

August 21, 2008

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

**Subject: PC 08-19: 1135 North Garfield Street (Public Works Salt Dome & Operations Building)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, the Village of Lombard, requests approval of an amendment to Ordinance 6021, dated May 3, 2007, which granted approval of the following actions located on property within the I Limited Industrial Zoning District:

1. A conditional use, pursuant to Sections 155.208(C) to allow for more than one principal building on a lot of record; and
2. A variation from Section 155.420(G) to allow for a building height of up to sixty-five feet (65') for a salt dome, where a maximum of forty-five feet (45') is permitted.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 21, 2008. William Heniff, Secretary to the Plan Commission and Acting Director of Community Development, presented the petition. In 2007, staff brought forward a proposal and zoning petition for developing the site for Public Works purposes (PC 07-12). The proposal included plans to construct a salt dome with a height of 60.5 feet, requiring a height variation. A conditional use for two principal buildings was also sought to provide for a separate operations building that will provide indoor storage and staging functions for on-site Public Works activities. On May 3, 2007, the Village Board adopted Ordinance 6021 granted approval of the zoning actions based upon the submitted site plan.

Since that approval was granted and a time extension to the Ordinance 6021 was approved, the Public Works Department reviewed the approved plan and is proposing modifications to improve the overall site functions and efficiencies. As such, Village staff is bringing the modified plan forward for consideration.

The initial site plan was revised to relocate the salt dome from the northwest corner to the northeast corner of the subject property. He showed the new site plans. Public Works indicated the new location would be more suitable for site operations and provides for better traffic flow. The relocated dome also addresses a concern raised by an abutting property owner in the initial public hearing testimony. The storage bins are relocated to the northern property line. Stormwater detention will still be provided, along with a new wetland/stormwater filtering area.

The Comprehensive Plan calls for this area to be developed with light industrial land uses. The Village selected the subject property for the salt dome, as the use of the property would function similarly to other light industrial uses and activities. As noted in the 2007 petition, the use will be compatible with the Plan.

The site plan shows the placement of the salt dome now to be placed on the northeastern corner of the property. The operations building will remain toward the center of the lot. While either of the structures could be considered as ancillary buildings, their placement and functions suggest that both serve a principal use and activity on the property. Their revised location on the site was based upon a review of the operations activities by the Public Works staff. Staff believes the plan for the site would meet the standards for conditional uses.

The 2007 petition and the current petition include a variation to allow for a building height of up to sixty-five feet (65') for a salt dome, where a maximum of forty-five feet (45') is permitted. The proposed salt dome plan will be conical in shape and is typical of domes constructed in surrounding municipalities. Other than salt storage, no other functions will be provided for within the building. The height variation request is a function of the ultimate need to provide a sufficient salt storage facility to serve the overall needs of the community. Overall, staff supports the height request based upon the reasons included within the response to standards.

He noted that the property is bordered by light industrial uses to the south and west. As noted in the 2007 petition, staff finds that the proposed use will be compatible with other types of uses found within the North Avenue Business Park area and within the I District. The plan includes solid fencing around the perimeter of the storage area. Vehicles and/or equipment will be parked on an asphalt or concrete surface. Site lighting fixtures will be attached to the salt dome building.

The stormwater detention facility will be located to the northeast corner of the site, which will filter stormwater before it passes into the to-be established wetland area to be located on the southeast corner of the site. The latest design is intended to provide for additional stormwater quality benefit and to meet the previous condition of approval that required adherence to federal, state and local stormwater requirements.

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Chairperson Ryan then opened the meeting for public comment. No one spoke in favor of the petition. He then opened the meeting for comments among the Commissioners.

Commissioner Olbrysh asked if the detention area would include groundcover or just be an open trench. Mr. Heniff noted that the detention area will be open and the stormwater will drain into a new wetland area, which will filter the stormwater.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed conditional use and variation complies with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, **approval** of the petition associated with PC 08-19, subject to the following conditions:

1. The approval shall be subject to compliance with the submitted site plans prepared by Christopher Burke Engineering, dated April 14, 2008 and made a part of the petition.
2. The proposed development shall meet all federal, state and local stormwater drainage requirements.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

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c     Petitioner  
      Lombard Plan Commission

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