

July 21, 2005

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 05-17; 1301 N. Lombard Road (Grant Property)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting that the Village of Lombard take the following actions to allow for a mixed-use industrial development on the Subject Property, located within the I Limited Industrial District:

1. Grant a conditional use for an I Limited Industrial District Planned Development with such exceptions from Village Code as may be provided for in a Development Agreement between the Village and the Owner and/or Developer, including variations, deviations and/or exceptions from the following standards:

Title 154 – Lombard Subdivision and Development Ordinance:

1. Section 154.506 (D): Requiring that all lots front on a public street.
2. Section 154.602 (D)(3)(e)(f) and (g): Requiring that no building permits be issued prior to the completion of the water distribution system, sanitary sewer system and public right-of-way improvements.

Title 155 – Lombard Zoning Ordinance:

1. Section 155.103 (C)(10): Providing that all variations shall become null and void unless work thereon is substantially under way within 12 months of issuance.

2. Section 155.103(F)(11): Providing that authorization for a conditional use shall be null and void if construction is not substantially underway within 18 months of grant of approval for the development.
 3. Section 155.205(A)(2)(e): Regulating fences or walls in the Clear Line of Sight Area.
 4. Section 155.212: Limiting Obstructions in Required Yards to occupy no more than 30 percent of a Required Yard.
 5. Section 155.418 (B) and (C): Identifying and establishing permitted, conditional and prohibited uses within the planned development.
 6. Section 155.418 (E): Requiring that all uses have a minimum lot width of 80 feet.
 7. Section 155.418 (F): Providing for minimum 25 foot front yards, 25 foot corner side yards, 15 foot interior side yards, and 15 foot rear yards (or 1 foot yards along railroad rights-of-way) for principal buildings and structures.
 8. Section 155.418(H): Requiring that the minimum open space for each use be not less than 10 percent of the lot.
 9. Section 155.418 (K) and 155.707(A)(4): Requiring a 30 foot transitional landscape yard abutting a CR District.
 10. Sections 155.503 and 155.507: Specifying certain plan submittal requirements for planned developments.
 11. Section 155.508 (C)(6)(b): Requiring planned developments with exceptions to satisfy all transitional landscape yard requirements.
 12. Section 155.602 (A)(3), (4) and (7): Regulating off-site and collective parking.
 13. Sections 155.706 (B) and (C) and 155.709: Requiring that lot interiors, perimeters and perimeter parking lots provide a minimum of five feet of landscaped area.
- C. Title 153 – Lombard Sign Ordinance
1. Section 153.507 (B)(4)(d): Limiting to one (1) the number of freestanding signs on any one parcel.
 2. Section 153.507 (B)(4)(b) and (c): Allowing for signage to exceed 6 feet in height and 30 square feet in area.

3. Section 153.507 (B)(9)(a) and (b): Allowing for increases in the maximum allowable square footage for wall signs and more than one wall sign per street front exposure.
2. Grant a conditional use to allow more than one principal building on the subject property.
3. Execute a Development Agreement for the Subject Property, with the Village Board taking the following actions as set forth in the Agreement:
 - a. Approve two vacations of portions of the Lombard Road right-of-way.
 - b. Approve the removal of a traffic barricade on Lombard Road; and
 - c. Grant Site Plan Approval Authority to the Lombard Plan Commission.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 20, 2005. Joe Ash, attorney for the petitioner, 77 W. Washington St., Chicago, stated that he represents ICE Realty, the property developer of the petition as well as US Bank, on behalf of the title holder. He stated that the property is eleven acres in size and is east of Lombard Road, 500 feet north of Cortland Avenue. The property is located in the Village and it is zoned industrial. The petitioner is requesting approval of a planned development to allow for new industrial buildings.

Jonathan Malm of ICE Realty, 5600 N. River Road, Rosemont, developer, described the subject property and showed an aerial of the site. The first exhibit showed the property relative to I-355, Lombard Road and North Avenue relative to the subject property. The site is one mile from the I-355 interchange and the surrounding properties are industrial. To the north is property in the Village of Addison, and the Canadian National Railroad. To the west is Lombard Road and property in Addison. To the south is the Commonwealth Edison right-of-way transmission line. To the east is the Forest Preserve, which is unincorporated. To the south is the Village of Lombard. He noted that this is one of the last undeveloped industrial properties in Lombard.

He then described how he plans to develop the property. He said he has worked closely with Village staff, adjacent property owners and the current property owner to develop a planned development guided by a development agreement. He described the limitations to the property which include the accessibility of the property and the Commonwealth Edison right-of-way development provisions. The property and the Lombard market bridges the O'Hare and DuPage markets, and he described the market for this type of development. He showed three concept plans and described each. They are trying to work with the Village for the opportunity to set the table to have a mixed menu to attract the various types of market users.

The first exhibit proposes about 200,000 square feet of space and would house a traditional distribution type of user. They are looking to develop a project that creates jobs and a business park atmosphere.

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The second exhibit, a two-building scenario creates 116,000 square foot and 100,000 square foot buildings. They are looking to attract lead tenants and the 100,000 square foot building would be build to suit. The plan has its truck orientation to the south with shared parking and circulation.

The third scenario consists of three buildings of 63,000, 65,000 to 104,000 square feet in size utilizing shared drive aisles.

In all three scenarios, the northeast corner of the property is reserved in a wetland outlot and they have been working with DuPage County to avoid that area.

Regarding the Commonwealth Edison parcel, it will be used for parking and storage purposes which will be tied to the principal use of the Grant property. There will also be a dry basin provided for stormwater purposes. He noted that the adjacent uses are complimentary to his proposed use. He believes that this is a natural extension of the business park but will be more attractive. There will be a significant landscape buffer for the site.

He then described the proposed rebuilding of Lombard Road and the proposed plats of vacation. He explained how the right-of-way will be improved to the south edge of the Commonwealth Edison right-of-way with a cul-de-sac for fire access and snow plowing.

Jeff Jacob of Jacob & Hefner, Glen Ellyn, stated that he is the civil engineer retained by the petitioner. He described how the property would be served by the sanitary sewer and water and described the improvements to the right-of-way. He then described the drainage pattern of the property noting the mass grading and stormwater detention basin on the Commonwealth Edison right-of-way. Stormwater will run into the detention basin and then discharge into the wetland per DuPage County requirements.

Chairperson Ryan then opened the meeting for public comment. There were no comments in favor or in opposition to the proposal. Chairperson Ryan then requested the staff report.

William Heniff, Senior Planner, reiterated the requested actions, summarized the project and submitted the IDRC report to the public record in its entirety. He then referenced the various deviations and exceptions noted within the IDRC report appendix and discussed why the petition was requested, the actions to be approved, and staff's comments relative to each item.

He then passed out an amendment to the report which amended and clarified the proposed Use List clarifying that cartage facilities would not be allowed as a principal, permitted, or conditional use within the planned development but it would be allowed as an ancillary function to the planned development.

He noted that the petitioner will make improvements in the Lombard Road right-of-way consisting of a full cul-de-sac bulb. He mentioned the future annexation of the Haney & Sons property and how the two properties would be integrated. Staff recommends approval of the

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petition subject to conditions included within the report and staff has been working on a development agreement, which will be considered by the Village Board concurrent with the zoning actions.

Chairperson Ryan opened the public hearing for discussion and questions by the Plan Commission.

Commissioner Olbrysh thanked the petitioner and staff for an excellent report and aerials. His understanding is the Commissioners are not here to approve a specific plan but to address the conditions which were read off the staff report. He did not have any problem with that provision. His observation is that the distance of North Avenue and Fullerton is one mile. Basically the subject property and Commonwealth Edison property is 0.2 miles. At some point in time if Lombard Road opens up, Lombard is preserving their rights should that happen. Mr. Heniff confirmed this item.

Commissioner Olbrysh asked about Lombard Road and if it was open at one time. Mr. Heniff said that it was open and then closed maybe in 1970s or 1980s and the trestle was removed in the 1990s. It was barricaded by Lombard in 1992, and in 2000 Addison vacated their portion of the right-of-way, which was annexed into Lombard.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning, Sign and Subdivision and Development Ordinances and the planned development would be within the public interest. Therefore, the Plan Commission, by a roll call vote of 4 to 0, accepted the findings of the Inter-departmental Review Report as the findings of the Plan Commission and recommended to the Corporate Authorities **approval** of PC 05-17 with conditions.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission