

**December 16, 2024**

**Title**

PC 24-10

**Petitioner**

The Davey Tree Expert Co  
1375 E. Woodfield Rd, Ste 204  
Schaumburg, IL 60173

**Property Owner**

The Davey Tree Expert Co  
1500 N. Mantua St  
Kent, OH 44240

**Property Location**

324 Eisenhower Lane North  
PIN: 06-30-201-006

**Zoning**

I Limited Industrial District

**Existing Land Use**

Storage/office building

**Comprehensive Plan**

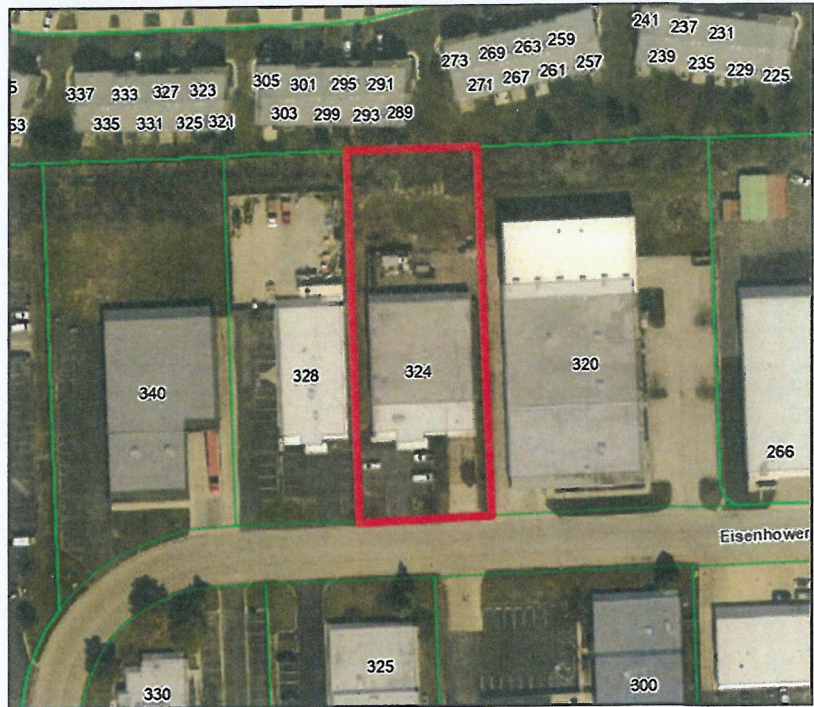
Mixed Office and Industrial

**Approval Sought**

Approve a conditional use for a contractor equipment and material storage yard associated with a landscaping business operating on the subject property.

**Prepared By**

Anna Papke, AICP  
Planning and Zoning Manager



**LOCATION MAP**

**PROJECT DESCRIPTION**

The subject property is located in the Yorkbrook Business Park on Eisenhower Lane. The petitioner operates a landscaping business on the subject property. There is a paved surface to the rear of the building that aerial photos indicate has been used for storage of materials by previous tenants. The petitioner proposes to expand this paved area to provide additional employee parking and a larger area for outdoor storage. The petitioner intends to store plant material, mulch/wood chips, and equipment such as trailers and woodchippers in this storage area.

Contractor equipment and material storage yards are conditional uses in the I District, requiring approval through the Plan Commission public hearing process.

**APPROVAL(S) REQUIRED**

The petitioner requests a conditional use pursuant to Section 155.420(C)(10) of the Lombard Village Code to allow for a contractor equipment and material storage yard associated with a landscaping business operating on the subject property located within the I Limited Industrial District.



## **PROJECT STATS**

### **Lot & Bulk**

Parcel Size:	35,827 SF
Building Size:	11,000 SF
Parking Spaces:	15 employee spaces, 6 equipment spaces

### **Submittals**

1. Petition for a public hearing, dated 11/12/24 and 11/20/24;
2. Project narrative and response to Standards, prepared by the petitioner;
3. ALTA/NSPS land title survey, prepared by Blew, dated 9/27/24;
4. Topographic Survey, prepared by Haeger Engineering, dated 10/11/24; and
5. Engineering plans, including landscape and lighting plan, prepared by Haeger Engineering, dated 10/21/24.

## **EXISTING CONDITIONS**

Improvements on the subject property consist of a combination warehouse and office building and associated parking area to the south (front) of the building. There is a paved area to the north (rear) of the building that appears to have been used as a storage area by a previous tenant. A fence permit issued for the property in 2007 mentions this outdoor storage area, though staff finds no evidence of a past approval of a conditional use for that purpose.

## **INTER-DEPARTMENTAL REVIEW**

### **Building Division:**

The Building Division has no comment on the petition. Additional comments may be forthcoming during permit review.

### **Fire Department:**

The Fire Department has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. Key points about outdoor storage spacing codes:
  - Minimum distance from property lines:
    - Typically, 10 feet for most combustible materials
  - Height limitations:
    - Storage height can affect the required spacing, with shorter piles potentially requiring less distance.
  - Fire access:
    - Spacing should allow for fire suppression vehicles and personnel to access all sides of the storage area.

### **Private Engineering Services:**

Private Engineering Services has the following comments on the petition. Additional comments may be forthcoming during permit review.

1. The petitioner should ensure that they are only storing material piles within the confines of the concrete block storage bins, to minimize the chance of loose material filling in the new BMP.

### **Public Works:**

The Department of Public Works has no comment on the petition. 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 Districts	Land Use
North	R4PD	Arboretum Park townhomes
South	I	Office and warehouse buildings
East	I	Office and warehouse buildings
West	I	Office and warehouse buildings

The subject property is located in the Yorkbrook Business Park, which includes a mixture of offices, warehousing, and other general industrial land uses. Contractor offices and shops are permitted uses in the I District, while contractor equipment and material storage yards are conditional uses. Several properties within the Eisenhower Lane industrial park have outside storage areas similar to that proposed by the petitioner. A conditional use for an equipment and material storage yard was approved for the adjacent property at 328 Eisenhower Lane in 2014 (PC 14-22). This storage area is similar to the storage area proposed by the petitioner in terms of extent and proximity to the north property line (Figure 1).



Figure 1. Subject property and storage area on neighboring property.



**2. Comprehensive Plan Compatibility**

The Comprehensive Plan recommends a mixture of office and industrial uses on the subject property. Equipment and material storage yards are consistent with this designation.

**3. Zoning Compatibility and Request for Conditional Use for an Equipment and Material Storage Yard in the Limited Industrial District**

Contractor equipment and material storage yards are conditional uses in the I District. Staff has reviewed the submitted plans and finds the proposed storage area will not create any undue impacts on neighboring properties. As the subject property is adjacent to residentially zoned property to the north, the Zoning Ordinance requires the north 30 feet of the subject property to be maintained as a transitional landscape yard. The submitted plans show the north 30 feet of the subject property will be maintained as a bioswale and planting area. The petitioner notes that the planting plan for this area includes evergreens which will mature into a privacy screen. A solid fence, also required by the Zoning Ordinance, will be installed along the north property line to provide additional screening between the subject property and adjacent townhome development.

The Zoning Ordinance requires shrub plantings along the east and west perimeters of the parking lot. The submitted plan shows a seed mix but no shrubs in these areas. As such, staff recommends compliance with this requirement as a condition of approval of the petition.

The petitioner has submitted a lighting plan for the expanded parking and storage area. Per this plan, lighting levels at the north property line will be 0.1 foot-candles. This light level is below the maximum 0.5 foot-candles permitted on property lines shared by residentially zoned property.

Staff recommends approval of the conditional use.

**4. Access and Circulation**

Vehicular access to the parking area behind the building on the subject property (324 Eisenhower) is provided by a driveway on the property immediately east of the subject property (320 Eisenhower). A reciprocal ingress/egress easement has been recorded against both properties at the DuPage County Recorder’s office (R2000-165487).

**SITE HISTORY**

The subject property has not appeared before the Plan Commission. However, a number of conditional uses for outdoor storage have been approved in the Yorkbrook Business Park.

PC Case	Address	Use
PC 14-22	328 Eisenhower Lane North	Conditional use to allow an equipment and material storage yard
PC 10-19	11 Eisenhower Lane South	Conditional use to allow a material storage yard
PC 07-15	246 Eisenhower Lane North, Units 1-3	Conditional use to allow an equipment and material storage yard
PC 04-36	315 Eisenhower Lane South	Conditional use to allow outdoor storage of motor vehicles (trailers)

## **FINDINGS & RECOMMENDATIONS**

Staff finds that the proposed conditional 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 an equipment and material storage yard and finds that the petition **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 24-10:

Based on the submitted petition and the testimony presented, the petition does comply with the standards required by the Village of Lombard Zoning Ordinance and that approval of the petition 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 24-10, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report;
3. That the materials stored outside shall be effectively screened by and not visible above the level of either the fence along the north property line or the concrete storage bins, as may be applicable; an exception shall be made for trees that the petitioner may store on site in anticipation of off-site installation;
4. That the east and west perimeters of the parking lot shall be landscaped in accordance with Section 155.706(C)(3);
5. That the petitioner shall apply for and receive building permits for the proposed improvements; and
6. That 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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## Description of Request

Our Conditional Use request modifies and expands the current existing land use of outdoor storage and equipment parking for a landscape contractor yard.

We proposed the removal of existing rear paving and 40' x 40' fenced material storage area. Expand paved surfaces as outlined on the Engineering Plan, replace the fenced material storage area with two (2) 20'x20' material (plant material and mulch /wood chips) storage bins constructed with concrete blocks. We would also construct an approved trash enclosure bin. Materials and dumpster bins would be located in the northeast corner of the property to mask the view from rear neighboring properties.

The proposed paved surface would allow for equipment (plated trailers and un plated woodchippers) parking stalls along the south edge of the parking lot which abuts the rear of the building. As well as employee parking stalls along the west edge of the lot, see provided plans for the layout. Parking will be concentrated towards the rear of the warehouse due to safety and security of our personnel and fleet.

The increased impervious area requires improvements to the drainage. We've outlined a bioswale detention basin as part of our transitional landscape along the north edge of the parking lot. This space will serve as a water detention basin and a pollinator garden. Please review the Seed Mix Specification in the attached plans. We also plan to remove invasive species along this bioswale to improve the landscape and make room for an evergreen privacy screen. Over time, these evergreens will provide a constant visual barrier from the rear neighboring properties.

## VII. Standards For Conditional Uses

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 proposed conditional use of this space will not have a negative impact on the public; improvements to paved surfaces and lighting will increase safety for 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 purpose already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located.** The property resides within an appropriately zoned industrial park. The conditional use purposes are only an extension of the existing use. The site currently has a rear paved area and a fenced material storage area. Our plan expands the paved area and moves the material storage area as illustrated by the provided site plans. The proposed use has a minimal net impact on the neighboring properties. The proposed improvements will be executed in accordance with the current code which enhances the overall space. The removal of invasive species (Buckthorn and Honeysuckle) and installation of a grass and wildflower bioswale and evergreen privacy screen as part of our transitional landscape should further improve the space.
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 conditional use will have minimal impact on adjacent properties in terms of development or improvements pertaining to permitted use.
4. **That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.** The space is currently developed, and sufficient access has been granted. Plans for the conditional use outlines improvements to accommodate drainage requirements.
5. **That adequate measures have been or will be taken to provide ingress and egress so deigned as to minimize traffic congestion in the public streets.** The conditional use outlines the parking needs for the space to accommodate vehicles parking needs off the public street. The private driveway is present for adequate ingress and egress. The property location is not located at or near an intersection and this use will have no significant impact to the traffic on Eisenhower Lane or adjacent public streets.
6. **That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard.** Upon reviewing the 2014 Comprehensive Plan, I cannot find any data to support a conflict with the proposed conditional use.
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.** To date, the Davey Tree Expert Co has been working with the Village's Planning and Zoning team. We will continue to work with the Village and its representatives to ensure a mutually successful approval of the proposed conditional use.