

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### GLOBE AUTO INC. – 628 E St. Charles Rd.

**MARCH 24, 2014**

#### Title

PC 14-03

#### Petitioner

Globe Auto Inc.  
c/o Norbert Trzmielewski  
261 E Montrose Avenue  
Wood Dale, IL 60191

#### Property Owner

Anna & Norbert Trzmielewski  
261 E Montrose Avenue  
Wood Dale, IL 60191

#### Property Location

628 E. St. Charles Rd.  
(06-05-424-007)

#### Zoning

I Limited Industrial

#### Existing Land Use

Vacant Single-tenant building

#### Comprehensive Plan

Mixed Industrial Office and  
Commercial

#### Approval Sought

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

#### Prepared By

Jennifer Ganser  
Assistant Director



**LOCATION MAP**

#### PROJECT DESCRIPTION

The petitioner, Globe Auto, Inc., has purchased the subject property for the repair and sale of motor vehicles. Globe Auto, Inc. has been in business since 2000 and currently leases a location in a nearby community. Typically sales have been approximately 200-400 automobiles annually. The majority of sales come from purchasing automobiles that have been in accidents, repairing them and then selling them at auction or to franchise dealers. Globe Auto, Inc. does not solicit retail repair work. All repair work will be performed in the enclosed building. The front parking lot will be for customer parking only.

#### APPROVAL(S) REQUIRED

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

#### EXISTING CONDITIONS

The subject property is currently improved with a single tenant, one story brick and concrete block building and two parking lots. The site abuts industrial and commercial buildings to the north, east, and west. The Great Western Trail is located to the south beyond St. Charles Road. Access to the site is available via St. Charles Road and Western Avenue.

## PROJECT STATS

### Lot & Bulk

Parcel Size:	0.74 acres
Building Area:	14,800 sq. ft.
Year Built:	1967
Lot Coverage:	Approx. 90%

### Setbacks

Front	Approx. 44 feet
Corner Side	NA
Interior Side	West: 7 feet East: 9 feet
Rear	96 feet

### Parking Spaces

Supply: front lot: 8 with 1 accessible; rear lot: 14
Total: 22
Demand: 17

### Submittals

1. Petition for Public Hearing;
2. Response to Standards for a Conditional Use;
3. Proposed Site Plan;
4. Proposed Alterations to Globe Auto – Luxury Cars Gallery, prepared by ABD & Associates, dated February 27, 2014, and submitted February 28, 2014; and
5. Land Title Survey, prepared by Lambert & Associates, dated July 6, 2012 and submitted February 28, 2014.

## INTER-DEPARTMENTAL REVIEW

### Building Division:

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

### Fire Department:

The Fire Department noted the building is not protected with an automatic fire sprinkler system. As proposed the business would be classified as a Mixed Use building (business and storage). The area designated for automotive repair will required to be protected with a fire sprinkler system with a one-hour fire resistance rated fire barrier separating the repair area from the showroom area.

### 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. Comprehensive Plan Compatibility

The Comprehensive Plan recommends Mixed Industrial (defined as an area generally intended for both the warehousing and distribution of wholesale goods and supplies and the light assembly and light manufacturing of goods, products and supplies) and Commercial (intended to accommodate those motor-oriented commercial activities which may be incompatible with the uses encouraged in other business districts; and whose service area is not confined to any one neighborhood or community). The subject property is consistent with the Comprehensive Plan's recommendation of light industrial and commercial uses for the site.

#### 2. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	I	Warehouse/storage; Multi-tenant with animal daycare and athletic training
South	CR	Great Western Trail
East	B4PD	Self-Storage Units
West	I	Wood Product Manufacture/Retail

The proposed use is compatible with the surrounding industrial and commercial uses. All repair work will occur within the enclosed building and therefore have no negative impact on the surrounding uses.

### **3. Zoning and Sign Ordinance Compatibility**

Motor vehicle repair and motor vehicle sales establishments are listed as a conditional use within the I Limited Industrial District. The petitioner is seeking a conditional use for motor vehicle repair and motor vehicle sales 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.*

#### **MOTOR VEHICLE SALES**

*Is the retail sales or rental of motor vehicles to the general public.*

The previous business at 628 E. St Charles Road was Ace Coating Enterprises, LLC, an industrial coating use. Globe Auto, Inc. would utilize the entire building. They purchase vehicles to repair so that they can be resold. They do not solicit repair work from the general public nor do they do motor vehicle service. Staff has determined that the proposed business would be considered a motor vehicle repair and motor vehicle sales establishment. Staff finds that the proposed business meets all of the Standards for Conditional Uses as demonstrated in Appendix A.

No outdoor parking or storage of vehicles or parts is being proposed and therefore a conditional use was not applied for these items. This could create an adverse impact on the neighborhood if allowed. The petitioner has noted that vehicles and parts will be stored inside the building and that work on the vehicles will be done inside the building.

All vehicles being worked on will be stored inside the building at the back portion. This will allow the front area of the building to be used as a showroom for motor vehicle sales and the front portion of the site for parking for drive up retail customers. The back lot will be used for employee parking, to drop off of automobiles purchased at an auction for future repair and sale, and to drop off parts. Materials and vehicles will be brought inside as to not create an adverse impact on the neighborhood. There is an existing loading zone on the building, which will stay to help facilitate larger body parts and vehicles being dropped off. The site meets the parking requirements of the Zoning Ordinance. A site plan is attached which provides additional details.

No significant structural changes are proposed to the building.

### **SITE HISTORY**

628 E St. Charles Road appeared before the Plan Commission as PC 67-01 for a special use to permit a side yard variation and allow the construction of a warehouse and assembly line operation building. The request was granted via Ordinance 1287. The building in the subject property has been vacant for several years.

### **FINDINGS & RECOMMENDATIONS**

As the petitioner has indicated their intention to operate the business as a motor vehicle repair and motor vehicle sales facility and that the site is designed for such use, staff finds that allowing for the repair and sale

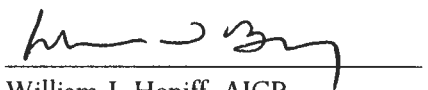
of motor vehicles is consistent with the surrounding context, the Village of Lombard Comprehensive Plan and Zoning Ordinance, and is in the best interest of the Village.

The Inter-Department Review Committee has reviewed the standards for the requested conditional use permit to re-establish a gas station and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditionals 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 14-03:

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 14-03, subject to the following conditions:

1. That this relief is limited to the operation of motor vehicle repair and motor vehicle sales only and any physical site improvements 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. That the petitioner shall keep the frontage along St. Charles Road available for customer parking and not use the area for storage of vehicles or parts;
4. That the petitioner shall store all materials and parts inside the building; and
5. That any and all repair work performed on the vehicles must be done inside the building.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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## **GLOBE AUTO, INC.'S RESPONSE TO STANDARDS FOR CONDITIONAL USES**

1. Globe Auto, Inc. ("Globe") proposes a conditional use for auto repair and retail auto sales at the building and property located at 626-628 E. St. Charles Rd., Lombard, IL 60148 (the "Property"). Globe has been in business since 2000 and currently leases a location in a nearby community. It typically sells 200-400 automobiles annually. Although it maintains an Illinois retail auto dealer's license, the majority of its sales come from purchasing automobiles that have been in accidents, repairing them and then selling them at auction or to franchise dealers. It focuses on automobiles with clean titles and no frame damage. All repairs that are performed are for its own use, i.e. Globe contractors or employees repair damaged automobiles, so that they can be sold. It does not solicit retail repair work. Although less than 5% of current sales are to retail customers, Globe, by and through its owner, Norbert Trzmielewski ("Norbert"), desires to expand this segment of the business. Unfortunately, for a variety of reasons, the current location is not suitable for such a business model, which is why, in part, Globe purchased the Property in 2013.

Globe (Norbert) has met with Village of Lombard (the "Village") officials -- William Heniff and Jennifer Ganser -- to discuss Globe's goals and intentions for the Property and the Village's concerns and recommendations. The meeting was cordial and productive. Globe is committed to the limitations that were discussed in the meeting, including those set forth in the letter attached hereto as Exhibit A.

Because Globe recognizes that nobody finds automobiles in damaged or unrepaired condition attractive, it will store all work in progress automobiles inside the building. It anticipates being able to do this because the proposed footprint of the building is 5 times larger than the facility it currently leases. Consistent with Village recommendations, it will use the front area of the building, which has 8 parking spots, for walk-in or drive-up retail customers that desire to look at, test drive or purchase automobiles in the showroom. No automobiles available for retail sale will be displayed in the parking lot in the front of the building. They will all be displayed in the showroom. Other than a wall sign, no other advertising, such as banners, confetti, etc. will be present in the parking lot at the front of the building. In fact, Globe will generate retail foot traffic and sales via the internet (paid and unpaid sites) and word of mouth. Realistically, this is the only way to generate retail sales for non-franchised auto dealers. Other than the limited retail customer traffic that is expected to occur in the front parking lot, the back parking lot will be used only for employee parking, drop off of automobiles purchased at auction by Globe for future repair and sale, and drop off of parts. The loading zone will stay because some body parts and panels are large and it is easier to unload them via dock from the straight box trucks that typically deliver these types of parts.

Other than esthetic improvements to the exterior of the building located on the Property, Globe does not propose significant structural changes. It anticipates adding glass windows to the front showroom area shown in the plans. This will add light and elegance to the presentation of the front of the building and highlight the availability of vehicles for sale on the inside. Globe recognizes that the outside appearance of the building needs to be improved, both for its purposes and goals and to generally improve the "fit" of the building within the community, as expected and required by the Village and Globe's residential and non-residential

neighbors. Although it has not decided on what will be done to the exterior, other than the front glass, the exterior needs fresh paint at a minimum. It will rely on the recommendations of its architect as to the exterior of the building. In addition to these improvements, Globe anticipates internal build-out expenses, sprinklers, etc. to cost over \$200,000.

Globe does not believe that the proposed conditional use will be detrimental to, or endanger the public health, safety, moral, comfort, or general welfare of the community. To the contrary, the proposed conditional auto use is less offensive than the prior industrial coatings use. In addition, a vacant building is less desirable for a variety of reasons, such as theft, fire hazard, vandalism, etc., than an active and occupied building. As part of the proposed use, Globe is committed to improving the appearance of the building and Property. In addition, it has agreed to certain limitations that could create issues for the community and Village. Finally, Globe plans on being a financial net positive by generating sales tax for the community through retail sales of vehicles. Globe believes that the proposed use meets No. 1 of the Standards for Conditional Uses. It incorporates this response into all of the other responses below.

2. Globe believes that its conditional use will not be injurious to the uses and enjoyment of other property in the immediate area and will not diminish property values. First, the proposed use is not in conflict with any commercial neighbors, so Globe does not anticipate injuring anyone financially via direct competition. Second, by improving and occupying the Property, Globe believes it will increase property values for its neighbors, especially compared to a vacant building. Third, it will be closed on Sundays and have normal operating hours of 8AM-7PM during the week, so that its hours of operation generally match its neighbors, the prior occupant, and the work schedules of most Village citizens. Fourth, it believes that it has sufficient parking and storage space to support reasonable retail vehicle sales without impacting traffic whatsoever and to keep work-in-progress vehicles in the building during non-operating hours. Finally, it has agreed to certain limitations to ensure that there are no negative impacts to traffic flow, appearance, visibility and valuation. Accordingly, Globe believes that the proposed use meets No. 2 of the Standards for Conditional Uses.

3. Globe believes that its proposed conditional use fits within the orderly development and improvement of the uses within the district. The auto use that has been proposed is less offensive than the prior industrial coatings use. It is far less offensive than the non-conforming auto salvage property. Actually, it is congruent with the new retail storage facility that is its neighbor. The area is obviously changing from a heavier commercial/industrial district to a "softer" and lighter commercial use area. Therefore, Globe believes that the proposed use meets No. 3 of the Standards for Conditional Uses.

4. Globe is not proposing structural changes to the building on the Property. It will make façade improvements and interior changes consistent with its business plans and those submitted for review. It will be required to install sprinklers, which apparently weren't present for the prior industrial coatings use. It is not aware of any insufficiencies relating to utilities, access roads or drainage. It believes that water, power and gas service are adequate for its proposed use (especially compared to the utilities required for industrial coatings operations), but will rely on its architects and comply with Village Code requirements should changes be required, even though none are anticipated. Because no changes to utilities, roads, curb cuts or

drainage are anticipated, Globe believes that it meets No. 4 of the Standards for Conditional Uses.

5. Globe has discussed its proposed use, including anticipated traffic and parking patterns, with the Village. It believes that it has adequate customer parking in the front of the building (8 spots) and sufficient employee/vendor parking (14 spots plus loading dock) in the rear of the building. Globe currently has about 5-6 employees/contractors. Further, it has agreed not to display vehicles for sale in the front parking lot, limiting all displays to the internal showroom, and has agreed to no advertising other than a wall sign, so as to limit light distractions or traffic to the Property. Although it desires to increase retail vehicle sales, Globe, as a non-franchised automobile dealer, will realistically attract customers via primarily internet advertising and price. As such, it is not likely to sell more than 5-10 cars to retail customers per month. It believes that this volume will not impact ingress or egress or otherwise impact road congestion and that the proposed parking area and curb cut in the front are adequate. Hence, Globe believes that No. 5 of the Standards for Conditional Uses is met.

6. The proposed conditional auto use is not contrary to the objectives of the current Comprehensive Plan for the zoning district. The immediate area is becoming less industrial/commercial. Hence, the Village is looking for a more attractive, softer use for this Property as well as the area in general. The auto salvage yard is for sale. A condo complex has been developed in an area where there were previously railroad tracks. A storage facility recently came to the area. There still remains a lumber yard and the Property which is currently vacant. A retail commercial use, such as auto, fits and is superior to more "heavy" commercial uses. Thus, the requirements of No. 6 of the Standards for Commercial Uses is met.

7. Other than the proposed conditional use, Globe expects that its use, in all other respects, will conform to all applicable regulations of the Village unless a variance is recommended by the Plan Commission. Globe anticipates that all proposed work to the building and Property will be made pursuant to plans and permits approved and inspected by the Village. This would include plumbing, insulation, electrical, fire, etc. In conclusion, it believes that the requirements of No. 7 of the Standards for Conditional Uses will be met.

November 8, 2013

Mr. William Heniff  
Director of Community Development  
Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148

*Sent Via Email: [heniffw@villageoflombard.org](mailto:heniffw@villageoflombard.org)*

Re: 628 E. St. Charles

Dear Mr. Heniff:

Thank you again for meeting with me yesterday. I have discussed some of the issues that were brought up with my client and we respond as follows:

1. That we agree that there will only be customer parking in the front of the building.
2. That he will need the loading dock because he feels that it may be easier to unload some cars using that lot.
3. That he will perform just body work and incidental service of cars. He will not solicit brake jobs or any such services.
4. He will be repairing autos for his own use. My client purchases autos from the auction and the bulk of his business is to repair them and sell them back to the auction. A part of his business would be to sell them from the sales room in the front of the building. He will not solicit nor accept cars to be repaired from individuals or insurance companies.
5. All materials will be stored inside the properties.
6. He will comply with any of the fire Marshall's request.
7. Hours of operation are Monday thru Saturday from 8-7.

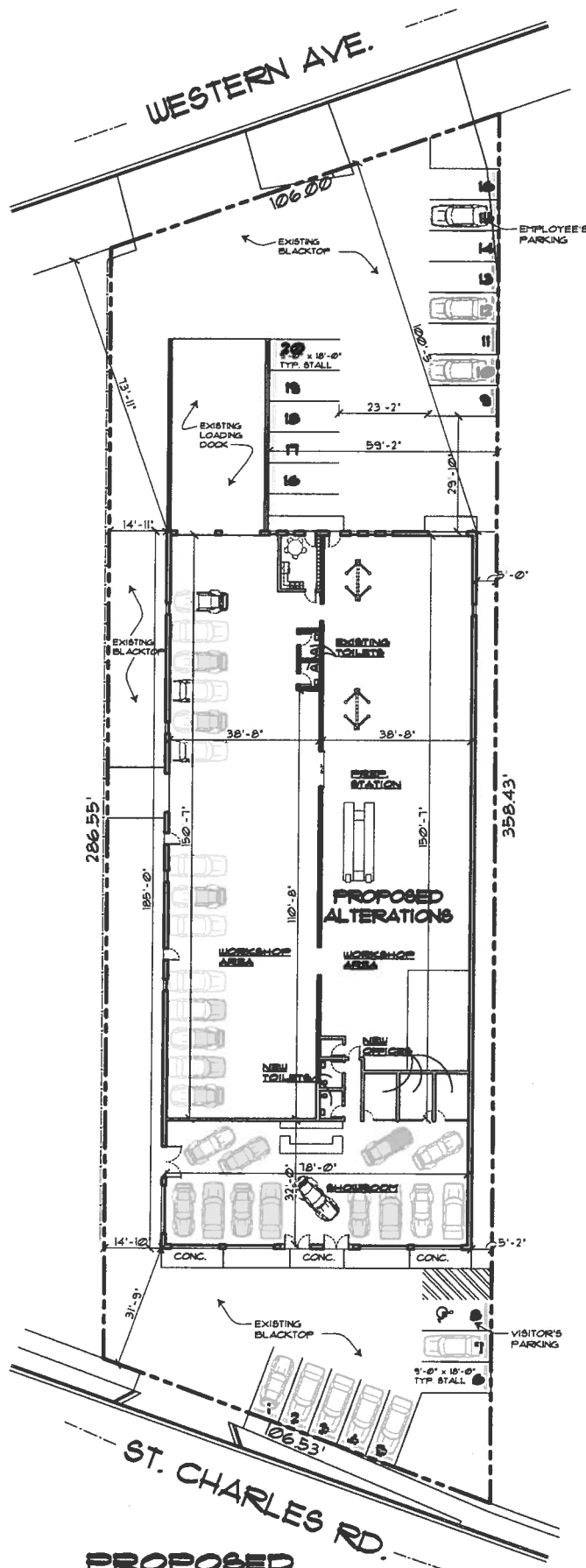
Regards,  
KOLPAK AND LERNER

Paul A. Kolpak  
PAK/lmw

Cc: Jennifer Ganser (Assistant Director Of Community Development)  
Cc: Keith Steiskal (Building Official)

*Exhibit A*





# **PROPOSED SITE PLAN**

SCALE: 1" = 20'-0"



PROPOSED ALTERATIONS TO  
GLOBE AUTO - LUXURY CARS GALLERY  
628 ST. CHARLES RD.  
LOMBARD ILLINOIS

March 13, 2014

To: Village of Lombard Plan Commission

Re: Case Number: PC 14-03

Parcel Number: 06-05-424-007

This letter represents the consensus of the owners of the companies signed below regarding the proposed variance of the property located at 628 East St. Charles Road. We appreciate the chance to express our concerns.

Since the Western Avenue improvements that included sidewalks, parking and proper street lighting, the neighborhood is vastly improved and is instilled with the spirit of Lombard Pride. We owners are maintaining and improving our properties in an effort to make Western Avenue one of the nicest industrial areas. We have upgraded our landscaping and fenced in the properties with ornamental iron to secure and conceal storage areas. These improvements have increased the value of the properties and attracted consumer oriented businesses such as the Belly Rub Klub and the new sports center located in the Old bus company. With these improvements to Western Avenue since the sale of Kohler's Trading Post, we are no longer embarrassed to have customers and vendors visit our facilities. We now enjoy seeing citizens using our block to walk their pets and to go to Paradise Bay.

We view the sale of the property at 628 East St. Charles as an opportunity to further improve Western Avenue. That property's back yard is our front yard. We support the Village's parking restriction and other requirements, and with the Village's support, we can avoid any backsliding or a sore thumb that sticks out and that we have to look at every time we drive down Western Avenue. We have viewed the current facility of the new owners (see attached) and do not want to see Western Avenue looking like that.

Here are some of our specific concerns:

- **Paint fumes, over spray and powders released from the sanding and spray painting process.** We had to deal with this problem with Ace Powder Coating and on several occasions, cars in our lots were covered with particles from the process and had to be repaired. Will there be a proper enclosed sanding and filtered spray paint booth required so that we and our employees will not be breathing paint fumes?
- **Noise.** Noise from impact wrenches and sanding equipment. What will be done to ensure that we are not subjected to loud noises?

- **Parking/Visual** As you can see from the picture of the owner's current location, there are many cars parked not only in front of the building, but also up and down the street. We do not wish Western Avenue to become a wrecked car parking lot. Will the Village require an ornamental fence to surround the back of the building? This will conceal and contain the parking and the pulling in and out of cars for repair. It would also conceal temporary storage and contain debris. Will the Village prohibit them from parking cars along Western Avenue?

We feel that these concerns are reasonable and we hope that the Planning Commission will accept our suggestions and enforce the codes. If so, we would welcome our new neighbor and wish them every success.

Signed:

Owner

Company

Address

Tom Hilda TRI-CON 678 E. WESTERN

Sl. Jura COMPLETE BUILDING 702 WESTERN AVE.  
WESTERN CO.

W. Scott Jby FSI TECHNOLOGIES INC. 668 WESTERN AVE.

Steve Sumner OWN-HARDWOOD 670 E. S. CHURCH RD

Vendo CR. 1 TRAIL 600 E Western

SEE ADDITIONAL SIGNATURES ON SEPARATE PAGE

- **Parking/Visual** As you can see from the picture of the owner's current location, there are many cars parked not only in front of the building, but also up and down the street. We do not wish Western Avenue to become a wrecked car parking lot. Will the Village require an ornamental fence to surround the back of the building? This will conceal and contain the parking and the pulling in and out of cars for repair. It would also conceal temporary storage and contain debris. Will the Village prohibit them from parking cars along Western Avenue?

We feel that these concerns are reasonable and we hope that the Planning Commission will accept our suggestions and enforce the codes. If so, we would welcome our new neighbor and wish them every success.

Signed:

Owner

Company

Address

Tom Hilda TRI-COR 678 E. WESTERN

Bl. Sirostian COMPLETE BUILDING 702 WESTERN AVE.  
MAINT. CO.

W. Scott By FSI TECHNOLOGIES INC. 668 WESTERN AVE.

Steve Rummel OUR HARDWOOD LBR 620 E. S. CHARGE RD.

AS SUNRISE HOMES INC 710 E. WESTERN AVE.

LAUREL ENTERPRISES 660 E. WESTERN

