

**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
**For Inclusion on Board Agenda**

Resolution or Ordinance (Blue)     Waiver of First Requested  
 Recommendations of Boards, Commissions & Committees (Green)  
 Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott Niehaus, Village Manager

**DATE :** November 30, 2018                      **(BOT) Date:** December 6, 2018

**SUBJECT:** PC 18-35: 207 Eisenhower Lane South, Chicago Auto Pros Detailing, Inc.

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development *WJH*

**BACKGROUND/POLICY IMPLICATIONS:**

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village grant a conditional use pursuant to Section 155.420(C)(23) to allow for motor vehicle service in the IPD Limited Industrial District Planned Development on the subject property.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the December 6, 2018 Board of Trustees agenda with a waiver of first reading.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WJH*

**MEETING DATE:** December 6, 2018

**SUBJECT:** **PC 18-35, 207 Eisenhower Lane South, Chicago Auto Pros Detailing, Inc.**

Please find the following items for Village Board consideration as part of the December 6, 2018 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 18-35; and
3. An Ordinance granting approval for conditional use for motor vehicle service.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the December 6, 2018 Board of Trustees agenda with a waiver of first reading.



## VILLAGE OF LOMBARD

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December 6, 2018

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Michael A. Fugiel, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Bill T. Johnston, Dist. 4  
Robyn Pike, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 18-35, 207 Eisenhower Lane South, Chicago Auto  
Pros Detailing, Inc.**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village grant a conditional use pursuant to Section 155.420(C)(23) to allow for motor vehicle service in the IPD Limited Industrial District Planned Development on the subject property.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on November 19, 2018. Sworn in to present the petition were Greg Natonson the petitioner, and Jennifer Ganser, Assistant Director.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Mr. Natonson presented the petition. He said the business has been located in Glen Ellyn for six years and they want to expand and move. He said they do high quality detailing work, no major work on cars and most work is done in one day.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Mr. Gilford said he owns the building next door at 261 Eisenhower Lane South. He asked what happens if there is an excess of cars, would they park on the street, concerns about traffic, noise, and odors.

Mr. Natanson said his business is not high volume. Most cars arrive in the morning and leave in the evening and he anticipates 20 cars max. The typical volume is usually 10 cars. He said currently they have 5,000 square feet and want to expand. They don't draw from street traffic and market thru word of mouth. Therefore it works better to be in an industrial area. He said the nosiest item is a vacuum and there are no odors. He has up to 15 employees and they would park in the back. He is leasing 12,000 square feet, not the entire building.

Commissioner Burke asked if they do work for dealerships and Mr. Natanson said no.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner, Chicago Auto Pros Detailing, Inc. is requesting zoning entitlements to detail cars. Detailing work and car washing will be done inside for passenger cars and light trucks. On a busy day, approximately 20 cars may be arriving and leaving the business. There would be no vehicles in disrepair. The property does not have zoning entitlements to repair vehicles and that is not being requested now. No bodywork or painting will be done.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Mrofcza asked if the address of 207 sufficient and Ms. Ganser said yes. The different units in the building are addressed differently. If this business wanted to expand they would need to go through the conditional use process again.

On a motion by Commissioner Burke, and a second by Commissioner Flint, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 18-35, subject to the following four (4) 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 service facility is not established by said date, this relief shall be deemed null and void;
4. No repair work shall be conducted on-site.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR  
MOTOR VEHICLE SERVICE PURSUANT TO TITLE 15,  
CHAPTER 155, SECTION 155.420(C)(23) OF THE LOMBARD  
ZONING ORDINANCE**

PC 18-35, 207 Eisenhower Lane South

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned IPD Limited Industrial District, Planned Development; and,

WHEREAS, an application has been filed requesting approval conditional uses pursuant to Section 155.420(C)(23) of the Lombard Zoning Ordinance to allow for motor vehicle service within the IPD Limited Industrial District, Planned Development; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on November 19, 2018 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional uses, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following conditional use for motor vehicle service is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to 207 Eisenhower Lane South, Lombard, Illinois and legally described as follows:

UNIT 8 (EXCEPT THE EAST 20.0 FEET) IN LOMBARD INDUSTRIAL PARK UNIT NO. 5, A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1976 AS DOCUMENT R76-53192 IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-30-205-009; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with 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 service facility is not established by said date, this relief shall be deemed null and void;
4. No repair work shall be conducted on-site.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2018.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2018.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2018.

Ayes: \_\_\_\_\_

Ordinance No. \_\_\_\_\_  
Re: PC 18-35  
Page 3

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Keith Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk