

October 18, 2021

Title

PC 21-25

Petitioner

Supreme Lobster and Seafood Company, Inc.
220 E. North Avenue
Villa Park, IL 60181

Property Owner

Durable Enterprises, LLC
448 W. North Avenue
Lombard, IL 60148

Property Location

448 W. North Avenue
03-31-301-038
Trustee District 1

Zoning

R1 Single-Family Residence District

Existing Land Use

Vacant commercial building

Comprehensive Plan

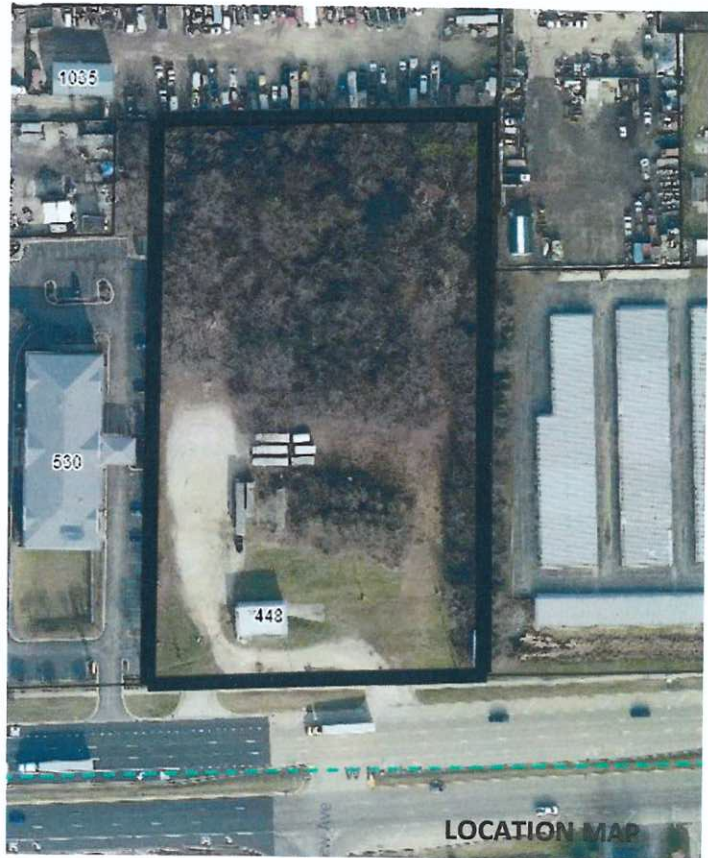
Mixed Industrial Office and Commercial

Approval Sought

Rezoning, conditional use, variances

Prepared By

Jennifer Ganser, AICP
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner requests a zoning relief for a Supreme Lobster warehouse building. This location would be closed to the public.

APPROVAL(S) REQUIRED

The petitioner, Supreme Lobster and Seafood Company, Inc., requests that the Village take the following actions on the subject property located within R1 Single-Family Residence District:

1. Approve a map amendment (rezoning) to I Limited Industrial District;
2. Approve a conditional use for a Planned Development, pursuant to Section 155.420(C)(27);
3. Approve a conditional use for building height of 42'9", where the maximum of 40 feet is required as the property is within 100 feet of a residentially-zone property, pursuant to Section 155.420(G);
4. Approve a deviation for a transitional building setback to the north of 16 feet, where 45 feet is required, pursuant to Section 155.420(J); and
5. Approve a deviation for a transitional landscape yard to the north of 15 feet, where 30 feet is required, pursuant to Section 155.420(K).

PROJECT STATS

Lot & Bulk

Parcel Size: 4.35 acres
 Building Area: 80,724 sq. ft.

Submittals

1. Petition for a public hearing;
2. Response to Standards, prepared by the petitioner;
3. Land Title Survey, prepared by Glen D. Krisch Land Surveyor, Inc., undated
4. Eco Cat, prepared by the Illinois Department of Natural Resources, dated 9/13/2021;
5. Preliminary Engineering Plans, prepared by Weaver Consulting Group, dated 9/14/21;
6. Traffic memo, prepared by KLOA, Inc., dated 9/30/21;
7. Land Use Opinion Application/Kane-DuPage Soil and Water Conservation District, prepared by the petitioner, dated 9/13/21;
8. Letter on endangered species, prepared by the Illinois Department of Natural Resources, dated 9/13/21;
9. Architectural plans, prepared by UISC, LLC, dated 9/14/21.

EXISTING CONDITIONS

The subject property is currently developed with a vacant commercial building.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division offers that the new building will need to have a full fire sprinkler system and be built under the 2018 International Building Code, Type 2B construction. Additional comments may be forthcoming during permit/occupancy review.

Fire Department:

The Fire Department notes that the new building will need to have a full fire sprinkler system, along with making sure that the hydrant is located within 75-100' of Fire Department Connection and the entrance gates will have override for Fire Department access. Additional comments may be forthcoming during permit/occupancy review.

Public Works:

Public Works has the following comments regarding the petition:

- Extend the proposed sidewalk across both driveways on the civil plan set.
- The Village's standard specification notes and details shall be included in the civil plan set.
- Additional comments may be forthcoming during permit/occupancy review.

Private Engineering Services:

Private Engineering Services (PES) notes that more information is required for storm water review, including control structures and/or restrictors. Additional comments may be forthcoming during permit/occupancy review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R1	Industrial (legal nonconforming vehicle storage lot)
South	B2	Thornton's Gas Station and the Assembly of God Church
East	I	Public Storage
West	B4	Comfort Inn Hotel

Staff notes the property is along a major commercial corridor, North Avenue. The existing 3-story Comfort Suites hotel is the adjacent property to the west. There would be required landscaping per Code between the two properties. Staff finds the use is compatible with the surrounding zoning and land uses, which are primarily industrial in nature.

2. *Comprehensive Plan Compatibility*

The property has a Comprehensive Plan designation of Mixed Industrial Office and Commercial. A warehouse use would be consistent with the Comprehensive Plan designation. The residentially zoned property to the north shares the same Comprehensive Plan designation, should it be redeveloped in the future. The entire area is an Area of Concern per the Comprehensive Plan and is redeveloping over time towards commercial and industrial. Earlier this year 1005 and 1015 N Rohlwing Road was rezoned to B4 for an auto repair business.

3. *Zoning Compatibility*

Rezoning

The petitioner is requesting a rezoning/map amendment to the Industrial District, from residential. The property has been zoned residential since it was involuntarily annexed to the Village, per Section 155.403. Staff supports the map amendment noting zoning compatibility and the Comprehensive Plan designation. The Zoning Ordinance provides for warehouses as permitted use in the Industrial District.

Planned Development

Staff is also supportive of the conditional use for a planned development as it is required per Code. The property meets the size requirements for a planned development and will benefit from the future flexibility of a planned development designation.

Building Height

As the property to the north is zoned residential a 40' height limit is permitted. Staff anticipates this property will redevelop and be rezoned for non-residential use at that time. Therefore, staff supports the height relief.

Transitional Yards

As noted, the property to the north is zoned residential. As such, a transitional building setback and landscape yard must be met. Staff anticipates this property will redevelop and be rezoned for non-residential use at that time, therefore the requisite transitional yards would no longer be required. The petitioner's stormwater detention is mainly to the south, thereby the building is located on the northern end of the property. Staff supports the variance for the transitional building setback and landscape yard.

4. *Signage*

Wall Signage is shown that meets the provisions of Chapter 153 of Village Code (the Sign Ordinance). Signage will need to meet Code, or come before the Plan Commission for a future variance.

5. *Landscaping*

A landscape plan was provided that incorporate parkway trees, perimeter landscaping, and detention basin landscaping. Should the project be approved, the plan will be updated before permit submittal to show the requisite number of parkway trees and additional plantings around the detention basin.

6. *Traffic and Parking*

KLOA has reviewed the plans and a memo is attached. Two driveways are proposed for the site as well as on-site parking for cars and trucks. The petitioner will need to engage with the Illinois Department of Transportation as they control the North Avenue right-of-way. Each drive is shown as right-in, right-out.

The petitioner has stated that the gates will be open during business hours. Trucks will enter the site using the western drive and exit via the east drive. Cars will enter and exit using the west drive.

The petitioner has noted they will not need as much parking as Code requires. As such, they are land banking fifteen (15) parking spaces on the west side. The additional parking spaces are included in the stormwater calculations.

A photometric plan has not been provided at this time. Parking lot lighting will need to follow Section 155.602(A)(10)(d).

7. *Engineering and Stormwater*

Preliminary engineering plans were provided. Detention is shown mainly to the south, in between the two driveways. Additional detention is shown at the northwest portion of the site. Stormwater is required to meet the provisions of the DuPage County Stormwater Ordinance and Village Code.

FINDINGS & RECOMMENDATIONS

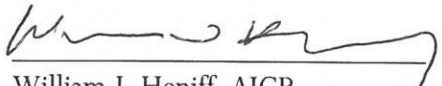
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested zoning relief 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 21-25:

Based on the submitted petition and the testimony presented, the proposed map amendment, conditional uses, and variances do 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 21-25, subject to the following conditions:

1. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall be required to apply for and receive building permits prior to construction;
3. The petitioner shall submit a plat of consolidation, to make the property into a lot of record, before building permits shall be issued;
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11);
5. The petitioner shall create a dedicated easement for stormwater detention areas, per the provisions of Section 154.406(D) of Village Code; and
6. A private utilities easement of at least thirty feet (30') in width shall be dedicated to the Village for the proposed watermain and hydrant on the property, per the provisions of Section 154.512(A)(1) of Village Code.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

Response to Standards for Map Amendments (Rezoning)

1. Compatibility with existing uses of property within the general area of the property in question
 - a. Response: Parcel number 412 to the East of the property is used as Public Storage. Parcel 960 to the NorthEast of the property is warehouse for a landscaping business. Parcel 530 to the West of the building is a hotel chain. Parcel 1035 to the North is an Excavation/Trucking company. The proposed cold storage facility fits in with all existing uses of the surrounding properties.
2. Compatibility with the zoning classification of property within the general area of the property in question
 - a. Response: The properties to the East and West of the site are currently zoned Industrial and Commercial respectively. The property to the North is zone as residential, because all property is zoned as residential at the time of annexation. The proposed zoning of this property is Industrial which fits in well with all of the surrounding properties. The comprehensive plan also recommends this property be rezoned for Commercial and Industrial (Page 65/66).
3. The suitability of the property in question to the uses permitted under the existing zoning classification
 - a. Response: The existing classification of the property is R-1, which is the classification given at the time of annexation. The residential classification is not suitable given the surrounding uses and location of property. We are proposing to change it to an Industrial classification which is what is also recommended in the Village of Lombard Comprehensive Plan. This classification is suitable for this property due to the surrounding uses and consistent with the recommendation in the Comprehensive Plan.
4. Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.
 - a. Response: All surrounding developments are classified as either Industrial or Commercial with the exception of the property to the North. This parcel is being used by an excavator/trucking company but has not been reclassified to the proper classification of Commercial. Developing a cold storage warehouse will be consistent with all the other surrounding developments.
5. The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification
 - a. Response: All of the surrounding properties are Industrial/Commercial or should be, thus the proposed zoning classification of Industrial for this site is compatible with the surrounding properties.
6. The objectives of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment of the said objectives
 - a. Response: The Comprehensive Plan for the Village of Lombard specifically talks about this property on pages 65 and 66. It recommends that the property be rezoned to commercial/industrial, which is what we are proposing to do.
7. The suitability of the property in question for permitted uses listed in the proposed zoning classification
 - a. Response: The zoning code for Lombard lists warehouse, storage centers and mini-warehouses as permitted uses under the I Limited Industrial District Requirements

(155.420 (B)(14)). The proposed development will be a cold storage warehouse, and is a permitted use under the I zoning classification.

Response to Standards for Planned Developments:

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.
 - a. **Response: Except as modified by and approved in the final development plan, the proposed development will comply with all regulations of the district.**
2. Community sanitary sewage and potable water facilities connected to a central system are provided.
 - a. **Response: The proposed development will connect water and sanitary to existing facilities with adequate capacities that are currently available in the North Avenue R.O.W.**
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.
 - a. **Response: The Comprehensive Plan specifically mentions this property on Page 65/66. It recommends that this property be zoned as commercial/industrial which is consistent with what is being proposed.**
4. That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.
 - a. **Response: This proposed planned development is in the public interest as it provides jobs, and conforms to the proposed use recommended by the Village of Lombard's Comprehensive Plan.**
5. That the streets have been designed to avoid:
 - a. Inconvenient or unsafe access to the planned development;
 - 1) **Response: The proposed development will reuse the existing North Avenue driveway entrances modified to provide a shallower slope to the facility and provide convenient and safe access to the site.**
 - b. Traffic congestion in the streets which adjoin the planned development;
 - 1) **Response: The proposed development will reuse the existing North Avenue driveway entrances and shouldn't affect traffic congestion.**
 - c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.
 - 1) **Response: The proposed development will place no burden on public parks, recreation areas, schools, and other public facilities.**

C. Standards for Planned Developments with Other Exceptions.

The Village Board may approve planned developments which do not comply with the requirements of the underlying district regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards when such approval is necessary to achieve the objectives of the proposed planned development, but only when the Board finds such exceptions are consistent with the following standards:

- a. Any reduction in the requirements of this Ordinance is in the public interest.
 - i. Response: We believe the development of this property is in the public interest. The change in height requirement and setback requirements (discussed in other sections) are the only reductions in the requirements and are only required because the property to the North is zoned incorrectly. If this property was zoned correctly no variances would be required.
- b. The proposed exceptions would not adversely impact the value or use of any other property
 - i. Response: The proposed exceptions will not impact the value of any other property. In fact, they serve to enhance the property and enable development of this cold storage warehouse.
- c. That such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties
 - i. Response: There will be no residents or occupants of the planned development. The exceptions will be used so the property can be developed and will enhance the property value of all surrounding properties.
- d. That the overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district.
 - i. Response: The overall floor area for the proposed facility not exceed the maximum floor area permitted for the use in this district.
- e. That in residential planned developments the maximum number of dwelling units allowed shall not exceed by more than 40% the number of dwelling units permitted in the underlying district.
 - i. Response: This is not applicable to this development.
- f. That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:
 - i. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.
 - 1. Response: A setback of 45 ft is required due to the fact that the property to the North is zoned as R-1. That property is currently in use as a excavator/trucking yard, and the zoning should have been changed to "I" or "C". This would mean all surrounding properties are industrial/commercial. We propose changing the setback to 16 ft on the North which is consistent with all surrounding classifications being industrial/commercial. The building setback cannot be increased due to the truck turning radius required in the front yard and the stormwater retention pond located along North Ave. The pond has to be place along North Ave due to site grading.

- ii. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.
 - 1. Response: A set back of 30 ft is required due to the fact that the property to the North is incorrectly zoned as R-1. That property is currently in use as a excavator/trucking yard, but never was reclassified after annexation. This would mean all surrounding properties are industrial/commercial. We propose changing the setback to 15 ft for the transitional landscape yard which is consistent with all surrounding classifications being industrial/commercial. The building setback cannot be increased due to the truck turning radius required in the front yard and the stormwater retention pond located along North Ave. The pond has to be place along North Ave due to site grading.
- iii. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Plan Commission shall recommend either or both of the following requirements
 - 1. All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
 - 2. All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses

Response: Per our responses above, we believe our setbacks are consistent with zoning ordinances given that all properties should be zone industrial/commercial, even though the property to the North is not.
- g. That the area of open space provided in a planned development shall be at least 25% more than that required in the underlying zone district.
 - i. Response: The standard for an "I" classification calls for 10% of the lot area to be Open Space. 25% more that 10% would be 12.5%. The proposed development will have 25% of open green space, which satisfies this requirement.

Response to Standards for Conditional Uses

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;
 - a. Response: The proposed facility consists of a freezer warehouse with a refrigerated dock and employee welfare areas for locker room, break room and offices. This facility will solely be used for the storage and distribution of prefrozen products. This facility will not in anyway be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
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;
 - a. Response: This use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted. In fact the proposed use is consistent with the development recommended in the Village of Lombard Comprehensive Plan (Page 65/66).
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;
 - a. Response: This use will not impede the normal and orderly development and improvement of the surrounding property. In fact the proposed use is consistent with the development recommended in the Village of Lombard Comprehensive Plan (Page 65/66).
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
 - a. Response: Adequate public utilities access roads, etc will be provided as a part of this development. The site will utilize the existing access off of North avenue. The site will have onsite stormwater detention and contain all necessary utilities to connect to the existing Village utilities located in the North Ave. R.O.W.
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;
 - a. Response: The proposed development will utilize the existing ingress and ingress off of North avenue so that there should be no additional traffic to create congestion on public streets.
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,
 - a. Response: The Comprehensive Plan for the Village of Lombard specifically recommends this parcel to be rezoned to the proposes use. Please see pages 65 and 66 in the Comprehensive Plan.
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.
 - a. Response: The conditional use shall conform to all applicable regulations for the district in which it is located with the exception of the height limitation and building setbacks.

Due to the parcel's proximity to parcel 1035., which is currently zone R-1, the height limitation is at 40 ft. This parcel is currently in use as an excavation/landscape business but is classified as R-1 due to the fact that all properties are classified as R-1 upon annexation. If that property was correctly classified as I or C, the building height limitation on the proposed development would be 45 ft. In order for the building to function as designed it will need to be 45 ft, which is what we are proposing. Please see the response to the Planned Development Standards regarding building setbacks.

Applicant: Weaver Consultants Group
Contact: Steve Simak
Address: 1316 Bond St.
Suite 108
Naperville, IL 60563

IDNR Project Number: 2204883
Date: 09/13/2021
Alternate Number: 0106-368-32

Project: Supreme Lobster
Address: 448 North Avenue, Lombard

Description: Construction of new 80,725 sq ft building with accompanying parking lot, and new on-site utilities as needed.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Churchill Prairie INAI Site
Black-Crowned Night Heron (*Nycticorax nycticorax*)
Common Moorhen (*Gallinula chloropus*)

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:
40N, 11E, 31



IL Department of Natural Resources
Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Amy Dragovich
1021 North Grand Avenue East
Springfield, Illinois 62794

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

MEMORANDUM TO: Jennifer Ganser
Assistant Director of Community Development
Village of Lombard

FROM: Javier Millan
Principal

DATE: September 30, 2021

SUBJECT: Supreme Lobster Warehouse Site Plan/Access Evaluation
Lombard, Illinois

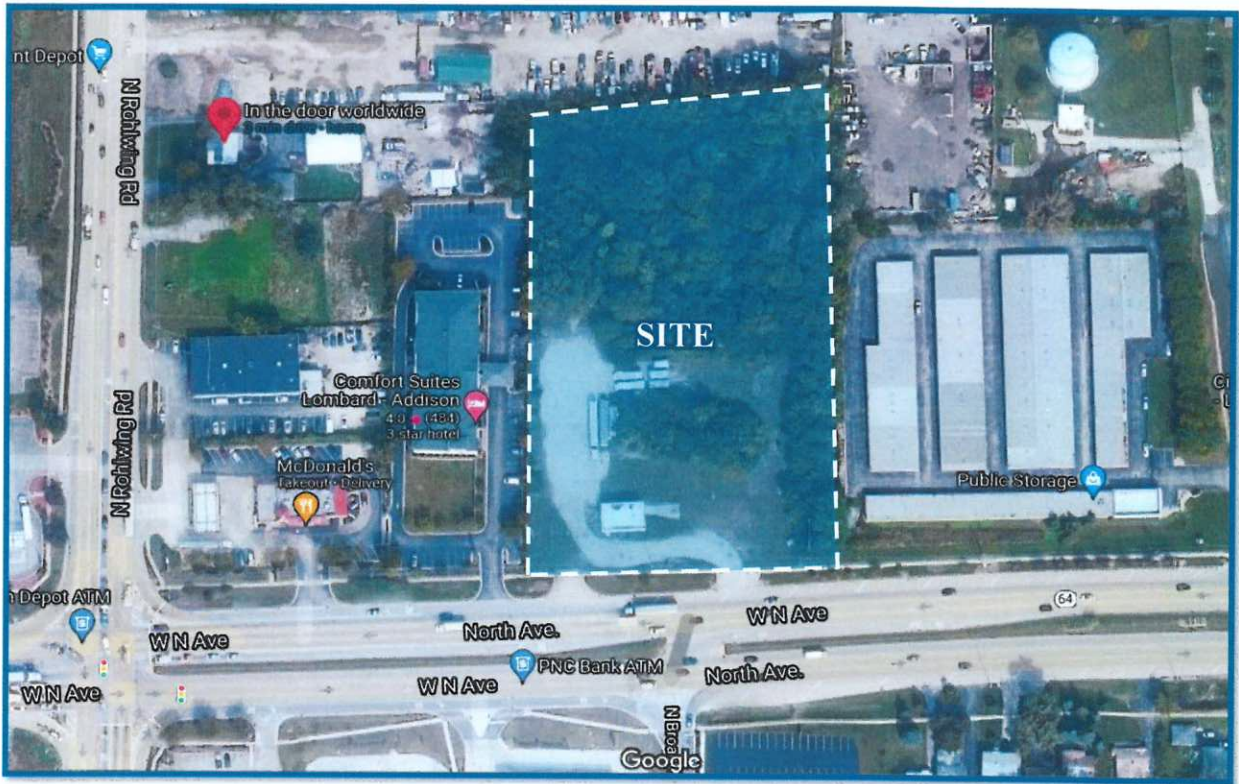
This memorandum summarizes the results of a preliminary site plan and access evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed development of a Supreme Lobster warehouse in Lombard, Illinois. The site is located at 448 W. North Avenue and is planned to be developed with an approximate 80,724 square-foot warehouse providing 11 loading docks and 20 parking spaces. It is our understanding that this warehouse facility would not be open to the public. Access to the site is proposed to be provided via two right-in/right-out access drives.

Existing Conditions

The site is located on the north side of North Avenue (IL 64) approximately 600 feet east of the Rohlwing Road/Columbine Avenue (IL 53) signalized intersection with North Avenue. The site is currently occupied by the vacant Hometown Motors building and is bordered to the north by industrial uses, to the east by a Public Storage facility, and to the west by a Comfort Suites hotel. **Figure 1** shows an aerial view of the site.

Proposed Development Plan

As previously indicated, the plans call for developing the site with an 80,724 square-foot warehouse facility providing 11 loading docks and 20 parking spaces for employees. Access to the development will be provided via two right-in/right-out access drives. The westerly access drive will be located at approximately the same location of the existing access drive while the easterly access drive will be located approximately 60 feet further east of its current location. Based on a review of the site plan, the access drives are proposed to be 36 feet wide and gated. However, it is our understanding the gates will be fully open during business hours. In addition to the external gates, the plan proposes an internal gated entrance to the employee parking lot on the west side of the site.



Aerial View of Site

Figure 1

Access Evaluation

Based on a review of the proposed site plan dated September 14, 2021 and preliminary AutoTurn runs provided by the applicant, we offer the following:

- As shown in the plans, it is proposed that semi-tractor trailers as well as single-unit trucks will enter the site via the western access drive and exit via the eastern access drive
- The proposed gate on the western access drive has been moved further north and, as presented, allows for a semi-tractor trailer to queue internally should the gate be locked or blocked without blocking the sidewalk and spilling onto North Avenue.
- Consideration should be given to relocating the proposed gate on the east access drive further north in order to provide more distance between the gate and the sidewalk.
- A review of the AutoTurn exhibits shows that trucks will be able to enter and exit all of the loading docks with relative ease.

The following are comments that IDOT might have on the proposed plans and as such, KLOA, Inc. will differ to IDOT on this.

- Please be advise that the inbound truck will utilize the whole width of the westerly driveway to enter the site. As such, if an exiting passenger vehicle is waiting to make a right-turn onto North Avenue and a truck is trying to make a right-turn into the access drive, the truck will have to wait in the through traffic lane to allow the exiting vehicle to complete their maneuver. The Illinois Department of Transportation (IDOT) might not agree to this and may require the provision of an exclusive right-tur lane.
- If a right-turn lane will be required, the radii of the access drive and the internal entrance to the loading area will have to be modified and new AutoTurn runs should be required.
- IDOT's *Bureau of Design and Environment* (BDE) Manual indicates that a driveway width cannot be more than 35 feet wide unless separated by a median (painted and/or mountable is sometimes acceptable).
- IDOT may not allow two driveways so closely spaced.
- IDOT may require a westbound right-turn lane.

LAND USE OPINION APPLICATION
Kane-DuPage Soil and Water Conservation District
545 S. Randall Road, St. Charles, IL 60174-1592
(630) 584-7961

PETITIONER Supreme Lobster and Seafood, Inc.
Address 220 E North Ave, Villa Park, IL 60181

NAME, ADDRESS and TELEPHONE NUMBER of person to contact if additional information is needed.

Dominic Stramaglia, 630-834-3474, Address Above

Please allow 30 days for inspection, evaluation and processing of this report.

TYPE OF PROPOSAL:

- CHANGE IN ZONING FROM RES. TO IND.
- SUBDIVISION or PLANNED UNIT DEVELOPMENT (PUD)
- VARIANCE - **Please describe fully on separate page**
- SPECIAL USE PERMIT- **Please describe fully on separate page**

Unit of Government responsible for permits Village of Lombard

Date of public hearing (if applicable) October 28, 2021

Current use of site None Proposed use Industrial, Cold Storage Warehouse

Surrounding land use Commercial

Location address (if applicable) 448 W North Avenue, Lombard, IL 60148

Number of acres 4.38 or square feet (if under one acre) _____

Proposed type of Storm Water Management See Civil Utility Plan

Proposed type of Sewage Disposal System See Civil Utility Plan

Proposed Source of Water See Civil Utility Plan

IMPORTANT!! INCLUDE ONE COPY EACH OF THE FOLLOWING IMPORTANT!!

Processing will not begin without the following:

- PLAT OF SURVEY/SITE PLAN showing legal description, property measurements.
- SITE PLAN/CONCEPT PLAN showing lots, streets storm water detention , open areas, etc.
- LOCATION MAP (if not on maps above) -include distances from major roadways &/or section lines
- ZONING or LAND USE PETITION filed with unit of government (if relevant)

IF AVAILABLE

- TOPOGRAPHY MAP
- DRAWING SHOWING LOCATION OF FIELD TILE AND/OR DRAINAGE PATTERNS
- COPY OF SOIL BORING AND/OR WETLANDS STUDIES PERFORMED ON SITE

THE FEE, ACCORDING TO THE SCHEDULE, MUST ACCOMPANY THIS APPLICATION

EFFECTIVE July 1, 2000

\$300.00 for 1-5 acres or fraction thereof.

PLUS \$15.00 for each additional acre or fraction thereof from 6-200 acres.

PLUS \$10.00 for each additional acre or fraction thereof over 200 acres.

MAKE CHECKS PAYABLE TO: Kane-DuPage Soil and Water Conservation District

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil & Water Conservation District to visit and conduct an evaluation of the site above.

Petitioner or authorized agent Dominic Stramaglia Date 09/13/21

This opinion will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.

OFFICE USE ONLY

LUO# _____ Date due _____

Date initially rec'd _____

Date all rec'd _____ Date completed _____

Fee paid _____ Refund due _____

by _____ Overpayment
_____ No. Report Nec.
_____ Govt. Agency

Location: Township name: Lombard

Section(s) 31

Township(s) 40 N Range(s) 11 E

Project or Subdivision Name N/A

For the convenience of those who must comply with the provisions of the Illinois Soil and Water Conservation Districts Act, Section 22.02a, enacted December 3, 1971, effective July 1, 1972, we quote the section:

"The Soil and Water Conservation District shall make all natural resource information available to the appropriate county agency or municipality in the promulgation of zoning ordinances or variances. Any person who petitions any municipality or county agency in the District for variation, amendment or other relief from that municipality's or county's zoning ordinance or who proposes to subdivide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the Soil and Water Conservation District. The Soil and Water Conservation District shall be given not more than 30 days from the time of the receipt of the petition or proposal to issue its written opinion concerning the petition or proposal and shall submit same to the appropriate county agency or municipality for further action."

Added by Act approved December 3, 1971.

The amendment is designed to assist the unit of government considering the proposal. The natural resources and the environment are the main concerns in the development of the Land-Use Opinion.

To facilitate compliance with the Act by land developers and others, the Kane-DuPage Soil and Water Conservation District has formulated a set of guidelines and a standardized set of fees, as provided for in section 22.09 of this Act:

"The District may charge fees to any person who makes a request for services or receives benefits rendered by the District; or who causes or undertakes to cause the District to perform a function Prescribed by this Act, including but not limited to any function prescribed by Section 22.02a of this Act, provided that such charges are uniform. The Directors shall maintain a uniform schedule for such fees and may from time to time revise such schedule. The charging of any such fees if uniformly charged and in accordance with a uniform schedule by any District to any person for such service or benefits or performance of any such functions prior to the effective date of this amendatory Act of 1975 is ratified."

LAND USE OPINION FEE SCHEDULE

EFFECTIVE July 1, 2000

\$300.00 for 1-5 acres or fraction thereof.

PLUS \$15.00 for each additional acre or fraction thereof from 6-200 acres.

PLUS \$ 10.00 for each additional acre or fraction thereof over 200 acres.

ACRES FEE	ACRES FEE	ACRES FEE	ACRES FEE	ACRES FEE	ACRES FEE
1 \$300	11 \$390	21 \$540	31 \$690	65 \$1200	130 \$2175
2 \$300	12 \$405	22 \$555	32 \$705	70 \$1275	140 \$2325
3 \$300	13 \$420	23 \$570	33 \$720	75 \$1350	150 \$2475
4 \$300	14 \$435	24 \$585	34 \$735	80 \$1425	160 \$2625
5 \$300	15 \$450	25 \$600	35 \$750	85 \$1500	170 \$2775
6 \$315	16 \$465	26 \$615	40 \$825	90 \$1575	180 \$2925
7 \$330	17 \$480	27 \$630	45 \$900	95 \$1650	190 \$3075
8 \$345	18 \$495	28 \$645	50 \$975	100 \$1725	200 \$3225
9 \$360	19 \$510	29 \$660	55 \$1050	110 \$1875	210 \$3325
10 \$375	20 \$525	30 \$675	60 \$1125	120 \$2025	220 \$3425



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor
Colleen Callahan, Director

September 13, 2021

Steve Simak
Weaver Consultants Group
1316 Bond St.
Suite 108
Naperville, IL 60563

RE: Supreme Lobster
Project Number(s): 2204883 [0106-368-32]
County: DuPage

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Adam Rawe
Division of Ecosystems and Environment
217-785-5500