



## ANALYSIS

### SUBMITTALS

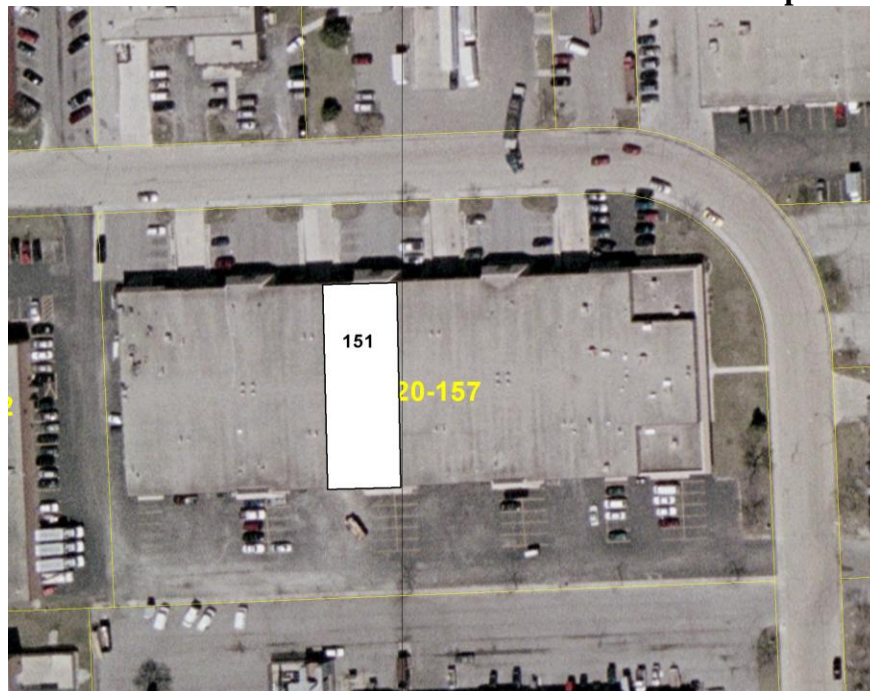
This report is based on the following documentation, which was filed with the Department of Community Development:

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:

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

Att

c. Petitioner