



Size of Property: 65,808 square feet

Surrounding Zoning and Land Use:

- North: I – Limited Industrial District; developed as a construction office/shop, known as Furmanite.
- South: I – Limited Industrial District; vacant parcel.
- East: R4PD – Limited General Residential Planned Development; unimproved right-of-way.
- West: I – Limited Industrial District; developed as a commercial strip center.

## ANALYSIS

### SUBMITTALS

This report is based on the following documents, which were filed with the Department of Community Development on September 15, 2010:

1. Petition for Public Hearing
2. Standards for Conditional Uses and Variations
3. ALTA/ACSM Survey, dated March 2, 2009, prepared by Alan D. Carradus
4. Site Plan, dated September 14, 2010, prepared by Matocha Associates
5. Elevation Plan, dated September 14, 2010, prepared by Matocha Associates
6. Revised Partial Site Plan and Fence Plan, dated October 6, 2010, prepared by Matocha Associates

### DESCRIPTION

The petitioner, Gasaway Maintenance Co., is proposing to construct two covered salt storage bins and four brine storage tanks. The salt bins would be constructed adjacent to the southern portion of the existing building and the brine storage tanks would be constructed adjacent to the eastern portion of the existing building. The salt storage bins would be constructed to a height of thirty-four (34) feet. As such, a variation is required to allow an accessory structure to exceed the maximum height of seventeen (17) feet.

Properties located within the I – District, which abut properties in a residence district, are required to provide a forty-five (45) foot transitional building setback and a thirty (30) foot transitional landscape yard. The eastern property line of the subject property abuts property in the R4 – Limited General Residential; therefore, the transitional yards are required. The transitional

building setback includes accessory structures and the transitional landscape yard requires that the designated area be free of any improved surfaces and/or structures. The proposed salt bins are located twenty (20) feet from the eastern property line; as such, they are located within the required transitional building setback and transitional landscape yard. The brine storage tanks are located forty-two (42) feet from the eastern property line; therefore, they are located within the required transitional building setback, but outside of the required transitional landscape yard.

Lastly, the petitioner has been operating on the subject property as a Contractors office since 2009. With the inclusion of the proposed outdoor amenities, the use of the property transitions to become a 'Contractors office and yard', which requires conditional use approval in the I – Limited Industrial District.

## **ENGINEERING**

The PES Division of Community Development has the following comments on the above petition:

- 1) All work shall be done to Village Standards and Specifications.
- 2) Per § 151.55, Stormwater Detention is required for all disturbed areas, including new construction.
- 3) The petitioner shall identify what the “manhole” in rear area is connected to/used for. Depending on its use, staff is concerned about the proximity to the salt and stored chemicals.

Further comments will be provided once full plans are submitted.

## **PUBLIC WORKS**

Village Cross Connection Records show backflow devices are overdue for testing. Current test certificates shall be submitted prior to approval. Also, new chemical feed system shall meet cross connection codes.

## **FIRE**

The proposed installation of four (4) fiberglass brine storage tanks adjacent to the eastern portion of the existing building located at 11 W. Eisenhower shall meet the following requirements of the International Fire Code, Section 2704:

1. **Outdoor design.** Secondary containment for outdoor storage areas shall be designed to contain a spill from the largest vessel. If the area is open to rainfall, secondary containment shall be designed to include the volume of a 24-hour rainfall, and provisions shall be made to drain accumulations of ground water and rain water.
2. **Monitoring.** An approved monitoring method shall be provided to detect hazardous materials in the secondary containment system. Where secondary containment is subject to the intrusion of water, a monitoring method for detecting water shall be provided.

3. **Drainage system design.** Drains shall terminate in an approved location away from buildings and storm drains.

## **BUILDING**

The Building Division offers the following comments:

1. Any domestic water connection to the brine tanks will be required to have a backflow device (RPZ) installed and or an air gap used at the tank connection.
2. The following codes will be applicable to this project:

## **APPLICABLE CODES**

2000 International Building Code

2008 National Electric Code

2004 Illinois Plumbing Code

2000 International Fire Code

2000 NFPA 13 - Fire Protection Code

2000 NFPA - 101 Life Safety Code

Lombard Municipal Code Chapter 150: Building Code

Lombard Municipal Code Chapter 155: Zoning Ordinance

## **PLANNING**

### ***Conditional use to allow a Contractors material storage yard***

The Gasaway Maintenance Company has been working in the pavement maintenance industry (snow removal, dust control & bulk water delivery) for almost thirty years. The subject property is primarily used for off-season storage and support activities for their main location in Romeoville, IL. During the winter months, the plow trucks and salt trucks that service the Lombard/Oak Brook area operate out of the subject property. The loaders and heavy pieces of equipment are kept at the job sites, when in operation, but are returned to storage in April. Furthermore, the 14,000 square foot warehouse space is used for inside storage of snow removal equipment and other miscellaneous articles. The 6,000 square foot office is used by sales representatives on an as-needed basis.

As previously mentioned, the petitioner has been operating on the subject property as a Contractors office since 2009. With the inclusion of two covered salt storage bins and four brine storage tanks, the use of the property transitions to now be considered a ‘Contractors office and yard’, which requires conditional use approval in the I – Limited Industrial District.

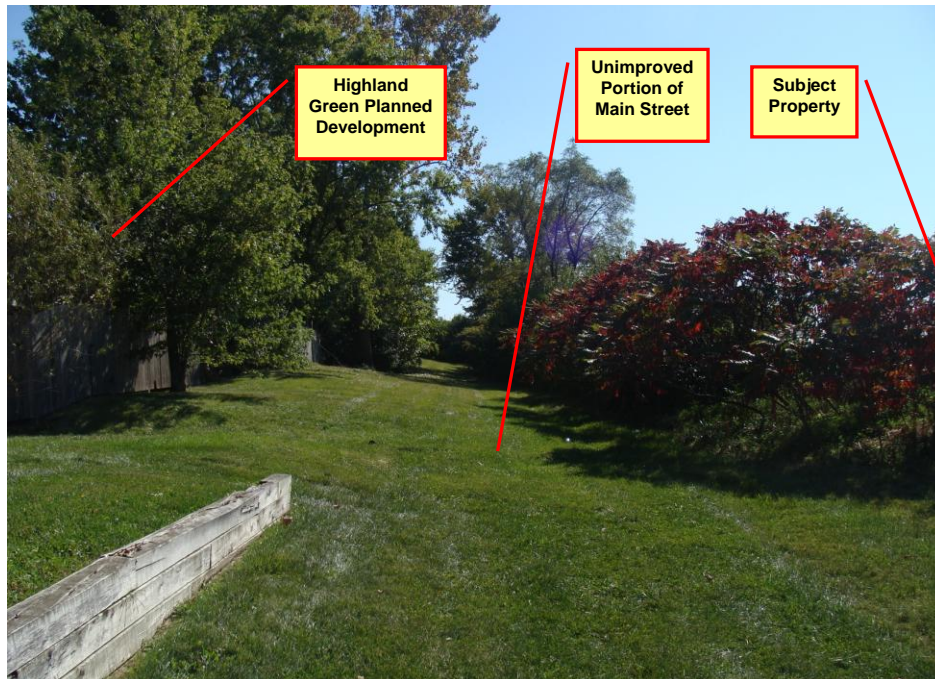
The salt bins would be constructed adjacent to the southern portion of the existing building and the brine storage tanks would be constructed adjacent to the eastern portion of the existing building. With the inclusion of these structures, additional outdoor on-site activities would occur. As the proposed structures would contain elements that are used in the snow removal/de-icing process, they will be primarily used in the winter months during snow and ice events. The hours of operation could fluctuate drastically, depending upon the time of a storm occurrence. Moreover, there is no set timeframe to which the on-site activities could be fully operational. Due

to the configuration of the subject property the proposed structures would be located adjacent to the property lines that abut Village-owned properties. As such, the additional outdoor on-site operations would most impact Village-owned property. Staff also notes that both Village-owned properties are currently vacant.

Lastly, the previous tenant that conducted business on the subject property, Pyramid Stone, received conditional use approval to operate a concrete and stone fabrication and molding facility in 2004 (PC 04-32). As such, the site has a history of conditional use approval for outdoor ‘yard’ activities.

***Transitional Setback Variations***

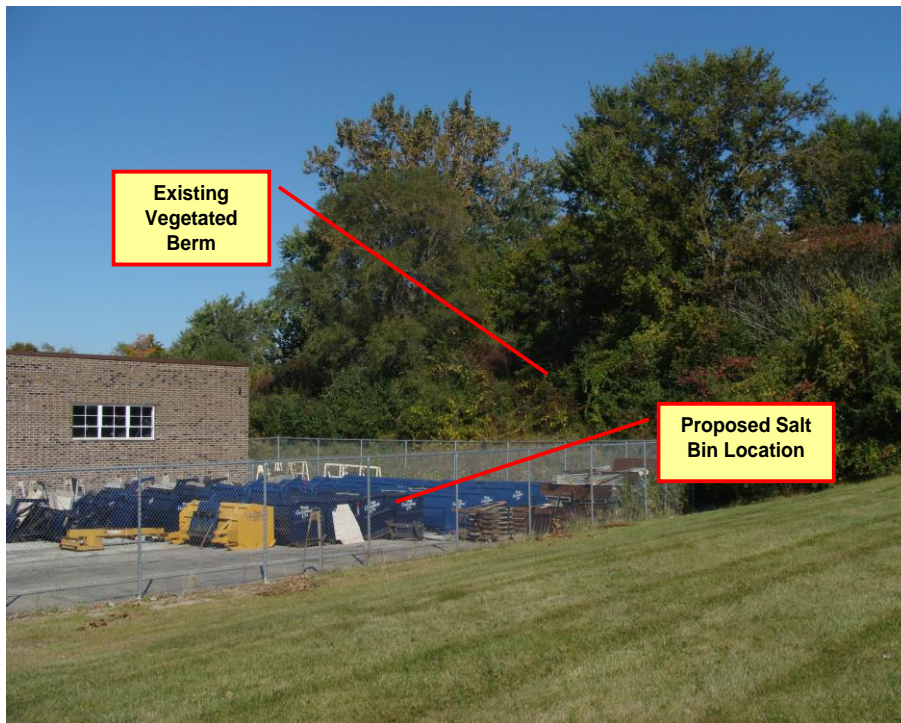
The intent of a transitional yard is to provide a buffer area between two differing land uses, one of which is more intensely used than the other. The subject industrial property abuts property in the R4 – Limited General Residential; however, the abutting property is actually a forty-three (43) foot wide unimproved strip of Main Street, which is owned by the Village and is heavily vegetated. The unimproved portion of Main Street spans the entire length of the eastern property line of the subject property and acts as a natural buffer between the subject property and the residential properties to the east. The petitioner has indicated that the proposed location of the salt bins was specifically chosen in order provide safe maneuvering and mobility space for vehicles. Essentially, pushing back the salt bins towards the east will allow the existing south side overhead door, which provides access to the main building, to remain clear of any structures and allow for optimal vehicular maneuverability.



**Unimproved Portion of Main Street Located Behind Subject Property**

***Accessory Structure Height Variation***

The salt storage bins would be constructed to a height of thirty-four (34) feet. The salt storage bins would be connected to the principal structure by means of a small enclosed addition. As the storage bins are functionally considered incidental to the principal building, they are still considered to be accessory structures and therefore must meet the seventeen (17) foot height requirement. Although the height variation being requested is double than that permitted by code, the topography of the property significantly minimizes the affect that a taller structure would have on adjacent properties. As previously mentioned, the salt bins would be constructed adjacent to the southern portion of the existing building. As such, those structures would be located closest to the southern and eastern property lines of the subject property. Moreover, both adjacent properties that abut the southern and eastern property lines of the subject property are vacant and owned by the Village. Furthermore, there is a significant grade change on the eastern portion of the property that would diminish the affects of the salt domes from the residential properties that are located to the east of the unimproved portion of Main Street.



**Proposed Project Area (Southeast Portion of Subject Property)**

Staff is supportive of the conditional use and associated variations. If approved, the additional outdoor operations created by the conditional use would not have a significant impact on adjacent properties. The unimproved portion of Main Street acts as a natural buffer between the subject property and the residential property to the east. The change in grade on the eastern portion of the subject property minimizes the height impact of the proposed accessory structures. As such, the geographic and topographic conditions on the subject property reduce the impact that the variations would create on the surrounding area. The petitioner has provided a response to the Standards for Conditional Uses and Variations. Staff finds that those standards have been met.

## FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the information presented **has affirmed** the Standards for Conditional Uses and Variations for the requested actions. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of PC 10-19:

Based on the submitted petition and the testimony presented, the requested variations **do comply** with the Standards required for Conditional Uses and Variations by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and recommend to the Corporate Authorities **approval** of PC 10-19, subject to the following conditions:

1. The subject property shall be developed and operated in conformance with the site plan dated October 6, 2010, prepared by Matocha Associates.
2. The petitioner shall satisfactorily address all comments within the IDRC report.
3. The petitioner shall apply for and receive a building permit for the proposed plans.
4. The conditional use shall permit outdoor storage of related equipment within the fenced-in outdoor storage area only.
5. The existing dumpster located on the northeast portion of the subject property shall be screened pursuant to Section 155.710 of the Zoning Ordinance.
6. Such approval shall become null and void unless work thereon is substantially under way within 12 months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the conditional use and variations.

Inter-Departmental Review Group Report Approved By:

---

William J. Heniff, AICP  
Director of Community Development

att-  
c: Petitioner