

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

TO: Lombard Plan Commission                      HEARING DATE: April 16, 2007

FROM: Department of                                      PREPARED BY: William Heniff, AICP  
Community Development                                      Senior Planner

**TITLE**

**PC 07-12; 1135 N. Garfield Street:** The petitioner, the Village of Lombard, requests approval of the following actions located on property within the I Limited Industrial Zoning District:

1. A conditional use, pursuant to Section 155.208(C) to allow for more than one principal building on a lot of record; and
2. A variation from Section 155.417 to allow for a building height of up to sixty-five feet (65') for a salt dome, where a maximum of forty-five feet (45') is permitted.

**GENERAL INFORMATION**

Petitioner/Property Owner:                      Village of Lombard  
255 East Wilson Avenue  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Land Use:                      Vacant lot

Size of Property:                      3.99 acres

Comprehensive Plan:                      Recommends Light Industrial

Existing Zoning:                      I Limited Industrial District

Surrounding Zoning and Land Use:

North: Canadian National Railroad right of way, and unincorporated property developed as the Fullerton Woods Forest Preserve

South: I Limited Industrial District; developed with industrial uses (Grimm Metal)

East: Unincorporated property zoned I-1 Limited Industrial District; vacant property (wetlands)

West: I Limited Industrial District; developed as industrial uses (Tradetec Skyline)

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documents filed on March 16, 2007 with the Department of Community Development:

1. Petition for Public Hearing.
2. Response to Standards (Appendix A).
3. Plat of Survey, prepared by Gremley & Biedermann, Inc.
4. Site Plan (Plan C), prepared by Village staff (Appendix B).
5. Salt Dome 100' diameter plans, prepared by Dome Corporation of North America (Appendix C).
6. Photographs of comparable salt dome and operation building prototypes (Appendix D).

### **DESCRIPTION**

The Village acquired the subject property in 1989. The Village has identified the subject property within its capital improvement programs for the establishment of a Public Works salt storage facility. The Village is now proceeding with developing the site for Public Works purposes. At this time the Village plans to construct a salt dome with a height of 60.5 feet, requiring a height variation. The Village also may erect a separate operations building that will provide indoor storage and staging functions for on-site Public Works activities, hence a conditional use for two principal buildings is sought. The intent of the petition is to ensure that the Village can meet its primary responsibility of providing cost-effective and efficient services to the community.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

The site plans and exhibits have been a collaborative effort between the Public Works, Community Development, and Fire Departments. As such, the plans have already incorporated or will address staff's concerns.

### **FIRE AND BUILDING**

The Fire Department does not have any comments on the proposed site plan. They note that the operations building will be required to be sprinklered. Additional hydrants may be required on the site in the future should any additional buildings be constructed on the premises. This issue will be addressed as part of the overall permit submittal.

## **PLANNING**

The site has been identified in past Village's Capital Improvement Plans for a salt dome and for other related governmental purposes. The FY 2008-2017 Plan, adopted by the Village Board in April, 2007 calls for construction of the dome to occur within the next fiscal year. With this directive in place, staff is bringing forward this zoning petition at this time so the preliminary site plan review and all approvals are in place before the project is put out to bid.

The project will primarily consist of the following elements:

- The salt dome will serve as the primary storage center for the Village's bulk salt storage supply.
- The operations building will provide for indoor storage of selected Public Works equipment. Office activities and all public activities and functions will remain at the Village Hall campus.
- Several storage bins for storage of asphalt, dirt, stone and other materials will be provided on site.
- Two calcium chloride tanks (used as an additional deicing treatment added to traditional salt applications) and a one-hundred square foot materials shed are proposed along the west side of the property.
- While it is possible that the site could be used for other governmental purposes at some point in the future (such as the burn tower labeled on the plans), only the Public Works activities are identified as part of this petition.

### Compatibility with the Comprehensive Plan

The Comprehensive Plan calls for this area to be developed with light industrial land uses. The Village selected the subject property for the salt dome as the use of the property would function similarly to other light industrial uses and activities.

### Compatibility with the Zoning Ordinance

Section 155.217(A) of the Zoning Ordinance reads as follows:

#### **EXEMPTION OF ESSENTIAL SERVICES**

Certain public and private activities intended and used to promote the public health, safety and welfare shall be exempt from the regulations of this ordinance. Provided, however, the equipment erected or installed for such uses shall conform to Federal Communications Commission and Federal Aviation Agency rules and regulations, and to those of other authorities having jurisdiction. Exempted activities are as follows:

#### **(A) Municipal Uses and Facilities**

All municipal uses and facilities, as defined in Section 155.800 of this ordinance, reasonably necessary for the furnishing of adequate municipal services for the public health, safety and welfare including sewer and water transmission lines and facilities, fire stations, governmental buildings, trash collection and disposal facilities, communication facilities, storage yards, and traffic signals and signs.

This section provides a blanket exemption for essential Village governmental services. However, the Village has traditionally developed Village-owned properties in conformance with the provisions of the Zoning Ordinance or sought relief accordingly. Staff has also used the public hearing process as a means to solicit public input regarding Village development proposals so that the final development plan addresses neighbor's concerns.

Section 155.418 (C)(28) of the Zoning Ordinance lists "public utility and service uses" as permitted uses within the I Limited Industrial District. The relief included within the petition is intended to ensure that the Village continues to meet its public service obligation while providing for a more effective use of the property.

#### *Conditional Use for Two Principal Buildings*

The site plan shows the placement of the salt dome to be placed on the northwest corner of the property. The operations building will be located toward the center of the lot. While either of the structures could be considered as ancillary buildings, their placement and functions suggest that both serve a principal use and activity on the property. Their location on the site was based upon a review of the operations activities by the Public Works staff. The separate structures provide two distinct functions – the salt dome for bulk storage purposes and the operations building is intended for storage of selected vehicles and seasonal equipment. However, the two structures are integrated in their purpose and function on the site. Staff believes the plan for the site would meet the standards for conditional uses.

#### *Variation for Building Height*

The petition includes a variation from Section 155.417 to allow for a building height of up to sixty-five feet (65') for a salt dome, where a maximum of forty-five feet (45') is permitted. The requested relief would provide for the construction of the proposed salt dome. While the submitted plans show the dome to be 60.5 feet in height, staff added a few extra feet to the overall request to account for potential dome modifications and/or changes to the overall grade on the property.

The proposed salt dome plan is conical in shape and is typical of domes constructed in surrounding municipalities. Other than salt storage, no other functions will be provided for within the building.

The height variation request is a function of the ultimate need to provide a sufficient salt storage facility to serve the overall needs of the community. With the additional storage facility, the Village may also be able to ensure that sufficient salt supplies for the entire year are readily available at a competitive price. During storm events, the dome may provide additional flexibility to Village crews salting streets on the north side of town. This may also indirectly reduce the overall traffic demand around the Village Hall complex during storm events as well. Overall, staff supports the height request based upon the reasons included within the response to standards.

#### Compatibility with the Surrounding Land Uses

The property is entirely surrounded by light industrial uses. Staff finds that the proposed use will be compatible with other types of uses found within the North Avenue Business Park area and within

the I District. The proposed site plan attempts to address the land use compatibility issues in the following respects:

*Fencing*

Section 1585.418(L)(2) of the Zoning Ordinance requires storage yards to be screened by a solid fence no less than six feet (6') in height and no more than eight feet (8') in height. Consistent with the requirements the Village has requested or required as part of other outdoor industrial activities, the plan includes solid fencing around the perimeter of the storage area. Moreover each of the bulk storage materials on site will be placed in bins which will provide an additional screening element.

*Parking*

The plan shows a designated parking area for Village vehicles. As this site will not be open to the public, no additional parking spaces are anticipated for non-Village vehicles. All vehicles and/or equipment will be parked on an asphalt or concrete surface in accordance with Section 94.05(J) of the Lombard Code of Ordinances.

*Stormwater*

The site will be improved with a hard surface for the active Public Works areas. To address stormwater detention needs, the plan shows a detention area to be located at the southern end of the property.

*Landscaping*

As with all new development activity, the project will also include requisite landscaping improvements. The plans will include requisite parkway tree plantings and supplement plantings and ground cover within the front yard. Pursuant to Section 155.709 of the Zoning Ordinance, the Village will provide shade trees along the perimeter of the property line as well as around the perimeter of the detention area. The number of trees required shall be equivalent to one tree for every seventy-five (75) feet of lot line length. Such trees may be clustered or spaced linearly as determined appropriate by the Director of Community Development. The specific shade tree species and the final location of the trees will be identified as part of building permit process.

## **FINDINGS AND RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee recommends that the petition as presented meets the standards set forth in the Zoning Ordinance and recommends that Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested relief **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 07-12.

Lombard Plan Commission  
Re: PC 07-12  
Page 6

Inter-Departmental Review Group Report Approved By:

---

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

H:\CD\WORDUSER\PCCASES\2007\PC 07-12\Report 07-12.doc

Appendix A

Petition for a Conditional Use and Variation for the Public Works Facility at 1135 N. Garfield Street. – Response to Standards

**Conditional Use requested:** A public works operation facility is a permitted use per 155.418(B)(27). However, a conditional use is required per §155.208(C) to construct more than two principal buildings on the lot-of-record. One is a salt dome (61-ft height and 100-ft diameter) and the other is an operations building (60-ft x 60-ft, one story).

Responses to the standards for a Conditional Use:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

*The operations on the property will be isolated from the public by a fence for security and safety.*

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;

*The neighboring properties are industrial buildings and passive open space. These uses will not be impaired by the proposed use.*

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

*The buildable neighboring properties have already been developed with permitted uses.*

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

*Garfield Avenue is fully improved and stormwater detention has already been provided in the basin that was constructed in 2003.*

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

*Truck traffic is expected in the industrial district and no congestion will result.*

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

*The project is a public facility that is a permitted use per 155.418(B)(27).*

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

*One variation is requested in order to accommodate the height of the proposed salt dome, as discussed below.*

**Variation requested: The maximum height of a building in the I District is the lesser of three stories or 40 feet per 155.417(G). The proposed salt dome is 60.5 feet high.**

Responses to the standards for a variation:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

*The building height is based on the storage volume required in the dome. It is not possible to depress the floor of the building into the ground in order to reduce the height since drainage concerns and vehicle operation requires a relatively flat site.*

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

*The proposed salt dome is a unique building that is not in use for other industrial properties.*

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

*This is a public project and the size of the salt dome is based on operational needs rather than economical considerations.*

4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

*The variation is not due to any reason beyond the requirements of the zoning ordinance.*

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

*The proposed building height will not impair the public interest in any way.*



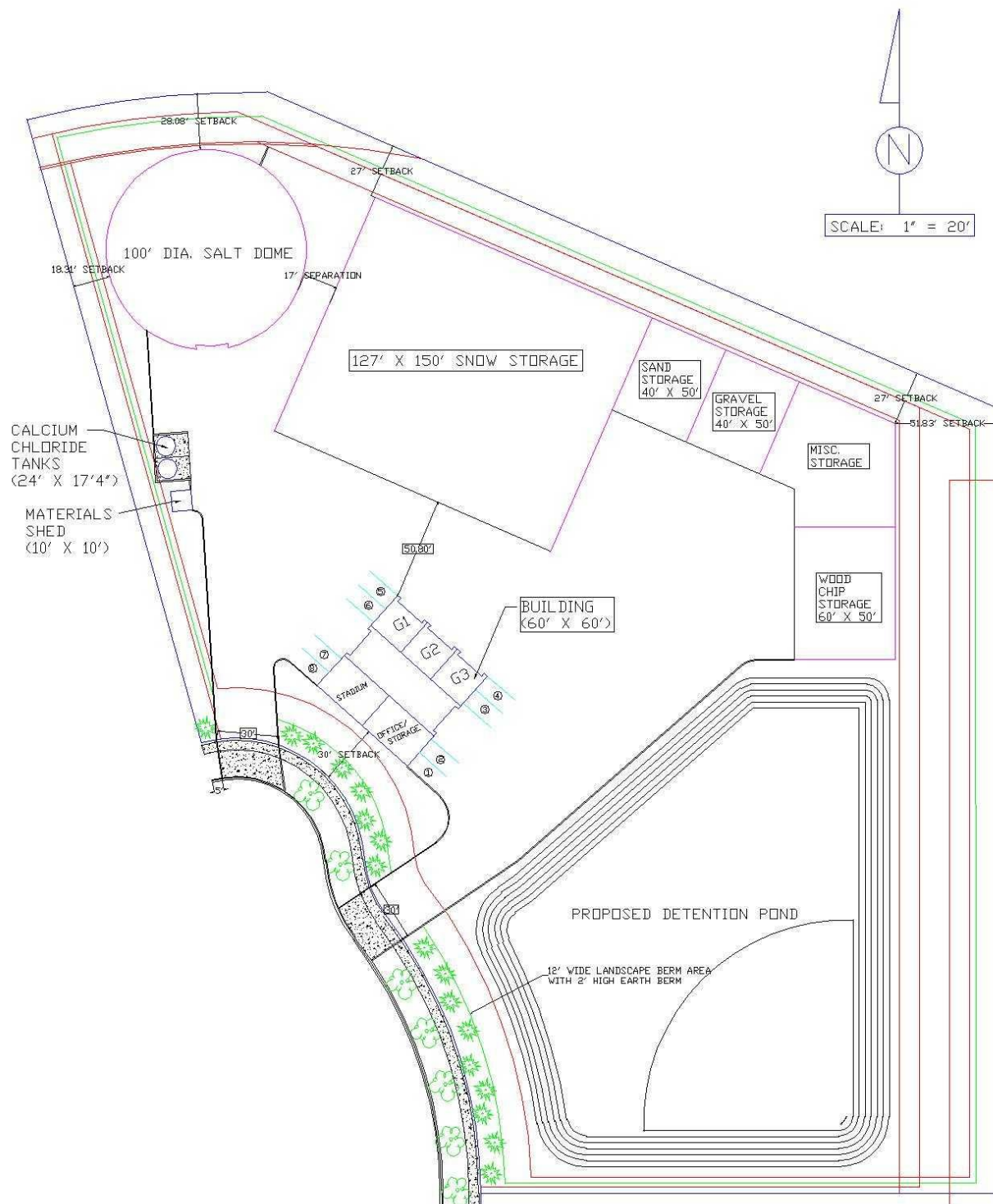
6. The granting of the variation will not alter the essential character of the neighborhood; and,

*The property is far into the industrial district so it will not alter the character of the immediate area.*

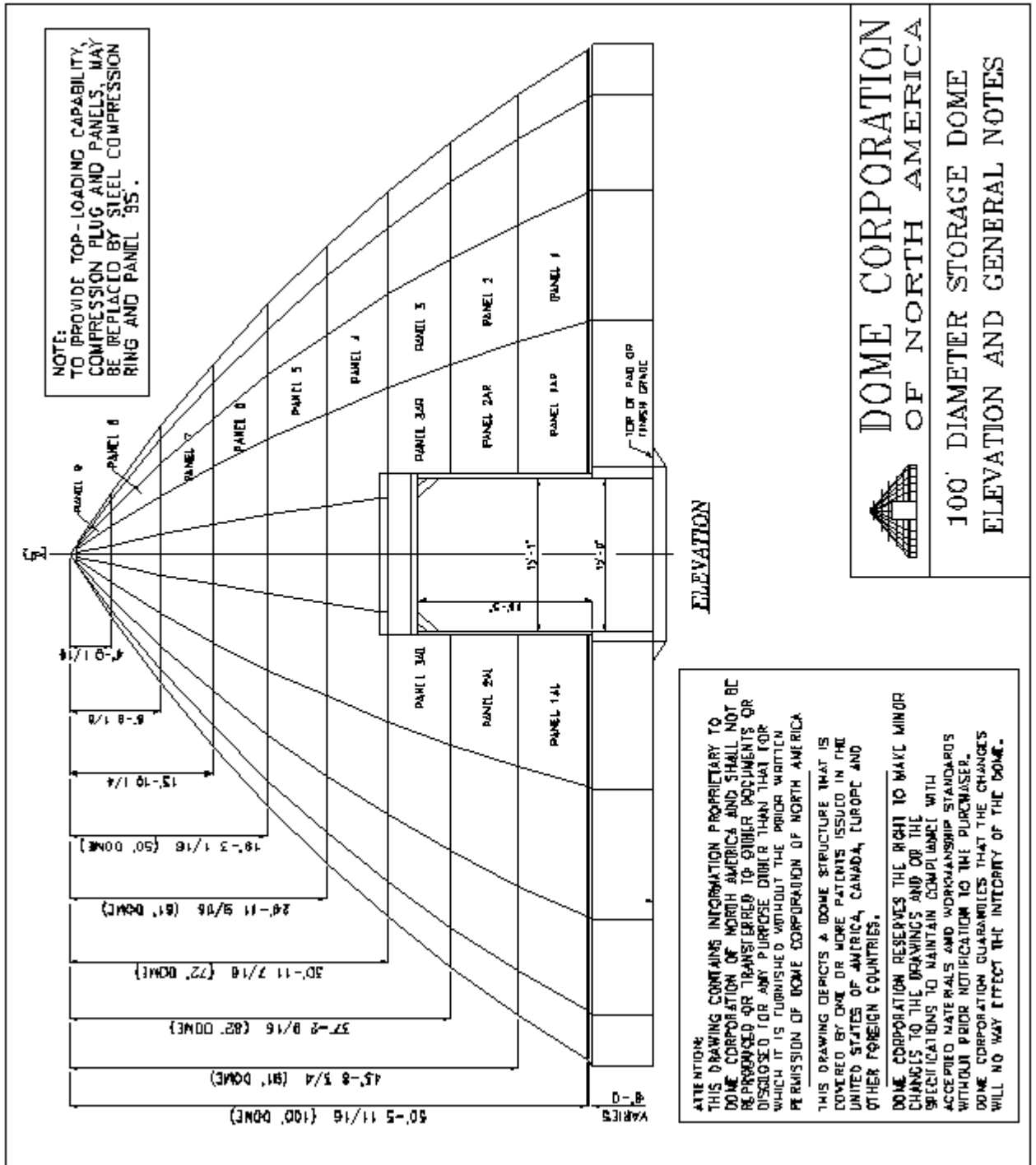
7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

*The proposed building height will not impair the adjacent properties or public safety in any way.*

**Appendix B – Proposed Site Plan**



**Appendix C**  
**Dome Drawing**



**Appendix D – Sample Photos**

