

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development on or before June 30, 2008:

- A. Petition for Public Hearing with Response to Standards provided as part of PC 07-12 (Appendix A)
- B. Approved 2007 site plan, prepared by Village staff (Appendix B).
- C. Salt Dome 100' diameter plans, prepared by Dome Corporation of North America (Appendix C).
- D. Photographs of comparable salt dome and operation building prototypes (Appendix D).
- E. Revised Site Plan Documentation (Appendix E).
 - 1. Plat of Survey, prepared by Gremley & Biedermann, Inc.
 - 2. Proposed Grading and Utility Plan, prepared by Christopher Burke Engineering, dated April 18, 2008.
 - 2. Staged Construction Plan, prepared by Christopher Burke Engineering, dated April 18, 2008.
 - 3. Landscaping and Erosion Control Plan, prepared by Christopher Burke Engineering, dated April 18, 2008.
 - 4. Garfield St. Public Works Facility Proposed Electrical Plan, prepared by Christopher Burke Engineering, dated April 18, 2008.
- G. Copy of Ordinance 6021.

DESCRIPTION

The Village acquired the subject property in 1989. The Village has identified the subject property within its capital improvement programs for the establishment of a Public Works salt storage facility.

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.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

The modified site plan was developed by the Public Works Department to address final development and operational concerns. As such, the Public Works Department does not have concerns regarding the modified site plan.

FIRE AND BUILDING

The Fire Department has reviewed the proposed site plan modifications and does not have any concerns at the present time. Additional hydrants may still be required on the site in the future should any additional buildings be constructed on the premises. Detailed comments will be provided as part of future building permit submittals.

PLANNING

The site has been identified in past Village's Capital Improvement Plans (CIP) for a salt dome and for other related governmental purposes. As noted in the 2007 petition, the intent of the petition is to ensure that the Village can meet its primary responsibility of providing cost-effective and efficient services to the community. This desire to maximize efficiency, the Public Works staff has made modifications to the approved site plan.

The initial site plan was revised to relocate the salt dome from the northwest corner to the northeast corner of the subject property. 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 proposed to be relocated to the northern property line.

The project will still consist of the following elements:

- The salt dome will serve as the primary storage center for the Village's bulk salt storage supply.

- The operations building will provide for indoor storage of selected Public Works equipment. Office activities and all public activities and functions will remain at the Village Hall campus.
- Several storage bins for storage of asphalt, dirt, stone and other materials will be provided on site, along the northern property line.
- Two calcium chloride tanks (used as an additional de-icing treatment added to traditional salt applications) are now proposed south of the salt dome.
- Stormwater detention will still be provided, along with a new wetland/stormwater filtering area.

Compatibility with the Comprehensive Plan

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.

Compatibility with the Zoning Ordinance

Section 155.217 of the Zoning Ordinance reads as follows:

EXEMPTION OF ESSENTIAL SERVICES

Certain public and private activities intended and used to promote the public health, safety and welfare shall be exempt from the regulations of this ordinance. Provided, however, the equipment erected or installed for such uses shall conform to Federal Communications Commission and Federal Aviation Agency rules and regulations, and to those of other authorities having jurisdiction. Exempted activities are as follows:

(A) Municipal Uses and Facilities

All municipal uses and facilities, as defined in Section 155.800 of this ordinance, reasonably necessary for the furnishing of adequate municipal services for the public health, safety and welfare including sewer and water transmission lines and facilities, fire stations, governmental buildings, trash collection and disposal facilities, communication facilities, storage yards, and traffic signals and signs.

This section provides a blanket exemption for essential Village governmental services. However, the Village has traditionally developed Village-owned properties in conformance with the provisions of the Zoning Ordinance or sought relief accordingly. Staff has also used the public hearing process as a means to solicit public input regarding Village development proposals so that the final development plan addresses neighbor's concerns.

Section 155.418 (C)(28) of the Zoning Ordinance lists "public utility and service uses" as permitted uses within the I Limited Industrial District. The relief included within the petition is intended to ensure that the Village continues to meet its public service obligation while providing for a more effective use of the property. Using this rationale, staff also made the determination

that as the revised plan is not consistent with the originally submitted plan, it should be reviewed by the public hearing process.

Conditional Use for Two Principal Buildings

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. The separate structures provide two distinct functions – the salt dome for bulk storage purposes and the operations building is intended for storage of selected vehicles and seasonal equipment. However, the two structures are integrated in their purpose and function on the site. Staff believes the plan for the site would meet the standards for conditional uses.

Variation for Building Height

The 2007 petition and the current petition include a variation from Section 155.417 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. With the additional storage facility, the Village may also be able to ensure that sufficient salt supplies for the entire year are readily available at a competitive price. During storm events, the dome may provide additional flexibility to Village crews salting streets on the north side of town. This may also indirectly reduce the overall traffic demand around the Village Hall complex during storm events as well. Overall, staff supports the height request based upon the reasons included within the response to standards.

Compatibility with the Surrounding Land Uses

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 proposed site plan attempts to address the land use compatibility issues in the following respects, as noted in 2007:

Fencing

Section 1585.418(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. Consistent with the requirements the Village has requested or required as part of other outdoor industrial activities, the plan includes solid fencing around the perimeter of the storage area. Moreover each of the bulk storage materials on site will be placed in bins, which will provide an additional screening element.

Parking

The plan shows a designated parking area for Village vehicles. Since this site will not be open to the public, parking spaces are not planned for non-Village vehicles. Vehicles and/or equipment will be parked on an asphalt or concrete surface in accordance with Section 94.05(J) of the Lombard Code of Ordinances. Site lighting fixtures will be attached to the salt dome building.

Landscaping/Stormwater

As with all new development activity, the project will also include requisite landscaping improvements. The plans will include requisite parkway tree plantings and supplement plantings and ground cover within the front yard. Pursuant to Section 155.709 of the Zoning Ordinance, the Village will provide shade trees along the perimeter of the property line as well as around the perimeter of the detention area. The number of trees required shall be equivalent to one tree for every seventy-five (75) feet of lot line length. The specific shade tree species and the final location of the trees will be identified as part of the building permit process.

The stormwater detention facility will be located to the northeast corner of the site, which will filter stormwater before it passed into the to-be established wetland area to be established 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.

FINDINGS AND RECOMMENDATIONS

Staff reviewed the 2007 standards that were prepared for PC 07-12 and finds that the standards for the relief still apply to the modified site plan. As such, and based on the above findings, the Inter-Departmental Review Committee recommends that the petition as presented meets the standards set forth in the Zoning Ordinance and 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 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.

Lombard Plan Commission

Re: PC 08-19

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Inter-Departmental Review Group Report Approved By:

William J. Heniff, AICP
Acting Director of Community Development

Appendix A

Petition for a Conditional Use and Variation for the Public Works Facility at 1135 N. Garfield Street. – Response to Standards

Conditional Use requested: A public works operation facility is a permitted use per 155.418(B)(27). However, a conditional use is required per §155.208(C) to construct more than two principal buildings on the lot-of-record. One is a salt dome (61-ft height and 100-ft diameter) and the other is an operations building (60-ft x 60-ft, one story).

Responses to the standards for a Conditional Use:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

The operations on the property will be isolated from the public by a fence for security and safety.

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;

The neighboring properties are industrial buildings and passive open space. These uses will not be impaired by the proposed use.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The buildable neighboring properties have already been developed with permitted uses.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

Garfield Avenue is fully improved and stormwater detention has already been provided in the basin that was constructed in 2003.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

Truck traffic is expected in the industrial district and no congestion will result.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

The project is a public facility that is a permitted use per 155.418(B)(27).

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

One variation is requested in order to accommodate the height of the proposed salt dome, as discussed below.

Variation requested: The maximum height of a building in the I District is the lesser of three stories or 40 feet per 155.417(G). The proposed salt dome is 60.5 feet high.

Responses to the standards for a variation:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

The building height is based on the storage volume required in the dome. It is not possible to depress the floor of the building into the ground in order to reduce the height since drainage concerns and vehicle operation requires a relatively flat site.

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

The proposed salt dome is a unique building that is not in use for other industrial properties.

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

This is a public project and the size of the salt dome is based on operational needs rather than economical considerations.

4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

The variation is not due to any reason beyond the requirements of the zoning ordinance.

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The proposed building height will not impair the public interest in any way.

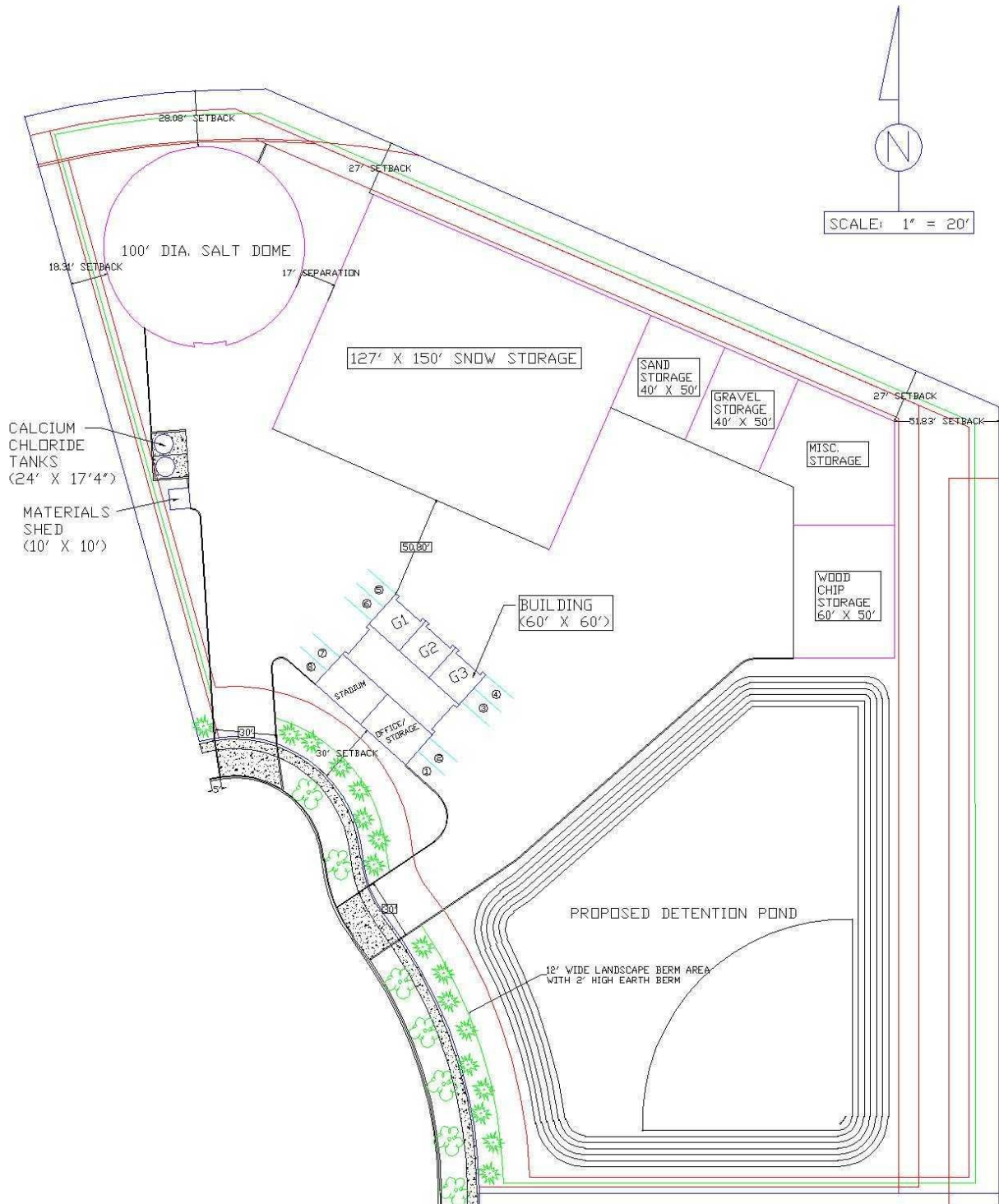
6. The granting of the variation will not alter the essential character of the neighborhood; and,

The property is far into the industrial district so it will not alter the character of the immediate area.

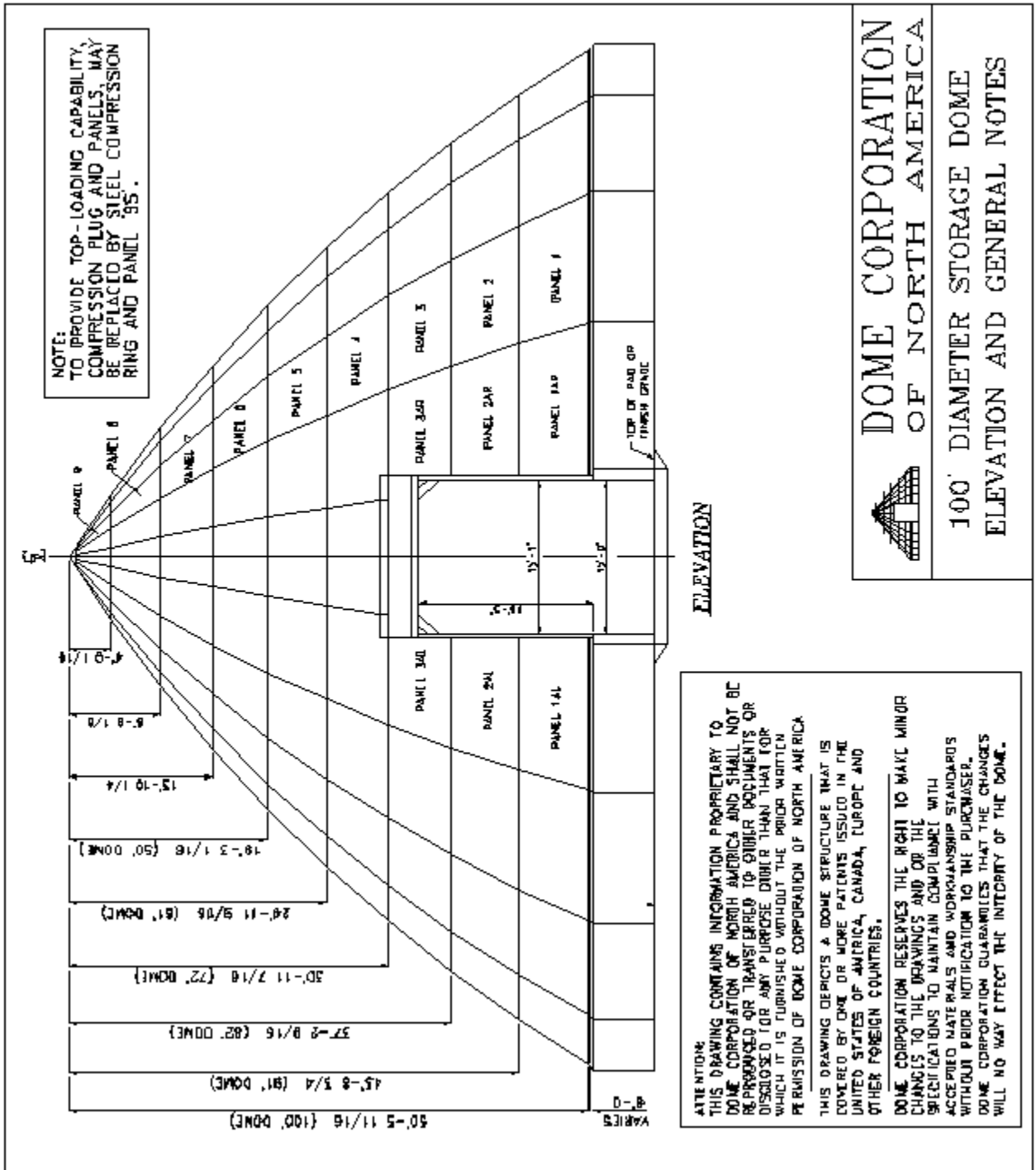
7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The proposed building height will not impair the adjacent properties or public safety in any way.

Appendix B – 2007 Approved Site Plan



Appendix C
Dome Drawing



Appendix D – Sample Photos



Appendix E - 2008 Proposed Plan Documents