

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: February 19, 2007

FROM: Department of
Community Development

PREPARED BY: Michelle Kulikowski, AICP
Planner I

TITLE

PC 07-06; 700-710 W. Hill Avenue (21W140 Hill Avenue): The petitioner requests approval of a conditional use for an automobile repair establishment in the I Limited Industrial District.

GENERAL INFORMATION

Petitioner: Adam Costello
d.b.a. Hill Avenue Auto Repair
165 Exmoor Ave.
Glen Ellyn, IL 60137

Property Owner: L. Vincent Cuyler
87 Baybrook Lane
Oak Brook, IL 60523

Relationship of Petitioner: Tenant

PROPERTY INFORMATION

Existing Land Use: Office/warehouse building

Size of Property: Approximately 24,786 square feet

Comprehensive Plan: Recommends Light Industrial

Existing Zoning: I Limited Industrial District

Surrounding Zoning and Land Use:

North: Union Pacific Railroad

South: Unincorporated DuPage County property zoned I-1 Light Industrial District – developed with industrial uses

East: CR Conservation Recreation District – developed with a wastewater treatment plant

West: I Limited Industrial District – developed with light industrial uses and a cellular tower

ANALYSIS

SUBMITTALS

This report is based on the following documents filed on November 7, 2006 with the Department of Community Development:

1. Petition for Public Hearing.
2. Response to Standards.
3. Plat of Survey, prepared by Carl R. Harrington Inc., dated June 6, 1977
4. Site Plan Overlay, prepared by the petitioner.
5. Interior layout, prepared by the petitioner.

DESCRIPTION

The subject property is developed with a 9,500 square foot office/warehouse building with six units. The petitioner is proposing an auto repair establishment at 704 Hill Avenue (also known as 21W140 Hill Avenue Unit C). The tenant space is approximately thirty feet (30') by fifty feet (50') and includes a small office area and one service bay. The petitioner will be the only employee and business will generally be conducted by appointment. 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.

INTER-DEPARTMENTAL REVIEW COMMENTS

PUBLIC WORKS

Public Works has no objections, comments or changes.

PRIVATE ENGINEERING SERVICES

From an engineering or construction perspective, PES has no comments.

BUILDING AND FIRE

Upon review of the above referenced request for conditional use for an automotive repair facility, the Fire Department/Bureau of Inspectional Services has the following comments:

- 1) A triple basin grease interceptor will be required prior to any fluid discharges from vehicles going into the sanitary sewer system.
- 2) It is recommended that a heat detection system be installed to monitor any possible fire situations either during or after hours.

- 3) Since there is no real change of use of the space, a sprinkler system will not need to be installed. If one exists already, it will have to be modified accordingly.

PLANNING

The subject property was annexed into the Village of Lombard in the early 1970's as vacant land. The property was originally part of a larger lot that included the adjacent parcel to the west and was known as 21W200 Hill Avenue. In 1972, the property was subdivided and the adjacent parcel to the west became known as 21W200 and the subject property was known as 21W140 Hill Avenue. In 1975, a variation was granted for the subject property (ZBA 75-10) to reduce the side yard setback on the west side of the property in order to allow for the construction of a storage facility. New addresses were assigned when the building was being built. However, the 21W140 address continued to be used after the building was completed.

Compatibility with the Comprehensive Plan

The Comprehensive Plan calls for this area to be developed with light industrial land uses. The property complies with the recommendations of the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

The property is primarily surrounded by light industrial uses. Staff finds the proposed use to be compatible with the surrounding land uses.

Compatibility with the Zoning Ordinance

The petitioner has not proposed any building expansions at this time. The property does not meet the current front yard and side yard setback requirements for the I Limited Industrial District. A variation was granted in 1975 to reduce the side yard setback to the west property line to zero feet (0'). 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 was twenty feet (20').

Parking

Because there is a shared parking arrangement, staff has reviewed the overall parking on the subject property. The general parking requirement for industrial/warehouse uses is one (1) space per 1,000 square feet of gross floor area. However, Section 155.602(A)(1) requires a minimum of three (3) spaces for each use in the Business and Industrial Districts. Since there are five business located within the center, a minimum of fifteen (15) parking spaces would be required for the entire subject property. The parking spaces are not currently striped or delineated within the parking lot. The petitioner has submitted a site plan that depicts where cars typically park. The Zoning Ordinance would require the number of parking spaces be brought into compliance if a more intense use is proposed.

In reviewing the current and previous tenants of the property, staff has made the interpretation that the use of the property will not increase in intensity as a result of the proposed automobile repair

establishment. There have been two other automobile repair establishments and a towing company that have operated on the premises. The property as a whole is considered legal non-conforming with respect to parking requirements.

The parking requirement for the proposed automobile repair establishments is two spaces per service bay plus one space per employee. Because the proposed business will only have one service bay and one employee, three (3) parking spaces would be required. The petitioner has represented that up to three cars can be parked within the tenant space. 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.

Staff notes that the parking lot must be striped or delineated in accordance with the Zoning Ordinance. Staff has reviewed building permit files for the property. The site plan that was approved with the original building permit provided nine (9) parking spaces on the property. 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. Staff notes that if parking lot improvements are made, an accessible parking space may be required per the Illinois Accessibility Code. 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.

In addition, staff notes that the Lombard Code of Ordinance requires all vehicles and equipment to be parked on an asphalt or concrete surface. Staff has noticed vehicles and equipment being stored in a gravel area to the east of the building. Staff recommends as a condition of approval 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. If the property owner or tenants want to use this area for parking, then it must be paved. However, staff notes that any expansion of the parking lot would require that storm water detention be provided. 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.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and find that it will meet the standards for conditional uses, subject to the conditions of approval. As such, the IDRC recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested relief **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental

Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of 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.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

DAH:MK

APPENDIX A

