

Surrounding Zoning and Land Use:

North: I – Limited Industrial District; developed as warehousing, offices, distribution facilities, and light machinery production.

South: I – Limited Industrial District; developed as scientific instrument manufacturing, offices, and warehousing.

East: I – Limited Industrial District; developed as a contractor’s office and shop, offices, light machinery production, and warehousing.

West: I – Limited Industrial District; developed as a printing operation.

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development on April 9, 2008:

1. Petition for Public Hearing with a response to Standards for Conditional Uses.
2. Plat of Survey, prepared by Edward J. Molley and Associates, Ltd., dated September 8, 2005.
3. Interior Production Plan, submitted by Sean Khan, undated.

DESCRIPTION

The subject property is located within the Yorktown Industrial Park, which contains a mix of warehousing, office, light manufacturing and light industrial uses. The subject property, addressed as 139 Eisenhower Lane North, consists of a single multiple tenant industrial building.

Safe Couriers is currently operating an 8,000 square foot warehouse and office at 139 Eisenhower Lane North. They are proposing to build a separate room within the warehouse that will be used for the manufacturing of a tortilla-like product called a chapatti. As Food Manufacturing in the I Limited Industrial District is a conditional use, Village Board approval is required.

139 Eisenhower Lane North



The proposed room will be twenty-two (22) feet by thirty (30) feet and will be located in the southwest corner of the existing warehouse space. There will be access to the room from outside and from within the warehouse. The room will house one tortilla making machine.

Location of Proposed Room



The petitioner plans to produce the chapattis between the hours of three (3) a.m. and six a.m. (6). As the petitioning business plans to do its own distribution, the chapattis will be loaded onto Safe Courier trucks at six (6) a.m. The petitioner plans to use current employees in this new operation. The petitioner states that he may plan to expand production within the warehouse at a future point in time.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

Public Works has no comments at this time.

PRIVATE ENGINEERING

The Private Engineering Division of Community Development offers the following comments on this petition:

1. Water meter shall be tested by Village.
2. Backflow prevention devices shall be tested and certified by a licensed plumber. Results shall be provided to Village no later than 30 days after approval.
3. If there is a fire suppression system, the single check valve shall be upgraded to a double check valve.

FIRE AND BUILDING

The Fire Department offers the following comments on this petition:

1. The new room construction shall meet all current Village building and fire codes and permits shall be obtained for the new room.
2. Health department approval is required prior to permit issuance.

PLANNING

Compliance with the Zoning Ordinance

Food manufacturing and processing establishments are listed as conditional uses within the I Limited Industrial District. As part of the conditional use review process, staff has reviewed the current conditions on the property as they relate to parking and landscaping requirements. The Zoning Ordinance requires one (1) parking space per one and a half (1.5) employees in the I Limited Industrial District. The subject property currently has ninety-five (95) parking spaces. The number of employees of the other businesses in the multi-tenant building has not been provided by the petitioner and is unknown. Therefore, a determination of the exact number of parking spaces required on the property is not possible. However, as the petitioner does not plan to hire any new employees, additional parking would not be required. Furthermore, it has become evident to staff from several site visits that vehicle overcrowding is not an issue on this property.

The subject property does not currently comply with the landscaping requirements of the Zoning Ordinance. The ordinance requires that not less than five (5) percent of the interior of a parking lot shall be landscaping. The subject property does not contain interior landscaping. The property is also lacking the required five (5) foot parking lot perimeter landscaping at the western and southern property lines. However, it should be noted that there insufficient space on the property to construct internal landscaping without the loss of parking spaces or interfering

with drive aisles. The dumpster has not been screened per the provisions of Section 155.710 of the Zoning Ordinance with a six (6) foot to eight (8) foot solid wood fence.

Safe Courier's Dumpster



Food manufacturing, packaging, and processing is listed as a conditional use in the I Limited Industrial District due in part to the potential for a wide range of usage intensities associated with this use. The petitioner has stated that conditional use “will not have any impact on the business park.” The petitioner has expressed that waste, noise, increased traffic, and other such issues associated with the conditional use will not adversely affect surrounding properties. While large scale food manufacturing operations could raise concerns about noise, odor, and waste products, the petitioner’s description of the proposed chapatti manufacturing business would not be an operation of that variety.

The approval of the requested conditional use would not have significant effects on the subject property outside of the interior tenant space. All business activities will be conducted indoors with the exception of loading and unloading. Similar loading activities associated with the courier business already take place at subject property.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Planned Business Park uses at this location. The proposed use complies with the recommendation of the Comprehensive Plan.

Compatibility with Surrounding Land Uses

Safe Couriers will operate a Food Manufacturing, Packaging, and Processing business which is industrial in nature. The subject property is surrounded exclusively by other industrial uses. The petitioner has stated that the new business will not have traffic impacts, create hazardous waste products, or be detrimental to the surrounding environment. The petitioner further states that the business will be conducted according to all applicable local, state, and federal regulations.

FINDINGS AND RECOMMENDATIONS

Staff has reviewed the petition and finds that petition does meet the Standards for Conditional Uses set forth in the Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion to **approve** PC 08-17:

Based on the above findings, the Inter-Departmental Review Committee recommends that the petition as presented does meet the standards set forth in the Zoning Ordinance and recommends that Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore the Plan Commission and recommend to the Corporate Authorities **approval** of PC 08-17, subject to the following conditions:

1. All dumpsters or other outside waste containers associated with the business use shall be effectively screened per the provisions of Section 155.710 of the Zoning Ordinance. The petitioner shall apply for a permit for the fence and screening improvements.
2. Prior to constructing any improvements within the building itself, the petitioner shall apply for and receive the requisite building permits before such improvements are made.
3. The petitioner shall contact the Illinois Department of Public Health and Federal Food and Drug Administration regarding the proposed Food Manufacturing, Packaging, and Processing business and shall follow all applicable procedures and regulations.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

DAH:SWM