

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: David A. Hulseberg, Village Manager
DATE: February 22, 2012 (BOT) Date: March 1, 2012
TITLE: PC 12-07: 1135 N. Garfield Street (Village of Lombard)
SUBMITTED BY: Department of Community Development *[Signature]*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The Village of Lombard requests the following actions on the subject property located in the I Limited Industrial District:

1. A conditional use per Section 155.420(C)(30) of the Zoning Ordinance for a Planned Development to allow for multiple buildings on a single property; and
2. A deviation from Section 155.420(G) 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.
3. A variation from Section 155.420(L)(2) to allow for a storage yard to be screened by a chain link fence where a solid wall or fence is required; and
4. A variation from Section 155.709(B) to waive the perimeter lot landscaping requirements.

The Plan Commission recommended approval of this request with amended conditions.

A waiver of first reading is requested.

Please place this item on the March 1, 2012 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X _____ 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: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP
Director of Community Development *WH*

DATE: March 1, 2012

SUBJECT: PC 12-07; 1135 N. Garfield Street (Village of Lombard):

Attached please find the following items for Village Board consideration as part of the March 1, 2012 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 12-07;
3. Completed Standards for Planned Developments;
4. An ordinance granted a conditional use pursuant to 155.420 (C)(30) of the Lombard Village Code to establish the subject property as a planned development; a deviation from Section 155.420(G) 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; a variation from Section 155.420(L)(2) to allow for a storage yard to be screened by a chain link fence where a solid wall or fence is required; a variation is Section 155.709(B) to waive the perimeter lot landscaping requirements; and
5. Plans associated with the petition.

The Plan Commission recommended approval of the zoning actions associated with the petition.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

March 1, 2012

Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees
Greg Alan Gron, Dist. 1
Keith T. Giagnorio, Dist. 2
Zachary C. Wilson, Dist. 3
Peter Breen, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
David A. Hulseberg

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

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

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, the Village of Lombard, requests that the Village take the following actions for the subject property located in the I Limited Industrial District:

1. A conditional use per Section 155.420(C)(30) of the Zoning Ordinance for a Planned Development to allow for multiple buildings on a single property; and
2. A deviation from Section 155.420(G) 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.
3. A variation from Section 155.420(L)(2) to allow for a storage yard to be screened by a chain link fence where a solid wall or fence is required; and
4. A variation from Section 155.709(B) to waive the perimeter lot landscaping requirements.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on February 20, 2012. Michael Toth, Planner I, presented the petition.

The Village acquired the subject property in 1989. The site has been identified in past Village's Capital Improvement Plans (CIP) for a salt dome and for other related governmental purposes. 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. As a result, the Public Works staff has made modifications to the previous site plan requiring the need for new approvals.

In 2007, staff brought forward a proposal and zoning petition for developing the site for Public Works purposes (PC 07-12). The proposal included plans to construct a salt dome with a height of 60.5 feet, requiring a height variation. A conditional use for two principal buildings was also sought to provide for a separate operations building that will provide indoor storage and staging functions for on-site Public Works activities. On May 3, 2007, the Village Board adopted Ordinance 6021 granted approval of the zoning actions based upon the submitted site plan.

In 2008, the Public Works Department revisited the approved plans and modified the plans to improve the overall site functions and efficiencies (PC 08-19). The plan was revised to relocate the salt dome from the northwest corner to the northeast corner of the subject property. Public Works indicated the new location would be more suitable for site operations and provides for better traffic flow. The storage bins were also to be relocated to the northern property line. The modifications to the plan were deemed to be a major change to the approved plan. The new plans were subsequently brought back to the Plan Commission for additional consideration and amendment to Ordinance 6021 was approved by the Village Board.

The Public Works Department has recently revisited the plans approved as part of PC 08-19 and again is proposing modifications to improve the overall site functions and efficiencies. A time extension associated with Ordinance 6021 was never brought forward by staff; as such, Ordinance 6021, which granted the zoning development rights, has since expired. However, the latest plan would still require a conditional use amendment as the approved site plan has changed. To accommodate the revised plan, the Village is proposing to create a planned development for the site. The project will still consist of the following elements:

- The salt dome will serve as the primary storage center for the Village's bulk salt storage supply. The size (100' diameter, 60.5' in height) and location (northeast portion of the property) of the salt dome will remain the same as approved in 2008.
- 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. The 2008 approval included a 3,600 square foot (60'X60') operations building; however, the proposed plans actually indicate a size reduction in the area of the operations building to 2,800 square feet (40'X70'). The operations building will also be relocated to the western portion of the property. The building design and operations will be similar to the newer Sunset Knoll Park District facility.
- Several storage bins for storage of asphalt, dirt, stone and other materials will still be provided on site, along the northern property line.
- Four calcium chloride tanks (used as an additional de-icing treatment added to traditional salt applications) are now proposed to the north of the operations building on the western portion of the subject property. The original plan included only two calcium chloride tanks.

The stormwater detention facility is located to the southeast corner of the site, and will filter stormwater before it is passed into the wetland area further to the southeast corner of the site. The latest design will employ inlet filters with oil skimmer materials in each catch basin, which

will provide for an additional stormwater quality benefit. The current pond and the proposed design meet the previous condition of approval that required adherence to federal, county and local stormwater requirements.

The plan shows a designated parking area for Village vehicles. Since this site will not be open to the public, parking spaces are not planned for non-Village vehicles. 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. Site lighting fixtures will be attached to the salt dome building.

As noted, the Village is requesting to create the site as a Planned Development. As variations are being requested as part of this petition and the subject property meets the minimum lot area and width requirements, the project is required to be established as a planned development under the requested zoning actions. The establishment of a planned development allows for a more unified and cohesive development. Therefore, staff supports this request.

The 2007 & 2008 petitions and the current petition include 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 proposed salt dome plan will be 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.

Section 155.420(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. The proposed plan includes a chain link fence around the perimeter of the subject property, mostly for security purposes. As the proposed chain link fence is not considered by Code to be of solid construction (with or without slats) a variation from the screening requirements around a storage yard is required. The subject property is bound by railroad right of way to the north and wetlands to the east. Furthermore, the detention pond on the southern portion of the property acts as a buffer between the storage yard and the property to the south. The only exposed portion of the storage yard would be on the western portion of the subject property; however, all structures and storage yard functions would be set back a minimum of thirty (30) feet, thus acting as a de facto transitional yard. Furthermore, solid fencing on the west side would have little benefit given the layout of the adjacent properties' building. 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. Staff finds that the standards for the variation have been met and supports this request.

As with all new development activity in the I District, the project requires perimeter lot landscaping improvements. Per Section 155.709(B) of the Zoning Ordinance, the Village would be required to provide shade trees along the perimeter of the property line. The number of trees required would be the equivalent of one tree for every seventy-five (75) feet of lot line length, approximately 23 trees. The intent of the perimeter lot landscaping requirement is to provide physical and visual separation between individual properties. The subject property is bound by railroad right of way to the north and wetlands to the east. Furthermore, the detention pond on the southern portion of the property acts as a buffer between the storage yard and the property to the south. Staff finds that the existing buffering provided on the subject property provides sufficient separation and therefore supports the variation based upon the reasons included within the response to standards.

Section 155.217 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 155.420(B)(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.

The property is bordered by light industrial uses to the south and west. As noted in the previous petitions, staff finds that the proposed use will be compatible with other types of uses found

March 1, 2012

PC 12-07

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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:

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.

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

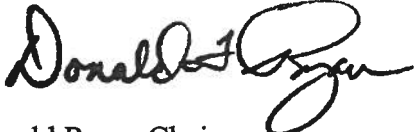
Christopher Stilling, Assistant Director of Community Development, noted that there should be a third condition added which would give the Plan Commission site plan approval authority for the site.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed conditional use and variations comply with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 6 to 0, recommended to the Corporate Authorities, **approval** of the petition associated with PC 12-07, subject to the following amended conditions:

1. The approval shall be subject to compliance with the submitted site plans prepared by Christopher Burke Engineering, dated January 13, 2012 and made a part of the petition.
2. The proposed development shall meet all federal, county and local stormwater drainage requirements.
3. Site Plan Approval authority shall be herein granted to the Plan Commission.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan, Chairperson
Lombard Plan Commission

att-

c Petitioner
 Lombard Plan Commission

- 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 with the Department of Community Development:

- A. Garfield Street Public Works Facility Submittal Package, prepared by Christopher Burke Engineering, dated January 13, 2012.
- B. Response to Standards, prepared by Village Staff (Appendix A).
- C. Proposed site plan, prepared by Christopher Burke Engineering, dated February 2, 2012 (Appendix B).
- C. Approved 2008 site plan, prepared by Village staff (Appendix C).
- D. Approved 2007 site plan, prepared by Village staff (Appendix D).
- E. Salt Dome 100' diameter plans, prepared by Dome Corporation of North America (Appendix E).
- F. Photograph and floor plan of comparable operation building prototypes (Appendix F).

DESCRIPTION

The Village acquired the subject property in 1989. The site has been identified in past Village's Capital Improvement Plans (CIP) for a salt dome and for other related governmental purposes. 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. As a result, the Public Works staff has made modifications to the previous site plan requiring the need for new approvals.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

Public Works has no comments.

FIRE DEPARTMENT

The Fire Department has no comments.

BUILDING DIVISION

The Building Division has no comments.

PLANNING

Zoning History

In 2007, staff brought forward a proposal and zoning petition for developing the site for Public Works purposes (PC 07-12). The proposal included plans to construct a salt dome with a height of 60.5 feet, requiring a height variation. A conditional use for two principal buildings was also sought to provide for a separate operations building that will provide indoor storage and staging functions for on-site Public Works activities. On May 3, 2007, the Village Board adopted Ordinance 6021 granted approval of the zoning actions based upon the submitted site plan.

In 2008, the Public Works Department revisited the approved plans and modified the plans to improve the overall site functions and efficiencies (PC 08-19). The plan was revised to relocate the salt dome from the northwest corner to the northeast corner of the subject property. Public Works indicated the new location would be more suitable for site operations and provides for better traffic flow. The storage bins were also to be relocated to the northern property line. The modifications to the plan were deemed to be a major change to the approved plan. The new plans were subsequently brought back to the Plan Commission for additional consideration and amendment to Ordinance 6021 was approved by the Village Board.

Proposed New Plans

The Public Works Department has recently revisited the plans approved as part of PC 08-19 and again is proposing modifications to improve the overall site functions and efficiencies. A time extension associated with Ordinance 6021 was never brought forward by staff; as such, Ordinance 6021, which granted the zoning development rights, has since expired. However, the latest plan would still require a conditional use amendment as the approved site plan has changed. To accommodate the revised plan, the Village is proposing to create a planned development for the site. The project will still consist of the following elements:

- The salt dome will serve as the primary storage center for the Village's bulk salt storage supply. The size (100' diameter, 60.5' in height) and location (northeast portion of the property) of the salt dome will remain the same as approved in 2008.
- 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. The 2008 approval included a 3,600 square foot (60'X60') operations building; however, the proposed plans actually indicate a size reduction in the area of the operations building to 2,800 square feet (40'X70'). The operations building will also be relocated to the western portion of the property. The building design and operations will be similar to the newer Sunset Knoll Park District facility.
- Several storage bins for storage of asphalt, dirt, stone and other materials will still be provided on site, along the northern property line.

- Four calcium chloride tanks (used as an additional de-icing treatment added to traditional salt applications) are now proposed to the north of the operations building on the western portion of the subject property. The original plan included only two calcium chloride tanks.

Stormwater

The stormwater detention facility is located to the southeast corner of the site, and will filter stormwater before it is passed into the wetland area further to the southeast corner of the site. The latest design will employ inlet filters with oil skimmer materials in each catch basin, which will provide for an additional stormwater quality benefit. The current pond and the proposed design meet the previous condition of approval that required adherence to federal, county and local stormwater requirements.

Parking

The plan shows a designated parking area for Village vehicles. Since this site will not be open to the public, parking spaces are not planned for non-Village vehicles. 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. Site lighting fixtures will be attached to the salt dome building.

Compatibility with the Zoning Ordinance

Conditional Use for a Planned Development

As noted, the Village is requesting to create the site as a Planned Development. As variations are being requested as part of this petition and the subject property meets the minimum lot area and width requirements, the project is required to be established as a planned development under the requested zoning actions. The establishment of a planned development allows for a more unified and cohesive development. Therefore, staff supports this request.

A deviation from Section 155.420(G) to allow for a building height of up to sixty-five feet (65') for a salt dome

The 2007 & 2008 petitions and the current petition include 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 proposed salt dome plan will be 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.

A variation from Section 155.420(L)(2) to allow for a storage yard to be screened by a chain link fence where a solid wall or fence is required

Section 155.420(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. The proposed plan includes a chain link fence around the perimeter of the subject property, mostly for security purposes. As the proposed chain link fence is not considered by Code to be of solid construction (with or without slats) a variation from the screening requirements around a storage yard is required. The subject property is bound by railroad right of way to the north and wetlands to the east. Furthermore, the detention pond on the southern portion of the property acts as a buffer between the storage yard and the property to the south. The only exposed portion of the storage yard would be on the western portion of the subject property; however, all structures and storage yard functions would be set back a minimum of thirty (30) feet, thus acting as a de facto transitional yard. Furthermore, solid fencing on the west side would have little benefit given the layout of the adjacent properties' building. 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. Staff finds that the standards for the variation have been met and supports this request.

A variation from Section 155.709(B) to waive the perimeter lot landscaping requirements

As with all new development activity in the I District, the project requires perimeter lot landscaping improvements. Per Section 155.709(B) of the Zoning Ordinance, the Village would be required to provide shade trees along the perimeter of the property line. The number of trees required would be the equivalent of one tree for every seventy-five (75) feet of lot line length, approximately 23 trees. The intent of the perimeter lot landscaping requirement is to provide physical and visual separation between individual properties. The subject property is bound by railroad right of way to the north and wetlands to the east. Furthermore, the detention pond on the southern portion of the property acts as a buffer between the storage yard and the property to the south. Staff finds that the existing buffering provided on the subject property provides sufficient separation and therefore supports the variation based upon the reasons included within the response to standards.

Exemption of Essential Services

Section 155.217 of the Zoning Ordinance reads as follows:

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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 155.420(B)(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.

Compatibility with the Surrounding Land Uses

The property is bordered by light industrial uses to the south and west. As noted in the previous petitions, 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:

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.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development finds that the information presented **meets** the Standards for conditional use, variation and planned development, as submitted and made part of this petition, and as set forth in the Zoning Ordinance, subject to conditions of approval. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

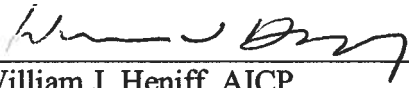
Based on the submitted petition and the testimony presented, the proposed development does comply with the standards required by the Lombard Zoning Ordinance, and that the planned development is in the public interest; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of the PC 12-07, subject to the following conditions:

1. The approval shall be subject to compliance with the submitted site plans prepared by Christopher Burke Engineering, dated January 13, 2012 and made a part of the petition.

Lombard Plan Commission
Re: PC 12-07
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2. The proposed development shall meet all federal, county and local stormwater drainage requirements.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

Appendix A

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

Conditional Use requested: A conditional use per Section 155.420(C)(30) of the Zoning Ordinance for a Planned Development to allow for multiple buildings on a single property.

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 subject property is bound by railroad right of way to the north and wetlands to the east. Furthermore, the detention pond on the southern portion of the property acts as a buffer between the storage yard and the property to the south. The only exposed portion of the storage yard would be on the western portion of the subject property; however, all structures and storage yard functions would be set back a minimum of thirty (30) feet, thus acting as a de facto transitional yard.

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 subject property is bordered by light industrial uses to the south and west and is bound by railroad right of way to the north and wetlands to the east. Staff finds that the proposed plans will be consistent with the operations of other types of uses found within the North Avenue Business Park area and within the I District.

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 a common occurrence in the North Avenue Business Park area and within the I District; therefore, the proposed use will be consistent the surrounding area.

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

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.

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.

Subsequent variations are also being requested in order to accommodate the height of the proposed salt dome, certain fencing and perimeter lot landscaping 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 155.420(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.

Variation requested: A variation from Section 155.420(L)(2) to allow for a storage yard to be screened by a chain link fence where a solid wall or fence is required

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 subject property is bound by railroad right of way to the north and wetlands to the east. Furthermore, the detention pond on the southern portion of the property acts as a buffer between the storage yard and the property to the south. The only exposed portion of the storage yard would be on the western portion of the subject property; however, all structures and storage yard functions would be set back a minimum of thirty (30) feet, thus acting as a de facto transitional yard.

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 subject property is bound by railroad right of way to the north and wetlands to the east. Furthermore, the detention pond on the southern portion of the property acts as a buffer between the storage yard and the property to the south. The only exposed portion of the storage yard would be on the western portion of the subject property; however, all structures and storage yard functions would be set back a minimum of thirty (30) feet, thus acting as a de facto transitional yard.

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

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.

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.

Any relief included within the petition is intended to benefit the public, not any one person.

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 lack of solid fencing and subsequent use of chain link fencing will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. All activities that will be conducted on-site will be properly contained on the property, regardless of the fence type.

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

The subject property is bordered by light industrial uses to the south and west and is bound by railroad right of way to the north and wetlands to the east. Staff finds that the proposed plans will be consistent with the operations of other types of uses found within the North Avenue Business Park area and within the I District.

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 chain link fence height will not impair an adequate supply of light and air to adjacent property or substantially increase congestion of 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. Conversely, a chain link fence height would actually increase the amount of light and air onto adjacent properties and allow for improved natural drainage than that of a solid fence.

Variation requested: A variation from Section 155.709(B) to waive the perimeter lot landscaping requirements.

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 subject property is bound by railroad right of way to the north and wetlands to the east. Furthermore, the detention pond on the southern portion of the property acts as a buffer between the storage yard and the property to the south. The only exposed portion of the storage yard would be on the western portion of the subject property; however, all structures and storage yard functions would be set back a minimum of thirty (30) feet, thus acting as a de facto transitional yard.

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 subject property is bound by railroad right of way to the north and wetlands to the east. Furthermore, the detention pond on the southern portion of the property acts as a buffer between the storage yard and the property to the south. The only exposed portion of the storage yard would be on the western portion of the subject property; however, all structures and storage yard functions would be set back a minimum of thirty (30) feet, thus acting as a de facto transitional yard.

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

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.

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.

Any relief included within the petition is intended to benefit the public, not any one person.

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 lack of perimeter lot landscaping will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The site has been designed in such a fashion so that all activities that will be contained on the property, not requiring any additional visual barriers.

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

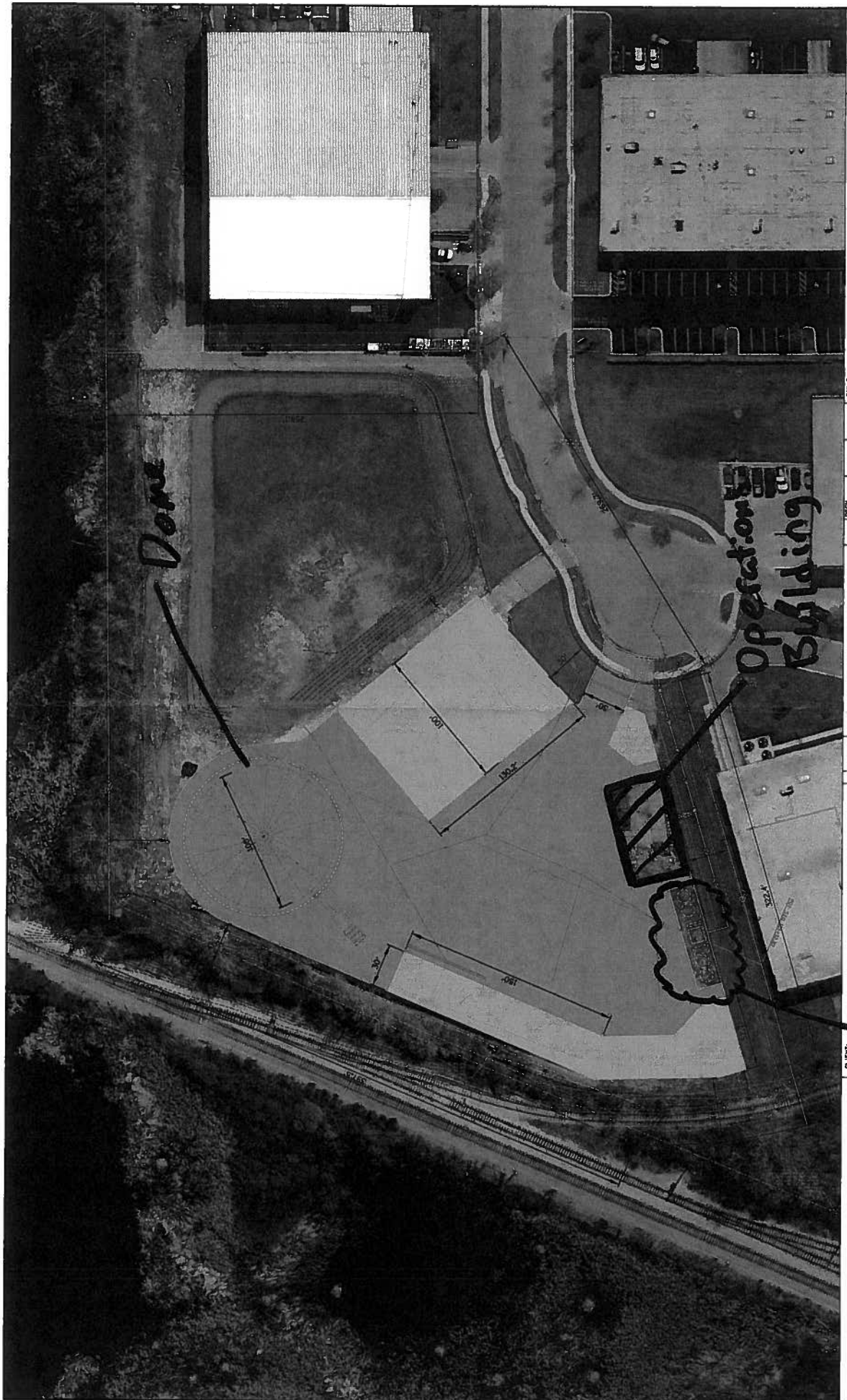
The subject property is bordered by light industrial uses to the south and west and is bound by railroad right of way to the north and wetlands to the east. Staff finds that the proposed plans will be consistent with other types of uses found within the North Avenue Business Park area and within the I District.

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 landscaping variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion of 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. Conversely, the lack of perimeter lot landscaping would actually increase the amount of light and air onto adjacent properties and allow for improved natural drainage.

Lombard Plan Commission
Re: PC 12-07
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Appendix B – Proposed Site Plan



PROJ. NO.	
DATE	
SHEET	OF
DRAWING NO.	

SITE PLAN EXHIBIT

TITLE:

DESIGNER	CHD	SCALE	30'
CHECKED		PLOT DATE	2/7/2012
CAD USER	CHD	MODEL	
DATE		DATE OF REVISION	
FILE NAME	N:\Lombard\2012\20120207\20120207.dwg		

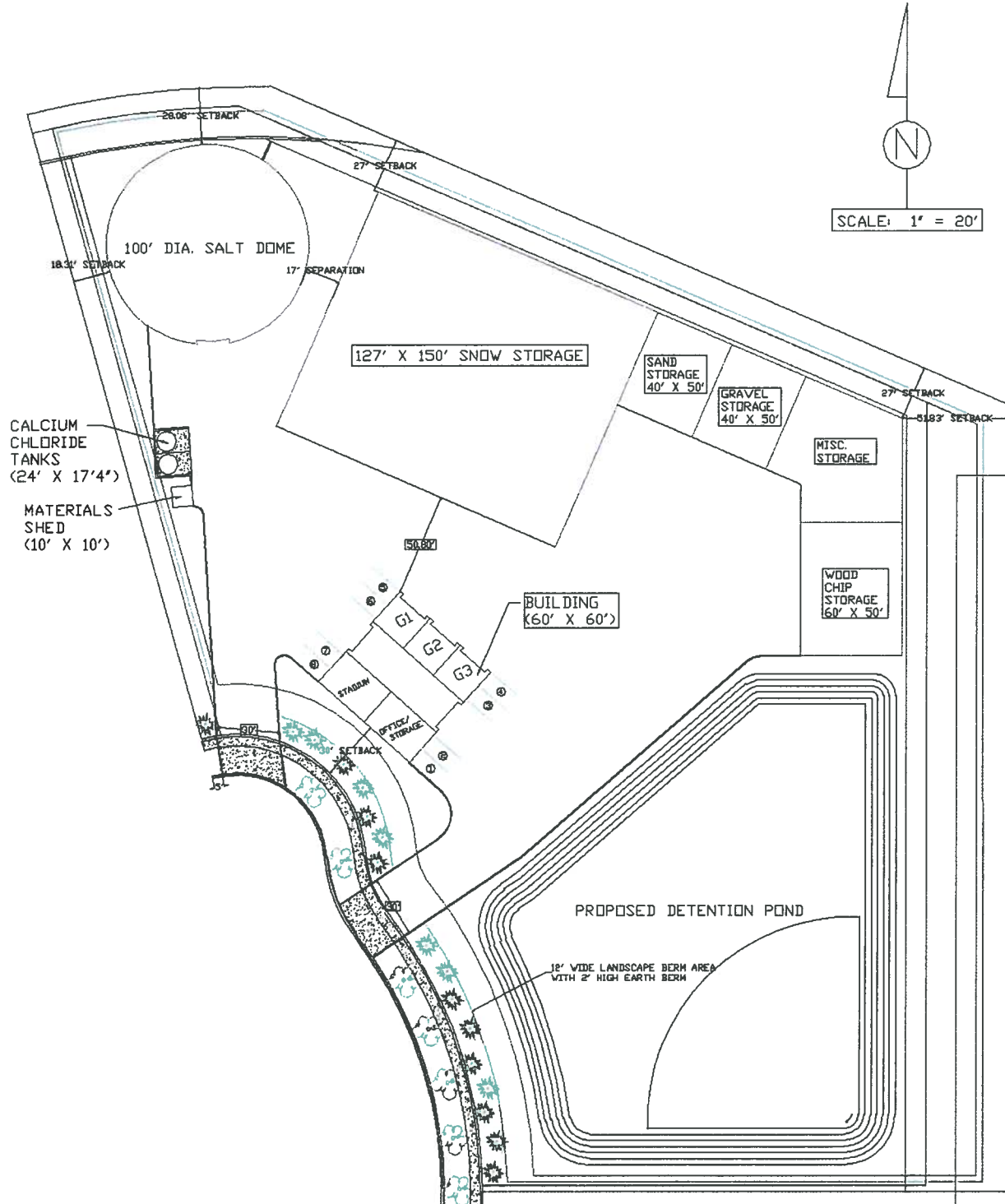
VILLAGE OF LOMBARD
Storage Tanks

CLIENT:
CHRISTOPHER B. BURKE ENGINEERING, LTD.
 8575 W. Higgins Road, Suite 600
 Rosemont, Illinois 60018
 (847) 823-0500

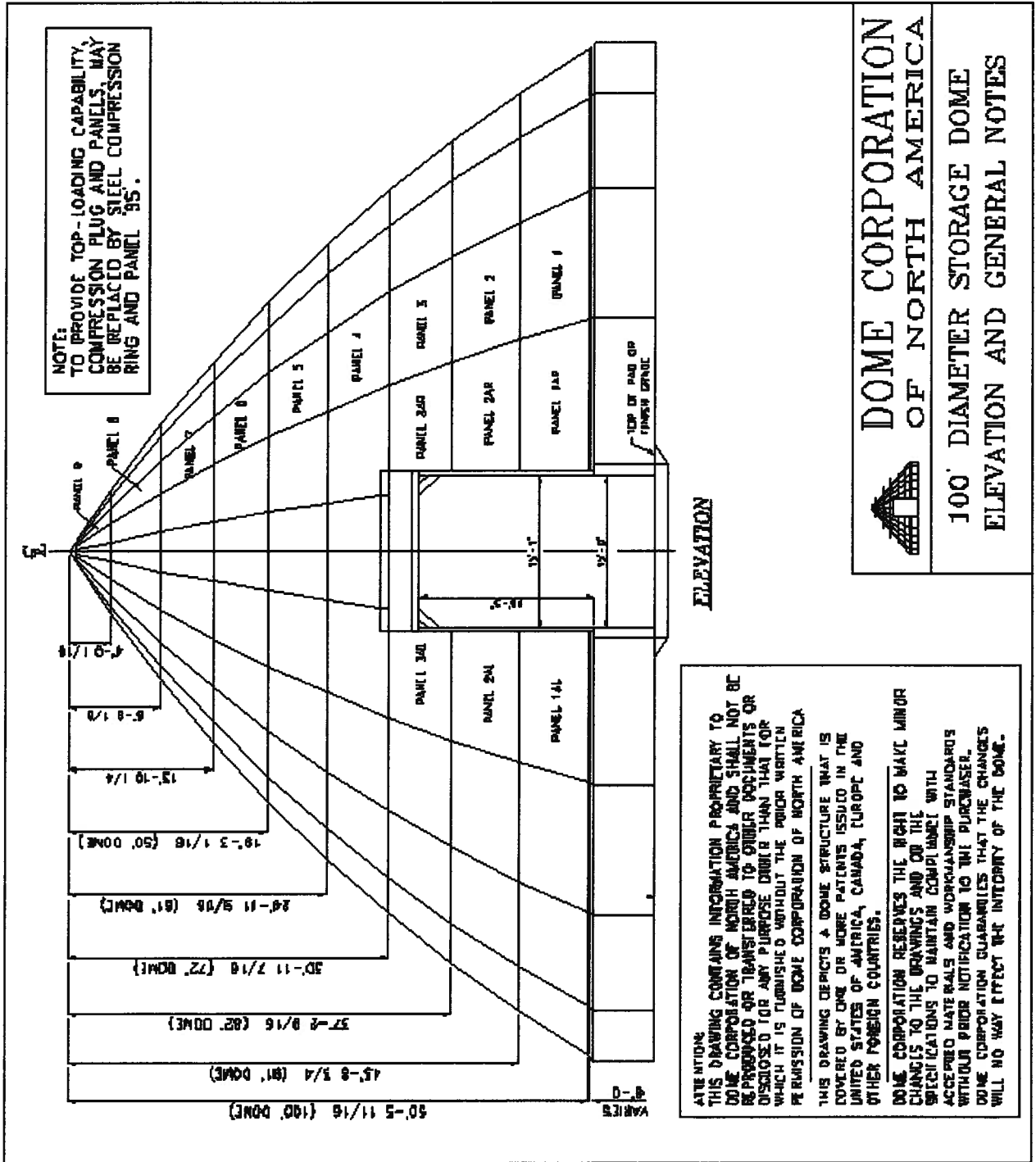


Appendix C – 2008 Approved Site Plan

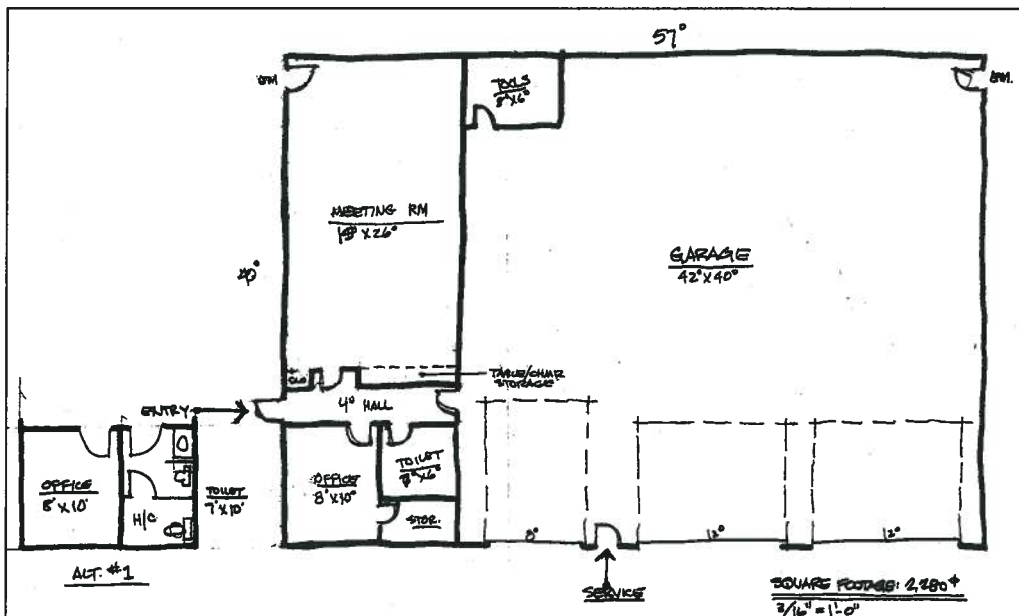
Appendix D – 2007 Approved Site Plan



Appendix E - Dome Drawing



Appendix F – Building Photo & Floor Plan Samples



PC 12-07: 1135 N. Garfield Street



STANDARDS FOR PLANNED DEVELOPMENTS

(PC 12-07: 1135 N. Garfield St)

(A) General Standards

- 1) **Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.**

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.

- 2) **Community sanitary sewage and potable water facilities connected to a central system are provided.**

The necessary infrastructure already exists under the adjacent right-of-way and the development will connect to those facilities upon development of the property.

- 3) **The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.**

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 in the area.

- 4) **That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.**

The development and subsequent relief included within this 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.

- 5) **That the streets have been designed to avoid:**

- (a) **Inconvenient or unsafe access to the planned development;**

The site layout provides two points of egress to/from the site for adequate circulation.

- (b) **Traffic congestion in the streets which adjoin the planned development;**

The subject property is located on a cul de sac, shared by two other properties, on a dead end street. The cul-de sac bulb is 125 feet in diameter and provides for adequate vehicular mobility.

- (c) An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.**

The property is intended for industrial use only and is located in an established industrial area; as such, it will not create an excessive burden on any public parks, recreation areas, schools, and other public facilities.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A CONDITIONAL USE PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.420 (C)(30) OF THE LOMBARD ZONING ORDINANCE, FOR A PLANNED DEVELOPMENT, A DEVIATION FROM SECTION 155.420 (G) PROVIDING FOR AN INCREASE IN THE MAXIMUM BUILDING HEIGHT, A VARIATION FROM SECTION 155.420(L)(2) TO ALLOW A STORAGE YARD TO BE SCREENED BY A CHAIN LINK FENCE AND A VARIATION FROM SECTION 155.709(B) TO WAIVE PERIMETER LOT LANDSCAPING REQUIREMENTS

(PC 12-07: 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 420 (C)(30) of the Lombard Village Code to establish the subject property as a planned development; a deviation from Section 155.420(G) 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; a variation from Section 155.420(L)(2) to allow for a storage yard to be screened by a chain link fence where a solid wall or fence is required; a variation from Section 155.709(B) to waive the perimeter lot landscaping requirements; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on February 20, 2012 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 subsequent deviation and variations described herein, subject to three conditions; 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;

Ordinance No. _____

Re: PC 12-07

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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 property described in Section 5 below pursuant to Title 15, Chapter 155, Section 420 (C)(30) of the Lombard Village Code to establish the subject property as a planned development;

SECTION 2: That a deviation is hereby granted for the property described in Section 5 below pursuant to Title 15, Section 155.420(G) 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;

SECTION 3: That a variation is hereby granted for the property described in Section 5 below pursuant to Title 15, Section 155.420(L)(2) to allow for a storage yard to be screened by a chain link fence where a solid wall or fence is required; and

SECTION 4: That a variation is hereby granted for the property described in Section 5 below pursuant to Title 15, Section 155.709(B) to waive the perimeter lot landscaping requirements.

SECTION 5: That this Ordinance is limited and restricted to the property located at 1135 N. Garfield Street, 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 6: The conditional use, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The approval shall be subject to compliance with the submitted site plans prepared by Christopher Burke Engineering, dated January 13, 2012 and made a part of the petition.

Ordinance No. _____
Re: PC 12-07
Page 3

2. The proposed development shall meet all federal, county and local stormwater drainage requirements.
3. Site Plan Approval authority shall be herein granted to the Plan Commission.

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 _____, 2012.

First reading waived by action of the Board of Trustees this _____ day of _____, 2012.

Passed on second reading this _____ day of _____, 2012, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2012.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me in pamphlet from this _____ day of _____, 2012.

Brigitte O'Brien, Village Clerk