

**VILLAGE OF LOMBARD  
INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission                      HEARING DATE: July 18, 2005  
FROM: Department of                                      PREPARED BY: Michelle Kulikowski  
          Community Development                                      Associate Planner

**TITLE**

**PC 05-28; 980 Lombard Road:** The petitioner is requesting approval of a conditional use for an motor vehicle repair establishment in the Limited I Industrial District.

**GENERAL INFORMATION**

Petitioner/Property Owner: John Stoetzel  
  Illinois Industrial Properties  
  2215 York Road Suite 405  
  Oakbrook, IL 60523

**PROPERTY INFORMATION**

Existing Zoning:                      I - Limited Industrial District  
Existing Land Use:                      Single tenant industrial building  
Size of Property:                      Approximately 2.6 Acres  
Comprehensive Plan:                      Light Industrial  
Surrounding Zoning and Land Use:

North:                      I Limited Industrial District; developed as industrial buildings  
South:                      I Limited Industrial District; developed as industrial buildings  
East:                      I Limited Industrial District; developed as industrial buildings  
West:                      I Limited Industrial District; developed as industrial buildings

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documentation:

1. Petition for Public Hearing, with response to Standards for Conditional Uses, dated June 24, 2005.
2. Site Plan submitted by the petitioner and dated June 24, 2005.
3. Plat of Survey prepared by Survey Systems of America, Inc. and dated August 28<sup>th</sup> 1991.

### **DESCRIPTION**

The subject property is located west of Lombard Road with an easement for ingress and egress on Parcel 3 providing access to the site. A 44,000 square foot industrial building exists on the subject property. The petitioner is requesting a conditional use to operate Inlad Van and Truck Equipment, which installs van and truck accessories. All installation would occur within the enclosed building. The parking area to the west of the building would be gated and used for temporary vehicle storage.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **ENGINEERING**

Private Engineering Services noted that the petitioner must submit a Commercial/Industrial Discharge Questionnaire to the Glenbard Wastewater Authority prior to obtaining any Village of Lombard building permit for the proposed use.

#### **PUBLIC WORKS**

The Engineering and Utilities Divisions of the Public Works Department noted that there are two existing fire hydrants that are located within the proposed security fence. Fire Hydrants cannot be located within locked fenced areas. The petitioner must adjust their fence to exclude the fire hydrants or move them to an alternate location that is acceptable to both the Fire Department and the Department of Public Works.

#### **BUILDING AND FIRE**

The Fire Department and Bureau of Inspectional Services noted that the fire hydrant must be readily accessible and not behind the fencing and that the rack storage and tire storage may require modifications to the sprinkler system(s).

## **PLANNING**

### **Compliance with the Zoning Ordinance**

Motor vehicle repair establishments are listed as a conditional use within the I Limited Industrial Repair. The petitioner is seeking a conditional use for an automobile repair establishment, under Section 153.802 of the Zoning Ordinance is defined as:

#### *AUTOMOBILE REPAIR*

*Is the repair of motor vehicles, including rebuilding, reconditioning, replacement, or dismantling of major components such as body, frame, or fender repair or painting. Automobile repair generally consists of work that is more intense and less routine than automobile service and sometimes includes overnight storage of motor vehicles*

The proposed business, Inlad Van and Truck Equipment, specializes in the installation of van and truck accessories. Because the proposed involves work with the body and frame of automobiles and may require overnight storage of motor vehicles, staff has determined that the proposed business would be considered an automobile repair establishment. Staff finds that the proposed business meets all of the Standards for Conditional Uses as demonstrated in Appendix A.

A conditional use for outside storage of motor vehicles is not necessary because it is not the primary use of the property. The temporary parking of motor vehicles over-night is an ancillary function to the business and thus subject to the to regulations in Section 155.210 pertaining to accessory uses.

Section 155.210(D)(4) only requires screening for truck parking when the property is adjacent to residential areas. The subject property is completely surrounded by industrial uses and thus does not require screening for truck parking. However, the proposed area designated for the vehicle parking/staging to the west of the building is sufficiently screened. The building itself provides screening along the east side of the parking area. The properties to the north and west are at a higher elevation than the proposed vehicle parking/staging area. Shrubs along the western property line and trees along the northern property line provide additional screening.

The petitioner is proposing to place gates at the two access points into the parking area. The Public Works Department has noted that there are two fire hydrants within the gated area. The petitioner must provide a means of access for the Fire Department and Public Works Department.

### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan recommends Limited Industrial, defined as an area generally intended for both the warehousing and distribution of wholesale goods and supplies and the light assembly and light manufacturing of goods, products and supplies. Staff believes the proposed industrial use is compatible with the recommendations of the Comprehensive Plan.

**Compatibility with Surrounding Land Uses**

The proposed use is compatible with the surrounding industrial uses. All installations will occur within the enclosed building and therefore have no negative impact on the surrounding uses.

**FINDINGS AND RECOMMENDATIONS**

Staff believes that justification has been given for granting of the conditional use and that the standards for granting a conditional use amendment have been met.

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

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 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 the conditional use amendment associated with PC 05-28, subject to the following conditions:

1. That this conditional use shall be limited to the installation of accessories for van and truck equipment. Any other use other than the installation of van and truck accessory equipment shall be deemed a modification of a conditional use and would require new conditional use approval per Section 155.103 (F)(13) of the Zoning Ordinance.
2. All service and repair activities shall be done within the enclosed building.
3. That the petitioner shall satisfactorily addresses all of the comments within the IDRC report.
4. The petitioner shall develop the site in accordance with the Site Plan dated June 24, 2005 and submitted as part of this request.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

Att

c. Petitioner

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## **APPENDIX A: Standards for Conditional Uses**

1. *That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals comfort, or general welfare;*  
The proposed business will not endanger the public health, safety, morals, comfort, or general welfare. Other than the outside storage of motor vehicles, all business activities will occur within the enclosed building. At no time will any repair or servicing of vehicle engines occur.
2. *That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is located;*  
The proposed business is consistent with the surrounding industrial uses and will not diminish or impair property values within the neighborhood.
3. *That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*  
The property immediately surrounding the property is fully developed with industrial uses and therefore the proposed uses will not impede any new development.
4. *That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.*  
The existing public utilities, access roads, drainage facilities are more than adequate to service the proposed business at the subject property.
5. *That the adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;*  
Ingress and egress to the facility is provided via a large shared private driveway that intersect with the Lombard Road public right-of-way. The proposed use will not generate traffic beyond normal commercial traffic levels as compared to existing uses in the vicinity.
6. *That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and*  
The Comprehensive Plan calls for Limited Industrial for the general area where the subject property is located.
7. *That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.*  
The conditional use will conform to all applicable regulation of the district in which it is located.