

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

International Car Center – 454 E. North Avenue

**December 19, 2016**

### Title

PC 16-24

### Petitioner

International Car Center  
434 E. North Ave  
Lombard IL 60148

### Property Owner

Tejai Sheth  
651 Grenache Ct  
Bartlett, IL 60103

### Property Location

454 E. North Ave  
06-08-103-010  
Trustee District #4

### Zoning

B4

### Existing Land Use

One story building

### Comprehensive Plan

Community Commercial

### Approval Sought

Conditional use pursuant to Section 155.416(C)(16)(17) to allow for motor vehicle repair and motor vehicle service in the B4 Corridor Commercial District, as a companion to a motor vehicle sales use that is already permitted, on the subject property

### Prepared By

Jennifer Ganser, Assistant  
Director



### PROJECT DESCRIPTION

The petitioner, International Car Center is currently operating at 434 E. North Avenue selling vehicles. They do occasional repair in house and also send vehicles out for repair. The business is expanding and they have purchased the site next door at 454 E. North Avenue. The new site was previously Lombard Auto Exchange, however Lombard Auto Exchange only had entitlements to sell vehicles not repair or service vehicles. International Car Center will be using the property at 434 to sell cars (as they do now) and would like to use the building at 454 to repair and service cars.

### APPROVAL(S) REQUIRED

The petitioner requests that the Village grant a conditional use pursuant to Section 155.416(C)(16)(17) to allow for motor vehicle repair and motor vehicle service in the B4 Corridor Commercial District, as a companion to a motor vehicle sales use that is already permitted, on the subject property.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size: 0.46 acres  
Building Area: 3,300 sq. ft.  
Tenant Area: 3,300 sq. ft.

**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 Carradus Land Survey Inc., dated March 30, 2016;

**EXISTING CONDITIONS**

The subject property is currently a vacant one-story building. The petitioner recently purchased the property.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division will need to confirm the building has an oil separator (triple basin) in the repair area. Should the petition be approved, additional comments may be forthcoming during permit review.

**Fire Department:**

The Fire Department will need to confirm that the fire protection equipment has the current certifications. Should the petition be approved, additional comments may be forthcoming during permit review.

**Private Engineering Services:**

Private Engineering Services (PES) has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

**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*

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	R4	Residential – Single Family
<b>South</b>	B4	Undeveloped
<b>East</b>	B4	Commercial – Restaurant
<b>West</b>	B4	Commercial – International Car Center

The B4 District is intended to accommodate motorist-orientated commercial activities and the area is not confined to any one neighborhood or community. Staff finds that the proposed use will be complementary in the B4 District and the North Avenue corridor. A six foot (6') wood board on board fence will screen the residential uses to the north.

## 2. *Comprehensive Plan Compatibility*

The proposed location and use as motor vehicle repair is consistent with the Comprehensive Plan's recommendation of community commercial uses "providing services extending beyond daily living needs." The North Avenue corridor also has other similar type auto sales, repair, and service uses. This would be an expansion for an existing business, International Car Center, which is located next door.

## 3. *Site Plan: Access & Circulation*

The site at 454 E. North Avenue would be operated by International Car Center, who currently operates 434 E. North Avenue. Vehicles would be sold from 434, but repaired at 454. The petitioner has noted that having both building ran by the same business will decrease traffic in the neighborhood, as cars can move between the lots. There will be two (2) open aisles for vehicles to move between the two sites. Street parking should decrease from International Car Center, as they now will have both properties under control.

## **SITE HISTORY**

454 E. North Avenue operated as Lombard Auto Exchange, selling used cars, per a Certificate of Occupancy from 1992. Previously the site was an Isuzu dealership.

## **FINDINGS & RECOMMENDATIONS**

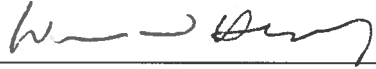
Staff finds that as the proposed motor vehicle repair and service facility is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for motor vehicle repair and service facility 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 16-24:

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 16-24, 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. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the motor vehicle repair facility is not established by said date, this relief shall be deemed null and void; and
4. The north property line shall be maintained with a six foot (6') foot solid fence. The fence shall be maintained in a good state of repair at all times.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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## Lombard Zoning Ordinance Response for 454 E. North Ave

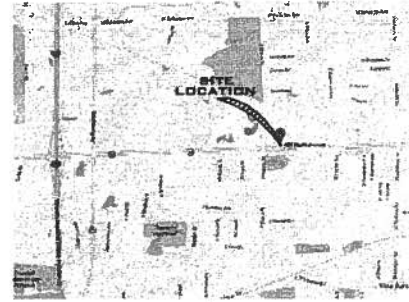
1. The last business operation (Lombard Auto Exchange) was very similar to our proposed use. Therefore we believe this use to not be in any way detrimental to the public health.
2. The last business operation (Lombard Auto Exchange) was very similar to our proposed use. Therefore we believe this use to not be in any way detrimental to property values of nearby residents or businesses.
3. The last business operation (Lombard Auto Exchange) was very similar to our proposed use. Therefore we believe this use to not be in any way detrimental to ongoing development of surrounding property.
4. The proposed use will not change the current state of any public utilities, drainage, or access roads.
5. Our proposed use will actually substantially decrease the amount of traffic and increase the amount of available parking on La Londe Ave. Our dealership facilities used the driveway on La Londe Ave as the entry and exit for employees and customers. This traffic will now be lessened due to the driveway availability on Fairfield Ave.
6. The proposed use is very similar to the previous business and fits in line with the "Automotive corridor" on this stretch of North Ave.
7. This proposed use should be in alignment with any rules or regulations that Lombard has set forth as it has been used in a similar way for a few decades.



# ALTA/NSPS LAND TITLE SURVEY

18148 S. MARTIN AVE. HOMewood, IL 60430 708-1-SURVEY (478-7839) 708-478-4076 fax

LOT 8 & 9 AND THE EAST 1/2 OF LOT 10 AND THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH AND ADJACENT TO SAID LOTS IN BLOCK 14 IN NORTH AVENUE MANOR, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1928 AS DOCUMENT 269443, IN DUPAGE COUNTY, ILLINOIS

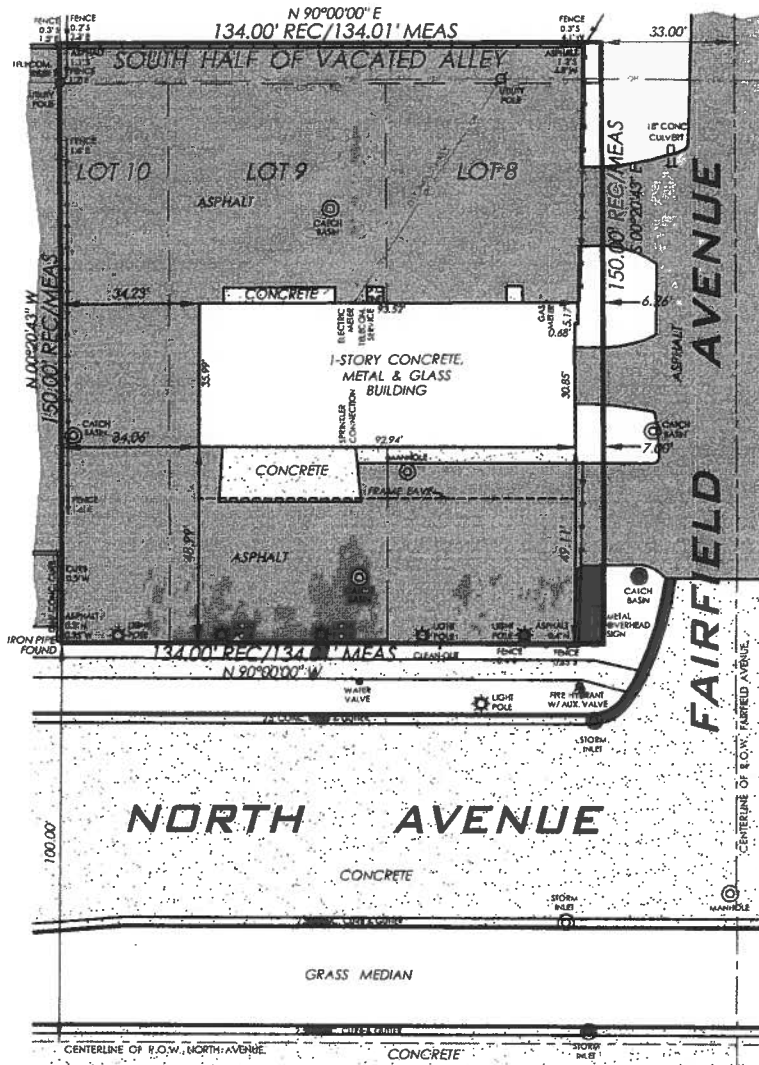


VICINITY MAP  
NOT TO SCALE

LOT AREA:  
20,100.0 SQ. FT.  
0.46 ACRES

NOTE: BEARING SYSTEM ASSUMED FOR  
PURPOSE OF THIS SURVEY

CERTIFY TO: ATTORNEY TITLE GUARANTY FUND  
DEVED PROPERTIES, LLC  
LINCOLN WAY COMMUNITY BANK



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 7(A), 8, 11, & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 7, 2016.

DATE OF PLAT OR MAP: SEPTEMBER 7, 2016.

REGISTERED ILLINOIS LAND SURVEYOR  
PROFESSIONAL SURVEYORS LICENSE # 3433  
EXPIRES 11-30-16



ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.

SCALE: 1"=30'  
JOB NO.: 16-1563  
ADDRESS: 494 NORTH AVE.  
LOMBARD, IL  
P.I.N.: 03-22-415-02B/029  
TOWNSHIP: ADDISON  
ORDERED BY: GUZALDO

