

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### Nuts & Volts Auto Repair – 333 S. Main Street

**April 17, 2017**

#### Title

PC 17-14

#### Petitioner & Property Owner

Gaylord Goclan  
Nuts & Volts Auto Repair  
333 S. Main Street  
Lombard IL 60148

#### Property Location

333 S. Main Street  
06-08-301-002  
Trustee District #5

#### Zoning

B5A

#### Existing Land Use

one story building

#### Comprehensive Plan

Community Commercial

#### Approval Sought

Conditional use, pursuant to Section 155.419(C) of the Zoning Ordinance, as amended by PC 17-13, to allow for motor vehicle rental, as an accessory use, in conformance with Section 155.210 of this Ordinance in the B5A Zoning District.

#### Prepared By

Jennifer Ganser, AICP  
Assistant Director



#### **PROJECT DESCRIPTION**

The petitioner is currently renting U-Haul vehicles and is seeking zoning entitlements to continue the use. A companion request for a text amendment will precede this request as PC 17-13.

#### **APPROVAL(S) REQUIRED**

The petitioner, Nuts & Volts Auto Repair, requests that the Village grant a conditional use, pursuant to Section 155.419(C) of the Zoning Ordinance, as amended by PC 17-13, to allow for motor vehicle rental, as an accessory use, in conformance with Section 155.210 of this Ordinance in the B5A Zoning District.

#### **EXISTING CONDITIONS**

The subject property is currently a one-story motor vehicle repair shop. The owners recently started renting U-Haul trucks and upon receiving a service request staff informed the business that zoning action would be required.

## PROJECT STATS

### Lot & Bulk

Parcel Size: 0.3 acres

### Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Various photographs;
4. Plat of Survey;
5. Existing Conditions Survey, dated 12/17/1991; and
6. Letter of Support.

## INTER-DEPARTMENTAL REVIEW

### Building Division:

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

### Fire Department:

The Fire Department has no issues or concerns.

### Private Engineering Services:

Private Engineering Services (PES) has no comments.

### Public Works:

The Department of Public Works has no comments regarding the project at this time.

### Planning Services Division:

The Planning Services Division (PSD) notes the following:

#### *1. Surrounding Zoning & Land Use Compatibility*

	Zoning Districts	Land Use
North	B5A	Commercial – Adorned hair salon and offices
South	B5A	Commercial – Tropi-Quatics
East	B5A	Commercial – Roy's Auto
West	B5A and B3	Commercial – Bill's Auto Center and retail strip center

The B5A District is a transition from the downtown to other commercial areas. Due to the proximity to other commercial uses that are engaged with vehicle repair, service, and storage activities staff finds that the proposed use will be complementary in the B5A District.

#### *3. Comprehensive Plan Compatibility*

The proposed accessory use is consistent with the Comprehensive Plan's recommendation of community commercial uses "providing services extending beyond daily living needs."

### 3. *Zoning Compatibility*

Per PC 17-13, if approved, a conditional use permit is required. As noted above, provisions of Section 155.210 will need to be followed.

Should the text amendment associated with PC 17-13 be approved, renting trucks is a conditional use, and therefore subject to review of the Plan Commission. As this is an accessory use the business will need to comply with Section 155.210, specifically that "In the B5 District and B5A District, no accessory use shall be located within 20 feet of the right-of-way of a public street." Therefore the U-Haul trucks will need to be twenty feet (20') from both the Main Street and Willow Street frontages.

### 4. *Site Plan*

Currently, vehicles awaiting pick-up are parked along the Willow Street, as well as employee parking. The vehicles awaiting work and the U-Hauls are parked along the eastern property line. There are usually approximately ten (10) vehicles awaiting work and four (4) U-Hauls on site.

The rear parking lot where the vehicles are intended to be stored has degraded and contains gravel areas. The property owner noted that he intended to repair the parking lot and therefore fix the outstanding issues. As heavier vehicles will now be on-site more often, staff is requesting the parking lot be repaired. This is listed as a condition of approval with a deadline of November 1, 2017. Staff will work with the petitioner to ensure the improvements are done to Village Code and Village Standards. The landscaping wall on the east property line will need to be maintained. This is required by Code and acts a buffer between the petitioner and their neighbor to the east.

### 5. *Resident letter*

Staff received one letter of support from a resident on Hickory Street, which is attached.

## **SITE HISTORY**

### PC 76-8, Ordinance 1980

Granted a special use permit for a vehicle specialty shop (full service garage without body and fender repair).

### 1986

The current owner received a Certificate of Zoning for an automotive repair shop.

### PC 02-06, Ordinance 5091

The property, as well as other properties, was rezoned to B5A.

## **FINDINGS & RECOMMENDATIONS**

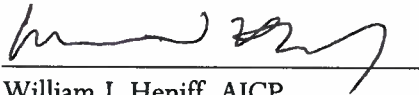
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for motor vehicle rental, as an accessory use 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 17-14:

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 17-14, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the motor vehicle rental, as an accessory use, is not established by said date, this relief shall be deemed null and void;
4. A maximum of four (4) trucks for rent shall be allowed on-site at a given time;
5. A permit for the parking lot repairs must be submitted and the work must be completed with a passed final inspection by November 1, 2017. The parking lot shall remain in good repair.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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# NUTS AND VOLTS AUTO REPAIR

March 13, 2017

To: Planning Commission Members.

Re: Standards for Conditional Uses – Rental of Small trucks and Vans.

Our company began renting small trucks and vans on February 11, 2017. The feedback has been excellent. The comments we have received are that it is a needed service to the local community. Some local businesses have also commented positively. We have had thirty one rentals of which nine were from Glen Ellyn and nine from Lombard. That is 58% of rentals are local.

The following addresses the Standards for Conditional Uses as outlined in the Petitioners' Guide to the Plan Commission.

- 1) The maintenance and operation of small trucks and vans is not a detriment or endangerment to public health, safety, comfort or general welfare. There are several businesses currently that have small trucks, vans and passenger vehicles in their lots and in front of their establishments during the day and overnight. Our business alone has vehicles in the same manner and in 30 years have not had any injury or safety issues to the public. We do not have thru traffic on the backside of our establishment and no sidewalk on the north side of our property. We have very minimal to no outside public vehicle and foot traffic.
- 2) The use of small trucks and vans is not injurious to the uses and enjoyment of other property owners in the immediate vicinity. It will not have any effect on property values in the neighborhood. Currently there are no retail stores in the immediate surrounding business from ours. There is Adored salon with their own parking lot, a fitness center conjoined with Rob Lynn Construction Company with their own parking lot, Lombard Auto Body has a fenced in parking area and Pool installation and supply which owns a side lot and frontal parking. The rental trucks do not block any signage or any routes to any of these businesses. Nor does it block views or presentation of any of these businesses. The rental trucks on average two to three rentals a day, the trucks themselves have very little to no intrusion.
- 3) The use of rentals units will not impede the normal and orderly development and improvement of the surrounding property for uses in the district. We have already had several business owners from the surrounding properties rent trucks from us. Excited that they no longer have to go out of town to rent small truck and vans. Without going behind our building or our side road these small trucks and vans are almost invisible from Main st. They are not a permanent fixture and cannot possibly impede on development or improvement of surrounding properties. They are clean and no more than 10 years old.

333 South Main Street  
Lombard, IL 60148

PHONE 630-932-8833  
FAX 630-932-1272

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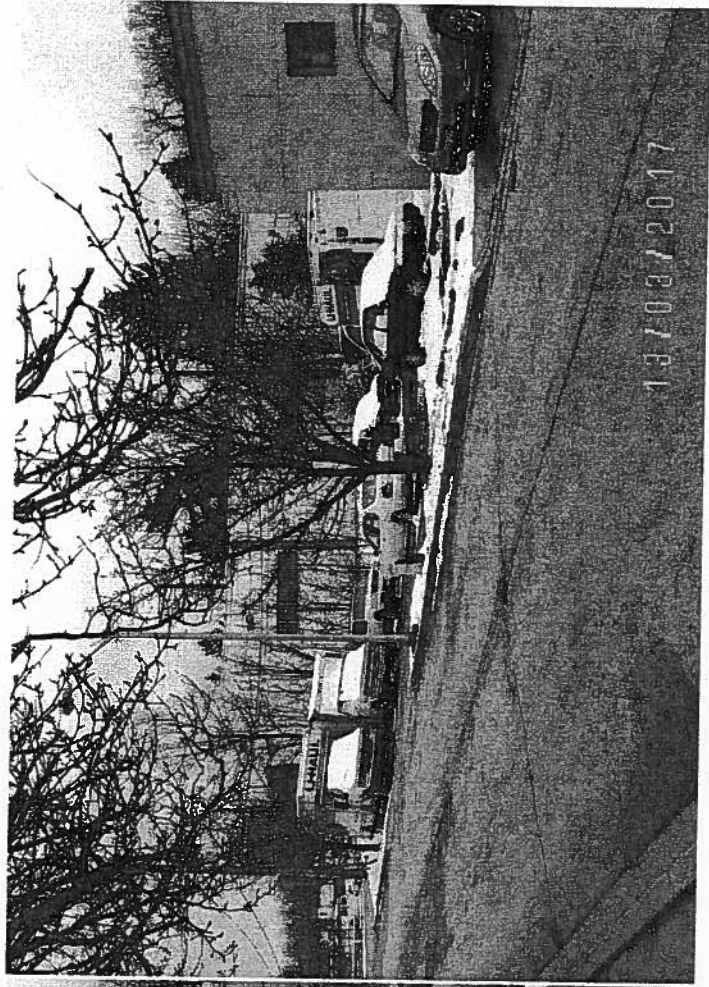
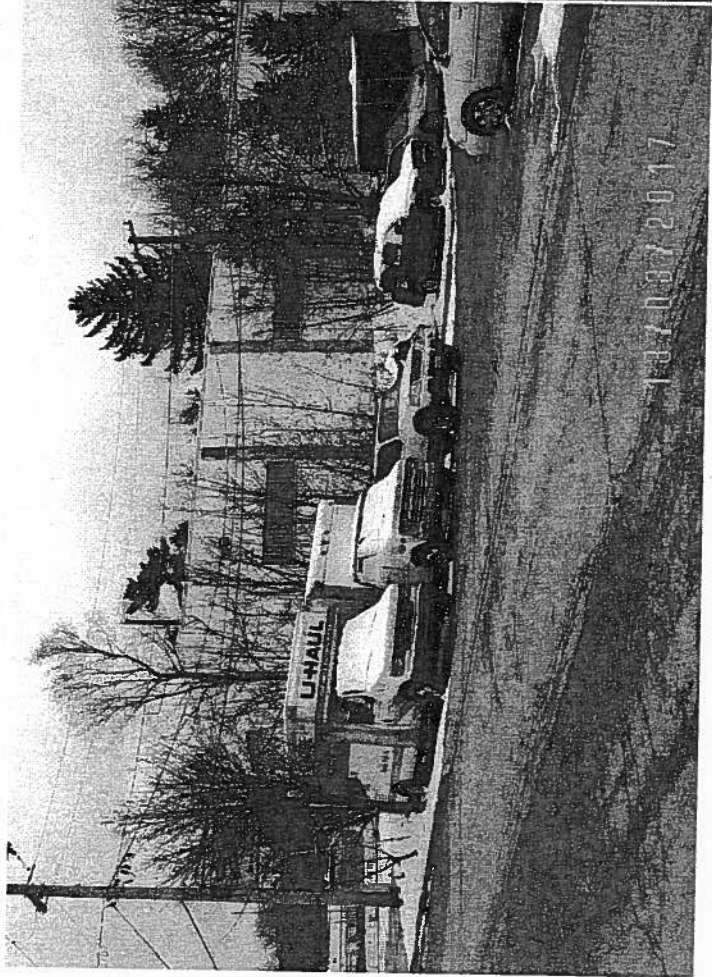
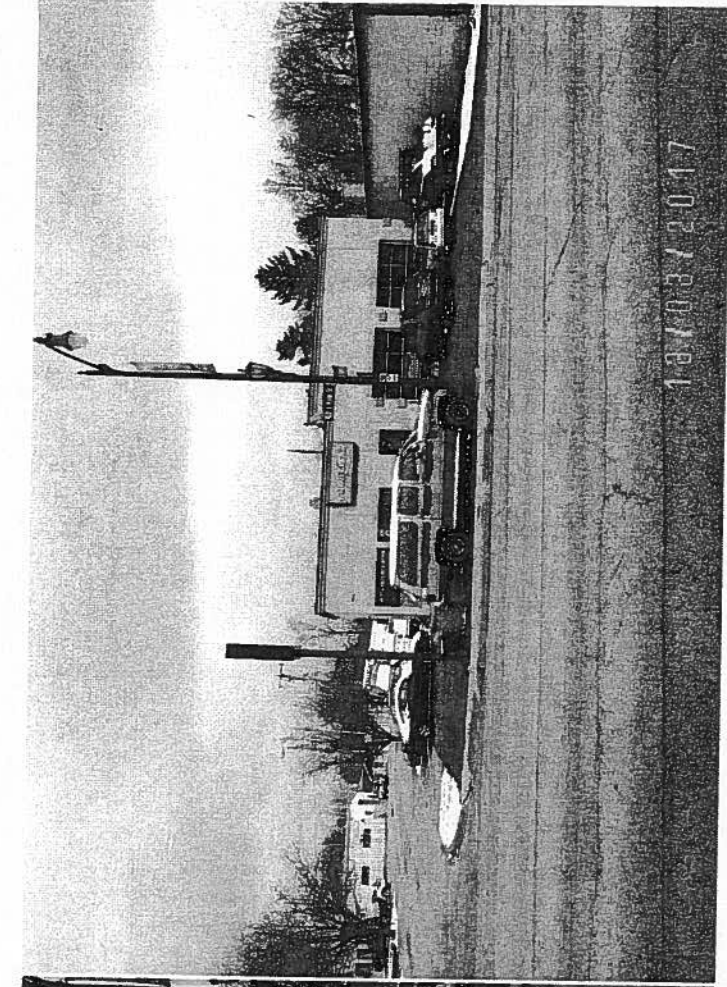
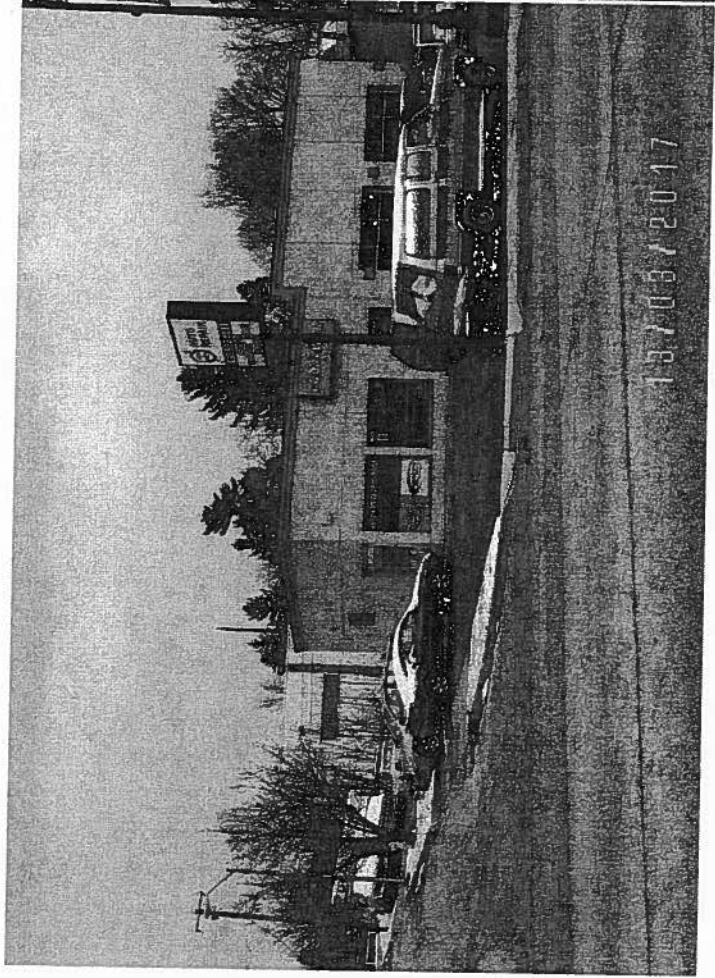


- 4) The rental units have adequate access to public utilities, access roads, drainage and necessary facilities are provided.
- 5) There is no problem regarding congestion in public streets and do not pose any ingress or egress situations to complicate traffic flow. These small trucks and vans are not parked on Willow or Main St., they are not at anytime stopping or blocking traffic on Willow or Main St. There are no Situations with Traffic flow, we have a good relationship with all the surrounding business owners and we all work together on Willow. Lombard Auto with tow trucks, parts trucks and customers, the salon with customer traffic, the fitness center and construction company with customers and semi deliveries. Have all worked together to not have a problem thus far with congestion.
- 6) The renting of the truck and van units is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard. The rentals have already been praised by locals and local business owners wishing we did it sooner. It has brought business to gas stations, local eateries, and small shops. It has increased the revenue for several businesses thus far and looks like it will continue to increase in the future.
- 7) The conditional use of renting small trucks and vans shall conform to the applicable regulations of the district where we are located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

Respectfully Submitted



Gaylord G. Goclan





Google Earth

feet 80  
meters 20



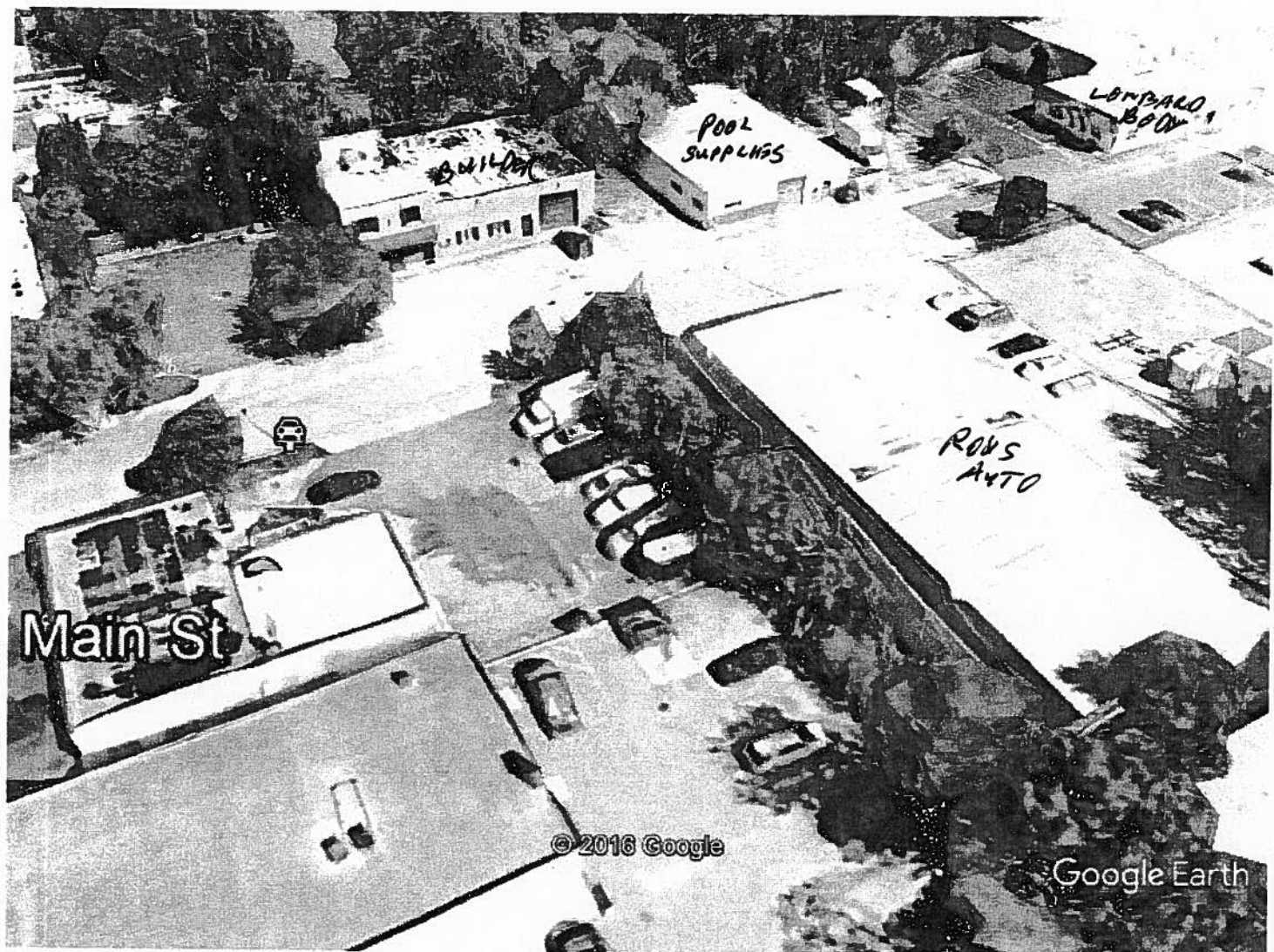




Google Earth

feet 300  
meters 100



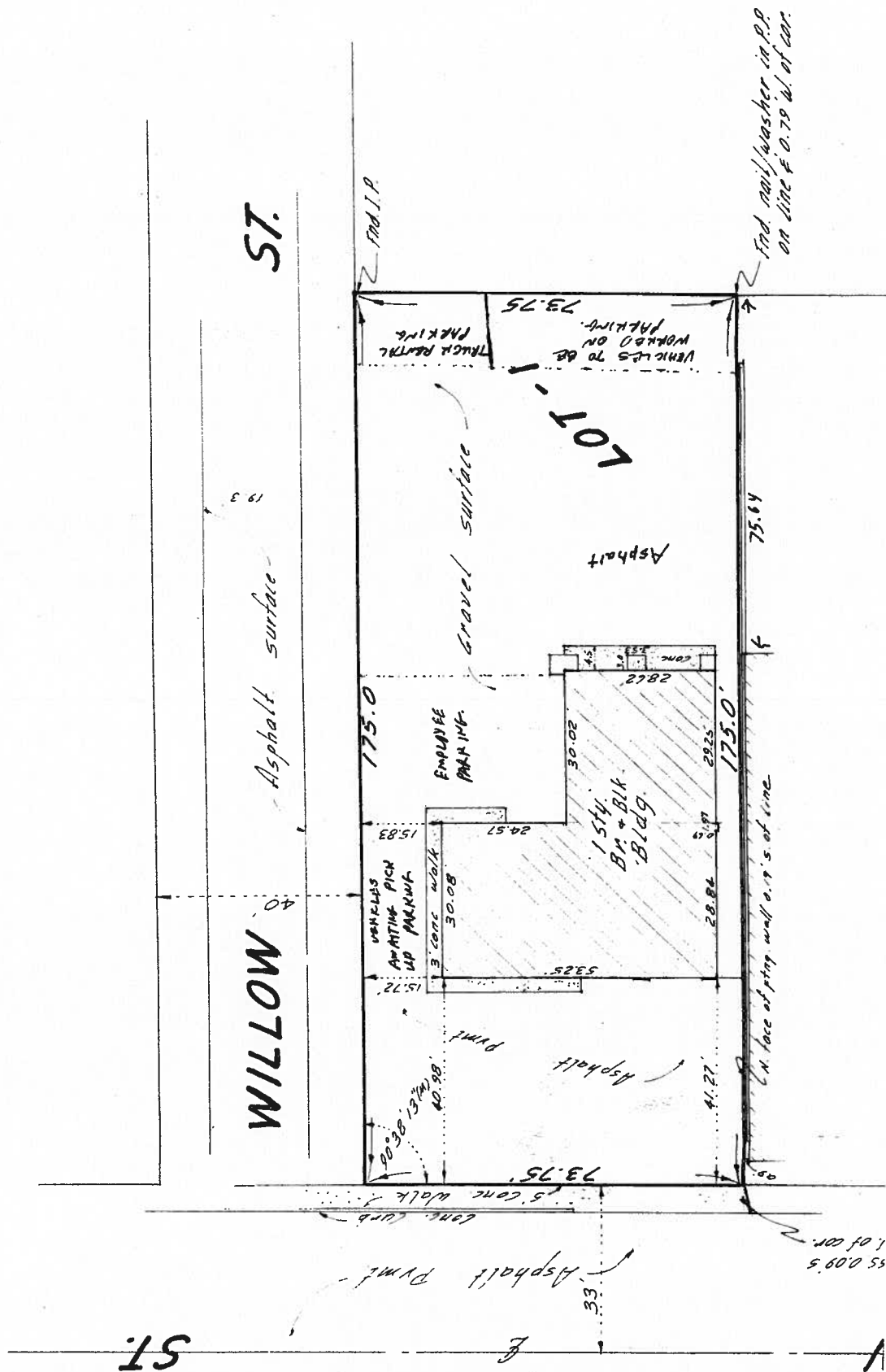


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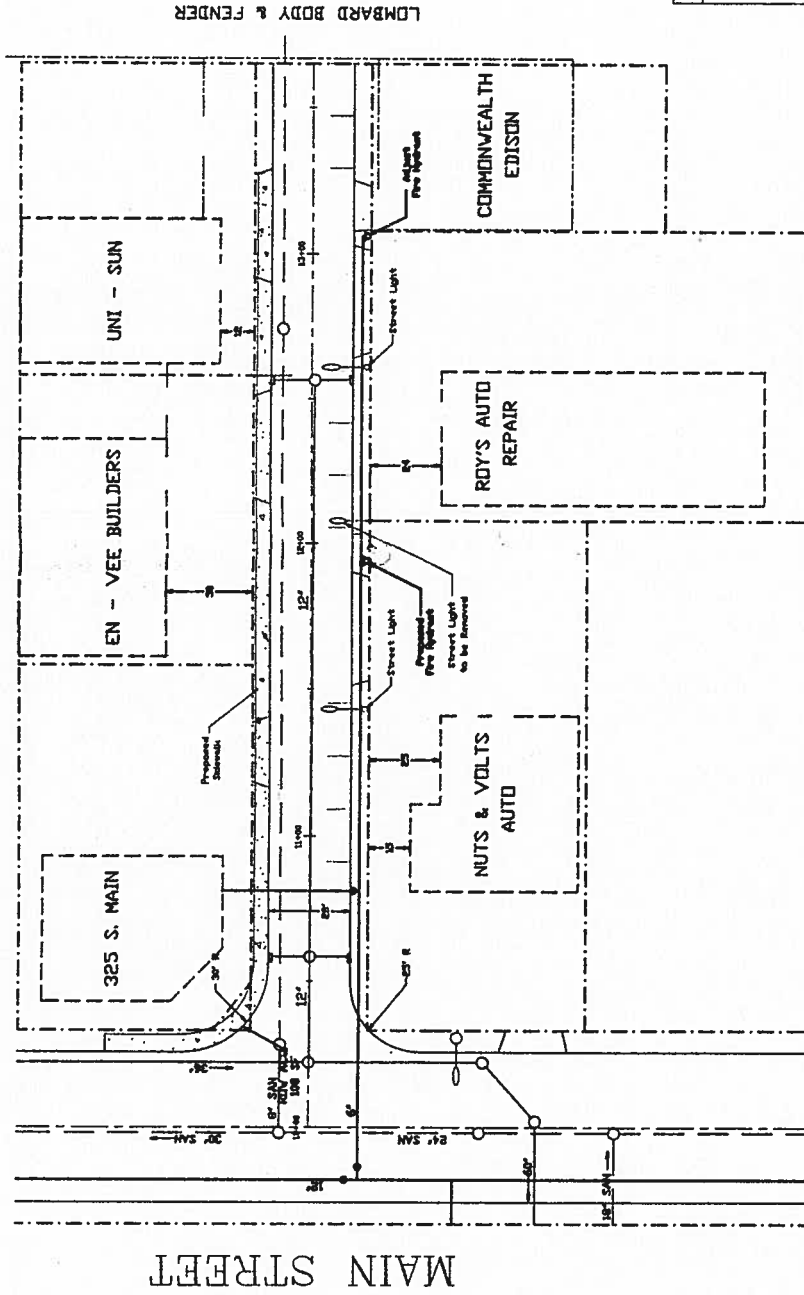
feet 80  
meters 20



OF LOT ONE (1) IN OETKE'S ADDITION TO LOHARD, BEING A SUBDIVISION OF LOT FOUR (4) EXCEPT THE NORTH ONE HUNDRED FORTY (140) FEET THEREOF, OF THE PLAT OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION EIGHT (8), TOWNSHIP THIRTY NINE (39) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1922 IN BOOK 9 OF PLATS ON PAGE 120 AS DOCUMENT 153288 IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS.



# WILLOW STREET



LEGEND	
---	PROPERTY LINE
---	ROADWAY
---	BUILDING
---	FENCE
---	SIDEWALK
---	STREET LIGHT
---	STREET SIGN
---	STREET SEWER
---	WATER MAIN

PROJECT NO. ST-43-4		SHEET 1 OF 1	
Village of Lombard Department of Public Works		WILLOW STREET SSA	
PROJECT		TITLE	
SCALE 1" = 20'		DATE 12-17-71	
DESIGNED BY J.E.		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	
BY	REVISION		
1	6-17-73	Added street name	
2	10-17-73	Revised street name	



Dr. Francesca Giordano  
18 East Hickory Street  
Lombard, IL 60148

April 3, 2017

Department of Community Development  
Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148

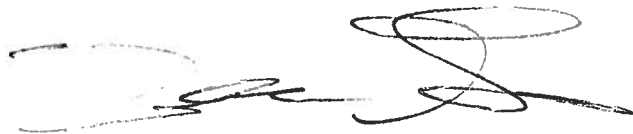
Dear Ladies and Gentlemen of the Lombard Plan Commission,

I am writing to express my strong support for Nuts & Volts Auto repair, in their petitions to your Commission numbers PC 17-13 and PC 17-14.

I hold Nuts & Volts Auto repair in high regard, as both a long-term neighbor and frequent customer. Their consistently high quality service, personal attention to each individual customer and outstanding courtesy make them an exemplary small business.

This small business is an asset to the Village of Lombard, and allowing them to expand their services can only benefit our community. I strongly recommend that their petitions be granted.

Sincerely,

A handwritten signature in black ink, appearing to read 'Francesca Giordano', with a large, stylized flourish at the end.

Dr. Francesca G. Giordano