

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

Resolution or Ordinance (Blue)   X   *Waiver of First Requested*  
  X   Recommendations of Boards, Commissions & Committees (Green)  
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES  
FROM: William T. Lichter, Village Manager  
DATE: August 8, 2006 (BOT) Date: August 17, 2006  
TITLE: PC 06-22: 151 Eisenhower Lane North  
SUBMITTED BY: Department of Community Development *[Signature]*

BACKGROUND/POLICY IMPLICATIONS:  
Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests approval of a conditional use for a concrete and cast stone fabrication facility located in the I Limited Industrial District. (DISTRICT #3)

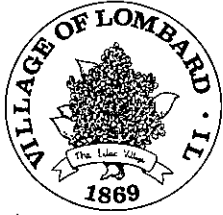
The petitioner is requesting a waiver of first reading.  
The Plan Commission recommended approval of this petition with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):


Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X *W. T. Lichter* \_\_\_\_\_ Date *8/8/06*

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



## MEMORANDUM

**TO:** William T. Lichter, Village Manager

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

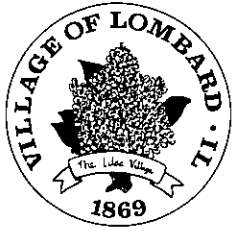
**DATE:** August 17, 2006

**SUBJECT:** PC 06-22: 151 Eisenhower Lane North

Attached please find the following items for Village Board consideration as part of the August 17, 2006 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 06-22; and
3. An Ordinance granting approval of a conditional use for a concrete and stone fabrication and molding facility.

In order for the petitioner to begin to occupy the premises and open his business, they are requesting a waiver of first reading of the associated Ordinance.



## VILLAGE OF LOMBARD

255 E. Wilson Avenue  
Lombard, IL 60148-3926  
(630) 620-5700 FAX: (630) 620-8222  
TDD: (630) 620-5812  
www.villageoflombard.org

**Village President**  
William J. Mueller

**Village Clerk**  
Brigitte O'Brien

**Trustees**  
Greg Alan Gron, Dist. 1  
Richard J. Tross, Dist. 2  
John "Jack" T. O'Brien, Dist. 3  
Steven D. Sebby, Dist. 4  
Kenneth M. Florey, Dist. 5  
Rick Soderstrom, Dist. 6

**Village Manager**  
William T. Lichter

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

August 17, 2006

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

**Subject: PC 06-22; 151 Eisenhower Lane North**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests approval of a conditional use for a concrete and stone fabrication and molding facility located within the I Limited Industrial District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 17, 2006. Ahmet Pandya, owner of the proposed business presented the petition. He described his petition and how the tenant space within the building will be utilized. The front half of the space will be used for office space and showroom activities, while the rear will be used for cutting purposes. They will use a filtration system to ensure that residue from their operation will not go into public sewers. He noted that no additional parking will be needed as part of their operations.

Chairperson Ryan then opened the meeting for public comment. No one spoke for or against the petition. He then requested the staff report.

William Heniff, Senior Planner, presented the staff report. The petitioner is proposing to open his stone fabrication business, consisting of cutting and polishing granite and stone products. Such uses are identified as conditional uses within the I Limited Industrial District.

The petitioner's use would occupy approximately 7,200 square feet within a one-story, 72,036 square foot multiple-tenant building. The fabrication area of the facility will include a cutting machine and polishing equipment. The polishing activities would include a closed tank system to recycle any water used within the cutting process. Once the stone has been cut, it will be stored indoors until it is sent to other manufacturers and/or distributors. Excluding vehicle parking, all business operations are intended to be conducted indoors. No retail sales activities will be performed on-site.

The plat of survey indicates that the subject property has nine total parking spaces of which four are located in the front of the building. A front loading dock will be used to drop off bulk stone for processing and the rear doors will be used for transporting cut stone off of the premises. The parking spaces in the rear of the building are not assigned. As such, the use and the property meet the Village parking requirements.

Staff believes the proposed industrial use is compatible with the recommendations of the Comprehensive Plan, which recommends Planned Business Park activities. The proposed use is compatible with the surrounding business and light industrial uses. Adjacent industrial properties should not be impacted by the requested conditional use.

Staff believes that the petition can be supported based on the final considerations:

1. The Plan Commission and the Village Board have previously found that stone cutting operations within the York Brook Business Park can be compatible with the uses within the park as well as adjacent land uses, as evidenced by the Pyramid Stone conditional use approval (PC 04-32).
2. All business activities will be conducted indoors; and
3. The use is consistent with other types of business activities found in the York Brook Park.

Staff recommends that a trash enclosure area be constructed for the petitioner's dumpster, with said enclosure being designed per Village Code (solid fence of 6 to 8 feet in height). He concluded by describing how the development meets the standards for conditional uses.

Chairperson Ryan then opened the meeting for discussion among the Plan Commission members. The Commissioners did not have any comments on the petition.

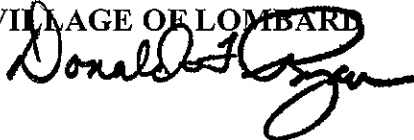
After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed conditional use complies with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, **approval** of the request for a conditional use associated with PC 06-22, subject to the following conditions:

1. The conditional use approval shall be for the tenant space at 151 Eisenhower Lane North exclusively. Any expansions of the stone cutting activity beyond the 7,200 square feet area currently occupied by the tenant shall require an amended conditional use application to the Village.
2. The petitioner shall construct a trash enclosure for any dumpster(s) on the subject property associated with the petitioner's establishment. The enclosure shall be designed

Re: PC 06-22  
August 17, 2006  
Page 3

consistent with the Zoning Ordinance provisions with the exterior enclosure walls being between six (6) and eight (8) feet in height and constructed of a solid screening material.

Respectfully,

VILLAGE OF LOMBARD  


Donald Ryan, Chairperson  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission

H:\CD\WORDUSER\PCCASES\2004\PC 04-22\Reflet04-22.doc

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

TO: Lombard Plan Commission      HEARING DATE: July 17, 2006  
FROM: Department of Community      PREPARED BY: William J. Heniff, AICP  
Development      Senior Planner

**TITLE**

**PC 06-22; 151 Eisenhower Lane North:** The petitioner requests approval of a conditional use for a concrete and stone fabrication and molding facility located in an I Limited Industrial District.

**GENERAL INFORMATION**

Petitioner: Unique Stone, Inc.  
729 Fullerton Avenue  
Addison, IL 60101

Property Owner: The Realty Associates Fund VII  
407 Eisenhower Lane South  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Land Use: Industrial

Size of Property: Approximately 3.65 acres

Comprehensive Plan: Recommends Planned Business Park

Existing Zoning: I Limited Industrial District

Surrounding Zoning and Land Use:

North: I Limited Industrial District; developed as industrial uses.  
South: I Limited Industrial District; developed as industrial uses.  
East: I Limited Industrial District; developed as industrial uses  
West: I Limited Industrial District; developed as industrial uses.

## ANALYSIS

### SUBMITTALS

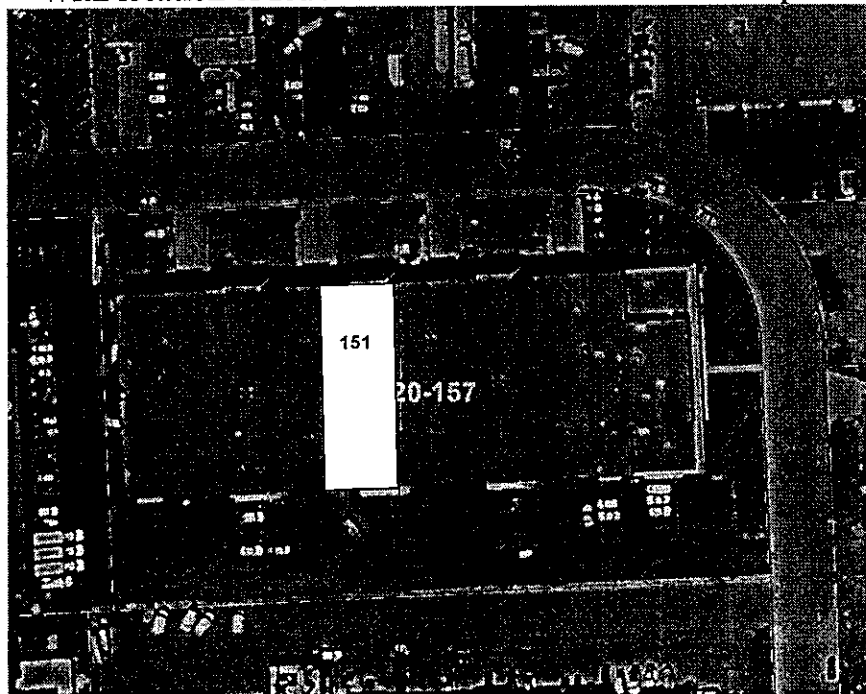
This report is based on the following documentation, which was filed with the Department of Community Development:

1. Petition for Public Hearing, received June 23, 2006.
2. Plat of Survey, dated September 6, 2005, prepared by Edward J. Molloy & Associates, Ltd.
3. Sketch Plan of proposed interior layout of proposed business, prepared by the petitioner.

### DESCRIPTION

The petitioner requests approval of a conditional use for a concrete and stone fabrication and molding facility located in an I Limited Industrial District. The proposed business will be located within the 151 Eisenhower Lane North tenant space, located within a multiple tenant building.

**Aerial Photo of Subject Property  
With location of 151 Eisenhower Lane North Tenant Space**



## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **ENGINEERING**

From a construction or engineering perspective, Private Engineering Services has no comments regarding the petition.

### **PUBLIC WORKS**

The Department of Public Works, Engineering Division has no comments regarding the petition.

### **FIRE AND BUILDING**

The Fire Department/Bureau of Inspectional Services has the following comments regarding this petition:

The petitioner will need approval from the Bureau of Fire Prevention for the storage and storage method of any hazardous materials as defined by the 2000 ICC Fire Code (i.e.; dust collection system(s) may be required).

The building's existing fire protection system must be of adequate design for the type and amount of commodities intended to be used in manufacturing.

### **PLANNING**

#### **Compliance with the Zoning Ordinance**

The petitioner is proposing to open his stone fabrication business, consisting of cutting and polishing granite and stone products, within the tenant space on the subject property. Concrete and cast stone fabrication and molding facilities are identified as conditional uses within the I Limited Industrial District.

The petitioner's use as a cast stone fabrication facility consists of an approximate 7,200 square foot space within a one-story, 72,036 square foot multiple tenant building. The petitioner states that the fabrication area of the facility will include a cutting machine and polishing equipment. The polishing activities would include a closed tank system to recycle any water used within the cutting process. Once the stone has been cut, it will be stored indoors until it is sent to other manufacturers and/or distributors. Excluding vehicle parking, all business operations are intended to be conducted indoors. No retail sales activities will be performed on-site.



The plat of survey submitted by the petitioner indicates that the subject property has 9 total parking spaces of which four are located in the front of the building. A front loading dock will be used to drop off bulk stone for processing and the rear doors will be used for transporting cut stone off of the premises. The parking spaces in the rear of the building are not assigned. As such, the use and the property meet the Village parking requirements of one space per 1.5 employees plus one per company vehicle.

**Compatibility with the Comprehensive Plan**

The Comprehensive Plan recommends Planned Business Park, defined as an area generally intended for both the warehousing and distribution of wholesale goods and supplies and the light assembly and light manufacturing of goods, products and supplies. Staff believes the proposed industrial use is compatible with the recommendations of the Comprehensive Plan.

**Compatibility with Surrounding Land Uses**

The proposed use is compatible with the surrounding business and light industrial uses. Adjacent industrial properties should not be impacted by the requested conditional use.

**Additional Considerations**

Staff believes that the petition can be supported based on the final considerations:

1. The Plan Commission and the Village Board have previously found that stone cutting operations within the York Brook Business Park can be compatible with the uses within the park as well as adjacent land uses, as evidenced by the Pyramid Stone conditional use approval (PC 04-32).
2. All business activities will be conducted indoors; and
3. The use is consistent with other types of business activities found in the York Brook Park.

An additional item for consideration pertains to the existing dumpsters on the premises. Right now, the trash enclosures on the property are not screened per Code. Staff recommends that a trash enclosure area be constructed for the petitioner's dumpster, with said enclosure being designed per Village Code (solid fence of 6 to 8 feet in height).

**FINDINGS AND RECOMMENDATIONS**

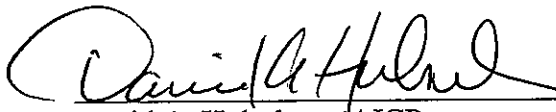
Staff believes that the proposed use is appropriate at the subject location and is compatible with surrounding uses.

Based on the above considerations, 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 proposal does comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission; and therefore recommend to the Corporate Authorities **approval** of the conditional use associated with PC 06-22, subject to the following conditions:

1. The conditional use approval shall be for the tenant space at 151 Eisenhower Lane North exclusively. Any expansions of the stone cutting activity beyond the 7,200 square feet area currently occupied by the tenant shall require an amended conditional use application to the Village.
2. The petitioner shall construct a trash enclosure for any dumpster(s) on the subject property associated with the petitioner's establishment. The enclosure shall be designed consistent with the Zoning Ordinance provisions with the exterior enclosure walls being between six (6) and eight (8) feet in height and constructed of a solid screening material.

Inter-Departmental Review Group Report Approved By:

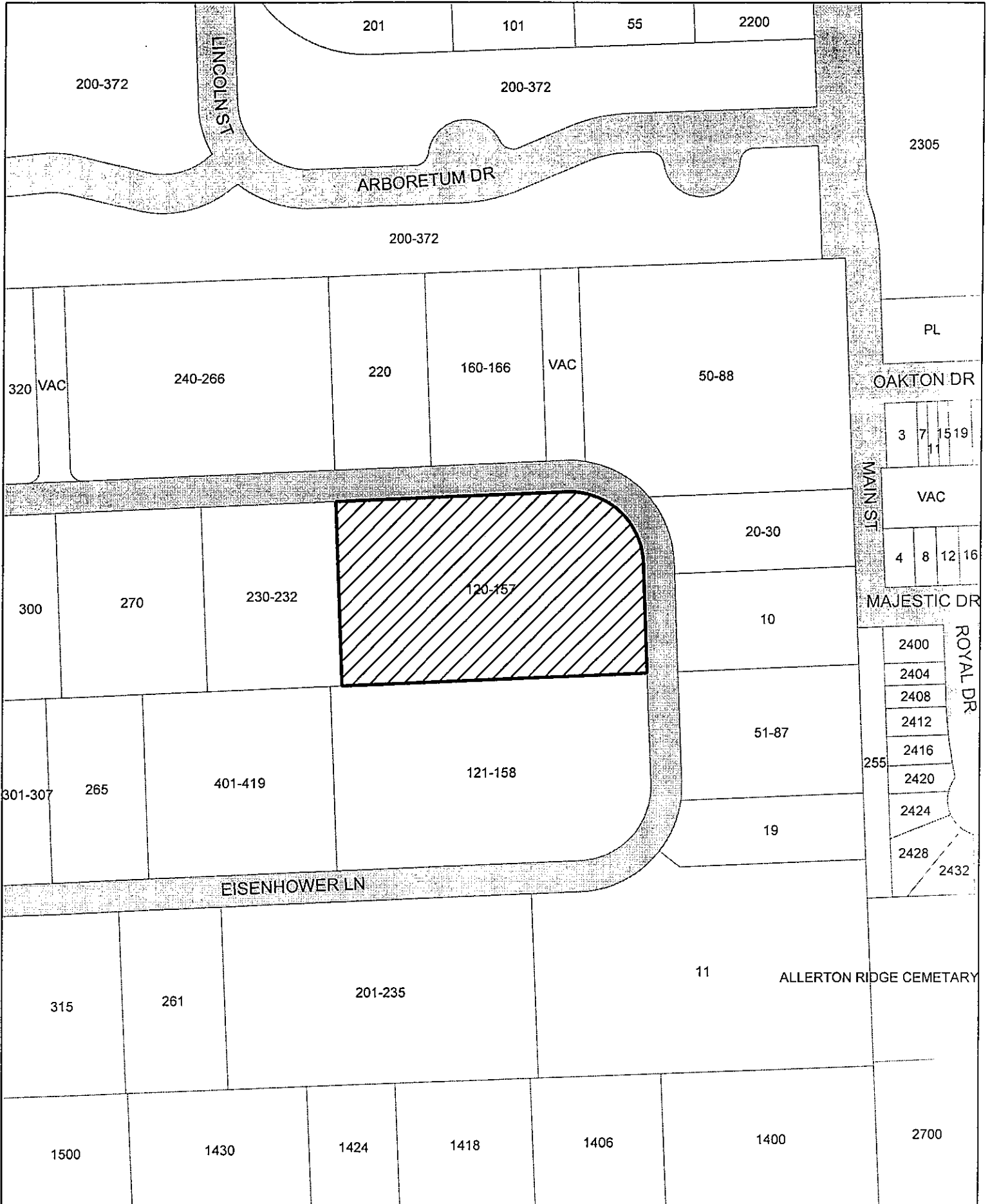
  
David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development

Att

c. Petitioner

# Location Map

PC 06-22



**151 Eisenhower Lane North  
Lombard, IL**

Unique Stone Incorporated is an operation that will warehouse, cut, polish and distribute granite. Slabs of granite will be delivered to the north end of the subject property. Those slabs will be warehoused until customers provide specifications for granite needed in their property. The granite will then be moved to the south end of the building where it will be cut to specification and polished. The finished product will then be loaded onto a truck outside the south end of the building and delivered to the end user.

Unique Stone's fabrication process will use water. Because of this, Unique plans to install a water filtration system in the south end of the building. The site plan details trenches and a three-part water filtration system into which, waste water will flow. The water will then be filtered and recycled back into the cutting equipment. This filtration system will not be tied into the sewer. All water will be filtered and reused.

In summary, Unique Stone's use will be clean, safe, quiet and contained within the subject property. The trenches and filtration system will guarantee that Unique's use does not cause any problem for neighboring tenants. The fabrication process will only use water and granite and the waste water will be cleaned and reused without ever being deposited in the sewer system.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE GRANTING A  
CONDITIONAL USE FOR A CONCRETE AND CAST STONE FABRICATION  
AND MOLDING FACILITY  
LOCATED IN THE I LIMITED INDUSTRIAL DISTRICT

(PC 06-22: 151 Eisenhower Lane North)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for a concrete and cast stone fabrication and molding facility on the property described in Section 1 below hereinafter the "Subject Property"; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 17, 2006 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendation with the President and Board of Trustees recommending approval of the conditional use, subject to conditions; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

Ordinance No. \_\_\_\_\_  
Re: PC 06-22  
Page 2

SECTION 1: That this ordinance is limited and restricted to the property generally located at 151 Eisenhower Lane North, Lombard, Illinois, and is legally described as:

Lots 12, 13, and 14 in Lombard Industrial Park Unit #2A, a subdivision of a part of Section 30, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 18, 1972 as document R72-40869, in DuPage County Illinois.

Parcel Number: 06-30-203-013  
Hereinafter the "Subject Property"

SECTION 2: That a conditional use for a concrete and cast stone fabrication and molding facility is hereby granted for the Subject Property, subject to compliance with the conditions set forth in Section 3 below.

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The conditional use approval shall be for the tenant space at 151 Eisenhower Lane North exclusively. Any expansions of the stone cutting activity beyond the 7,200 square feet area currently occupied by the tenant shall require an amended conditional use application to the Village.
2. The petitioner shall construct a trash enclosure for any dumpster(s) on the subject property associated with the petitioner's establishment. The enclosure shall be designed consistent with the Zoning Ordinance provisions with the exterior enclosure walls being between six (6) and eight (8) feet in height and constructed of a solid screening material.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Ordinance No. \_\_\_\_\_  
Re: PC 06-22  
Page 3

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_,  
2006.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2006.

Ayes: \_\_\_\_\_

Nayes: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_, day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk