

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Chicago Auto Pros Detailing, Inc. – 207 Eisenhower Lane South

November 19, 2018

Title

PC 18-35

Petitioner

Greg Natanson
5135 Morse
Skokie IL 60077

Property Owner

Taurus Midwest Portfolio
2 International Pl #2710
Boston MA 02110

Property Location

207 Eisenhower Lane South
06-30-205-009
Trustee District #3

Zoning

IPD

Existing Land Use

One story building

Comprehensive Plan

Mixed Office and Industrial

Approval Sought

Conditional use pursuant to Section 155.420(C)(23) to allow for motor vehicle service in the IPD Limited Industrial District Planned Development on the subject property

Prepared By

Jennifer Ganser, AICP, Assistant
Director



PROJECT DESCRIPTION

The petitioner, Chicago Auto Pros Detailing, Inc. is requesting zoning entitlements to detail cars. Detailing work and car washing will be done inside for passenger cars and light trucks. On a busy day, approximately 20 cars may be arriving and leaving the business. There would be no vehicles in disrepair. The property does not have zoning entitlements to repair vehicles and that is not being requested now. No bodywork or painting will be done.

APPROVAL(S) REQUIRED

The petitioner requests that the Village grant a conditional use pursuant to Section 155.420(C)(23) to allow for motor vehicle service in the IPD Limited Industrial District Planned Development on the subject property.

EXISTING CONDITIONS

The subject property is currently a one-story building in the Yorkbrook Business Park. It is a multi-tenant building.

PROJECT STATS

Lot & Bulk

Parcel Size: 3.65 acres

Tenant Area: 13,650 sq. ft.

Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Operations Information, prepared by the petitioner; and
4. Plat of Survey, prepared by Edward J. Molloy & Associates, LTD., dated January 27, 2016;

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no concerns, as the petitioner stated they have a triple basin to drain the wash water. Should the petition be approved, additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department visited the site and advised them to submit plans for an updated fire alarm system for the new build-out. Should the petition be approved, additional comments may be forthcoming during permit review.

Engineering Services:

Private Engineering Services (PES) has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments. Should the petition be approved, additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	IPD	Industrial
South	Downers Grove	Manufacturing
East	IPD	Industrial
West	IPD	Industrial

Per the Zoning Ordinance, the I Limited Industrial District is intended to provide an environment suitable for industrial activities that do not create appreciable nuisance or hazards, or that require a pleasant, hazard-and-nuisance-free environment. The site is surrounded by industrial uses. Staff finds that the proposed use will be complementary in the I District.

2. *Comprehensive Plan Compatibility*

The proposed location and use as motor vehicle service is consistent with the Comprehensive Plan's recommendation of Mixed Office and Industrial. No repairs will be done on-site.

3. *Site Plan*

The tenant space is located in a multi-tenant building at the Yorkbrook Business Park. The petitioner has indicated that work would be done inside the building. Parking of employees and customers would occur on-site. Per the operations information supplied by the petitioner, vehicles would not be stored overnight under normal circumstances.

FINDINGS & RECOMMENDATIONS

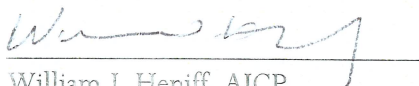
Staff finds that as the proposed motor vehicle service facility is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for motor vehicle service facility 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 18-35:

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 18-35, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the motor vehicle service facility is not established by said date, this relief shall be deemed null and void;
4. No repair work shall be conducted on-site.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

September 29, 2018

Chicago Auto Pros Detailing, Inc.

Operations Information

Hours

Our business hours will be Monday through Saturday, 8:00 am to 5:00 pm

Outside Work

There will not typically be any detailing work done outside of the building. The only work done outdoors would be a final inspection in sunlight that may require a minor touch-up. This work is done with a spray bottle and a towel. No temporary structures such as tents would be used.

Overnight Drop Off

We have a key drop for customers delivering vehicles after hours. No other vehicles would be stored outside.

Storage

No vehicles will be stored overnight on our premises under normal circumstances.

Parking

We anticipate up to 15 employee cars. Additionally, we may have up to 5 customers visiting the shop that don't have scheduled appointments. There is ample parking for that many cars.

Types of Cars

Our customers deliver all types of vehicles but this would be limited to passenger cars and light trucks. We do not anticipate any heavy equipment like construction vehicles or busses.

Volume of Cars

The typical volume of cars arriving or leaving our shop on a very busy day would be about 20 cars.

Water and Chemical Use

Almost every car that comes into the shop is washed. Washing a car uses 20-30 gallons of water. Waste water drains into an on-site triple-basin system before being released into the sanitary sewer. No water is used in the rest of the detailing process except the water used to dilute cleaning chemicals.

The cleaning chemicals used on site for detailing are the same products used in the commercial car wash industry. None are hazardous and require special treatment. The commonly used chemicals are shipped in concentrated form and diluted using equipment on site. None of the products are flammable or require special storage.

Aside from basic waxes and polishes, the most frequently used chemicals are as follows:

- Neutral foaming detergent: hand wash bucket soap
 - 3 oz. per car
 - Applied by hand using wash mitts
- Alkaline Detergent: Used for exterior cleaning
 - 1 oz. per car
 - Applied with spray bottles
- Acidic Detergent: used for cleaning wheels
 - 2 oz. per car
 - Applied with spray bottles
- Limonene (citrus solvent) All Purpose Cleaner: used for interior cleaning
 - 2 oz. per car
 - Applied with spray bottles

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 business does not use or create any substances that would harm the public.

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 to be located;

From outside of the building the rest of the community would not see any evidence of an automotive operation in that there is no pollution, runoff or excessive noise from our operation. Vehicles are not left idling outside.

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;

From outside of the building the rest of the community would not see any evidence of our business in that there is no pollution, runoff or excessive noise from our operation.

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

The water use is not significant because of the low-volume of vehicles nor is there a significant use of other utilities. Gas is needed for heating only and we do not use anything more than hand power tools. We are installing the required drainage and triple-basin system suitable to discharge water into the sanitary sewer.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

Our car counts of 10 to 20 cars/day are not significant enough to increase traffic or create a traffic hazard around the location

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

Our operation would be a benefit to the Village of Lombard providing a useful service to any car enthusiasts plus providing 20 jobs with opportunities for promotion as we continue to grow our organization.

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

We look forward to a lengthy stay in Lombard. The demographics of the area are ideal for our operation and we hope to bolster the village's image. Our operation is flexible enough that any changes recommended by the plan commission can be easily adopted.

