

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: April 16, 2007

FROM: Department of
Community Development

PREPARED BY: William Heniff, AICP
Senior Planner

TITLE

PC 07-13; Text Amendment to the Lombard Zoning Ordinance: The petitioner requests a text amendment to Section 155.412 (B)(15) the Lombard Zoning Ordinance (and any other sections for clarity) amending the list of requirements that must be met in order to operate dry cleaning and laundry establishments that have on-site processing of dry cleaning.

GENERAL INFORMATION

Petitioner: CD One Price Cleaners
c/o Matthew Klein, Attorney
322 West Burlington
LaGrange, IL 60525

ANALYSIS

SUBMITTALS

This report is based on the following documents filed on March 22, 2007 with the Department of Community Development:

1. Petition for Public Hearing with Standards for Text Amendments
2. Supplemental Information for Fire Department regarding proposed dry-cleaning equipment

DESCRIPTION

The petitioner, CD One Price Cleaners, is proposing to locate a new dry cleaning establishment with an on-site plant within the Village. Village Code allows for dry-cleaning establishments with on-site processing within the B1 and hence all other Business Districts, but subject to provisions. The petitioner, who also brought forward a text amendment in 2002 (PC 02-19)

relative to the same issue is now seeking alternative language within the Zoning Ordinance pertaining to the number of dry cleaning processing units that are permitted within an establishment. The intent of their request is to allow for more than one unit on a site in order to allow for smaller, more environmentally friendly units, to be located within their proposed business establishment. Since the Zoning Ordinance as currently written would not allow for more than one unit, regardless of its capacity or size, the petitioner is requesting an additional amendment.

Please note that while the text amendment is requested to allow for the use on the subject property, any text amendment would be applicable to all properties within the same zoning classification.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Private Engineering

From an engineering or construction perspective, the Private Engineering Services Division has no comments.

BUILDING AND FIRE

The Fire Department has received a copy of the petitioner's literature pertaining to Synthetic Hydrocarbon Fluid for dry cleaning units and it reviewing the material. This fluid type is generally considered to be more environmentally friendly than perchloroethylene, but can create an additional fire/safety concern. The Fire Department will review the petitioner's material specification data sheets and any other supplemental information and will denote what additional measure that will need to be taken as part of a building permit review.

PLANNING

Compatibility with the Zoning Ordinance

Section 155.412 (B)(15) of the Zoning Ordinance, the B1 permitted use provisions, reads as follows:

15. Dry cleaning establishments for the cleaning and pressing of dry goods, as follows:

- a) Receiving stations, processing to be done elsewhere,
- b) Dry cleaning establishments, including processing, provided that all of the following requirements are met:
 - 1) That the dry cleaning use shall be a service retail use and shall not consist of the processing of garments from other dry cleaning establishments.
 - 2) That no more than one (1) dry cleaning machine is permitted.
 - 3) That the dry cleaning process shall only use solvents approved by the Fire Department.
 - 4) That all activities associated with the dry cleaning establishment shall be operated per the Illinois Environmental Protection Agency regulations.

Currently the Zoning Ordinance permits dry-cleaning drop off receiving stations within the B1, and hence all other Business Districts, provided that processing of the garments is done elsewhere. The 2002 amendments, as noted in subsection b above, also allows for on-site processing, subject to four provisions.

The petitioner is requesting a text amendment to subsection (b)(2) above to allow for more than one processing unit on a particular site. The petitioner has stated that the intent of the text amendment is not to provide for additional units as a means to increase the overall amount of processing that can be done of a site. Rather, their intent is to provide for an alternate type of dry cleaning processing unit that is significantly smaller in size and allows for greater flexibility in their operations. Moreover, the smaller units would be more environmentally efficient than one large unit – the number of units in operation at one time could be modified to fit their current dry cleaning operating needs at a given time.

The petitioner notes that environmental regulations and technological innovations within the dry cleaning industry are also rapidly occurring. Many new establishments are moving away from traditional perchloroethylene units. In their place, synthetic hydrocarbon fluid units are being introduced into the market, which are more environmentally friendly. The smaller units use proportionately less cleaning fluid as well.

Survey of Other Municipalities

The majority of neighboring communities do allow for on-site processing in at least one of their business/commercial districts. Several municipalities permit the dry cleaning activity subject to provisions. These caveats tend to either cross reference with other code regulations or restrict the overall size or functions of the establishment.

Staff believes that the processing element should be the primary factor that is regulated, versus the number of people employed by the establishment. As such, staff can support a modification

to the Village provisions provided that the initial intent of the regulation to cap the overall amount of processing on a given site is maintained. As such, staff suggests that the cap should be placed on the total basket capacity of all units on the premises rather than the general number of units on the site.

Proposed Text Amendments

The following are the proposed text amendments for the Zoning Ordinance and Code of Ordinances. **Proposed changes to the ordinance are denoted by striking out old text and underlining new text.**

SECTION 4: ZONING DISTRICTS

155.412 B1 LIMITED NEIGHBORHOOD SHOPPING DISTRICT REQUIREMENTS

B. Permitted Uses

- (15) Dry cleaning establishments for the cleaning and pressing of dry goods, as follows:
 - a) Receiving stations, processing to be done elsewhere.
 - b) Dry cleaning establishments, including processing, provided that all of the following requirements are met:
 - 1) That the establishment shall be a retail use and shall only consist of the cleaning of items directly brought in by the garment owner.
 - 2) That ~~no more than one (1) dry cleaning machine is permitted~~ the total basket capacity of all units on the premises, as established by the manufacturer of the respective dry cleaning machine, shall not exceed 200 pounds.
 - 3) That the dry cleaning process shall be a closed self-contained system.
 - 4) That the dry cleaning process shall only use solvents approved by the Fire Department.
 - 5) That all waste products shall be disposed of by a waste hauler licensed by the Illinois Environmental Protection Agency.

FINDINGS AND RECOMMENDATIONS

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the request as proposed:

Based on the submitted petition and the testimony presented, the proposed text amendment to the Zoning Ordinance plan **does comply** with the Standards required by the Zoning Ordinance. Therefore, I move that the Plan Commission approve PC 07-13.

Plan Commission
Re: PC 07-13
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Inter-Departmental Review Group Report Approved By:

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

DAH:WJH

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Appendix A

**Survey of Selected DuPage Municipalities' Designation of
 Dry-Cleaning Establishments in their Zoning Ordinance**

Jurisdiction	Drop off centers in Business Districts	On-site cleaning in Business Districts
Lombard	Permitted	Prohibited
Addison	Permitted	Prohibited
Aurora	Permitted subject to restrictions	Permitted subject to restrictions
Bartlett	Permitted	Permitted
Bensenville	Permitted	Prohibited
Carol Stream	Permitted	Prohibited
Clarendon Hills	Permitted	Permitted
Darien	Permitted	Permitted
Downers Grove	Permitted	Permitted subject to restrictions
Elmhurst	Permitted	Permitted
Glen Ellyn	Permitted	Permitted
Naperville	Permitted subject to employee restrictions	Permitted subject to employee restrictions
Oak Brook	Permitted	Permitted subject to restrictions
Oakbrook Terrace	Permitted	Prohibited
Roselle	Permitted	Permitted subject to conditions
Villa Park	Permitted	Prohibited
West Chicago	Permitted	Permitted
Westmont	Permitted	Permitted
Wheaton	Permitted	Permitted subject to conditions
Winfield	Permitted	Permitted subject to conditions
Woodridge	Permitted subject to employee restrictions	Permitted subject to employee restrictions
DuPage County	Permitted	Permitted subject to restrictions

Appendix B

Sample Regulation Standards for Selected DuPage County Municipalities

Aurora

Drycleaning and pressing establishments, when employing facilities for the cleaning and pressing of not more than seven hundred and fifty (750) pounds of dry goods per day, and when using carbon tetrachloride or other similar inflammable solvents approved by the fire department.

Bartlett

Laundries and dry cleaners, but not a central plant serving other than the premises upon which it is located.

Bensenville

Dry cleaner and laundry drop off stations and laundromats

Darien

Dry-cleaning establishments, not including industrial dry-cleaning plants.

Downers Grove

Dry cleaning establishments when employing facilities for the cleaning and pressing of dry goods for retail trade only conducted on the premises, and when using carbon tetrachloride, perchlorethylene, or other similar nonflammable solvents approved by the Fire Department.

Naperville

Dry cleaning establishments and laundries employing not more than ten (10) persons.

Oak Brook

Dry-cleaning and laundry retail establishments; provided that processing, if done on the premises, shall utilize nonexplosive and noninflammable materials, and that such processing shall be limited to service of the principal use.

Roselle

Dry-cleaning and laundry-receiving establishments with processing done elsewhere; also dry-cleaning establishments, where not more than two thousand five hundred (2,500) square feet of floor area is devoted to processing, exclusive of offices and storage space, and provided said establishments are and can be operated in such manner as to comply with the applicable performance standards set forth

Wheaton

In C-1 District: Dry cleaners and laundry (with plant if not more than 10 people are employed on the premises); Other commercial districts - permitted

Winfield

Dry-cleaning establishments, retail; employing not more than five (5) persons and equipment for dry cleaning not to exceed one unit or thirty (30) pounds' capacity.

Woodridge

Dry-cleaning and laundry establishments, employing not more than ten (10) persons.

DuPage County

Dry cleaning and laundry establishments, as follows:

- a) Receiving stations, processing to be done elsewhere.
- b) Laundromats.
- c) Dry cleaning and laundry plants, including processing, provided that all of the following requirements are met:
 - 1) That no more than one (1) dry cleaning machine and (1) washing machine are permitted.
 - 2) That the dry cleaning process shall be a closed self-contained system.
 - 3) That all waste products shall be disposed of by a waste hauler licensed by the Illinois Environmental Protection Agency.