



Legislation Details (With Text)

File #:	2024-0168	Version:	1	Name:	ORDINANCE GRANTING A SPECIAL USE FOR A PUBLIC UTILITY STRUCTURE (SPUR 2 WATER INTAKE STRUCTURE)
Type:	ORDINANCE	Status:			IN BOARD OF TRUSTEES
File created:	2/28/2024	In control:			Plan Commission
On agenda:	3/18/2024	Final action:			3/18/2024
Title:	ORDINANCE GRANTING A SPECIAL USE FOR A PUBLIC UTILITY STRUCTURE (SPUR 2 WATER INTAKE STRUCTURE)				

Code sections:

Attachments: 1. Staff Report to the Board of Trustees, 2. Final Building Elevations, 3. Final Site Plan, 4. Staff Report to the Plan Commission, 5. Ordinance

Date	Ver.	Action By	Action	Result
4/18/2024	2	Village Clerk		PUBLISHED
3/18/2024	1	Board of Trustees		
3/6/2024	1	Development Services Department	INTRODUCED TO BOARD	
3/5/2024	0	Plan Commission		
3/5/2024	1	Plan Commission	RECOMMENDED FOR APPROVAL	
2/29/2024	0	Development Services Department	INTRODUCED TO COMMITTEE	

Title

Spur 2 Water Intake Structure - 8800 Thistlewood Lane

History

Project: 2024-0168 - Water Intake Structure

Location: 8800-8900 Thistlewood Lane

P.I.N.s: 27-15-212-001-0000 and 27-15-212-002-0000

Parcel Size: 4.87 acres

Requested Actions: Approval of a special use permit for a Public Utility Structure, a special use for a Public Utility Structure located less than 25 feet from a lot line, a Site Plan, and Building Elevations.

SUMMARY

The purpose of this petition is for approval of a special use permit to construct a new public utility structure on the north side of the water pumping station and reservoir property (section 6-204.C.8) and a special use permit to waive the minimum requirement for the intake structure to be located closer than 25 feet to the northern lot line of the subject property (Section 6-204.C.8.a). The proposed intake structure is a part of the ongoing "Spur 2" water main project.

The proposed building size is about 1,300 square feet and will be located on the northern edge of the subject site, approximately 2-1/2 feet away from the north property boundary. Access to the building will be through the Liberty School property. The proposed building is located on a small hill and will reach a maximum height of 22 feet. The proposed building location allows for it to be tied into existing underground reservoirs on the subject property. The building elevations will match the existing water pumping station and reservoir building located on the south side of the parcel.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 commissioners, members of staff, and members of the public. After the staff presentation, nearby residents inquired about issues such as noise from the building, access to the building, and road repairs related to the Spur 2 project. Staff clarified that the building primarily serves as an entrance to the underground pipe system and reservoir, with no pumps that could generate noise. They also emphasized that there would be no additional impervious surface beyond the proposed work on the reservoir property. Access to the structure will be through the Liberty School parking lot, and road repairs after construction are part of the Spur 2 contract scope.

The commissioners gave a brief history on the scope of the Spur 2 project and discussed the necessity of the project. Additionally, the commissioners asked about the size of the building in comparison to the existing building, and the reconfiguration of the Liberty parking lot. Staff reiterated that the building would be approximately 22 feet tall and is much smaller than the existing building. Staff also stated that the Liberty School expansion project approved by the Village last year noted the changes to the parking lot and future proposed easement outlined in the Ordinance.

PLAN COMMISSION RECOMMENDED ACTION

The Plan Commission recommends that the Board of Trustees approve a Special Use Permit for a public utility structure (section 6-204.C.8) and a Special Use Permit for a public utility structure located within 25 feet of a lot line (Section6-204.C.8.a), subject to the following conditions:

1. The petitioner shall develop the subject property in substantial conformance with the final Village-approved special use permits, site plan, and building elevations.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
3. All building code requirements must be met, including required permits from outside agencies.
4. An Appearance Review application for future proposed landscaping must be submitted prior to final inspections of the subject property.

Recommended Action/Motion

I move to approve the Plan Commission recommended action regarding Case Number 2024-0168, also known as Spur 2 Water Intake Structure;

AND

I move to adopt Ordinance 5878, entitled: ORDINANCE GRANTING A SPECIAL USE FOR A PUBLIC UTILITY STRUCTURE (SPUR 2 WATER INTAKE STRUCTURE).

THIS PART IS FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve a Special Use Permit for a public utility structure (section 6-204.C.8) and a Special Use Permit for a public utility structure located within 25 feet of a lot line (Section6-204.C.8.a), subject to the following conditions:

1. The petitioner shall develop the subject property in substantial conformance with the final Village-approved special use permits, site plan, and building elevations.
2. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
3. All building code requirements must be met, including required permits from outside agencies.

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I move to adopt Ordinance 5878, entitled: ORDINANCE GRANTING A SPECIAL USE FOR A PUBLIC UTILITY STRUCTURE (SPUR 2 WATER INTAKE STRUCTURE).