

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### PARKING LOT – THE VACANT LOT TO THE WEST OF 246 E JANATA BLVD

September 17, 2018

#### Title

PC 18-30

#### Petitioner

Bruno Parmeziani  
1 E 22<sup>nd</sup> Street, Suite 107  
Lombard, IL 60148

#### Property Owner

Radiant Construction &  
Building  
329-5 Broadway  
Bethpage, NY 11714

#### Property Location

The Vacant Lot to the West of  
246 E. Janata Blvd

#### Zoning

OPD – Office Planned  
Development

#### Existing Land Use

Vacant Parcel

#### Comprehensive Plan

Office

#### Approval Sought

Conditional use to allow for a parking lot as the principal use of the property within the OPD Office District, Planned Development.

#### Prepared By

Jennifer Ganser, AICP  
Assistant Director, and  
Atrin Khodadadi Fard  
Community Development Intern



LOCATION MAP

#### PROJECT DESCRIPTION

Auto Driveaway operates an office space for vehicle relocation services within the Village at 1 E. 22nd Street; the office space is a permitted use. The subject property is a vacant lot located nearby Auto Driveaway's existing office building, which they rent to park vehicles. Currently, the vacant lot has no zoning entitlements. This parking lot contains eighty-eight (88) parking spaces. In order for the petitioner to continue using the subject property as a parking lot, a conditional use for a parking lot as the principal use of the property would need to be granted. The petitioner is not proposing any site modifications at this time and no utility improvements are necessary for the operation.

#### APPROVAL(S) REQUIRED

The petitioner, Auto Driveaway, requests that the Village grant approval of a conditional use, pursuant to Section 155.412 (C)(13) of the Village of Lombard Zoning Ordinance, to allow for a parking lot as the principal use of the property within the OPD Office District, Planned Development.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size: 1.19

**Submittals**

1. Petition for Public Hearing;
2. Response to Standards; and
3. Plat of Survey, prepared by Ruettiger, Tonelli & Associates, Inc., dated May 5, 2018.

**EXISTING CONDITIONS**

The petitioner, Auto Driveaway has been leasing the subject property to use as an auxiliary parking facility for storing fleet vehicles after performing inspections and service. The vacant lot is eighty-eight (88) parking spaces. Access is provided from Highland Lake Drive for right in and right out traffic. The subject lot is not accessible directly from the Auto Driveaway main facility.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments. 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:**

The Private Engineering Services Division 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. Should the petition be approved, additional comments may be forthcoming during permit review.

**Planning Services Division:**

*1. Surrounding Zoning & Land Use Compatibility*

	<b>Zoning District</b>	<b>Land Use</b>
<b>North</b>	OPD	Vacant
<b>South</b>	OPD	Highland Lake Condos and Office Building
<b>East</b>	OPD	Office Building
<b>West</b>	OPD	Office Building

The subject property is bordered by office buildings, which are also zoned Office Planned Development District, and condominiums to the south. Staff finds the parking lot would be consistent with the zoning and land use of the surrounding properties.

## 2. *Comprehensive Plan Compatibility*

The Comprehensive Plan recommends that the property be designated for office uses. The proposed use, while not specifically office in nature, complements and is compatible with the surrounding condominiums and office uses. The proposed parking lot will service the Auto Driveway facility to the west.

## 3. *Zoning Ordinance Compatibility*

The petitioner is seeking a conditional use to allow for the subject property to remain as parking lot. There are no current plans to construct a new building and no other site changes are being proposed. Without a principal use/structure on the subject property, the parking lot (normally an accessory use) would not be in compliance with the Zoning Ordinance. The Zoning entitlement allows the parking lot to be a stand-alone use, and as a principal use.

## 4. *Sign Ordinance Compatibility*

The petitioner has not proposed any signage for the parking lot. Any future signage applications will be reviewed by staff for their consistency with the Village's Sign Ordinance. If any future signage is determined to be non-compliant the petitioner will have the option to request a variation from the Plan Commission and Village Board of Trustees.

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

The proposed parking lot will only be accessible for right in and right out traffic from Highland Lake Drive because of a raised median in the right of way. There will not be access to the proposed parking lot from Janata Boulevard, and therefore there will not be a significant traffic impact on Janata Boulevard. The petitioner has not submitted any site plan and has no intention of changing the site. No vehicle repair or maintenance will be conducted on the property.

## **SITE HISTORY**

The subject property is a vacant lot to the west of 246 E Janata Blvd which is currently improved with a multi-tenant office center, built around 1978 according to the Village permit records. Previously, the two lots were one lot; having one parcel number and tax bill. In 1983, DuPage County granted permission to the owner to separate the property into two different lots under an Assessment Plat. The Village does not sign Assessment Plats. The subject property has never appeared before the Zoning Board of Appeals and Plan Commission.

## **FINDINGS & RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for a conditional use, as established by the Lombard Zoning Ordinance. As such, 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 proposed conditional use **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 Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 18-30, subject to the following conditions:

1. That this relief is limited to the operation of a parking lot only and any physical site improvement or alterations require approval through the Village;

2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. No vehicle repair or maintenance shall be conducted on the property;
4. All vehicles parked/stored on the property shall be operational and in working condition;
5. No vehicle higher than a "B" plate shall be parked/stored on the property; and
6. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the parking lot is not established by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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## VII. RESPONSE TO STANDARDS FOR CONDITIONAL USES

1. The parking lot is used for storing fleet vehicles that have all gone through inspections & service and do not pose any danger to public health, safety or general welfare.
2. The parking lot does not interfere in the use or enjoyment of other property in the immediate vicinity. All parked cars are fleet vehicles that go through service regularly, are fairly new and should not diminish and impair property values within the neighborhood.
3. The parking lot does not impede on the development and improvement of the surrounding property. It does not interfere or block any roads, or buildings. It is an auxiliary lot to the main building which since the new owner taking over, has substantially improved with renovations, updates & regular maintenance.
4. The parking lot does not require utilities. It has proper lighting, access to private side roads & drainage.
5. The parking lot does not connect directly to a main street. There is adequate space to minimize any traffic congestion on the private street leading to public streets.
6. The parking lot is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard and works towards encouraging economic growth in the area providing easy access to fleet vehicles for the businesses in lombard.
7. The conditional use for the parking lot, in all other respects, conforms to the applicable regulations of the district. The owner did not know of the zonal regulations for the parking lot as the seller did not disclose it even though they were renting the parking lot for several years. The new owner has all inspections completed for the main building with the Village of Lombard and wants to ensure everything is done by code and is in the correct zoning.

