

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

BANNER DEVELOPMENT – 1125 E. ST. CHARLES ROAD

July 20, 2015

Title

PC 15-13

Petitioner and contract purchaser

Banner Development, LLC
500 Skokie Blvd. Suite 600
Northbrook IL 60062

Property Owner

Global Holdings, Inc.
2720 Whitehall Lane
Naperville, IL 60564

Property Location

1125 E. St. Charles Road
(06-09-102-024 and -018)

Zoning

B4

Existing Land Use

Single-tenant building

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use for a storage center; conditional use for a building to exceed three stories or 40 feet; a variance for a reduction in parking spaces

Prepared By

Jennifer Ganser
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Banner Development LLC, is proposing to purchase the subject property for a storage center. The existing building would be demolished and a new building would be constructed.

Three zoning approvals are being sought for the project.

The Plan Commission may remember this address from PC 14-35, which received Village Board approvals for motor vehicle sales. The property owner (and petitioner at that time) is now interested in selling the property, to be developed as a storage center.

PROJECT STATS

Lot & Bulk

Parcel Size:	1.12 acres
Building Area:	20,520 sq. ft. current; 105,352 sq. ft. proposed

Proposed & (Existing) Setbacks

Front	30' (19')
	West: 10' (82')
Interior Side	East: 10' (1')
Rear	30' (35')

Parking Spaces

Supply:	10, with 1 Accessible
Demand (for a warehouse use):	47

Submittals

1. Petition for Public Hearing;
2. Response to Standards;
3. Plat of Survey, dated 3/30/15;
4. Landscape Plan, dated 6/4/15, prepared by Manhard Consulting Ltd.;
5. Proposed Site Plan, dated 4/30/15; prepared by Urban & Associates Architects, Inc.;
6. EcoCAT, dated 4/21/15, prepared by the Illinois Department of Natural Resources;
7. Conceptual Grading and Drainage Plan, dated 6/10/15, prepared by Manhard Consulting Ltd.;
8. Worksheet for overflow swale, dated 6/3/15, prepared by Bentley Systems, Inc.;
9. Proposed front and rear renderings (3); and
10. Elevations dated 4/30/15; prepared by Urban & Associates Architects, Inc.

APPROVAL(S) REQUIRED

The petitioner requests that the Village grant:

1. a conditional use, pursuant to Section 155.416 (C) (30) of the Zoning Ordinance, to allow for Storage centers, provided that the use fronts along an arterial roadway with an average daily trip volume (ADTV) of less than 25,000 within the B4 Corridor Commercial District;
2. a conditional use, pursuant to Section 155.416 (G) of the Zoning Ordinance, to allow for a building to exceed three stories or 40 feet within the B4 Corridor Commercial District; and
3. a parking space variance from Section 155.602, Table 6.3, to allow for less than the required spaces for a Warehouse Use.

EXISTING CONDITIONS

The subject property is currently improved with single-tenant, one story brick building and a parking lot. Access is from St. Charles Road. The existing building design was developed for semi-industrial uses, but has recently converted for an auto sales use.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the project.

Fire Department:

The Fire Department noted that there is an existing exposure to the east that consists of a single story structure. Due to the limited separation distances, the east wall of this proposed structure will require specific fire wall ratings and opening protectives in accordance with the building code.

Private Engineering Services:

Private Engineering Services (PES) has no comments, except that all storm sewer and drainage calculations will need to be verified during final engineering review.

Public Works:

The Department of Public Works has the following comments on the subject petition:

1. The existing water service shall either be reused or disconnected at the main.
2. A manhole shall be required on the proposed storm sewer at the property line, immediately inside the public right of way.

Planning Services Division:

Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	Villa Park C-3	Retail and service businesses
South	Lombard B4	Great Western Trail
East	Villa Park C-3	Restaurant
West	Lombard B4	Car Wash

The proposed use is compatible with the surrounding commercial uses, as a conditional use. The area has numerous retail and service type businesses. Banner Development has indicated that 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 three storage centers. While two are located in the Industrial District, and one is located in B4 District, all three are on arterial roads in commercial areas of Lombard. The building is shown to meet the setbacks of the B4 District per the Site Plan. Staff supports the use of a storage center based on past precedent and the commercial context of St. Charles Road.

Building Height

The height of the building is also a conditional use. Staff notes that the surrounding buildings are mostly one story, with some two story buildings (an apartment building) further west, and that a taller building may be out of context with the neighborhood. Allowing a building up to forty feet (40'), by Code, recognizes the commercial nature of the B4 District and gives flexibility to a three story building. The property is visible from the rear on the Great Western Trail. Though the trail path is higher than the building base, staff notes the size is still out of context with the neighborhood. Three stories, or forty feet, whichever is less is the maximum in the B4 District. Though the building has windows to appear as three stories, the inside is four stories. Also, the height from grade to the top of roof is forty-two feet, eleven inches (42'11"). A parapet roof top design brings the buildings to forty-five feet (45'). Staff has discussed the height concerns with the petitioner. Planning staff, nor the Plan Commission, have purview over the interior of buildings. Staff supports the four story interior of the building; however staff does not support the conditional use for building height and would like to see the building at forty feet (40') or less.

Parking variance

With a building of over 100,000 square feet (over four stores), almost fifty (50) parking spaces would be required per Code for a warehouse use. The Zoning Code does not list storage centers as a use under parking, therefore staff defaults to the most like use, in this case warehouse. Previous storage centers have received variances for parking relief. 638 E. St Charles Road (PC 01-08) received a variance for seventeen spaces where thirty-nine were required. 2399 S. Finley road (ZBA 99-13) also received a parking variance for twenty-five spaces where forty-three were required. Staff is not aware of any parking issues at the current Lombard storage centers. The petitioner has noted that there will be one staff person on site during business hours and do not anticipate many customers throughout the day. Staff can support the parking variance based on the type of use and past precedence.

Building design and materials

Staff has worked with the petitioner to design a building that fits in the St. Charles Road commercial corridor. As this is a commercial area, zoned B4, staff recognizes the need for a higher design standard in order to be consistent with past approval for like developments and the commercial corridor the

development is proposed in. The petitioner has added windows to all four sides of the building and brought the detail on the front of the building around to the other sides. The revised elevations are included in the packet.

The west, east, and south elevation, though not primarily seen, are still important. The petitioner has proposed an insulated metal panel covering. Staff has informed the petitioner that would not be supported in commercial district, but rather is material more suitable in the industrial district. The petitioner has informed staff they would be willing to forgo the insulated metal panel, in place of EFIS, which is listed as a condition. Staff also notes the petitioner could use precast panels with a stamped masonry component or masonry. The lower portion of the building is split faced block with texture to add dimension and interest.

Sign Ordinance Compatibility

No signage is being proposed at this time. 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.

SITE HISTORY

1125 E. St. Charles Road appeared before the Plan Commission three (3) times.

PC Case	Request	Approved by Board of Trustees
PC 93-20	Conditional use for office/warehouse	Yes
PC 00-32	Conditional use for a photographic processing business	Yes
PC 14-35	Conditional use for motor vehicle sales	Yes

FINDINGS & RECOMMENDATIONS

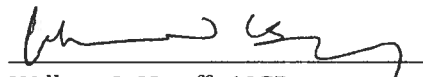
Staff has reviewed the petition and finds that petition does not meet the Standards for Conditional Use for building height set forth in the Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **denial** of the conditional use for building height associated with PC 15-13.

However, the Inter-Departmental Review Committee has reviewed the standards for the conditional use for storage center and the parking variance 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 and a parking variance associated with PC 15-13,:

Based on the submitted petition and the testimony presented, the proposed conditional use for a storage center and the parking variance does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit for a storage center and the parking variance 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 15-13 in part, subject to the following conditions:

1. That this relief is limited to the operation of a four story, forty foot high building, as a storage center with a parking variance based upon the submitted site plans and building elevations submitted by the petitioner and made a part of this petition, except as required to be amended to meet to the conditions of approval;
2. That the petitioner shall be required to apply for and receive building permits prior to construction;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
4. The petitioner shall not use an insulated metal panel as a building material, and instead substitute that with EFIS/dryvit, precast panels with a stamped masonry component or masonry, with the final approval to be subject to the approval of the Director of Community Development;
5. A plat of consolidation of the two parcels shall be submitted to the Community Development Department and recorded at DuPage County; and
6. 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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BANNER DEVELOPMENT RESPONSE TO THE APPLICABLE STANDARDS FOR CONDITIONAL USES

Banner Development requests a recommendation for approval of the Conditional Use Permit and companion variance requests by the Plan Commission because the development of a new four story (max 45 ft) Class A climate controlled self-storage facility at 1125 East St. Charles Road.

1. In no way will the proposed fourth story or height be detrimental to, endanger public health, safety, morals, comfort, or general welfare of the community at large. Our facility will provide a safe, convenient location for residents and businesses to utilize for their storage needs.
2. The proposed facility will enhance the overall street frontage aesthetics from what has historically been an underutilized parcel along the eastern corridor of St. Charles Road; The improved landscaping and building façade will add new life to current and future development in the corridor.
3. The proposed facility will not impact the normal and orderly development and improvement plans of surrounding properties. The construction of our facility will adhere to all zoning setback requirements, allowing neighboring properties to be re-developed or improved without concern over the impacts to the neighboring parcels or the Banner Development parcel.
4. The proposed connection to existing public utilities in the St. Charles Road right-of-way will lower the burden of use compared to previous uses on this property. Additionally, our development will improve the storm water management of this parcel, reducing the nuisance flooding that has historically plagued its occupants.
5. Our proposed development will not add to congestion on St. Charles Road. Self Storage is one of the lowest trip count generators among commercial classes and our proposed facility is projected to generate 25 trips per day, spread evenly throughout the day thus not affecting the traffic patterns in a detrimental way.
6. The proposed facility will help the Village of Lombard achieve the visions established in the 2014 Comprehensive Plan. The project will improve the rear lot aesthetics along the Great Western Trail by removing unsightly concrete pads and replacing it with improved landscaping.
7. The project will meet all regulations and requirements set forth by the jurisdictional departments of the Village of Lombard with the exception of the parking variance requested.

Banner Development appreciates the time and effort that the Plan Commission and the Community Development staff have put into our project. It has been a pleasure to work with them throughout the beginning stages of this process and we look forward to continuing to work together as this project moves forward.

BANNER DEVELOPMENT RESPONSE TO THE APPLICABLE STANDARDS FOR VARIATIONS

Banner Development requests a recommendation for approval of the Companion Variance requests to the Conditional Approval Permit by the Plan Commission because the variance request for the development of a new Class A climate controlled self-storage facility at 1125 East St. Charles Road will:

1. Is not due to physical, aesthetic, or other external conditions that would be detrimental to the development or our neighbors.
2. The parking variance requested is specific to the Self Storage use requested under the Conditional Use Permit. This project has a uniquely low traffic count compared to other projects within the zoning code and the variance should not be blankly applied to other uses permitted within the zoning district;
3. The purpose of the variance is not financial, but rather requested in an effort to not construct unnecessary parking stalls that would not be utilized;
4. The requested variance is due to lack of definition established for parking requirements specific to a Self Storage use.
5. In no way will the granting of this variance be detrimental to our neighbors.
6. The requested variance to parking requirements will not harm the character of the St. Charles Road Corridor.
7. The parking regulation variance is only related to total number of spaces required and will not affect the environment of surrounding properties as it pertains to light, air quality, fire hazards, or drainage patterns.

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BANNER DEVELOPMENT RESPONSE TO THE APPLICABLE STANDARDS FOR CONDITIONAL USES

Banner Development requests a recommendation for approval of the Conditional Use Permit and companion variance by the Plan Commission for the development of a new four story (max 45 ft.) Class A climate controlled self-storage facility located at 1125 East St. Charles Road. Banner has done extensive research into the construction of this building; investigating the ground water, local hydrologic storm water patterns, and the geotechnical integrity of the subsurface soils. Our request for a conditional use permit for a new four story (max 45 ft.) building comes after investigating the construction of a basement, using tilt up concrete, and implementing a reduction in the floor to floor heights for this type of use. Below are the site complications and solutions we have taken that have led to our request for this conditional use permit.

Historic Storm Water Flooding

During the pre-application meeting, the Village informed our design team of the desire to eliminate the nuisance flooding historically encountered on site during intense rain fall events. Our solution is to promote the positive drainage of storm water through an underground collection system and an emergency overland flow path. This system will be controlled by gravity and not a submersible pump (as the property currently uses). In order to accomplish this more reliable and sustainable storm water collection system, our building will need to be at the finished floor proposed in our drawings. Anything lower (even internal drops of up to two feet) might offer the potential for future flooding within the proposed structure.

High ground water table

Our initial investigation into this project suggested the construction of a basement might allow us to meet the 40' height restriction. However, through our geotechnical investigation, it was revealed that the ground water table on this property is quite high (approximately 6 ft. below our proposed finished floor). A full basement constructed would cause undue burden on a sump pump, effectively draining the ground water table 5' for the local shallow aquifer. For this reason, a basement was determined to be an unsustainable solution.

Poor Subsurface Soils (Presence of Peat)

The site has a 6' to 8' vane of peat that ranges from 8' to 20' below the surface. This material is unsuitable for standard shallow foundation construction. Through a geotechnical investigation, it was suggested that several grout injected piles be used to handle this scenario. The geotechnical engineer suggested that we construct our building as light as possible to prevent any potential settlement that might occur. Given this recommendation, we have proposed the EFIS, split block, and architectural metal panel façade as shown in the elevations.

In addition to the reasons mentioned above, Banner has provided written responses to the Standards for the Conditional Use of a new four story structure (45 ft. max).

1. In no way will the proposed fourth story or height be detrimental to, endanger public health, safety, morals, comfort, or general welfare of the community at large. Our facility will provide a safe, convenient location for residents and businesses to utilize for their storage needs. In fact, our building will improve the health of the neighborhood by eliminating the nuisance flood

conditions currently encountered on site. The construction of overland flow paths in and around the building will provide the ability of storm waters collected off of the Great Western Trail an opportunity to drain to St. Charles Road via gravity instead of the unreliable submersible pump historically used on site to deal with flooding in the parking lot.

2. The proposed facility will enhance the overall street frontage aesthetics from what has historically been an underutilized parcel along the eastern corridor of St. Charles Road; The improved landscaping and building façade will add new life to current and future development in the St. Charles Road corridor.
3. The proposed facility will not impact the normal and orderly development and improvement plans of surrounding properties. The construction of our facility will adhere to all zoning setback requirements, allowing neighboring properties to be re-developed or improved without concern over the impacts to the neighboring parcels or the Banner Development parcel.
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7. The project will meet all regulations and requirements set forth by the jurisdictional departments of the Village of Lombard with the exception of the parking variance requested.

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Applicant: Donald Manhard III
Contact: Donald Manhard III
Address: 900 Woodlands Parkway
Vernon Hills, IL 60061

IDNR Project Number: 1511580
Date: 04/21/2015

Project: Banner Development - Self Storage Facility
Address: 1125 E St. Charles Rd, Lombard

Description: Development of a Self Storage Facility at 1125 E St. Charles Rd, Lombard, IL 60148.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

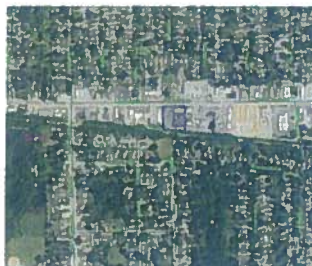
Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:
39N, 11E, 9



IL Department of Natural Resources
Contact
Karen Miller
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Illinois Environmental Protection Agency
1021 North Grand Ave. East P.O. Box 19276
Springfield, Illinois 62794 -9276

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

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