

June 20, 2016

Title

PC 16-13

Petitioner

Everest Snow Management,
Inc.
7077 W. 96th Place
Hickory Hills, IL 60457

Property Owner

Rainy Commercial Investments
197 Wrenwood Circle
Elgin IL 60124

Property Location

1101 N. DuPage Avenue
PIN 03-31-402-039
Trustee District #1

Zoning

I – Limited Industrial District

Existing Land Use

Industrial Building

Comprehensive Plan

Light Industrial

Approval Sought

Conditional use for contractors yard with a variation to allow for materials to be stored above fence height

Prepared By

Jennifer Ganser
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner requests that the Village grant a conditional use to allow for a contractor's, architects, and engineers equipment and material storage yard as well as store materials above the fence height.

APPROVAL(S) REQUIRED

The petitioner requests that the Village grant a conditional use, pursuant to Section 155.420(C)(11) of the Lombard Zoning Ordinance, to allow for a contractors, architects, and engineers equipment and material storage yards, and a variation from Section 155.420(L)(2) of the Lombard Zoning Ordinance, to allow for stored materials to be visible above the fence.

PROJECT STATS

Lot & Bulk

Parcel Size: 2.32 acres
Building Area: 50,000 sq. ft.
Tenant Area: 25,000 sq. ft.

Submittals

1. Petition for a public hearing;
2. Response to Standards;
3. Plat of Survey, prepared by Bock & Clark's National Surveyors Network., dated June 12, 2014; and
4. Site Plan, prepared by Everest Snow Management, undated.

EXISTING CONDITIONS

The subject property is currently improved with an industrial building. The petitioner is proposing to utilize the southern half of the building for a contractors office and warehouse use and store materials (salt) outside.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the project.

Fire Department:

The Fire Department has no comments on the project.

Private Engineering Services:

Private Engineering Services (PES) notes that the parking spaces will need to meet Village Code.

Public Works:

The Department of Public Works has no comments on the project.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	I	Industrial
South	I	Industrial
East	I	Industrial
West	I	Industrial

The I District is intended to accommodate industrial uses. Therefore a contractor's yard would be consistent with the zoning and land use of the surrounding properties. The outdoor storage is proposed to be on the southeast corner of the site.

2. Comprehensive Plan Compatibility

The proposed site location and use as a contractors, architects, and engineers equipment and material storage yard is consistent with the Comprehensive Plan's recommendation of light industrial uses.

3. Zoning Ordinance Compatibility

A conditional use permit is required for a contractors, architects, and engineers equipment and material storage yard.

The subject property is currently improved with an industrial building. Everest Snow Management is seeking to rent the southern half of the building for a contractor's office and warehouse purposes. They are requesting a conditional use for a material storage yard because they store salt outside. They are also requesting a variation, as during the winter months the salt may be taller than the required fence. The salt is proposed to be stored on the southeast corner of the site. This is similar to PC 12-07, which allowed the Public Works Department to store salt outside at 1135 N. Garfield. The salt will be fully enclosed within cement blocks and kept dry, therefore eliminating any potential water runoff issues. A tarp will cover the salt.

Everest Snow Management is looking to expand their current operation in Hickory Hills and rent space in Lombard. The site will be used during snow operations. During the rest of the year only a few maintenance staff will be present, if needed. The trucks will remain in the building. Their office functions will stay in Hickory Hills.

4. Site Plan: Access & Circulation

The parking lot will need to be reconfigured to allow for the new salt storage area. Staff will continue to work with Everest Snow Management to ensure the parking lot meets Code, as no variances are being requested for parking.

Parking is available both south and north of the building. The ten (10) spaces to the north are granted through a parking easement from the Village in 1995. Everest Snow Management will have minimal employees at this site, except during snow events. All snow vehicles are parking instead and during a snow operation the employee parks their personal vehicle inside, utilizing the space from the snow vehicle.

SITE HISTORY

This property has not appeared before the Plan Commission in the past.

FINDINGS & RECOMMENDATIONS

Staff finds that as the proposed contractors, architects, and engineer's equipment and material storage yard and associated variance 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 conditional use for a contractors, architects, and engineers equipment and material storage yard 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 16-13:

Based on the submitted petition and the testimony presented, the proposed conditional use does 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 16-13, subject to the following conditions:

1. That this relief is limited to the operation of a contractors, architects, and engineers equipment and material storage yards only, and any physical site improvement or alterations to the Subject Property require approval through the Village;
2. That the petitioner must obtain a permit for and construct the proposed exterior concrete block bin wall/fence line between six (6) and eight (8) feet in height for the outside storage;
3. That the petitioner shall develop the Subject Property in accordance with plans submitted as part of this request;
4. The salt storage is permitted to be above the proposed exterior concrete block bin wall/fence line between September 1 through May 1;
5. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, and Lombard Zoning Ordinance requirements; and
6. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the contractor's yard is not established by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner



VII. STANDARDS FOR CONDITIONAL USES

SECTION 155.109 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

- 1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

Everest Snow Management, Inc. is in an expansion mode and wishes to build a branch of its operations at 1101-1111 DuPage Ave, Lombard. We are actively pursuing a lease with the ownership of this building to occupy unit #1101 as a tenant. Everest Snow Management, Inc. will be entering into its 21st season of business and has been ANAB Accredited with ISO 9001 SN 9001:2012 with Design. This is an accreditation only achievable by companies that follow a Quality Management System, which meets the necessary standards and requirement of the Accredited Snow Contractors Association. Everest Snow Management, Inc. operates with the highest of standards and our use will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare of the Village of Lombard.

- 2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located.**

Our request for a conditional use is simply to store material outside. This storage is essential to our operational strategy and its approved use is one of the last key components to moving forward with our current lease negotiations. The request of conditional use will not be injurious to the uses and enjoyment of other properties in the immediate vicinity and will not diminish or impair property values within the neighborhood in which it is to be located.

- 3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The request of conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.

There will be no changes to the public utilities, access roads or drainage. We are actively working with village staff and building officials to ensure all necessary plans and actions meet local ordinances and codes.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The operational strategy that Everest Snow Management, Inc. has in place will not affect ingress or egress traffic congestion in the public streets. We are operating in a seasonal capacity and only in times when winter weather merits services. Ex: Winter storms or winter conditions.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard.

Our request for a conditional use does not conflict with the objective of the current Comprehensive Plan for the Village of Lombard. We are actively working with village staff and building officials to ensure all all necessary plans and actions meet local ordinances and codes.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

Our request for a conditional use is simply to store material outside. We move through this process in an effort to conform with the applicable regulations of the district in which it is located. The request for a conditional use for outside storage is essential to our operational strategy and its approved use is one of the last key components to moving forward with our current lease negotiations.

Driveway Door

