reserved Parking) and an R7-I101 (\$250 Fine) sign must be permanently mounted in the center of the sixteen (16) foot wide accessible parking space, and the signs shall be no more than five (5) feet from the front of the parking space, with the bottom of the R7-8 sign being five (5) feet from the pavement;
6. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
7. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the contractor's yard is not established by said date, this relief shall be deemed null and void; and
8. That the petitioner will comply with all the Village noise limitations.

Respectfully,

VILLAGE OF LOMBARD


Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Stenstrom Petroleum Services – 328 Eisenhower Lane North

August 18, 2014

Title

PC 14-22

Petitioner

Stenstrom Petroleum Services
Robert W. Stenstrom
2422 Center Street
Rockford, IL 61104

Property Owner

MedGyn Products Inc.
100 W. Industrial Rd
Addison, IL 60101

Property Location

328 Eisenhower Lane North
Lombard, IL 60148

Zoning

I – Limited Industrial District

Existing Land Use

Single Tenant Building

Comprehensive Plan

Mixed Office and Industrial

Approval Sought

Per Section 155.420(C) of the Zoning Ordinance, a contractors, architects, and engineers equipment and material storage yards require a conditional use permit within the I limited Industrial Zoning District.

Prepared By

Jennifer Ganser
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Stenstrom Petroleum Services, requests that the Village grant a conditional use, pursuant to Section 155.420 (C) of the Zoning Ordinance, to allow for a contractors, architects, and engineers equipment and material storage yards within the I – Limited Industrial District.

The petitioner is proposing to operate at 328 Eisenhower Lane North (the Yorkbrook Business Park), in a single tenant industrial building, and needs to utilize the outdoor space for storage. No petroleum would be stored outside or inside the building. Materials stored outside would include vehicles, trailers, gas pumps, and other construction materials. The petitioner plans on constructing an eight (8) foot fence to screen the materials. The interior of the building would be used for an office and warehouse. Hours of operation are Monday through Friday from 7:00 a.m. to 5:00 p.m.

APPROVAL(S) REQUIRED

Per Section 155.420(C) of the Zoning Ordinance, a contractors, architects, and engineers equipment and material storage yards require a conditional use permit within the I limited Industrial Zoning District.

PROJECT STATS

Lot & Bulk

Parcel Size:	0.82 acres
Building Area:	7,199 sq. ft.
Tenant Area:	7,199 sq. ft.

Req'd Setbacks & (Existing) Lot Dimensions

Front:	25' (70')
Interior Side: (West)	15' (40')
Interior Side: (East)	15' (10')
Rear:	45' (128')
Lot Width:	80' (110')

Parking Spaces

Demand:	20 spaces (1 ADA)
Supply:	25 spaces (0 ADA)

Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use;
3. Plat of Survey, prepared by Nekola Survey Inc., dated June 11, 2014; and
4. Site Plan, prepared by DM&S Architects, P.C., dated July 3, 2014.

EXISTING CONDITIONS

The subject property is currently improved with a single tenant industrial building, currently vacant. The petitioner is proposing to utilize the entire building for office and warehouse use and store materials outside.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the project at this time.

Fire Department:

The Fire Department has no issues or concerns with the project at this time.

Private Engineering Services:

Private Engineering Services (PES) has no comments regarding the project at this time.

Public Works:

The Department of Public Works has no comments regarding the project at this time.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R4PD	Multi-Family Residential, developed as the Arboretum Park townhomes
South	I	Yorkbrook Business Park Office/Industrial
East	I	Yorkbrook Business Park Office/Industrial
West	I	Yorkbrook Business Park Office/Industrial

The I District and the Yorkbrook Business Park are intended to accommodate office and industrial uses. Therefore a contractor's yard would be consistent with the zoning and land use of surrounding properties. As the property to the north is residential, the building at 328 Eisenhower Lane North is set back more than the required distance of forty-five (45) feet and includes a fifteen (15) foot transitional landscape yard. The outdoor storage is proposed to be on the north end of the site.

2. Comprehensive Plan Compatibility

The proposed site location and use as a contractors, architects, and engineers equipment and material storage yard is consistent with the Comprehensive Plan's recommendation of mixed office and industrial uses. The Yorkbrook Business Park currently contains these uses.

3. Zoning & Sign Ordinance Compatibility

A conditional use permit is required for a contractors, architects, and engineers equipment and material storage yard. The petitioner has not yet proposed any signage for the 328 Eisenhower Lane North. Any future signage applications will be reviewed by staff for their consistency with the Village's Sign Ordinance.

4. Site Plan: Access & Circulation

Staff concurs with the petitioner's belief that the proposed business will not generate a sufficient amount of traffic and parking demand. Access is from Eisenhower Lane. The petitioner is aware that they will need to conform to the Village of Lombard and DuPage County stormwater regulations for any increase of impervious surface.

The overall parking supply for the parcel exceeds projected demand and will still exceed demand when an ADA space is added. There are no accessible parking spaces in the lot. Per the Illinois Accessibility Code, accessible parking must be placed on level pavement on the shortest accessible route to an accessible entrance. The accessible route, which may include a curb ramp or curb cut, must be installed as close as possible to the accessible entrance it serves. The site's parking lot striping should be revised accordingly. Furthermore, the correct accessible parking dimensions and signage is required. One accessible space is required.

5. Elevations

The petitioner is not proposing any changes to the exterior elevations at this time.

SITE HISTORY

328 Eisenhower Lane North has not appeared before the Plan Commission, Zoning Board of Appeals, or Village Board of Trustees. Recent petitions on Eisenhower Lane that were approved are described below.

PC Case	Address	Use
PC 14-12	67 W Eisenhower Lane South	Conditional use permit to allow food and dairy manufacture, packaging, and processing
PC 12-11	270 Eisenhower Lane North, Unit #8	Conditional use permit for a Learning Center (athletic training facility)
PC 11-05	67 W Eisenhower Lane South	Conditional use permit for a catering business
PC 10-19	11 S Eisenhower Lane	Conditional use permit to allow a material storage yard
PC 09-07	355 Eisenhower Lane South	Conditional use permit to allow a private school
PC 08-17	139 Eisenhower Lane North	Conditional use permit to allow food manufacturing, packaging, and processing
PC 07-15	246 Eisenhower Lane North, Units 1-3	Conditional use permit to allow an outdoor equipment and material storage yard
PC 06-22	151 Eisenhower Lane North	Conditional use permit to allow a concrete and cast stone fabrication facility
PC 06-07	270 Eisenhower Lane North, Units 1-3	Conditional use permit to allow automobile repair
PC 04-36	315 Eisenhower Lane South	Conditional use permit to allow outdoor storage of motor vehicles (trailers) within the I – Limited Industrial District and a variation to allow stored equipment to be visible over a 10-foot high fence.
PC 04-32	11 Eisenhower Lane South	Conditional use permit to allow a concrete and cast stone fabrication facility
PC 04-14	88 Eisenhower Lane North	Conditional use permit to allow food manufacturing, packaging, and processing

FINDINGS & RECOMMENDATIONS

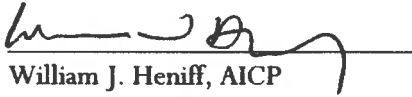
Staff finds that as the proposed contractors, architects, and engineers equipment and material storage yard is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a contractors, architects, and engineers equipment and material storage yard 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 14-22:

Based on the submitted petition and the testimony presented, the proposed conditional use 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 14-22, subject to the following conditions:

1. That this relief is limited to the operation of a contractors, architects, and engineers equipment and material storage yards only, and any physical site improvement or alterations to the Subject Property require approval through the Village;
2. That the petitioner must obtain a permit for and construct a solid fence between six (6) and eight (8) feet in height;
3. That the materials stored outside will not be visible above the fence;
4. That the petitioner shall develop the Subject Property in accordance with plans submitted as part of this request;
5. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, including but not limited to (a.) one (1) sixteen (16) foot wide parking spaces with either an eight (8) foot or five (5) foot wide diagonally striped access aisle; (b.) accessible parking on level pavement on the shortest accessible route to an accessible entrance; and (c.) a U.S. Department of Transportation R7-8 (Reserved Parking) and an R7-I101 (\$250 Fine) sign must be permanently mounted in the center of the sixteen (16) foot wide accessible parking space, and the signs shall be no more than five (5) feet from the front of the parking space, with the bottom of the R7-8 sign being five (5) feet from the pavement;
6. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
7. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the contractor's yard is not established by said date, this relief shall be deemed null and void.

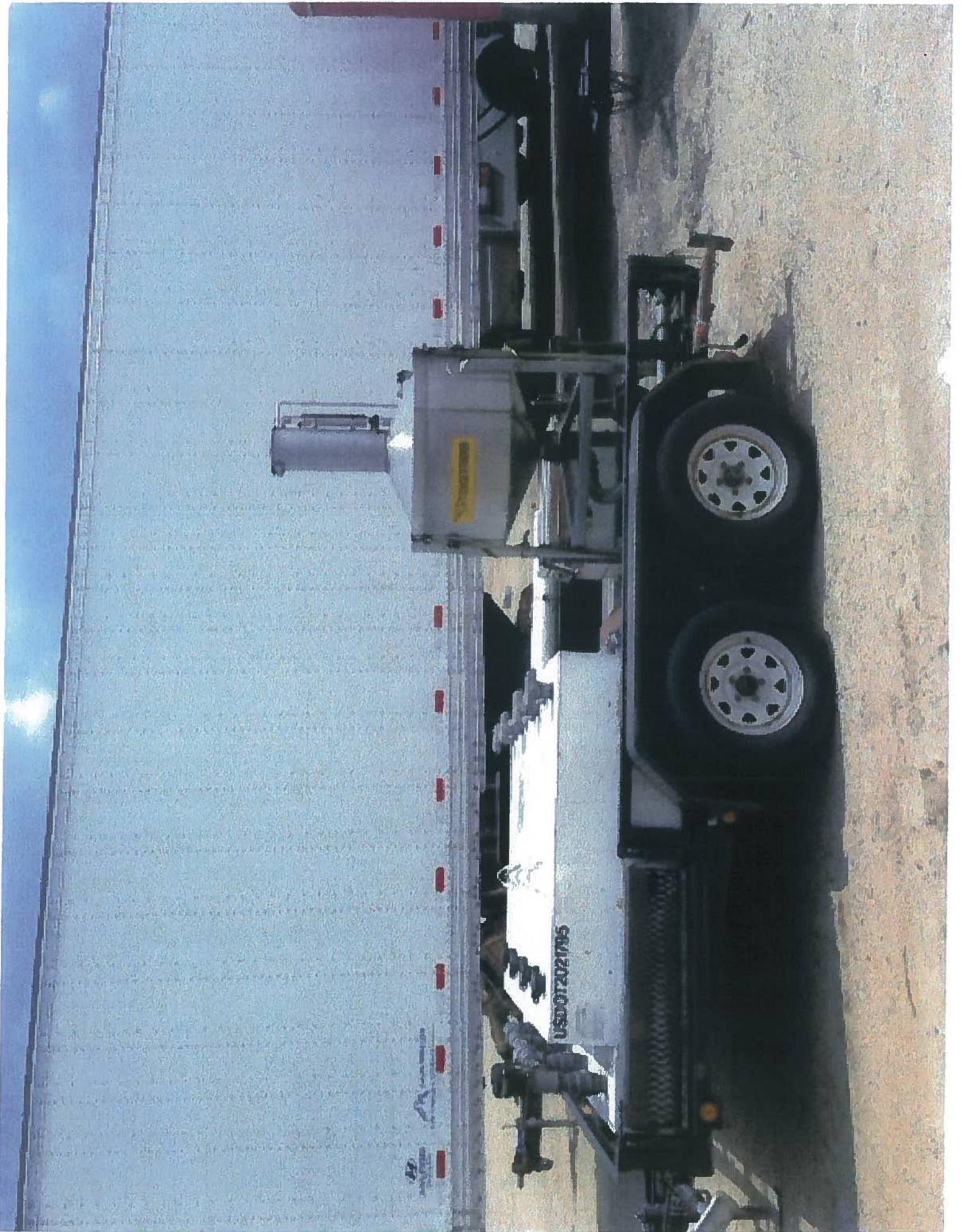
Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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708-485-4105

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815-398-6250



Wayne



Nowakowski, Tamara

From: Ganser, Jennifer
Sent: Tuesday, August 19, 2014 3:15 PM
To: Nowakowski, Tamara
Subject: FW: PC 14-22

From: Robert J. Stenstrom [<mailto:BobS@rstenstrom.com>]
Sent: Tuesday, August 19, 2014 3:17 PM
To: Ganser, Jennifer
Subject: RE: PC 14-22

I would like request a waiver of the first reading.

Robert J. Stenstrom, PE, LEED AP
President



www.rstenstrom.com

2422 Center Street
Rockford, IL 61108
(815) 398-6250

915 S. Riverside Drive
Elmhurst, IL 60126
(708) 485-4105

From: Ganser, Jennifer [<mailto:GanserJ@villageoflombard.org>]
Sent: Tuesday, August 19, 2014 9:12 AM
To: Robert J. Stenstrom
Subject: PC 14-22

Bob,

Petitions need to read twice by the Board of Trustees (September 4 and September 18) unless you request a waiver of first reading. That would allow both readings to be on September 4. Please email me if you would like to request waiver of first. Please call me with any questions.

Jennifer

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 CONDITIONAL USE
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.420 (C)
OF THE LOMBARD VILLAGE CODE**

PC 14-22: 328 Eisenhower Lane North (Stenstrom Petroleum Services)

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 Lombard Village Code; and,

WHEREAS, the Subject Property, as described in Section 2 below, is zoned I Limited Industrial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 155.420(C) of the Lombard Village Code to provide for a contractors, architects, and engineers equipment and material storage yard; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on August 18, 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 conditional use 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 follows:

SECTION 1: That a conditional use is hereby granted for the Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 155.420(C) of the Lombard Village Code to provide for a contractors, architects, and engineers equipment and material storage yard.

SECTION 2: That this Ordinance is limited and restricted to the property located at 328 Eisenhower Lane North, Lombard, Illinois and legally described as follows:

THE WEST 110.0 FEET OF LOT 1 IN LOMBARD INDUSTRIAL PARK UNIT NO. 1, BEING A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 10, 1969 AS DOCUMENT NO. R69-48828 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NO. R70-11958, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-30-201-005; (the "Subject Property").

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

1. That this relief is limited to the operation of a contractors, architects, and engineers equipment and material storage yards only, and any physical site improvement or alterations to the Subject Property require approval through the Village;
2. That the petitioner must obtain a permit for and construct a solid fence eight (8) feet in height;
3. That the materials stored outside will not be visible above the fence;
4. That the petitioner shall develop the Subject Property in accordance with plans submitted as part of this request;
5. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, including but not limited to (a.) one (1) sixteen (16) foot wide parking spaces with either an eight (8) foot or five (5) foot wide diagonally striped access aisle; (b.) accessible parking on level pavement on the shortest accessible route to an accessible entrance; and (c.) a U.S. Department of Transportation R7-8 (Reserved Parking) and an R7-I101 (\$250 Fine) sign must be permanently mounted in the center of the sixteen (16) foot wide accessible parking space, and the signs shall be no more than five (5) feet from the front of

the parking space, with the bottom of the R7-8 sign being five (5) feet from the pavement;

6. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
7. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the contractor's yard is not established by said date, this relief shall be deemed null and void; and
8. That the petitioner must comply with Village of Lombard Noise Regulations.

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 _____, 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:

Ordinance No. _____
Re: PC 14-22
Page 4

Sharon Kuderna, Village Clerk

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

Sharon Kuderna, Village Clerk