

February 21, 2022

Title

PC 22-04

Petitioner

Giovanni Cupello
21W260 Par Ln
Itasca, IL 60143

Property Owner

Ridge Avenue Properties
1263 S Highland Ave, Suite 2W
Lombard, IL 60148

Property Location

820 N. Ridge Avenue
03-31-401-053; 03-31-401-056

Zoning

I – Limited Industrial District

Existing Land Use

Industrial building

Comprehensive Plan

Light Industrial

Approval Sought

Conditional use, pursuant to Section 155.420(C)(20 and (21) of the Village Code, to allow for a motor vehicle repair and motor vehicle sales business to operate on the subject property located within the I Limited Industrial District.

Prepared By

Tami Urish
Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Giovanni Cupello, requests that the Village grant a conditional use, pursuant to Section 155.420 (C) of the Zoning Ordinance, to allow for motor vehicle sales within the I – Limited Industrial District.

The petitioner is proposing to operate a car dealership. The petitioner requested to withdraw the request for motor vehicle repair. The requirement of installing a sprinkler system is not feasible at this time.

APPROVAL(S) REQUIRED

The petitioner requests that the Village take the following actions on the subject property located within the I Limited Industrial District:

1. Pursuant to Section 155.420(C)(20) of the Lombard Village Code to allow for a motor vehicle repair business; and
2. Pursuant to Section 155.420(C)(21) of the Lombard Village Code to allow for a motor vehicle sales business

EXISTING CONDITIONS

The subject property is developed with a multitenant, one-story warehouse building known as 820 N. Ridge Avenue built in 1980. The paved parking lot is shared access.

PROJECT STATS

Lot & Bulk

Parcel Size: ~34,935 SF

Building Size: ~25,250 SF

Tenant Space Size: ~2,500 SF

Parking Spaces

Demand: 23 (2 ADA)

Supply: 30 (2 ADA)

Submittals

1. Petition for a public hearing, dated January 14, 2022;
2. Response to Standards for a Conditional Use, prepared by the petitioner; and
3. Plat of Survey, prepared by Dundee Engineering, dated December 14, 1981.
4. Floor Plan prepared by petitioner.
5. Available for Lease Page prepared by Key Investment & Management Inc., dated December 7, 2021.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issue with the proposed business of motor vehicle sales. Since the building does not have a fire sprinkler system, vehicles cannot be repaired inside the building.

Fire Department:

The Fire Department has no issue with the proposed business of motor vehicle sales. Vehicles can be stored in the building with a fire alarm installed in the tenant space. However, repair of any vehicles is not allowed unless they have a fire sprinkler system installed. Also, cars parked outside cannot block access to the building.

Private Engineering Services:

Private Engineering Services has no comments regarding the petition.

Public Works:

The Department of Public Works has no comments regarding the petition.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	I	Warehouse/industrial building
South	I	Warehouse/industrial building
East	I	Warehouse/industrial building
West	I	Warehouse/industrial building

The subject property is located in an established industrial park area that contains a mixture of contractor yards, warehouses, manufacturing uses, and other vehicle sales/repair businesses. The proposed vehicle sales business is compatible with surrounding uses.

The proposed vehicle repair business is not compatible with surrounding uses unless a sprinkler system is installed. The applicant has agreed to withdraw the request for motor vehicle repairs and proposes to perform minor detailing on only the vehicles that are for sale through his business.

2. **Comprehensive Plan Compatibility**

The Comprehensive Plan recommends light industrial uses in this area. The proposed use of motor vehicle sales is consistent with this designation.

3. **Zoning Compatibility**

Per Section 155.420(C)(21) of the Village Code, motor vehicle sales businesses are conditional uses in the I District.

Staff has reviewed the petitioner’s request and finds the motor vehicle sales business will not create any undue impacts on neighboring properties. The occasional cleaning of the motor vehicles inside the building is an ancillary function to the business and thus subject to the regulations in Village Code Section 155.210 pertaining to accessory uses. The subject property is located in an industrial area, where motor vehicle sales and other similar businesses are typical uses. Staff finds the proposed motor vehicle sales business meets the standards for conditional uses.

4. **Site Plan: Access & Circulation**

Staff concurs with the petitioner’s belief that the proposed business will not generate an additional amount of traffic and parking demand. Access is from Ridge Avenue. The overall parking supply for the parcel exceeds projected demand and will still exceed demand when four vehicles will be stored south of the building where the loading docks are located.



Figure 1 – Vehicle storage area for up to three vehicles provided by the applicant.

SITE HISTORY

This property appeared before the Plan Commission in the past:

- PC 80-02, 820A N. Ridge Avenue: Approval granted for a conditional use for a food processing operation, specifically a bean processing, repacking, storage and dehusking operation on February 14, 1980 per Ordinance 2362.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

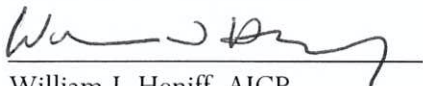
The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a motor vehicle sales business in the I District and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above

considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 22-04:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 22-04, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report, including but not limited to:
 - a. Compliance with the Fire Department and Building Division's comment regarding the no repair of vehicles inside the building unless additional fire protection is installed.
2. All temporary signage associated with the sale of motor vehicles is prohibited;
3. All vehicles are to be loaded and unloaded on the subject property and at no time shall any vehicle be loaded from or unloaded to public right-of-way;
4. All vehicles being detailed shall be performed inside the building only; and
5. All vehicles to be stored outside shall be limited to a maximum of four (4) and accommodated in designated parking spaces located south of the tenant's leased space identified in Figure 1; and
6. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

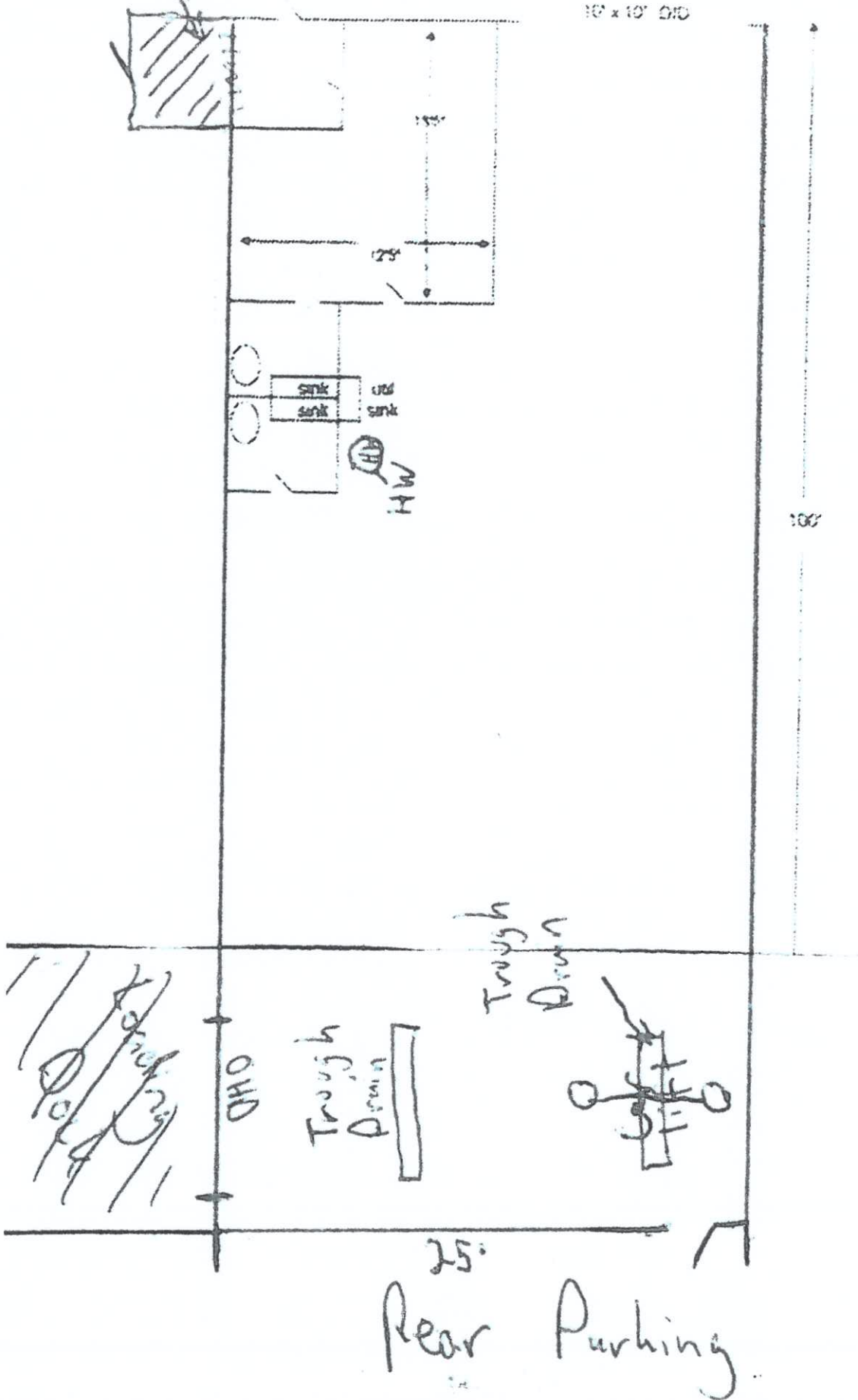
c. Petitioner

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Shaded Vestibule

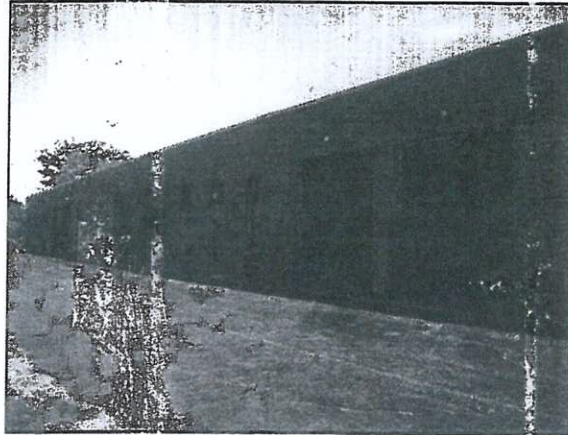
Front Parking

10' x 10' DIA



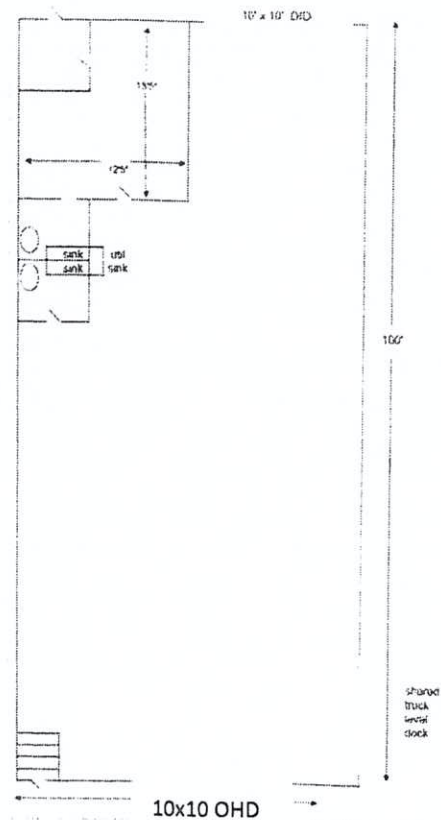
820 N. Ridge Ave.
Lombard, IL 60148

1263 S. Highland Ave, Suite 2W
Lombard, IL 60148
Office: 630.932.5757 Fax: 630.932.5755
www.key-investment.com
Kimberly Hess
khess@key-investment.com



AVAILABLE FOR LEASE

PROPERTY SPECIFICATIONS	
Building Size:	26,000 SF
Available Space:	168 SF Office 2,424 SF Warehouse
Year Built:	1974
Zoning:	I-1 Light Industrial
Parking:	+/- 3
Drive In Door:	1 - 10 FT x 10 FT
Dock:	1 - TLD with 10x10 OHD
Ceiling height:	13 FT
Power:	3 Phase 200 AMP
Washroom:	2
Sprinklered:	No
Utilities:	Gas, Electric, Protected Water/Sewer
Real Estate Taxes:	\$ 1.54 PSF Tax Stop
CAM:	Included
Possession:	TBD
Lease Term:	Min. 2 Years
Lease Rate:	\$1.00 PSF Per month \$2,592 Per Month



All dimensions are approximate. Drawing not to scale.

12/7/2021

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