

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

901 N. Ridge Avenue, Auto Storage

March 22, 2023

Title

PC 23-06

Petitioner

Perry Dracopoulos
4N271 Walter Road
Addison, IL 60101

Property Owner

Cristie Enterprises
PO Box 120
Bloomingdale, IL 60108

Property Location

901 N. Ridge Avenue, Unit 5
03-31-403-020

Zoning

I – Limited Industrial District

Existing Land Use

Industrial building

Comprehensive Plan

Light Industrial

Approval Sought

Conditional use, pursuant to Section 155.420(C)(39) of the Village Code, to allow for motor vehicle storage to operate on the subject property located within the I Limited Industrial District.

Prepared By

Tami Urish
Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Perry Dracopoulos, proposes to store up to three cars including tools and other items inside the tenant space.

APPROVAL(S) REQUIRED

The petitioner requests a conditional use pursuant to Section 155.420(C)(39) Other manufacturing, processing, storage, or industrial uses as determined by the Director of Community Development to be of the same general character as the uses permitted in subsection 155.420(C), and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, toxic or noxious matter or glare or heat of the Lombard Village Code to allow for motor vehicle storage use on the subject property located within the I Limited Industrial District.

EXISTING CONDITIONS

The subject property is developed with a multitenant, one-story warehouse building known as 901- 905 N. Ridge Avenue built in 1984. The paved parking lot is shared access.

PROJECT STATS

Lot & Bulk

Parcel Size: ~62,648 SF

Building Size: ~25,304 SF

Tenant Space Size: ~1,000 SF

Parking Spaces

Demand: 22 (1 ADA)

Supply: 58 (1 ADA)

Submittals

1. Petition for a public hearing, dated January 14, 2023;
2. Response to Standards for a Conditional Use, prepared by the petitioner; and
3. Plat of Survey, prepared by ALTA and ACSM Land Title Survey.
4. Floor Plan prepared by petitioner.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issue with the motor vehicle storage activity. However, the repair or service of the cars is not allowed without the installation of a triple basin.

Fire Department:

The Fire Department has no issue with the motor vehicle storage activity. However, the repair or service of the cars is not allowed without the installation of a triple basin.

Private Engineering Services:

Private Engineering Services has no comments regarding the petition.

Public Works:

The Department of Public Works has no comments regarding the petition.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

The Fire Department discovered that Mr. Dracopoulos had not been issued a Certificate of Occupancy (CO). The petitioner is requesting conditional use approval to continue the operation of storing his personal cars. As all motor vehicle activity in the I Limited Industrial District is a conditional use, Village Board approval is required. No exterior physical improvements or interior modification to the building is proposed as part of this petition.

	Zoning Districts	Land Use
North	I	Warehouse/industrial building
South	I	Warehouse/industrial building
East	I	Warehouse/industrial building
West	I	Warehouse/industrial building

The subject property is located in an established industrial park area that contains a mixture of contractor yards, warehouses, manufacturing uses, and vehicle sales/repair land uses. The proposed vehicle storage use is compatible with surrounding uses.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends light industrial uses in this area. The proposed use of motor vehicle storage is consistent with this designation.

3. Zoning Compatibility

Per Section 155.420(C) of the Village Code, motor vehicle sales, repair and service land uses are conditional uses in the I District.

Staff has reviewed the petitioner's request and finds the motor vehicle storage activity will not create any undue impacts on neighboring properties. The occasional cleaning of the motor vehicles inside the building is an ancillary function to the use and thus subject to the regulations in Village Code Section 155.210 pertaining to accessory uses. The subject property is located in an industrial area, where motor vehicle sales, and other similar land uses are typical uses. Staff finds the proposed motor vehicle storage use meets the standards for conditional uses.

4. Site Plan: Access & Circulation

Staff finds that the proposed storage of three vehicles will not generate an additional amount of traffic and parking demand. Access is from Ridge Avenue. The overall parking supply for the parcel exceeds projected demand.

SITE HISTORY

This property appeared before the Plan Commission in the past:

- PC 08-10, 905 N. Ridge Avenue, unit 8: Approval granted for a conditional use for food manufacturing, packaging and processing for a non-dairy ice cream manufacturer on June 5, 2008 per Ordinance 6186.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

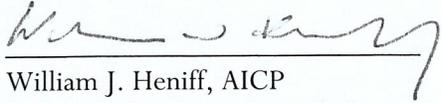
The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for motor vehicle storage use in the I District and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval 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 23-06:

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 23-06, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report, including but not limited to:
 - a. Compliance with the Fire Department and Building Division's comment regarding the triple basin requirement for any repair or service of vehicles.

2. All vehicles are to be loaded and unloaded on the subject property and at no time shall any vehicle be loaded from or unloaded to public right-of-way;
3. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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EXHIBIT 2: STANDARDS FOR CONDITIONAL USES

VII. STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

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 establishment (unit used for vehicle storage) will not be detrimental or have any effects on public health, safety, morals, comfort or general welfare.

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.

Conditional property (unit used for vehicle storage) will not be injurious or have any effects on other properties or their values, including its surrounding neighborhoods.

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 establishment (unit used for vehicle storage) will not impede any development or improvements to surrounding property or any other uses that are permitted by the district.

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

The property (unit used for vehicle storage) has no effect on public utilities, access roads or drainage.

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 conditional use (unit used for vehicle storage) will have zero effect on traffic or cause congestion, so no other measures are needed.

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

The (unit used for vehicle storage) proposed conditional use is not contrary to any objectives of current or any future Comprehensive Plans for the Village of Lombard.

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 conditional use (vehicle storage unit) will conform to any current and future applicable regulations in its district.

EXHIBIT 3: PLAT OF SURVEY

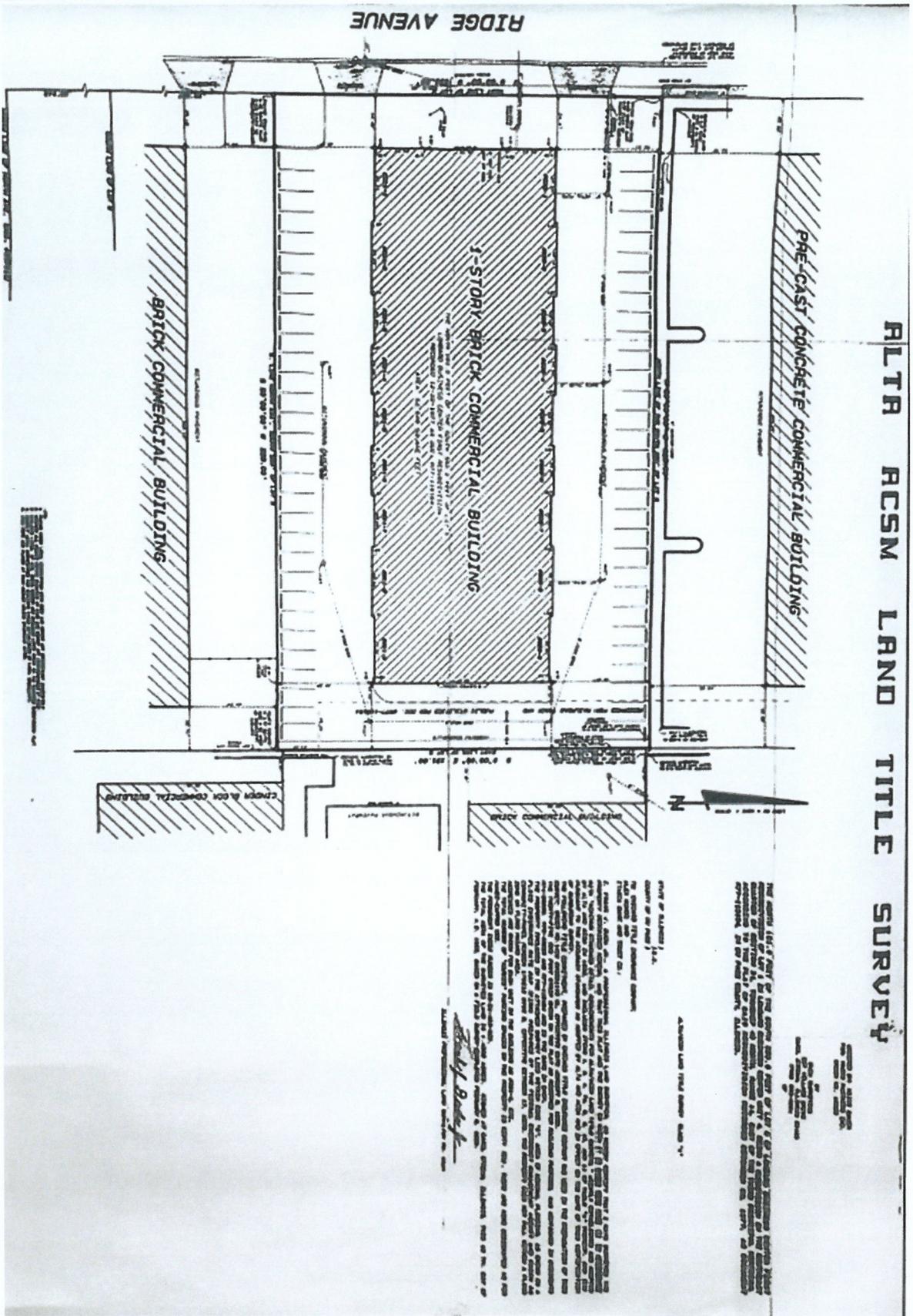


EXHIBIT 4: FLOOR PLAN OF TENANT SPACE

