

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

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

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : February 11, 2020 (BOT) **Date:** February 20, 2020

SUBJECT: PC 20-03, Beyond Self-Storage, 850 E. Roosevelt Road

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a zoning conditional use pursuant to Section 155.417(G)(2)(b) of the Lombard Village Code to allow for "Storage centers, provided that the use fronts along an arterial roadway" on the subject property located within the B4A Roosevelt Road Corridor District.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the February 20, 2020 Board of Trustees agenda for separate action.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

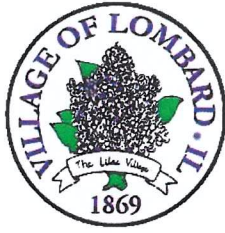
MEETING DATE: February 20, 2020

SUBJECT: **PC 20-03, Beyond Self-Storage, 850 E. Roosevelt Road**

Please find the following items for Village Board consideration as part of the February 20, 2020 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 20-03; and
3. An Ordinance granting approval of a zoning conditional use pursuant to Section 155.417(G)(2)(b) of the Lombard Village Code to allow for "Storage centers, provided that the use fronts along an arterial roadway" on the subject property located within the B4A Roosevelt Road Corridor District.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the February 20, 2020 Board of Trustees agenda for separate action.



VILLAGE OF LOMBARD

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

February 20, 2020

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees

Dan Whittington, Dist. 1
Anthony Puccio, Dist. 2
Reid Foltyniewicz, Dist. 3
Andrew Honig, Dist. 4
Daniel Militello, 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 20-03, Beyond Self-Storage, 850 E. Roosevelt Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a zoning conditional use pursuant to Section 155.417(G)(2)(b) of the Lombard Village Code to allow for "Storage centers, provided that the use fronts along an arterial roadway" on the subject property located within the B4A Roosevelt Road Corridor District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on February 3, 2020. Sworn in to present the petition were JJ Jenkins, Kevin Polit, William Bohne, the petitioners, and Jennifer Ganser, Assistant Director.

Mr. Jenkins said Beyond Self Storage is based in Kansas City and was launched in 2016. They have locations in Arlington Heights and Willowbrook. They own and operate their facilities. The site has been vacant for a long time and has wetlands and floodway. This site plan avoids the floodway. The engineering plans provide detention and a release of the water. The lowest height of the building faces the residential lots to the east. They removed a variance for a side yard setback on the east side. They meet height and setback Codes. They removed the air conditioning units on the east side. All loading will be done inside the building. He showed a chart of other potential uses and the potential traffic and noted this is a low traffic use. He anticipates four cars per hour.

Vice Chairperson Flint asked for public comment.

Mr. Dan Jaskier said he is President of Glass Courts Fitness and lives nearby. He is concerned about flooding and has seen the 100 year flood every 3 to 5 years. He said the area is shaped like a bowl. He showed pictures of a park bench that in flood water. He said he doesn't want FEMA to restructure the flood maps.

Mr. Jeremy Hopps said he has been a resident for 10 years and purchased his house in December 2018. He is concerned about making a left onto Ahrens from Roosevelt Road. He would like to maintain the look of the neighborhood. He said there are plenty of self-storage facilities. He said there is not a single 3-story building within 1 mile of this site. He said he is concerned about traffic and the size of the vehicles at the site.

Ms. Stephanie Ostrowski said she is not happy with another storage center. She said this is a residential neighborhood and is also concerned about flooding. She said this should go into an industrial area and this may damage their home values.

Ms. Geraldine DeFalco said most of the surrounding buildings are 1-story not 3-stories. She asked if there was a need for this, what kind of landscaping will be planted, will they use rodent control, how will they turn left onto Roosevelt, where are the air conditioning units, will trailers be stored outside, and who will maintain the property. She said she is concerned about flooding.

Mr. Tomas Novickas said he lives nearby and commented on the height. He said the pictures looked basic and he didn't see much landscaping.

Mr. Richard Thomas said he concerned about flooding and the Village doesn't need more solid property.

Ms. Rosemary Kosta said she is concerned about flooding and the appearance on the neighborhood. She is worried about the animals that live there now and additional mosquitos.

Mr. Hopps said he can see a tall sign on Roosevelt Road from his front yard. He said this building will impact the neighborhood.

Ms. Rawoof said she lived here for 15 years and is concerned about flooding and property values.

Ms. Valerie Ewoldt said she turned in a neighborhood petition. She is concerned about flooding. She said there was standing water in January 2020 at Old Grove and if not done correctly the situation will get worse.

Mr. Bob Ostrowski said he will see a big wall and building and that will decrease property values.

Mr. Ron DeFalco said he is concerned about building height and mass.

Ms. Ostrowski the neighbors don't want this development and it will hurt the residents.

Vice Chairperson Flint asked for the petitioner to comment.

Mr. Jenkins asked for his civil engineer to address the flooding concerns. William Bohne said he is a licensed engineer. They are using the latest floodplain maps, updated in the last 12 months. He said they are avoiding the floodplain storage. They are using the most current rainfall data, which was a higher rainfall data amount. They will follow the DuPage County stormwater ordinance. He said the concept plan was submitted to IDOT and they received preliminary approval for their curb cut. He said they are preserving some trees on the site.

Commissioner Burke asked Mr. Bohne to explain the design and where the water will go. Mr. Bohne said the floodway drains to the northwest to a floodplain. He said that will be preserved and will not be filled in. He said two retention ponds will be constructed. A pipe will drain the pond into Sugar Creek. A restrictor will be installed. He reviewed the engineering on the site. He said there will be a 6' tall wood fence on the north and east. He said portions currently sheet drain to the east, however, after development stormwater will be captured in their system. He explained the depth of the pond.

Commissioner Johnston asked if they will control all the water on their property and Mr. Bohne said yes.

Mr. Jenkins said there is a setback of over 200' on the north. He said the AC units were moved to the north with screening, or the back with screening. He said the bulk of the landscaping is on the east side. He said they are a data driven company and review supply and demand research. He said there will not be outside storage. Professional landscape companies are hired to maintain the property. He said the setback on the east is 40', and they did not request a variance. He noted the property is zoned for commercial use and they are below the 40' height per Code. He said they use a professional pest control company.

Commissioner Johnston asked about photometrics and Mr. Jenkins said the lights face Roosevelt Road or the parking lot. There are no longer doors that open to the east. Commissioner Johnston asked about the building colors. Mr. Kevin Polit, the architect, said the building is slate gray and beige. He said the windows are clear vision glass. The windows on the residential side are frosted to not allow a direct line of sight outside.

Commissioner Johnston asked about the landscaping and the height of trees. Mr. Jenkins said the intent is to be fast growing trees. The site is heavily wooded and some trees will be saved.

Vice Chairperson Flint asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner is proposing to develop the subject property for a storage center. A companion petition, PC 20-02, is to allow storage centers as a conditional use in the B4A zoning district. The property is currently vacant, commercially zoned as B4A, and is proposed to be redeveloped with a three-story building, associated parking, and the requisite stormwater management.

A neighborhood meeting was held on December 11, 2019. Plans were adjusted based on neighbor feedback: AC units were moved and a variance for the transitional building setback was removed.

The subject property is vacant lot. The property is zoned for commercial use as B4A. The property has been zoned for commercial use since the 1960s. The subject property is consistent with the Comprehensive Plan's recommendation of community commercial uses for the site.

Storage centers are a relatively quiet use, compared to other uses allowed in the zoning district. The proposed use is compatible with the surrounding commercial uses, as a conditional use.

The site plan meets the bulk requirements for all setbacks and height. The petitioner has met with DuPage County and will be following the DuPage County Stormwater Ordinance.

Ms. Ewoldt said 2/3 of the lot will be improved and trees will be removed. She said she is still concerned about drainage and flooding. She asked what happens when the ponds overflow. Mr. Bohne said the basins are filled with vegetation. The basins will hold the water and will drain to the where it drains today, they have to drain the water to the same location as today. Ms. Ewoldt said there are trees there now that absorb water now. Mr. Bohne said that's the reason for the stormwater detention. Vice Chairperson Flint said during the permitting process they will need to meet the regulations.

Vice Chairperson Flint asked if there were questions on the staff report.

Mr. Novickas said the Roosevelt Road master plan tries to limit curb cuts but this doesn't meet that criteria. Ms. Ganser said that isn't a criteria the petitioner has to follow as it's not part of Code. She agreed there will not be cross access. Each property is looked at on a case by case basis and with this property the floodway may impede cross access. Mr. Novickas noted the petitioner is applying for a conditional use. Ms. Ganser said the plan is for the corridor this property was stormwater issues that may not make this possible, that's why staff can be supportive. Mr. Jenkins said he agreed. He did contact the neighbor to the east and he did not want cross access; the property to the west has floodway and would add extra turns to get into their site.

Vice Chairperson Flint opened the meeting for comments among the Commissioners.

Commissioner Burke asked what the impervious amount is and Mr. Bohne said its approximately 34%. Commissioner Burke asked if trees absorb a lot of water during a rain or flood. Mr. Bohne said that would depend on the type of tree, the deeper the roots the more the tree will take up. He said they are using deep rooted native vegetation in the pond.

Commissioner Burke asked about the need and clarified that is not in the purview of the Plan Commission. Ms. Ganser said that is correct and the Village assumes the developer looks into that. Commissioner Burke confirmed that zoning issues are only discussed here. Ms. Ganser said yes, and she noted there is additional public comment at Board meetings. However, a needs study is not asked for at a Board meeting either.

Commissioner Burke made a motion, adding a condition that the petitioner will provide additional landscaping and screening on the east property line.

On a motion by Commissioner Burke, and a second by Commissioner Johnston, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 20-01, subject to the following four (4) conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request and as modified by the conditions of approval set forth herein.
2. The petitioner shall satisfactorily address all other development comments identified within the Inter-Department Review Report as part of any future permits as part of the project.
3. The petitioner shall be required to apply for and receive building permits for any activity and/or improvements to the subject property.
4. The petitioner will provide additional landscaping and screening on the east property line.

Respectfully,

VILLAGE OF LOMBARD

Steve Flint, Vice Chairperson
Lombard Plan Commission

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE OF A STORAGE CENTER
WITHIN THE B4APD ROOSEVELT ROAD CORRIDOR DISTRICT**

PC 20-03, Beyond Self-Storage, 850 E. Roosevelt 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 as defined below is zoned B4A Roosevelt Road Corridor District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Section 155.417(G)(2)(b) of the Village of Lombard Zoning Ordinance, of a Storage centers, provided that the use fronts along an arterial roadway within the B4A Roosevelt Road Corridor District,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on February 3, 2020 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional uses, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions 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 follows:

SECTION 1: That the following conditional use for a storage center is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to 850 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

THE WEST 20 RODS (330 FEET) OF THE WEST ½ OF THE SOUTHWEST ¼ LYING SOUTH OF THE NORTH 1,960 FEET OF SECTION 16 AND THE EAST 3 FEET OF THE EAST ¾ OF THE EAST ½ OF THE SOUTHEAST ¼ LYING SOUTH OF THE NORTH 1,960 FEET, OF SECTION 17, ALL IN TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THAT PART DEDICATED FOR HIGHWAY) IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-16-309-019; (the “Subject Property”).

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall be required to apply for and receive building permits prior to construction;
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 storage center is not established by said date, this relief shall be deemed null and void; and
4. The petitioner will provide additional landscaping and screening on the east property line.

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

Passed on first reading this _____ day of _____, 2020.

First reading waived by action of the Board of Trustees this _____ day of _____, 2020.

Passed on second reading this _____ day of _____, 2020.

Ordinance No. _____
Re: PC 20-03
Page 3

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2020.

Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2020.

Sharon Kuderna, Village Clerk