

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

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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

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