

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 16-01; 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, Discount Tire, requests that the Village take the following actions regarding the expansion of an existing conditional use and various other site improvements for the subject property located in the B4A Roosevelt Road Corridor District:

1. Amendments to Ordinance No. 5728 and 6949 which granted a conditional use approval, pursuant to Section 155.415 (C) of the Zoning Ordinance, for an automobile repair establishment and a companion building expansion; 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.

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 *WJH*

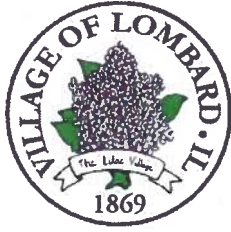
DATE: February 4, 2016

SUBJECT: PC 16-01; 1060 E. Roosevelt Road (Discount Tire Expansion)

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 16-01;
3. An Ordinance granting an amendment to Ordinance Nos. 5728, 6396, and 6949 granting a condition use for the expansion of existing automobile repair establishment and other site modifications; and
4. Plans associated with the petition.

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.



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 16-01; 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, Discount Tire, requests that the Village take the following actions regarding the expansion of an existing conditional use and various other site improvements for the subject property located in the B4A Roosevelt Road Corridor District:

1. Amendments to Ordinance No. 5728 and 6949 which granted a conditional use approval, pursuant to Section 155.415 (C) of the Zoning Ordinance, for an automobile repair establishment and a companion building expansion; 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.

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 Todd Mosher.

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. Mosher, of R.A. Smith National, said he is speaking on behalf of Discount Tire which owns and operates the store on Roosevelt Rd. He noted this request is similar to the 2014 request and would like to renew those approvals to move forward with the renovation.

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 presented the staff report, which was submitted to the public record in its entirety. She said that this petition is very similar to PC 14-05, which did receive final approval by the Village Board in 2014. The petitioner did not start the addition within the one (1) year time frame therefore their approvals have lapsed. They are ready to start the project now, and have permits in for review. The petitioner is proposing to construct an approximately 2,400 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. Ms. Ganser said that 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.

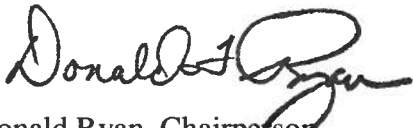
Chairperson Ryan opened the meeting for questions or comments among the Commissioners.

On a motion by Commissioner Olbrysh, and a second by Commissioner Sweetser, the Plan Commission voted 5-0 that the Village Board approve the petition associated with PC 16-01, subject to the following three (3) conditions:

1. The petitioner shall develop the site in accordance with the plans 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

January 25, 2016

Title

PC 16-01

Petitioner

R.A. Smith National, Inc.
c/o Todd Mosher
1245 E. Diehl Road, Suite 101
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

Approval Sought

Amendments to Ordinances
Nos. 5728, 6949, and 6396 to
allow for the expansion of an
existing conditional use.

Prepared By

Jennifer Ganser, Assistant
Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is proposing to construct an approximately 2,400 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, Discount Tire, requests that the Village take the following actions regarding the expansion of an existing conditional use and various other site improvements for the subject property located in the B4A Roosevelt Road Corridor District:

1. Amendments to Ordinance No. 5728 and 6949 which granted a conditional use approval, pursuant to Section 155.415 (C) of the Zoning Ordinance, for an automobile repair establishment and a companion building expansion; 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: 30' (9.85'*)
(Luther Ave.)

Corner Side: 30' (97')
(Church Ave.)

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;
4. Proposed Landscape Plan, prepared by Atwell, LLC, dated March 17, 2014;
5. Land Title Survey, prepared by Atwell, LLC, dated November 7, 2013;
6. Floor Plans, prepared by F. Matthew Ray Architect, dated November 18, 2013; and
7. Exterior Elevations, prepared by F. Matthew Ray Architect, dated November 18, 2013.

* 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.

Fire Department:

The Fire Department has no issues or concerns.

Private Engineering Services:

Private Engineering Services has no comments.

Public Works:

The Department of Public Works offers the following comments:

- This development should be considered a Minor Development per Code Section 154.305. As such, parkway trees and sidewalks will be required in the adjacent right-of-ways. Sidewalks have been shown on the plan but they must extend through the driveways, as per Village standard. Parkway trees will be required along Church Avenue and Luther Avenue. The Department of Public Works will install the trees at the conclusion of development construction using payment to be included in the building permit fees, as per typical procedure.
- The existing bush at the northeast corner of Church Avenue and Roosevelt Road is in the public right-of-way as well as the clear line-of-sight area so it must be removed.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R1 & DuPage Co. R4	Single Family Homes
South	DuPage Co. B1	Commercial & ComEd right-of-way
East	B4A	Commercial
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 sign 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

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, the proposed 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 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.

PC 14-05

This petition mirrors PC 16-01. Per the Zoning Ordinance, zoning entitlements expire after one-year. As Discount Tire did not start the project within one-year their approvals expired. This project was approved by the Village Board per Ordinance 6949. PC 14-05 proposed an addition of 2,100 square feet, whereas PC 16-01 proposes an addition of 2,400 square feet.

FINDINGS & RECOMMENDATIONS

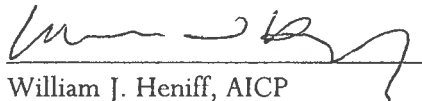
Staff finds that the proposed expansion and site modifications to an existing automotive service establishment is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested amendments to existing Ordinance Nos. 5728, 6949 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 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-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 16-01.

Based on the submitted petition and the testimony presented, the proposed amendments to existing conditional uses as established by Ordinance Nos. 5728, 6949, 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 16-01, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans 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



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.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets, as the property already functions with the existing access points. In addition, there will be additional safety enhancements and adjustments to increase safety and ease the possibility of congestion
6. The proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard, and the property is currently operating under an existing conditional use.
7. 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.

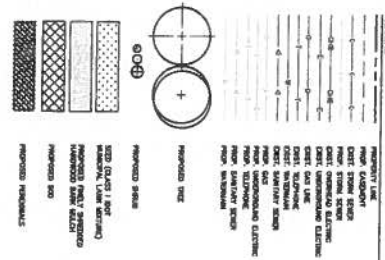
We trust that these responses will assist in satisfying the concerns outlined in your ordinance. Should there be any additional questions or concerns, please contact us at (630) 577-0800.

Sincerely,
ATWELL, LLC

A handwritten signature in black ink, appearing to read 'JM', followed by a period.

Todd Mosher
Senior Development Manager

LEGEND

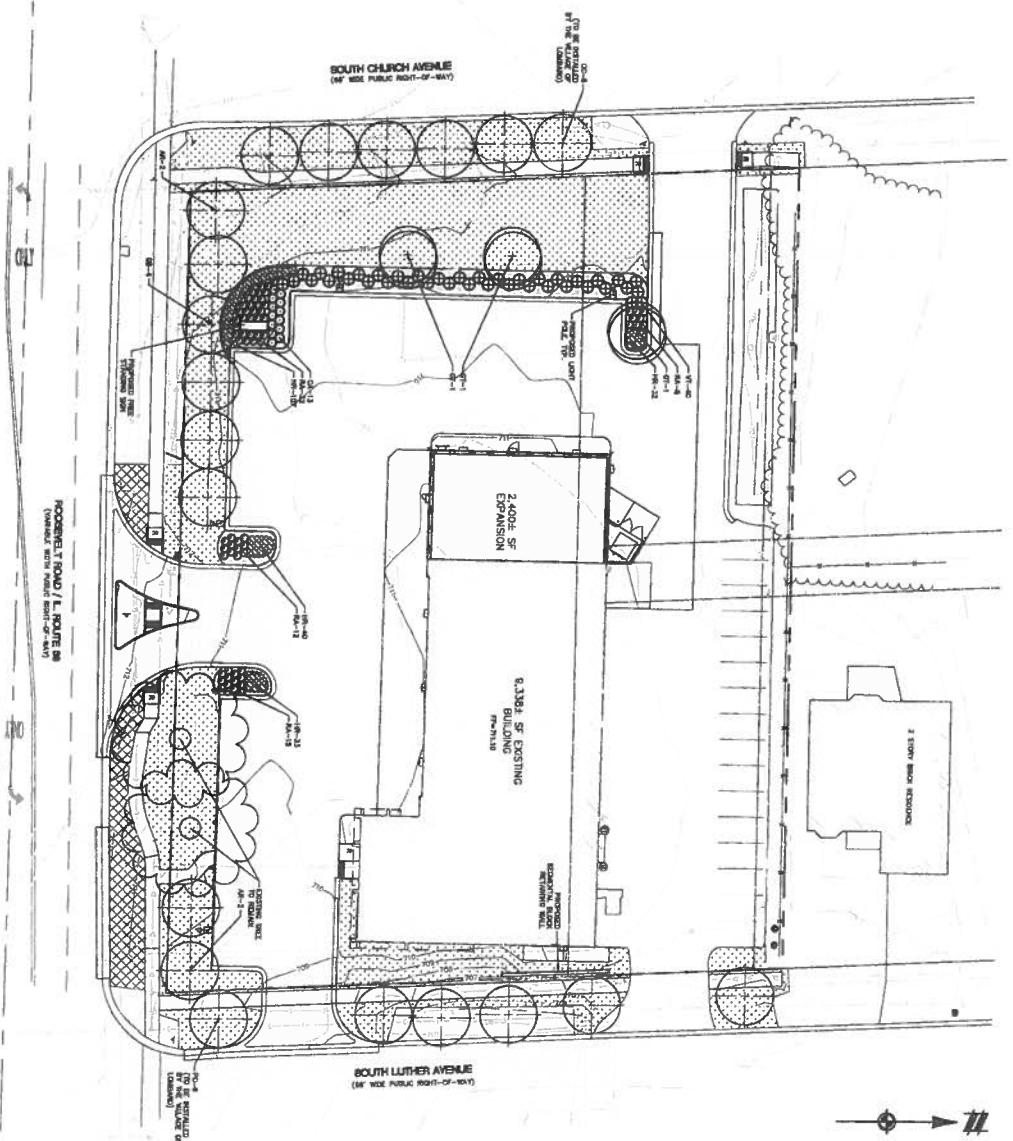


PLANT SCHEDULE

PLANT	QUANTITY	PLANT NAME	PLANT SIZE	PLANT TYPE	PLANT CODE
1	1	Large Tree	12-18"	Deciduous	12-18"
2	2	Medium Tree	8-12"	Deciduous	8-12"
3	3	Small Tree	4-8"	Deciduous	4-8"
4	4	Shrub	4-6"	Deciduous	4-6"
5	5	Shrub	2-4"	Deciduous	2-4"
6	6	Shrub	2-4"	Evergreen	2-4"
7	7	Shrub	2-4"	Deciduous	2-4"
8	8	Shrub	2-4"	Evergreen	2-4"
9	9	Shrub	2-4"	Deciduous	2-4"
10	10	Shrub	2-4"	Evergreen	2-4"
11	11	Shrub	2-4"	Deciduous	2-4"
12	12	Shrub	2-4"	Evergreen	2-4"
13	13	Shrub	2-4"	Deciduous	2-4"
14	14	Shrub	2-4"	Evergreen	2-4"
15	15	Shrub	2-4"	Deciduous	2-4"
16	16	Shrub	2-4"	Evergreen	2-4"
17	17	Shrub	2-4"	Deciduous	2-4"
18	18	Shrub	2-4"	Evergreen	2-4"
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97	97	Shrub	2-4"	Deciduous	2-4"
98	98	Shrub	2-4"	Evergreen	2-4"
99	99	Shrub	2-4"	Deciduous	2-4"
100	100	Shrub	2-4"	Evergreen	2-4"



NOTICE:
 THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS OR SPECIFICATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS OR SPECIFICATIONS.



<p>SCALE: 1" = 20' EXCEPT AS NOTED</p> <p>DATE: 03/17/2014</p> <p>CLIENT: DISCOUNT TIRE CO.</p> <p>PROJECT: 1060 E. ROOSEVELT ROAD LOMBARD, IL FINAL ENGINEERING PLANS</p> <p>SECTION: SECTION 16</p> <p>TOWNSHIP: TOWNSHIP 38 NORTH, RANGE 11 EAST</p> <p>COUNTY: YORK TOWNSHIP</p> <p>STATE: DUPAGE COUNTY, ILLINOIS</p>	<p>DESIGNER: ATWELL</p> <p>666.820.4300 www.atwell-group.com</p> <p>1245 EAST OGDEN ROAD, SUITE 100</p> <p>ROSEMONT, IL 60018</p> <p>DESIGN PERM #18-000000</p>

Nowakowski, Tamara

From: Ganser, Jennifer
Sent: Tuesday, January 26, 2016 8:34 AM
To: Nowakowski, Tamara
Subject: FW: Discount Tire PC 16-01 Waiver Request

From: Mosher, Todd [<mailto:Todd.Mosher@rasmithnational.com>]
Sent: Tuesday, January 26, 2016 8:35 AM
To: Ganser, Jennifer
Cc: Tegge, Zach
Subject: Discount Tire PC 16-01 Waiver Request

Good Morning Jennifer,

Nice to see you last night at the meeting. I was glad to hear that there were no new concerns or issues.

I would like to respectfully request a waiver of the first reading for our item. I plan to be at the Village Board hearing on February 4th, but would like to begin pulling permits as soon as possible to get started on some of the interior work and minor demolition as part of the first phase of the remodel and expansion. We had hoped to already start this during the winter months, to be prepared for Spring work.

Because this is essentially a renewal of the CUP's and the plan has not changed, do you think that the waiver may be achievable?

Thank you for the consideration.

Todd Mosher
Senior Development Director
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ORDINANCE NO. _____

**AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCE NOS. 5728, 6396,
AND 6949 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 16-01; 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, on June 19, 2014, the Corporate Authorities approved Ordinance No. 6949 which granted approval of a conditional use for the expansion of an existing automobile repair establishment and other site modifications; and,

WHEREAS, an application requests an amendment to Ordinance Nos. 5728, 6396, and 6949 to allow for an approximately 2,400 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 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, 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, 6396, and 6949, 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 accordance with the plans 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.

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

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2016.

Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

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

Sharon Kuderna, Village Clerk