

March 1, 2007

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 07-06: 700-710 W. Hill Avenue (21W140 Hill Avenue)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests approval of a conditional use for an automobile repair establishment in the I Limited Industrial District. After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on February 19, 2007.

Adam Costello, owner of Hill Avenue Auto Repair, presented the petition. He thanked the Plan Commission for their time and consideration. He mentioned that the staff report explains the facts of the case, and he would be happy to answer any questions that the Plan Commissioners may have.

Vice Chairperson Flint then opened the meeting for public comment. No one spoke for or against the petition.

Vice Chairperson Flint then requested the staff report

Michelle Kulikowski, Planner I, referenced the staff report which is submitted to the public record. She stated that the subject property is developed with a 9,500 square foot office/warehouse building with six units. She noted that the petitioner is proposing an auto repair establishment at 704 Hill Avenue (also known as 21W140 Hill Avenue Unit C). She mentioned that the tenant space is approximately thirty feet (30') by fifty feet (50') and includes a small office area and one service bay. She stated that the petitioner will be the only employee and business will generally be conducted by appointment. She noted that other tenants in the building include a construction company, an electrical contractor, a business specializing in irrigation system design and a business specializing in filtration systems.

Ms. Kulikowski stated that the property complies with the recommendations of the Comprehensive Plan and the proposed use is compatible with the surrounding land uses. She noted that a variation was granted in 1975 to reduce the side yard setback to the west property line to zero feet (0'). She mentioned that the building is setback approximately twenty feet (20') from the front property line, but is considered legal non-conforming as the front yard setback at the time the building was constructed.

Ms. Kulikowski discussed parking issues related to the subject property. She stated that the Zoning Ordinance requires a minimum of three (3) spaces for each use in the Business and Industrial Districts, and therefore a minimum of fifteen (15) parking spaces would be required for the entire subject property. She noted that the parking spaces are not currently striped or delineated within the parking lot, but the petitioner has submitted a site plan that depicts where cars typically park. She stated that the Zoning Ordinance would require the number of parking spaces be brought into compliance if a more intense use is proposed. She mentioned that staff reviewed the current and previous tenants of the property, and made the interpretation that the use of the property will not increase in intensity as a result of the proposed automobile repair establishment. She noted that there have been two other automobile repair establishments and a towing company that have operated on the premises. She stated that the property as a whole is considered legal non-conforming with respect to parking requirements.

Ms. Kulikowski noted that the parking requirement for the proposed automobile repair establishments is two spaces per service bay plus one space per employee and because the proposed business will only have one service bay and one employee, three (3) parking spaces would be required. She mentioned that up to three cars can be parked within the tenant space. She stated that in order to ensure that the proposed automotive service use, combined with the other uses on the premises, does not create a parking problem on the site, staff is recommending as a condition of approval that there shall be no overnight outdoor parking or storage of vehicles associated with the proposed automotive use.

Ms. Kulikowski noted that the parking lot must be striped or delineated in accordance with the Zoning Ordinance. She stated that the site plan that was approved with the original building permit provided nine (9) parking spaces on the property. She mentioned that staff recommends that as a condition of approval, the parking lot be striped in accordance with the approved site plan from 1976, included in the Appendix of this report. She also noted that if parking lot improvements are made, an accessible parking space may be required per the Illinois Accessibility Code. She stated that staff's proposed site layout will also provide for a better parking design as it will eliminate vehicles parking in a random manner and on the public right-of-way. Moreover, the proposed plan will create a defined driveway access point to the site, further defining the private parking and circulation areas.

Ms. Kulikowski also noted that the Lombard Code of Ordinance requires all vehicles and equipment to be parked on an asphalt or concrete surface. She referred to the vehicles and equipment being stored in a gravel area to the east of the building. She stated that staff recommends as a condition of approval that all vehicles on the subject property must be parked

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on asphalt or concrete surface in accordance with Title 15, Chapter 150, Section 150.301(B) of the Lombard Code of Ordinances. If the property owner or tenants want to use this area for parking, then it must be paved. She also noted that any expansion of the parking lot would require that storm water detention be provided. She stated that staff also recommends as a condition of approval that a fence be placed along the eastern edge of the parking lot to prevent the storage or parking of vehicles or equipment beyond the paved parking area.

Vice Chairperson Flint opened the meeting for comments from the Plan Commission. There were no comments from the Plan Commissioners.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed conditional use does comply with the standards of the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 07-06 subject to the following conditions:

1. That the petitioner shall satisfactorily address the comments included within the IDRC report.
2. That the subject property be modified to incorporate all of the parking lot improvements as depicted on the site plan prepared by the Village, attached as an exhibit and made a part of the recommendation of approval.
3. The petitioner shall store any vehicles kept overnight within the enclosed building. The outside storage of motor vehicles shall be prohibited.
4. That all vehicles on the subject property must be parked on asphalt or concrete surface in accordance with Title 15, Chapter 150, Section 150.301(B) of the Lombard Code of Ordinances.
5. That the property owner shall apply for and receive a building permit to install a fence no greater than four feet (4') in height along the eastern edge of the paved parking area. In the event that the property owner expands the parking lot to provide additional parking, said fence may be relocated at the discretion of the Director of Community Development.

Respectfully,

VILLAGE OF LOMBARD

Stephen Flint, Vice Chairperson
Lombard Plan Commission

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c. Petitioner

Lombard Plan Commission

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