

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

  X   Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
  X   Recommendations of Boards, Commissions & Committees (Green)  
\_\_\_\_\_ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: August 3, 2015 (B of T) Date: August 13, 2015

TITLE: PC 15-13; 1125 E. St. Charles Road

SUBMITTED BY: Department of Community Development *ND*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, requests a conditional use, pursuant to Section 155.416 (C) (30) of the Zoning Ordinance, to allow for Storage centers, provided that the use fronts along an arterial roadway with an average daily trip volume (ADTV) of less than 25,000 within the B4 Corridor Commercial District; a conditional use, pursuant to Section 155.416 (G) of the Zoning Ordinance, to allow for a building to exceed three stories or 40 feet within the B4 Corridor Commercial District; and a variance from Section 155.602, Table 6.3, to allow for less than the required spaces for a Warehouse Use.

The Plan Commission recommended approval of this petition by a vote of 4-0.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_


Finance Director X \_\_\_\_\_ Date \_\_\_\_\_

Village Manager X \_\_\_\_\_ Date \_\_\_\_\_



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development 

**DATE:** August 13, 2015

**SUBJECT: PC 15-13; 1125 E. St. Charles Road**

Please find the following items for Village Board consideration as part of the August 13, 2015 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 15-13; and
3. An Ordinance granting approval of a conditional use, pursuant to Section 155.416 (C) (30) of the Zoning Ordinance, to allow for Storage centers, provided that the use fronts along an arterial roadway with an average daily trip volume (ADTV) of less than 25,000 within the B4 Corridor Commercial District; a conditional use, pursuant to Section 155.416 (G) of the Zoning Ordinance, to allow for a building to exceed three stories or 40 feet within the B4 Corridor Commercial District; and a variance from Section 155.602, Table 6.3, to allow for less than the required spaces for a Warehouse Use.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the August 13, 2015 Board of Trustees agenda.



## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

August 13, 2015

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Bob Johnston, Dist. 4  
Robyn Pike, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 15-13; 1125 E. St. Charles Road**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, requests a conditional use, pursuant to Section 155.416 (C) (30) of the Zoning Ordinance, to allow for Storage centers, provided that the use fronts along an arterial roadway with an average daily trip volume (ADTV) of less than 25,000 within the B4 Corridor Commercial District; a conditional use, pursuant to Section 155.416 (G) of the Zoning Ordinance, to allow for a building to exceed three stories or 40 feet within the B4 Corridor Commercial District; and a variance from Section 155.602, Table 6.3, to allow for less than the required spaces for a Warehouse Use.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 20, 2015. Sworn in to present the petition was Jennifer Ganser, Assistant Director, the petitioners Brian Coninx and Gary Delaney.

Chairperson Ryan read the Plan Commissions procedures and asked if anyone other than the petitioner intended to cross examine, and, hearing none, he proceeded with the petition.

Mr. Coninx stated they are proposing to build a self-storage facility with state of the art security. He briefly discussed the current conditions of the property. He noted they would improve the flood management on the site. The project is unlikely to cause much traffic and has few daily trips. Mr. Coninx showed renderings of the proposed building. The building would meet the setback

requirements. Currently the site is mostly impervious and they propose to add additional landscaping. He showed the materials board, the proposed EIFS and split faced block. There will be windows on the rear of the building. He went over the past flooding, high ground water table, and poor subsurface soils. He noted that these are reasons why a basement is not possible and therefore a height variance is required. He discussed the height requests and the efficiency of the HVAC and lighting systems, which warrant the additional building height.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, Chairperson Ryan asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. She stated the petitioner is requesting two conditional uses and a variance and will be purchasing the property for use of a self-storage center. The existing building will be demolished. She noted the use of a self-storage center is supported by staff and currently Lombard is home to three self-storage centers, one of which is in the B4 zoning district. She noted that the existing neighborhood is mostly one-story buildings with a few two-story buildings. The property is also visible from the rear at the Great Western Trail. Staff feels the building height is out of context with the neighborhood. The height to grade to the top of the building is 42' 11" and the parapet wall brings the building to 45'. Staff does not support the height request. Ms. Ganser reviewed the parking variance, which other storage centers did also receive. Staff supports this request. She noted that this building is proposed in the B4 district and said that building materials should reflect the commercial area.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Mrofcza asked for more details on the parking variance. Ms. Ganser said they are asking for ten parking spaces, with one ADA space. Chairperson Ryan asked if this seems reasonable. Ms. Ganser replied yes.

Commissioner Sweetser said the parapet roof design is most likely for aesthetic reasons and asked if that was removed, would staff feel differently. Ms. Ganser said even without the parapet with building would need a conditional use for the height. Ms. Sweetser asked if staff still feels the building would be out of character with the neighborhood, and Ms. Ganser replied yes.

Commissioner Cooper said she was happy to see less parking. She asked if the windows are real or fake. Mr. Coninx said the windows in the front are real, but the side and rear are faux. She asked if this conformed with any Villa Park documents. Ms. Ganser said staff has not received any comments from the Village of Villa Park or any residents and property owners. Chairperson Ryan asked if staff knew what the height regulations were in Villa Park and Ms. Ganser replied no. Commissioner Cooper said she doesn't have an issue with the extra building height.

Mr. Delaney said he is the President of Banner Storage Group. He said the height is needed partially because of the ductwork inside the building and their high efficiency. He said the geology in the area prohibits a basement from being constructed. The economics of the self-

storage facility work with a four story building.

Commissioner Sweetser asked if runoff water will be captured to be used as gray water or similar. Mr. Coninx said it wasn't considered, but this use has very little water usage.

Commissioner Mrofcza asked if the height is a deal breaker and Mr. Delaney said yes. Commissioner Mrofcza and staff discussed the conditions of approval.

On a motion by Commissioner Sweetser, and a second by Commissioner Cooper, the Plan Commission voted 4-0 that the Village Board approve the petition associated with PC 15-13, subject to the following six (6) conditions, and amended condition number one to note the number of parking spaces and allow the building to be up to 42' 11" in height:

1. That this relief is limited to the operation of a four story, forty-two foot eleven inch (42' 11") high building, as a storage center with a parking variance of ten (10) spaces based upon the submitted site plans and building elevations submitted by the petitioner and made a part of this petition, except as required to be amended to meet to the conditions of approval;
2. That the petitioner shall be required to apply for and receive building permits prior to construction;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. The petitioner shall not use an insulated metal panel as a building material, and instead substitute that with EIFS/dryvit, precast panels with a stamped masonry component or masonry, with the final approval to be subject to the approval of the Director of Community Development;
5. A plat of consolidation of the two parcels shall be submitted to the Community Development Department and recorded at DuPage County; and
6. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the storage center is not established by said date, this relief shall be deemed null and void.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

# PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

BANNER DEVELOPMENT – 1125 E. ST. CHARLES ROAD

July 20, 2015

## Title

PC 15-13

## Petitioner and contract purchaser

Banner Development, LLC  
500 Skokie Blvd. Suite 600  
Northbrook IL 60062

## Property Owner

Global Holdings, Inc.  
2720 Whitehall Lane  
Naperville, IL 60564

## Property Location

1125 E. St. Charles Road  
(06-09-102-024 and -018)

## Zoning

B4

## Existing Land Use

Single-tenant building

## Comprehensive Plan

Community Commercial

## Approval Sought

Conditional use for a storage center; conditional use for a building to exceed three stories or 40 feet; a variance for a reduction in parking spaces

## Prepared By

Jennifer Ganser  
Assistant Director



LOCATION MAP

## PROJECT DESCRIPTION

The petitioner, Banner Development LLC, is proposing to purchase the subject property for a storage center. The existing building would be demolished and a new building would be constructed.

Three zoning approvals are being sought for the project.

The Plan Commission may remember this address from PC 14-35, which received Village Board approvals for motor vehicle sales. The property owner (and petitioner at that time) is now interested in selling the property, to be developed as a storage center.

## PROJECT STATS

### Lot & Bulk

Parcel Size:	1.12 acres
Building Area:	20,520 sq. ft. current; 105,352 sq. ft. proposed

### Proposed & (Existing) Setbacks

Front	30' (19')
	West: 10' (82')
Interior Side	East: 10' (1')
Rear	30' (35')

### Parking Spaces

Supply: 10, with 1 Accessible
Demand (for a warehouse use): 47

### Submittals

1. Petition for Public Hearing;
2. Response to Standards;
3. Plat of Survey, dated 3/30/15;
4. Landscape Plan, dated 6/4/15, prepared by Manhard Consulting Ltd.;
5. Proposed Site Plan, dated 4/30/15; prepared by Urban & Associates Architects, Inc.;
6. EcoCAT, dated 4/21/15, prepared by the Illinois Department of Natural Resources;
7. Conceptual Grading and Drainage Plan, dated 6/10/15, prepared by Manhard Consulting Ltd.;
8. Worksheet for overflow swale, dated 6/3/15, prepared by Bentley Systems, Inc.;
9. Proposed front and rear renderings (3); and
10. Elevations dated 4/30/15; prepared by Urban & Associates Architects, Inc.

## APPROVAL(S) REQUIRED

The petitioner requests that the Village grant:

1. a conditional use, pursuant to Section 155.416 (C) (30) of the Zoning Ordinance, to allow for Storage centers, provided that the use fronts along an arterial roadway with an average daily trip volume (ADTV) of less than 25,000 within the B4 Corridor Commercial District;
2. a conditional use, pursuant to Section 155.416 (G) of the Zoning Ordinance, to allow for a building to exceed three stories or 40 feet within the B4 Corridor Commercial District; and
3. a parking space variance from Section 155.602, Table 6.3, to allow for less than the required spaces for a Warehouse Use.

## EXISTING CONDITIONS

The subject property is currently improved with single-tenant, one story brick building and a parking lot. Access is from St. Charles Road. The existing building design was developed for semi-industrial uses, but has recently converted for an auto sales use.

## INTER-DEPARTMENTAL REVIEW

### **Building Division:**

The Building Division has no comments regarding the project.

### **Fire Department:**

The Fire Department noted that there is an existing exposure to the east that consists of a single story structure. Due to the limited separation distances, the east wall of this proposed structure will require specific fire wall ratings and opening protectives in accordance with the building code.

### **Private Engineering Services:**

Private Engineering Services (PES) has no comments, except that all storm sewer and drainage calculations will need to be verified during final engineering review.

### **Public Works:**

The Department of Public Works has the following comments on the subject petition:

1. The existing water service shall either be reused or disconnected at the main.
2. A manhole shall be required on the proposed storm sewer at the property line, immediately inside the public right of way.

**Planning Services Division:**

*Surrounding Zoning & Land Use Compatibility*

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	Villa Park C-3	Retail and service businesses
<b>South</b>	Lombard B4	Great Western Trail
<b>East</b>	Villa Park C-3	Restaurant
<b>West</b>	Lombard B4	Car Wash

The proposed use is compatible with the surrounding commercial uses, as a conditional use. The area has numerous retail and service type businesses. Banner Development has indicated that the storage center will have approximately one employee on site during business hours. They will sell moving and packing materials like boxes and tape, mostly to their storage center clients. Lombard is home to three storage centers. While two are located in the Industrial District, and one is located in B4 District, all three are on arterial roads in commercial areas of Lombard. The building is shown to meet the setbacks of the B4 District per the Site Plan. Staff supports the use of a storage center based on past precedent and the commercial context of St. Charles Road.

***Building Height***

The height of the building is also a conditional use. Staff notes that the surrounding buildings are mostly one story, with some two story buildings (an apartment building) further west, and that a taller building may be out of context with the neighborhood. Allowing a building up to forty feet (40'), by Code, recognizes the commercial nature of the B4 District and gives flexibility to a three story building. The property is visible from the rear on the Great Western Trail. Though the trail path is higher than the building base, staff notes the size is still out of context with the neighborhood. Three stories, or forty feet, whichever is less is the maximum in the B4 District. Though the building has windows to appear as three stories, the inside is four stories. Also, the height from grade to the top of roof is forty-two feet, eleven inches (42' 11"). A parapet roof top design brings the buildings to forty-five feet (45'). Staff has discussed the height concerns with the petitioner. Planning staff, nor the Plan Commission, have purview over the interior of buildings. Staff supports the four story interior of the building; however staff does not support the conditional use for building height and would like to see the building at forty feet (40') or less.

***Parking variance***

With a building of over 100,000 square feet (over four stores), almost fifty (50) parking spaces would be required per Code for a warehouse use. The Zoning Code does not list storage centers as a use under parking, therefore staff defaults to the most like use, in this case warehouse. Previous storage centers have received variances for parking relief. 638 E. St Charles Road (PC 01-08) received a variance for seventeen spaces where thirty-nine were required. 2399 S. Finley road (ZBA 99-13) also received a parking variance for twenty-five spaces where forty-three were required. Staff is not aware of any parking issues at the current Lombard storage centers. The petitioner has noted that there will be one staff person on site during business hours and do not anticipate many customers throughout the day. Staff can support the parking variance based on the type of use and past precedence.

***Building design and materials***

Staff has worked with the petitioner to design a building that fits in the St. Charles Road commercial corridor. As this is a commercial area, zoned B4, staff recognizes the need for a higher design standard in order to be consistent with past approval for like developments and the commercial corridor the



development is proposed in. The petitioner has added windows to all four sides of the building and brought the detail on the front of the building around to the other sides. The revised elevations are included in the packet.

The west, east, and south elevation, though not primarily seen, are still important. The petitioner has proposed an insulated metal panel covering. Staff has informed the petitioner that would not be supported in commercial district, but rather is material more suitable in the industrial district. The petitioner has informed staff they would be willing to forgo the insulated metal panel, in place of EFIS, which is listed as a condition. Staff also notes the petitioner could use precast panels with a stamped masonry component or masonry. The lower portion of the building is split faced block with texture to add dimension and interest.

***Sign Ordinance Compatibility***

No signage is being proposed at this time. Should future signage need relief, the petitioner will have the option to apply with the Plan Commission.

***Comprehensive Plan Compatibility***

The Comprehensive Plan recommends Community Commercial (commercial areas which provide services extending beyond daily living needs and includes comparison shopping goods). The subject property is consistent with the Comprehensive Plan’s recommendation of community commercial uses for the site.

**SITE HISTORY**

1125 E. St. Charles Road appeared before the Plan Commission three (3) times.

PC Case	Request	Approved by Board of Trustees
PC 93-20	Conditional use for office/warehouse	Yes
PC 00-32	Conditional use for a photographic processing business	Yes
PC 14-35	Conditional use for motor vehicle sales	Yes

**FINDINGS & RECOMMENDATIONS**

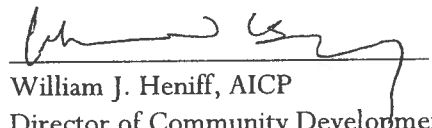
Staff has reviewed the petition and finds that petition does not meet the Standards for Conditional Use for building height set forth in the Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **denial** of the conditional use for building height associated with PC 15-13.

However, the Inter-Departmental Review Committee has reviewed the standards for the conditional use for storage center and the parking variance finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to the conditions of approval based on the above consideration. As such the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the conditional use for a storage center and a parking variance associated with PC 15-13,:

Based on the submitted petition and the testimony presented, the proposed conditional use for a storage center and the parking variance does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit for a storage center and the parking variance 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 15-13 in part, subject to the following conditions:

1. That this relief is limited to the operation of a four story, forty foot high building, as a storage center with a parking variance based upon the submitted site plans and building elevations submitted by the petitioner and made a part of this petition, except as required to be amended to meet to the conditions of approval;
2. That the petitioner shall be required to apply for and receive building permits prior to construction;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. The petitioner shall not use an insulated metal panel as a building material, and instead substitute that with EFIS/dryvit, precast panels with a stamped masonry component or masonry, with the final approval to be subject to the approval of the Director of Community Development;
5. A plat of consolidation of the two parcels shall be submitted to the Community Development Department and recorded at DuPage County; and
6. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the storage center 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

H:\CD\WORDUSER\PCCASES\2015\PC 15-13\PC 15-13\_IDRC Report.docx

## BANNER DEVELOPMENT RESPONSE TO THE APPLICABLE STANDARDS FOR CONDITIONAL USES

Banner Development requests a recommendation for approval of the Conditional Use Permit and companion variance requests by the Plan Commission because the development of a new four story (max 45 ft) Class A climate controlled self-storage facility at 1125 East St. Charles Road.

1. In no way will the proposed fourth story or height be detrimental to, endanger public health, safety, morals, comfort, or general welfare of the community at large. Our facility will provide a safe, convenient location for residents and businesses to utilize for their storage needs.
2. The proposed facility will enhance the overall street frontage aesthetics from what has historically been an underutilized parcel along the eastern corridor of St. Charles Road; The improved landscaping and building façade will add new life to current and future development in the corridor.
3. The proposed facility will not impact the normal and orderly development and improvement plans of surrounding properties. The construction of our facility will adhere to all zoning setback requirements, allowing neighboring properties to be re-developed or improved without concern over the impacts to the neighboring parcels or the Banner Development parcel.
4. The proposed connection to existing public utilities in the St. Charles Road right-of-way will lower the burden of use compared to previous uses on this property. Additionally, our development will improve the storm water management of this parcel, reducing the nuisance flooding that has historically plagued its occupants.
5. Our proposed development will not add to congestion on St. Charles Road. Self Storage is one of the lowest trip count generators among commercial classes and our proposed facility is projected to generate 25 trips per day, spread evenly throughout the day thus not affecting the traffic patterns in a detrimental way.
6. The proposed facility will help the Village of Lombard achieve the visions established in the 2014 Comprehensive Plan. The project will improve the rear lot aesthetics along the Great Western Trail by removing unsightly concrete pads and replacing it with improved landscaping.
7. The project will meet all regulations and requirements set forth by the jurisdictional departments of the Village of Lombard with the exception of the parking variance requested.

Banner Development appreciates the time and effort that the Plan Commission and the Community Development staff have put into our project. It has been a pleasure to work with them throughout the beginning stages of this process and we look forward to continuing to work together as this project moves forward.

## BANNER DEVELOPMENT RESPONSE TO THE APPLICABLE STANDARDS FOR VARIATIONS

Banner Development requests a recommendation for approval of the Companion Variance requests to the Conditional Approval Permit by the Plan Commission because the variance request for the development of a new Class A climate controlled self-storage facility at 1125 East St. Charles Road will:

1. Is not due to physical, aesthetic, or other external conditions that would be detrimental to the development or our neighbors.
2. The parking variance requested is specific to the Self Storage use requested under the Conditional Use Permit. This project has a uniquely low traffic count compared to other projects within the zoning code and the variance should not be blankly applied to other uses permitted within the zoning district;
3. The purpose of the variance is not financial, but rather requested in an effort to not construct unnecessary parking stalls that would not be utilized;
4. The requested variance is due to lack of definition established for parking requirements specific to a Self Storage use.
5. In no way will the granting of this variance be detrimental to our neighbors.
6. The requested variance to parking requirements will not harm the character of the St. Charles Road Corridor.
7. The parking regulation variance is only related to total number of spaces required and will not affect the environment of surrounding properties as it pertains to light, air quality, fire hazards, or drainage patterns.

Banner Development appreciates the time and effort that the Plan Commission and the Community Development staff have put into our project. It has been a pleasure to work with them throughout the beginning stages of this process and we look forward to continuing to work together as this project moves forward.

## BANNER DEVELOPMENT RESPONSE TO THE APPLICABLE STANDARDS FOR CONDITIONAL USES

Banner Development requests a recommendation for approval of the Conditional Use Permit and companion variance by the Plan Commission for the development of a new four story (max 45 ft.) Class A climate controlled self-storage facility located at 1125 East St. Charles Road. Banner has done extensive research into the construction of this building; investigating the ground water, local hydrologic storm water patterns, and the geotechnical integrity of the subsurface soils. Our request for a conditional use permit for a new four story (max 45 ft.) building comes after investigating the construction of a basement, using tilt up concrete, and implementing a reduction in the floor to floor heights for this type of use. Below are the site complications and solutions we have taken that have led to our request for this conditional use permit.

### **Historic Storm Water Flooding**

During the pre-application meeting, the Village informed our design team of the desire to eliminate the nuisance flooding historically encountered on site during intense rain fall events. Our solution is to promote the positive drainage of storm water through an underground collection system and an emergency overland flow path. This system will be controlled by gravity and not a submersible pump (as the property currently uses). In order to accomplish this more reliable and sustainable storm water collection system, our building will need to be at the finished floor proposed in our drawings. Anything lower (even internal drops of up to two feet) might offer the potential for future flooding within the proposed structure.

### **High ground water table**

Our initial investigation into this project suggested the construction of a basement might allow us to meet the 40' height restriction. However, through our geotechnical investigation, it was revealed that the ground water table on this property is quite high (approximately 6 ft. below our proposed finished floor. A full basement constructed would cause undue burden on a sump pump, effectively draining the ground water table 5' for the local shallow aquifer. For this reason, a basement was determined to be an unsustainable solution.

### **Poor Subsurface Soils (Presence of Peat)**

The site has a 6' to 8' vane of peat that ranges from 8' to 20' below the surface. This material is unsuitable for standard shallow foundation construction. Through a geotechnical investigation, it was suggested that several grout injected piles be used to handle this scenario. The geotechnical engineer suggested that we construct our building as light as possible to prevent any potential settlement that might occur. Given this recommendation, we have proposed the EFIS, split block, and architectural metal panel façade as shown in the elevations.

In addition to the reasons mentioned above, Banner has provided written responses to the Standards for the Conditional Use of a new four story structure (45 ft. max).

1. In no way will the proposed fourth story or height be detrimental to, endanger public health, safety, morals, comfort, or general welfare of the community at large. Our facility will provide a safe, convenient location for residents and businesses to utilize for their storage needs. In fact, our building will improve the health of the neighborhood by eliminating the nuisance flood

conditions currently encountered on site. The construction of overland flow paths in and around the building will provide the ability of storm waters collected off of the Great Western Trail an opportunity to drain to St. Charles Road via gravity instead of the unreliable submersible pump historically used on site to deal with flooding in the parking lot.

2. The proposed facility will enhance the overall street frontage aesthetics from what has historically been an underutilized parcel along the eastern corridor of St. Charles Road; The improved landscaping and building façade will add new life to current and future development in the St. Charles Road corridor.
3. The proposed facility will not impact the normal and orderly development and improvement plans of surrounding properties. The construction of our facility will adhere to all zoning setback requirements, allowing neighboring properties to be re-developed or improved without concern over the impacts to the neighboring parcels or the Banner Development parcel.
4. The proposed connection to existing public utilities in the St. Charles Road right-of-way will lower the burden of use compared to previous uses on this property. Additionally, our development will improve the storm water management of this parcel, reducing the nuisance flooding that has historically plagued its occupants.
5. Our proposed development will not add to congestion on St. Charles Road. Self Storage is one of the lowest trip count generators among commercial classes and our proposed facility is projected to generate 25 trips per day, spread evenly throughout the day thus not affecting the traffic patterns in a detrimental way.
6. The proposed facility will help the Village of Lombard achieve the visions established in the 2014 Comprehensive Plan. The project will improve the rear lot aesthetics along the Great Western Trail by removing unsightly concrete pads and replacing it with improved landscaping.
7. The project will meet all regulations and requirements set forth by the jurisdictional departments of the Village of Lombard with the exception of the parking variance requested.

Banner Development appreciates the time and effort that the Plan Commission and the Community Development staff have put into our project. It has been a pleasure to work with them throughout the beginning stages of this process and we look forward to continuing to work together as this project moves forward.



# ALTA/ACSM LAND TITLE SURVEY

CURRENT P.L.N.: 0000  
 08-08-102-024-0000

THIS SURVEY PREPARED FOR:  
 THE STATE OF ILLINOIS  
 500 STATE BLDG. SUITE 600  
 NORTHBROOK, ILLINOIS 60062

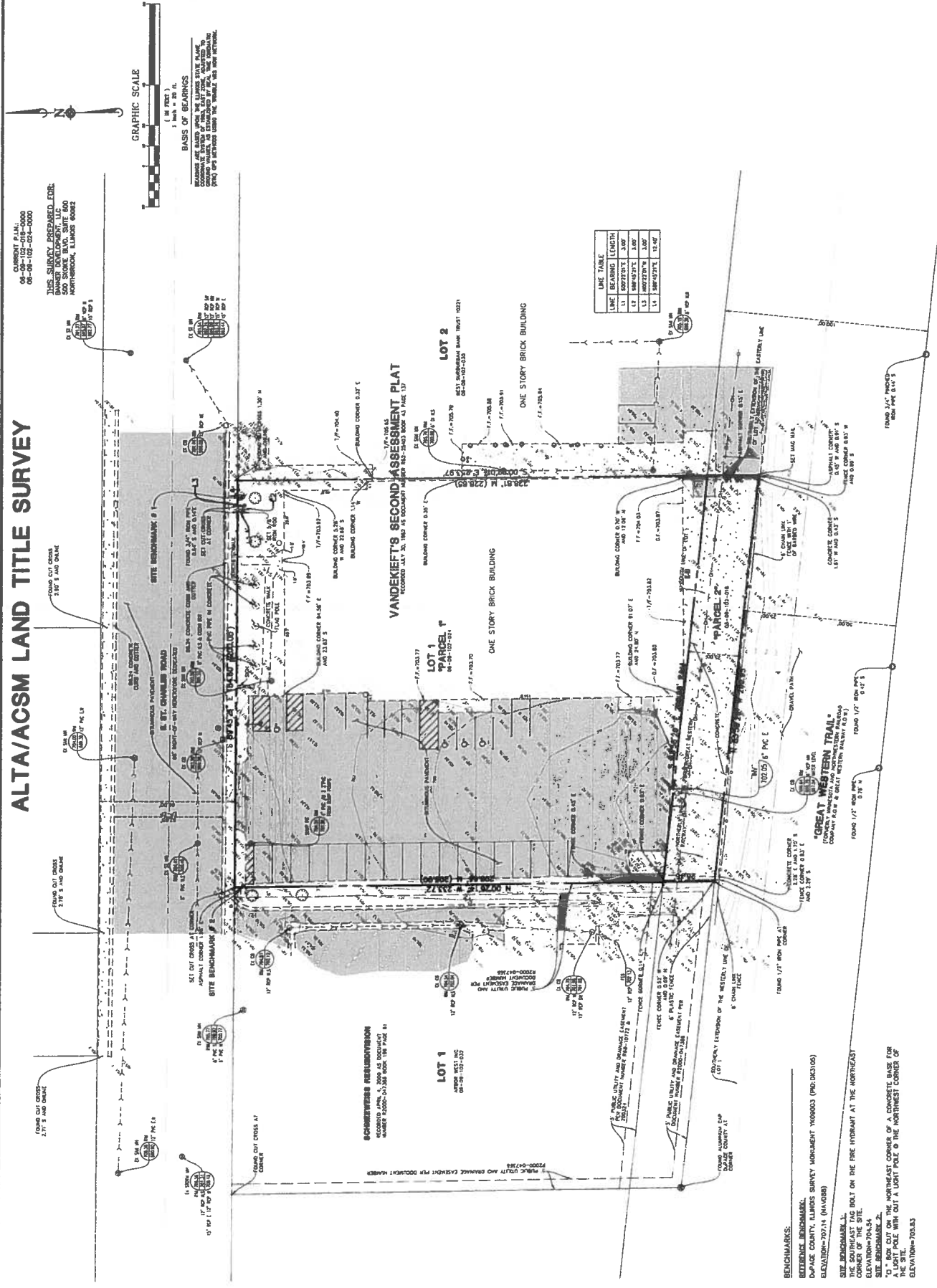
GRAPHIC SCALE  
 1 inch = 20 ft.

THIS SURVEY PREPARED FOR:  
 THE STATE OF ILLINOIS  
 500 STATE BLDG. SUITE 600  
 NORTHBROOK, ILLINOIS 60062

**Manhard CONSULTING LTD.**

BANNER SELF STORAGE  
 LOMBARD, IL  
 ALTA/ACSM LAND TITLE SURVEY

2 of 2  
 SHEET



LINE BEARING	LINE LENGTH
L1 180°22'52" E	3.00'
L2 88°43'57" N	3.00'
L3 88°22'27" N	3.00'
L4 180°43'27" E	11.49'

**BENCHMARKS:**  
 REFERENCE BENCHMARK:  
 DANCE COUNTY, ILLINOIS SURVEY MONUMENT 100003 (P.D. 01/01/00)  
 ELEVATION=702.74 (NAVD83)

**SITE BENCHMARK 1.1:**  
 THE SOUTHEAST CORNER OF THE CONCRETE BASE FOR THE SITE.  
 ELEVATION=704.5

**SITE BENCHMARK 2.2:**  
 "D" BOX CUT ON THE NORTHEAST CORNER OF A CONCRETE BASE FOR THE SITE.  
 ELEVATION=705.33

**SCHEMATIC RESOLUTIONS:**  
 APPROX 6531 P.C.  
 08-09-102-032

**VANDEKIEF'S SECOND ASSESSMENT PLAT**  
 RECORDED JULY 30, 1993 AT DOCUMENT NUMBER 82-2543 BOOK 43 PAGE 137



*Applicant:* Donald Manhard III  
*Contact:* Donald Manhard III  
*Address:* 900 Woodlands Parkway  
Vernon Hills, IL 60061

*IDNR Project Number:* 1511580  
*Date:* 04/21/2015

*Project:* Banner Development - Self Storage Facility  
*Address:* 1125 E St. Charles Rd, Lombard

*Description:* Development of a Self Storage Facility at 1125 E St. Charles Rd, Lombard, IL 60148.

## Natural Resource Review Results

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

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

**Consultation 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. Termination does not imply IDNR's authorization or endorsement.

#### Location

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

*County:* DuPage

*Township, Range, Section:*

39N, 11E, 9



**IL Department of Natural Resources**  
**Contact**  
Karen Miller  
217-785-5500  
Division of Ecosystems & Environment

**Government Jurisdiction**  
IL Environmental Protection Agency  
Illinois Environmental Protection Agency  
1021 North Grand Ave. East P.O. Box 19276  
Springfield, Illinois 62794 -9276

#### **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.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING A CONDITIONAL USE, PURSUANT TO SECTION 155.416 (C) (30) OF THE ZONING ORDINANCE, TO ALLOW FOR STORAGE CENTERS, PROVIDED THAT THE USE FRONTS ALONG AN ARTERIAL ROADWAY WITH AN AVERAGE DAILY TRIP VOLUME (ADTV) OF LESS THAN 25,000 WITHIN THE B4 CORRIDOR COMMERCIAL DISTRICT; A CONDITIONAL USE, PURSUANT TO SECTION 155.416 (G) OF THE ZONING ORDINANCE, TO ALLOW FOR A BUILDING TO EXCEED THREE STORIES OR 40 FEET WITHIN THE B4 CORRIDOR COMMERCIAL DISTRICT; AND A VARIANCE FROM SECTION 155.602, TABLE 6.3, TO ALLOW FOR LESS THAN THE REQUIRED SPACES FOR A WAREHOUSE USE OF THE LOMBARD ZONING ORDINANCE**

(PC 15-13; 1125 E. St. Charles Road)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property legally described in Section 2 below is located at 1125 E. St. Charles Road and is zoned B4 Corridor Commercial District and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 155.416(C)(30), and Title 15, Chapter 155, Section 155.416 (G), and a variance from Title 15, Chapter 155, Section 155.602, Table 6.3 of the Lombard Village Code to provide for a storage center to exceed three stories, or 40 feet and a variance from the required parking spaces; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 20, 2015 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the petition as described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follow:

SECTION 1: That the following relief is hereby granted for the Subject Property, as described in Section 2 below:

1. Approval of a conditional use, pursuant to Section 155.416 (C) (30) of the Zoning Ordinance, to allow for Storage centers, provided that the use fronts along an arterial roadway with an average daily trip volume (ADTV) of less than 25,000 within the B4 Corridor Commercial District;
2. Approval of a conditional use, pursuant to Section 155.416 (G) of the Zoning Ordinance, to allow for a building to exceed three stories or 40 feet within the B4 Corridor Commercial District; and
3. Approval of a variance from Section 155.602, Table 6.3, to allow for less than the required spaces for a Warehouse Use.

SECTION 2: That this Ordinance is limited and restricted to the property located at 1125 E. St. Charles Road, Lombard, Illinois and legally described as follows:

PARCEL 1: LOT 1 (EXCEPT THE NORTH 3 FEET OF THE WEST 3 FEET OF THE EAST 15.40 FEET THEREOF) IN VANDEKIEFT'S SECOND ASSESSMENT PLAT OF THE EAST 410 FEET OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILWAY AND LOT 'A' IN VANDEKIEFT'S ASSESSMENT PLAT OF PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID VANDEKIEFT'S SECOND ASSESSMENT PLAT RECORDED JULY, 30 1962 AS DOCUMENT R62-25403, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: ON THE NORTHERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHERLY MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE

WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 9, SAID PARALLEL LINE BEING ALSO THE SOUTHERLY LINE OF VANDEKIEFT'S SECOND ASSESSMENT PLAT (PLAT DOCUMENT R-62-25403); ON THE SOUTHERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY (FORMALLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK IS NOW LOCATED, AND ON THE EASTERLY AND WESTERLY SIDES BY THE SOUTHERLY EXTENSION OF THE EASTERLY AND WESTERLY LINES OF LOT 1 IN SAID VANDEKIEFT'S SECOND ASSESSMENT PLAT, IN DUPAGE COUNTY, ILLINOIS.

Parcel Identification Number(s): 06-09-102-024 and -018; (the "Subject Property")

SECTION 3: The conditional use, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. That this relief is limited to the operation of a four story, forty-two foot eleven inch (42'11") high building, as a storage center with a parking variance of ten (10) spaces based upon the submitted site plans and building elevations submitted by the petitioner and made a part of this petition, except as required to be amended to meet to the conditions of approval;
2. That the petitioner shall be required to apply for and receive building permits prior to construction;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. The petitioner shall not use an insulated metal panel as a building material, and instead substitute that with EIFS/dryvit, precast panels with a stamped masonry component or masonry, with the final approval to be subject to the approval of the Director of Community Development;
5. A plat of consolidation of the two parcels shall be submitted to the Community Development Department and recorded at DuPage County; and

Ordinance No. \_\_\_\_\_  
Re: PC 15-13  
Page 4

6. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the storage center is not established by said date, this relief shall be deemed null and void.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2015, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Keith T. Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk