

December 1, 2005

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

**Subject: PC 05-41; 1301 N. Lombard Road (O'Hare/DuPage Business Park  
Planner Development/Walter E. Smithe)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting that the Village of Lombard take the following actions to allow for a mixed-use industrial development on the Subject Property, located within the I PD Limited Industrial District, Planned Development:

1. Amend Ordinance 5695 to allow for temporary retail sales associated with warehouse/distribution activities located on the subject property.
2. 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.
3. Pursuant to Ordinance 5695, grant site plan approval for the development on the Subject Property, based upon the petitioner's submitted plans.

Prior to the start of the public hearing Commissioner Martin Burke recused himself from the petition. He stated that he has a business involvement with the project. He noted that after the Plan Commission and Village Board approved the project earlier this year, his employer, Location Finders International, acquired the property from the previous developer. His firm then contacted one of its clients, Walter E. Smithe, as to whether they would be interested in locating their business on the subject property. With their petition now being brought forward to the Village for consideration, he is removing himself from considering this petition.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on November 21, 2005. Mark Smithe, petitioner, stated that his business Walter E. Smithe Furniture is proposing to construct their corporate headquarters on the subject property. He noted that the proposal will be for a single building of 179,000 square feet in size, with a future expansion of 53,000 square feet on the property. The site will have 42,000 square feet of office space for their headquarters. They anticipate 225 additional employees and 30 delivery contractors will be located out of the site.

He then discussed the zoning actions requested as part of the petition. He stated the additional fence height is requested to screen the contractor's yard west of the property. The additional fence height is intended to minimize the amount of dust that blows onto the subject property. He then noted that they are requesting an amendment to the proposed use list to allow for temporary retail sales on the site. The intent of this request is to allow for special clearance events.

Chairperson Ryan then opened the meeting for public comment. There were no comments in favor or in opposition to the proposal. Chairperson Ryan then requested the staff report.

William Heniff, Senior Planner, reiterated the requested actions, summarized the project and submitted the IDRC report to the public record in its entirety. In August, 2005, the Village Board approved a conditional use for a planned development for the subject property (PC 05-17). 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.

Since the Village Board approved the petition, a substitute developer has acquired the property and is now seeking to develop the entire property with a single user (Walter E. Smithe Furniture). The development proposal attempts to follow the guidelines established by the planned development approval and follows the single-user building concept.

As a refinement to the development petition, the petitioner is also seeking relief for perimeter fence height requirements. Also, this petition also includes provisions to allow temporary retail sales on the property, which would require an amendment to the planned development approval.

Regarding the Inter-departmental Review Comments, he noted that the engineering comments related to the construction project under separate cover directly to the petitioner.

From Planning's perspective, the initial planned development approval, three plans were approved in order to provide maximum development flexibility. The current proposal being brought forward is the single building option. The initial phase proposes a single 184,500 square foot building, of which 25,000 square feet of the building will be used for office purposes. The plan includes a truck dock for 27 small and 6 full docks and a single drive-in door. Parking for 304 cars is also proposed for the initial phase. Future phases will include an additional 53,000 square feet of building space as well as 20 additional docks and parking for

156 additional spaces. The primary use of the property will be the warehouse/distribution activities. Although furniture manufacturing will be done elsewhere, there may be minor furniture repair activities that may occur on the site as well.

The plans also depict future development activity that may occur. The plan shows an additional 53,000 square feet of warehouse spaces as well as additions to the parking lots and loading docks. From staff's perspective, knowing the future development plans for the property is also advantageous, so all facets of the site design could be considered early in the review process.

Staff also finds the idea of the property to be occupied by a single entity to be desirable. First, all infrastructure improvements can be completed at once, rather than in phases. Second, cross-access, parking and property maintenance issues will either not be a concern or will be more easily addressed.

He noted that the site plan approval process provides the ability of the Plan Commission to review, approve, deny or modify the individual components within the overall development.

He then described the proposed project elements. The office area is located on the north side of the building. Short loading docks for local delivery vehicles and long receiving berths are located along the east and south sides of the building. The building's design and orientation maximizes the available space on the property and incorporates the existing wetland site constraints. The plan proposes to segregate automobile parking and truck delivery functions. Moreover, among the automotive parking areas, the north parking lot will be for office employees while the east lot will be for truck delivery staff.

The petitioner has submitted building elevations depicting pre-cast concrete exterior walls with additional glass and masonry treatments at the office entrance on the north elevation. This treatment is typical of most modern hi-cube warehouse/distribution facilities. Trash collection will be addressed with a compactor to be located on one of the east loading dock areas.

The petitioner prepared a concept landscape plan. The plan shows landscape improvements for those areas that may be developed at a later date. The plan conceptually meets the provisions of the Zoning Ordinance, except as varied as part of the planned development approval. The plan does not show landscaping within the wetland area – the final plant materials and maintenance requirements will be established by DuPage County as part of the wetland review process.

While the final light pole fixtures have not been selected by the petitioner to date, the light poles and fixtures to be utilized for all private roadway lighting and parking lot lighting should be uniform. The petitioner intends to meet this request. 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.

The plan has been reviewed to ensure that truck and emergency vehicle turning movements can be met. The plan intends to minimize conflict points between truck loading/circulation and

customer/employee parking areas. The main entrance drive into the property may include a guardhouse and/or additional lanes to segregate the truck operations from automotive traffic.

To ensure proper traffic flow to the eastern parking lot, staff recommends that the parking spaces be reconfigured to allow for a direct access aisle linking the southern access aisle to the entrance drive proposed south of the building.

About 400 employees are proposed to be based out of the building or work on-site. Most of the on-site activities will be during daytime hours.

Regarding the Lombard Road improvements, the petitioner as new property owner, will fulfill the obligations set forth in the initial development approvals, including constructing a new cul-de-sac bulb at the current roadway terminus of Lombard Road and full street improvements shall be made in front of the Haney & Sons property. He also noted that the Village Board has approved the first vacation of Lombard Road as provided for in the development agreement.

Mr. Heniff then stated that in the original planned development plan proposal, the detention was proposed to be located on an unutilized portion of the Commonwealth Edison property southeast of the subject property and on property located in unincorporated DuPage County. The petitioner's current proposal will utilize the Commonwealth Edison property immediately south of the proposed building and within the planned development boundaries. The detention relocation will supplant the previously approved parking/storage area as conceptualized in the initial plans. As this area is within Lombard's corporate limits, stormwater detention requirements will be reviewed and approved by Village staff. The rights to construct the detention on the Commonwealth Edison property will be memorialized through a permanent stormwater detention easement granted to the subject property owner.

The final development agreement outlines the types of uses that would be permitted through the conditional use process or prohibited within the development. The planned development use list does not provide for retail activities as a permitted or conditional activity. Staff notes that occasionally warehouse uses for retail establishments have requested approval for temporary sales events. These requests have been made to the Village for seasonal sales, overstock sales or liquidation sales. As retail activities are not listed as permitted uses within the underlying zoning district and hence, their respective certificates of occupancy/zoning certificates, the business entity would need to apply to the Village for a special event permit to allow for the sales activity. The proposed use list amendment would allow for temporary retail sales as a permitted ancillary use to the office/warehouse activities on the property.

Immediately west of the subject property are heavy industrial contractor's yards. As the petitioner's use is a light industrial/office use, they would like to increase the permitted fence height along the west property line. The proposed solid wood fence will provide a visual screen and noise buffer to the subject property. Moreover, a higher fence may help reduce some of the dust that can be created through the adjacent neighbor's business operations.

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At 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, the petitioner will be required to apply for another site plan approval from the Plan Commission.

The Comprehensive Plan identifies the site for industrial uses. The proposed site plan will meet both of these provisions and will meet the recommendations of the Comprehensive Plan.

Regarding compatibility with adjacent uses, the proposed development is surrounded on three sides (north, south and west) by industrial activity. Staff finds that the proposed office/warehouse development as a type of light industrial use will be compatible with the adjacent industrial uses. On the east side of the subject property is property owned by the DuPage County Forest Preserve District and is part of the Fullerton Woods Forest Preserve. In discussions with the District, they envision their property remaining as passive regional open space. To ensure that encroachments do not occur into the District property (a common occurrence elsewhere in the County), the petitioner is proposing to install a ten-foot high chain link fence along the eastern property line. Moreover, the petitioner has been working with DuPage County to ensure that the development meets the County's wetland buffer requirements on the subject property as well as the adjacent Forest Preserve property. At the request of the District, he read their correspondence they submitted relative to this petition into the record.

Chairperson Ryan opened the hearing for discussion and questions by the Plan Commission.

Commissioners Olbrysh and Sweetser discussed potential encroachments into the District's property. Mr. Heniff noted that most of the District's comments pertain to construction activity, which will be addressed as part of the permit review and inspection processes.

Commissioner Sweetser asked if the proposed 10 foot high fence needs to be conditioned in their approval. Mr. Heniff stated that as the submitted plans depict the fence on their plans, staff can require the fence as part of their construction project. Therefore, it does not need to be placed as an additional condition.

Commissioner Olbrysh asked about the Lombard Road vacation. Mr. Heniff stated that the final development agreement provided for the right-of-way to be vacated to the adjacent property owner, but if the Village requests after a 20-year period, the right-of-way will be rededicated back to the Village.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning and Subdivision and Development Ordinances and the planned development amendment would be within the public interest. Therefore, the Plan Commission, by a roll call vote of 4 to 0, accepted the findings of the Inter-departmental Review Report as the findings of the Plan Commission and recommended to the Corporate Authorities **approval** of PC 05-41, subject to the following conditions:

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1. The petitioner shall develop the site in conformance with the submitted site plan, prepared by Jacob & Hefner Associates, P.C., dated November 2, 2005, the building elevations, prepared by Harris Architects, Inc., submitted November 9, 2005 and the landscape plan, prepared by Walsh Landscape Construction, dated November 9, 2005 and made a part of this petition, except as varied by the final engineering approval for the property.
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 receive 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. The eastern parking lot shall be reconfigured to allow for a direct access aisle linking the southern access driven aisle to the entrance drive proposed south of the building.
7. All provisions associated with Ordinance 5695 and/or the approved development agreement for the subject property not amended by this petition shall remain in full force and effect.

Respectfully,

**VILLAGE OF LOMBARD**

Donald F. Ryan  
Lombard Plan Commission

att-

c. Petitioner  
Lombard Plan Commission