

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

TO: Lombard Plan Commission                      HEARING DATE: April 16, 2007

FROM: Department of                                      PREPARED BY: Jennifer Backensto, AICP  
Community Development                                      Planner II

**TITLE**

**PC 07-15; 246 Eisenhower Lane North:** The petitioner requests approval of a conditional use to allow for an outdoor equipment and material storage yard within the I Limited Industrial District.

**GENERAL INFORMATION**

Petitioner:                                      Indelco Plastics  
    930 N. DuPage Ave  
    Lombard, IL 60148

Property Owner:                                      Realty Associates Fund VII, LP  
    403 Eisenhower Lane South  
    Lombard, IL 60148

Relationship of Petitioner:                      Tenant

**PROPERTY INFORMATION**

Existing Land Use:                      Industrial warehouse building and storage yard

Size of Property:                      Approximately 3.1 acres

Comprehensive Plan:                      Recommends Light Industrial

Existing Zoning:                      I Limited Industrial District

Surrounding Zoning and Land Use:

    North:    R4PD Limited General Residence District, Arboretum Park Planned Development – developed with multiple-family residential uses

    South:    I Limited Industrial District – developed with industrial uses

    East:     I Limited Industrial District – developed with industrial uses

    West:     I Limited Industrial District – developed with industrial uses

## ANALYSIS

### SUBMITTALS

This report is based on the following documents filed on March 30, 2007 with the Department of Community Development:

1. Petition for Public Hearing.
2. Response to Standards.
3. Plat of Survey, prepared by Gentile and Associates, dated February 20, 2006
4. Interior floor plan, prepared by KLLM Architects, dated March 3, 2006.
5. Photographs of 930 N. DuPage Avenue.

### DESCRIPTION

The petitioner, Indelco Plastics, has leased a tenant space at 246 Eisenhower Lane North to relocate their business that is currently operating at 930 N. DuPage Avenue. They intend to use the existing fenced-in area at the rear of the property for the outdoor storage of PVC pipe. Although this area was previously used for outdoor storage, no conditional use was previously granted on the site and it is unclear if this use was legally established. This petition is being brought forward to ensure that the petitioner is operating in compliance with the Zoning Ordinance.



## **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 & FIRE**

The Fire Department/Bureau of Inspectional Services has no comments.

### **PLANNING**

#### Compatibility with the Comprehensive Plan

The Comprehensive Plan calls for this area to be developed with light industrial land uses. The property complies with the recommendations of the Comprehensive Plan.

#### Compatibility with the Surrounding Land Uses

The property is surrounded on three sides by light industrial uses. There are residences to the immediate north of the property, but the proposed use will not be substantially different from what those residents have been accustomed to seeing within the industrial park. Staff finds that a contractor equipment and materials storage yard is compatible with the surrounding land uses.

One of the adjacent residents contacted staff to express a concern regarding noise on the property. Although this concern was not specifically directed toward the proposed conditional use, the petitioner should nonetheless be made aware of Section 93.02 of the Lombard Code of Ordinances. This section states that, within 300 feet of a residential building, it is unlawful to conduct any noise-producing exterior property maintenance work or other operations between the hours of 10:00 p.m. and 7:00 a.m., other than those conducted within a fully enclosed building or structure.

#### Compatibility with the Zoning Ordinance

##### *Fencing*

Section 155.418(L)(2) of the Zoning Ordinance requires storage yards to be screened by a solid fence no less than six feet (6') in height and no more than eight feet (8') in height. There is an existing eight foot (8') chain link fence with slats surrounding the storage yard. The fence is in poor condition and does not qualify as a solid fence as Section 155.802 of the Lombard Zoning Ordinance which specifically states that chain link fences with slats do not constitute a solid fence. If a conditional use is granted, staff recommends that a new solid fence be required as a condition of approval.

The petitioner is aware of the Limited Industrial District requirement that no stored materials may be visible above the fence, and they intend to fully comply with this restriction.

*Standards for Conditional Uses*

Staff finds that the proposed use meets the Standards for Conditional Uses. A properly screened contractor equipment and materials storage yard is compatible with the surrounding properties and the Comprehensive Plan. Furthermore, the installation of a solid fence will improve the overall appearance of the property and bring the storage area into compliance with the Zoning Ordinance.

**FINDINGS AND RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee recommends that the petition as presented does not meet the standards set forth in the Zoning Ordinance and recommends that 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 07-15, subject to the following condition:

1. That the eight-foot high chain link fence surrounding the outdoor storage area shall be replaced with a solid fence (as defined by the Zoning Ordinance) between six feet and eight feet in height.

Inter-Departmental Review Group Report Approved By:

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

DAH:JB

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