

October 7, 2004

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

**Subject: PC 04-32; 11 Eisenhower Lane South**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Carlo Verissimo, requests approval of a conditional use for a concrete and stone fabrication and molding facility located within the I Limited Industrial District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on September 20, 2004. Carlo Verissimo, the property owner, presented the petition. Mr. Verissimo stated that the request. He stated that his business is stone fabrication. He said that he read the staff report and he is willing to comply with the conditions recommended by staff. He said that he would answer any questions that the Commissioners may have.

Chairperson Ryan then opened the meeting for public comment. No one spoke for or against the petition. He then requested the staff report.

Angela Clark, Planner I, presented the staff report. Ms. Clark stated that 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 existing tenant 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.

Ms. Clark stated that 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.

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.

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.

Ms. Clark noted that there is a freestanding sign located in the front yard area of the property and there are no permits on file for the sign. As such, staff recommends that the petitioner obtain a building permit for the sign. She noted the sign requirements within the Limited Industrial Zoning District. Ms. Clark stated that the use is compatible with the Comprehensive Plan and neighboring land uses; therefore staff recommends approval of the petition.

Chairperson Ryan then opened the meeting for discussion among the Plan Commission members.

Commissioner Flint asked for a clarification regarding the parking requirements - were they based on a 20,000 square foot space? Ms. Clark stated that the parking was based on the 20,000 square foot number. She stated that in the petitioner's plat of survey depicted a 20,000 square foot building, but the response to the Standards for Conditional Uses indicated the office and fabrication area square footage. Mr. Verissimo clarified that the 8,000 square foot figure was provided in error and that the office space is 6,000 square feet in size.

Commissioner Sweetser asked if there is any way that staff can monitor businesses entering or leaving a site, considering the petitioner's occupancy was realized based on a litter complaint.

William Heniff, Senior Planner, stated that it is difficult to catch these instances right away particularly given the nature of an industrial park where the changing of a business may not be as obvious. He stated that when new businesses are identified staff informs them of the necessary procedures for obtaining a certificate of occupancy.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed variations comply with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 6 to 0, recommended to the Corporate Authorities, **approval** of the request for a 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.
5. The petitioner shall obtain building permits for the construction of the fence, parking lot restriping, and trash enclosure.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission