

January 19, 1999

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

**Subject: PC 98-42: 1201 North Lombard Road (ComEd right of way;
accessed via 1133 North Ridge Avenue)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition requests conditional use approval for a landscape contractor's material storage yard in the I Limited Industrial District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on January 18, 1999.

Originally, this petition was scheduled for the December 14, 1998 Plan Commission meeting. At that meeting Mr. Sundland, Senior Planner, indicated that the petitioner had sent a letter requesting that the petition be continued to the next Plan Commission meeting due to the inability of the petitioner to provide additional information requested by staff.

On January 18, 1999, the petition was presented by Stephen Yontz and John Mitten of Church Landscaping, 951 North Ridge Avenue. Mr. Yontz indicated that Church Landscaping has been in business for 18 years and, due to the growth of the business, storage space and expansion is needed. He indicated they presently lease an area from ComEd which is in their right-of-way and located to the north of Church Landscaping's office. Mr. Yontz stated that they intend to establish a fenced storage area and two nursery areas. The fenced area would be used to store brick, paving stone, bagged hydromulch, bagged ice melt products, bagged bark mulch, and snow plows. He presented a diagram and explained that on either side of the storage area will be a nursery. He explained that the nursery to the west will provide above-ground storage for plant materials while the nursery to the east will provide an in-ground nursery for the growing of plant materials. He stated that both nurseries will be serviced via

gravel access roads and that no materials will be stored on Lombard Road. He concluded by indicating that he believed this proposal will enhance the area which is mainly industrial.

There was no one present to speak in favor of or in opposition to this petition.

David Sundland, Senior Planner, presented the staff report and confirmed that the petition was continued from the December 14, 1998, Plan Commission meeting in order for the petitioner to provide additional information. He indicated that the property is located in an industrial district and is currently leased from ComEd. He stated that the current lease provides for a nursery and an 80' x 80' storage area. The petitioner is proposing to establish a 160' x 140' enclosed storage area. ComEd has verbally agreed to allow the petitioner to expand the facility but Church Landscaping is still waiting to receive an amended lease. Mr. Sundland indicated that staff recommended approval of this petition as they feel it will dress up the area and allow for a use as this corridor is currently fallow and unattractive. Mr. Sundland indicated that staff added considerable conditions so as not to impact adjoining property owners. Lastly, he stated that the amended ComEd Lease Agreement would have to be received prior to action by the Board of Trustees.

Chairperson Ryan opened the public hearing for discussion and questions by the Plan Commission

Commissioner Sweetser stated that she liked it and the other Commissioners concurred.

After due consideration of the petition and the testimony presented, the Plan Commission by a roll call vote of 5-0, recommended to the Corporate Authorities, approval of the petition associated with PC 98-42, subject to the following conditions:

1. That the site be improved and storage take place as per the Site Plan dated December 29, 1998. As indicated on the Site Plan, the improvements shall include a mud mat (six inch (6") deep gravel, twelve feet (12') wide and one-hundred eighty feet (180') long), an eight-foot (8') fence around the storage area, and gravel roads for access to the nursery areas.
2. An application for the proposed improvements shall be filed with the DuPage County Department of Environmental Concerns (D.E.C.). The application shall include Material Standards Data Sheets

(M.S.D.S.) for any materials which are to be stored on-site. The petitioner shall follow all requirements of the D.E.C.

3. Materials stored on-site shall be limited to live trees and shrubs, brick, paving stone, wall stone, bagged hydromulch, bagged ice melt products, bagged bark mulch, snow plows, tractor implements, mower decks, decorative hardwood bark, and decorative gravel, as per the "Description of Request for Conditional Use Permit."
4. All materials shall be stored within the fenced storage area, with the exception of live trees and shrubs. Any trees and shrubs which are stored outside of the fence shall be stored upright and in an orderly fashion.
5. Materials which are stored in the enclosed area shall not be visible above the fence.
6. The nursery areas shall be maintained in a weed-free condition.
7. The gravel access road (mud mat) shall be provided to a standard sufficient to support an ambulance for emergency purposes.
8. Grading shall not occur on the site without the issuance of a grading permit.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Chairperson
Lombard Plan Commission

DAH:jd
att-

c. Petitioner
Lombard Plan Commission