

May 20, 2019

Title

PC 19-13

Petitioner

Charles Pickerill
609 E. St. Charles Rd
Lombard IL 60148

Property Owner

Robert Carter/West Suburban
Bank Trust #2283
601 E. St. Charles Rd
Lombard IL 60148

Property Location

609 E. St. Charles Road
06-05-423-014 and 06-05-423-
010; Trustee District #5

Zoning

B4 Corridor Commercial District

Existing Land Use

Commercial business

Comprehensive Plan

Light Industrial

Approval Sought

The petitioner requests that the Village grant approval of a zoning conditional use, pursuant to Section 155.420(C)(23) of the Village Code, to allow for a Motor Vehicle Service establishment within the I Limited Industrial Zoning District.

Prepared By

Jennifer Ganser, AICP
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is currently operating Seamless Gutters on the property. Recently they have started to rent U-Hauls. Similar to Nuts & Volts, the property needs to obtain zoning entitlements for the additional use.

APPROVAL(S) REQUIRED

The petitioner requests that the Village grant a zoning conditional use pursuant to Section 155.416(C)(17) of the Lombard Village Code to allow for motor vehicle sales in the B4 Corridor Commercial District on the subject property.

EXISTING CONDITIONS

The subject property is operating as Seamless Gutters. They have recently started to rent U-Hauls at the property.

PROJECT STATS

Lot & Bulk

Parcel Size: 0.81 acres

Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Plat of Survey, prepared by Gentile and Associates, Inc., dated October 13, 2004; and
4. Site Plan, prepared by the petitioner.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has no issues or concerns. Should the petition be approved, additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services (PES) noted the storage of vehicles is required on existing hard surface pavement. If the business needs to pave the gravel area, they would need to come in for a permit and possibly deal with stormwater regulations. Should the petition be approved, additional comments may be forthcoming during permit review.

The petitioner noted the U-Hauls will be parked on existing hard surface and the gravel area will be left empty.

Public Works:

The Department of Public Works has no comments regarding the project at this time. Should the petition be approved, 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	Matthies Landscape Inc.
South	R2	Great Western Trail
East	I	Owl Hardwood Lumber Co.
West	B4	Seamless Exteriors

The site is zoned B4 and the neighborhood has properties zoned B4 and I. The use is compatible with the surrounding neighborhood and zoning, as it is near other commercial and industrial uses. The site is buffered by the Great Western Trail to the south.

3. *Comprehensive Plan Compatibility*

The proposed use is consistent with the Comprehensive Plan's recommendation of industrial. The sale or renting of vehicles is allowed as a conditional use in the I District.

4. *Zoning Compatibility*

The petitioner is requesting a conditional use for motor vehicle sales. Per the definition below, rental is included.

Motor vehicle sales is the retail sales or rental of motor vehicles to the general public.

The petitioner is renting U-Hauls. Staff is conditioning the approval to note that any future sales or vehicles would require a new public hearing. Staff finds that the petitioner has affirmed the Standards for a conditional use.

5. *Site Plan*

Per the site plan, there are a maximum of fourteen (14) parking spots that can be used for U-Hauls on the property. The petitioner noted there have been a maximum of eight to ten U-Hauls on the site at a given time.

All parking of U-Hauls, and any other type of vehicle, must be done on a hard surface per Village Code. There is a gravel area on the site. This area is not allowed to have vehicles parked on, as gravel is not considered a hard surface. Per the IDRC comments above, if the petitioner would like to park vehicles on the gravel area they would need to obtain a permit for resurface the area, which may require stormwater detention.

SITE HISTORY

ZBA 05-20

Granted approval of a front yard setback for a bay window (Ord. 5813)

ZBA 06-19

Granted approval of a variance for fence height and clear line of sight (Ord. 5926)

FINDINGS & RECOMMENDATIONS

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

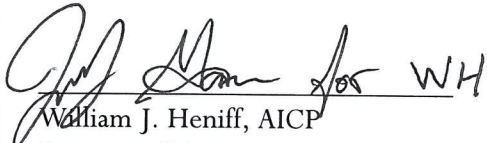
The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for motor vehicle rental, as an accessory use and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval 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 19-13:

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 Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 19-13, 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. There shall be no more than ten (10) U-Hauls parked on the site at a time;
4. The zoning relief is for the rental of U-Hauls only. Any future changes to rent other vehicles or sell vehicles would require a new public hearing and zoning entitlements; and
5. The parking lot shall remain in good repair.

Inter-Departmental Review Committee Report approved by:


William J. Heniff, AICP
Director of Community Development

c. Petitioner

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