

December 16, 2024

Title

PC 24-11

Petitioner & Property Owner

Jose Barboza & Araceli Rodriguez
Ardel Properties, LLC
10 W. North Avenue
Lombard, IL 60148

Property Location

10 W. North Avenue
PIN: 03-31-402-018, 03-31-402-019, 03-31-402-043

Zoning

I Limited Industrial District

Existing Land Use

Industrial building – manufacturing and warehouse

Comprehensive Plan

Light Industrial

Approval Sought

Approve a conditional use for an outside materials storage area associated with a manufacturing 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 North Avenue industrial area. The petitioner operates a pallet manufacturing business on the subject property. The petitioner proposes to reconstruct a parking lot to the rear (north) of the building, with a 12,000-square-foot area on the northwest corner of the parking lot to be used for storage of materials. Outside storage of materials is a conditional use 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)(39) of the Lombard Village Code to allow for an outside materials storage area associated with a manufacturing business operating on the subject property located within the I Limited Industrial District.

EXISTING CONDITIONS

Improvements on the subject property consist of a 112,000-square-foot manufacturing/warehousing building and associated parking areas.

PROJECT STATS

Lot & Bulk

Parcel Size: 6.60 acres
Building Size: 112,000 SF
Parking Spaces: 103 standard spaces, 27 truck/trailer parking spaces

Submittals

1. Petition for a public hearing, dated 11/12/24;
2. Project narrative and response to Standards, prepared by Webster, McGrath & Ahlberg, Ltd., dated 11/22/24;
3. Plat of survey, prepared by GRS Group;
4. Site plan, prepared by Webster, McGrath & Ahlberg, Ltd, dated 11/22/24; and
5. Preliminary engineering, prepared by Webster, McGrath & Ahlberg, Ltd, dated 11/1/24 and 11/22/24.

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 no comment on the petition. Additional comments may be forthcoming during permit review.

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	I	Industrial building
South (across North Avenue)	R2	Religious institution
East	I	Industrial building
West	I	Industrial building

The subject property is located in the North Avenue industrial area, which includes a mixture of manufacturing, warehousing, contractors' yards, and other industrial land uses. Outdoor storage of equipment and materials is common in this area.

2. *Comprehensive Plan Compatibility*

The Comprehensive Plan recommends light industrial uses on the subject property. Material storage yards are consistent with this designation.

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

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. The submitted plans show installation of a six-foot-high metal fence along the west perimeter of the parking lot. The west perimeter fence in combination with a previously permitted fence along the north and east sides of the parking lot and the existing industrial building on the south portion of the subject property will effectively screen the outdoor material storage area from view of neighboring properties.

The Zoning Ordinance requires shrub plantings along the north perimeter of the parking lot. The submitted plan does not specify landscaping material in this area. As such, staff recommends compliance with this requirement as a condition of approval of the petition.

Staff recommends approval of the conditional use.

4. *Plat of Consolidation*

The subject property consists of three parcels. As the proposed improvements will impact all three parcels, the petitioner is required to consolidate the three parcels into one lot of record via a plat of consolidation. This is noted as a condition of approval under Findings & Recommendations.

SITE HISTORY

This property has not appeared before the Plan Commission previously. In 2023, a petitioner (not the current petitioner) submitted a request for zoning entitlements for the subject property, but that petition was withdrawn prior to Plan Commission consideration of the request.

FINDINGS & RECOMMENDATIONS

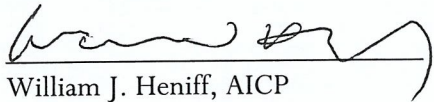
Staff finds that the proposed conditional use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a 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 24-11:

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 24-11, 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 the fence around the storage area;
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 submit a plat of consolidation for the subject property;
6. That the petitioner shall apply for and receive building permits for the proposed improvements; and
7. 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

H:\CD\WORDUSER\PCCASES\2024\PC 24-11_10 W North Ave\PC 24-11_IDRC Report.docx



WEBSTER, MCGRATH & AHLBERG, LTD.

LAND SURVEYING – CIVIL ENGINEERING – LANDSCAPE ARCHITECTURE

2100 MANCHESTER ROAD, BUILDING A, SUITE 203, WHEATON, IL 60187

PH: 630-668-7603 WEB: WWW.WMALTD.COM

Date: November 22, 2024

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;**
Chicago Pallet Service II, Inc. is seeking to renovate parking lots at the Subject Property to better suit their business needs. Conditional use is petitioned for an approximately 12,000 square foot outdoor storage area that will be located in a parking lot at the northwest corner of the Subject Property. The conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. The surrounding properties to the west, north, and east of the Subject Property are within the I – Limited Industrial District zoning class and have compatible uses. An existing warehouse building on the Subject Property is located between the proposed outdoor storage area and North Avenue and will provide screening.
- 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;**
Based on compatibility with the surrounding area and provision of screening, the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
- 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;**
Normal and orderly development and improvement of the surrounding property for uses permitted in the district will not be impeded by the conditional use because the surrounding properties have already been developed and have compatible uses.
- 4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;**
Adequate utilities, access, drainage, and other necessary facilities have been and will be provided. An existing access point to the parking lot north of the warehouse from N. Main Street will be maintained. Stormwater facilities will comply with applicable stormwater ordinances and regulations.
- 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;**
An existing access point to the parking lot north of the warehouse from N. Main Street will be maintained. Vehicle movements have been evaluated in the parking lot in which the conditional use will be located. No new locations of ingress or egress are proposed.
- 6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,**

The proposed conditional use is compatible with the I – Limited Industrial District zoning class in which the Subject Property is located. Accordingly, the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan 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 will conform to applicable regulations.