

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: May 19, 2008

FROM: Department of  
Community Development

PREPARED BY: Stuart Moynihan  
Associate Planner

**TITLE**

**PC 08-16; 951 N. Ridge Ave.:** The petitioner requests the following approvals related to conditional uses:

1. The petitioner requests conditional use approval from Section 155.420 (C) (13) to allow for an existing Landscape Contractor's Storage Yard in the I Limited Industrial District.
2. The petitioner requests approval from Section 155.420 (C) (39) for the construction of accessory structures (two above ground diesel fuel tanks) associated with a conditional use in the I Limited Industrial District.

**GENERAL INFORMATION**

Petitioner: Balanced Environments, Inc.  
Bruce Church  
17950 W. Route 173  
Old Mill Creek, IL 60083

Status of Petitioner: Tenant

Property Owner: Denny R. Church  
7519 Channahon Ct.  
Fox Lake, IL 60020

**PROPERTY INFORMATION**

Existing Land Use: Landscape Contractor's Storage Yard

Size of Property: Approximately 1.5 acres

Comprehensive Plan: Light Industrial

Existing Zoning: I – Limited Industrial District

Surrounding Zoning and Land Use:

North: I – Limited Industrial District; developed as a warehousing and manufacturing.

South: I – Limited Industrial District; developed as a light manufacturing operation.

East: I – Limited Industrial District; developed as warehousing, offices, light machinery production, printing, and laboratory testing.

West: I – Limited Industrial District; developed as offices, light machinery production, printing, various manufacturing operations, and warehousing.

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documents filed with the Department of Community Development on April 16, 2008:

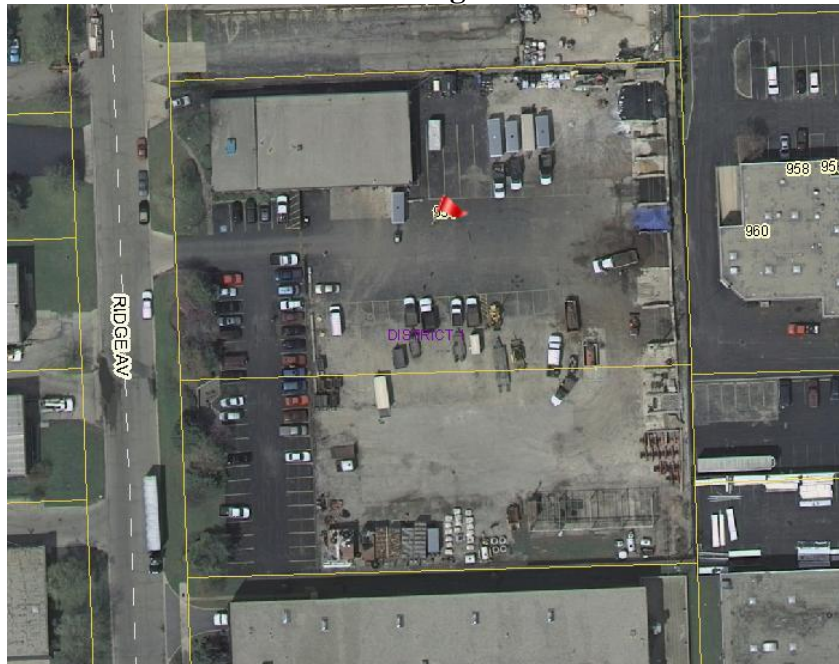
1. Petition for Public Hearing with a response to Standards for Conditional Uses.
2. Plat of Survey, prepared by Mackie Consultants, Inc., undated.
3. Site Plan, submitted by Bruce Church, dated April 15, 2008.
4. Fuel tank specifications, submitted by Bruce Church, dated April 22, 2008.

### **DESCRIPTION**

The subject property is located within the North Avenue Industrial Park, which contains a mix of warehousing, office, light manufacturing and light industrial uses. The subject property, addressed as 951 North Ridge Avenue, is currently being used as a Landscape Contractor's Storage Yard. An asphalt and concrete repair business, Hard Surface Solutions, is also located on the property. Both businesses are owned by the petitioner.

The property has been in use as contactor's yard beginning in or before 1983 and is, therefore, considered a legal non-conforming use. Approval of the petitioner's first request would address this legal non-conformity. As a Contractor's Storage Yard in the I Limited Industrial District is a conditional use, Village Board approval is required.

**951 N. Ridge Ave.**



The petitioner also requests approval to allow the construction of two above ground diesel fuel tanks on the property. Within the past two years, an above ground fuel tank of a similar nature was removed from the property. The fuel tanks will be used by both Balanced Environments and Hard Surface Solutions. As accessory structures on the same property as a conditional use in the I Limited Industrial District are considered conditional uses themselves, Village Board approval is required.

**Fuel Tank Area**



## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **PUBLIC WORKS**

Public Works has no comments at this time.

### **PRIVATE ENGINEERING**

Subject to the Fire Marshal's review and requirements, the Private Engineering Division of Community Development offers the following comments on the above petition:

1. The tanks shall be double walled.
2. A Spill Prevention Control and Containment plan shall be provided to the Fire Marshal for review.
3. The tanks shall be placed within a containment pad designed to retain twice the volume of the tanks.
4. Any area to be paved shall meet current Village standards for the pavement section.
5. Stormwater detention is required for the new additional impervious area.

### **FIRE AND BUILDING**

The Fire Department has the following comments:

1. Petitioner shall obtain permit for above ground storage from the Office of the State Fire Marshal.
2. Additionally, the petitioner will need permits from the Village to install the tank(s) and any electrical work etc.

### **PLANNING**

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

Contractors, architects, and engineers equipment and material storage yards are listed as conditional uses within the I Limited Industrial District. As part of the conditional use review process, staff has reviewed the current conditions on the property as they relate to parking and landscaping requirements.

The petitioner also has plans to construct permanent accessory structures, two above ground diesel fuel tanks, on the property. Accessory structures on the same property as a conditional use in the I Limited Industrial District are considered conditional uses themselves. Therefore, Village Board approval of a second conditional use is required.

The Zoning Ordinance requires one (1) parking space per one and a half (1.5) employees in the I Limited Industrial District. Together Balanced Environments and Hard Surface Solutions employ up to fifty (50) individuals on a given workday at 951 N. Ridge Ave. Therefore, the Zoning Ordinance requires forty-five parking spaces. The property currently has forty-nine (49) spaces, meeting the requirement. However, the property only has one Accessible Parking Space.

The Zoning Ordinance requires that there be two Accessible Parking Spaces for a property with twenty-one (21) to fifty (50) total parking spaces.

### **Accessible Parking Area**



Operations within the indoor office use include sales and administrative functions associated with the two occupying businesses. The petitioner has indicated that the associated outdoor storage for these facilities will include trucks, dump trucks, trailers, various tractors, and asphalt rollers and pavers. Many of these vehicles will not be present during business hours as they will be used for onsite work. Also to be stored outdoors will be small engine machinery, various tools, organic landscaping materials, soil and stone materials, and lumber. Also noted, indoor storage will include machinery undergoing repair, tools and parts associated with repair and maintenance, and office equipment and furniture.

Balanced Environments currently stores its dumpsters within the contractor's yard area itself. However, this does not meet the dumpster screening provisions of Section 155.710 of the Zoning Ordinance. The petitioner would need to install a solid wood fence at a height of not less than six (6) feet and not more than eight (8) feet to meet this requirement.

Within the contractor's storage yard, there is a large unpaved area that is currently covered with gravel. Staff believes it desirable to have this area paved as vehicles will be parked there overnight.

### **Large Gravel Parking Area**



The approval of the requested conditional use would not have significant effects on surrounding properties as the current business already operates as a legal non-conforming use. The proposed diesel fuel tanks have been reviewed by both the Village of Lombard's Fire Department and the Office of the State Fire Marshal. The tanks are not anticipated to be a danger or nuisance to surrounding properties.

#### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan recommends Light Industrial uses at this location. The proposed use complies with the recommendation of the Comprehensive Plan.

#### **Compatibility with Surrounding Land Uses**

The subject property has been in use as a Landscape Contractor's Storage Yard beginning in or before 1983. The business operations do not have a history of conflict with surrounding businesses. The subject business is industrial in nature and is surrounded exclusively by other industrial uses. The proposed use is compatible with surrounding land uses.

### **FINDINGS AND RECOMMENDATIONS**

Staff has reviewed the petition and finds that petition does meet the Standards for Conditional Uses set forth in the Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion to **approve** PC 08-16:

Based on the above findings, the Inter-Departmental Review Committee recommends that the petition as presented does meet the standards set forth in the Zoning Ordinance and recommends that Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore the Plan

Commission and recommend to the Corporate Authorities **approval** of PC 08-16, subject to the following conditions:

1. The subject property shall be developed and operated in conformance with the site plan prepared by Bruce Church, dated April 15, 2008.
2. The tanks shall meet the following provisions:
  - a. The tanks shall be double walled.
  - b. A Spill Prevention Control and Containment plan shall be provided to the Fire Marshall for review.
  - c. The tanks shall be placed within a containment pad designed to retain twice the volume of the tanks.
  - d. The petitioner shall obtain permit for above ground storage from the Office of the State Fire Marshal.
  - e. The petitioner will need permits from the Village to install the tank(s) and any electrical work, etc.
  - f. The fuel tanks shall be exclusively used in conjunction with the business establishment located on the subject property and shall not be used for general fueling purposes.
3. All dumpsters or other outside waste containers associated with the business use shall be effectively screened per the provisions of Section 155.710 of the Zoning Ordinance. The petitioner shall apply for a permit for the fence and screening improvements.
4. The petitioner shall create one additional Accessible Parking Space on the subject property. The Accessible Parking Space shall be located at close to the front entrance of the business as possible.
5. The petitioner shall apply for a permit to pave the large gravel area located within the contractor's storage yard. The permit shall also address any requisite Stormwater detention requirements.

Lombard Plan Commission

Re: PC 08-16

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Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development

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