

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

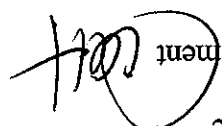
Resolution or Ordinance (Blue) X _____
Recommendations of Boards, Commissions & Committees (Green)
Waiver of First Requested
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: April 24, 2007 (BOT) Date: May 3, 2007

TITLE: PC 07-12: 1135 N. Garfield Avenue

SUBMITTED BY: Department of Community Development


BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. 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 Sections 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. (DISTRICT #4)

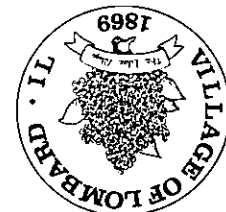
The Plan Commission recommended approval of this petition with one condition. Staff is requesting a waiver of first reading.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____
 Finance Director X _____
 Village Manager X _____
 Date _____
 Date _____
 Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: May 3, 2007

SUBJECT: PC 07-12: 1135 N. Garfield Avenue (Public Works Salt Dome & Operations Building)

Attached are the following items for Village Board consideration as part of the May 3, 2007 Village Board meeting:

1. Plan Commission referral letter;
2. IDR report for PC 07-12;
3. An Ordinance granting approval of the petition;
4. Plans associated with the petition; and
5. Correspondence received from staff relative to the public hearing. Please note that one of the items is from an adjacent property owner expressing his desire to purchase the property. As this is not under the purview of the Plan Commission, staff is forwarding this correspondence for the Board for reference purposes.

Village staff is requesting a waiver of first reading on the associated Ordinance.

Please let me know if you have any questions on the aforementioned materials.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor of the petition.

Speaking against this petition were Ken Buckman and Mike Driscoll, owner representatives of Tri-Tech Skyline, located at 1136 N. Garfield Street. Mr. Buckman passed out an information packet to the Commissioners about his business. He stated that they oppose the requested relief.

He then described the history of his business. In 1999, they decided to start a company and determined to go to Lombard. Their business serves the convention and trade show business and Lombard was the correct place to locate. They leased a 10,000 square foot facility at 1120 N. Garfield Street. They opened up with five employees and \$3,000,000 in revenue.

They moved into their existing building in 2005 and he showed a picture of it. He knew about the salt dome project at the time he acquired their site. In the meantime, the market shifted on them and they switched to a service business. The existing building is now too small to store equipment for all trade shows. They have up to 40 employees now and \$12,000,000 in revenue this year. There is no other place in Lombard to expand and they would have to take a devastating loss, as the only available land is the subject property. They talked to staff about options to stay in Lombard.

They are asking to have the petition put on hold, stating that they would purchase the land at fair market value and they will talk with Village officials to find other options for the salt dome to relocate to. This would provide a favorable outcome for the Village and their company to stay and grow in Lombard. Mr. Driscoll stated that the Village has been getting the land ready for the salt dome and they are willing to make that right with the Village. Mr. Buckman referenced their folders that showed pictures of the area and he believes that the salt dome is a detriment to that area and that there has to be another solution. He stated that the owner of 1130 N. Garfield Street (Olympic Signs) and Rothbart Realty also opposed the petition.

Chairperson Ryan stated that real estate transactions are not under the Plan Commission's purview and they cannot deal with that aspect of your concerns. Mr. Buckman stated he understood this, but wanted to go on record and state their case.

Commissioner Nelson asked if there was any other way to expand. Mr. Buckman said they could lease additional space or sell their property and relocate, but it is important that everything is under one roof. Commissioner Nelson asked if they could purchase land elsewhere. Mr. Buckman said that they over-invested in their existing building. They invested heavily in the exterior and interior of their building to create an attractive appearance.

William Heniff then gave the staff report. He noted that this petition pertains to a conditional use for two buildings and a height variation for the salt dome. The use itself is a permitted use and could be built by right, but the building height would have to be lowered and the two buildings would have to be connected. The Village acquired the property in 1989 and identified the site for Public Works purposes. The Village plans to move forward with the salt dome with funding in

place and is requesting approvals associated with the plan as set forth in the capital improvement program.

He stated that 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.

He noted that the Zoning Ordinance provides a blanket exemption for essential Village governmental services. However, the Village has traditionally developed Village-owned properties in conformance with the Zoning Ordinance or sought relief accordingly. Staff has used the public hearing process as a means to solicit public input regarding Village proposals so that the final plan addresses neighbor's concerns. The Zoning Ordinance also lists "public utility and service uses" as permitted uses within the I Limited Industrial District.

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.

The petition includes a height variation to allow for the salt dome of up to sixty-five feet (65') for a salt dome, where a maximum of forty-five feet (45') is permitted. 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. 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.

He noted 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 site plan attempts to address the land use compatibility issues by providing for a solid fence no less than six feet (6') in height consistent with the requirements the Village has 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.

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.

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. The project will include requisite parkway tree plantings and supplement plantings and ground cover within the front yard. The Village will provide shade trees along the perimeter of the property line as well as around the perimeter of the detention area. The specific shade tree species and the final location of the trees will be identified as part of the building permit process.

He stated that staff recommends approval of this petition.

He then read two letters into the record. The first letter was from the DuPage County Forest Preserve District (DCFPD) stating their concerns about the development, particularly salt run-off. He also read the letter from Gary Rothbart of Rothbart Realty, stating their objections, as the facility would be incompatible with and would create a negative image of the industrial park. Mr. Heniff responded by noting that the Village has a primary responsibility to provide essential services like snow plowing activities and locating such a structure in an industrial district is much more compatible than locating it within a residential area like the Village Hall complex.

Mr. Gorman mentioned the salt runoff would dissolve in rainwater. The runoff will be diverted into the detention basin. They have permit certification from the DuPage County Department of Environmental Concerns and they have approved the project layout. Less salt will find its way into the waterways with this dome. Currently, most of the salt pile is covered by a tarp but as salt is soluble one cannot remove it from water. So having all salt completely covered is better for the Village and the environment.

Chairperson Ryan then opened the meeting for discussion among the Commissioners.

Commissioner Burke stated that the comparison is not the same. The question is not how we are storing salt now. There are no wetlands next to the Village Hall. At the new facility, the runoff will happen from rain and the snow storage area and it will go into the wetland. He then asked

about the proposed snow storage area. Mr. Gorman stated at areas such as St. Charles Road and Main Street, crews create a windrow to the center of the street and then crews will pick it up after the storm and truck snow to this location. Commissioner Burke noted the transported snow would have salt in it. Mr. Gorman stated that the proposed stormwater detention basin is large and snow melts slowly. The detention area would have native plantings as part of the County's Best Management Practices requirements. The water that runs off the site would ultimately go to Salt Creek. They will still put those plantings in.

Commissioner Sweetser stated that the DCFPD letter indicates that they urge all necessary protections be taken so no chemicals enter the wetland - is this consistent with what was approved by the County? Mr. Gorman noted that DCFPD and DuPage County are two separate governmental entities. DuPage County required that the Village put the detention facility and the plantings in.

Commissioner Olibrysh stated that this site is the best place to locate the facility, as it would cause the least amount of problems. He is concerned about the chemical issue with the ecosystem. The issues presented by Skyline are issues we cannot address.

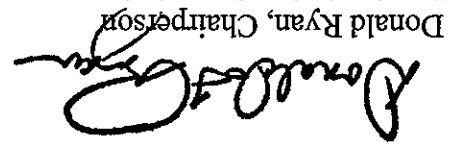
Chairperson Ryan confirmed that the plan has to be approved by DuPage County. Mr. Heniff said that the County has jurisdiction and they approved the plan. Chairperson Ryan suggested that a condition be added that the plan meets all federal, state and local requirements.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed conditional use and variation complies with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities, approval of the petition associated with PC 07-12, subject to the following condition:

1. That the proposed development shall meet all federal, state and local regulations.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan, Chairperson
Lombard Plan Commission

att-

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Petitioner
Lombard Plan Commission

**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., dated February 20, 2006.
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 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 and 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

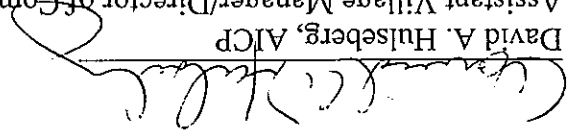
As with all new development activity, the project will also include requisite landscaping improvements. The plans will include requisite parkway tree plantings and supplement plantings and ground cover within the front yard. Pursuant to Section 155.709 of the Zoning Ordinance, the Village will provide 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.

Inter-Departmental Review Group Report Approved By:



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

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,

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

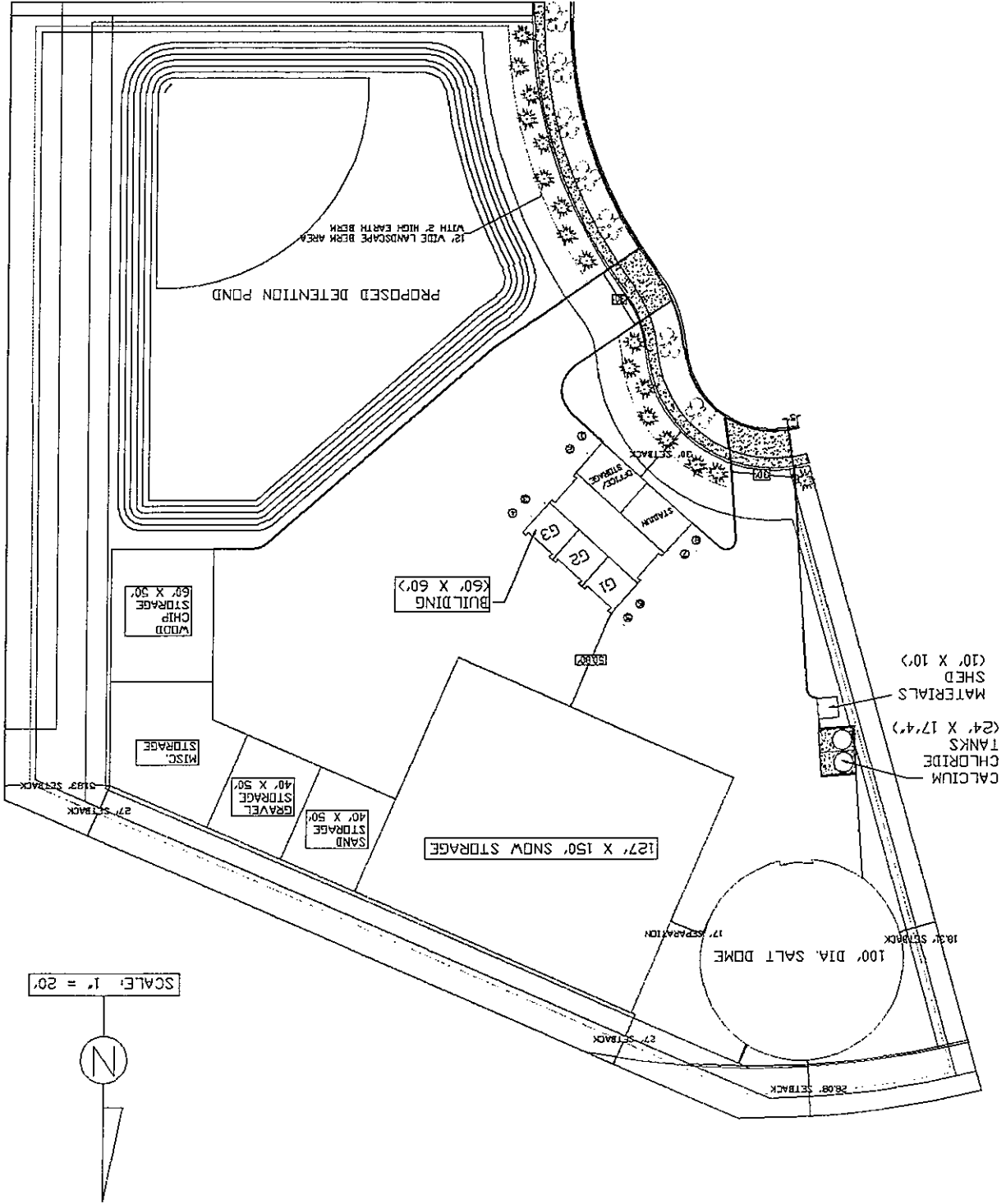
4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

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

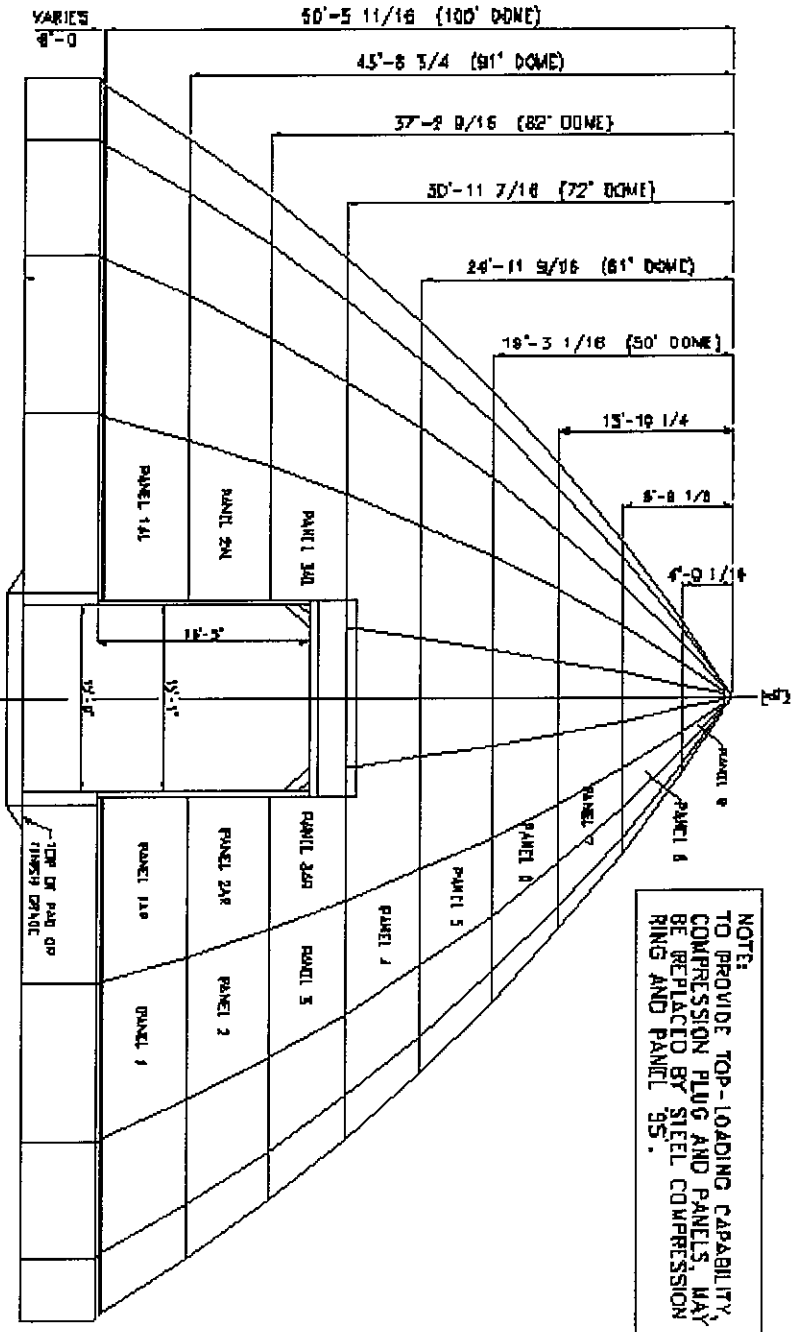
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

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




ELEVATION

ATTENTION:
 THIS DRAWING CONTAINS INFORMATION PROPRIETARY TO DOME CORPORATION OF NORTH AMERICA AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DOME CORPORATION OF NORTH AMERICA.

THIS DRAWING DEPICTS A DOME STRUCTURE THAT IS COVERED BY ONE OR MORE PATENTS ISSUED IN THE UNITED STATES OF AMERICA, CANADA, EUROPE AND OTHER FOREIGN COUNTRIES.

DOME CORPORATION RESERVES THE RIGHT TO MAKE MINOR CHANGES TO THE DRAWINGS AND OR THE SPECIFICATIONS TO MAINTAIN COMPLIANCE WITH ACCEPTED MATERIALS AND WORKMANSHIP STANDARDS WITHOUT PRIOR NOTIFICATION TO THE PURCHASER. DOME CORPORATION GUARANTEES THAT THE CHANGES WILL IN NO WAY AFFECT THE INTEGRITY OF THE DOME.

NOTE:
 TO PROVIDE TOP-LOADING CAPABILITY, COMPRESSION PLUG AND PANELS, MAY BE REPLACED BY STEEL COMPRESSION RING AND PANEL 95.

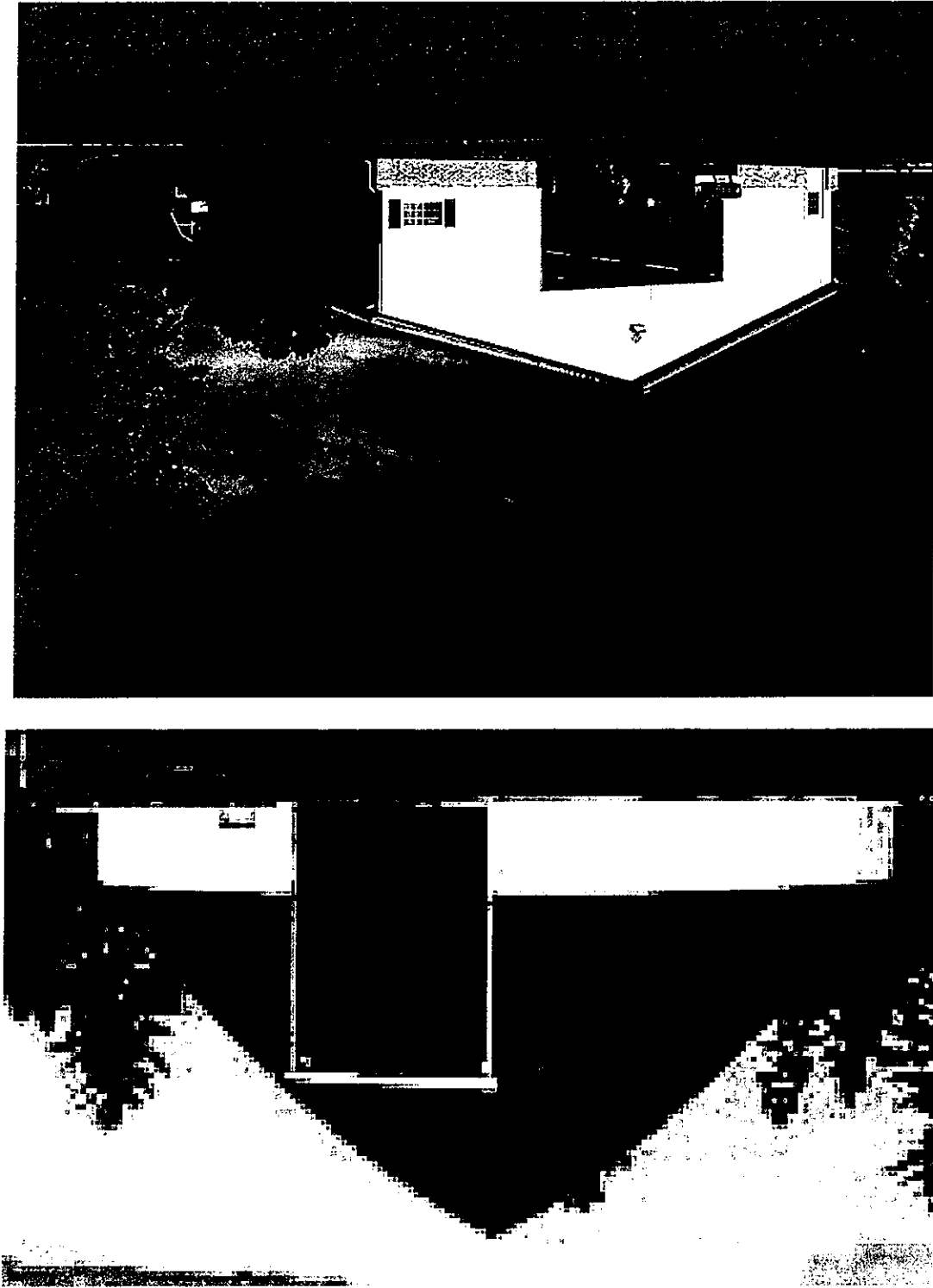


DOME CORPORATION
 OF NORTH AMERICA

100' DIAMETER STORAGE DOME
 ELEVATION AND GENERAL NOTES

Appendix C
 Dome Drawing

Appendix D - Sample Photos



Forest Preserve District of DuPage County



3 S. 580 Naperville Road • Wheaton, IL 60187-8761 • 630.933.7200 • Fax 630.933.7204 • TTY 800.526.0857

VIA FACSIMILE and REGULAR MAIL

April 13, 2007

Mr. William Heniff, Senior Planner
Village of Lombard
255 East Wilson Avenue
Lombard, Illinois 60148

Re: Public Hearing Notice on Village of Lombard Property -- PC 07-12

Dear Mr. Heniff:

The Forest Preserve District of DuPage County recently received notice of a proposed project on Village-owned property at 1135 N. Garfield Street. We appreciate receiving timely notification of such projects that may have an impact on our adjacent property and thank you for the opportunity to comment.

District Staff has reviewed the public hearing notice and the proposed project and has the following comments at this time. The wetlands immediately to the east of this parcel are directly connected to Fullerton Park Forest Preserve that lies north of the railroad tracks. The flow of water is from the south, under the tracks, and into the preserve. Most of the preserve consists of wetlands, and it is considered a high quality marsh complex. There are rare species located here, including the state threatened Blanding's turtle (*Emydoidea blandingii*).

It is critical to protect this ecosystem. These wetlands are vulnerable to contaminants and we are concerned about the salt and other chemicals that will be found on the Village property. We urge that construction of the proposed facility include all necessary protections to ensure that no chemicals will enter into the wetlands. We especially encourage the Village to contain any storm water and process it through the sewer treatment system.

We hope that the Village will continue to take into consideration the adjacent high quality natural area at Fullerton Park Forest Preserve and that you will help foster the type of environment that is needed for the success of the plants and wildlife there. With this in mind, we anticipate that this development will not cause any significant impacts to this preserve.

We hope you will allow us the opportunity to review and comment on any major revisions that may be proposed as this project moves forward. Please consider this as my request that this letter be read and entered into the public record at the hearing on Monday, April 16, 2007.

Sincerely,

Brent Manning
Executive Director

cc: President William Mueller and Village Council members

Village Manager Lichter
Dulio Pierotti, President
Marsha Murphy, District 1 Commissioner
Bob Vick, Deputy Director of Natural Resources



CONSTRUCTION
REALTY

■ (847) 291-7780

1945 Techmy Road

Unit 6

Northbrook, IL 60062-5346

Fax (847) 291-7787 or 753-9203

Rothbart@RothbartRealty.com

April 16, 2007

Village of Lombard

255 East Wilson

Lombard, Illinois 60148

Re: Lombard Planning Commission
PC 07-12

To whom it may concern:

As management agent for the properties located at 1060-1072 Garfield and 1110-1120 Garfield, I am very concerned about the relocation of the salt dome to the property located to the east of 1136 N. Garfield.

Due to the streets current ingress and egress appearance, current truck-auto-traffic patterns, and the adjoining neighbors parking their tractor trailers etc. on the street, I strongly believe that the placing of the salt dome on Garfield, will add an additional negative image to the area and an additional safety issue to the area which will make the leasing of our properties that more difficult, which in turn results in potential tax revenue loss to the City of Lombard due to lower occupancy levels and lower property valuations. I urge the board to look at all other potential alternatives for the salt dome project before preceding any further.

Regards

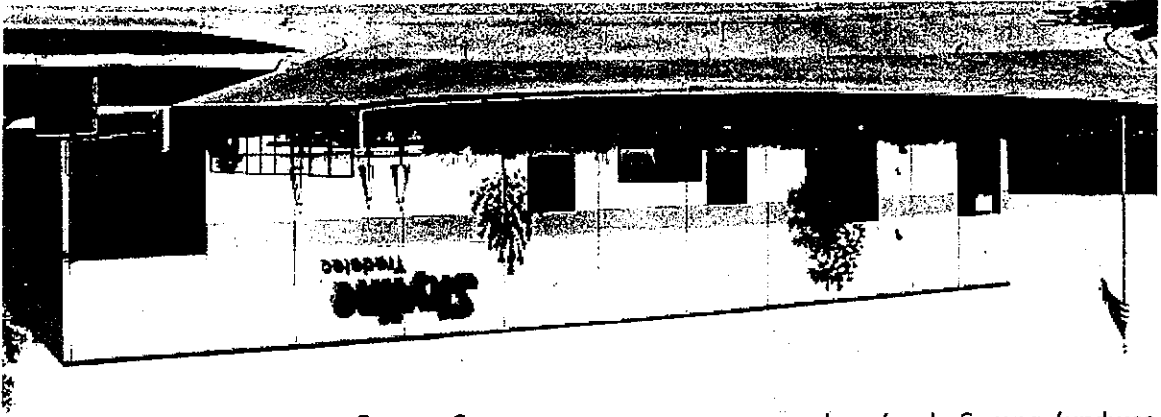
Rothbart Realty Company
Management Agent for
1060-1072 Garfield and
1110-1120 Garfield

\$12,000,000 expected revenue in 2007

Current:
Here's few brief facts on us that I believe economic development boards look at: Three years ago we were notified we were one of Lombards top 100 business at \$3,000,000 in sales. At 4 times that expected this year, I believe we are still one of Lombards top 100.

Please let this e-mail serve as a formal notice of intent that due to extreme pressures of expansion, **My company, Tradetec Skyline would like to purchase the parcel you are currently considering placing a salt dome on.** We understand the cities needs and have already entered into talks with at least one alternative land site we think could work for your needs and allow our expansion simultaneously. All we ask is a chance to present our reasoning and challenges if we can't purchase the land next door to the Village Board. Based on discussions with many Brokers, we almost assuredly will be forced to leave Lombard if we move due to the size (app. 60,000sq ft +) cost, and location of availability.

your property is on this side of my building



To: Bill Heniff
From: Ken Buckman and Mike Driscoll, Owners of 1136 N. Garfield and Tradetec Skyline
Regarding: Formal notice of intent to purchase city owned land next door if allowed
Thanks for your time on the phone today. To start is a picture of my property and company butting upto your parcel that the salt dome zoning hearing is based on.

To: <HeniffW@villageoflombard.org>
cc: <MuellerW@villageoflombard.org>, <GronG@villageoflombard.org>, <mgd@ttskyline.com>
Subject: re[2]: From Ken Buckman at 1136 N. Garfield

Ken Buckman
<kb@ttskyline.com>
04/13/2007 02:38 PM



To: William Heniff/VOL
cc: 04/23/2007 08:36 AM
bcc: Subject: Fw: re[2]: From Ken Buckman at 1136 N. Garfield

William Heniff/VOL
04/23/2007 08:36 AM



8.5 years old (all in Lombard and in our second building now)
41 employees
\$2,500,000 + expected 2007 professional payroll (Average salary is OVER \$50,000)
Approx. \$250,000 in local sales tax expected in 2007

5 year plan:

\$25,000,000 expected revenue

65-70 employees

\$4,000,000 plus in expected professional payroll

\$700,000 plus in expected local sales tax

Bill, it is my understanding that our intention will be publically mentioned at the start of Monday April 16th's meeting. I will be present and speak for no more than 60 seconds stating the same since I now understand the meeting does not pertain to what I am looking to accomplish but want this out in the public at least. Again, we sincerely believe there is a solution that can get the city what it needs WITHOUT any financial ramifications AND allow Tradetec to continue it's expansion right here in Lombard. Thank you for your time!

Ken Buckman

CEO and Co-Founder (and Lombard building owner of 1136 N. Garfield)

Tradetec Skyline

Mike Driscoll

Chairman and Co-Founder (and Lombard building owner of 1136 N. Garfield)

AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.418 (C) OF THE LOMBARD ZONING ORDINANCE, PROVIDING FOR MORE THAN ONE PRINCIPAL BUILDING ON A LOT OF RECORD AND A VARIATION FROM SECTION 155.417 PROVIDING FOR AN INCREASE IN THE MAXIMUM BUILDING HEIGHT

(PC 07-12: 1135 N. Garfield Street (Public Works Salt Dome & Operations Building))

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned I Limited Industrial District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 418 (C) of the Lombard Village Code to allow for more than one principal building on a lot of record ; and

WHEREAS, said application also requests approval of a variation pursuant to Title 15, Chapter 155, Section 417 of the Lombard Village Code 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; and

WHEREAS, a public hearings on the forgoing application were conducted by the Village of Lombard Plan Commission on April 16, 2007 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use and variation described herein, subject to one condition; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a conditional use is hereby granted for the Subject Property, as described in Section 4 below, pursuant to Title 15, Chapter 155, Section 418 (C) of the Lombard Village Code to allow for more than one principal building on a lot of record and a variation pursuant to Title 15, Chapter 155, Section 417 of the Lombard Village Code 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, subject to the conditions set forth in Section 3 below.

SECTION 2: That this Ordinance is limited and restricted to the property located at 1135 Eisenhower Lane North, Lombard, Illinois and legally described as follows:

LOT 3 IN THE LOMBARD BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1989 AS DOCUMENT NO. R89-90960, IN DUPAGE COUNTY, ILLINOIS.
Parcel Number: 03-32-301-026; (the "Subject Property").

SECTION 3: The conditional use, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following condition:

1. That the proposed development shall meet all federal, state and local stormwater drainage requirements.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2007.

First reading waived by action of the Board of Trustees this _____ day of _____, 2007.

Passed on second reading this _____ day of _____, 2007, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2007.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me in pamphlet from this _____ day of _____, 2007.

Brigitte O'Brien, Village Clerk