

October 16, 2017

Title

PC 17-32

Petitioner

BIG Management & Logistics
870 Western Avenue
Glen Ellyn, IL 60137

Property Owner

VK 1050-1060 DuPage LLC
9500 W Bryn Maur #340
Rosemont, IL 60018

Property Location

1058 N. DuPage Avenue
03-31-403-035
(Trustee District #1)

Zoning

I Limited Industrial District

Existing Land Use

Industrial

Comprehensive Plan

Light 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

Tami Urish
Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is proposing to process and package meat for distribution to restaurants. The petitioner has indicated that they plan to install three coolers and a freezer to the existing space. The use will be for wholesale production only there will be no on-site retail space. A maximum of two trucks will be making daily deliveries.

APPROVAL(S) REQUIRED

Per Section 155.420 (C)(14) of the Zoning Ordinance, a Food or Dairy Manufacture, Packaging, and Processing establishment require a conditional use approval within the I Limited Industrial Zoning District.

EXISTING CONDITIONS

The subject property is currently improved with a multi-tenant one-story brick building and associated parking lot.

PROJECT STATS

Lot & Bulk

Parcel Size: 59,055 sq ft
 Building Area: 19,191 sq. ft.
 Tenant Area: 2,500 sq. ft.
 Lot Coverage: approx. 83%

Reqd Setbacks & Lot Dimensions – Existing (Proposed)

Front: 25'
 Interior Side: 24' (North)
 Interior Side: 75' (South)
 Rear: 23'
 Lot Width: Approx. 233'

Parking Spaces

Shared – 45 Parking Spaces, 2 ADA accessible

Submittals

1. Petition for a public hearing, submitted September 13, 2017;
2. Response to Standards for a Conditional Use; and
3. Plat of Survey, prepared by Gremley & Biedermann, dated February 27, 2014 and submitted September 13, 2017.
4. Floor Plans, prepared by Harold Beron Architects, Planners & Designers dated August 20, 2017 and submitted September 13, 2017. Full plans submitted 10/2/17.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time. 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:

Private Engineering Services (PES) has no issues or concerns regarding the project at this time. Should the petition be approved, additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has the following comment:
 An Industrial Pretreatment Permit will be required from the Glenbard Wastewater Authority so early coordination for the proposed system to remove fats, oils and grease is advised. Should the petition be approved, additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	I	Warehouse/Office
South	I	Warehouse/Office
East	I	Warehouse/Office
West	I	Warehouse/Office

The subject property is compatible with surrounding land uses of general industrial.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends Light Industrial. The proposed food processing and packaging establishment is consistent with this recommendation and surrounding uses.

3. Zoning & Sign Ordinance Compatibility

The existing structure meets all lot, bulk, and setback standards for the I Limited Industrial Zoning District.

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, or building additions at this time. The petitioner has not proposed any signage changes

SITE HISTORY

This site has not appeared before the Plan Commission before this petition.

FINDINGS & RECOMMENDATIONS

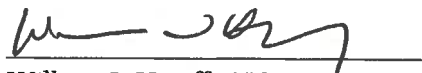
Staff finds that as the proposed food and dairy manufacture, packaging, and processing facility is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance. Especially in comparison to other uses permitted by right within the I Limited Industrial Zoning 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 17-32:

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 17-32, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans prepared by Harold Beron Architects, Planners & Designers dated August 20, 2017 submitted as part of this request.
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval for a conditional shall become null and void unless a time extension has been granted by the Village Board.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development
c. Petitioner

VII. STANDARDS FOR CONDITIONAL USES

SECTION 155.103 (F)(8) OF THE LOMBARD ZONE ORDINANCE

The proposed plan is to develop a meat preparation and warehouse facility that will enable us to supply the Burrito Parrilla Mexicana Restaurants through a centralized facility more efficiently and will also help us achieve economies of scale by purchasing larger quantities for distribution to all locations from here. Additionally, this facility will allow us to prepare the meat with consistent cuts and texture to be distributed to the Restaurants daily ready for cooking. This will help us provide a more consistent experience in terms of quality, taste, and texture to our customers. We are currently conducting this function out of one of our Restaurants but with 6 locations and soon to be 7, the current restaurant space is not sufficient.

No conditional use shall be recommended by the Plan Commission unless it finds:

- 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 proposed facility will not be detrimental in any way to the public health nor will it violate any safety, moral or general welfare. Again, this will be a distribution center for Restaurant Operations and will also provide space for meat preparation so that the Restaurant can focus on cooking procedures. The skills required for meat preparation are different and will be centralized in this facility and this will entail a total of 4 to 8 employees.*
- 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;** - *We do not see anything regarding this facility that could possibly cause harm or be detrimental to any of the properties in the vicinity nor is there anything related to the activities being performed that could potentially impact the value or enjoyment of the surrounding locations.*
- 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;** - *Same as the reply above, we do not see a distribution and meat preparation facility representing any risk or impediment of the normal and orderly development and improvement of the surrounding property.*
- 4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;** - *The current warehouse already has all the necessary access to utilities, access roads, drainage and or necessary facilities. Some modifications will have to be incorporated within the current facility to allow for the requested use such as a grease trap.*

5. **That the adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;** *As stated above, the proposed buildout is in a current warehouse with all necessary ingress and egress. We will have 4 to 8 employees working in this facility and as far as traffic, we have a couple of trucks that will be making 1 to 2 deliveries out of the warehouse per day. This level of activity does not pose a risk of congestion in any way. On the contrary, this type of facility will result in less traffic than the current uses of the surrounding facilities.*
6. **That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard, and,** *Our proposal is consistent with Lombard's Comprehensive Plan. Our 1st Burrito Parrilla Mexicana Restaurant opened in the Highlands of Lombard, so we have an emotional connection with the Village of Lombard. This proposed facility is intended to remove all non-consumer interacting tasks to a separate location. Our growth to 6 units now demands that we become efficient and that we continue to focus on enhancing Customer Experience. Therefore, when we decided that it was time to centralized distribution, meat preparation and office space, we immediately selected Lombard as the place to do it because of the emotional connection and because it's industrial facilities are well located to support future growth. Again, we will be using existing facilities to do this and we will be sending a message to other businesses that when you do things right in Lombard, it is the ideal place to conduct business. Our main objective is to maximize our Customer Experience by providing the best and freshest Mexican dishes to all our customers. This is something we must do to address our growth needs and we would like to collaborate with Lombard to accomplish this.*
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. –It will conform to all applicable regulations of the district in which it is located.**