

April 3, 2008

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

Subject: PC 08-05; 404 E. North Avenue

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests conditional use approval for motor vehicle sales in the B4 Corridor Commercial District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 24, 2008.

John Brechin (legal representative), 619 S Addison Rd, Addison, IL 60101, presented the petition. Mr. Brechin began by stating that his client is seeking conditional use approval for motor vehicle sales for the property located at the northeast corner of North Ave. and Grace Ave. He then stated that they intend on selling high-end European vehicles. Mr. Brechin added that there will be no new construction, only an interior build out. He then stated that he has reviewed the staff report with his client and the client accepts the conditions of approval. Mr. Brechin stated that the building and property will be brought up to Code with respects to landscaping and sidewalks. Lastly, Mr. Brechin added that his client accepts the condition of approval to consolidate the five lots into one lot of record and with the property owner's cooperation.

Erol Dimmitt, 1330 W. Monroe, Chicago, IL 60607 of European Auto Exchange then spoke on behalf of his company. Mr. Dimmitt stated European Auto Exchange plans to sell mid priced automobiles within the \$15,000 - \$25,000 range. He stated that they will be updating the interior of the building to give the building a casual European atmosphere. Mr. Dimmitt then stated that they plan to have 50 – 70 cars for sale on the property at any given time, with fewer cars in the winter time. He then added that that they intend to provide a classy service by adding tile to the bathrooms, etc. Lastly, Mr. Dimmitt stated that they hope to sell between 400 – 600 automobiles annually.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or in opposition to the petition. Chairperson Ryan then requested the staff report.

Michael Toth, Planner I, presented the staff report. A conditional use for motor vehicle sales was approved in March, 1999, and in November, 2000. However, since the approval was not acted upon within twelve months, the conditional use became null and void. A new petitioner did come forward in 2002 and sought to improve the subject property as per the original plan approved by the Village in 2000. That petitioner later withdrew their plans.

The site currently consists of five (5) separate lots with a vacated alley to the north. The principal structure is located on one lot, and the remaining lots are paved. The petitioner intends to use the paved portion for visitor parking and car storage and sales. The building is approximately 10,550 square feet. All automobile servicing will take place off site. The remainder of the square footage will be used as office space.

Interior and perimeter parking lot landscaping is required. The submitted site plan shows landscaped islands with shade trees as per conditions required for the previous conditional use. The petitioner also plans to erect a four (4) foot wrought iron fence along the southern and eastern property lines.

The Zoning Ordinance requires parkway trees in public rights-of-way adjacent to the property spaced every forty-feet. As there is 646 feet of property frontage, the required amount of parkway trees for the subject property would be sixteen (16). There are no parkway trees currently located on the adjacent right-of-way so the Village will accept the cash equivalent.

The Village requires a total of twenty-two (22) visitor parking spaces with two (2) handicapped accessible parking spaces, which is met on the plans.

The Comprehensive Plan recommends Community Commercial at this location. As the proposed use is commercial retail, the proposed use complies with the recommendation of the Comprehensive Plan.

The proposed use is compatible with the surrounding land uses. Properties to the east, south, and west are zoned B4 Corridor Commercial Shopping District. Residential properties exist north of the site, and are screened by an eight-foot (8') board on board fence and will include plantings of Autumn Blaze Maple and Oak trees. The North Avenue corridor is a high volume corridor with commercial and industrial sites on the north half of the street and residential sites on the south half of the street with intermittent areas of commercially zoned property.

As required by PC 07-16 for the property at 434 E. North Avenue adjacent to the subject property, the petitioner should be required to install a "no left turn" sign on the LaLonde Avenue driveway, in order to prevent vehicles from test driving vehicles within the adjacent residential neighborhood.

Lastly, to ensure that the property is utilized for retail motor vehicles sales and is not utilized for general storage or salvage operations, staff is suggesting as a condition of approval that the petitioner shall be obligated to limit the number of unregistered vehicles on the lot to a maximum of seventy (70) cars. Each car shall be permitted on the lot for a period of no more than six (6) months. These conditions of approval were previously approved for the subject property as part of Ordinance 4907.

The petitioner will be required to submit a Plat of Consolidation to make the subject property a single lot of record. Sidewalks are to be installed along all surrounding public rights-of-way for the length of the property. Currently, only one sidewalk exists along North Avenue. Grace Street and LaLonde Avenue currently have no improved sidewalks. The Village will accept payment for the installation of the additional sidewalks along Grace Street and LaLonde Avenue.

Chairperson Ryan then opened the meeting for comment among the Commissioners.

Commissioner Burke made the recommendation to approve the petition with a second by petitioner Flint.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposal **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, moved that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, recommends to the Corporate Authorities **approval** of the zoning actions associated with PC 08-05 for the subject properties, subject to the following conditions:

1. The subject property shall be developed in substantial compliance with the site and landscape plans prepared by KB Partnership, dated February 19, 2008 and submitted as part of this petition.
2. The petitioner shall apply for and receive a building permit for all improvements to be constructed on the subject property. Said permit(s) shall satisfactorily address all building, fire and stormwater comments set forth within the IDRC Report.
3. The petitioner shall submit for final approval a Plat of Consolidation to consolidate the five (5) lots and the vacated alley into one lot.
4. The petitioner shall submit a final photometric plan showing that the existing or any proposed lighting complies with the Zoning Ordinance.
5. A solid fence of no less than six feet (6') and no greater than eight feet (8') in height shall be maintained along the northern property line.

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6. The petitioner shall erect a *no left turn* sign at the access drive for vehicles exiting the property to LaLonde Avenue.
7. The petitioner shall limit the number of unregistered vehicles on the lot to a maximum of seventy (70) cars. Each car shall be permitted on the lot for a period of no more than six (6) months. A log of the unregistered vehicles with dates of arrival to the lot must be kept on site at all times, with access to the log by an employee of the Community Development Department of the Village of Lombard permitted at any time during business hours.
8. Any violation of the provisions set forth within the approved conditional use may result in a revocation of the Conditional Use for the property.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

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