

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda


Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
X Recommendations of Boards, Commissions & Committees (Green)  
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: August 4, 2005 (BOT) Date: August 18, 2005

TITLE: PC 05-28: 980 Lombard Road

SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting approval of a conditional use for an automotive repair establishment in the Limited I Industrial District. (DISTRICT #1)

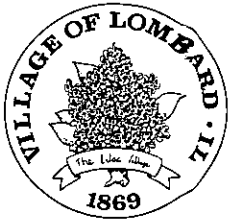
The Plan Commission recommended approval of this petition with conditions.

Fiscal Impact/Funding Source:

Review (as necessary):


Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X W. T. Lichter Date 8/4/05

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



**MEMORANDUM**

**TO:** William T. Lichter, Village Manager

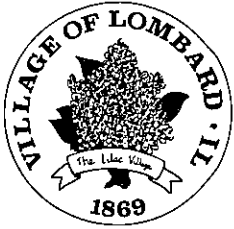
**FROM:** David A. Hulseberg, AICP, Director of Community Development 

**DATE:** August 18, 2005

**SUBJECT:** **PC 05-28; 980 Lombard Road**

Attached please find the following items for Village Board consideration as part of the August 18, 2005 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 05-28;
3. An Ordinance approving a conditional use for an automobile repair establishment;



## VILLAGE OF LOMBARD

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Lombard, IL 60148-3926  
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TDD: (630) 620-5812  
www.villageoflombard.org

### Village President

William J. Mueller

August 18, 2005

### Village Clerk

Brigitte O'Brien

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

### Trustees

Greg Alan Gron, Dist. 1  
Richard J. Tross, Dist. 2  
John "Jack" T. O'Brien, Dist. 3  
Steven D. Sebby, Dist. 4  
Kenneth M. Florey, Dist. 5  
Rick Soderstrom, Dist. 6

**Subject: PC 05-28: 980 Lombard Road**

Dear President and Trustees:

### Village Manager

William T. Lichter

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.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business 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."

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.

August 18, 2005

PC 05-19

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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.

August 18, 2005

PC 05-19

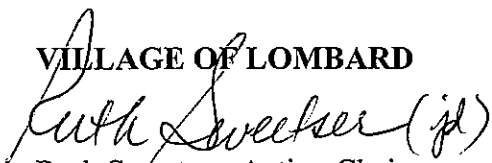
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Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 05-28, subject to the following conditions:

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

**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**

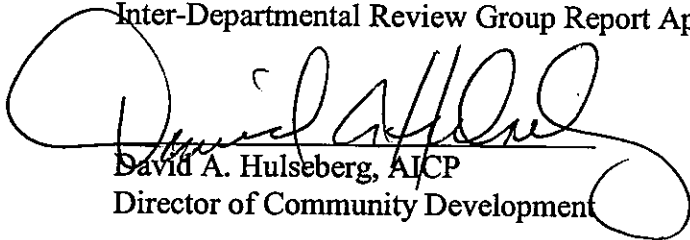
Staff believes that justification has been given for granting of the conditional use and that the standards for granting a conditional use amendment have been met.

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 address 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:



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.



# Illinois Industrial Properties, Inc.



Response to Standards for Conditional Uses: 980 N. Lombard Road

1. The establishment, maintenance, and operation of the facility for the sale, distribution, and installation of material storage accessories for motor vehicles and the short term outside storage of those same vehicles will not in anyway be detrimental to or endanger the public health, safety, morals, comfort or general welfare. Please understand that at no time will any repair or servicing of vehicle engines or systems occur.
2. The proposed conditional uses of the property are consistent with the surrounding industrial uses and will not be injurious to the use or enjoyment of other property in the vicinity. Nor will the conditional uses diminish or impair property values within the neighborhood.
3. The property immediately surrounding the property is fully developed with industrial uses and therefore the proposed uses will not impede new development. Additional improvement to surrounding property will not be impeded by the proposed use, for the proposed use is consistent with other industrial improvements in the vicinity.
4. The existing public utilities, access roads, drainage facilities are more than adequate to service the property as contemplated.
5. Ingress and egress to the facility is provided via a large shared private driveway that intersects with the Public section of Lombard Road. The proposed use will not generate traffic beyond normal commercial traffic levels as compared to existing uses in the vicinity.
6. The proposed conditional uses are listed as conditional uses in the Limited Industrial district, and the surrounding area is shown to remain industrial in the Villages comprehensive plan.
7. The conditional use will conform to all applicable regulations of the district in which it is located.



June 24, 2005

Mr. David Hulseberg  
Community Development Director  
Village of Lombard  
255 E. Wilson Ave  
Lombard, Illinois 60148

Re: 980 Lombard Road  
Conditional Use Permit Application

Dear David:

Enclosed is an application for Conditional Use Permit for 980 Lombard Road. As we discussed in your office earlier this week Inlad truck and Van Equipment Company is proposing to move into the building and use the facility to support their automobile accessory sales, distribution, and installation business.

As you requested I have included some information regarding the Illinois sales Tax generated by Inlad's business. The vast majority of their business is concentrated on the catalog sale, warehousing, and distribution of automobile accessories. Please feel free to visit their website at [www.inlad.com](http://www.inlad.com) to get a better understanding of the products they sell and install.

A small portion of the business is to install the accessories into their customers' vehicles. At no time is any maintenance, servicing, or repair of the vehicle engines or other systems performed. The vehicles will be parked outside within the buildings onsite parking lot for short periods of time awaiting installation or delivery to customers.

Please place our application on the agenda for the July 2005 Plan Commission Public Hearing.

If you have any questions or comments please feel free to contact me.

Thank you,

A handwritten signature in black ink, appearing to read "John C. Stoetzel".

John C. Stoetzel

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING A CONDITIONAL USE  
FOR AN AUTOMOBILE REPAIR ESTABLISHMENT  
LOCATED WITHIN THE I LIMITED INDUSTRIAL DISTRICT**

(PC 05-28: 980 Lombard Road)

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, an application has heretofore been filed requesting approval of a conditional use for an automobile repair establishment on the subject property located within the I Limited Industrial District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 18, 2005 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations 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 Ordinance is limited and restricted to the property generally located at 980 Lombard Road, Lombard, Illinois, and legally described as follows:

PARCEL 2:

THAT PART OF LOT 1 IN LOMBARD BUSINESS CENTER UNIT ONE, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 66, 1974 AS DOCUMENT NUMBER R74-56521, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLY NORTHWEST CORNER OF SAID LOT 1: THENCE SOUTH 89°43'15" EAST, ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF SAID SECTION 31, BEING ALSO A NORTH LINE OF SAID LOT 1, A DISTANCE OF 457.90

Ordinance No. \_\_\_\_\_

Re: PC 05-28

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FEET TO A JOG IN SAID LINE; THENCE NORTH 00°13'28" WEST, ALONG A WEST LINE OF SAID LOT 1 A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°43'15" EAST, PARALLEL WITH THE NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF SECTION 31, AFORESAID, 271.97 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING SOUTH 89°43'15", ALONG SAID PARALLEL LINE, 75.00 FEET; THENCE SOUTH 00°16'45" WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 388.71 FEET, TO A POINT IN THE NORTHEASTERLY LINE OF AN EASEMENT FOR INGRESS AND EGRESS PER DOCUMENT R88-127421, RECORDED NOVEMBER 4, 1988; THENCE NORTH 26°16'13" WEST, ALONG SAID NORTHEASTERLY LINE, BEING THE ARC OF A CIRCLE CONVEX NORTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE AND HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 45.07 FEET (THE CHORD OF WHICH ARC BEARS NORTH 52°05'35" WEST AND MEASURES 43.56 FEET); THENCE NORTH 00°16'45" EAST, 281.06 FEET TO THE POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND PROTECTIVE COVENANTS RECORDED NOVEMBER 4, 1988 AS DOCUMENT NO. R88-127421 AND AMENDED BY THE FIRST AMENDMENT RECORDED SEPTEMBER 13, 1989 AS DOCUMENT NO. R89-114297.

Parcel Number: 03-31-301-030 and 03-31-400-024

SECTION 2: That a conditional use for an automobile repair establishment is hereby granted for the Subject Property, subject to compliance with 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 address 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.

Ordinance No. \_\_\_\_\_  
Re: PC 05-28  
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SECTION 3: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2005.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2005.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2005.

Ayes: \_\_\_\_\_

Nayes: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk