Item for Planning & Zoning Commission Consideration:
Request to approve a Special Use Permit for a proposed fueling area at Fire Station No. 3 at 6015 South Cass.

Recommended Action:
Review and approve the requested Special Use Permit to allow the installation of a fueling area at Fire Station No. 3 at 6015 South Cass, with the following conditions of approval:

1. Landscaping and privacy fencing be provided along the eastern property line; and
2. Lighting at the new fueling area must comply with Village requirements.

I. Basis of Recommendation

A. Background
The Village approved a special use permit on January 3rd of 1989 to allow the construction and operation of Fire Station No. 3 at 6015 South Cass Avenue. The site is zoned R-3--Single Family Residential, and in the R-3 zoning district, any ‘Utility, public and governmental use’ is a ‘special use’ requiring the approval of a special use permit per Zoning Ordinance Article VI, Section 6.02(B)(12).

In 2019, the Village is proposing to relocate their fleet vehicle fueling area from the Streets Department at 328 South Wilmette to Fire Station No. 3 on South Cass. The Streets Department site is planned to be redeveloped in the next few years, after the new Public Works facility that is under construction at 55 East Burlington Avenue is completed. Community Development Department staff determined that the proposed addition of fuel pumps at Fire Station No. 3 was enough of a change in use to the site to warrant an amendment to the current special use permit. Approval of the proposed...
fueling area will allow the Village to relocate its fueling area from its current location at the Streets Department at 328 South Wilmette Avenue.

Note that the proposed fueling area is not considered to be an ‘Automobile Service Station’, or a ‘gas station’, since it will not be open to the public.

B. Consistency with Comprehensive Plan

The proposed special use permit to allow fuel pumps at Fire Station No. 3 is consistent with several goals of the Village’s adopted Comprehensive Plan, including several found in Chapter 9--Community Facilities Plan:

- The Village should continue to provide the community with high quality infrastructure and essential services (Page 116);
- The Village should work with the Fire Department on any expansion of operations along Cass Avenue and consider any impact on adjacent residential properties (Page 117).

C. Critical Issues

1. Parking and Access

No parking impacts are anticipated. To minimize impacts on traffic, and at the recommendation of Community Development staff, the site plan has been modified to move the entry-gate further east, creating a larger ‘stacking area’ off-of Cass Avenue.

The Building Commissioner asked that the Planning and Zoning Commission verify that there be ‘significant’ barriers, such as posts or bollards, around the fuel pump islands so the project is in compliance with the IBC design load criteria.

2. Residential Impacts

To minimize impacts on nearby residential properties, the Village will install landscaping and a privacy fence along the eastern property line of the Fire Station No. 3 lot. This landscaping and fence will provide a barrier between the proposed fueling area and nearby residential properties.

Lighting for the proposed fueling area will need to comply with Village requirements that no light spill-over onto adjacent properties. When permits are pulled, staff will require a photometric plan to verify that this requirement is satisfied.

3. Zoning Analysis

The lot is zoned R-3 with a prior Special Use granted for a Fire Station. Properties to the north and east are zoned R-3 with residential uses. Properties to the west (...across Cass Avenue) are zoned B-2 and are occupied by commercial uses. The property to the south is zoned C-1 and is owned by the Village of Westmont and used for regional stormwater management detention purposes.
Per Section 13.09 of the Zoning Code, Special Use Permits are subject to the following Standards:

- The establishment, maintenance or operation of the special use is not detrimental to the public health, safety, morals, comfort or general welfare.
- The special use is not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor does it substantially diminish or impair property values within the neighborhood.
- The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- Adequate utilities, access ways, drainage and/or other necessary facilities have been provided.
- Ingress and egress is so designed as to minimize traffic congestion in the public streets.
- The special use conforms to the applicable regulations of the district in which it is located.

4. **Legal**

The required legal notification was provided in the newspaper on August 22nd. Mailed notices were sent to owners of property within 250 feet on August 21st.

5. **Other Required Actions:**

Village Board action is required for final approval of the requested Special Use Permit. After the Plan Commission has made a recommendation, the Special Use Permit will be taken to the Village Board for review and a final decision.

6. **Code Reference:**

Zoning Code Appendix A, Article VI, Section Section 6.02(B)(12).

II. **Recommended Conditions, Stipulations, or Other Requirements**

1. None

III. **Attachments and References**

1. Application packet from the petitioners, including:
   a. Site Plan
   b. Elevations

IV. **Principal Parties Expected at Meeting**

1. Village staff will be available to answer questions about this request;
2. Interested members of the public.