

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

919 N Garfield Street

December 19, 2022

Title

PC 22-29

Petitioner

Gleason Architects
765 Heartland Drive
Sugar Grove IL 60554

Property Owner

Donnellan Lombard LLC
10045 Skokie Blvd
Skokie IL 60077

Property Location

919 N Garfield
03-32-301-023, Trustee District
#1

Zoning

I Limited Industrial

Existing Land Use

Mortuary

Comprehensive Plan

Light Industrial

Approval Sought

Requests approval of an
expansion of a conditional use

Prepared By

Jennifer Ganser, AICP
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner proposes to expand their mortuorial services business with an 8,400 square foot building addition consisting of a larger cremation operations area. Parking will be relocated on the property and will exceed Code. The petitioner has met with DuPage County regarding stormwater management and special management buffer requirements.

APPROVAL(S) REQUIRED

The petitioner requests a conditional use pursuant to Section 155.420(C)(19) of the Lombard Village Code to allow for a building expansion of an existing mortuorial services business to expand on the subject property located within the I Limited Industrial District.

PROJECT STATS

Lot size

Parcel Size: 1.88 acres

Submittals

1. Petition for a public hearing, submitted;
2. Response to Standards;
3. Letter from IDNR dated October 24, 2022;
4. Plat of Survey, prepared by Regional Land Services, dated August 23, 2022;
5. Proposed Site Plan, prepared by Advantage Consulting Engineers, dated November 1, 2022;
6. Architectural Plans and Elevations, prepared by Gleason Architects, dated November 2, 2022

EXISTING CONDITIONS

The subject property is currently improved with a mortuaries services business. The business received their original entitlements in 2001.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division notes the following.

1. Fire Suppression system is required. Water service may have to be upsized to accommodate this. If the water service does need to be replaced to the fire suppression, they will need to replace the domestic water service with a new larger one to accommodate both domestic water and suppression, if possible. If the existing services are sufficient for the new addition, nothing further would need to be done.
2. A trench drain and triple basin may be needed if they plan to bring trucks inside.
3. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department notes the building will need to have a fire alarm and sprinkler system installed in the addition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has the following comments.

1. Parkway trees are required along Garfield Avenue per §154.206. Placement on private property will be an acceptable option in this case.
2. It appears that the proposed building addition will abut the existing conservation easement. No construction or other prohibited actions as stated on the plat of easement may be undertaken without the expressed approval of DuPage County Stormwater Management.
3. There is also an existing public utility and drainage easement in the footprint of the proposed building addition. The Department of Public Works has no objection to abrogating that portion of the easement that is directly north of the detention basin since is in place solely for a privately-owned storm sewer that is proposed to be removed. It is presumed that the roof drainage will be directed into the pond via downspouts.
4. The base flood elevation is 693'. As such, it appears that the building addition will comply with the Flood Protection Elevation of the BFE+2' per Village Code §151.04.
5. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services (PES) has the following comments.

1. There is an existing storm sewer draining the eastern parking lot. The building expansion should mimic the same drainage pattern and collect all gutter flow to drain to pipes and discharge to the existing detention basin (if this cannot be accomplished with downspouts alone).
2. All underground utilities should be shown on the plans with the correct line style scale (they are currently all too small and it's difficult to differentiate each utility).
3. Stormwater calculations should be included to show how much additional detention is required and what is proposed with the pond expansion. This should include the revised release rate for the pond outfall (include information on the existing restrictor).
4. Proposed contours should extend into the proposed parking lot.
5. Constructing the new parking lot with permeable pavers may eliminate the need to expand the pond.
6. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	I	Industrial
South	I	Industrial
East	IPD and CR	School of Expressive Arts and Learning and wetlands
West	I	Industrial

In consideration that the surrounding land uses are mostly industrial the expansion is compatible with surrounding land uses. The crematorium received their original approvals at this location in 2001.

2. Comprehensive Plan Compatibility

The Comprehensive Plan shows this area as Industrial. An expansion of a current business is consistent with the Comprehensive Plan.

3. Zoning Ordinance Compatibility

Mortuarial services were added to the Code in 2001 (PC 01-13) as a conditional use in the Industrial District. At the time, staff noted this use includes services such as the temporary storage and transportation of the deceased, packaging and shipping of the deceased remains, embalming and preparation of the deceased, cremation and cremation viewing. Also, in 2001, 919 N. Garfield Street (PC 01-14) received approvals for a mortuarial services business.

The petitioner proposes a building addition of 8,400 of square feet to the east and would also relocate parking. All setbacks and bulk requirements meet Code. No additional viewing areas are being added and employment is expected to stay the same. There are five employees. Therefore, additional parking is not required. The expansion would be used for a future crematorium with two additional machines. Cremation is regulated by the State of Illinois under the Crematory Regulation Act and the Environmental Protection Agency. Hours of operation are currently from 7:30am to 4pm.

The petitioner reached out to IDNR regarding endangered species in the area. IDNR has provided a letter with construction recommendations.

A transitional landscape yard is provided for on the east where the property abuts CR zoning. That landscaping will remain.

4. Site Plan: Access & Circulation

Access and circulation would stay the same. Parking is being relocated to the south of the building. The number of parking spaces meet Code. Existing lighting may be moved during the parking lot relocation and the applicant would submit a photometric plan at that time.

SITE HISTORY

PC 01-14

Ordinance 5009 approving a conditional use for a mortuaries services business.

FINDINGS & RECOMMENDATIONS

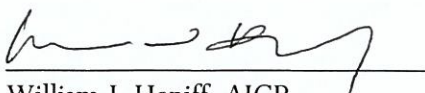
Staff finds that as the proposed major amendment is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use 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 22-29:

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 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 22-29, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
2. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).
3. The project must meet all requirements of the State of Illinois as well as all Village of Lombard performance standards in Section 155.421.
4. A plat of abrogation shall be submitted for the existing public utility and drainage easement in the footprint of the proposed building addition.
5. The recommendations from IDNR, as discussed in the letter dated October 24, 2022, shall be observed and followed.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner