



Legislation Text

File #: 21-0347, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance revoking ordinance 20-033 as previously approved at 1095 E. 75th Street (f.k.a. 1090 E 75th Street) - PZC 19-1-079

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard, Community Planner

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The subject property is located at 1095 E. 75th Street (formerly known as 1090 E. 75th Street). Zoned B2 PUD (Community Shopping Center District - Planned Unit Development), the property is currently improved with a 5,465 square foot car wash facility permitted through the underlying PUD ordinance 85-171. Car sales are also permitted on the subject property as a part of ordinance 14-089.

On April 7, 2020, the City Council approved ordinance 20-033, a minor change to the PUD, a Final PUD Plat, and the revocation of ordinance 14-089 for the subject property. The site plan called for the removal of a large portion of the existing car wash building and construction of a building addition. The proposed alterations would reduce the building square footage to 4,606 square feet, update the exterior façade on all four sides, and relocate the parking area.

Per the property owner, Bill Lombardias of Wash Werks Enterprises, the prospective buyer was unable to obtain financing for the project as approved by ordinance 20-033. As such, Mr. Lombardias will maintain ownership of the property and is requesting revocation of ordinance 20-033. Upon revocation, the previously approved ordinance 14-089 permitting car sales will continue to apply to the subject property.

DISCUSSION:

Ordinance 20-033 was not recorded with the DuPage County Recorder and the business has continued to operate as a car wash/car sales facility as prior to the April 7, 2020 approval. Upon revocation of ordinance 20-033, all previous approvals will remain in place on the subject property including ordinance 85-171 permitting the car wash and ordinance 14-089 permitting the car sales. Given that the property has continued to operate with the same use for several years, and that ordinance 20-033 was not recorded and therefore did not become effective, staff has no concerns regarding the requested revocation of ordinance 20-033.

Key Takeaways

- The owner requests the revocation of ordinance 20-033 and the reinstatement of ordinance 14-089.
- Staff recommends approval as it is the intent of the owner to continue to use the property as it is used today.

FISCAL IMPACT:

N/A