

OCTOBER 19, 2015

#### Title

SPA 15-05

#### Petitioner & Property Owner

Kosmek USA, Ltd.  
c/o Hiro Ueda / Daniel Cozzi  
1441 Branding Ave., Ste. 110  
Downers Grove, IL 60515

#### Property Location

650 S. Springer Drive  
(06-19-303-015)  
Trustee District #2

#### Zoning

R5PD – General Residence  
District Planned Development  
(Oak Creek)

#### Existing Land Use

Parking lot and open space.

#### Comprehensive Plan

Mixed Office and Industrial

#### Approval Sought

Site Plan Approval for an approximately 15,000 square foot, twenty-four foot (24') tall, single-story precast structure and forty-one (41) space parking lot.

#### Prepared By

Matt Panfil, AICP  
Senior Planner



LOCATION MAP

#### DESCRIPTION

The petitioner, Kosmek USA, Ltd., is requesting site plan approval for an approximately 15,000 square foot, twenty-four foot (24') tall, single-story precast structure at 650 S. Springer Drive and within the Oak Creek Planned Development.

In addition to the principal structure, other proposed site improvements include: landscaping, a forty-one (41) space parking lot (with two accessible parking spaces), and on-site stormwater detention and underground improvements.

The petitioner is proposing two (2) full-entry access points to the site. The access point at the northwest corner of the site is for accessing the two (2) proposed loading docks. The other access point at the southeast corner of the site is for standard vehicle parking.

Finally, the petitioner has identified a 5,000 square foot area for a potential addition in the future.

#### EXISTING CONDITIONS

The site is currently improved only with a parking lot that previously served off-site businesses, but is no longer in use.

## PROJECT STATS

### Lot & Bulk

Parcel Size:	1.49 acres
Building Area:	15,072 sq. ft.
Expansion Area:	5,000 sq. ft.
Lot Coverage:	Approx. 64%

### Required Setbacks & Lot Dimensions (Proposed)

Front (East):	25' (86')
Corner Side: (North)	25' (73')
Interior Side (West) – As proposed:	15' (57')
Interior Side (West) – With addition	15' (15')
Rear:	15' (15.5')
Lot Width:	80' (215')

### Parking Spaces

Demand:	1 space per 1½ employees plus 1 space per company vehicle.
Supply:	41 (2 ADA)

### Submittals

1. Petition for Site Plan Approval, submitted Sept. 15, 2015;
2. Project narrative, including comments regarding landscape compliance, dated Sept. 14, 2015, received Sept. 15, 2015;
3. Land Title Survey, prepared by Nolan & Wedow Survey Group, LLC, dated June 17, 2015 and submitted Sept. 15, 2015;
4. Building Elevations, prepared by Cornerstone Architects, Ltd., dated and received Sept. 15, 2015; and
5. Engineering Drawings, prepared by Pinnacle Engineering Group, dated and submitted Sept. 15, 2015.

## APPROVAL(S) REQUIRED

Established by a court decree in 1978, the Oak Creek Planned Development permits warehousing and manufacturing uses, with the intent to provide an environment suitable for industrial activities that do not create nuisance or hazards. However, the court decree states that the Plan Commission shall retain site plan approval of all development phases.

Furthermore, Section 155.511 of the Lombard Zoning Ordinance states that when a planned development is approved with site plan approval for individual components, as in the case of the Oak Creek Planned Development, information required to be submitted by the owner shall include, but not be limited to, building design and elevations, traffic generation, stormwater requirements, landscaping compliance, signage, parking and compatibility with the overall planned development and any other site plan approvals granted within the development.

## INTER-DEPARTMENTAL REVIEW

### **Building Division:**

The Building Division has no issues or concerns for the Plan Commission regarding the proposed modifications. The petitioner has already submitted building permits, at their own risk, which are currently under review.

### **Fire Department:**

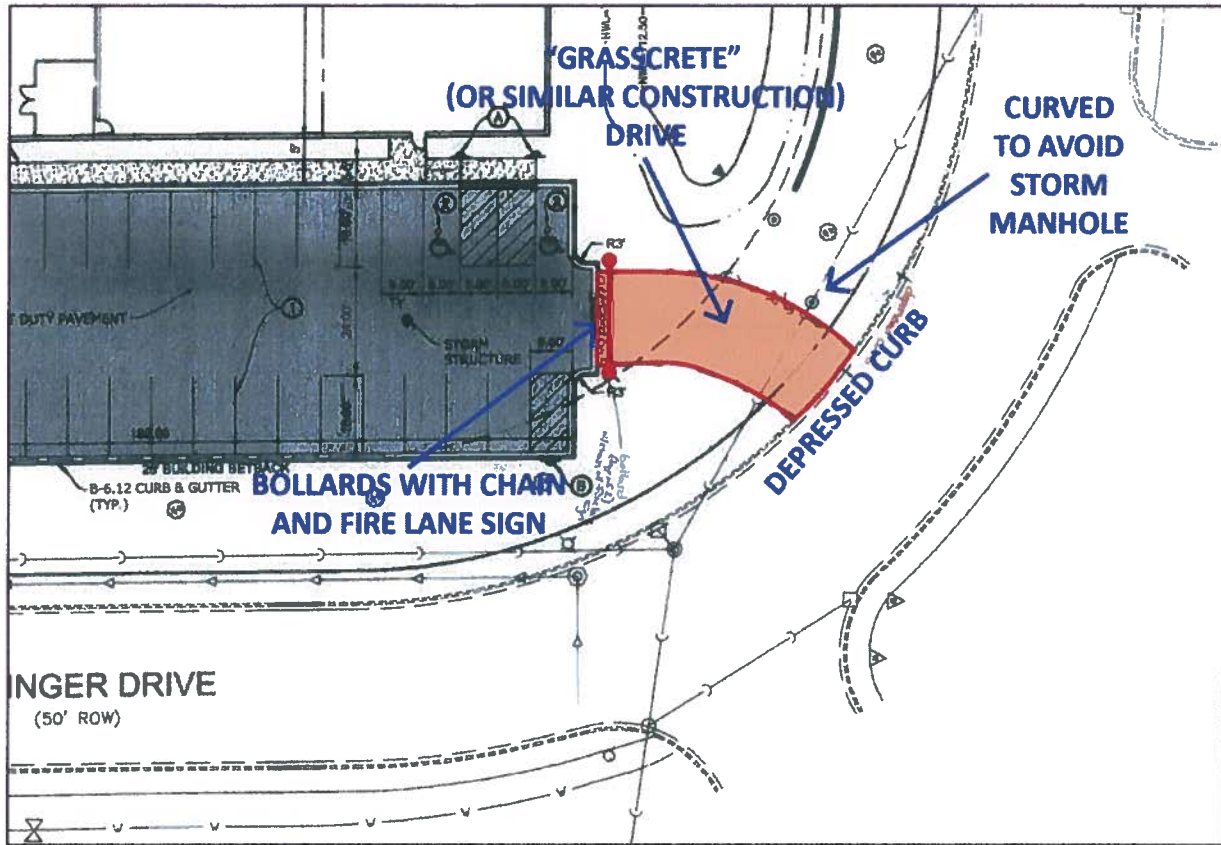
The Fire Department has the following comments regarding the proposed development:

- As a condition of approval, an additional access point of “grasscrete\*” (or similar construction method) with a depressed curb is to be provided for emergency access to the site in the location shown on page three.

Said “grasscrete” drive shall be designated a fire lane and must be maintained so that an emergency vehicle can access the site at any time, which includes keeping the fire lane free from snow;

- As a condition of approval, parking lot specifications and construction must be able to withstand the point load requirements of the largest Fire Department apparatus.

\* Grasscrete is a specific brand of concrete system with voids for grass to grow through but has load-bearing properties sufficient for emergency vehicles. For more information visit [www.grasscrete.com](http://www.grasscrete.com).



**Private Engineering Services (PES):**

PES has no issues or concerns for the Plan Commission regarding the proposed development. The petitioner has already submitted building permits, at their own risk, which are currently under review.

**Public Works:**

The Department of Public Works has the following comments regarding the proposed development:

- Section 150.301(A)(4) of the Village Code states that commercial driveways shall have curb radii no greater than 15 feet. As a condition of approval, the plan requires revisions to both driveways in order to comply with this requirement;
- Section 154.306 states that public sidewalk and parkway trees shall be provided on the adjacent side for such a major development. Public Works supports waiving the requirement for public sidewalk since there is none on that side of the roadway but there is on the other within the subdivision; and
- Additional comments will be provided with the final engineering plans.

**Planning Services Division (PSD):**

The Planning Services Division notes the following:

*1. Surrounding Zoning & Land Use Compatibility*

	Zoning Districts	Land Use
North	R5PD (Oak Creek PD)	Multi-Tenant Office
South		Retail
East		Multi-Tenant Office
West		Multi-Tenant Office / Industrial

Staff finds that the proposed use is consistent with the surrounding zoning and land uses, and if approved, would have a minimal impact on the surrounding land uses.

**2. Comprehensive Plan Compatibility**

Staff finds that the proposed use is consistent with the Comprehensive Plan’s recommendation of “mixed office and industrial.”

**3. Oak Creek Planned Development Compatibility**

As previously stated, the Oak Creek Planned Development court decree permits warehousing and manufacturing uses. Therefore, the proposed use is consistent with the planned development.

**4. Zoning and Sign Ordinance Compatibility**

In regards to the documentation for site plan approval required by Section 155.511 of the Lombard Zoning Ordinance please note the following:

Traffic Generation

Staff did not require traffic generation data for this proposal.

Landscaping

In lieu of a landscape plan the petitioner has provided a letter stating that all landscape improvements will be constructed per Village Code. Staff will review a landscape plan, which shall be required as a condition of approval, at a later date and should the plan not comply with the Lombard Zoning Ordinance, the petitioner shall either correct any deficiencies or return to the Plan Commission to request the necessary zoning relief.

Signage

Similar to landscaping, the petitioner intends to submit a signage plan at a later date. Should the proposed signage require any relief from the Lombard Sign Ordinance, the petitioner shall request approval from the Plan Commission.

Parking

As submitted, the plans indicate sufficient parking has been provided for a business of up to sixty-one (61) employees or a combination of some lesser number of employees and company vehicles.

Provided the petitioner provides, as conditions of approval, a Lombard Zoning Ordinance-compliant landscape plan and a Lombard Sign Ordinance-compliant sign permit, staff finds that the proposed improvements are compliant with both the Lombard Sign and Zoning Ordinances.

## **SITE HISTORY**

### **PC 07-42**

Request for approval of a Major Plat of Subdivision and Site Plan Approval with off-street parking and loading and landscaping variations. The request was withdrawn in January of 2008.

### **SPA 08-01**

Approval of an office/warehouse condominium development, which was never constructed.

### **SUB 08-01**

Approval of a Major Plat of Subdivision to establish a 1.49 acre lot-of-record.

## **FINDINGS & RECOMMENDATIONS**

The Department of Community Development has determined that the proposed development is compatible with the surrounding land uses, the Comprehensive Plan, the provisions of the previously established Oak Creek Planned Development, and the Lombard Zoning Ordinance. The Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of SPA 15-05:

Based on the submitted petition and the testimony presented, the requested site plan approval **does comply** with the existing Oak Creek Planned Development and Lombard Zoning Ordinance; and therefore, I move the Plan Commission find that the findings included as part of the Inter-Departmental Committee Review Report be the findings of the Plan Commission and recommend **approve** SPA 15-05, subject to the following conditions:

1. The petitioner shall develop the site in substantial conformance with the submitted site plan, prepared by Pinnacle Engineering Group, dated September 15, 2015, 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 Committee Report as part of their building permit application, including, but not limited to:
  - a. An additional "grasscrete" (or similar construction) access point be provided as directed by the Lombard Fire Department. Said access point shall have a depressed curb, identifying signage as a fire lane, and be maintained for access by emergency vehicles at all times.
  - b. The parking lot specifications and construction must be able to withstand the point load requirements of the largest Lombard Fire Department apparatus;
  - c. All commercial driveways shall be revised to have a have curb radii no greater than fifteen feet (15') as directed by the Department of Public Works;
  - d. A landscape plan be submitted for review by the Planning Services Division; and
  - e. That any future signage shall require a building permit.

3. All provisions associated with the Oak Creek Planned Development (Ordinance No. 1351) shall remain in full force and effect; and
4. Any major changes from the approved plan shall require an additional site plan approval.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

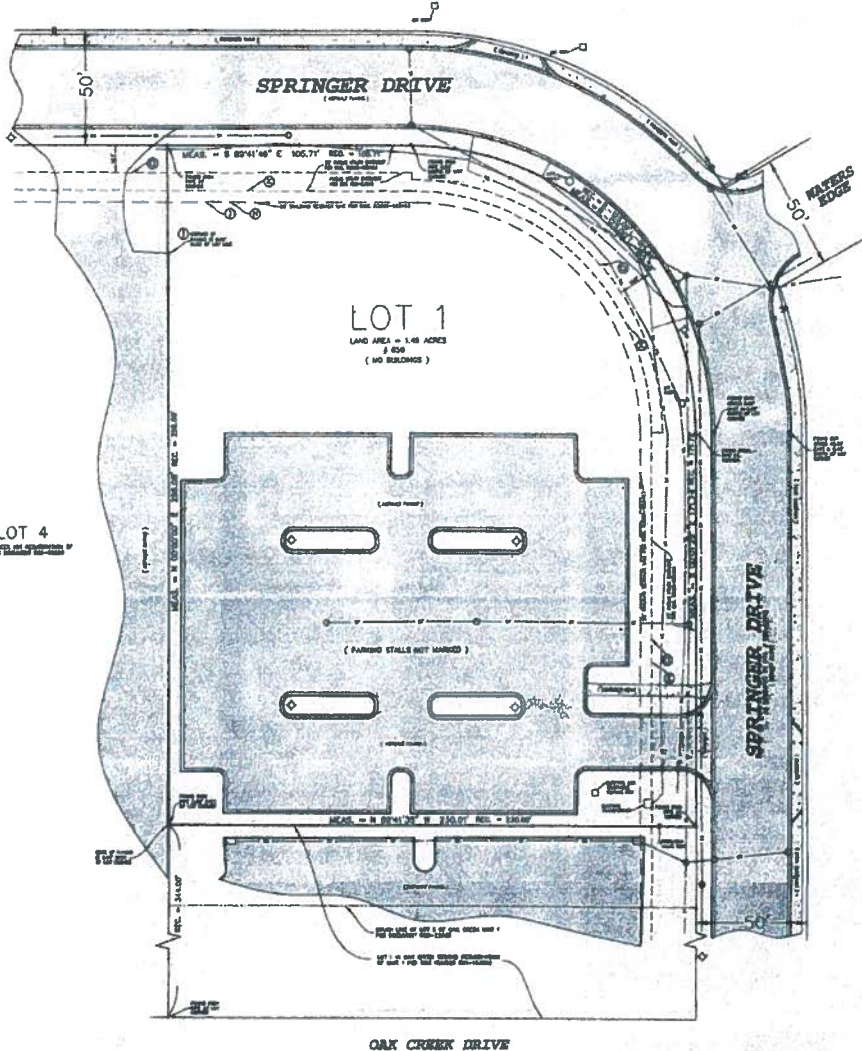
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# EXHIBIT A - A.L.T.A. SURVEY

## A.L.T.A. / A.C.S.M. LAND TITLE SURVEY



LOT 1 IN OAK CREEK - 3RD RESUBDIVISION OF UNIT 1 OF LOT 5, EXCEPT THE SOUTH 35 FEET THEREOF IN OAK CREEK UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 2008 AS DOCUMENT NO. R2008-002403, IN DUPAGE COUNTY, ILLINOIS.



LOT 4  
AS PER DEED AND SUBDIVISION OF  
LOT 5 PER RECORD R2008-002403

LOT 1  
LAND AREA = 1.48 ACRES  
± 0.00  
(NO BALANCE)

OAK CREEK DRIVE

THIS SURVEY WAS CONDUCTED IN THE COUNTY OF DUPAGE, ILLINOIS, ON APRIL 16, 2008. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1984 AND THE SURVEYING BOARD OF ILLINOIS. THE SURVEY WAS CONDUCTED BY NOLAN & WEDOW SURVEY GROUP, LLC, A LIMITED LIABILITY CORPORATION UNDER THE LAWS OF THE STATE OF ILLINOIS, AND REGISTERED PROFESSIONAL LAND SURVEYORS IN THE STATE OF ILLINOIS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1984 AND THE SURVEYING BOARD OF ILLINOIS.

*Signature of Surveyor*  
NOLAN & WEDOW SURVEY GROUP, LLC  
REGISTERED PROFESSIONAL LAND SURVEYORS  
STATE OF ILLINOIS



<p><b>LOCATION MAP</b></p>	<p><b>NOTES</b></p> <p>THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1984 AND THE SURVEYING BOARD OF ILLINOIS. THE SURVEY WAS CONDUCTED BY NOLAN &amp; WEDOW SURVEY GROUP, LLC, A LIMITED LIABILITY CORPORATION UNDER THE LAWS OF THE STATE OF ILLINOIS, AND REGISTERED PROFESSIONAL LAND SURVEYORS IN THE STATE OF ILLINOIS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1984 AND THE SURVEYING BOARD OF ILLINOIS.</p>	<p><b>SCALE</b></p> <p>SCALE 1"=30'</p>	<p><b>FLOOD ZONE</b></p> <p>NO FLOOD ZONE IDENTIFIED ON THIS SURVEY.</p>	<p><b>TOTAL PARKING DATA</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REGULAR</th> <th>HANDICAP</th> </tr> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">0</td> </tr> </table>	REGULAR	HANDICAP	10	0								
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<p><b>LAND AREA</b></p> <p>LOT 1 = 1.48 ACRES</p>	<p><b>BEARING BASIS</b></p> <p>AS SHOWN</p>	<p><b>PDN NUMBER</b></p> <p>04-02-004-143-003</p>	<p><b>ENCROACHMENTS</b></p> <p>NO ENCROACHMENTS IDENTIFIED ON THIS SURVEY.</p>	<p><b>PREPARED FOR:</b></p> <p>MAC NEIL AUTOMOTIVE 1544 W. CASS ST. MOLDSBORO, IL 62449</p>												
<p><b>SYMBOL LEGEND</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>○ SURVEY POINT</td> <td>○ CONCRETE UTILITY</td> </tr> <tr> <td>○ METAL UTILITY</td> <td>○ CONCRETE UTILITY</td> </tr> <tr> <td>○ METAL UTILITY</td> <td>○ CONCRETE UTILITY</td> </tr> <tr> <td>○ METAL UTILITY</td> <td>○ CONCRETE UTILITY</td> </tr> <tr> <td>○ METAL UTILITY</td> <td>○ CONCRETE UTILITY</td> </tr> <tr> <td>○ METAL UTILITY</td> <td>○ CONCRETE UTILITY</td> </tr> </table>	○ SURVEY POINT	○ CONCRETE UTILITY	○ METAL UTILITY	○ CONCRETE UTILITY	○ METAL UTILITY	○ CONCRETE UTILITY	○ METAL UTILITY	○ CONCRETE UTILITY	○ METAL UTILITY	○ CONCRETE UTILITY	○ METAL UTILITY	○ CONCRETE UTILITY	<p><b>SCHEDULE B ITEMS</b></p> <p>NO SCHEDULE B ITEMS IDENTIFIED ON THIS SURVEY.</p>	<p><b>PREPARED FOR:</b></p> <p>MAC NEIL AUTOMOTIVE 1544 W. CASS ST. MOLDSBORO, IL 62449</p>	<p><b>NOLAN &amp; WEDOW SURVEY GROUP, LLC</b></p> <p>205 ILLINOIS AVENUE ST. CHARLES, IL 62276</p> <p>(618) 778-0000 FAX (618) 778-0000</p>	<p><b>JOB #</b> 15-119</p> <p><b>SUR. BY</b> M.L.S.</p> <p><b>SCALE</b> 1"=30'</p> <p><b>DATE</b> 04-16-2015</p> <p><b>DRAWN BY</b> M.L.S.</p> <p><b>FILE #</b> D-15-119-AZZA</p>
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**EXHIBIT B – STATEMENT OF INTENT TO COMPLY WITH VILLAGE CODES & ORDINANCES**



Morqan/Harbour Construction, LLC

September 14, 2015

RE: Letter Indicating Landscaping Acceptance  
Kosmek USA – Planning Commission Submission  
650 Springer Drive  
Lombard, IL.

Dear Staff & Planning Commissioners,

This letter will serve to confirm that all landscaping improvements as described under building permit submission package will be constructed to the best of our knowledge, belief and site observations, per the latest Village of Lombard codes & ordinances under zoning classification R5PD. Additionally any modifications to this submission after building permit may require returning to the building department for further approval.

If you require any further information, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Manak".

Terrence Manak  
Moran Harbour Construction LLC  
Senior Estimate / Project Manager  
Direct phone: 630-734-7749  
Direct fax: 630-734-7779  
Cell: 630-470-8675  
[tmanak@morganharbour.com](mailto:tmanak@morganharbour.com)  
10204 Werch Drive Suite 301, Woodridge, IL 60517



**EXHIBIT B – CONT.**

**MHC**

**Morgan/Harbour Construction, LLC**

September 14, 2015

RE: Letter of Application Standards -  
Kosmek USA – Planning Commission Submission  
650 Springer Drive  
Lombard, IL.

Dear Staff & Planning Commissioners,

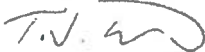
This letter will serve to confirm that all improvements as described below & the attached documentation package hereto has a zoning classification of R5PD, and will be subject to all codes and ordinance associated with this classification. Furthermore all construction associated with this improvement to the best of our knowledge, belief and site observations, will be constructed to per these standards set forth and as noted below:

- The site plan including, without limitation – parking, grading, utilities, landscaping, and set back requirements.
- Building foot print – density and mass
- Exterior building details
- All improvements are consistent with the comprehensive plan of the Village of Lombard.
- All site improvements will incorporate the best engineering practices to avoid traffic congestion of the adjoining properties, excessive burden to public recreational areas, and other public facilities.

Additionally any modifications to this submission after approval to the building permit may require returning to the planning commission and village council for approvals.

If you require any further information, please contact me.

Sincerely,



Terrence Manak  
Moran Harbour Construction LLC  
Senior Estimate / Project Manager  
Direct phone: 630-734-7749  
Direct fax: 630-734-7779  
Cell: 630-470-8675  
[tmanak@morganharbour.com](mailto:tmanak@morganharbour.com)  
10204 Werch Drive Suite 301, Woodridge, IL 60517

Woodridge Commerce Centre | 10204 Werch Drive, Suite 301 Woodridge, IL 60517 | phone: 630-734-8800 fax: 630-734-8099 |  
[www.morganharbour.com](http://www.morganharbour.com)

**EXHIBIT C – ELEVATIONS**

Oversized Document – Attached

**EXHIBIT D – SITE PLAN**

Oversized Document – Attached

**EXHIBIT E – “GRASSCRETE” SAMPLE IMAGES**

Source: [www.grasscrete.com](http://www.grasscrete.com)

