



This report is based on the following documentation, which was filed with the Department of Community Development:

1. Petition for Public Hearing, received July 6, 2004.
2. Plat of Survey, dated April 8, 2003, prepared by Edward J. Molloy & Associates, Ltd.
3. Response to the Standards for Variation

## **DESCRIPTION**

The petitioner requests approval of a conditional use for a concrete and stone fabrication and molding facility located in an I Limited Industrial District. The site is currently operated as a non-conforming fabrication facility.

## **ENGINEERING**

From a construction or engineering perspective, Private Engineering Services has no comments regarding the petition.

## **PUBLIC WORKS**

The Department of Public Works, Engineering Division has no comments regarding the petition.

## **FIRE AND BUILDING**

The Fire Department/Bureau of Inspectional Services has the following comments regarding this petition:

The petitioner will need approval from the Bureau of Fire Prevention for the storage and storage method of any hazardous materials as defined by the 2000 ICC fire code (ie) dust collection system(s) may be required.

The buildings existing fire protection system must be of adequate design for the type and amount of commodities intended to be used in manufacturing.

## **PLANNING**

### **Compliance with the Zoning Ordinance**

The last known use for the subject property was Borg-Warner Automotive Advanced Technology Center that operated a research and development laboratory. The laboratory was a permitted use within the Industrial zoning district. The petitioner acquired the subject property in 2003 to operate his stone fabrication business and showroom. Concrete and cast stone fabrication and molding facilities are identified as conditional uses within the I Limited Industrial District. Code enforcement staff received a complaint regarding excessive litter in the area and upon investigation discovered that the occupant at 11 Eisenhower Lane South did not have a Certificate of Occupancy. The petitioner applied for the certificate at which time staff notified the petitioner that conditional use approval was necessary to operate at the subject location. The petitioner requests approval of a conditional use at this time.

### **Conditional Use Request**

The petitioner's use as a cast stone fabrication facility consists of a 20,000 square foot facility of which 14,000 square feet is utilized for stone fabrication and 8,000 square feet serves as office and showroom space. The facility specializes in granite, marble, slate and limestone fabrication for various products. The petitioner states that the fabrication area of the facility contains three cutting machines, two polishing and edge machines, and an area for hand polishing. The site also contains an area for storage of finished products.

### **Parking**

The plat of survey submitted by the petitioner indicates that the subject property has 72 parking spaces whereas 21 spaces are required. However, the southern portion of the parking lot appears to be utilized for outdoor storage, therefore staff believes there are actually 23 parking spaces based on the remaining spaces located on the northern and western portions of the property. Furthermore, per Village Code, four of the required 21 spaces must be handicap accessible. While the subject property has sufficient parking spaces, the parking lot must be restriped to reflect the necessary additional handicap accessible parking space as well as the required signage per the Illinois Accessibility Code.

### **Landscaping**

Per Code a transitional landscape yard 30 feet in width is required where the rear or interior side yard of an industrial lot abuts a residential district. A solid fence, between six and eight feet in height, is also required along the entire length of the landscape yard. The subject property has adequate transitional yard landscaping, however the existing fence is chain link. Staff recommends the installation of a solid fence between six and eight feet as designated by the Zoning Ordinance. Village Code also requires that all storage, except for motor vehicles, be completely within enclosed buildings or effectively screened by a solid wall or fence not less than six feet and no greater than eight feet in height. Therefore, staff recommends the installation of a solid fence around the outdoor storage area located on the subject property. Staff also recommends the construction of enclosures for the trash receptacles.

### Signage

The petitioner has erected a freestanding sign on the front lawn area of the property. There is not a permit on file for this sign. As such, staff recommends that the petitioner obtain a building permit for the sign. Freestanding signs within the Limited Industrial Zoning District can be no larger than 30 square feet in surface area and six feet in height.

### Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Planned Business Park and the proposed use is therefore compatible with the Comprehensive Plan.

### Compatibility with Surrounding Land Uses

The proposed use is compatible with the surrounding business and light industrial uses. The screening elements identified will need to be compatible with the adjacent two-family residences.

## **FINDINGS AND RECOMMENDATIONS**

Staff believes that the proposed use is appropriate at the subject location and is compatible with surrounding uses.

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission recommend to the Corporate Authorities **approval** of the conditional use associated with PC 04-32, subject to the following conditions:

1. That the petitioner shall provide four handicap accessible parking spaces designed per the Illinois Accessible Code.
2. The petitioner shall construct a trash enclosure for the dumpster(s) on the subject property. The enclosure shall be designed consistent with the Zoning Ordinance provisions with the exterior enclosure walls being between six (6) and eight (8) feet in height and constructed of wood or a solid screening material.
3. That the petitioner shall obtain a building permit for the freestanding sign located in front of the property.
4. That the petitioner shall install a solid fence between six and eight feet in height along the rear property line and around any outdoor storage areas, the design of which shall be subject to the approval of the Director of Community Development.

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5. The petitioner shall obtain building permits for the construction of the fence, parking lot restriping, and trash enclosure.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

DAH/ADC:

att  
c. Petitioner