

May 3, 2007

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

**Subject: PC 07-13: Text Amendment to the Lombard Zoning Ordinance –
Dry-Cleaning Establishment Regulations**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a text amendment to Section 155.412 (B)(15) the Lombard Zoning Ordinance (and any other sections for clarity) amending the list of requirements that must be met in order to operate dry-cleaning and laundry establishments that have on-site processing of dry-cleaning.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 16, 2007. Matthew Klein, 72 Burlington Avenue, LaGrange, attorney for the petitioner, CD One-Price Cleaners, presented the petition.

His client is proposing to locate a dry-cleaning establishment within Lombard. He noted that in 2002, his client was before the Plan Commission seeking approval of text amendments pertaining to dry-cleaning establishments (PC 02-19). He noted that they are seeking a further modification of the 2002 approved amendments as it pertains to the permitted number of dry-cleaning machines allowed on a site. He noted that his client intends to meet the provisions of the Lombard Zoning Ordinance but they are seeking an amendment to allow for more than one dry-cleaning machine on the premises, which is the maximum number allowed by the Ordinance.

He noted that his client is seeking to install three to four machines, but the proposed machines would be smaller than those that are currently permitted by right. The intent is to allow for smaller units that use significantly less solvents than those machines that were even considered a few years ago.

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He then described the proposed machines. In addition to using less solvent, the machines do not use perchloroethylene (commonly referred to as perc) in their processing. The proposed solvent, BR2000, is a hydrocarbon solvent with fewer associated environmental problems. He concluded his presentation by stating that the staff report concisely summarizes what they are proposing.

Chairperson Ryan then opened the meeting for public participation. No one spoke in favor or in opposition of the petition. He then requested staff report.

William Heniff, Senior Planner, referenced the IDRC report being submitted to the public record in its entirety. He stated the petitioner proposes to open a new dry-cleaning establishment with an on-site plant. Village Code allows for dry-cleaning establishments with on-site processing within the B1 and hence all other Business Districts, but subject to provisions. The petitioner is now seeking alternative language pertaining to the permitted number of dry-cleaning processing units. The intent of their request is to allow for more than one unit on a site in order to allow for smaller, more environmentally friendly units, to be located within their proposed establishment.

Noting the IDRC comments, the Fire Department received a copy of the petitioner's literature pertaining to Synthetic Hydrocarbon Fluid for dry-cleaning units and is reviewing the material. This fluid type is generally considered to be more environmentally friendly than perchloroethylene, but can create an additional fire/safety concern. They will review the petitioner's data sheets and will determine the additional measures that will be needed as part of a building permit review.

The 2002 amendments allows for on-site processing in the business districts, subject to provisions. The petitioner stated that the intent of their request is not to provide for additional units as a means to increase the overall amount of processing that can be done of a site. Rather, it is to provide for an alternate type of dry-cleaning unit that is significantly smaller in size and allows for greater flexibility in their operations. The smaller units would be more environmentally efficient than one large unit. Also, the number of units in operation could be modified to fit their dry-cleaning operating needs at a given time.

Environmental regulations and technological innovations within the dry-cleaning industry are also rapidly occurring. Many new establishments are moving away from traditional perchloroethylene units. In their place, synthetic hydrocarbon fluid units are being introduced into the market, which are more environmentally friendly. The smaller units use proportionately less cleaning fluid as well.

He then discussed the text amendment that will strike the number of units permitted on a site and replaces it with the maximum operating capacity of all units on the site, capping the basket capacity at 200 pounds. Staff supports the amendment.

Chairperson Ryan then opened the meeting for discussion among the Commissioners. The Commissioners had no comments on the petition.

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After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed text amendment complies with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, **approval** of the petition associated with PC 07-13.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

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 Lombard Plan Commission

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