

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda


 Resolution or Ordinance (Blue) Waiver of First Requested
 X Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : December 30, 2024 **(BOT) Date:** January 9, 2025

SUBJECT: PC 24-10: 324 Eisenhower Lane North – Davey Tree

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on January 9, 2025, Village Board of Trustees agenda for a first reading.

Fiscal Impact/Funding Source:
Review (as necessary)

Finance Director _____ Date _____
Village Manager _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

MEETING DATE: January 9, 2025

SUBJECT: **PC 24-10: 324 Eisenhower Lane North – Davey Tree**

Please find the following items for Village Board consideration as part of the January 9, 2025, Village Board meeting:

1. Plan Commission referral letter
2. IDRC report for PC 24-10
3. An Ordinance granting 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 on the subject property located within the I Limited Industrial District

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the January 9, 2025, Village Board of Trustees agenda for a first reading.



VILLAGE OF LOMBARD

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Lombard, Illinois 60148-3926
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January 9, 2025

Village President
Keith T. Giagnorio

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Village Clerk
Liz Brezinski

Subject: PC 24-10: 324 Eisenhower Lane North

Trustees
Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Vacant, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

Village Manager
Scott R. Niehaus

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.

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on December 16, 2024. Sworn in to present the petition was Anna Papke, Planning and Zoning Manager, and Brian Baker on behalf of Davey Tree Expert Co., the petitioner.

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, she proceeded with the petition.

Mr. Baker presented the petition. He said that Davey Tree is a landscape company providing services in the area. Davey Tree is requesting a conditional use to allow outside storage on the subject property. Davey Tree proposes to expand the paved surface to the rear of the building to provide for additional parking areas as well as an area to store materials and equipment. Mr. Baker said there would be two concrete bins for storage of mulch and trees on the north side of the site.

Chairperson Giuliano asked if any person would like to cross examine or speak in favor or against this petition, or for public comment.

Bill LoPresto asked for clarification on the address and location of the subject property and noted that he lives at 271 Arboretum immediately behind the subject property. He was not for or against the petition but had questions. He asked about the prior owner of the subject property.

Mr. Baker said the former owner was a landscape company called Foliage Design.

Mr. LoPresto asked about hours of operation. Mr. Baker said crews would arrive around 7:00 a.m., but noted that no work is done on site. The crews would be gathering equipment and supplies and traveling to job sites. The workday ends around 3:00 or 4:00 p.m.

Mr. LoPresto said he was concerned about noise. He said the bedrooms in the Arboretum townhomes back up to the shared property line with the subject property. Mr. Baker said that Davey Tree would not generate much noise. He noted that no equipment will be run on site.

Mr. LoPresto asked about screening on the north side of the subject property. Mr. Baker said there will be landscaping and fencing in that area.

Mr. LoPresto asked about screening during the winter months when trees lose leaves. Mr. Baker said there will be evergreen trees planted in the landscape area.

Chairperson Giuliano asked if any person would like to cross examine or speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The subject property is an existing building in the Yorkbrook Business Park on Eisenhower Lane, which is in the Industrial District. The petitioner operates a landscaping business on the property and proposes to expand the rear parking lot to allow for an area for outdoor storage of materials. Outdoor material storage areas are conditional uses in the I District.

Staff has reviewed the submitted plans and finds the petition is consistent with the standards for conditional uses. Outdoor materials storage yards are common in the I District and in the Yorkbrook Business Park, which contains a mix of offices, warehousing, and general industrial land uses. The property to the west at 328 Eisenhower Lane has an outdoor materials storage area similar to the petitioner's proposal for the subject property. Because the subject property is adjacent to the Arboretum Townhomes to the north, the Zoning Ordinance requires the north 30 feet of the subject property to be a landscape buffer area. The submitted plans show this area will be improved with a bioswale and other planting materials. A solid fence will be provided along the north property line for additional screening.

Staff found the petition met the standards for conditional uses and recommended approval of the petition subject to the conditions noted in the staff report.

Chairperson Giuliano asked if there were any questions or comments on the staff report.

Commissioner Spreenberg asked how the landscape buffer on the subject property would compare to the landscaped area on the north of the property at 328 Eisenhower, where a conditional use for outside storage was previously approved by the Village. Ms. Papke said the depth of the buffer on the subject property would be similar to the landscape buffer on 328 Eisenhower.

Chairperson Giuliano asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting to comments from the Commissioners.

Commissioner Invergo asked about lighting on the subject property. Mr. Baker said he had submitted a code-compliant lighting plan for the proposed parking area, and staff had no comments on it.

Commissioner Spreenberg asked if Davey Tree would be repairing equipment on site. Mr. Baker said they may conduct minor preventative maintenance on some of the equipment, but this would be done indoors.

On a motion by Commissioner Invergo, and a second by Commissioner Spreenberg, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 24-10 subject to the six (6) conditions in the staff report:

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).

Respectfully,

VILLAGE OF LOMBARD

PC 24-10
January 9, 2025
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Leigh Giuliano, Chairperson
Lombard Plan Commission

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

324 EISENHOWER LANE NORTH

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

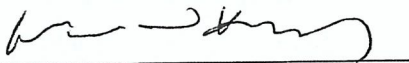
Staff finds that the proposed conditional use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

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 designed 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.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING 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.**

PC 24-10: 324 Eisenhower Lane North

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned I limited Industrial District; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.420(C)(10) of the Lombard Zoning Ordinance to allow for a contractor equipment and material storage yard associated with a landscaping business operating on the subject property; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on December 16, 2024, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following conditional use for a contractor equipment and material storage yard is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 324 Eisenhower Lane, Lombard, Illinois and legally described as follows:

LOT 1 (EXCEPT THE WEST 110.0 FEET AND EXCEPT THE EAST 153 FEET THEREOF) IN LOMBARD INDUSTRIAL PARK UNIT NO. 1, BEING A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 10, 1969 AS DOCUMENT R69-48825 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT R70-11958, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-30-201-006 (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with 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).

Ordinance No. _____
Re: PC 24-10
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SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this ____ day of _____, 2025.

First reading waived by action of the Board of Trustees this ____ day of _____, 2025.

Passed on second reading this ____ day of _____, 2025.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2025.

Keith Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this ____ day of _____, 2025.

Elizabeth Brezinski, Village Clerk