



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: March 17, 2022

SUBJECT: **PC 22-04: 820 N.Ridge Avenue; auto sales**

Please find the following items for Village Board consideration as part of the March 17, 2022, Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 22-04; and
3. An ordinance granting a conditional use for motor vehicle sales.

The Plan Commission recommended approval of PC 22-04 by a vote of 7-0. Please place PC 22-04 on the March 17, 2022, Board of Trustees agenda for a first reading.

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VILLAGE OF LOMBARD

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Lombard, Illinois 60148-3926
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www.villageoflombard.org

March 17, 2022

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees

Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Andrew Honig, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, 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 22-04: 14, 820 N. Ridge Avenue

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, G requests a conditional use pursuant to Section 155.417(C)(21) of the Lombard Village Code to allow for the sale of motor vehicles to operate on the subject property located within the Industrial District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on February 21, 2022. Sworn in to present the petition were: Giovanni Cupello, petitioner and Jennifer Ganser, Assistant Director of Community Development.

Acting Chairperson Sweetser read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine, and proceeded with the petition.

Mr. Cupello stated that he plans to open used car dealership and a repair shop in unit E of the building located at 820 N. Ridge. The intention is the business to be low profile and will not use banners, balloons, etc. Advertising will be exclusively online. All customers will be by appointment only therefore a minimum of increased traffic in the area.

Commissioner Johnston asked Mr. Cupello to clarify that his request was for sales or repair.

Mr. Cupello responded that at this time the request is for sales only but may request repair sometime in the future and apologized for the

confusion.

John Girgis, owner/operator at the property to the south of the subject property, stated that his concern is traffic flow at the loading docks between the two buildings. A past tenant in the subject property's building had multiple cars and semi-trucks blocking access to his tenants' loading docks. Mr. Girgis also questioned the location for car sales since the parking is limited.

Mr. Cupello responded that his inventory will mostly be specialty cars and he has an off-site lot elsewhere that houses most of this inventory. Shopping for a car can now be done on a phone through an application on the phone, however, the State of Illinois has specific regulations as to the location of the actual sale of a vehicle. Generally, there may be three cars parked next to the loading dock but most cars will be inside the building. Mr. Cupello mentioned that there is significant amount of debris to the west of this area and he plans to clean it up and keep the outside in order. Mr. Cupello stated that a vehicle will arrive on a one car flat bed truck and will be unloaded up the street and his intention is to work with the other property owners and be a good neighbor.

Douglas Lee, 250 W. North Avenue, asked if the petitioner plans to repave the parking lot to display the vehicles for sale and is concerned about any leaking fluids from the repair of any vehicles.

Mr. Cupello responded that as he is a tenant of the building and not the owner and he is not aware of any work planned for the parking lot but it would not be on his account. Regarding the fluids question, his request is for sales only and in the future if he were to obtain a conditional use for vehicle repair that a triple basin is required for fluids.

Ms. Ganser stated that the petition is for motor vehicle sales only and the repair request was withdrawn by the petitioner after meeting with the Fire Marshall as the petitioner clarified at his introduction. A request for a conditional use to repair vehicles in the future would require another public hearing with notification to the same property owners for a new opportunity to comment or ask questions.

Acting Chairperson Sweetser asked if any additional person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Ganser presented the IDRC report for PC 22-04, which was entered into the public record in its entirety. The petitioner proposes 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. The subject property consists of a multi-tenant building. The majority of the inventory will be inside the building with a maximum of four vehicles for sale parked south of the building.

Staff has reviewed the petition and finds it meets the standards for conditional uses. Staff notes that this business is similar to other businesses currently operating in the Industrial District. Staff recommends approval of the petition subject to the conditions in the staff report.

Acting Chair Sweetser opened the meeting to discussion by the Plan Commissioners.

Acting Chairperson Sweetser asked if there were any additional comments. Hearing none, she asked for a motion from the Commissioners.

On a motion by Commissioner Walker, and a second by Commissioner Invergo, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 22-04, subject to the following six (6) 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).

Respectfully,

VILLAGE OF LOMBARD

Ruth Sweetser, Acting Chairperson
Lombard Plan Commission

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.

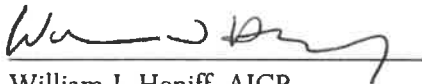
The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a motor vehicle sales business in the I District and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval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

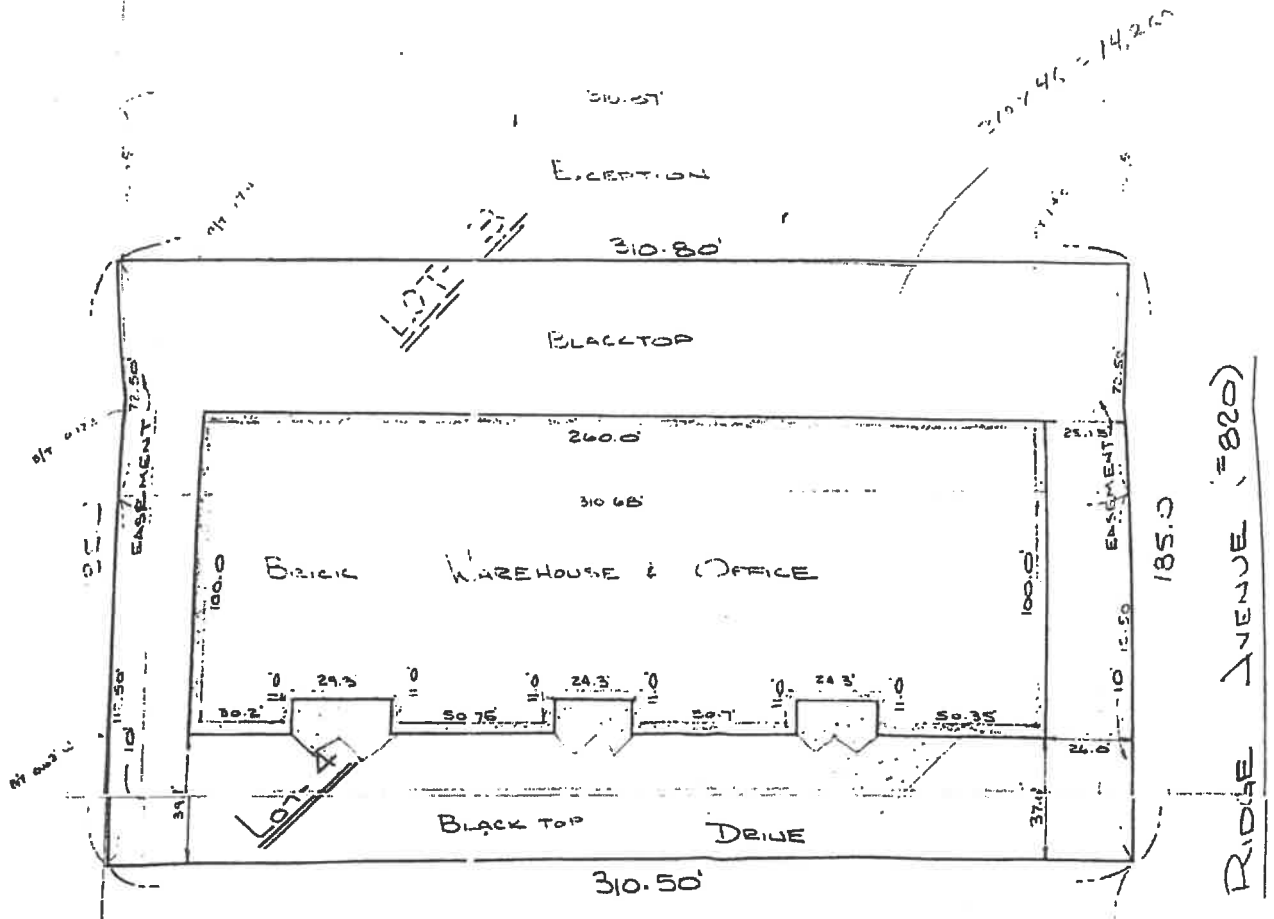
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820 Ridge

PLAT OF SURVEY

OF PROPERTY DESCRIBED AS:

Lot 3 (except the North 40 00 feet thereof) and Lot 4 in Lombard Business Center Third Re-subdivision of Lot in Lombard Business Center Unit No. 1, a subdivision in the Southeast Quarter of Section 11, Township 40 N. East of the Third Principal Meridian, according to the plat of said re-subdivision recorded June 1, 1978 as R78-57483, in DuPage County, Illinois.



$65' 125' \times 216' = 57350$
 $62' 15' 100' \times 260' = 26210$
 312.50ϕ
 420
 120
 3740
 11000
 27220



NORTH (ILL. #64) AVENUE

DUNDEE ENGINEERING
 310 River Street
 Dundee, Ill. 60118
 312-428-2929
 Date: Dec 14, 1981
 Scale: 1" = 30.0'
 Ordered: TOM BREEN
 Owner: _____
 Page: 3-310
 Job: 35938 M

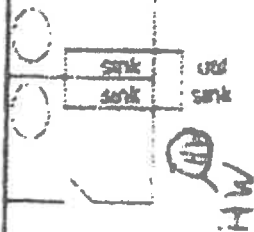
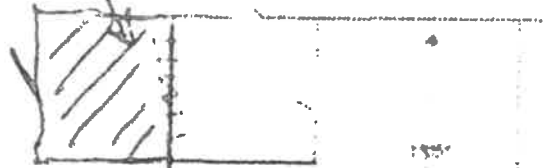
STATE OF ILLINOIS
 COUNTY OF KANE ss
 This is to certify that I have
 above described property and t
 plat correctly represents said

 Illinois Land Surveyor #35-159

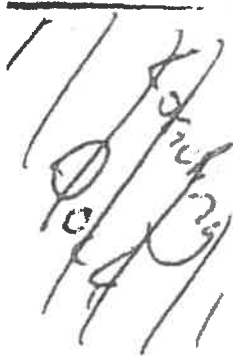
Shared Vestibule

Front Parking

10' x 10' 0"



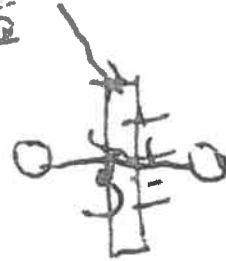
10' 0"



10' 0"



Trough Drain

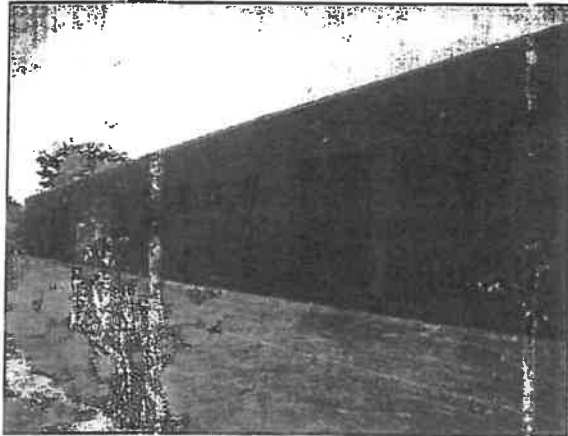


25'

Rear Parking

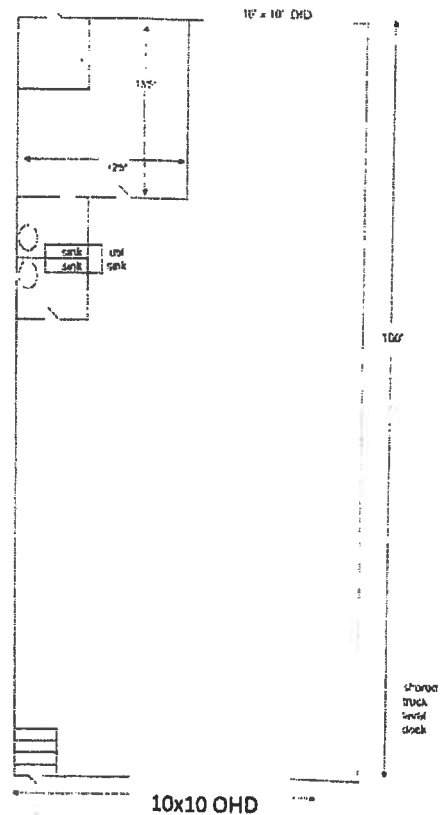
820 N. Ridge Ave.
Lombard, IL 60148

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
Washrooms:	2
Sprinklers:	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.



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ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A
MOTOR VEHICLE REPAIR BUSINESS PURSUANT TO TITLE
15, CHAPTER 155, SECTION 155.420(C)(21) OF THE LOMBARD
ZONING ORDINANCE**

PC 22-04; 820 N. Ridge Avenue

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned I Industrial District; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.420(C)(21) of the Lombard Zoning Ordinance to allow a motor vehicle sales business; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on February 21, 2022, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following conditional use for a motor vehicle sales business is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property located at 820 N. Ridge Avenue, Lombard, Illinois and legally described as follows:

LOT 3 (EXCEPT THE NORTH 46.05 FEET THEREOF) AND LOT 4 IN LOMBARD BUSINESS CENTER THIRD RESUBDIVISION OF LOTS 1 AND 2 IN LOMBARD BUSINESS CENTER UNIT THREE, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1978 AS DOCUMENT R1978-047483, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number(s): 03-31-401-053 and 03-31-401-056; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with 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).

Ordinance No. _____
Re: PC 22-04
Page 3

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this ____ day of _____, 2022.

First reading waived by action of the Board of Trustees this ____ day of _____, 2022.

Passed on second reading this ____ day of _____, 2022.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2022.

Keith Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this ____ day of _____, 2022.

Elizabeth Brezinski, Village Clerk