

August 18, 2005

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 05-28: 980 Lombard Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting approval of a conditional use for an automobile repair establishment in the Limited I Industrial District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 18, 2005. John Stoetzel of Illinois Industrial Properties, the property owner, presented the petition. He stated that Inlad Truck and Van equipment was requesting a conditional use for an automobile repair establishment. He explained that the business installs accessories for HVAC vans, ladder rack, and shelves. He stated that the business did not involve any actual maintenance or repairs, and all installations would occur inside the enclosed building. With regard to the Fire Departments comments in the IDRC report, he mentioned that there would not be any tire storage, but they would be willing to upgrade their sprinkler system if necessary. Mr. Stoezel also noted that there would be security gates for the parking area designated for temporary vehicle storage.

Acting Chairperson Sweetser then opened the hearing for public comment. There was no one in the audience speaking in favor of or in opposition to the petition. She then requested the staff report.

Michelle Kulikowski, Associate Planner, presented the staff report. She stated that the property is located west of Lombard Road with an easement for ingress and egress on Parcel 3 providing access to the site. She mentioned that a 44,000 square foot industrial building exists on the subject property. She noted that the petitioner is requesting a conditional use to operate Inlad Van and Truck Equipment, which installs van and truck accessories.

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Ms. Kulikowski stated that automobile repair establishments are listed as a conditional use within the I Limited Industrial District. She noted that automobile repair establishments are 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

Ms. Kulikowski stated that because the proposed involves work with the body and frame of vehicles and may require overnight storage, staff has determined that the proposed business would be considered an automobile repair establishment. She stated that a conditional use for outside storage of motor vehicles is not necessary because it is not the primary use of the property.

Ms. Kulikowski noted that the subject property is completely surrounded by industrial uses and thus does not require screening for truck parking. She mentioned that the proposed area designated for the vehicle parking/staging to the west of the building is sufficiently screened. She stated that the building itself provides screening along the east side of the parking area. She noted that the properties to the north and west are at a higher elevation than the proposed vehicle parking/staging area. She also noted that shrubs along the western property line and trees along the northern property line provide additional screening.

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

Acting Chairperson Sweetser opened the public hearing for discussion and questions by the Plan Commission members.

Commissioner Burke asked what the implications were for other automobile repair establishments if another business were looking to occupy the premises.

Ms. Kulikowski noted that one of the conditions of approval limited the conditional use to the installation of van and truck equipment and 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 the Zoning Ordinance.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance.

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Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition 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.

Respectfully,

VILLAGE OF LOMBARD

Ruth Sweetser, Acting Chairperson
Lombard Plan Commission

att-

c. Petitioner

Lombard Plan Commission