

May 6, 2010

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

Subject: PC 10-04: Text Amendments to the Zoning Ordinance – Motor Vehicle Sales

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, the Village of Lombard, requests a text amendment to Section 155.420(C) of the Lombard Zoning Ordinance (and other sections where needed for clarity) allowing “Motor vehicle sales” to be listed as a conditional use within the I - Limited Industrial District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 19, 2010. Christopher Stilling, Assistant Director of Community Development, presented the petition.

Recently, Village staff has received a number of requests to establish automotive sales facilities within industrial areas of the Village. As a result, the Planning Services Division is initiating this text amendment to allow “Motor vehicle sales” to be listed as a conditional use within the I-Limited Industrial District.

Internal review comments were received from the Building Division and the Fire Department. The Building Division noted that vehicle sales would constitute a change of use in the industrial district, and would require all applicable codes to be met for that new use group. In addition to changes within the building, additional accessible parking may be required to accommodate the new use and occupant loads.

The Fire Department noted that storage of motor vehicles inside a building requires that the building be fully equipped with a fire sprinkler system and indoor auto sales show rooms are considered storage of vehicles.

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The Planning Services Division has been receiving an increased number of inquiries from prospective businesses seeking to establish automotive sales facilities within industrial areas of the Village. Currently, "Motor vehicle sales" are neither a permitted or conditional use in the I-Limited Industrial District. As a result, staff has initiated the text amendment to allow "Motor vehicle sales" to be listed as a conditional use within the I - Limited Industrial District. This text amendment, if approved, will allow Village staff to better respond to the requests and accommodate such a use. He referred to a table which illustrates how the various automotive uses are currently being regulated in the Zoning Ordinance and noted that it is considered a conditional use in the B2, B3, B4 and B4A districts.

From a land use perspective, motor vehicle sales is very similar to Outside Storage of Motor Vehicles, which is already a Conditional Use in the I-Limited Industrial District. In addition, many of the ancillary uses associated with motor vehicle sales (automobile repair and service) are also listed as a Conditional Use in the I - Limited Industrial District.

For reference purposes, staff completed an analysis of surrounding communities that did allow motor vehicle sales in their industrial district(s) to better understand how they regulate the use. Mr. Stilling mentioned each community surveyed and how each regulates motor vehicle sales in their industrial district.

Concluding, Mr. Stilling stated that it is staff's opinion that "Motor vehicle sales" as a conditional use in the I-Limited Industrial District is appropriate. Many of the prospective automotive sales businesses seeking buildings in the I-Limited Industrial District generate their sales through the internet rather than from walk-in customers. Therefore, these businesses seek larger warehousing buildings found in the industrial areas of the Village. If the text amendment is approved, the Conditional Use process will allow staff, the Plan Commission and the Village Board the opportunity to review each case to ensure that all the applicable standards are being met. He referred to the standards for text amendments, how they have been affirmed and staff's recommendation of approval of the petition.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition. There was no one to speak in favor or against the petition. Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Sweetser stated that this amendment is needed and makes sense. She agreed with staff's recommendation.

On a motion by Commissioner Sweetser and a second by Commissioner Olbrysh, the Plan Commission voted 6 to 0 that the Village Board approve the petition based on the finding that the petition had met the required Standards as set forth in the Zoning Ordinance.

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Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-departmental Review Report as the findings of the Lombard Plan Commission and recommend to the Corporate Authorities approval of PC 10-04.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

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