

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

JONNY'S TOWING – 612 E. WESTERN AVENUE

April 18, 2016

Title

PC 16-06

Petitioner

Jonny's Towing
612 E. Western Avenue
Lombard, IL 60148

Property Owner

Prairie Centers Management Co.
P.O. Box 761
Itasca, IL 60143

Property Location

600 - 612 E. Western Avenue
(06-05-421-007)

Zoning

I Limited Industrial

Existing Land Use

Multi-tenant industrial building

Comprehensive Plan

Light Industrial

Approval Sought

Conditional use to allow for Motor Vehicle Repair within the I Limited Industrial Zoning District.

Prepared By

Tami Urish
Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner leased a portion of 612 E. Western Avenue for towing services only. However, it was later determined that the owners of the towing company would prefer to have the option of repairing their own tow trucks in addition to some cars that are towed and in need of repair. The petitioner indicated that the repairs of vehicles are to be conducted within the building only. The petitioner is not proposing any substantial alterations or site improvements as part of this request. The multi-tenant building has one other tenant, a learning center.

APPROVAL(S) REQUIRED

The petitioner is requesting approval of a conditional use for a motor vehicle repair establishment in the Limited I Industrial District.

EXISTING CONDITIONS

The subject property is currently improved with a multi-tenant building and a parking lot. The site abuts Union Pacific railroad tracks to the north and industrial buildings the east, south and west. Access to the site is available via Western Avenue.

The petitioner, Jonny's Towing, occupies a portion of the subject property, consisting of 8,512 square feet of office space and

PROJECT STATS

Lot & Bulk

Parcel Size: 1.4 acres
62,146 sq. ft.
Building Area: 27,298 sq. ft.
Tenant Space: 8,512 sq. ft.
Year Built: 1954
Lot Coverage: Approx. 90%

Setbacks

Front 27 feet
Side (east) 94 feet
Side (west) 94 feet
Rear 1 foot

Parking Spaces

Supply: 30, 3 accessible
Demand: 8

Submittals

1. Petition for Public Hearing
2. Response to Standards for Conditional Use
3. Plat of Survey / Site Plan, submitted by the petitioner on March 11, 2016 with red delineations added by staff for clarification.

associated repair bays. An approximately 10,000 square foot parking lot including an approximately 2,000 square foot fenced in area is directly adjacent of the petitioner’s leased space to the east for their exclusive use. There is additional parking in the front of the building for customer parking. The property has an eight foot high solid wood fence that is located at the rear lot line.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project.

Fire Department:

The Fire Department has no issues or concerns regarding the project.

Private Engineering Services:

Private Engineering Services (PES) has no issues or concerns regarding the project.

Public Works:

The Department of Public Works has no issues or concerns regarding the project.

Planning Services Division:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R-2	Union Pacific Railroad Right-of-Way & Single Family Residential
South	I	Lumber Supplier
East	I	Light Manufacturing
West	I	Landscape Contractor

The proposed use is compatible with the surrounding industrial and commercial uses. All proposed repair work will occur within the enclosed building and therefore have no negative impact on the surrounding uses. As indicated by a neighboring residential property owner (see attached), noise such as mechanical equipment and loud music were a nuisance by a past business. In addition the outdoor storage of vehicles is not permitted. Vehicles waiting for repairs shall be parked in the exterior leased space only as shown on Exhibit A and not in

front of the building or the area west of the building. Storing vehicles waiting for repairs on Village right-of-way are also not permitted.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends light industrial uses, defined as manufacturing, assembly, production, storage, and distribution and warehousing, for the subject site. The St. Charles Road Light Industrial Area is specifically described in the Comprehensive Plan as comprised of heavy commercial and light-industrial land uses, which are encouraged to continue throughout the area. The proposed use is a traditional commercial activity.

3. Zoning and Sign Ordinance Compatibility

Motor vehicle repair establishments are listed as a conditional use within the I Limited Industrial District. The petitioner is seeking a conditional use for motor vehicle repair as defined under Section 153.802 of the Zoning Ordinance as:

MOTOR VEHICLE REPAIR

Is the repair of motor vehicles including rebuilding, reconditioning, replacement, or dismantling of major components such as body, frame, or fender repair or painting. Motor vehicle repair generally consists of work that is more intense and less routine than motor vehicle service and sometimes includes overnight storage of vehicles.

The existing business at 612 E. Western Avenue is Jonny's Towing. They currently tow vehicles from destination to destination with the tow trucks stored inside the building when not in use. At this time, they would like to repair their own tow trucks and have the option to repair a vehicle that is in need of towing service. Staff has determined that the proposed business would be considered a motor vehicle repair establishment. Staff finds that the proposed business meets all of the Standards for Conditional Uses.

All vehicles being worked on will be stored inside the building. Materials and vehicles will be brought inside as to not create an adverse impact on the neighborhood. There is an existing fenced in area to the east of the building, which will be utilized to screen the vehicles being dropped off for repairs from the street. The site meets the parking requirements of the Zoning Ordinance. A site plan is attached.

No significant structural changes are proposed to the building.

SITE HISTORY

Rezoning

On August 2, 1973 the subject site was rezoned from R-1 Single Family Residence to M-1 Limited Manufacturing District.

PC 80-11 (606 Western Ave. – Computer Bus Systems):

On August 28, 1980 the subject site was granted a conditional use permit for a garage for internal storage, repair, and servicing of motor vehicles.

PC 91-24 (600 Western Ave.):

On December 19, 1991 the subject site was granted a conditional use permit for boat sales, repair, and outdoor storage. On January 22, 1992, and in conjunction with the conditional use permit, the site was also granted variations for: (a.) the storage of boats within a fenced area but visible above the fence; (b.) a

reduction of the perimeter lot and foundation landscaping; and (c.) reduction of the required public improvements along Western Avenue.

PC 98-10 (600-612 Western Ave.):

On June 4, 1998 the subject site was granted a conditional use permit for auto repair and outside storage of motor vehicles. Companion variations were also granted for: (a.) a reduction in the amount of required perimeter and parking lot landscaping and (b.) to not provide curbing. Permission was also granted to use part of the Village right-of-way for parking.

PC 09-09 (612 Western Ave. – The Bellyrub Klub):

On May 21, 1999 the subject site was granted a conditional use permit for an animal day care facility.

PC 13-10 (600 Western Ave. – T’s Training Academy):

On August 16, 2013 the subject site was granted a conditional use permit for an indoor athletic training facility (learning center).

FINDINGS & RECOMMENDATIONS

As the petitioner has indicated their intention to operate the business as a towing and motor vehicle repair establishment and that the site is designed for such use, staff finds that allowing for the repair vehicles is consistent with the surrounding context, the Village of Lombard Comprehensive Plan and Zoning Ordinance, and is in the best interest of the Village.


The Inter-Department Review Committee has reviewed the standards for the requested conditional use permit for a motor vehicle repair establishment 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 16-06:

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 permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 16-06, subject to the following conditions:

1. The conditional use for a motor vehicle repair establishment is exclusively for the tenant space at 612 E. Western Avenue. Any expansion of the establishment within the existing building beyond the plans submitted as part of PC 16-06 shall require an amendment to the conditional use. Any physical site improvements or alterations require approval through the Village; and
2. That the petitioner shall keep the frontage along Western Avenue available for customer parking. Tow trucks and vehicles waiting for repairs shall be parked in the tenant’s exterior leased space only. The parking spaces in front of the tenant’s leased interior space shall be for customer and employee parking only; and
3. That the petitioner shall store all materials and parts inside the building; and
4. That any and all repair work performed on the vehicles must be done inside the building; and

5. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

Inter-Departmental Review Committee Report approved by:


William J. Heniff, AICP
Director of Community Development

c. Petitioner

RESPONSE TO STANDARDS AS PREPARED BY THE PETITIONER

***Jonny's Towing & Recovery, Inc.
612 E. Western Ave.
Lombard, IL 60148
630-383-1150***

Standards For Conditional Uses Answers:

1. Nothing that we will be doing will endanger anyone or anything. All repairs are done inside the building and all materials will also stay inside the building.
2. No employee will be subject to injury and will be properly experienced to be in the type of working environment. The property values will not be affected by our type of work and will not affect the neighborhood.
3. We will not affect any development or improvement of the surrounding properties.
4. Yes all public utilities, access roads, drainage and/or necessary facilities have been provided.
5. There will be no traffic congestion in the public streets at all.
6. No problem
7. No problem

Nowakowski, Tamara

Subject: FW: Public Hearing regarding Petition PC 16-06

From: Susan Moody
Sent: Tuesday, April 05, 2016 3:59 PM
To: Ganser, Jennifer
Subject: Public Hearing regarding Petition PC 16-06

Dear Commissioners:

I am writing on behalf of my family. We have resided at 651 East Prairie in Lombard for over 50 years. Our property backs up to the UP railroad tracks, thus within 250' to the proposed Motor Vehicle Repair referred to in Petition PC 16-06.

For a matter of logistics, the railroad tracks offer NO BUFFER to noise emanating from businesses in the proposed area to any of the homeowners on the north side, if anything it acts as a conduit/tunnel. I have over the years witnessed the loud sounds coming from previous businesses in the same general area (a car detail company which would play music outside all summer long; . . .that music permeated the reasonable peace which every home owner of Lombard is afforded). An automobile/truck repair shop that uses hydraulic, pneumatic, etc. equipment would not be conducive to a good quality of "life" for any citizen who lives in the general area. In warm weather we open windows and it is reasonable, as a tax paying property owner, to not be inundated with industrial/repair sounds.

We ask for Petition PC 16-06 to be denied. If, per chance, it is approved, we ask that strict guidelines are put in place which limit the noise of their business (i.e. doors shut while repairs are being made; music and/or announcements not being broadcast outside, gas/diesel engines not allowed to run for unreasonable periods of time outside, etc.).

We will be following up to see what becomes of this petition and again ask this Commission to deny it, or at the least, that it be strictly enforced, as industrial noise permeating the quiet of a residential neighborhood should not be allowed.

Thank you.

Susan May Moody
on behalf of
the May Family
651 East Prairie
Lombard, Illinois