

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

FERAL FIXERS – 330 W. EISENHOWER LANE NORTH

February 3, 2020

Title

PC 20-07

Petitioner

Feral Fixers
Tammy McAuley/Susan Lee
PO Box 1416
Lombard, IL 60148

Property Owner

Chicago Industrial LL, LLC
9500 W. Bryn Mawr Avenue
Suite 600
Rosemont, IL 60018

Property Location

330 W. Eisenhower Lane North

Zoning

I – Limited Industrial District

Existing Land Use

Light Industrial/Office Building

Comprehensive Plan

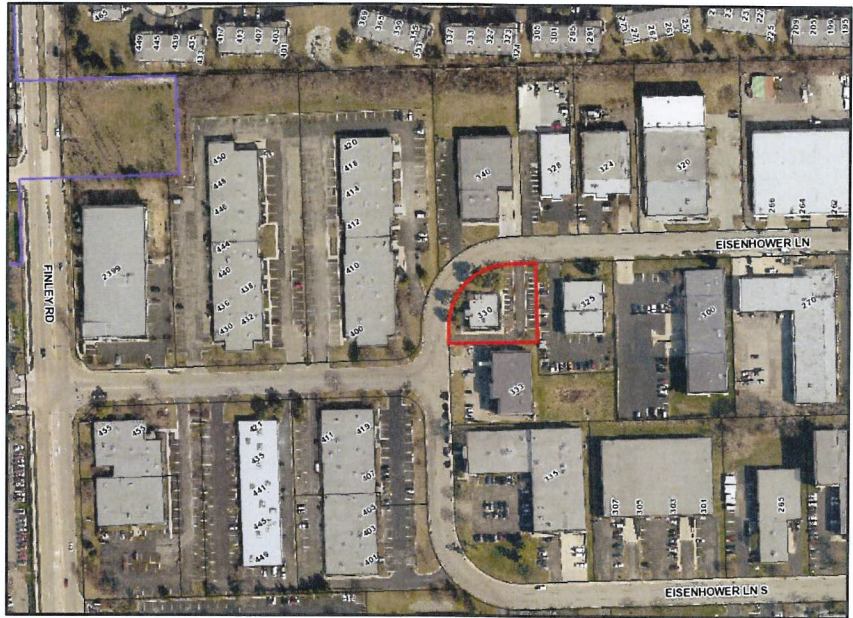
Mixed Office and Industrial

Approval Sought

Conditional use, pursuant to Section 155.420(C)(40) of the Village of Lombard Zoning Ordinance, to allow for an animal rescue organization at the subject property located within the I Limited Industrial District.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner proposes to operate the Feral Fixers cat rescue organization at 330 W. Eisenhower Lane North, which is located in the Eisenhower Lane industrial park. Feral Fixers is an animal rescue organization that provides care for feral cat populations in the region. The organization's activities include humanely trapping feral cats to provide vet care and releasing them back into their habitats at the location at which they were collected. The organization also adopts out cats that are suitable to live in homes. The subject property will serve as an office for the organization as well as a place to house cats prior to and after transport to veterinary offices for care. No veterinary services will be provided at the subject property.

For purposes of classifying the use relative to the Zoning Ordinance, staff considers an animal rescue to be similar to an animal day care facility, hospital and kennel, all of which are conditional uses in the Industrial District. The petitioner is not proposing any changes to the site or the exterior of the building. No interior changes are planned at this time.

APPROVAL(S) REQUIRED

The petitioner requests that the Village grant approval of a conditional use, pursuant to Section 155.420(C)(40) of the Village of Lombard Zoning Ordinance, to allow for an animal rescue organization to locate at the subject property located within the I Limited Industrial District.

PROJECT STATS

Lot & Bulk

Parcel Size: 0.60 acres
Building Area: 3,798 sq. ft.
Parking Spaces: 24 stalls

Submittals

1. Petition for a public hearing, dated December 23, 2019;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Organization overview and narrative, prepared by petitioner;
4. Plat of survey, prepared by Edward J. Molloy & Associates, dated September 6, 2005;
5. Site plan, prepared by Ware Malcomb; and
6. Interior floor plan prepared by Cushman & Wakefield.

EXISTING CONDITIONS

The subject property is currently developed with an office building of approximately 3,800 square feet. There is an on-site parking lot with 24 spaces.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has confirmed that the building has a working fire alarm system in the building that will meet a new state code requirement relative to buildings where dogs or cats are kept for boarding. The Fire Department has no other comments regarding the petition. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services (PES) has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

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

The subject property is located in the Eisenhower Lane industrial area. Surrounding uses are a mixture of warehousing, light manufacturing, and associated offices. The Zoning Ordinance classifies animal day care facilities, hospitals, and kennels as conditional uses in the I District. The proposed animal rescue organization is similar in nature to these other conditional uses. Staff believes the organization would be compatible with surrounding land uses.

2. *Comprehensive Plan Compatibility*

The Comprehensive Plan recommends office and light industrial uses in this area. The proposed use is consistent with this designation.

3. *Zoning Compatibility*

Animal rescue organization is not a listed use in the Zoning Ordinance. Based on information provided by the petitioner related to the organization's activities and operating procedures, staff determined that the organization would be similar in nature to animal day care facilities, hospitals, and kennels. All of these businesses and organizations involve providing shelter and care for domesticated animals in an office-like setting. Section 155.420(40) of the Zoning Ordinance states that uses similar in nature to other conditional uses in the I District may be also locate in the Industrial District with the appropriate conditional use approval.

Staff has reviewed the petitioner's request and finds the animal rescue organization will not create any undue impacts on adjacent tenants or the surrounding neighborhood. In the response to standards, the petitioner states that all cats will be kept securely within the building, with no cats roaming freely outside. The organization is licensed by the Illinois Department of Agriculture as an animal shelter, and operations will follow the guidelines of that state agency. The impact of this business on the neighborhood will be similar in nature to that of an animal hospital or kennel.

4. *Parking*

The building on the subject property is approximately 3,800 square feet. The petitioner would be the only tenant in the building. Animal hospitals and kennels elsewhere in the Village have been required to meet the parking standard for general office space, which is four spaces per 1,000 square feet gross floor area. At 3,800 square feet, the building requires 15 parking spaces to meet this standard. The site plan provided by the petitioner shows 24 parking spaces on the subject property.

SITE HISTORY

The subject property has not appeared before the Plan Commission in the past.

FINDINGS & RECOMMENDATIONS

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

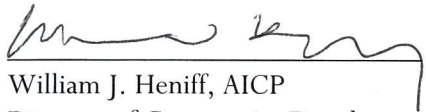
The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for an animal rescue organization and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 20-07:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of

the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 20-07, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the animal rescues organization's operations at the subject property are not established by said date, this relief shall be deemed null and void; and
4. All cats shall be kept securely inside the building.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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