

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

LOMBARD MOTORS INC. – 1125 E. ST. CHARLES ROAD

October 20, 2014

Title

PC 14-35

Petitioner

Lombard Motors Inc.
Farhan Karim
2720 Whitehall Lane
Naperville, IL 60564

Property Owner

Scherston Real Estate
Investments, LLC
4685 Winfield Road
Winfield, IL 60555

Property Location

1125 E. St. Charles Road
(06-09-102-024 and -018)

Zoning

B4

Existing Land Use

Single-tenant building

Comprehensive Plan

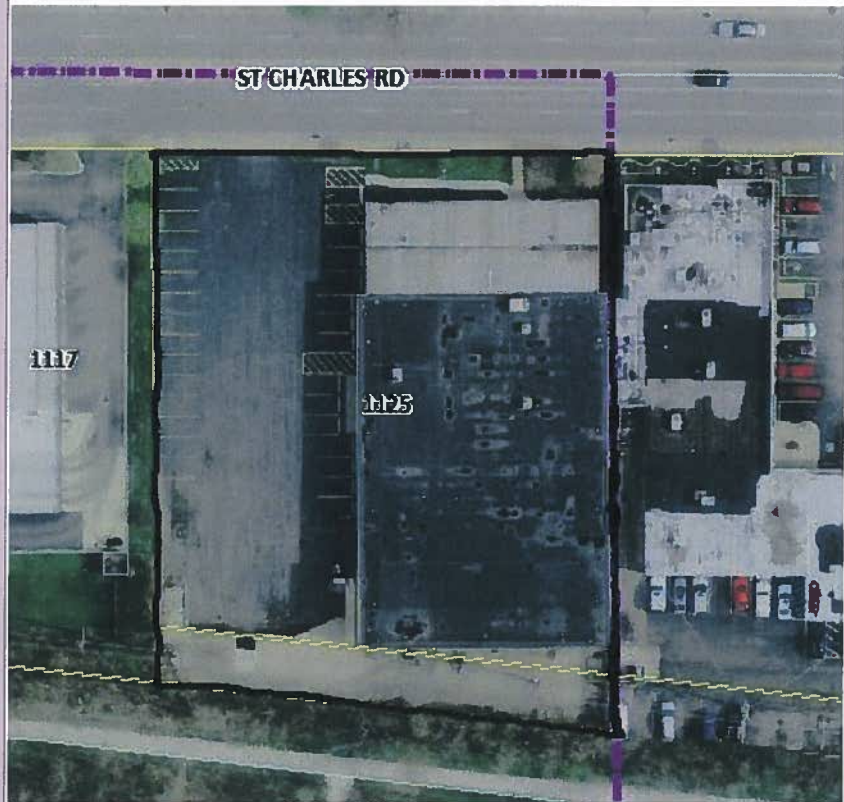
Community Commercial

Approval Sought

Conditional use to allow for motor vehicle sales within the B4 Zoning District.

Prepared By

Jennifer Ganser
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Lombard Motors, Inc., is proposing to purchase the subject property for the sale of motor vehicles. No repair work will be done on-site. Lombard Motors anticipates having three to four customers per day, by appointment only. Most of the marketing and sales will be done online, though they will be open for walk-in customers. They will be open from 10 am to 7 pm, and closed on Sundays. No structural changes are being proposed to the building.

APPROVAL(S) REQUIRED

The petitioner is requesting approval of a conditional use for motor vehicle sales in the B4 Zoning District.

EXISTING CONDITIONS

The subject property is currently improved with single-tenant, one story brick building and a parking lot. Access is from St. Charles Road.

PROJECT STATS

Lot & Bulk

Parcel Size: 1.12 acres
Building Area: 20,520 sq. ft.
Year Built: 1962
Lot Coverage: Approx. 90%

Existing Setbacks

Front 19'
Interior Side West: 82'
East: 1'
Rear 35'

Parking Spaces

Per Site Plan: 39
Accessible: 2
Demand: 22

Submittals

- 1. Petition for Public Hearing;
- 2. Response to Standards for a Conditional Use;
- 3. Business Overview;
- 4. Proposed Site Plan, undated; and
- 5. Plat of Survey and legal description, undated.

INTER-DEPARTMENTAL REVIEW

Building Division:

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

Fire Department:

The Fire Department noted that petitioner must submit verification that the automatic sprinkler system has been designed and installed to meet NFPA 13 standards for Ordinary Hazard Group 1.

Private Engineering Services:

Private Engineering Services (PES) has concerns due to the history of flooding on the parking lot. PES is aware the petitioner has performed maintenance on the storm inlet at the low area of the property. PES suggests that two (2) signs be added to the parking lot to give notice that flooding could occur on the parking lot. The petitioner could also re-grade the parking lot to alleviate the flooding issues that have occurred in the past.

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 Community Commercial (commercial areas which provide services extending beyond daily living needs and includes comparison shopping goods). The subject property is consistent with the Comprehensive Plan's recommendation of community commercial uses for the site.

2. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	Villa Park C-3	Retail and service businesses
South	B4	Great Western Trail
East	Villa Park C-3	Restaurant
West	B4	Car Wash

The proposed use is compatible with the surrounding commercial uses. No repairs will be done on-site; therefore there is no need for an additional conditional use permit. The neighborhood has other auto related uses such as an adjacent car wash and nearby auto repair businesses.

3. *Zoning and Sign Ordinance Compatibility*

Motor vehicle sales establishments are listed as a conditional use within the B4 Zoning District. The petitioner is seeking a conditional use for motor vehicle sales as defined under Section 153.802 of the Zoning Ordinance.

Staff finds that the proposed business meets all of the Standards for Conditional Uses. There is an existing freestanding sign on site and Lombard Motors Inc. plans to utilize that sign. The site plan shows thirty-nine (39) parking spaces, two (2) are accessible. The parking lot will need to be restriped and the accessible spaces added, per the Illinois Accessibility Code. The site meets the parking requirements of the Zoning Ordinance for the use of motor vehicle sales. Twenty-seven (27) spaces are for customers, four (4) are for employees, and the eight (8) spaces in the rear are for display vehicles. The auto display vehicles will be in the back of the lot, while the customer parking will be closest to St. Charles Road.

SITE HISTORY

1125 E St. Charles Road appeared before the Plan Commission twice. PC 93-20 was for a conditional use to permit an office/warehouse and the request was granted via Ordinance 3729 and 3730. PC 00-32 was for a conditional use to permit a photographic processing business and the request was granted via Ordinance 4853.

FINDINGS & RECOMMENDATIONS

As the petitioner has indicated their intention to operate the business as a motor vehicle sales facility and that the site is designed for such use, staff finds that allowing for motor vehicle sales is consistent with the surrounding context, the Village of Lombard Comprehensive Plan and Zoning Ordinance, and is in the best interest of the Village.

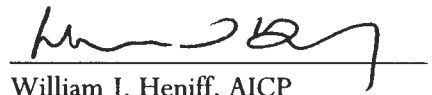
The Inter-Department Review Committee has reviewed the standards for the requested conditional use permit for motor vehicle sales and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 14-35:

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 14-35, subject to the following conditions:

1. That this relief is limited to the operation of motor sales only and any physical site improvements or alterations require approval through the Village and that the petitioner shall be required to apply for and receive a building permit for any improvements to the interior of the space prior to starting the build-out of the tenant space;

2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. The petitioner shall install two (2) signs per the comments from the PES Division in the parking lot locations shown on the site plan with notations from the PES Division. This condition may be eliminated if the petitioner makes the necessary grading and stormwater improvements to alleviate the flooding concern;
4. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements;
5. That the petitioner shall develop the site in accordance with plans and submitted as part of this request; and
6. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the motor vehicle sales establishment 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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RESPONSE TO STANDARDS FOR CONDITIONAL USE

- 1. LOMBARD MOTORS INC. is proposing a conditional use for Retail motor vehicle sales at the property located at 1125 E. St. Charles Road Lombard, IL 60148.**

Lombard Motors believes that the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare of the community. Lombard Motors is proposing a clean, safe and retail sales tax revenue generating business that will positively impact the community. The proposed use will be by a single user and less intense than the previous multiple tenant use of the property. Secondly an owner occupied building is much more desirable, safe and appealing to the surroundings than a vacant Bank owned foreclosed property. We believe that the proposed use meets number 1 of the Standards for Conditional Use.

- 2. Lombard Motors believes that the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity and will not diminish and impair property values within the neighborhood in which it is to be located.**

The proposed retail auto use positively supports the nature of the surroundings without creating any competition with other business neighbors, hence will not affect them in any negative way. The proposed use will have normal business hours M-F 10 am to 7pm and closed on Sundays. The site has adequate parking available for customers and employees along with sufficient indoor showroom space to avoid any negative impact on traffic flow, appearance and visibility of the site.

The property value of this site and the surrounding community will in fact increase by the owner occupancy, improvements (cosmetic updates) and routine maintenance of the building. The above Facts satisfy number 2 of the Standards for Conditional Uses.

- 3. Lombard Motors strongly believes that the proposed conditional use fits very well within the orderly development and improvement of the surrounding property for uses permitted in the district. The proposed use is a CLEAN retail sales business and is less offensive and environment friendly, compared to other commercial uses in the vicinity. We believe that number 3 of the Standards for Conditional use is met.**

- 4. Lombard Motors is very confident that adequate utilities such as electric, water and gas service are present to successfully run the proposed business. Our business plan does**

not require any structural changes to the building. We plan to improve the existing office space with only cosmetic updates such as new paint, drywall, floor coverings and furniture . Any past parking lot drainage issues have been discussed and resolved with the Village Engineering department. Requirements for Number 4 of the standards of Conditional Use are satisfied.

5. From the discussion regarding the proposed use and parking requirements with the Village Community Development we find that the property has adequate customer and employee parking. The building includes a striped parking lot with 31 parking spaces including 2 accessible spaces. Lombard Motors would have 2 – 3 employees. **Almost all cars for sale would be displayed in the indoor showroom with a small display on the south end of the parking lot, as shown on the site plan.** Our business model relies primarily on internet advertising and competitive price. We expect to see 3 to 4 customers in a single day. Clients would mostly be seen by appointment. Therefore this volume will not impact ingress and egress or otherwise impact road congestion. Thus, the requirements of standard No 5 is met.
6. The proposed conditional motor vehicle sales use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard. The vicinity is becoming more retail oriented businesses. This upscale retail auto gallery would be preferred over other heavy commercial uses within the district.
7. Lombard Motors ensures that its proposed conditional use, in all other aspects will conform to all applicable regulations of the district and recommendations and or conditions by the Plan Commission. In addition Lombard Motors expects to comply with all State of Illinois regulations for the proposed auto use . Conclusively, we believe that the requirements of No 7 of the Standards for Conditional use will be satisfied.

LOMBARD MOTORS INC. BUSINESS OVERVIEW

Lombard Motors Inc. (Farhan Karim) proposes a conditional use approval for retail motor vehicle sales at the property located at **1125 E. St Charles Rd, Lombard, IL 60148.**

The subject property is a single story brick building with an attached parking lot. The property is currently Bank owned and vacant . **Lombard Motors (Farhan Karim) believes that an owner occupant building is desirable and beneficial to its surroundings and the community. We plan to improve and maintain the exterior as well as the interior with aesthetic updates.**

Lombard Motors (Farhan Karim) has met with the Village officials – Jennifer Ganser (Community development) and Jana Bryant (Engineering) to discuss the goals and proposed use of the property, any concerns and recommendations.

Lombard Motors is not proposing any structural change to the exterior and interior of the building. Only cosmetic updates are required for the proposed auto use. **The building has a newer updated sprinkler and automatic addressable fire alarm system in place which appears to be operational .**

I (Farhan Karim) have been in the motor vehicle industry for over 12 years working as a buyer and consignment seller for other auto dealerships.

My experience and knowledge will enable Lombard Motors to buy selected vehicles that are in demand resulting in fresh inventory and profitable cash flow.

Lombard Motors projected sales volume would be over 200 vehicles annually. The source of inventory will be clean cars from Dealer Auctions, customer trades, lease returns from Finance companies. A small percentage of vehicles that require minor repairs would be purchased as needed and sold to price driven customers . Those type of vehicles will be brought to our dealership only after they are completely fixed at an off-site third party shop and inspected by the State of Illinois. To apply for the Illinois vehicle inspection the State requires us to have an auto rebuilder license along with the State auto dealer license (for motor vehicle sales).

Lombard Motors would offer motor vehicles to Retail customers at an attractive price. The marketing and advertising will be done primarily through Internet on our future website and other commercial websites. **The actual auto sale transaction and paperwork will be processed at the proposed site in Lombard.**

The sales tax revenue generated from the proposed use will greatly benefit the community .

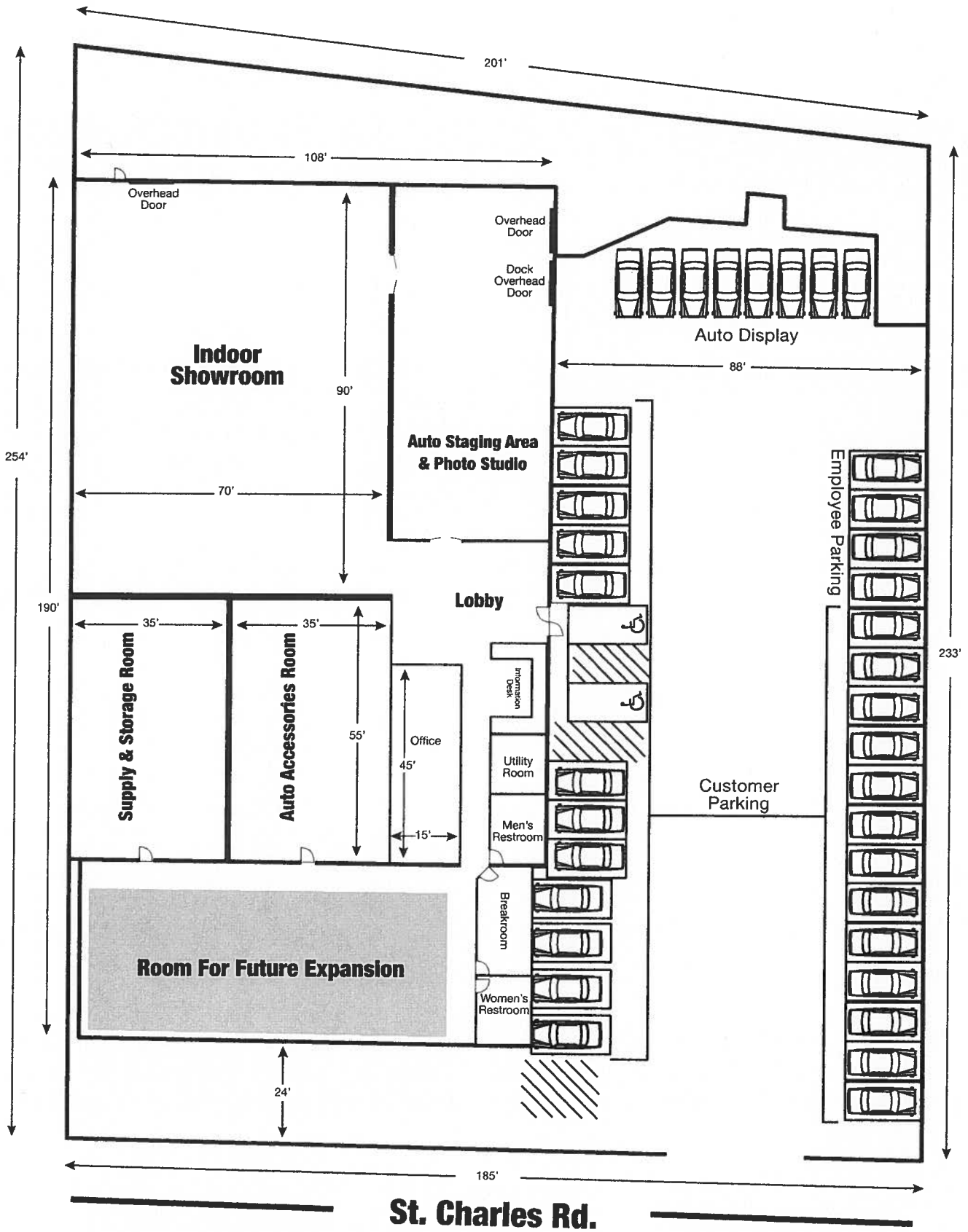
Clients would come in mostly by appointment. This auto sales model does not rely on road traffic, at the same time Lombard Motors would be excited to work with walk in clients.

The attached Site plan indicates the proposed parking layout and the use of the property. There will not be any auto display on the north side of the parking lot along St Charles Road. Some Autos for sale will be displayed at the South end of the parking, leaving the customer parking readily available.

Hours of operation would be as follows:

Mon - Friday	10 a.m. to 7 p.m.
Saturday	10 a.m. to 6 p.m.
Sunday	Closed, in compliance with state law

The proposed auto use is softer than the surrounding businesses (adjacent car wash and auto repair shop on the north west side of the subject property). We believe that the proposed use fits well within the B-4 Corridor Commercial business district.



**PROPOSED
SITE PLAN** 
SCALE 1"=30'-0"

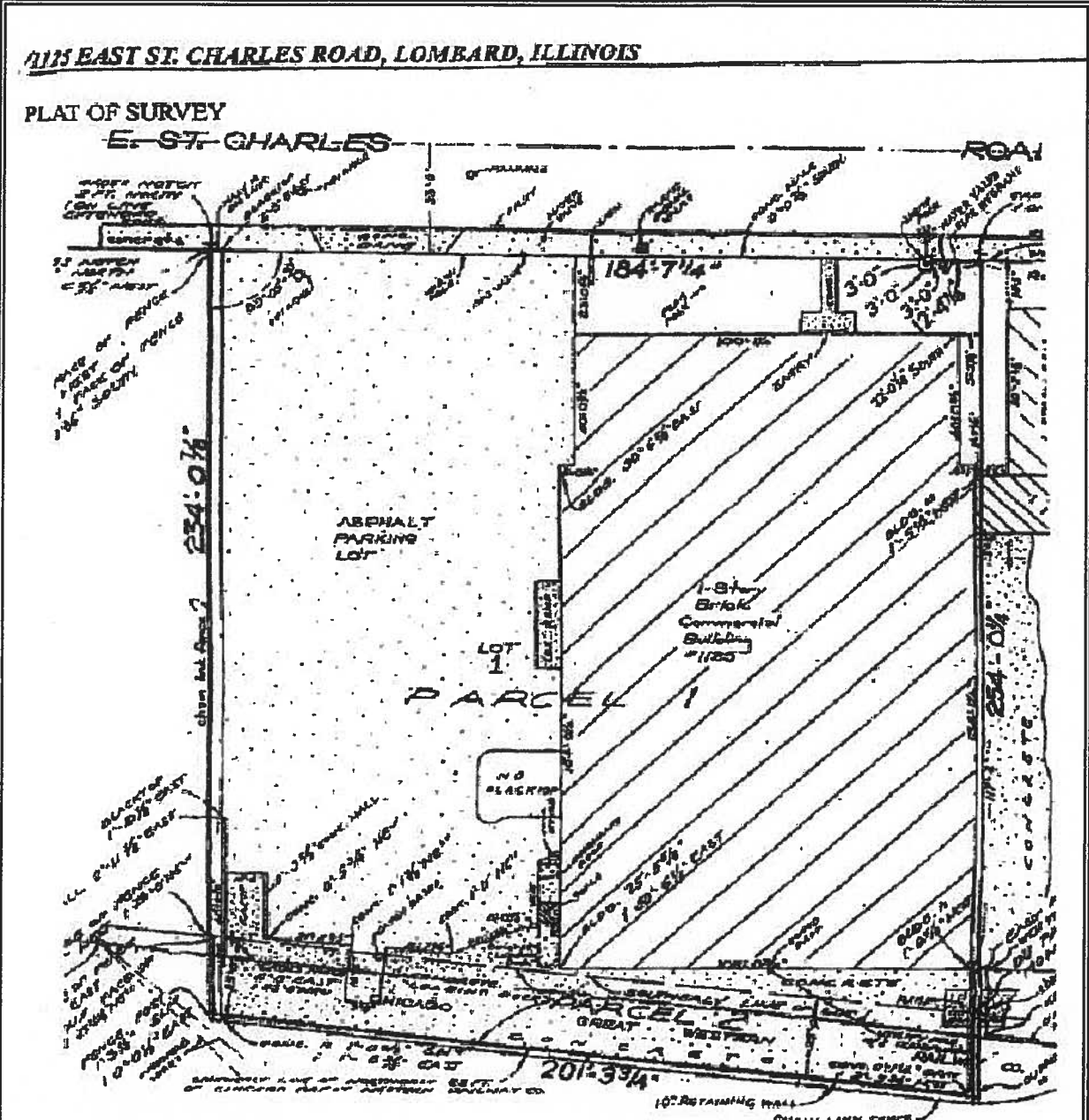
Lombard Motors, Inc.
1125 E. St. Charles Rd.
Lombard, IL 60148

PLAT OF SURVEY

1115 EAST ST. CHARLES ROAD, LOMBARD, ILLINOIS

PLAT OF SURVEY

E. ST. CHARLES ROAD



AREA: 48,783 SQ. FT. OR 1.120 ACRE

PROPERTY SHOWN IS LOCATED IN
 'C' (SEMI-ANNUAL FLOODING) PER THIS
 ALL EMERGENCY MANAGEMENT
 FLOOD INSURANCE RATE
 MAPSHEET PANEL NO. 170212 0005 B
 THE DATE: OCT. 17, 1978

ARE NOT TO BE ASSUMED FROM COPIES
764842
 25' 30'
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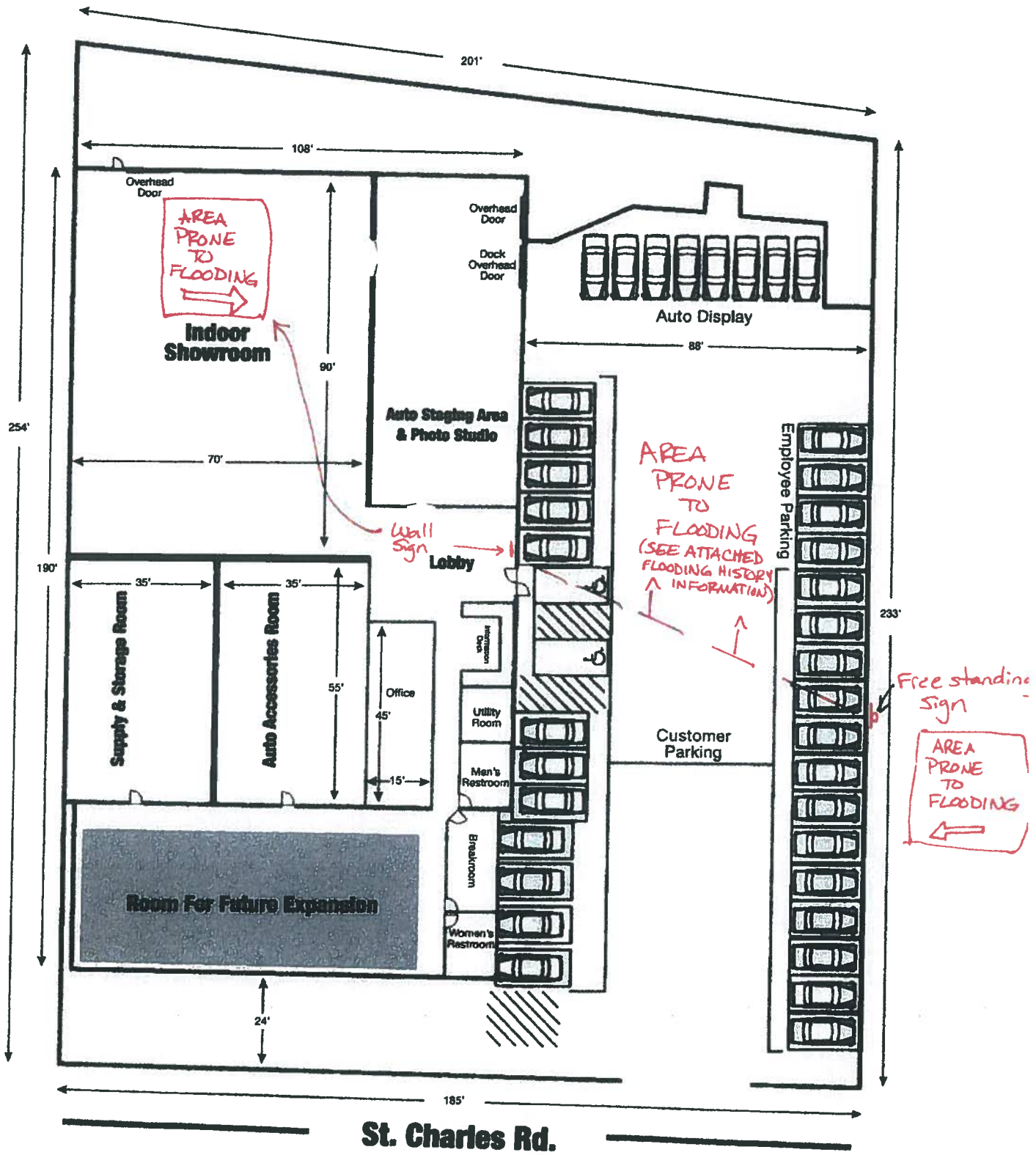
COMPARE ALL POINTS BEFORE BUILDING BY 3/16" OR
 ANY DIFFERENCE.
 State of Illinois }
 County of Cook }
 We, CERTIFIED SURVEY CO. do hereby ce
 surveyed the above described property and sh
 drawn to a correct representation of said survey.
 R. F. M.

LEGAL DESCRIPTION

PARCEL 1: LOT 1 (EXCEPT THE NORTH 3 FEET OF THE WEST 3 FEET OF THE EAST 15.40 FEET THEREOF) IN VANDEKIEFT'S SECOND ASSESSMENT PLAT OF THE EAST 410 FEET OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILWAY AND LOT 'A' IN VANDEKIEFT'S ASSESSMENT PLAT OF PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID VANDEKIEFT'S SECOND ASSESSMENT PLAT RECORDED JULY 30, 1962 AS DOCUMENT R62-25403, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: ON THE NORTHERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHERLY MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 9, SAID PARALLEL LINE BEING ALSO THE SOUTHERLY LINE OF VANDEKIEFT'S SECOND ASSESSMENT PLAT (PLAT DOCUMENT R-62- 25403); ON THE SOUTHERLY SIDE BY A LINE PARALLEL WITH AND DISTANT 25 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK IS NOW LOCATED, AND ON THE EASTELY AND WESTERLY SIDES BY THE SOUTHERLY EXTENSION OF THE EASTERLY AND WESTERLY LINES OF LOT 1 IN SAID VANDEKIEFT'S SECOND ASSESSMENT PLAT, IN DUPAGE COUNTY, ILLINOIS.

PINS: 06-09-102-024
 06-09-102-018



PROPOSED SITE PLAN 
 SCALE 1"=30'-0"

Lombard Motors, Inc.
 1125 E. St. Charles Rd.
 Lombard, IL 60148