

August 19, 2013

Title

SPA 13-03

Petitioner

Location Finders International

Property Owner

Industrial Lombard LLC
9440 Enterprise Drive
Mokena, IL 60448

Property Location

1301 N Lombard Road
(PIN 03-31-204-006)

Zoning

IPD Limited Industrial

Existing Land Use

Vacant land

Comprehensive Plan

Light Industrial

Approval Sought

Site Plan Approval

Prepared By

Jennifer Ganser
Assistant Director of
Community Development



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is requesting that the Village grant site plan approval for a new 59,200 square foot office/warehouse facility for Native Floral Group on a portion of the property at 1301 N Lombard Road.

APPROVAL(S) REQUIRED

Per Section 155.511 of the Zoning Ordinance and Ordinance 5695, which granted the Planned Development Approval, site plan approval is needed for the Planned Development.

EXISTING CONDITIONS

The subject property is bounded by industrial uses in the Village of Lombard to the south and industrial uses to the north and west in the Village of Addison and DuPage County Forest Preserve to the east.

Currently the parcel of land is vacant.

PROJECT STATS

Lot & Bulk

Parcel Size: 13.02 acres
567,162 sq ft
Building Size: 59,200 sq ft
Tenant Space: 59,200 sq ft
Lot Coverage: 29.6%

Setbacks

Front (south) 69 feet
Side (east) 53 feet
Side (west) 130 feet
Rear (north) 130 feet

Parking Spaces

Supply: 79, 3 Accessible
Demand: 54, 4 Accessible

Submittals

1. Petition for Site Plan Approval
2. Site Plan, prepared by Harris Architects Inc., dated 7/22/2013
3. Conceptual Building Designs, prepared by Harris Architects Inc., dated 4/01/2013
4. Site Location exhibit, prepared by Jacob & Hefner Associates, P.C., prepared 08/18/2005

INTER-DEPARTMENTAL REVIEW

Building Division:

A full review will be conducted during the building permit review process. The applicable Building Code for this type project is no longer the 2000 International Building Code, but rather the 2009 International Building Code.

Fire Department:

The Fire Department has no immediate question or concerns.

Private Engineering Services:

PES has no major concerns with the project but reserves the fact that detailed engineering plans have not yet been submitted for code compliance review and requests that it be approved conditional to the review comments once engineering plans are submitted for detailed review.

Public Works:

The Department of Public Works has the following comments:

- The storm water management system and water distribution system including fire hydrants shall be functional prior to constructing the building.
- The pavement and curb & gutter in the public right-of-way north of Cortland Avenue as shown on the site plan shall be fully improved per the Village’s Standard Specifications.
- Additional comments will be provided regarding drainage, utilities and the public right-of-way after engineering plans are submitted for permit review.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	Village of Addison – M2	Industrial uses and Canadian National Railroad
South	Village of Lombard – I	North Avenue Industrial Park and Commonwealth Edison right of way
East	DuPage County – R2	DuPage County Forest Preserve
West	Village of Addison – M3	Industrial uses

This site plan approval is for one building on the east side of the subject property. Any future development on the remaining property would be subject to another Site Plan Approval. The first phase is a 59,200 square foot office/warehouse facility for Native Floral Group. It would encompass 3.86 acres of the 13.02 acre parcel. Staff finds that the proposed use would be compatible with adjacent uses.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends light industrial uses. The proposed office/warehouse facility will meet the recommendation.

3. Zoning Ordinance Compatibility

The subject property is governed by the Zoning Ordinance and the O’Hare-DuPage Business Center planned development.

	Proposed Plan	Zoning Ordinance/Approved Planned Development Regulations
Use		
Office/Warehouse Uses	Principal Use	Permitted Use
Bulk Requirements		
Number of Principal Structures	1	1 to 3 permitted; subject to site plan approval
Building height	2 stories for office portion	4 stories/45 feet permitted
Floor Area Ratio (FAR)	0.1	1.0
Front Yard (south)	69 feet	25 feet – planned development allows for full reduction along Com. Ed. ROW, subject to site plan approval
Interior side yard (west)	130 feet	15 feet, or 0 feet if right-of-way is rededicated
Interior side yard (east)	53 feet	15 feet
Rear Yard (north)	130 feet	1 foot
Open Space	70.4%	12.5% of entire planned development (Grant property, Com. Ed. ROW, vacated Lombard Rd.)
Parking		
Number of Spaces	79 spaces	54 spaces
Number of Accessible Spaces	3	4

Information on final building height will need to be provided. One additional accessible space will need to be provided. Other regulations have been met.

4. Site Plan: Access & Circulation

The site plan approval process provides the ability of the Plan Commission to review, approve, deny or modify the individual developments that are proposed within the overall development. The planned development’s approved concept plans serve as a model for future development activity. The site plan approval process addresses the detailed site plan information consisting of building design and location,

use of the subject property, infrastructure improvements, traffic impacts, landscaping, and land use compatibility.

Building Orientation / Site Layout

The proposed office/warehouse is located on the east side of the parcel. Docks are located on the north and west sides. The building's orientation maximizes the available space on the parcel, incorporates the existing wetlands, and provides for future development area. The site plan proposes to segregate automobile parking and truck delivery functions.

Building Elevations

Elevations were provided and show the exterior façade to be primarily precast concrete. Staff finds the elevations are consistent with the conditions of Ordinance 5695. Materials boards have not been provided. Staff will review when submitted.

Landscaping

A landscape plan will need to be provided for approval.

Lighting

Light poles and fixtures should be uniform throughout the property. Shoebox style lighting is proposed on the building walls. As part of the building permit submittal requirement, the petitioner shall provide complete specifications and photometric plans for the fixtures. The lighting plan shall be reviewed and approved by the Village as part of a building permit submittal prior to installation.

Building Operation

The building will be utilized by Native Floral Group, a current Lombard business, which assembles and packages floral arrangements for sale at retail stores. They are expanding operations and require a larger facility which this proposed building can provide. This location will have approximately 50 employees working one shift. Floral deliveries will be taken at the building and there are 14 docks shown on the site plan.

Lombard Road Right-of-Way Vacation & Improvements

As part of the original planned development approvals set forth by Ordinance 5695 and the development agreement, the Village agreed to vacate the entire Lombard Road right-of-way (ROW) along the western side of the subject property. As part of that ROW vacation, the developer of the subject property had to fulfill certain obligations which include:

1. A new cul-de-sac bulb shall be constructed at the current roadway terminus of Lombard Road, per Village specifications; and
2. Full street improvements shall be made in front of the Haney & Sons property at 1200 N Lombard Road.

The petitioner will fulfill these obligations. Furthermore, the development agreement set forth provisions that could require for the reversion of this previously vacated Lombard Road ROW to the Village after a twenty year period if requested by the Village. The vacation allowed for the developer to construct the driveways to a private industrial standard versus the public ROW standard. As shown, no permanent structures, other than access drives and potential future parking are shown in this area.

Stormwater Detention

As part of the PC 05-41 proposal, the petitioner was allowed to utilize the Commonwealth Edison property immediately south of the proposed building and within the planned development boundaries for stormwater detention. The rights to construct the detention on the Commonwealth Edison property has been memorialized through a permanent stormwater detention easement granted to the subject property owner. The petitioner has already constructed the detention in this area when they thought the initial Walter E. Smithe Furniture project was moving forward. Additional detention may be needed after final engineering plans have been reviewed.

Outside Storage

The initial approvals set forth the ability for outside storage. Such storage is not being contemplated as a part of this project.

5. *Compatibility with the Sign Ordinance*

The initial planned development approval provides significant relief for varying wall and freestanding signs. As this point in time, the petitioner has not determined the final signage package for the project. As such, if their future plans require additional relief, beyond what was already granted by the Village, the petitioner will be required to apply for another site plan approval from the Plan Commission.

6. *Compatibility with the Subdivision and Development Ordinances*

The Village vacated Lombard Road, pursuant to the development agreement. The petitioner will be installing full roadway improvements on Lombard road south of the subject property as set forth in the agreement. The petitioner does not plan to subdivide the property at this time. In the event the remaining parcel to the west is developed, the property owner will likely seek a resubdivision at that time. It should be noted that in the initial planned development petition, each of the three concept plans proposed to segregate the existing wetland located at the northeast end of the property into a separate outlot. This will still be required should the adjacent site develop in the future.

SITE HISTORY

PC 05-17 (1301 N Lombard Rd)

Grant a conditional use for an I Limited Industrial District Planned Development

A condition of this approval was a requirement that any future developers of the property seek site plan approval from the Village for their respective project.

Grant a conditional use to allow more than one principal building on the subject property.

Execute a Development Agreement for the Subject Property

PC 05-41 (1301 N Lombard Rd – Walter E. Smithe)

Requested that the Village amend Ordinance 5695 to allow for temporary retail sales associated with warehouse/distribution activities located on the subject property.

Grant a variation to Section 155.205 (A)(3)(c)(1) of the Zoning Ordinance to allow for a twelve-foot (12') solid fence where a maximum ten-foot (10') high fence is permitted.

Pursuant to Ordinance 5695, grant site plan approval for the development on the Subject Property, based upon the petitioner's submitted plans.

The above development never proceeded, however the development rights as established in Ordinance 5695 (PC 05-17) & 5794 (PC 05-41) still govern the property.

SPA 10-03 (1301 N Lombard Rd – Bimbo Bakeries)

Requested that the Village grant plan approval for a new 50,840 square foot office/warehouse facility. The development did not proceed.

FINDINGS & RECOMMENDATIONS

This petition seeks approval of a final development plan which is consistent with the concept plans previously approved by the Village Board in the development agreement for the property. There are no variations or deviations associated with this request.

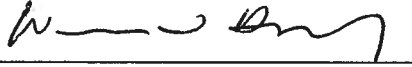
The Department of Community Development has determined that the proposed development is compatible with the surrounding land uses, the Comprehensive Plan and the provisions of the previously established planned development. The Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the Site Plan Approval for SPA 13-03:

Based on the submitted petition and the testimony presented, the proposed site plan approval, does **comply** with the standards required by the Lombard Zoning, Sign and Subdivision and Development Ordinances and is compatible with the approved planned development; therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission and therefore, recommend that the Plan Commission **approve** SPA 10-03, subject to the following conditions:

1. The petitioner shall develop the site in conformance with the submitted site plan, prepared by Harris Architects, Inc., dated July 22, 2013, except as may be changed for final engineering and building permit approval and the following conditions below.
2. The petitioner shall satisfactorily address all comments raised within the Inter-Departmental Review Report as part of their building permit application.
3. The petitioner shall apply for and obtain a building permit for any development activity on the subject property.
4. As part of the requisite permit for the site improvements, the petitioner shall provide a copy of the final landscape plan that incorporates the approved wetland plantings for the property.
5. The petitioner shall apply for a building permit denoting the proposed parking lot lighting for the site. The light poles shall be of a uniform design and shall meet Village specifications for parking lot lighting.
6. All provisions associated with Ordinances 5695 and/or the approved development agreement for the subject property shall remain in full force and effect.
7. Any future development on the remaining property to the west shall be subject to site plan approval. In the event that the plan for that portion of the property is not consistent with the approved concept plans approved as part of ordinance 5695, a planned development amendment shall be required.
8. All outdoor trash collection areas shall be screened on all four (4) sides, with a masonry or concrete wall constructed with the same materials as the principal building.

9. The existing ordinance expires January 5, 2014. If construction has not commenced at that time, the petitioner should seek an additional time extension from the Village Board.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner