

Date: January 27, 1999

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

From: David Sundland, AICP, Senior Planner

Subject: **PC 98-42: 1201 North Lombard Road (ComEd right of way; accessed via
1133 North Ridge Avenue)**

Dear President and Trustees:

Staff has become aware of new information which dramatically affects the scope of PC 98-42. The various Village maps, including Lombard Zoning Maps dating back to 1990, show the entire portion of the ComEd right-of-way which is the subject of this petition as being within Lombard's corporate limits. After receiving a letter of concern from the Village of Addison regarding this petition, however, a DuPage County map and County records were reviewed, and this information shows that only a portion of the ComEd property is incorporated. The Village maps are incorrect and Lombard does not control the subject property in its entirety.

The aspects of the petition which fall within Lombard are the access point off of Ridge and the portion of ComEd right-of-way which is between Lombard Road and Ridge (the location of the above-ground nursery). The fenced storage area and the in-ground nursery are in unincorporated DuPage County. This property cannot be annexed by Lombard -- Lombard's boundary agreement with Addison shows this as an area which will eventually be annexed into Addison.

Staff recommends that the Board proceed on this petition for the portion of the subject property that is within the Village of Lombard. Most of the conditions as recommended by the Plan Commission should remain to ensure that only live trees and shrubs are stored on the Lombard property and that mud is not tracked onto Ridge or Cortland via the access road. The conditions of approval need to be revised as follows:

1. That the site be improved and storage take place as per the Site Plan dated December 29, 1998. As indicated on the Site Plan, the improvements shall include a mud mat (six inch (6") deep gravel, twelve feet (12') wide and one-hundred eighty feet (180') long), ~~an eight foot (8') fence around the storage area,~~ and gravel roads for access to the nursery areas.
2. An application for the proposed improvements shall be filed with the DuPage County Department of Environmental Concerns (D.E.C.). ~~The application shall include Material Standards Data Sheets (M.S.D.S.) for any materials which are to be stored on site.~~ The petitioner shall follow all requirements of the D.E.C.

3. Materials stored on-site shall be limited to live trees and shrubs, ~~brick, paving stone, wall stone, bagged hydromulch, bagged ice melt products, bagged bark mulch, snow plows, tractor implements, mower decks, decorative hardwood bark, and decorative gravel,~~ as per the "Description of Request for Conditional Use Permit."
4. ~~All materials shall be stored within the fenced storage area, with the exception of live trees and shrubs. Any trees and shrubs which are stored outside of the fence shall be stored upright and in an orderly fashion.~~
5. ~~Materials which are stored in the enclosed area shall not be visible above the fence.~~
4. 6. The nursery areas shall be maintained in a weed-free condition.
5. 7. The gravel access road (mud mat) shall be provided to a standard sufficient to support an ambulance for emergency purposes.
6. 8. Grading shall not occur on the site without the issuance of a grading permit.

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