

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

 X 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: Scott R. Niehaus, Village Manager

DATE: March 26, 2014 (B of T) Date: April 3, 2014

TITLE: PC 14-03; 628 E St Charles Road, Globe Auto Inc.

SUBMITTED BY: Department of Community Development *WJ*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Globe Auto Inc., requests that the Village grant approval of a conditional use, pursuant to Section 155.420 (C) of the Village of Lombard Zoning Ordinance, to allow for Motor Vehicle Repair and Motor Vehicle Sales within the I Limited Industrial Zoning District. (DISTRICT #4)

The Plan Commission recommended approval of this petition by a vote of 6-0.

The petitioner requests a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____

Finance Director X _____ Date _____

Village Manager X _____ Date _____

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: Scott R. Niehaus, Village Manager

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

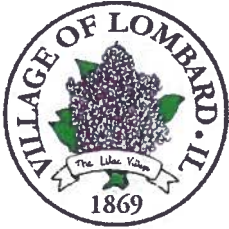
DATE: April 3, 2014

SUBJECT: PC 14-03; 628 E St Charles Road, Globe Auto Inc.

Please find the following items for Village Board consideration as part of the April 3, 2014 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 14-03; and
3. An Ordinance granting approval of a conditional use, pursuant to Section 155.420 (C) of the Village of Lombard Zoning Ordinance, to allow for Motor Vehicle Repair and Motor Vehicle Sales within the I Limited Industrial Zoning District.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the April 3, 2014 Board of Trustees agenda with a waiver of first reading, as requested by the petitioner (attached) in order for him to proceed with construction activity.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

April 3, 2014

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Peter Breen, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, 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 14-03; 628 E St Charles Road, Globe Auto Inc.

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Globe Auto Inc., requests that the Village grant approval of a conditional use, pursuant to Section 155.420 (C) of the Village of Lombard Zoning Ordinance, to allow for Motor Vehicle Repair and Motor Vehicle Sales within the I Limited Industrial Zoning District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on March 24, 2014. Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development, and the petitioners Alexander Arezina and Norbert Trmielewski.

The petitioner, Mr. Arezina, represents Mr. Trmielewski of Globe Auto Inc. Mr. Arezina addressed a letter received by concerned business neighbors about the property at 628 E St Charles Rd. He stated that the petitioner, Globe Auto Inc., met with Village staff to discuss concerns of the use, such as parking of vehicles. They would like to expand the retail portion of their business, including a showroom in the building. Globe Auto Inc. has agreed to certain conditions to nullify concerns of staff, the Commissioners, and neighbors. Work in process cars would be stored inside the facility. That is not done at the current location due to the structure of the lot and building. The current facility is 3,000 square feet while 628 E St Charles is almost 15,000 square feet. The architectural plans show that the cars can be parked and worked on inside the building. The petitioner also agreed that customer parking will be at the front, along St Charles Road. The back side of the building would be for employee parking and for drop off of cars and parts. Mr. Arezina referenced a picture from Google Maps of the current Globe Auto Inc. location in Wood Dale that was attached to the letter from concerned business neighbors. He noted that the eight cars parked in the picture, along with additional cars in back, would be able to be parked inside the building at 628 E St Charles Road. Since that space is shared some of the vehicles are not affiliated with Globe Auto Inc. He also noted that the Village does not allow for overnight street parking, therefore no one would be encouraged to do so. Next he referenced the concern about a paint spray booth.

This work would also be done inside, in a controlled environment. The facility on St Charles Road would have a downdraft spray booth. This includes a separate ventilation system. Filters are changed every two to four weeks. He also noted the concrete building would be surrounding the spray booth. To address the noise concern, they looked at the noise coming from compressors, impact wrenches, and things of that nature. Mr. Arezina mentioned the inverse square law and noted that per his research noise would be at about 70 decibels outside the facility. The parking concern was addressed from the beginning. With 5-6 employees, they feel they have adequate parking at the site. The front is limited to customer parking. He noted that Western is a dead end street and that should help alleviate traffic concerns.

Chairperson Ryan asked for public comment, and, hearing none, he asked for the staff report.

Ms. Ganser, Assistant Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. She noted that Globe Auto Inc. is requesting a conditional use for motor vehicle sales and repair. They have been in business since 2000. They do not solicit repair work from the general public. All repair work would be done inside the building. The front lot would be for customer parking only and the rear lot would be for employee parking. This is a single tenant building that abuts other commercial and industrial properties with the Great Western Trail located to the south. Staff finds that the proposed business meets the standards for a conditional use. A conditional use was not applied for outdoor parking or storage of vehicles or parts; therefore it would not be permitted. The front area of the building would be used as a showroom for cars for sales and the front parking would be for customers. The back lot would be for employee parking and to drop off vehicles and parts. There is an existing loading dock on the back of the building, which would stay for those purposes. Staff also reviewed the letter from the concerned business neighbors and believes that the conditions set forth in the staff report should alleviate some of the concerns.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Sweetser clarified that the backyard of 628 E St Charles faces the front yard of the businesses on Western Avenue and asked if there was any discussion of fencing. Mr. Arezina said that a fence was not in their plans but they could consider a fence. He noted the letter from the concerned business neighbors mentioned an ornamental fence and he felt an opaque fence would better screen the lot. Commissioner Sweetser asked if there are any fencing requirements and if any vehicles would be left overnight outside. Ms. Ganser said there is not a requirement to install a fence and that there should not be vehicles parked outside. Mr. Arezina said the work in progress cars would all be inside and could only envision an employee leaving a car overnight.

Commissioner Mrofcza asked if debris or damaged car parts would be stored inside until it is removed by an appropriate refuse company. Mr. Arezina said that is correct. Commissioner Mrofcza said that was not addressed by the staff report and it could be a concern if damaged parts were outside. Mr. Arezina said those items would be stored indoors and the items would be recycled or discarded.

Commissioner Burke clarified that the vehicles to be repaired would not be outside at night and asked if the petitioner would be ok if that was added as a condition. Chairperson Ryan said this is covered in condition number three. Commissioner Burke said that is along St Charles Road and noted a few changes to the conditions that could include the parking lot on Western Avenue. Mr. Arezina said there would be a movement of vehicles during the business operation, but not permanent storage. He said there would not be overnight storage of vehicles.

Commissioner Burke asked if there is a sound ordinance in the Village. Ms. Ganser replied that the Industrial District is subjected to performance standards under 155.421 in the zoning code, which contains noise regulations.

Commissioner Cooper asked if the petitioner planned to improve the landscape islands along Western Avenue. Mr. Arezina said they have not engaged the services of a landscape architect but they do intend to improve the façade of the building. Commissioner Cooper said the landscape islands on Westerns face the front yards of their neighboring businesses. Ms. Ganser noted that landscaping is regulated in section 155.700.

Commissioner Burke said a discussion about a fence was not finalized. Chairperson Ryan said he agrees with the petitioner that an ornamental fence would not help with screening. Commissioner Olbrysh said the fencing was for overnight cars or debris and there is no overnight parking and debris would be stored inside. Commissioner Burke moved to approve the motion adding on a sixth condition of approval.

On a motion by Commissioner Burke and a second by Commissioner Sweetser, the Plan Commission voted 6 to 0 that the Village Board **approve** the conditional use, pursuant to Section 155.420 (C) of the Village of Lombard Zoning Ordinance, to allow for Motor Vehicle Repair and Motor Vehicle Sales within the I Limited Industrial Zoning District, associated with PC 14-03, subject to the following conditions:

1. That this relief is limited to the operation of motor vehicle repair and motor vehicle sales only and any physical site improvements or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall keep the frontage along St. Charles Road available for customer parking and not use the area for storage of vehicles or parts;
4. That the petitioner shall store all materials and parts inside the building;
5. That any and all repair work performed on the vehicles must be done inside the building; and
6. That all vehicles on site to be repaired shall be stored inside the building during the night time hours.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

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PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

GLOBE AUTO INC. – 628 E St. Charles Rd.

MARCH 24, 2014

Title

PC 14-03

Petitioner

Globe Auto Inc.
c/o Norbert Trzmielewski
261 E Montrose Avenue
Wood Dale, IL 60191

Property Owner

Anna & Norbert Trzmielewski
261 E Montrose Avenue
Wood Dale, IL 60191

Property Location

628 E. St. Charles Rd.
(06-05-424-007)

Zoning

I Limited Industrial

Existing Land Use

Vacant Single-tenant building

Comprehensive Plan

Mixed Industrial Office and
Commercial

Approval Sought

Conditional use to allow for
Motor Vehicle Sales and Motor
Vehicle Repair within the I
Limited Industrial Zoning
District.

Prepared By

Jennifer Ganser
Assistant Director



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Globe Auto, Inc., has purchased the subject property for the repair and sale of motor vehicles. Globe Auto, Inc. has been in business since 2000 and currently leases a location in a nearby community. Typically sales have been approximately 200-400 automobiles annually. The majority of sales come from purchasing automobiles that have been in accidents, repairing them and then selling them at auction or to franchise dealers. Globe Auto, Inc. does not solicit retail repair work. All repair work will be performed in the enclosed building. The front parking lot will be for customer parking only.

APPROVAL(S) REQUIRED

The petitioner is requesting approval of a conditional use for motor vehicle sales and motor vehicle repair in the Limited I Industrial District.

EXISTING CONDITIONS

The subject property is currently improved with a single tenant, one story brick and concrete block building and two parking lots. The site abuts industrial and commercial buildings to the north, east, and west. The Great Western Trail is located to the south beyond St. Charles Road. Access to the site is available via St. Charles Road and Western Avenue.

PROJECT STATS

Lot & Bulk

Parcel Size:	0.74 acres
Building Area:	14,800 sq. ft.
Year Built:	1967
Lot Coverage:	Approx. 90%

Setbacks

Front	Approx. 44 feet
Corner Side	NA
Interior Side	West: 7 feet East: 9 feet
Rear	96 feet

Parking Spaces

Supply: front lot: 8 with 1 accessible; rear lot: 14
Total: 22
Demand: 17

Submittals

1. Petition for Public Hearing;
2. Response to Standards for a Conditional Use;
3. Proposed Site Plan;
4. Proposed Alterations to Globe Auto – Luxury Cars Gallery, prepared by ABD & Associates, dated February 27, 2014, and submitted February 28, 2014; and
5. Land Title Survey, prepared by Lambert & Associates, dated July 6, 2012 and submitted February 28, 2014.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project.

Fire Department:

The Fire Department noted the building is not protected with an automatic fire sprinkler system. As proposed the business would be classified as a Mixed Use building (business and storage). The area designated for automotive repair will required to be protected with a fire sprinkler system with a one-hour fire resistance rated fire barrier separating the repair area from the showroom area.

Private Engineering Services:

Private Engineering Services (PES) has no issues or concerns regarding the project.

Public Works:

The Department of Public Works has no issues or concerns regarding the project.

Planning Services Division:

1. Comprehensive Plan Compatibility

The Comprehensive Plan recommends Mixed 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) and Commercial (intended to accommodate those motor-oriented commercial activities which may be incompatible with the uses encouraged in other business districts; and whose service area is not confined to any one neighborhood or community). The subject property is consistent with the Comprehensive Plan's recommendation of light industrial and commercial uses for the site.

2. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	I	Warehouse/storage; Multi-tenant with animal daycare and athletic training
South	CR	Great Western Trail
East	B4PD	Self-Storage Units
West	I	Wood Product Manufacture/Retail

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

3. Zoning and Sign Ordinance Compatibility

Motor vehicle repair and motor vehicle sales establishments are listed as a conditional use within the I Limited Industrial District. The petitioner is seeking a conditional use for motor vehicle repair and motor vehicle sales as defined under Section 153.802 of the Zoning Ordinance as:

MOTOR VEHICLE 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. Motor vehicle repair generally consists of work that is more intense and less routine than motor vehicle service and sometimes includes overnight storage of vehicles.

MOTOR VEHICLE SALES

Is the retail sales or rental of motor vehicles to the general public.

The previous business at 628 E. St Charles Road was Ace Coating Enterprises, LLC, an industrial coating use. Globe Auto, Inc. would utilize the entire building. They purchase vehicles to repair so that they can be resold. They do not solicit repair work from the general public nor do they do motor vehicle service. Staff has determined that the proposed business would be considered a motor vehicle repair and motor vehicle sales establishment. Staff finds that the proposed business meets all of the Standards for Conditional Uses as demonstrated in Appendix A.

No outdoor parking or storage of vehicles or parts is being proposed and therefore a conditional use was not applied for these items. This could create an adverse impact on the neighborhood if allowed. The petitioner has noted that vehicles and parts will be stored inside the building and that work on the vehicles will be done inside the building.

All vehicles being worked on will be stored inside the building at the back portion. This will allow the front area of the building to be used as a showroom for motor vehicle sales and the front portion of the site for parking for drive up retail customers. The back lot will be used for employee parking, to drop off of automobiles purchased at an auction for future repair and sale, and to drop off parts. Materials and vehicles will be brought inside as to not create an adverse impact on the neighborhood. There is an existing loading zone on the building, which will stay to help facilitate larger body parts and vehicles being dropped off. The site meets the parking requirements of the Zoning Ordinance. A site plan is attached which provides additional details.

No significant structural changes are proposed to the building.

SITE HISTORY

628 E St. Charles Road appeared before the Plan Commission as PC 67-01 for a special use to permit a side yard variation and allow the construction of a warehouse and assembly line operation building. The request was granted via Ordinance 1287. The building in the subject property has been vacant for several years.

FINDINGS & RECOMMENDATIONS

As the petitioner has indicated their intention to operate the business as a motor vehicle repair and motor vehicle sales facility and that the site is designed for such use, staff finds that allowing for the repair and sale

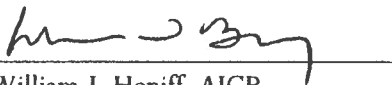
of motor vehicles is consistent with the surrounding context, the Village of Lombard Comprehensive Plan and Zoning Ordinance, and is in the best interest of the Village.

The Inter-Department Review Committee has reviewed the standards for the requested conditional use permit to re-establish a gas station and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditionals 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 14-03:

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 14-03, subject to the following conditions:

1. That this relief is limited to the operation of motor vehicle repair and motor vehicle sales only and any physical site improvements or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall keep the frontage along St. Charles Road available for customer parking and not use the area for storage of vehicles or parts;
4. That the petitioner shall store all materials and parts inside the building; and
5. That any and all repair work performed on the vehicles must be done inside the building.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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GLOBE AUTO, INC.'S RESPONSE TO STANDARDS FOR CONDITIONAL USES

1. Globe Auto, Inc. ("Globe") proposes a conditional use for auto repair and retail auto sales at the building and property located at 626-628 E. St. Charles Rd., Lombard, IL 60148 (the "Property"). Globe has been in business since 2000 and currently leases a location in a nearby community. It typically sells 200-400 automobiles annually. Although it maintains an Illinois retail auto dealer's license, the majority of its sales come from purchasing automobiles that have been in accidents, repairing them and then selling them at auction or to franchise dealers. It focuses on automobiles with clean titles and no frame damage. All repairs that are performed are for its own use, i.e. Globe contractors or employees repair damaged automobiles, so that they can be sold. It does not solicit retail repair work. Although less than 5% of current sales are to retail customers, Globe, by and through its owner, Norbert Trzmielewski ("Norbert"), desires to expand this segment of the business. Unfortunately, for a variety of reasons, the current location is not suitable for such a business model, which is why, in part, Globe purchased the Property in 2013.

Globe (Norbert) has met with Village of Lombard (the "Village") officials -- William Heniff and Jennifer Ganser -- to discuss Globe's goals and intentions for the Property and the Village's concerns and recommendations. The meeting was cordial and productive. Globe is committed to the limitations that were discussed in the meeting, including those set forth in the letter attached hereto as Exhibit A.

Because Globe recognizes that nobody finds automobiles in damaged or unrepaired condition attractive, it will store all work in progress automobiles inside the building. It anticipates being able to do this because the proposed footprint of the building is 5 times larger than the facility it currently leases. Consistent with Village recommendations, it will use the front area of the building, which has 8 parking spots, for walk-in or drive-up retail customers that desire to look at, test drive or purchase automobiles in the showroom. No automobiles available for retail sale will be displayed in the parking lot in the front of the building. They will all be displayed in the showroom. Other than a wall sign, no other advertising, such as banners, confetti, etc. will be present in the parking lot at the front of the building. In fact, Globe will generate retail foot traffic and sales via the internet (paid and unpaid sites) and word of mouth. Realistically, this is the only way to generate retail sales for non-franchised auto dealers. Other than the limited retail customer traffic that is expected to occur in the front parking lot, the back parking lot will be used only for employee parking, drop off of automobiles purchased at auction by Globe for future repair and sale, and drop off of parts. The loading zone will stay because some body parts and panels are large and it is easier to unload them via dock from the straight box trucks that typically deliver these types of parts.

Other than esthetic improvements to the exterior of the building located on the Property, Globe does not propose significant structural changes. It anticipates adding glass windows to the front showroom area shown in the plans. This will add light and elegance to the presentation of the front of the building and highlight the availability of vehicles for sale on the inside. Globe recognizes that the outside appearance of the building needs to be improved, both for its purposes and goals and to generally improve the "fit" of the building within the community, as expected and required by the Village and Globe's residential and non-residential

neighbors. Although it has not decided on what will be done to the exterior, other than the front glass, the exterior needs fresh paint at a minimum. It will rely on the recommendations of its architect as to the exterior of the building. In addition to these improvements, Globe anticipates internal build-out expenses, sprinklers, etc. to cost over \$200,000.

Globe does not believe that the proposed conditional use will be detrimental to, or endanger the public health, safety, moral, comfort, or general welfare of the community. To the contrary, the proposed conditional auto use is less offensive than the prior industrial coatings use. In addition, a vacant building is less desirable for a variety of reasons, such as theft, fire hazard, vandalism, etc., than an active and occupied building. As part of the proposed use, Globe is committed to improving the appearance of the building and Property. In addition, it has agreed to certain limitations that could create issues for the community and Village. Finally, Globe plans on being a financial net positive by generating sales tax for the community through retail sales of vehicles. Globe believes that the proposed use meets No. 1 of the Standards for Conditional Uses. It incorporates this response into all of the other responses below.

2. Globe believes that its conditional use will not be injurious to the uses and enjoyment of other property in the immediate area and will not diminish property values. First, the proposed use is not in conflict with any commercial neighbors, so Globe does not anticipate injuring anyone financially via direct competition. Second, by improving and occupying the Property, Globe believes it will increase property values for its neighbors, especially compared to a vacant building. Third, it will be closed on Sundays and have normal operating hours of 8AM-7PM during the week, so that its hours of operation generally match its neighbors, the prior occupant, and the work schedules of most Village citizens. Fourth, it believes that it has sufficient parking and storage space to support reasonable retail vehicle sales without impacting traffic whatsoever and to keep work-in-progress vehicles in the building during non-operating hours. Finally, it has agreed to certain limitations to ensure that there are no negative impacts to traffic flow, appearance, visibility and valuation. Accordingly, Globe believes that the proposed use meets No. 2 of the Standards for Conditional Uses.

3. Globe believes that its proposed conditional use fits within the orderly development and improvement of the uses within the district. The auto use that has been proposed is less offensive than the prior industrial coatings use. It is far less offensive than the non-conforming auto salvage property. Actually, it is congruent with the new retail storage facility that is its neighbor. The area is obviously changing from a heavier commercial/industrial district to a "softer" and lighter commercial use area. Therefore, Globe believes that the proposed use meets No. 3 of the Standards for Conditional Uses.

4. Globe is not proposing structural changes to the building on the Property. It will make façade improvements and interior changes consistent with its business plans and those submitted for review. It will be required to install sprinklers, which apparently weren't present for the prior industrial coatings use. It is not aware of any insufficiencies relating to utilities, access roads or drainage. It believes that water, power and gas service are adequate for its proposed use (especially compared to the utilities required for industrial coatings operations), but will rely on its architects and comply with Village Code requirements should changes be required, even though none are anticipated. Because no changes to utilities, roads, curb cuts or

drainage are anticipated, Globe believes that it meets No. 4 of the Standards for Conditional Uses.

5. Globe has discussed its proposed use, including anticipated traffic and parking patterns, with the Village. It believes that it has adequate customer parking in the front of the building (8 spots) and sufficient employee/vendor parking (14 spots plus loading dock) in the rear of the building. Globe currently has about 5-6 employees/contractors. Further, it has agreed not to display vehicles for sale in the front parking lot, limiting all displays to the internal showroom, and has agreed to no advertising other than a wall sign, so as to limit light distractions or traffic to the Property. Although it desires to increase retail vehicle sales, Globe, as a non-franchised automobile dealer, will realistically attract customers via primarily internet advertising and price. As such, it is not likely to sell more than 5-10 cars to retail customers per month. It believes that this volume will not impact ingress or egress or otherwise impact road congestion and that the proposed parking area and curb cut in the front are adequate. Hence, Globe believes that No. 5 of the Standards for Conditional Uses is met.

6. The proposed conditional auto use is not contrary to the objectives of the current Comprehensive Plan for the zoning district. The immediate area is becoming less industrial/commercial. Hence, the Village is looking for a more attractive, softer use for this Property as well as the area in general. The auto salvage yard is for sale. A condo complex has been developed in an area where there were previously railroad tracks. A storage facility recently came to the area. There still remains a lumber yard and the Property which is currently vacant. A retail commercial use, such as auto, fits and is superior to more "heavy" commercial uses. Thus, the requirements of No. 6 of the Standards for Commercial Uses is met.

7. Other than the proposed conditional use, Globe expects that its use, in all other respects, will conform to all applicable regulations of the Village unless a variance is recommended by the Plan Commission. Globe anticipates that all proposed work to the building and Property will be made pursuant to plans and permits approved and inspected by the Village. This would include plumbing, insulation, electrical, fire, etc. In conclusion, it believes that the requirements of No. 7 of the Standards for Conditional Uses will be met.

November 8, 2013

Mr. William Heniff
Director of Community Development
Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

Sent Via Email: heniffw@villageoflombard.org

Re: 628 E. St. Charles

Dear Mr. Heniff:

Thank you again for meeting with me yesterday. I have discussed some of the issues that were brought up with my client and we respond as follows:

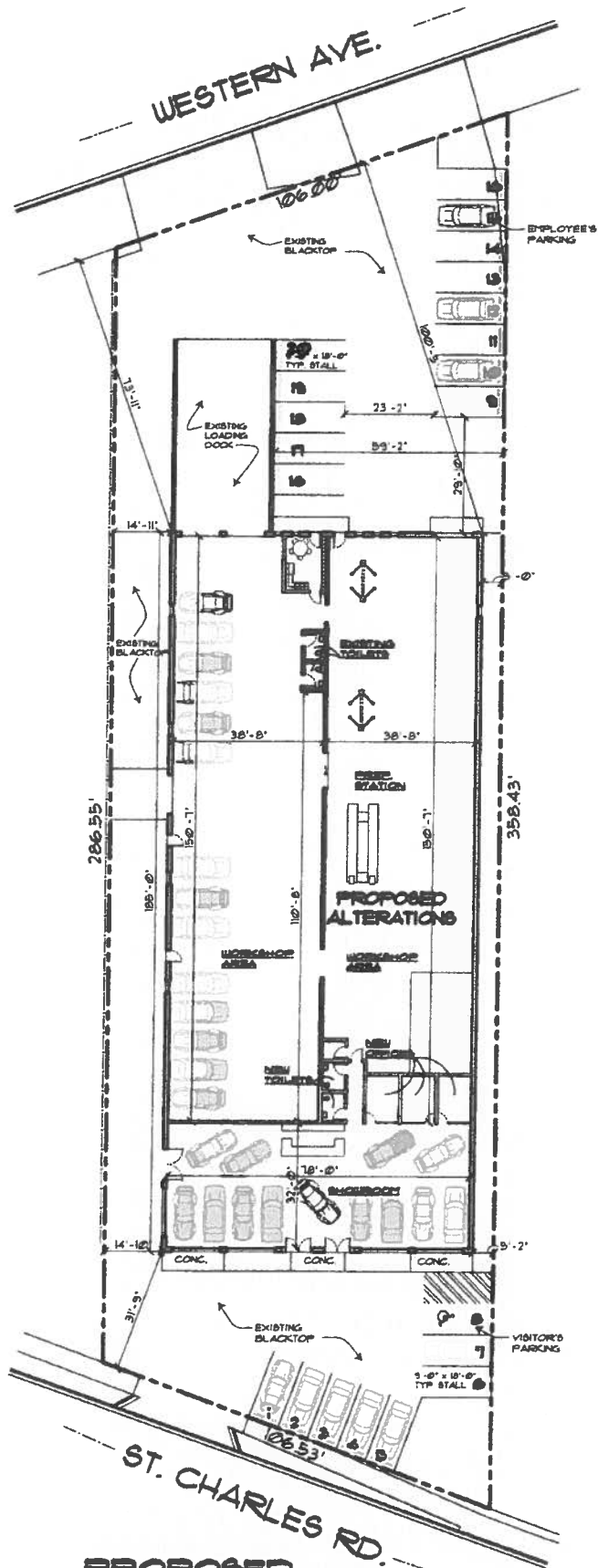
1. That we agree that there will only be customer parking in the front of the building.
2. That he will need the loading dock because he feels that it may be easier unload some cars using that lot.
3. That he will perform just body work and incidental service of cars. He will not solicit brake jobs or any such services.
4. He will be repairing autos for his own use. My client purchases autos from the auction and the bulk of his business is to repair them and sale them back to the auction. A part of his business would be to sale them from the sales room in the front of the building. He will not solicit nor accept cars to be repaired from individuals or insurance companies.
5. All materials will be stored inside the properties.
6. He will comply with any of the fire Marshall's request.
7. Hours of operation are Monday thru Saturday from 8-7.

Regards,
KOLPAK AND LERNER

Paul A. Kolpak
PAK/lmw

Cc: Jennifer Ganser (Assistant Director Of Community Development)
Cc: Keith Steiskal (Building Official)

Exhibit A



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



PROPOSED ALTERATIONS TO
GLOBE AUTO - LUXURY CARS GALLERY
628 ST. CHARLES RD.
LOMBARD ILLINOIS

March 13, 2014

To: Village of Lombard Plan Commission

Re: Case Number: PC 14-03

Parcel Number: 06-05-424-007

This letter represents the consensus of the owners of the companies signed below regarding the proposed variance of the property located at 628 East St. Charles Road. We appreciate the chance to express our concerns.

Since the Western Avenue improvements that included sidewalks, parking and proper street lighting, the neighborhood is vastly improved and is instilled with the spirit of Lombard Pride. We owners are maintaining and improving our properties in an effort to make Western Avenue one of the nicest industrial areas. We have upgraded our landscaping and fenced in the properties with ornamental iron to secure and conceal storage areas. These improvements have increased the value of the properties and attracted consumer oriented businesses such as the Belly Rub Klub and the new sports center located in the Old bus company. With these improvements to Western Avenue since the sale of Kohler's Trading Post, we are no longer embarrassed to have customers and vendors visit our facilities. We now enjoy seeing citizens using our block to walk their pets and to go to Paradise Bay.

We view the sale of the property at 628 East St. Charles as an opportunity to further improve Western Avenue. That property's back yard is our front yard. We support the Village's parking restriction and other requirements, and with the Village's support, we can avoid any backsliding or a sore thumb that sticks out and that we have to look at every time we drive down Western Avenue. We have viewed the current facility of the new owners (see attached) and do not want to see Western Avenue looking like that.

Here are some of our specific concerns:

- **Paint fumes, over spray and powders released from the sanding and spray painting process.** We had to deal with this problem with Ace Powder Coating and on several occasions, cars in our lots were covered with particles from the process and had to be repaired. Will there be a proper enclosed sanding and filtered spray paint booth required so that we and our employees will not be breathing paint fumes?
- **Noise.** Noise from impact wrenches and sanding equipment. What will be done to ensure that we are not subjected to loud noises?

- **Parking/Visual** As you can see from the picture of the owner's current location, there are many cars parked not only in front of the building, but also up and down the street. We do not wish Western Avenue to become a wrecked car parking lot. Will the Village require an ornamental fence to surround the back of the building? This will conceal and contain the parking and the pulling in and out of cars for repair. It would also conceal temporary storage and contain debris. Will the Village prohibit them from parking cars along Western Avenue?

We feel that these concerns are reasonable and we hope that the Planning Commission will accept our suggestions and enforce the codes. If so, we would welcome our new neighbor and wish them every success.

Signed:

Owner

Company

Address

Tom Hilda TRI-CON 678 E. WESTERN

Ed Lammert COMPLETE BUILDING 700 WESTERN AVE.
MIAMI, CO.

W. Scott Pfy FSI TECHNOLOGIES INC. 668 WESTERN AVE.

Steve Rummel OAK-HARDWOOD LBR 670 E. S. CHURCH RD

VENO LAMBERT PAUL 600 E WESTERN

SEE ADDITIONAL SIGNATURES ON SEPARATE PAGE

- **Parking/Visual** As you can see from the picture of the owner's current location, there are many cars parked not only in front of the building, but also up and down the street. We do not wish Western Avenue to become a wrecked car parking lot. Will the Village require an ornamental fence to surround the back of the building? This will conceal and contain the parking and the pulling in and out of cars for repair. It would also conceal temporary storage and contain debris. Will the Village prohibit them from parking cars along Western Avenue?

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Signed:

Owner

Company

Address

Tom Hahn THT-CON. 678 E. WESTERN

Bl. Surotan COMPLETE BUILDING 702 WESTERN AVE.
MAINT. CO.

W. Scott Hy FSE TECHNOLOGIES INC. 668 WESTERN AVE.

Steve Sumner OWN HARGWOOD LBR 620 E. & CHARLES RD

AS SUNRISE HOMES INC 710 E. WESTERN AVE.

LAUREL ENTERPRISES 660 E. WESTERN



STREET VIEW

353 E Potter St

Load data, E 6504 - approximate address

Ganser, Jennifer

From: alex@arezinalaw.com
Sent: Tuesday, March 25, 2014 11:07 AM
To: Ganser, Jennifer
Cc: Norbert Trzmielewski
Subject: RE: PC 14-03

Dear Jennifer: Pursuant to our conversation, we would like to request a waiver of first reading, so that Norbert can begin the process of transitioning to the Lombard facility sooner rather than later. I will attend the April 3, 2014 meeting as Globe's representative since Norbert and his family will be on vacation for Spring Break. Alex

Alexander I. Arezina, Esq.
The Oakbrook Terrace Atrium
17W220 22nd Street, Suite 410
Oakbrook Terrace, IL 60181
(312) 437-1982

----- Original Message -----

Subject: PC 14-03
From: "Ganser, Jennifer" <GanserJ@villageoflombard.org>
Date: 3/25/14 8:52 am
To: "alex@arezinalaw.com" <alex@arezinalaw.com>, "globeautoinc@sbcglobal.net" <globeautoinc@sbcglobal.net>

Alex and Norbert,

Your petition will appear before the Village Board of Trustees on April 3, 2014 at 730pm. It is advised that you attend the meeting, though you do not need to give a presentation.

Jennifer

Jennifer Ganser

Assistant Director of Community Development

Village of Lombard

255 E. Wilson Avenue

Lombard, IL 60148

tel: (630) 620-5717

fax: (630) 629-2374

ganseri@villageoflombard.org

ORDINANCE NO. _____

**AN ORDINANCE GRANTING CONDITIONAL USES FOR
MOTOR VEHICLE REPAIR AND MOTOR VEHICLE SALES
PURSUANT TO TITLE 15, CHAPTER 155, SECTION
155.420(C)(23)(24) OF THE LOMBARD ZONING ORDINANCE**

PC 14-03; 628 E. St Charles Road (Globe Auto, Inc.)

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 Limited Industrial District; and,

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

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on March 24, 2014 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional uses, 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 uses for motor vehicle repair and motor vehicle sales are hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

Ordinance No. _____

Re: PC 14-03

Page 2

SECTION 2: That this Ordinance is limited and restricted to the property located at 628 E. St Charles Road, Lombard, Illinois and legally described as follows:

LOT 1 OF SCHRECK RESUBDIVISION OF PART OF BLOCK 4 IN SUNNYSIDE ADDITION TO LOMBARD, A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1967 AS DOCUMENT R67-21532 IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-05-424-007; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That this relief is limited to the operation of motor vehicle repair and motor vehicle sales only and any physical site improvements or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall keep the frontage along St. Charles Road available for customer parking and not use the area for storage of vehicles or parts;
4. That the petitioner shall store all materials and parts inside the building;
5. That any and all repair work performed on the vehicles must be done inside the building; and
6. That all vehicles on site to be repaired shall be stored inside the building during the night time hours.

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 _____, 2014.

Ordinance No. _____
Re: PC 14-03
Page 3

First reading waived by action of the Board of Trustees this _____ day of _____, 2014.

Passed on second reading this _____ day of _____, 2014.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2014.

Keith Giagnorio, Village President

ATTEST:

Janet Downer, Deputy Village Clerk

Published in pamphlet from this _____ day of _____, 2014.

Janet Downer, Deputy Village Clerk