

**August 18, 2014**

**Title**

PC 14-22

**Petitioner**

Stenstrom Petroleum Services  
Robert W. Stenstrom  
2422 Center Street  
Rockford, IL 61104

**Property Owner**

MedGyn Products Inc.  
100 W. Industrial Rd  
Addison, IL 60101

**Property Location**

328 Eisenhower Lane North  
Lombard, IL 60148

**Zoning**

I – Limited Industrial District

**Existing Land Use**

Single Tenant Building

**Comprehensive Plan**

Mixed Office and Industrial

**Approval Sought**

Per Section 155.420(C) of the Zoning Ordinance, a contractors, architects, and engineers equipment and material storage yards require a conditional use permit within the I limited Industrial Zoning District.

**Prepared By**

Jennifer Ganser  
Assistant Director



**LOCATION MAP**

**PROJECT DESCRIPTION**

The petitioner, Stenstrom Petroleum Services, requests that the Village grant a conditional use, pursuant to Section 155.420 (C) of the Zoning Ordinance, to allow for a contractors, architects, and engineers equipment and material storage yards within the I – Limited Industrial District.

The petitioner is proposing to operate at 328 Eisenhower Lane North (the Yorkbrook Business Park), in a single tenant industrial building, and needs to utilize the outdoor space for storage. No petroleum would be stored outside or inside the building. Materials stored outside would include vehicles, trailers, gas pumps, and other construction materials. The petitioner plans on constructing an eight (8) foot fence to screen the materials. The interior of the building would be used for an office and warehouse. Hours of operation are Monday through Friday from 7:00 a.m. to 5:00 p.m.

**APPROVAL(S) REQUIRED**

Per Section 155.420(C) of the Zoning Ordinance, a contractors, architects, and engineers equipment and material storage yards require a conditional use permit within the I limited Industrial Zoning District.

## PROJECT STATS

### Lot & Bulk

Parcel Size:	0.82 acres
Building Area:	7,199 sq. ft.
Tenant Area:	7,199 sq. ft.

### Req'd Setbacks & (Existing) Lot Dimensions

Front:	25' (70')
Interior Side: (West)	15' (40')
Interior Side: (East)	15' (10')
Rear:	45' (128')
Lot Width:	80' (110')

### Parking Spaces

Demand:	20 spaces (1 ADA)
Supply:	25 spaces (0 ADA)

### Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use;
3. Plat of Survey, prepared by Nekola Survey Inc., dated June 11, 2014; and
4. Site Plan, prepared by DM&S Architects, P.C., dated July 3, 2014.

## EXISTING CONDITIONS

The subject property is currently improved with a single tenant industrial building, currently vacant. The petitioner is proposing to utilize the entire building for office and warehouse use and store materials outside.

## INTER-DEPARTMENTAL REVIEW

### **Building Division:**

The Building Division has no comments regarding the project at this time.

### **Fire Department:**

The Fire Department has no issues or concerns with the project at this time.

### **Private Engineering Services:**

Private Engineering Services (PES) has no comments regarding the project at this time.

### **Public Works:**

The Department of Public Works has no comments regarding the project at this time.

**Planning Services Division:**

The Planning Services Division (PSD) notes the following:

**1. Surrounding Zoning & Land Use Compatibility**

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	R4PD	Multi-Family Residential, developed as the Arboretum Park townhomes
<b>South</b>	I	Yorkbrook Business Park Office/Industrial
<b>East</b>	I	Yorkbrook Business Park Office/Industrial
<b>West</b>	I	Yorkbrook Business Park Office/Industrial

The I District and the Yorkbrook Business Park are intended to accommodate office and industrial uses. Therefore a contractor's yard would be consistent with the zoning and land use of surrounding properties. As the property to the north is residential, the building at 328 Eisenhower Lane North is set back more than the required distance of forty-five (45) feet and includes a fifteen (15) foot transitional landscape yard. The outdoor storage is proposed to be on the north end of the site.

**2. Comprehensive Plan Compatibility**

The proposed site location and use as a contractors, architects, and engineers equipment and material storage yard is consistent with the Comprehensive Plan's recommendation of mixed office and industrial uses. The Yorkbrook Business Park currently contains these uses.

**3. Zoning & Sign Ordinance Compatibility**

A conditional use permit is required for a contractors, architects, and engineers equipment and material storage yard. The petitioner has not yet proposed any signage for the 328 Eisenhower Lane North. Any future signage applications will be reviewed by staff for their consistency with the Village's Sign Ordinance.

**4. Site Plan: Access & Circulation**

Staff concurs with the petitioner's belief that the proposed business will not generate a sufficient amount of traffic and parking demand. Access is from Eisenhower Lane. The petitioner is aware that they will need to conform to the Village of Lombard and DuPage County stormwater regulations for any increase of impervious surface.

The overall parking supply for the parcel exceeds projected demand and will still exceed demand when an ADA space is added. There are no accessible parking spaces in the lot. Per the Illinois Accessibility Code, accessible parking must be placed on level pavement on the shortest accessible route to an accessible entrance. The accessible route, which may include a curb ramp or curb cut, must be installed as close as possible to the accessible entrance it serves. The site's parking lot striping should be revised accordingly. Furthermore, the correct accessible parking dimensions and signage is required. One accessible space is required.

**5. Elevations**

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

## **SITE HISTORY**

328 Eisenhower Lane North has not appeared before the Plan Commission, Zoning Board of Appeals, or Village Board of Trustees. Recent petitions on Eisenhower Lane that were approved are described below.

<b>PC Case</b>	<b>Address</b>	<b>Use</b>
PC 14-12	67 W Eisenhower Lane South	Conditional use permit to allow food and dairy manufacture, packaging, and processing
PC 12-11	270 Eisenhower Lane North, Unit #8	Conditional use permit for a Learning Center (athletic training facility)
PC 11-05	67 W Eisenhower Lane South	Conditional use permit for a catering business
PC 10-19	11 S Eisenhower Lane	Conditional use permit to allow a material storage yard
PC 09-07	355 Eisenhower Lane South	Conditional use permit to allow a private school
PC 08-17	139 Eisenhower Lane North	Conditional use permit to allow food manufacturing, packaging, and processing
PC 07-15	246 Eisenhower Lane North, Units 1-3	Conditional use permit to allow an outdoor equipment and material storage yard
PC 06-22	151 Eisenhower Lane North	Conditional use permit to allow a concrete and cast stone fabrication facility
PC 06-07	270 Eisenhower Lane North, Units 1-3	Conditional use permit to allow automobile repair
PC 04-36	315 Eisenhower Lane South	Conditional use permit to allow outdoor storage of motor vehicles (trailers) within the I – Limited Industrial District and a variation to allow stored equipment to be visible over a 10-foot high fence.
PC 04-32	11 Eisenhower Lane South	Conditional use permit to allow a concrete and cast stone fabrication facility
PC 04-14	88 Eisenhower Lane North	Conditional use permit to allow food manufacturing, packaging, and processing

## **FINDINGS & RECOMMENDATIONS**

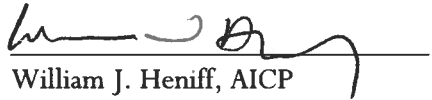
Staff finds that as the proposed contractors, architects, and engineers equipment and material storage yard is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a contractors, architects, and engineers equipment and material storage yard 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 14-22:

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 14-22, subject to the following conditions:

1. That this relief is limited to the operation of a contractors, architects, and engineers equipment and material storage yards only, and any physical site improvement or alterations to the Subject Property require approval through the Village;
2. That the petitioner must obtain a permit for and construct a solid fence between six (6) and eight (8) feet in height;
3. That the materials stored outside will not be visible above the fence;
4. That the petitioner shall develop the Subject Property in accordance with plans submitted as part of this request;
5. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, including but not limited to (a.) one (1) sixteen (16) foot wide parking spaces with either an eight (8) foot or five (5) foot wide diagonally striped access aisle; (b.) accessible parking on level pavement on the shortest accessible route to an accessible entrance; and (c.) a U.S. Department of Transportation R7-8 (Reserved Parking) and an R7-1101 (\$250 Fine) sign must be permanently mounted in the center of the sixteen (16) foot wide accessible parking space, and the signs shall be no more than five (5) feet from the front of the parking space, with the bottom of the R7-8 sign being five (5) feet from the pavement;
6. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
7. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the contractor's yard is not established by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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