

MAY 19, 2014

Title

PC 14-12

Petitioner

Gina Klafeta
7816 Queens Court
Downers Grove, IL 60516

Property Owner

The Realty Associates
440 W. Eisenhower Lane
Lombard, IL 60148

Property Location

67 W. Eisenhower Lane South
(06-30-205-010)
(Trustee District #3)

Zoning

I Limited Industrial Zoning
District

Existing Land Use

Multi-Tenant Industrial Building
(previous use of tenant space was
a catering service).

Comprehensive Plan

Mixed Office and Industrial

Approval Sought

Conditional use to allow for a
“Food and Dairy Manufacture,
Packaging, and Processing” facility
within the I Limited Industrial
Zoning District.

Prepared By

Matt Panfil, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is proposing to establish a “Food and Dairy Manufacture, Packaging, and Processing” facility in order to produce an allergen-friendly non-dairy frozen dessert. The petitioner has indicated that the use is for wholesale production only; there will be no on-site retail space.

There are no proposed exterior site improvement proposed at this time and no utility improvements are necessary for the operation. As the previous use was a catering service, minimal interior changes will be necessary.

Signage is to be submitted at a later date.

APPROVAL(S) REQUIRED

Per Section 155.420 (C)(14) of the Zoning Ordinance, a “Food and Dairy Manufacture, Packaging, and Processing” facility requires a conditional use permit within the I Limited Industrial Zoning District.

EXISTING CONDITIONS

The subject property is currently improved with an approximately 70,560 square foot one-story brick structure that is utilized as a multi-tenant industrial building. The petitioner is seeking to occupy an approximately 1,500 square foot space within the structure.

PROJECT STATS

Lot & Bulk

Parcel Size: 4.4 acres
 Building Area: 70,560 sq. ft.
 Tenant Area: 1,500 sq. ft.
 Lot Coverage: approx. 89.4%

**Reqd Setbacks & Lot Dimensions
 – Existing (Proposed)**

Front: 25' (69')
 Interior Side: 15' (49')
 (West)
 Interior Side: 15' (33')
 (East)
 Rear: 15'(85')
 Lot Width: 150' (153')

Parking Spaces

Shared – 142 Parking Spaces

Submittals

1. Petition for a public hearing, submitted April 16, 2014;
2. Response to Standards for a Conditional Use; and
3. Plat of Resubdivision, prepared by Edward J. Molloy & Associates, Ltd., dated September 6, 2005 and submitted April 16, 2014.

Parking is shared throughout the lot, which has approximately one-hundred and forty-two (142) parking spaces. Access to the site is limited to one (1) curb cut off of Eisenhower Lane South.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time. A full review will be conducted during the building permit process.

Fire Department:

The Fire Department notes that all improvement and equipment installations within the tenant space must meet the Fire Code.

Private Engineering Services:

Private Engineering Services (PES) has no issues or concerns regarding the project at this time.

Public Works:

The Department of Public Works has no issues or concerns regarding the project at this time.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	I	Light manufacturing and warehouse/distribution
South	Downers Grove M2	Restricted Manufacturing
East	CR & R4PD	Allerton Ridge Cemetery and Arboretum Park Townhomes
West	I	Light manufacturing and warehouse/distribution

Located within the heart of a large I Limited Industrial Zoning District, staff finds the proposed use is consistent with the Zoning Map and existing land use of the surrounding properties.

2. Comprehensive Plan Compatibility

The proposed site location and land use a “Food and Dairy, Manufacture, Packaging, and Process” facility is consistent with

the Comprehensive Plan's recommendation of Mixed Office and Industrial uses.

3. Zoning & Sign Ordinance Compatibility

The existing structure meets all lot, bulk, and setback standards for the I Limited Industrial Zoning District. As a condition of approval of PC 11-05 any dumpster associated with the specific tenant space was to be fully enclosed pursuant to Village Code. Staff recommends that this condition of approval be carried forward to the current petition.

The petitioner has not yet proposed any signage for the location. Any future signage applications will be reviewed by staff for their consistency with the Village's Sign Ordinance. If any future signage is determined to be non-compliant the petitioner will have the option to request a variation from the Plan Commission and Village Board of Trustees.

4. Site Plan: Access & Circulation

Staff believes that the proposed conditional use will not substantially increase traffic congestion or the demand for off-street parking.

5. Elevations

The petitioner is not proposing any changes to the exterior elevations at this time.

SITE HISTORY

The existing multi-tenant building was constructed in 1976.

PC 11-05

A conditional use for a catering business was recommended for approval by the Plan Commission and received final approval from the Village Board of Trustees on April 7, 2011.

FINDINGS & RECOMMENDATIONS

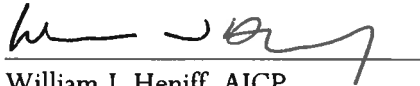
Staff finds that as the proposed food and dairy manufacture, packaging, and processing facility is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance. Especially in comparison to other uses permitted by right within the I Limited Industrial Zoning District, the proposed facility will not substantially exceed the number of deliveries, on-site demand for parking, or traffic congestion as said permitted uses.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a food and dairy manufacture, packaging, and processing facility and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 14-12:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 14-12, subject to the following conditions:

1. That this relief is limited to the operation of a food and dairy manufacture, packaging, and processing facility only and any physical site improvement or alterations require approval through the Village;
2. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the food and dairy manufacture, packaging, and processing facility is not established by said date, this relief shall be deemed null and void; and
5. Any dumpster associated specifically with the petitioner's establishment shall be fully enclosed pursuant to Village Code.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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STANDARDS FOR CONDITIONAL USES

1. *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.*

It is my intention to set up a wholesale food production for the purpose of manufacturing an allergen-friendly, non-dairy frozen dessert. This operation and maintenance will not be detrimental, endanger, or affect the safety of the public health. The use will be confined to the space. I will be following all the property food safety and sanitation guidelines.

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 conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity. All activity will be confined to the leased space. This space has previously been used for food production purposes and is already outfitted to do so. This will not entail any construction, therefore cannot diminish any property value in any way. The product production is quiet. There will be no noise pollution.

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

There will be no infringement on any of the surrounding areas whatsoever. There is no outside or inside construction needed. The production does not involve the area outside of the leased space.

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

Public utilities, access roads, drainage, and necessary facilities have already been provided by the owner.

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.*

There will be no access or need for the public to frequent the space. There will be no traffic congestion generated during the production of my product.

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

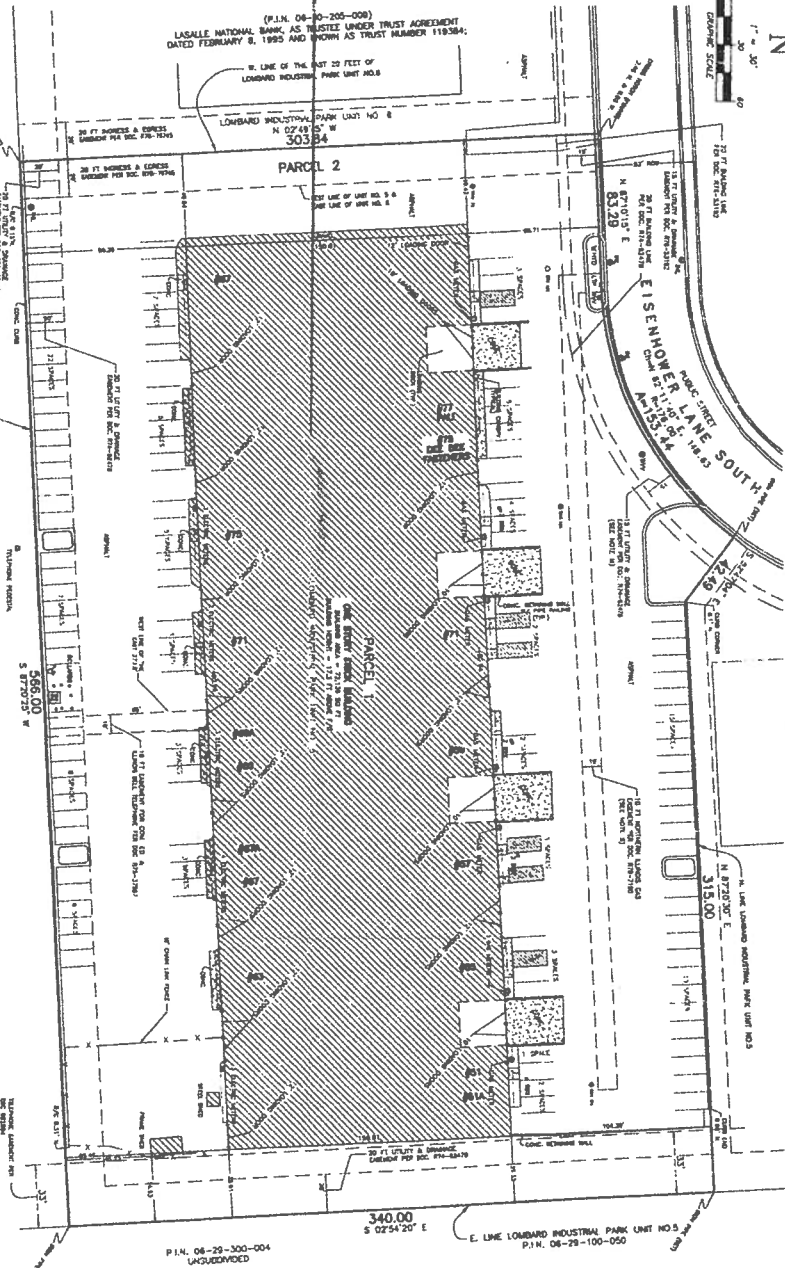
My business coincides with and is not contrary to the objective of the current Comprehensive Plan for the Village of Lombard. It will be a desirable contribution to the business community. I will be serving a portion of the population in a positive way.

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.*

I have every intention of following the provisions, guidelines, and regulations of the district. I will be responsible for any modifications the Plan Commission recommends.

The only change that I will be making to the property is installing three (3) sinks in the exact positions that they were in by the previous tenants. I am making my product by hand and the only industrial sized machinery I will be using is an ice cream machine with dimensions of 18 $\frac{1}{4}$ " (46.4 cm) x 37 $\frac{3}{4}$ " (95.9 cm) x 20" (50.8 cm).

ORDER NO. 2005-1135(515)
 FILE 30-30-11
 PRODUCT NO. 871 (PREVIOUS ORDER NO. 200-084(515))



LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT NUMBER 43281.
 (P.L.N. 08-29-20-018)

EDWARD J. MOLLOY & ASSOCIATES, LTD.
 LAND & CONSTRUCTION SURVEYORS
PLAT OF SURVEY

1320 MAIN STREET, BIRMINGHAM, ALABAMA 35203 (205) 995-2900 FAX (205) 995-4100
 COMMERCIAL RECORDING #01 - 67 8888888888 LINE 00000, 000000, 000000

STATE OF ALABAMA
 I, JOHN B. HUNTER, JR., CLERK OF THE SUPREME COURT, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE OFFICE OF THE CLERK OF THE SUPREME COURT, BIRMINGHAM, ALABAMA, ON THIS 15TH DAY OF FEBRUARY, 2005, AT 10:00 AM.

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