

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Storage Center – 850 E. Roosevelt Road

February 3, 2020

Title

PC 20-03

Petitioner

NorthPoint Development,
LLC
4825 NW 41st Street, Suite
500
Riverside MO 64150

Property Owner

Mohammed K. Saeed &
Waheed Saeed
19W242 Gramercy Park
Lombard IL 60148

Property Location

850 E. Roosevelt Road
06-16-309-019

Zoning

B4A

Existing Land Use

Vacant land

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use for a storage
center

Prepared By

Jennifer Ganser, AICP
Assistant Director



PROJECT DESCRIPTION

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. Landscaping would be added, per Code.

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.

PROJECT STATS

Lot & Bulk

Parcel Size: 5.03 acres
Building Area: 145,308 sq. ft.
proposed (gross)

Submittals

1. Petition for Public Hearing;
2. Response to Standards;
3. Wetland Plan Review letter, by Gary R. Weber Associates, Inc., dated December 23, 2019;
4. Eco-Cat, dated November 22, 2019;
5. Kane DuPage Land Use Opinion application, dated December 19, 2019;
6. Preliminary Landscape Plan, by Gary R. Weber Associates, Inc., dated January 9, 2020;
7. Wetland Delineation Report, by Gary R. Weber Associates, Inc., dated November 12, 2019;
8. Preliminary Site Improvement Plans, by Jacob & Hefner Associates, dated January 10, 2020;
9. Land Title Survey, by Jacob & Hefner Associates, dated October 25, 2019;
10. Interior floor plan and elevations, by Studio North Architecture, dated January 10, 2020;
11. Preliminary Stormwater Management Report, by Jacob & Hefner Associates, dated December 23, 2019;
12. Preliminary Site Plan, by Jacob & Hefner Associates, dated January 10, 2020; and
13. Public comments.

APPROVAL(S) REQUIRED

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.

EXISTING CONDITIONS

The subject property is vacant lot. The property is zoned for commercial use as B4A.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division notes the proposed building shows a travel distance (egress path) through the building that is close to being longer than the code allows (Building Code allows 250’ maximum). Any slight variation on the storage cage size and or configuration may make effect the travel distance enough to cause a Building Code issue. These issues may be worked out in the plan review stage of permitting. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has the following comments:

1. Due to the building begin in excess of 150’ and having a dead-end access road, they will need to follow the 2012 IFC code D103.4 (Requirements for Dead-End Fire Apparatus access roads). They may need to adjust the turnaround area at the dead-end area.
2. Please make sure the FDC is within 75’ of the fire hydrant.
3. Should the petition be approved, additional comments may be forthcoming during permit review.

Public Works/Private Engineering Services:

The Department of Public Works/Private Engineering Services has the following comments on the subject petition:

1. The proposed sanitary service and proposed water main shall be separately bored beneath Roosevelt Road, a minimum of ten feet horizontally apart.
2. The proposed fire hydrant shall be within the public right-of-way, at least two feet behind the roadway curb, at least one foot from the sidewalk, at least five feet from the driveway, at least ten feet horizontally from the existing storm sewer, and within 75 feet of the Fire Department Connection.
3. A water valve shall be placed near the property line to delineate the public water main from the private water service.
4. An isolated water valve shall be provided outside of the building to operate the domestic line separately from the fire suppression line.

Public Works/Private Engineering Services cont'd:

- 5. A County of DuPage certification shall be required pertaining to the wetland, wetland buffer, floodplain, and stormwater best management practices.
- 6. An IDOT permit shall be required for the proposed driveway
- 7. Parkway trees shall be required along the adjacent public right of way. As has been depicted on the draft landscape plan, these trees may be placed on private property provided that an appropriate easement is dedicated to the Village.
- 8. Modify the fire lane turn-around to meet Code requirements.
- 9. Additional review comments, including a review of the stormwater detention calculations, shall be provided upon receipt of the complete building permit application and review fee deposit.

Planning Services Division:

Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R2	Single-family homes
South	B4A	Retail
East	B4A and R1	Retail and single-family homes
West	B4A	Retail

Roosevelt Road has numerous retail and service type businesses. 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. Though the property does abut residential the site plan meets setbacks and provides the required landscaping.

The storage center will have approximately one employee on site during business hours. They will sell moving and packing materials like boxes and tape, mostly to their storage center clients. Lombard is home to four storage centers. Two are located in the Industrial District, and two are located in B4 District.

The building is shown to meet the setbacks of the B4A District per the Site Plan. There is a forty foot (40') transitional building setback where the building abuts residential, and thirty feet (30') of that is landscaping. Staff supports the use of a storage center based on past precedent and the commercial context of Roosevelt Road.

Zoning History

Staff reviewed a 1976 zoning map. The subject property was zoned commercial, B2. The neighborhood to the east was not yet annexed to the Village. A 1950 zoning map shows the subject property not annexed to the Village.

The 1960 Zoning Ordinance notes that the B2 District did not have a height requirement, but did have a floor area ratio (FAR) requirement of 2.0. The Village no longer uses FAR in the business districts, and as such we do not have a FAR requirement for the subject property. However, this building has a FAR of approximately 0.67.

Zoning Compliance

The site plan meets the bulk requirements. Trash will be behind the building, screened per Code. Parking lot lighting will also meet Code. AC units have been moved in front of the building, behind the front yard setback, to be away from the residents. They will be screened by landscaping. If additional units are needed they will be placed behind the building or on the roof. Rooftop mechanicals are required to be screened.

Per the ITE Trip Generation Manual, 10th Edition, a storage center of this size may have approximately 158 trips per day in and out. As a comparison, a strip center similar in size to the center to the east may have approximately 800 trips per day.

Building design and materials

The building is a mix of thin brick veneer and 'slate gray' metal paneling. Elevations and a rendering are attached. The windows on the east side will be frosted white. The frosted treatment will allow light in but it will not be vision glass. From inside the building you will not be able to look out to see into neighbors' yards, due to the frosted glass.

The building is approximately 145,308 square feet with 862 units. The units range in size from 5'x5' up to 10'x30'. There are no doors on the east side of the building facing the residential lots and no lighting on the east side. The building is three (3) stories, which meets Code. Code allows for three (3) stories or forty feet (40'), whichever is less. The building reaches a maximum height of 37' 6", which is at the southwest corner facing Roosevelt Road. The lowest height of the building is along the east elevation facing the closest residential lots with a maximum height of 33' 6" at the parapet on the northeast corner, the height along the length of that side measures 32' 3" at the gutter line, and 31' 6" at the roof line.

This storage center is unique in that the loading and unloading of materials occur inside the building. Those who rent a storage space will have access to enter the west side of the building to gain access to their storage unit. This should eliminate noise and internal traffic since the activities are occurring inside, and away from abutting residential properties.

Landscaping

The petitioner has provided a landscaping plan. There is a transitional landscape yard to the north and east where the project abuts residential. Landscaping will also screen the AC units in the front of the building and be provided around the parking spaces. The existing trees located to the northwest of the site are intended to be preserved, per the submitted plans.

Stormwater

The petitioner has met with DuPage County and will be following the DuPage County Stormwater Ordinance. The 2007 Roosevelt Road Corridor Committee Report says that stormwater detention facility should provide open space/green space benefits. The property is meeting this goal. The wetlands are being preserved and remain open. The Report advises against vault detention, and in response a dedicated stormwater detention pond will be created.

The lot is approximately 5.03 acres. Total hardscape (pavement and building) is 73,582 square feet or 1.70 acres. Total open space is 3.33 acres, or 66.2% of the site.

Sign Ordinance Compatibility

No signage is being proposed at this time and it is assumed any signage will meet Code. Should future signage need relief, the petitioner will have the option to apply with the Plan Commission.

Comprehensive Plan Compatibility

The Comprehensive Plan recommends Community Commercial (commercial areas which provide services extending beyond daily living needs and includes comparison shopping goods). The subject property is consistent with the Comprehensive Plan's recommendation of community commercial uses for the site.

The 2007 Roosevelt Road Corridor Committee Report does note that corridor should remain retail and service uses can contribute to the corridor but may be more limited. The Report references 850 E. Roosevelt Road on page 33 noting the property is *"encumbered by a floodway and wetlands. Development of this property should address these constraints in a manner that preserves the "natural open space" character of the property. The development should also establish cross-access provisions between abutting commercial properties. Most importantly, development plans should provide generous landscaping and buffering for abutting properties to the north and east of the property. The property should also be developed as a unified development."* Staff notes that these provisions are accomplished in the plan. The petitioner is not providing for cross-access as they were granted a curb cut from the Illinois Department of Transportation. Also, to the west is a wetland area and detention basin that is part of the stormwater plan.

The 2007 Roosevelt Road Corridor Committee Report has a goal of non-residential uses providing adequate buffering and screening, which this plan provides for.

The Report does not specifically address storage centers. In 2007 staff and the committee may have been unaware of the future softening of the retail market. Though the Report calls for additional retail, such as home improvement stores, staff notes the changing market and retail industry has not provided for such opportunities.

In 2007 (PC 07-03) at 19W471 Roosevelt Road and 351 E. Roosevelt Road, the Lombard Crossing development went before the Plan Commission. Included was a planned development use exception to allow for a four-story 95,000 square foot storage center behind the Goodwill building. This project was approved by the Village; however, the storage center component was not built as the overall development did not proceed. Staff supported the storage center use *"given that the subject property is adjacent to two other storage uses including the U-Store-It storage center and the York Township Highway Department facility."*

SITE HISTORY

Case	Use	Plan Commission	Village Board
PC 92-13	Two buildings: Sears Paint and Hardware & Giant Auto	No recommendation	Denial
PC 88-25	Motel	Recommended denial	Withdrawn

FINDINGS & RECOMMENDATIONS

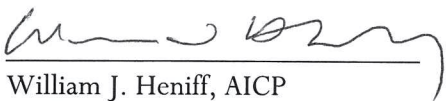
However, the Inter-Departmental Review Committee has reviewed the standards for the conditional use for storage center and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to the conditions of approval based on the above consideration. As such the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the conditional use for a storage center associated with PC 20-03:

Based on the submitted petition and the testimony presented, the proposed conditional use for a storage center does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit for a storage center 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 20-03, subject to 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.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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BEYOND SELF STORAGE
NORTHPOINT DEVELOPMENT, LLC
880 E. ROOSEVELT ROAD

Project Narrative

NorthPoint Development, LLC is the **Applicant** for the attached request for a text amendment and conditional use with respect to the property located at 880 E. Roosevelt Road (the "**Property**"). The Applicant seeks Plan Commission recommendation and Board of Trustees approval of the following:

1. Text Amendment to the Lombard Zoning Ordinance Article VII, Section 155.417(G): Roosevelt Road Corridor B4A District Requirements, Use Regulations to include self-storage facility as a conditional use
2. Conditional Use approval to allow the development of a self-storage facility in the Roosevelt Road Corridor B4A District

The above is requested in order to facilitate the proposed development of a self-storage facility at the Property, as depicted on the Applicant's site plan (the "**Site Plan**").

The Property is located on Roosevelt Road and contains approximately 5.03 acres of site area. It is bordered on the north and east by single family residences, on the west by commercial development, and on the south by Roosevelt Road. The Property is currently zoned B4A – Roosevelt Road Corridor District. The bordering property to the west is also zoned B4A, and the single family residences directly to the north and south are zoned R2 – Single Family Residential and R1 – Single Family Residential, respectively.

The Applicant proposes to develop the site with a three-story building containing a total of approximately 145,300 square feet of floor area (the "**Proposed Development**"). The Proposed Development will operate as a Class A, all indoor, 100% climate controlled self-storage facility containing approximately 870 self-storage units. The proposed use is not currently allowed in the Roosevelt Road Corridor District.

The subject property demonstrates a number of challenges to being developed. The west property line and northwest corner of the Property are encumbered by existing floodway and floodplain, as well as wetland and associated buffers under the jurisdiction of the Army Corps of Engineers. In total, approximately 1.4 acres of the total 5.03 acre site cannot be developed without completing extensive permitting processes through numerous jurisdictions, requiring a sizable time and monetary commitment. These limitations present challenges in meeting required development standards established for the Roosevelt Road Corridor Zoning District under the Lombard Zoning Ordinance while maintaining the utility of the development site, however, with the requested text amendment to the District Use Regulations and approval of conditional use, the Applicant is able to meet all requirements of the zoning district and develop a commercial property that will further enhance the Roosevelt Road Corridor.

STANDARDS FOR CONDITIONAL USES
Conditional Use requested for Self-Storage Facility in B4A Zoning District

The Applicant requests a conditional use to develop a self-storage facility in the B4A zoning district. Section 155.103 (F)(8) of the Lombard Zoning Ordinance lists the standards for conditional uses, to be considered by the Plan Commission. Responses to the standards in regards to the Proposed Development are as follows.

- 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**

The requested conditional use will have no effect on public health, safety, morals, comfort or general welfare. The proposed site improvements will be designed, constructed and operated in a manner that meets all requirements of the Village of Lombard Municipal Code and all other applicable codes in the State of Illinois. The proposed development plan would require no variances or other relief.

- 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**

The immediate vicinity is characterized by other B4A-zoned lots along Roosevelt Road and single family residential lots to the east and north of the Property. The requested conditional use will allow development that is consistent with the character of the Roosevelt Road Corridor and will fill a key vacancy in the immediate area with a proposed use that is compatible with the existing Roosevelt Road land uses. Explicit efforts have been made to ensure the residential properties in the immediate vicinity are not negatively affected by the proposed conditional use, including but not limited to, complying with height limitations, meeting all required transitional yard setbacks, proposing a fence and substantial landscaping along the property boundary to add screening, and planning for all site access points and lighting to be installed on the side of the building opposite the residential district border, therefore eliminating potential disruption caused by lighting or typical business activity. No variances are required to accommodate the current site plan.

- 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**

As the Property is one of the few remaining undeveloped properties in the vicinity, and the majority of immediately surrounding property is currently fully developed,

BEYOND SELF STORAGE
NORTHPOINT DEVELOPMENT, LLC
880 E. ROOSEVELT ROAD

the conditional use will not impede the development or improvement of the surrounding property.

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

Sanitary sewer service and water service for fire protection and domestic use and will be provided to the building. Two stormwater detention basins with associated on-site stormwater conveyance infrastructure are proposed to control drainage. A single access point to the site from Roosevelt Road is proposed and has been reviewed and approved with no objection by Illinois Department of Transportation (IDOT), as Roosevelt Road is within IDOT jurisdiction.

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 proposed use is a low traffic generating use. Similar facilities developed by the Applicant throughout the region and United States receive an average of approximately 4 customers per hour and will not be a concern in terms of adding congestion to public streets. The single proposed access point to the site from Roosevelt Road has been reviewed and approved with no objection by Illinois Department of Transportation (IDOT), as Roosevelt Road is within IDOT jurisdiction.

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

Per the Comprehensive Plan, Lombard's goal is to create and maintain viable commercial districts throughout the Village. Granting the requested conditional use will allow for an underutilized parcel to be developed, therefore adding value and variety to the Roosevelt Road Corridor commercial district. The Comprehensive Plan also aims to protect the natural environment. The Applicant intends to develop the property while leaving approximately 1.4 of the total 5 acre parcel as untouched, natural wetland.

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

The Property is proposed to be developed in accordance with all regulations of the Roosevelt Road Corridor B4A zoning district in which it is located with no requested variances.