

March 16, 2020

Title

SPA 20-01

Petitioner

Bridge Development Partners
LLC
1000 W Irving Park Rd, Suite 150
Itasca IL 60143

Property Owner

Lombard 1301 LLC &
Industrial Lombard LLC
9440 Enterprise Drive
Mokena, IL 60448

Property Location

1307 N Lombard Road
(PIN 03-31-204-007)
Trustee District #1

Zoning

IPD Limited Industrial

Existing Land Use

Vacant land

Comprehensive Plan

Light Industrial

Approval Sought

Site Plan Approval

Prepared By

Jennifer Ganser, AICP
Assistant Director of
Community Development



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is requesting that the Village grant site plan approval for a new warehouse facility on the property at 1307 N. Lombard Road. The building is a speculative occupancy building, there is no tenant at this time.

APPROVAL(S) REQUIRED

Per Section 155.511 of the Zoning Ordinance and Ordinance 5695, which granted the Planned Development Approval, site plan approval is needed.

EXISTING CONDITIONS

The subject property is bounded by industrial uses in the Village of Lombard to the south and east and industrial uses to the north and west in the Village of Addison. Currently the parcel of land is vacant.

PROJECT STATS

Lot & Bulk

Parcel Size: 8.03 acres

Building Size: 132,286 sq ft

Submittals

1. Petition for Site Plan Approval
2. Site Plan, prepared by Harris Architects Inc., dated 4/26/2019;
3. Engineering Plans, prepared by Spaceco Inc., dated 2/12/20;
4. Conceptual Designs, prepared by Harris Architects Inc., dated 2/14/2020;
5. Landscape Plan, prepared by K M Talty Design, dated 2/13/20; and
6. Land Title Survey, prepared by Spaceco Inc., dated 2/14/20;

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments. They noted the sanitary sewer will not make pitch to the existing sewer system. The Building Division will require the system to overflow outside and not have only a backflow/flapper valve be used to keep sewage from overflowing inside. They will need to drain by gravity to a structure outside, then pump from there. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Private Engineering Services:

PES notes that the storm water detention volume has already been provided in the existing basin, and DuPage County had signed off on the wetland impacts. For the forthcoming building permit application, particular attention should be paid to managing the seepage through the block wall along the west property line. No additional detention is required until the site reaches 25,000SF over the original planned impervious area. Should the petition be approved, additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	Village of Addison – M2	Industrial uses and Canadian National Railroad
South	Village of Lombard – I	North Avenue Industrial Park
East	Village of Lombard – I	North Avenue Industrial Park – Native Floral Group
West	Village of Addison – M3	Industrial uses

This site plan approval is for the remaining vacant lot of the planned development. Bridge Development proposes a spec industrial building at 132,286 square feet. The site plan meets Code. Staff finds that the proposed use would be compatible with the adjacent industrial uses.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends light industrial uses. The proposed office/warehouse facility will meet the recommendation.

3. Zoning Ordinance Compatibility

The subject property is governed by the Zoning Ordinance and the O’Hare-DuPage Business Center Planned Development.

	Proposed Plan	Zoning Ordinance/Approved Planned Development Regulations (for the entire Planned Development)
Use		
Office/Warehouse Uses	Principal Use	Permitted Use
Bulk Requirements		
Number of Principal Structures	1	1 to 3 permitted; subject to site plan approval
Building height	1 story	4 stories/45 feet permitted
Floor Area Ratio (FAR)	0.4	1.0
Front Yard (south)	77 feet	25 feet – planned development allows for full reduction along Com. Ed. ROW, subject to site plan approval
Interior side yard (west)	66 feet	15 feet, or 0 feet if right-of-way is rededicated
Interior side yard (east)	103 feet	15 feet
Rear Yard (north)	111 feet	1 foot
Open Space	Exceeds	12.5% of entire planned development
Parking		
Number of Spaces	181 spaces	76 spaces

4. Site Plan Approval

The site plan approval process provides the ability of the Plan Commission to review, approve, deny or modify the individual developments that are proposed within the overall development. The planned development’s approved concept plans serve as a model for future development activity. The site plan approval process addresses the detailed site plan information consisting of building design and location, use of the subject property, infrastructure improvements, traffic impacts, landscaping, and land use compatibility.

Building Orientation / Site Layout

The proposed office/warehouse is located on the 1307 parcel. Docks are located on the east side. The building’s orientation maximizes the available space on the parcel and incorporates the existing wetlands. The site plan proposes to segregate automobile parking and truck delivery functions.

Building Elevations

Staff finds the elevations are consistent with the conditions of Ordinance 5695 and consistent with the Industrial Zoning District.

Landscaping

A landscape plan was provided and meets Code.

Lighting

Light poles and fixtures should be uniform throughout the property. As part of the building permit submittal requirement, the petitioner shall provide complete specifications and photometric plans for the fixtures.

Lombard Road Right-of-Way Vacation & Improvements

As part of the original planned development approvals set forth by Ordinance 5695 and the development agreement, the Village agreed to vacate the entire Lombard Road right-of-way (ROW) along the western side of the subject property. As part of that ROW vacation, the developer of the subject property had to fulfill certain obligations which included:

1. A new cul-de-sac bulb shall be constructed at the current roadway terminus of Lombard Road, per Village specifications; and
2. Full street improvements shall be made in front of the Haney & Sons property at 1200 N Lombard Road.

The property owner fulfilled these obligations.

Furthermore, the development agreement set forth provisions that could require for the reversion of this previously vacated Lombard Road ROW to the Village after a twenty-year period if requested by the Village. The site plan shows parking in that area. Therefore, at the March 5, 2020 Village Board meeting, the Board voted to amend the previous ordinances and remove the reversion clause. This means the Village no longer can take the property back. The Village sees no reason it would want the property formally known as North Lombard Road, and it is better suited to be incorporated into the development and used for parking.

Stormwater Detention

As part of the PC 05-41 proposal, the petitioner was allowed to utilize the Commonwealth Edison property immediately south of the proposed building and within the planned development boundaries for stormwater detention. The rights to construct the detention on the Commonwealth Edison property has been memorialized through a permanent stormwater detention easement granted to the subject property owner. The petitioner has already constructed the detention in this area in anticipation of future development. If additional detention is needed after final engineering plans have been reviewed, the petitioner will address it at that time.

5. *Compatibility with the Sign Ordinance*

The initial planned development approval provides relief for varying wall and freestanding signs. As this point in time, the petitioner has not determined the final signage package for the project. As such, if their future plans require additional relief, beyond what was already granted by the Village, the petitioner will be required to apply for another site plan approval from the Plan Commission.

SITE HISTORY

PC 05-17 (1301 N Lombard Rd)

Requested a conditional use for an I Limited Industrial District Planned Development.

A condition of this approval was a requirement that any future developers of the property seek site plan approval from the Village for their respective project.

PC 05-41 (1301 N Lombard Rd – Walter E. Smithe)

Requested that the Village amend Ordinance 5695 to allow for temporary retail sales associated with warehouse/distribution activities located on the subject property, fence variance, and site plan approval. The development did not proceed, however the development rights as established in Ordinance 5695 (PC 05-17) & 5794 (PC 05-41) still govern the property.

SPA 10-03 (1301 N Lombard Rd – Bimbo Bakeries)

Requested that the Village grant plan approval for a new 50,840 square foot office/warehouse facility. The development did not proceed.

SPA 13-03 (1301 N Lombard Rd – Native Floral Group)

Requested that the Village grant plan approval for a new 59,200 square foot office/warehouse facility. The development has been built.

FINDINGS & RECOMMENDATIONS

This petition seeks approval of a final development plan which is consistent with the concept plans previously approved by the Village Board in the development agreement for the property. There are no variations or deviations associated with this request.

The Department of Community Development has determined that the proposed development is compatible with the surrounding land uses, the Comprehensive Plan and the provisions of the previously established planned development. The Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the Site Plan Approval for SPA 20-01:

Based on the submitted petition and the testimony presented, the proposed site plan approval, does **comply** with the standards required by the Lombard Zoning, Sign and Subdivision and Development Ordinances and is compatible with the approved planned development; therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore, recommend that the Plan Commission **approve** SPA 20-01, subject to the following conditions:

1. The petitioner shall develop the site in conformance with the submitted plans.
2. The petitioner shall satisfactorily address all comments raised within the Inter-Departmental Review Report as part of their building permit application.
3. The petitioner shall apply for and obtain a building permit for any development activity on the subject property.
4. The petitioner shall apply for a building permit denoting the proposed parking lot lighting for the site. The light poles shall be of a uniform design and shall meet Village specifications for parking lot lighting.
5. All provisions associated with Ordinances 5695 and/or the approved development agreement for the subject property shall remain in full force and effect.
6. All outdoor trash collection areas shall be screen on all four (4) sides, with materials that complement the principal building.

Inter-Departmental Review Committee Report approved by:

A handwritten signature in blue ink, appearing to read "William J. Heniff", written over a horizontal line.

William J. Heniff, AICP
Director of Community Development

c. Petitioner