



## ANALYSIS

### SUBMITTALS

This report is based on the following documents filed on September 23, 2004 with the Department of Community Development:

1. Petition for Public Hearing.
2. Response to Standards.
3. ALTA/ACSM Land Title Survey, prepared by The Balsamo/Olson Engineering Company, dated March 19, 2004 and last revised June 2, 2004.
4. Site Plan Overlay.
5. Photographs of construction equipment.

### DESCRIPTION

The petitioner, Break Thru Demolition, intends to purchase the subject property for use as a warehouse. The existing building will also include ancillary office space and a shop for repairing the company's equipment. An approximately 84-foot by 108-foot area of the parking lot will be fenced off for an outdoor storage area for equipment and supplies. Part of this storage will include trailers for transporting construction equipment, which requires a conditional use for outdoor storage of motor vehicles (defined by the Zoning Ordinance as "any passenger vehicle, truck, truck-trailer, trailer, or semi-trailer propelled or drawn by mechanical power"). Also, as the construction equipment varies in height up to a maximum of 12'-8" tall, the petitioner will require a variation to allow the stored equipment to be visible over the top of the fence.

### INTER-DEPARTMENTAL REVIEW COMMENTS

#### Public Works

Public Works has no objections, comments or changes.

#### Private Engineering Services

From an engineering or construction perspective, PES has no comments.

#### Building and Fire

The Fire Department/Bureau of Inspectional Services states that the petitioner will need to propose a new location for the propane storage area. Propane storage cannot be adjacent to the overhead door and interior of a building. The petitioner must comply with the storage methods of any

hazardous materials as defined by the 2000 ICC Fire Code, specifically, amounts and required distances from buildings or structures.

## **Planning**

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

The Comprehensive Plan recommends that this property be developed as part of a Planned Business Park. The Eisenhower Lane industrial park is an appropriate use within this designation. The requested relief is intended to supplement the permitted warehouse use on the premises.

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

The property is entirely surrounded by industrial parks in both Lombard and Downers Grove, making the petitioner's business and requested relief compatible with the surrounding land uses.

### **Compatibility with the Zoning Ordinance**

Given that the proposed outdoor storage of motor vehicles shall be limited to trailers and that these trailers will be stored within an enclosed area, staff does not feel that this conditional use will negatively impact adjacent properties or create a nuisance. However, to prevent the possibility of a future property owner using the property for general storage of motor vehicles (e.g., a vehicle salvage yard), approval of this conditional use should be limited to trailers within the fenced-in area.

Although the petitioner could have requested a variation to erect a higher fence, that fence would need to be at least 12'-8" tall in order to screen all of the construction equipment. Staff feels that any fencing higher than 10 feet begins to create the undesirable effect of an additional building on the property. Therefore, staff believes that it is preferable for the stored equipment to be occasionally visible above the fence.

Break Thru estimates that they will require a maximum of 26 parking spaces; however, the Zoning Ordinance requires 42 spaces. The fencing-in of a portion of the parking lot will reduce the number of spaces outside the fence to 37. Staff recognizes that the parking spaces within the fenced area are not being physically removed from the property, and will therefore be available for any future property owners. Provided that a minimum of five parking spaces within the fenced-in area are designated for business vehicle/trailer parking only, no parking variation is necessary. This interpretation would be consistent with a prior case in Oak Creek (SPA 02-01), wherein parking spaces used for business vehicles within an outdoor storage area were not deducted from the overall on-site parking count.

With regard to the proposed repair shop within the building, staff is comfortable with the interpretation that this is an ancillary use that supplements the petitioner's primary business. However, to ensure that no automobile service/repair business occupies the property without receiving prior conditional use approval, staff suggests that a condition be added that restricts repair and service to those vehicles and pieces of equipment owned or leased by the petitioner.

## **FINDINGS AND RECOMMENDATIONS**

Based on the above findings, 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 requested relief complies with the standards required by the Lombard Zoning Ordinance; and,

Therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 04-36, subject to the following conditions:

1. The petitioner's building and site improvements shall be designed and constructed consistent with Village Code and all also address the comments included within the IDRC report.
2. The conditional use for outdoor storage of motor vehicles shall permit outdoor storage of trailers exclusively. Outdoor storage of passenger vehicles, trucks, truck-trailers, and semi-trailers shall not be permitted.
3. All outdoor storage must be within the fenced-in area designated on the submitted site plan.
4. A minimum of five (5) parking spaces within the fenced-in outdoor storage area shall be designated for business vehicle/trailer parking only.
5. No vehicle repair or service activities may occur on the premises, with the exception of work performed on those vehicles and pieces of equipment owned or leased by the petitioner.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

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