June 5, 2008

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 08-17; 139 Eisenhower Lane North

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests conditional use approval to allow for Food Manufacturing, Packaging, and Processing in the I Limited Industrial District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 19, 2008.

Sean Khan, 139 Eisenhower Lane North, of Safe Couriers presented the petition. Mr. Khan stated that his courier business have been in operation at the subject property for about four (4) years. The subject property is currently being operated as eight thousand (8000) square feet of warehousing and offices. Mr. Khan is proposing to build a small room at the rear of the warehouse to house a tortilla-making machine. He also indicated that the machine is modular and can be enlarged to increase capacity. This is a possibility in the future.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or in opposition to the petition.

Chairperson Ryan then requested the staff report.

Stuart Moynihan, Associate Planner, presented the staff report. Staff has prepared a report and is submitting it to the public record in its entirety. 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.

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 states that he may plan to expand production within the warehouse at a future point in time.

Staff has reviewed the property with respect to parking requirements. The subject property has ninety-five (95) spaces and crowding is not an issue. The Zoning Ordinance requires one (1) parking space per one and a half (1.5) employees in the I Limited Industrial District. As the petitioner does not plan to hire any new employees, additional parking would not be required.

The subject property does not currently comply with the landscaping requirements of the Zoning Ordinance. However, it should be noted that there insufficient space on the property to construct 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.

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.

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.

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

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.

Staff has reviewed the petition and finds that petition does meet the Standards for Conditional Uses set forth in the Zoning Ordinance. Staff is recommending approval subject to the two conditions in the staff report.

Chairperson Ryan then opened the meeting for comment among the Commissioners.

Commissioner Burke motioned to approve PC 08-17 subject to the three (3) conditions outlined in the staff report. The motion was seconded by Commissioner Nelson.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposal **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, moved that the Plan Commission find that the findings included as part of the Inter-

departmental Review Report be the findings of the Plan Commission and therefore, recommends to the Corporate Authorities **approval** of the zoning actions associated with PC 08-17 for the subject property, 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.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
   Lombard Plan Commission

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