

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: March 20, 2006

FROM: Department of  
Community Development

PREPARED BY: Jennifer Backensto, AICP  
Planner II

**TITLE**

**PC 06-07; 270 Eisenhower Lane North, Units 1-3:** The petitioner requests that the Village grant a conditional use, pursuant to Section 155.418 (C) of the Zoning Ordinance, to allow for automobile repair within the I Limited Industrial District.

**GENERAL INFORMATION**

Petitioner: AutoMotivation Inc.  
270 Eisenhower Lane North, Unit 10  
Lombard, IL 60148

Property Owner: F&G Enterprises  
c/o JCS Property Management Co.  
1235 S. Highland Avenue  
Lombard, IL 60148

Relationship of Petitioner: Tenant

**PROPERTY INFORMATION**

Existing Land Use: Vacant tenant space within industrial building

Size of Property: 1.7 acres

Comprehensive Plan: Recommends Planned Business Park

Existing Zoning: I Limited Industrial District

Surrounding Zoning and Land Use:

North: I Limited Industrial District, developed as industrial uses

South: I Limited Industrial District, developed as industrial uses

East: I Limited Industrial District, developed as industrial uses

West: I Limited Industrial District, developed as industrial uses

## ANALYSIS

### SUBMITTALS

This report is based on the following documents filed with the Department of Community Development on February 10, 2006:

1. Petition for Public Hearing.
2. Response to Standards.
3. Plat of Survey prepared by Jon P. Tice and dated December 29, 1980.
4. Interior floor plan, dated January 27, 2006.

### DESCRIPTION

AutoMotivation is an automobile repair establishment that has been operating at 270 Eisenhower Lane North, Unit 10, for several years. The company now wishes to relocate to a larger tenant space within the same building, Units 1-3. Both Units 1-3 and Unit 10 have previously been granted conditional use approvals for various types of motor vehicle repair. The space in Units 1-3 has not been used for vehicle repair activities for a time period of greater than one year, therefore, a new conditional use is required.

### INTER-DEPARTMENTAL REVIEW COMMENTS

#### **Fire and Building**

Fire and Building have no comments on this petition as the space was previously used for motor vehicle repair.

#### **Public Works Engineering**

Public Works Engineering has no comments on this petition.

#### **Private Engineering**

The Private Engineering Services Division has no comments on this petition.

#### **Planning**

##### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan calls for this area to be developed as a Planned Business Park. With the approval of the requested conditional use, the property would be substantially in compliance with the recommendations of the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

The subject property is surrounded by other properties within the Eisenhower Lane industrial park, which is occupied by various types of light industrial land uses. All repair activities will be conducted indoors and there are no exterior changes planned for the building. Given that the petitioner's business has operated on the same property for a number of years, the relocation to a different tenant space should not create any additional impact on the surrounding properties.

Compatibility with the Zoning Ordinance

Automobile repair establishments are listed as conditional uses within the I Limited Industrial District. With the approval of this petition, the proposed use will be in compliance with Village Code. Five conditional uses have been granted for tenant spaces within the building on the subject property, as detailed in the table below. In 1979, a conditional use for motor vehicle repair was granted in Units 1-3. However, since more than one year has elapsed since the tenant space has been used for motor vehicle repair, a new conditional use must be granted.

<b>Case</b>	<b>Location</b>	<b>Conditional use granted</b>
PC 79-24	Units 1-3	Inside storage, repair, and servicing of motor vehicles
PC 83-20	Unit 10	Automobile repair garage
PC 79-11	Unit D	Inside storage, repair, and servicing of motor vehicles
PC 81-3	Unit 5	Ambulance dispatch and restocking service
PC 80-7	Unit F	Glass products production operation

Motor vehicle activities have taken place on the subject property for the past 27 years. This, combined with the fact that a similar conditional use was granted for the specific tenant space in question, establishes that the Village has previously considered this an appropriate location for automobile repair activities.

Given the substantial precedent for automobile repair at this location, plus the lack of impact on the adjacent properties, staff recommends approval of the proposed conditional use.

**FINDINGS AND RECOMMENDATIONS**

Staff has reviewed the response to standards included as part of the petition and concurs that the petition meets the standards set forth in the Zoning Ordinance. Staff believes that the proposed use is appropriate at the subject location and is compatible with surrounding uses.

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested relief **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental

Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 06-07, subject to the following conditions:

1. The petitioner shall apply for and receive a new Zoning Certificate/Certificate of Occupancy for the existing and proposed spaces to be used for the business establishment.
2. This conditional use shall be limited to the service and repair of automobiles or any motor vehicle requiring a standard or a Class B plate as determined by the Office of the Secretary of State of the State of Illinois. Any other repair motor vehicle repair activities shall be deemed a modification of a conditional use and would require new conditional use approval per Section 155.103 (F)(13) of the Zoning Ordinance.
3. All service and repair activities shall be done within an enclosed building.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

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