

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : September 12, 2019 **(BOT) Date:** September 19, 2019

SUBJECT: Temporary Event - Parking at the former Northern Baptist
Theological Seminary (NBTS) site - Ordinance granting variations
from Sections 110.47 and 110.45 of the Lombard Village Code

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for your consideration a request to allow STL Trucking Temporary Event Permit for truck parking from September 20, 2019 to January 31, 2020 at the former Northern Baptist Theological Seminary (NBTS) site. They have an office at 610-690 E. Butterfield Road, Lombard.

Please place this item on the September 19, 2019 Village Board agenda for consideration with a waiver of first reading of the ordinance. Staff recommends the Village Board grant the time extension for the requested additional days and alternate fee schedule for the Temporary Event Permit, so the above event may be held as described.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village
Manager's Office by 12:00 noon, Wednesday, prior to the



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

DATE: September 19, 2019

SUBJECT: Temporary Event – Parking at the former Northern Baptist Theological Seminary (NBTS) site

STL Trucking is seeking a Temporary Event Permit for truck parking from September 20, 2019 to January 31, 2020 at the former Northern Baptist Theological Seminary (NBTS) site. They have an office at 610-690 E. Butterfield Road, Lombard.

NBTS is currently vacant and under contract. As the prospective purchaser undertakes their due diligence, NBTS was approached by STL to use a portion of their site for parking. STL would like to park approximately forty (40) vehicles. Approximately ten (10) would be passenger cars, and approximately thirty (30) would be the cabs of semis (cab portion only). All vehicles would be in operable condition and no work would be done on the vehicles on site. STL has recently taken on additional accounts and has drivers who are independent contractors, therefore owning their own cab/truck. STL also has a location in Franklin Park where they park trucks. With these additional accounts, STL is looking for additional space. This is a temporary solution while they secure additional space.

An aerial photograph is attached showing the location. A site plan is also attached with the Special Event Permit. The parking location is not visible from any Village owned rights-of-way and not visible from any residential property.

ACTIONS REQUESTED

In order for this concept to be favorably considered, two actions will need to occur through the attached Ordinance:

1. STL intends to operate from September 20, 2019 to January 31, 2020, which exceeds the three-day event limit, per Section 110.47 of the Village Code. The market would be operating approximately one hundred and thirty-three (133) days. Staff supports the request for more than three days. As the property is currently under contract, this should not require an increase in the number of days.
2. Temporary events are charged a fee of \$50.00 per day, per Section 110.45. At approximately one hundred and thirty-three (133) days, the fees would be \$6,650; which

is cost prohibitive for the business and would exceed the anticipated costs to the Village in the administration of the inspection and review of the event operations. Staff estimates there would be no inspections required, however, staff may drive to the site to ensure the site is operating per plan. Staff proposes reducing the fee to \$50 a week for a total of \$950. Staff can support an alternate approach to the fee schedule based upon the unique nature of this request and the service demands that are anticipated as part of the market.

RECOMMENDATION

Please place this item on the September 19, 2019 Village Board agenda for consideration. Staff recommends the Village Board grant the time extension for the requested additional days and alternate fee schedule for the Temporary Event Permit, through the attached Ordinance, so the above event may be held as described.

ORDINANCE NO. _____

**AN ORDINANCE APPROVING VARIATIONS TO TITLE 11, CHAPTER 110
OF THE LOMBARD VILLAGE CODE IN REGARD TO TEMPORARY EVENTS,
PROVIDING FOR AN INCREASE IN THE NUMBERS OF DAYS AND REDUCTION
OF FEES IN CONNECTION WITH A TEMPORARY EVENT AT 610-690 E.
BUTTERFIELD ROAD, ON SEPTEMBER 20, 2019 TO JANUARY 31, 2020**

WHEREAS, the Village of Lombard has received a request by STL Trucking to provide for the temporary parking and storage of commercial vehicles on the property located at 610-690 E. Butterfield Road (formerly known as the Northern Baptist Theological Seminary site) and not associated with the principal use of the property; and

WHEREAS, the Chapter 110, Section 110.40 of the Village Code provides for temporary event for activities for activities that otherwise are not covered under a certificate of occupancy; and

Village of Lombard has received a request by STL Trucking to provide for the temporary parking and storage of commercial vehicles on the property located at 610-690 E. Butterfield Road (formerly known as the Northern Baptist Theological Seminary site) and not associated with the principal use of the property; and

WHEREAS, said request is seeking relief from the time limitations and fee schedule as set forth within Chapter 110 of the Village Code, as set forth within Section 1 and 2 below, in order to provide for the requested parking activity; and

WHEREAS, it is in the best interest of the Village of Lombard, DuPage County, Illinois that granting the relief as requested granted for STL Trucking.

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 variation from Title 11, Chapter 110, Section 110.47 of the Lombard Village Code is granted, therefore allowing STL Trucking to hold a temporary event for more than three (3) days as their event is scheduled for September 20, 2019 through January 31, 2020 (one-hundred and thirty-three 133 days);

SECTION 2: That a deviation from Title 11, Chapter 110, Section 110.45 of the Lombard Village Code is granted, therefore allowing STL Trucking a reduced fee of \$50.00 per week, varying from the established Village Code fees of \$50.00 per day for their event is scheduled for September 20, 2019 through January 31, 2020;

SECTION 3: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed on first reading this ____ day of _____, 2019.

First reading waived by action of the Board of Trustees this 19th day of September, 2019.

Passed on second reading this ____ day of _____, 2019, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 19th day of September, 2019.

Keith Giagnorio, Village President

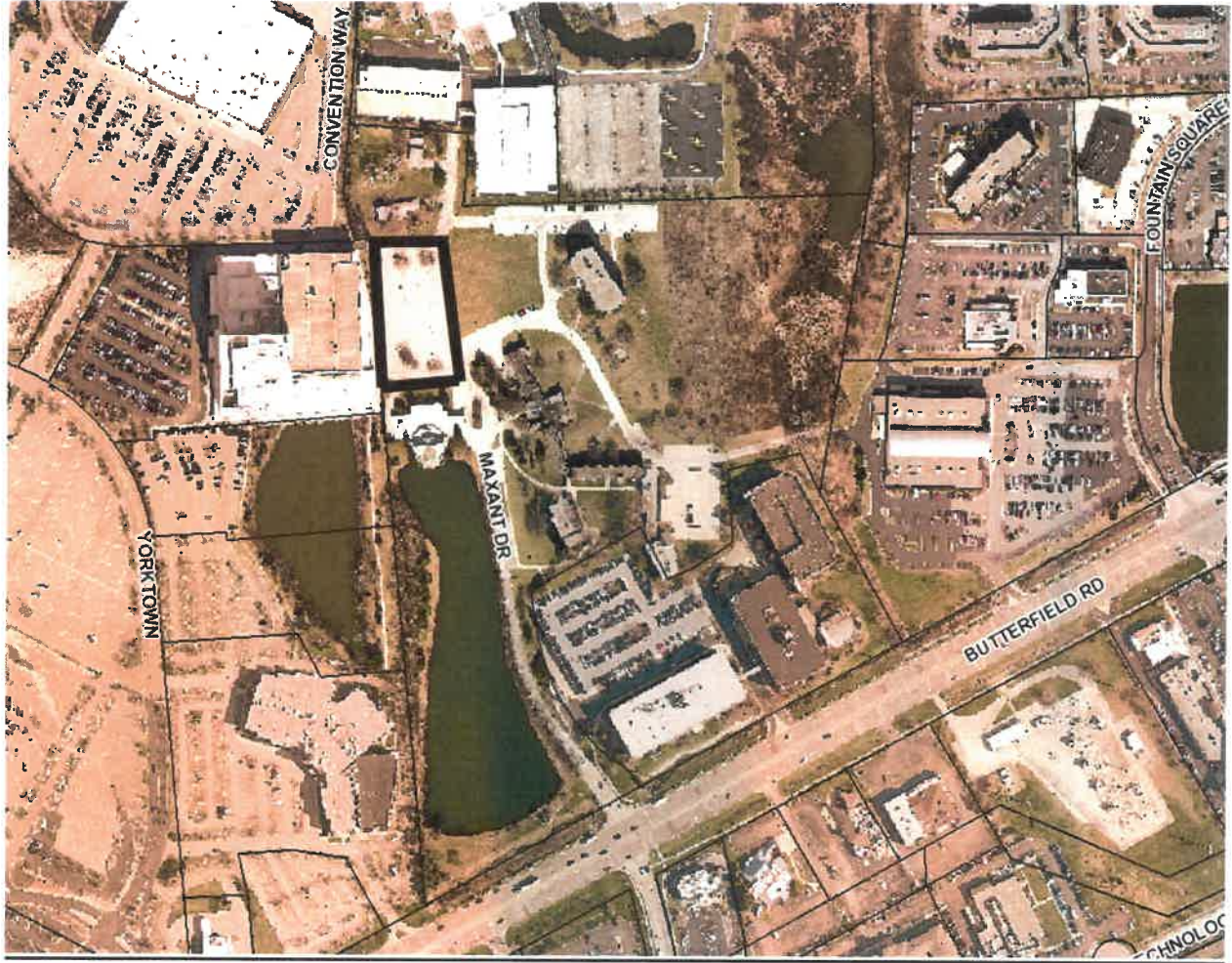
ATTEST:

Sharon Kuderna, Village Clerk

Attachment 1 – aerial photograph



Attachment 1 – aerial photograph



Attachment 2 – site plan

ALTA/NPS LAND TITLE SURVEY



ABBREVIATIONS	DESCRIPTION
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LEGAL DESCRIPTION

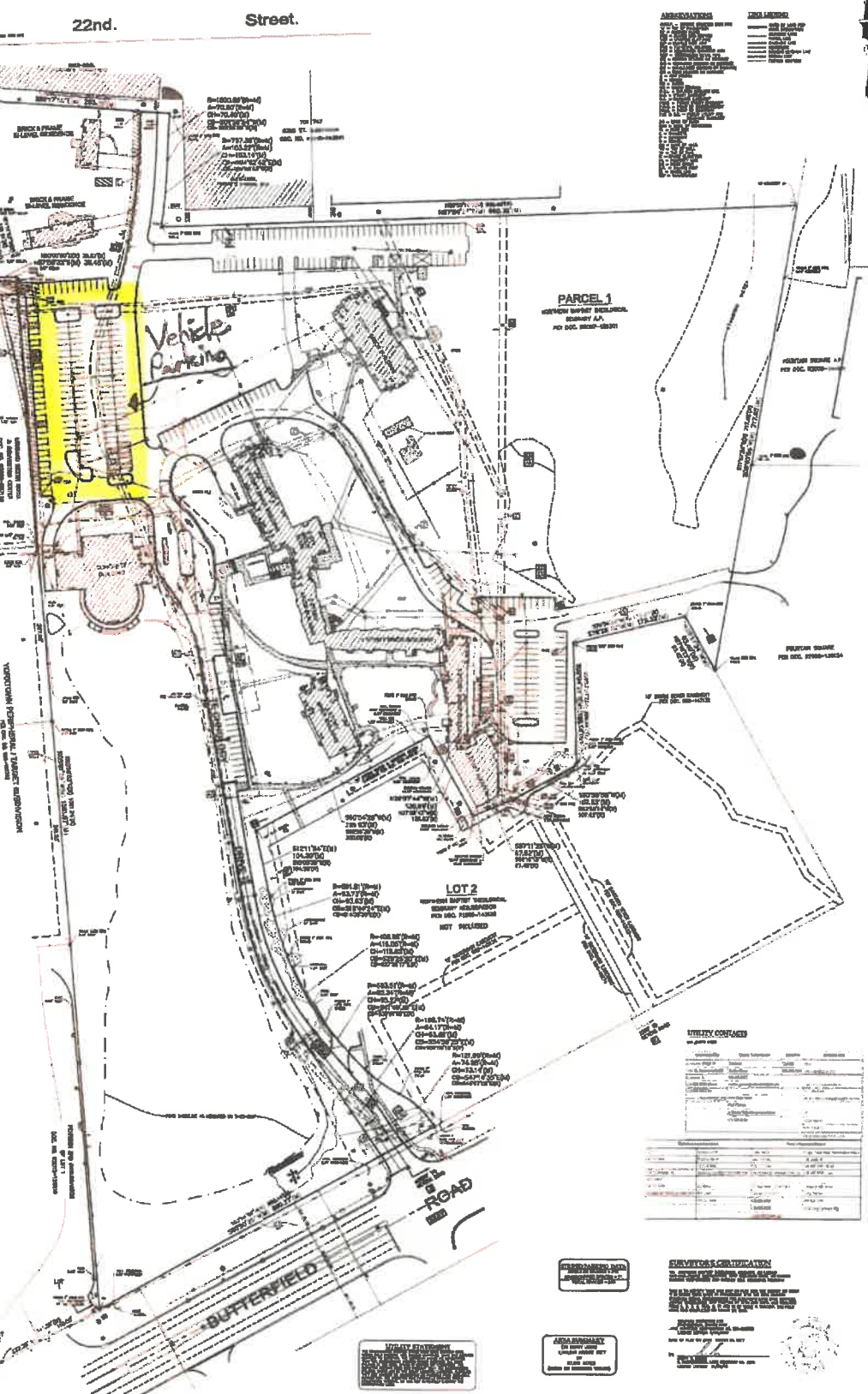
SCHEMATIC DESCRIPTION

NOTES

LEGEND

PROPERTY DATA

ADDITIONAL INFORMATION



Utility	Location	Contact Info
Electric
Gas
Water
Sewer

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly licensed Surveyor in the State of California, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his authorized agent.

Dated: _____

Surveyor's Name: _____

Professional Seal: _____

COMPASS SURVEYING LTD.

ALTA/NPS SURVEYING

1401 ...

Lot No.	Area (sq. ft.)	Owner Name
...
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