

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Above-Ground Fuel Storage Tanks – 960 N. Lombard Road

October 21, 2019

Title

PC 19-21

Petitioner/Property Owner

Addlawn Landscaping, Inc.
Kevin Wallace
960 N. Lombard Road
Lombard, IL 60148

Property Location

960 N. Lombard Road

Zoning

I – Limited Industrial District

Existing Land Use

Landscape contractor business,
including contractor storage yard

Comprehensive Plan

Light Industrial

Approval Sought

Conditional use, pursuant to Section 155.420(C)(42) of the Village Code, to allow for construction of accessory structure (above-ground fuel tanks) associated with a conditional use in the I Limited Industrial District.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Addlawn Landscaping, Inc., is a landscape contractor operating on the subject property in the I Limited Industrial District. The petitioner proposes to install two above-ground fuel storage tanks on the subject property. The fuel storage tanks will serve Addlawn company vehicles only. The fuel will not be sold to other businesses or retail customers.

Contractor storage yards are a conditional use in the I District. The Village approved a conditional use for a landscape contractor on the subject property in 1990 (PC 90-25). The fuel storage tanks are considered an accessory use to the landscape contracting business. Per Village Code, accessory uses associated with conditional uses in the I District are themselves conditional uses, requiring approval through the Plan Commission/Village Board public hearing process.

APPROVAL(S) REQUIRED

The petitioner requests that the Village grant a zoning conditional use pursuant to Section 155.420(C)(42) of the Lombard Village Code to allow for the construction of accessory structures (above-ground fuel tanks) associated with a conditional use in the I Limited Industrial District.

PROJECT STATS

Lot & Bulk

Parcel Size: 1.84 acres

Submittals

1. Petition for a public hearing, dated September 17, 2019;
2. Project narrative and response to Standards for a Conditional Use, prepared by the petitioner;
3. Topographic map (survey), prepared by Taurus Engineering, L.L.C., dated April 3, 2017;
4. Site Improvement Plans, prepared by Jacob & Heffner Associates, dated July 31, 2019.

EXISTING CONDITIONS

The subject property is currently developed with a landscape contractor business.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division notes that the tanks will be required to be installed as shown on the submitted plan (on concrete, etc.) and with an approved permit from the Illinois Fire Marshal's Office. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no issues or concerns regarding the petition. The Department notes the fuel tanks will need to meet all Illinois State Fire Marshal codes and guidelines. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services (PES) has no comments regarding the petition. Comments on final engineering submittal will be provided following the public hearing process.

Public Works:

The Department of Public Works has the following comment regarding the petition. Additional comments may be forthcoming during permit review.

1. The ground elevation on the petitioner's property has increased to the extent that soil has been elevated above the chain link fence, pushing and damaging it so that the fence now needs to be replaced. This is a matter of public safety due to the security necessary to protect the Village's water standpipe and materials storage. As a condition to the petition approval and subsequent building permit issuance, the ground elevation within at least three (3) feet to the west of the fence shall be lowered to the original elevation, to be evidenced by the bottom of the fence, and all damaged fence, posts, and barbed wire shall be replaced to the satisfaction of the Village's Director of Public Works.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	I	Access drive/warehouse
South	I	Storage center
East	I	Metal fabricator/Village water standpipe and storage
West	R1/M2 (Addison)	Vehicle storage

The subject property is located in the North Avenue industrial area, an established industrial park that contains a mixture of contractor yards, warehouses, and manufacturing uses. The existing landscape contractor yard and proposed fuel tanks are compatible with surrounding uses.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends light industrial uses in this area. The proposed use is consistent with this designation.

3. Zoning Compatibility

Per Section 155.420(C)(42) of the Village Code, a conditional use permit is required to install above-ground fuel storage tanks as an accessory use in the I District.

Staff has reviewed the petitioner’s request and finds the proposed fuel storage tanks will not create any undue impacts on neighboring properties. The storage tanks will meet setback requirements for the I District, and the petitioner will install a finished surface for vehicles to access the tanks. The petitioner has stated that the tanks will only be used to fuel company vehicles, and will not be open to other businesses. The fuel storage tanks are not expected to significantly change business operations on the subject property.

Staff finds the proposed fuel storage tanks are consistent with the standards for conditional uses, and consistent with the conditional use permit in place for the landscape contractor business. Staff further notes that several other businesses in the North Avenue industrial area have similar fuel tanks in place. The fuel tanks proposed by the petitioner are similar in nature to those already serving other businesses.

4. Compliance with 1990 Conditional Use Permit

The subject property received approval of a conditional use for outdoor storage of materials associated with a landscape contractor yard in 1990. The plans submitted to the Village with the 1990 petition for a conditional use showed that all such materials would be stored within the fenced area to the rear of the building (south of the building). The area immediately in front of the office building (north) was noted as a grass landscape area.

During review of the current petition, staff visited the site and observed a large pile of dirt and other debris being stored on the grass area in front of the office building. In order to remain compliant with the

1990 conditional use permit, the petitioner will need to remove the dirt and debris that staff observed in front of the building, and return the area to a landscaped space. This is noted as a condition of approval below.

SITE HISTORY

PC 90-25

Granted a conditional use for outdoor storage of landscaping materials (e.g. a landscape contractor yard) on the subject property.

FINDINGS & RECOMMENDATIONS

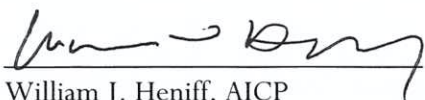
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for fuel storage tanks as an accessory use in the I District and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 19-21:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 19-21, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall address the following conditions on the site, as noted in this report:
 - a. The ground elevation within at least three (3) feet to the west of the fence shall be lowered to the original elevation;
 - b. The fencing shall be replaced to the satisfaction of the Public Works Director;
 - c. The dirt and debris located in the landscape area in front of the office building shall be removed;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the above-ground fuel tanks are not established by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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