

**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
For Inclusion on Board Agenda

\_\_\_ Resolution or Ordinance (Blue)    \_\_\_ Waiver of First Requested  
  X   Recommendations of Boards, Commissions & Committees (Green)  
\_\_\_ Other Business (Pink)

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott Niehaus, Village Manager

**DATE :** July 30, 2019 (BOT) Date: August 15, 2019

**SUBJECT:** PC 19-16, 591 S. Main Street, Request for a conditional use for motor vehicle sales (rental of Penske trucks)

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

**BACKGROUND/POLICY IMPLICATIONS:**

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, J1 Auto Repair, requests that the Village grant a zoning conditional use pursuant to Section 155.414(C)(16) of the Lombard Village Code to allow for motor vehicle sales in the B2 General Neighborhood Shopping District on the subject property.

The Plan Commission recommended denial of this petition by a vote of 6-0. Please place this petition on the August 15, 2019, 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 agenda distribution.



## MEMORANDUM

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

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

**MEETING DATE:** August 15, 2019

**SUBJECT:** **PC 19-16, 591 S. Main Street; Request for a conditional use for motor vehicle sales (rental of Penske trucks).**

Please find the following items for Village Board consideration as part of the August 15, 2019, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 19-16.

The Plan Commission recommended denial of this petition by a vote of 6-0. Please place this petition on the August 15, 2019, Board of Trustees agenda.



## VILLAGE OF LOMBARD

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August 15, 2019

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Sharon Kuderna

**Trustees**  
Dan Whittington, Dist. 1  
Anthony Puccio, Dist. 2  
Reid Foltyniewicz, Dist. 3  
Andrew Honig, Dist. 4  
Daniel Militello, 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 19-16, 591 S. Main Street, Request for a conditional use for motor vehicle sales (rental of Penske trucks)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, J1 Auto Repair, requests that the Village grant a zoning conditional use pursuant to Section 155.414(C)(16) of the Lombard Village Code to allow for motor vehicle sales in the B2 General Neighborhood Shopping District on the subject property. After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 15, 2019. Sworn in to present the petition was the petitioner, Jon Esposito, owner of J1 Auto Repair and Tami Urish, Planner I.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Mr. Esposito stated that he is requesting a conditional use for the rental of trucks. He started renting the trucks in March unaware that any special permission was required until he was contacted by Village staff. The reason he chose Penske over U-Haul or other type companies is that they would limit the number of vehicles to three and his lot has plenty of room. Twenty-foot trucks that are booked for rental are required to be removed from the lot within six hours. Twelve-foot trucks would not have a time limit.

Chairperson Ryan 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. Urish presented the staff report, which was submitted to the public record in its entirety. The subject property is currently operating as motor vehicle repair and recently started renting Penske trucks which requires a conditional use. Staff has concerns regarding the request for the following reasons. The Fire Department expressed concerns with the trucks being parked too close to the

building; the property lacks a transitional landscape yard so that trucks would be parked close to the house at less than ten feet and the request does not meet most of the standards of a conditional use nor the intent of the Comprehensive Plan and therefore staff recommends denial.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Burke stated the use seems inappropriate for the area adjacent to the R2 district to the north and east of the property.

Commissioner Sweeter stated concern with the zoning and fire protection aspects. She asked if everyone from the companies' side were aware of the fire department concerns.

Ms. Urish responded that the petitioner was sent a copy of the staff report and was not aware if Mr. Esposito shared the report with Penske personnel. Mr. Esposito responded that he had and was trying to keep the trucks out of the way and close to the building. If that is a fire issue, the trucks could be moved away from the building.

Commissioner Burke clarified that automobiles are allowed by right per zoning to be on the parking lot for the purpose of repair. The existing use is different from an aesthetic stand point compared to renting trucks in the neighborhood which is inappropriate.

On a motion by Commissioner Olbrysh, and a second by Commissioner Burke, the Plan Commission voted 6-0 to recommend that the Village Board deny the petition associated with PC 19-16.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Lombard Plan Commission