

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

11 N. Chase Avenue and 734 E St Charles Road

December 16, 2024

Title

PC 24-12

Petitioner

Ricardo Talavera
11 N. Chase Avenue
Lombard IL 60148

Property Owner

ESC4, LLC
732 E. St. Charles Road
Lombard, IL 60148

Property Location

11 N Chase/734 E St Charles Rd
PIN: 06-04-309-025
Trustee District 4

Zoning

B4

Existing Land Use

Multi-tenant Commercial Building

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use for Building material
and products sales and storage

Prepared By

Tami Urish
Planner I



PROJECT DESCRIPTION

The petitioner proposes to operate a business that collects overstock metal remnants from construction sites and store the pieces to be sold to other businesses. Building materials sales and storage are a conditional use in the B4 zoning district; therefore, a conditional use is required.

Existing Conditions

The property has an existing multi-tenant two-story building with associated parking lot accessed from Chase Avenue. The second story has occupied apartments.

Approvals Required

The petitioner requests a conditional use pursuant to Section 155.416 (C)(4) of the Lombard Village Code to allow for a building material and products sales and storage establishment on the subject property located within the B4 Corridor Commercial District.

PROJECT STATS

Lot & Bulk

Building Size: ~4,000 SF
 Parcel Size: 11,520 SF
 Existing: 17
 Parking spaces

Submittals

1. Petition for a public hearing;
2. Response to Standards;
3. Plat of Survey, prepared by Associated Surveying Group P.C. dated 6/15/2006;
4. Floor Plan, prepared by owner, undated

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no comments. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments on the subject petition. Additional comments may be forthcoming during permit review.

Private Engineering Services (PES):

PES has no comments on the subject petition. Additional comments may be forthcoming during permit review.

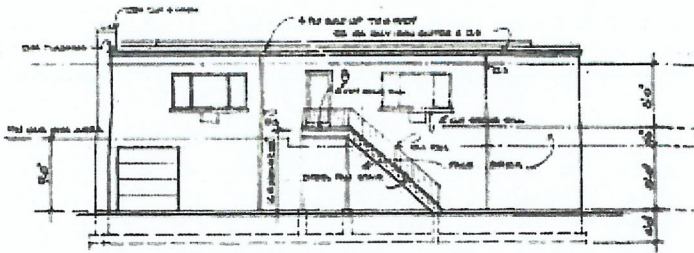
Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R2	Single-Family Home
South	NA	Great Western Trail
East	B4	Vacant Lot
West	B4	Recycled Auto Parts

The subject property is located on St. Charles Road, among a mix of single-family residential and commercial uses. The property has been commercial on the first floor and residential on the second floor since 1975. The building was built in 1975 for an HVAC office and shop on the first floor with apartments above according to permit 25194. The garage door is shown for the shop in the submitted elevation for the permit and use:



REAR ELEVATION

A certificate of occupancy was obtained in 2003 for a HVAC office and shop on the first floor, noted as legal nonconforming.

The legal nonconforming status originated in 1978 when the Village Code was completely updated and created the B4 zoning districts. The 1978 Village Code had contractor or construction offices, shops and yards listed as conditional uses when it was listed as permitted in the previous 1960 Village Code. Since the building and the contractor's office and shop use was established three years prior to the update, the nonconformity is considered legal as the Village Code update created the nonconformity with no fault conducted by the property owner.

Other uses in the space have been a lighting electric contractor's office/shop (2003), sign printer (2005), water purification service (2009), janitorial service (2009).

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends Community Commercial uses for this location. A building material and products sales and storage establishment is an appropriate use within this designation.

3. Zoning Compatibility

Per Section 155.420(C) of the Village Code, building material and products sales and storage is a conditional use in the B4 District.

Staff has reviewed the petitioner's request and finds the building material sale and storage activity will not create any undue impacts on neighboring properties. As noted, the property was developed in 1975 as a contractor office and shop. The use of building material and products sales and storage include similar activities as a contractor's shop. All materials and products will be stored inside the building only. Any repair or preparation of the steel beams for purchase will be performed indoors only. No activities other than loading and unloading are permitted in the parking lot. The sale of items is retrieved by appointment only.

No zoning relief is requested for the property. The building will remain unchanged. Staff is supportive of the request for building material and products sales and storage.

4. Site History

PC 23-20: approved a conditional use to allow for a massage establishment.

FINDINGS & RECOMMENDATIONS

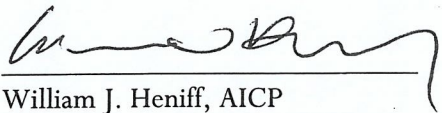
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use 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 24-12:

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 24-12, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report
3. Outdoor storage of materials is not allowed
4. The conditional use is for 11 N. Chase Avenue and 734 E St Charles Road as delineated by the submitted floor plan. Any expansion of the business will require an application for the conditional use of any additional areas of the building
5. 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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Standards for Conditional Uses

1. The establishment, maintenance, and operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare because the use for sale of materials is self-contained within the property's structure.
2. Due to the self-contained nature of the use, the conditional use will also not be injurious to the uses and enjoyment of other property in the immediate vicinity, nor diminish or impair property values within the neighborhood in which it is located.
3. The conditional use will also not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. During the time the use has been operational, it has not had any adverse effects on nearby properties or the property it is located on. All materials are contained indoors within the business. Access to public utilities, access roads, drainage, and necessary facilities have been provided.
5. The property contains a private off-street parking lot which the business utilizes for transport from their garage. An adequate loading pad was previously installed for off-street loading, and there is minimal traffic from ingress and egress causing little to no congestion on public streets.
6. The proposed conditional use does not contradict the objectives of the Village's current Comprehensive Plan. The proposed use will continue to promote economic development by adding to the variety of businesses in the Village which corresponds with Vision 3 and Vision 7 of the Comprehensive Plan.
7. The conditional use shall conform to the applicable regulations of the district in which it is located.

Associated Surveying Group, P.C.

Illinois Prof. Design Firm No. 184-003013

P.O. Box 810

Bolingbrook, IL 60440

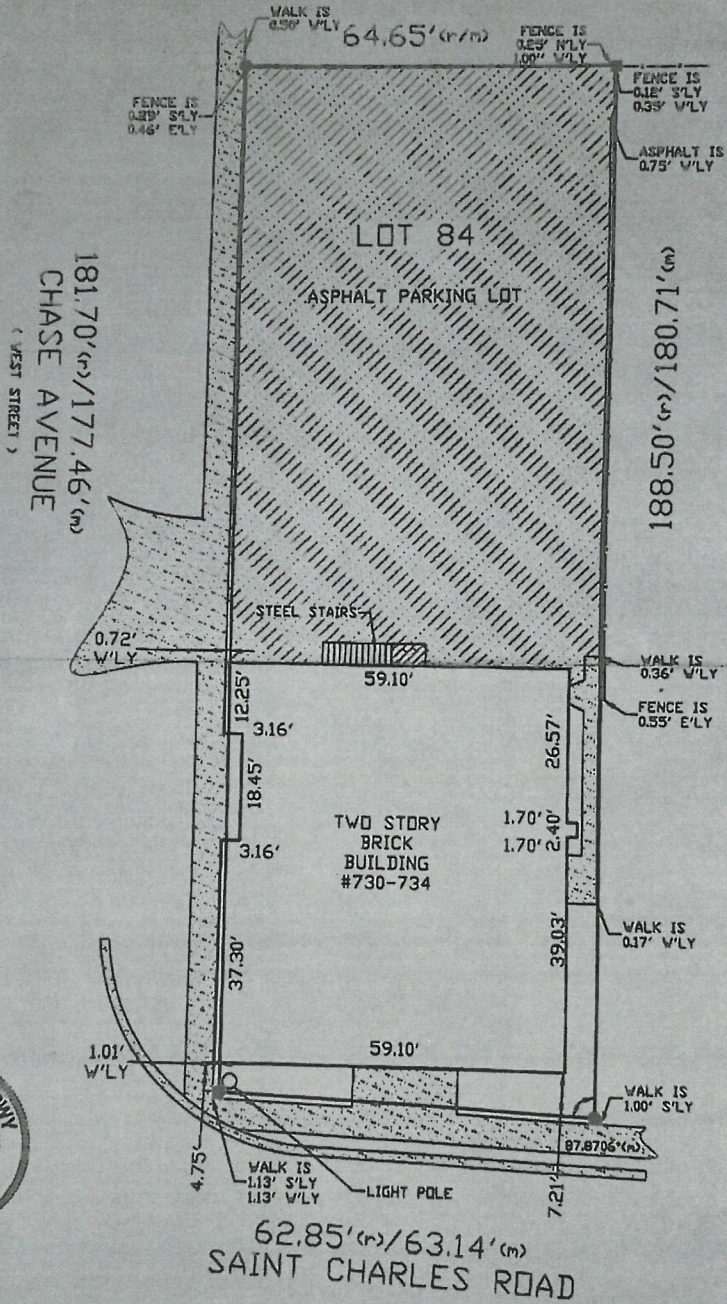
PH: 630-759-0205

FAX: 630-759-9291

PLAT OF SURVEY

LOT 84 IN ROBERTSON'S ST. CHARLES ROAD ADDITION TO WESTMORE, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTH/WEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1922 AS DOCUMENT NO. 157822, IN DUPAGE COUNTY, ILLINOIS.

SCALE 1" = 20'



State of Illinois }
County of Will } SS

I, Michael G. Hervey, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that the Plat hereon drawn is a correct representation of said survey.

Dated, this 15th day of JUNE, A.D., 2006, at Bolingbrook, Illinois.

FIELDWORK DATE: JUNE 12, 2006

Michael G. Hervey
Illinois Professional Land Surveyor No. 35-002900
License Expires: November 30, 2005

CLIENT: NEWELL

JOB NO.: 63433-06

LEGEND:

	ASPHALT		CONCRETE
	WOOD		BRICK
	SET IRON PIPE		IRON PIPE + CROSS
	REBAR/ROD		CHAIN LINK FENCE
	WOOD FENCE		WOOD FENCE
	ALL OTHER FENCE TYPES		

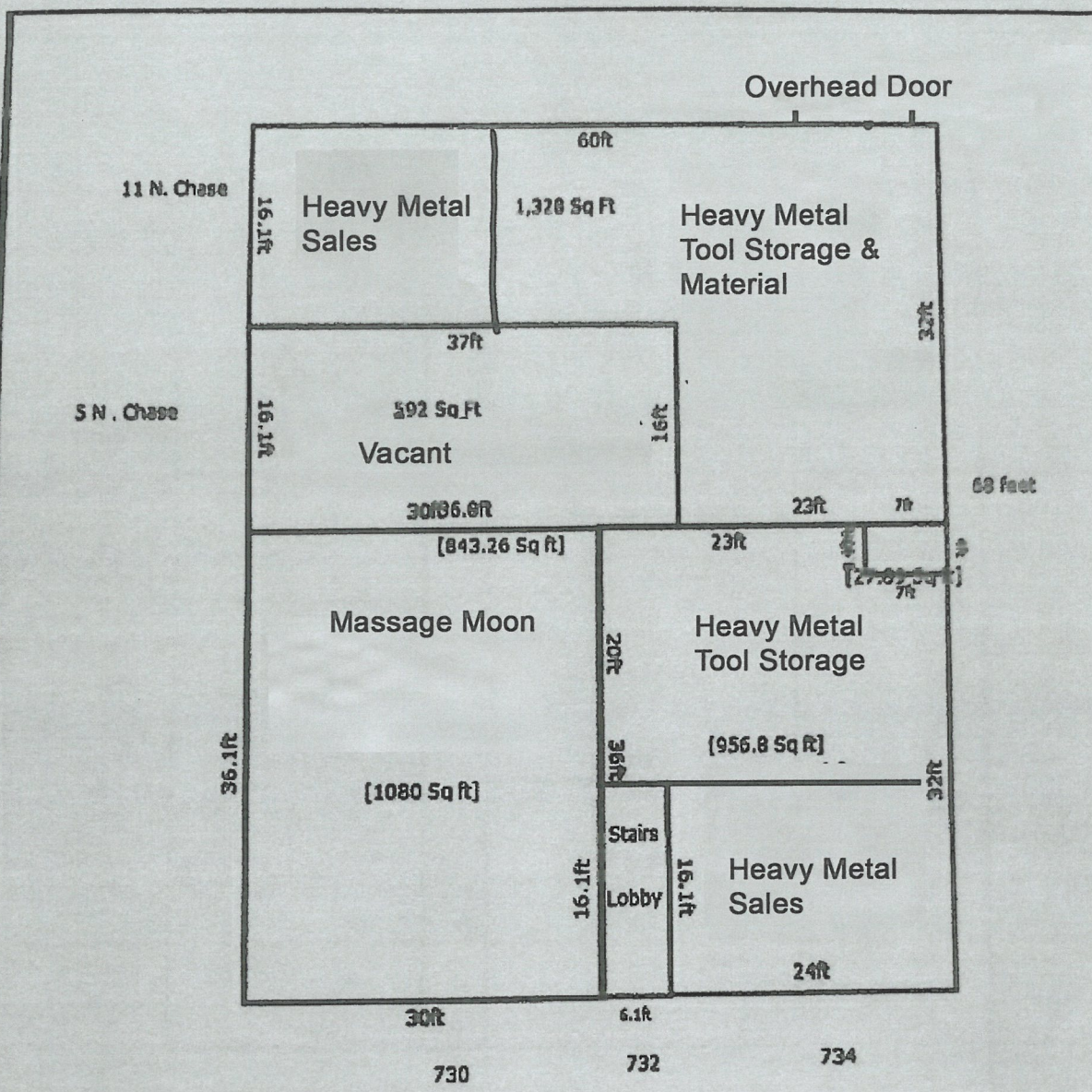
NOTES:

- COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE.
- BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES.
- MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORDED DIMENSIONS BY 0.10 FEET OR MORE.
- CURVED LINES DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO, ALL ARCS ARE TANGENT UNLESS OTHERWISE NOTED.

ABBREVIATIONS:

A = ARC LENGTH
R = RADIUS
CH = CHORD LENGTH
() = RECORD VALUE
(m) = MEASURED VALUE
TYP = TYPICAL
P.U.D. = PUBLIC UTILITY & DRAINAGE EASEMENT

NLY = NORTHERLY
SLY = SOUTHERLY
ELY = EASTERLY
WLY = WESTERLY



Defined by a wall, etc.

Area Calculations Summary

Calculation Details

Living Area	843.3 Sq ft		
Undefined Area	1,091 Sq ft	36 x 30	= 1,080
Undefined Area		23 x 4	= 92
Undefined Area	956.8 Sq ft	30 x 16	= 480
		0.5 x 0.1 x 16	= 0.8
		24 x 16	= 384
Total Living Area (Rounded):	2,880 Sq ft		
Non-Living Area	56.4 Sq ft	5.9 x 16.1	= 94.99
Concrete Patio		0.5 x 16.1 x 0.1006	= 0.10063
		0.5 x 0.1 x 16.1	= 0.805
Concrete Patio	27.9 Sq ft	7 x 3.9996	= 27.9972
		0.5 x 7 x 0.8004	= 0.1004
2 Car Attached	0.0 Sq ft	0.5 x 16.0003 x 0.1	= 0.000015
Concrete Patio	446.0 Sq ft	16 x 30	= 480
		16 x 35.9	= 574.4
		0.5 x 16.1 x 0.1	= 0.805

