



MEMORANDUM

November 15, 2021

TO: Plan Commission

FROM: Jennifer Ganser, AICP, Assistant Director
Department of Community Development

SUBJECT: PC 21-25; 448 W. North Avenue, Supreme Lobster

PC 21-25 was included in your October packet. As the meeting was cancelled, the Plan Commission has not acted on this petition. After the cancelled meeting, Staff found a publication error in the legal notice. Staff re-advertised the petition. A new staff report is included for your review, with changes on page 1 only. The building height was re-advertised at 45'. The attachments and building design remain the same, therefore, please use the attachments from the October mailing. If you need another copy of the attachments please contact me.

Also attached is the Land Use Opinion Report from the Kane-DuPage Soil & Water Conservation District. This report was unavailable at the time of the October Plan Commission meeting, and is being included for the November meeting.

November 15, 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

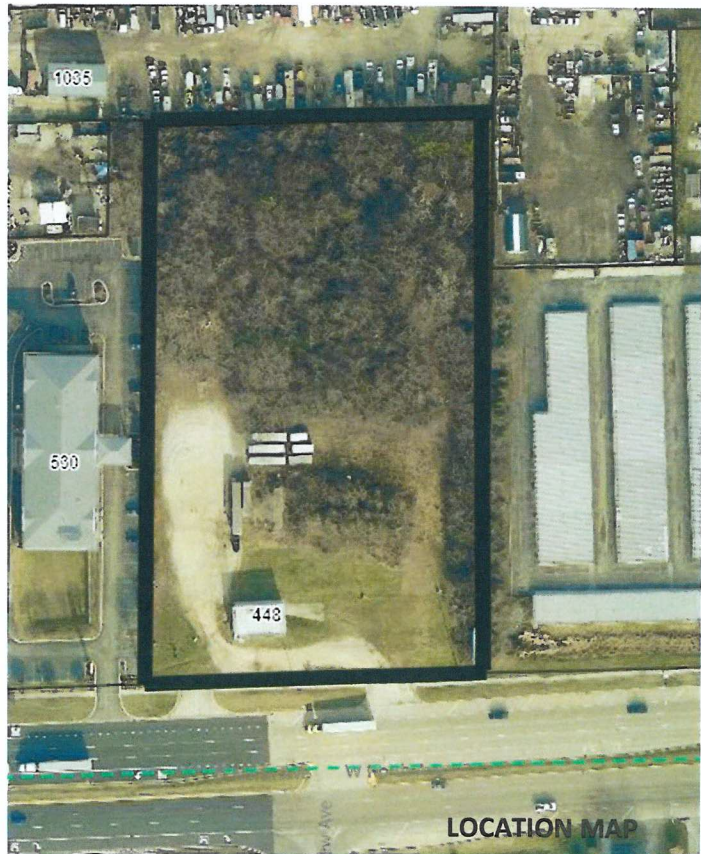
Mixed Industrial Office and Commercial

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 45', 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

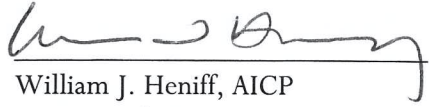
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

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:

A handwritten signature in black ink, appearing to read "William J. Heniff", written over a horizontal line.

William J. Heniff, AICP
Director of Community Development

c. Petitioner