

**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)

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WH*

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott Niehaus, Village Manager

**DATE :** September 24, 2018      **(BOT) Date:** October 4, 2018

**SUBJECT:** PC 18-30: Parking Lot as the Principal Use of the Property – The Vacant Lot to the West of 246 E. Janata Blvd

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

**BACKGROUND/POLICY IMPLICATIONS:**

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition, the petitioner requests that the Village approve a conditional use (per Section 155.412(C)(13) of the Zoning Ordinance) to allow for a parking lot as the principal use of the property within the OPD Office District, Planned Development.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the October 4, 2018 Board of Trustees agenda.

**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



## MEMORANDUM

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

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

**MEETING DATE:** October 4, 2018

**SUBJECT:** **PC 18-30; The Vacant Lot to the West of 246 E. Janata Blvd**

Please find the following items for Village Board consideration as part of the October 4, 2018 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 18-30; and
3. An Ordinance granting 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.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the October 4, 2018 Board of Trustees agenda.



## VILLAGE OF LOMBARD

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Lombard, Illinois 60148-3926  
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www.villageoflombard.org

October 4, 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 18-30, Parking Lot as the Principal Use of the Property – The Vacant Lot to the West of 246 E. Janata Blvd**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition, the petitioner requests that the Village approve a conditional use (per Section 155.412(C)(13) of the Zoning Ordinance) to allow for a parking lot as the principal use of the property within the OPD Office District, Planned Development.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on September 17, 2018. Sworn in to present the petition was the petitioner, Bruno Parmeziani, the property owner's representative, Aman Nagpal, and Anna Papke, Senior Planner with the Village of Lombard.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, those standing were sworn in, he proceeded with the petition.

Mr. Parmeziani introduced the petition requesting a conditional use for a parking lot as the principal use of the subject property. Mr. Parmeziani said that Auto Driveaway provides vehicle fleet management services to companies. Auto Driveaway's activities involve moving vehicles from one location to another based on client needs, and client vehicles are parked on the subject property on a temporary basis. He noted that most cars do not stay on the subject property for more than three weeks, and they do not park more cars on

the site than can be accommodated in the parking lot. Mr. Nagpal, representing the owner, said that the owner had recently acquired the property and did not realize Auto Driveaway needed a conditional use to use the parking lot. He said the existing parking lot does not cause issues for the surrounding neighborhood.

Vice-Chair Flint 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. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner, Auto Driveaway, is requesting approval of a conditional use for a parking lot as the principal use of the property within the OPD Office District, Planned Development.

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. This parking lot contains 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. The subject lot is bordered by office buildings, which are also zoned Office Planned Development District, and condominiums to the south. Currently, the vacant lot has no zoning entitlements. 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. Staff recommended approval of the petition subject to the conditions in the staff report.

Vice Chair-Flint asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Sweetser asked if there were any conditions of approval or other mechanisms to ensure that unsightly vehicles in need of repair are not parked near the Janata right-of-way.

Ms. Papke noted that the Village's nuisance ordinances for vehicles would apply to the cars on the subject property. If cars parked on the site qualified as a nuisance under Village code, the Village could issue a Code Enforcement citation.

Mr. Parmeziani said that most vehicles stored on the site are in good shape. If they are in poor condition, they are quickly sent out for repair.

On a motion by Commissioner Mrofcza, and a second by Commissioner Sweetser, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 18-30, subject to six (6) 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.

Respectfully,

**VILLAGE OF LOMBARD**

Steve Flint, Vice-Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission

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

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A  
PARKING LOT AS THE PRINCIPAL USE OF THE PROPERTY  
PURSUANT TO TITLE 15, CHAPTER 155, SECTION  
155.412(C)(13) OF THE LOMBARD ZONING ORDINANCE**

PC 18-30; The Vacant Lot to the West of 246 E Janata Blvd

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 OPD Office District, Planned Development; and,

WHEREAS, an application has been filed requesting approval conditional uses pursuant to Section 155.412(C)(13) of the Lombard Zoning Ordinance to allow a parking lot as the principal use of the property within the OPD Office District, Planned Development; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on September 17, 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 a parking lot as the principal use of the property 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 the vacant lot to the west of 246 E. Janata Blvd, Lombard, Illinois and legally described as follows:

THAT PART OF LOT 3 IN HIGHLAND LAKES, A SUBDIVISION OF THE WEST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1976 AS DOCUMENT R76-84677, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 87 DEGREES, 52 MINUTES, 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 32.84 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THAT LAST DESCRIBED COURSE AND HAVING A RADIUS OF 270.76 FEET, A DISTANCE OF 164.14 FEET TO A POINT OF TANGENCY, SAID CURVE BEING ON THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 57 DEGREES, 23 MINUTES, 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 65.47 FEET; THENCE NORTH 32 DGREES, 36 MINUTES, 54 SECONDS EAST, A DISTANCE OF 35.00 FEET: THENCE SOUTH 57 DEGREES, 23 MINUTES, 08 SECONDS EAST, A DISTANCE OF 65.47 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 235.76 FEET, A DISTANCE OF 78.40 FEET; THENCE NORTH 02 DEGREES, 22 MINUTES, 11 SECONDS WEST, A DISTANCE OF 326.22 FEET, TO THE SOUTH LINE OF THE NORTH 222.00 FEET OF SAID LOT 3; THENCE NORTH 87 DEGREES, 37 MINUTES, 49 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 222.00 FEET OF SAID LOT 3, A DISTANCE OF 115.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE SOUTH 02 DEGREES, 22 MINUTES, 11 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 60.18 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 540.00 FEET, A DISTANCE OF 77.57 FEET, SAID CURVE BEING ON THE EAST LINE OF SAID LOT 3; THENCE SOUTH 05 DEGREES, 51 MINUTES, 40 SECONDS WEST ALONG THE EAST LINE OF LOT 3, THENCE SOUTH 05 DEGREES, 51 MINUTES, 40 SECONDS WEST ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 51.82 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 501.83 FEET, A DISTANCE OF 69.89 FEET, SAID CURVE BEING ON THE EAST

LINE OF SAID LOT 3; THENCE SOUTH 02 DEGREES, 07 MINUTES, 06 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 112.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING.

Parcel Number: 06-29-102-019; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with 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.

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 18-30  
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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