

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

       Resolution or Ordinance (Blue)       X   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 :** June 7, 2022                      **(BOT) Date:** June 16, 2022

**SUBJECT:** PC 22-11, 747 E. Roosevelt Road – Midwest Car Connect

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

**BACKGROUND/POLICY IMPLICATIONS:**

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a conditional use pursuant to Section 155.417(G)(2)(a)(iv) of the Lombard Village Code to allow for motor vehicle sales to operate on the subject property located within the B4A Roosevelt Road Corridor District.

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the June 16, 2022 Board of Trustees agenda with a waiver of first reading.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ 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*

**MEETING DATE:** June 16, 2022

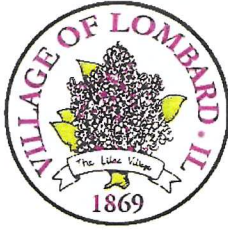
**SUBJECT:** PC 22-11, 747 E. Roosevelt Road

Please find the following items for Village Board consideration as part of the June 16, 2022 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 22-11; and
3. An Ordinance granting approval of a conditional use pursuant to Lombard Village Code to allow for a motor vehicle sales on the subject property located within the B4A Roosevelt Road Corridor District.

The Plan Commission recommended approval of this petition by a vote of 7-0. Please place this petition on the June 16, 2022 Board of Trustees agenda with a waiver of first reading.





## VILLAGE OF LOMBARD

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Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
[www.villageoflombard.org](http://www.villageoflombard.org)

June 16, 2022

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Liz Brezinski

**Trustees**  
Brian LaVaque, Dist. 1  
Anthony Puccio, Dist. 2  
Bernie Dudek, Dist. 3  
Andrew Honig, Dist. 4  
Dan Militello, Dist. 5  
Bob Bachner, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 22-11, 747 E. Roosevelt Road**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a conditional use pursuant to Section 155.417(G)(2)(a)(iv) of the Lombard Village Code to allow for motor vehicle sales to operate on the subject property located within the B4A Roosevelt Road Corridor District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 16, 2022. Sworn in to present the petition were John Coleman, petitioner and Anna Papke, Senior Planner.

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

Mr. Colman said he represents the business. He reviewed a powerpoint. He said this dealership sells new and used luxury cars. He said cars arrive multiple times a day usually 1-3 at a time. There are usually 80 cars on-site. They are currently located in Villa Park. There is no repair, they will only do detailing. Mr. Coleman said all deliveries are made on-site, there will be no loading on Roosevelt Road. He went thru the interior floor plan. He said the building will be refreshed and remodeled, parkway trees will be added, and signage will be replaced. He discussed the site and neighborhood compatibility. He said it isn't contiguous with residential, the neighbor to the south is the Flag Creek District. He said the site is controlled by a four-way traffic light.

Acting Chairperson Sweetser asked if any additional person would like to speak in favor or against this petition, or for public comment.

Ms. Doris Dornberger asked if only detailing would occur and where repairs would occur. Mr. Coleman said these are new and collector cars which have already been repaired and serviced. They provide warranties but do not do repairs. They have relationships with repair shops if a car needs to be serviced. She asked about the outdoor display to the west. Mr. Coleman said yes, some cars will be outside and will be secured. She said other neighbors may be affected by the light. Mr. Coleman said the lighting is fine as it is now. She asked who to contact if neighbors have concerns. Mr. Heniff said the petitioner is only asking for a conditional use for auto sales, not repair. In the future, if they do repairs, they would need to ask for an additional conditional use and have another public hearing. He said the lighting will not be modified. Any modifications would need to meet Code. Lastly, he said if there are issues Code Enforcement can be contacted.

Mr. Tomas Novickas said the Century Tile building is painted white in the back. He asked if they would paint that wall dark brown so it disappears into the foliage or add landscaping to the Flagg Creek property. Mr. Coleman said they intend to freshen up the building, mostly in the front. He said they can look at that but painting the back of the building is not in the current plan.

Commissioner Invergo asked if there would be a fuel station. Mr. Coleman said there is no need for that.

Acting Chairperson Sweetser asked for the staff report.

Ms. Papke presented the IDRC report for PC 22-11, which was entered into the public record in its entirety. The petitioner proposes to sell used cars, mostly online. They have a location currently in Villa Park at 726 N Ardmore Avenue (Midwest Car Connect), and will be relocating to Lombard. The building was formerly Century Tile. Interior improvements are planned. Exterior improvements include new signage, restriping the parking lot, and minor building repairs. Staff finds the property meets the standards and is compatible for car sales.

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

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

On a motion by Commissioner Johnston, and a second by Commissioner Invergo, the Plan Commission voted 7-0 to recommend that the Village Board approve the petition associated with PC 22-11, subject to the following seven (7) conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

2. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).
3. That the petitioner shall keep the frontage along Roosevelt Road available for customer parking.
4. That the petitioner shall store all materials and parts inside the building.
5. All vehicle loading and unloading shall be on private property and shall not be allowed on Roosevelt Road.
6. Landscaping will be added along Roosevelt Road consisting of parkway/ perimeter trees placed every 40 feet within the existing grass area south of the existing public sidewalk.
7. The petitioner shall replace the freestanding sign with a freestanding sign that meets Village Code within one year of approval from the Board of Trustees.

Respectfully,

**VILLAGE OF LOMBARD**

Ruth Sweetser, Acting Chairperson  
Lombard Plan Commission



# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

747 E. Roosevelt Road

May 16, 2022

### Title

PC 22-11

### Petitioner

Saad S. Sindhu  
726 N. Ardmore  
Villa Park, IL 60181

### Property Owner

Sindhu Group, LLC  
19W086 Avenue Normandy N  
Oak Brook, IL 60523

### Property Location

747 E. Roosevelt Road  
06-20-200-024

### Zoning

B4A Community Commercial

### Existing Land Use

Vacant tile shop

### Comprehensive Plan

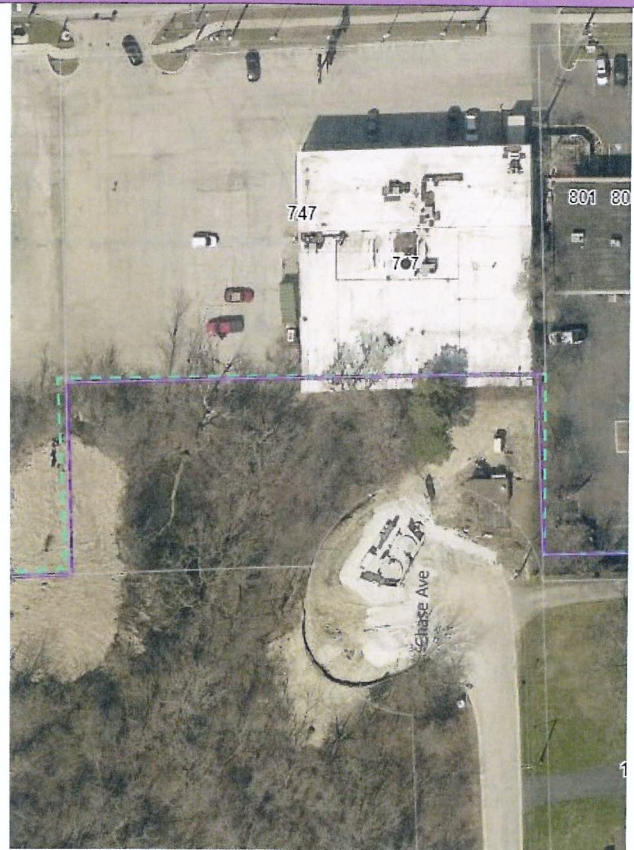
Community Commercial

### Approval Sought

Conditional use for motor vehicle sales

### Prepared By

Jennifer Ganser, AICP  
Assistant Director



### PROJECT DESCRIPTION

The petitioner proposes to sell used cars, mostly online. They have a location currently in Villa Park at 726 N Ardmore Avenue (Midwest Car Connect), and will be relocating to Lombard. The building was formerly Century Tile. Interior improvements are planned. Exterior improvements include new signage (not asking for zoning relief at this time), restriping the parking lot, and minor building repairs.

### APPROVAL(S) REQUIRED

The petitioner requests a conditional use pursuant to Section 155.417(G)(2)(a)(iv) of the Lombard Village Code to allow for motor vehicle sales to operate on the subject property located within the B4A Roosevelt Road Corridor District.

### EXISTING CONDITIONS

The subject property is developed as Century Tile. The building is currently vacant.



## PROJECT STATS

### Lot & Bulk

Parcel Size: 1.14 acres

Building Size: ~14,500 SF

### Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use, prepared by the petitioner, dated April 12, 2022;
3. Description of the request, prepared by the petitioner, dated April 12, 2022;
4. Exhibit 1A, Site Plan, prepared by Cornerstone Architects Ltd., dated April 5, 2022;
5. Exhibit 1B, Interior Plan, prepared by Cornerstone Architects Ltd., dated April 5, 2022;
6. Exhibit 1C, Site Plan (aerial) prepared by Cornerstone Architects Ltd., dated April 5, 2022;
7. Exhibit 2, nearby property, prepared by the petitioner, dated April 12, 2022;
8. Exhibit 3, other motor vehicle sales establishments, prepared by the petitioner, dated April 12, 2022;
9. Exhibit 4, other motor vehicle sales establishments, prepared by the petitioner, dated April 12, 2022;
10. Exhibit 5, traffic control, prepared by the petitioner, dated April 12, 2022.

## INTER-DEPARTMENTAL REVIEW

### Building Division:

The Building Division has no comments regarding the concept of the former tile store changing to a vehicle dealership. We offer the following comments in regards to PC 22-11 so they can take these items into consideration as they go forward with the design and budgeting:

1. Inside vehicle washing, etc. requires floor drains that connect to a grease interceptor/triple basin.
2. No repairs to vehicles are allowed that would require removal of fluids, painting, or disassembly of the vehicle without installation of a fire sprinkler system.
3. A complete fire alarm is required.
4. When plans are completed by the architect they will need to include HVAC and ventilation changes as this was a tile store that will now have cars with gas engines pulling inside (must be able to not send that exhaust right to the offices and have the ability to exhaust fumes).
5. ADA upgrades will be needed in accordance with the 2018 Illinois Accessibility Code (ensure ADA parking, accessible route into business, and ADA bathroom modifications required where structurally possible). The mezzanine can remain as is if no change of use (not customer area), and if changes to it would be over 20% of the budget for the project.
6. Additional comments may be forthcoming during permit review.

### Fire Department:

The Fire Department concurs with the Building Division. If a sprinkler system is required by Code they will need to have a Fire Hydrant located within 75 to 100' of the Fire Department Connection. Additional comments may be forthcoming during permit review.

### Private Engineering Services:

Private Engineering Services has no comments. Additional comments may be forthcoming during permit review.

### Public Works:

The Department of Public Works has no comments. Additional comments may be forthcoming during permit review.

**Planning Services Division:**

The Planning Services Division (PSD) notes the following:

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

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	B4A	Retail
<b>South</b>	Unincorporated DuPage County	Flagg Creek Water Reclamation property
<b>East</b>	B4A	Retail
<b>West</b>	B4A	Retail

The subject property is located in an established commercial corridor that contains a mixture of businesses. The proposed auto sales business is compatible with surrounding uses. The property abuts two commercial properties on Roosevelt Road and an undeveloped lot to the south. There are numerous auto related uses on Roosevelt Road including other business that do auto sales (Lombard Toyota, Heritage Cadillac, and Drive Time).

**2. Comprehensive Plan Compatibility**

The Comprehensive Plan recommends Community Commercial. The proposed auto sales use is consistent with this designation.

**3. Zoning Compatibility**

The petitioner is proposing to use the existing showroom at 4,500 square feet as a showroom for car sales. As motor vehicle sales are a conditional use in the B4A district, zoning relief is being sought.

The petitioner is only seeking relief for auto sales, not auto repair. In the future if auto repair is desired, a separate conditional use would need to be applied for. The Building Division and Fire Department noted that auto repair would require sprinklers in the building.

The site is non-conforming in regard to landscaping. The petitioner plans to add landscaping along Roosevelt Road, consisting of a minimum of parkway trees every 40 feet, per the provisions of Section 155.705. Such trees may be placed within the abutting private property.

**4. Site Plan: Access & Circulation**

The site is accessed by Roosevelt Road at a traffic signal. There is cross access with the property to the west. They expect one truck delivery per week.

Per Code, auto sales require one parking space per 300 square feet of indoor display area plus those spaces required for outside display. With a 4,500 square foot showroom they will need 15 parking spaces. The 48 parking spaces to the west of the building will be used for cars for sale. Those will not be shown as parking spaces, but rather boxed off for car parking. Therefore, the number of cars in the area may vary based on inventory and sales. This area, or a portion of this area, may be fenced in the future. A fence permit would be required. They will also store vehicles inside the building.

**5. Signage**

No zoning relief is requested for signage. The petitioner will install new signage and a permit will be required.



The current freestanding sign does not meet Code. Per a past permit from 1971 (19591) the sign is 26'4" tall, not including the sign base. It is estimated at over 194.5 square feet. As with past Plan Commission cases, staff is seeking for the freestanding sign to meet Code. As noted in the conditions of approval, the petitioner will have one year from a possible Board of Trustees approval to amend the freestanding sign. Per Code, they are allowed one freestanding sign at 50 square feet, with a 5' setback, 20' in height, and not located in the clear line of sight triangle. Curbing may be required, and if so, the area shall be landscaped per Code.

The current wall signage does not meet Code. Staff did find a permit from 1970 (19308) for a wall sign. Any new wall signs would also require a permit.

#### **6. *Lighting***

No changes to the lighting are occurring at this time. Should the business change the lighting in the future they will need to apply for a permit and submit a photometric plan.

#### **7. *History***

This property has not appeared before the Plan Commission or Zoning Board of Appeals in the past. The building was built in 1968 per the York Township Assessor and Village building permits.

### **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 in the B4A District and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 22-11:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 22-11, subject to the following seven (7) conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
2. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).
3. That the petitioner shall keep the frontage along Roosevelt Road available for customer parking.
4. That the petitioner shall store all materials and parts inside the building.
5. All vehicle loading and unloading shall be on private property and shall not be allowed on Roosevelt Road.
6. Landscaping will be added along Roosevelt Road consisting of parkway/ perimeter trees placed every 40 feet within the existing grass area south of the existing public sidewalk.
7. The petitioner shall replace the freestanding sign with a freestanding sign that meets Village Code within one year of approval from the Board of Trustees.

Inter-Departmental Review Committee Report approved by:

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William J. Heniff, AICP  
Director of Community Development

c. Petitioner



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

**AN ORDINANCE GRANTING A CONDITIONAL USE OF MOTOR VEHICLE  
SALES WITHIN THE B4A DISTRICT**

PC 22-11, 747 E. Roosevelt 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, the Subject Property as defined below is zoned B4A Roosevelt Road District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Section 155.417(G)(2)(a)(iv) of the Village of Lombard Zoning Ordinance, for motor vehicle sales,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on May 16, 2022 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 use for motor vehicle sales is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to 747 E. Roosevelt Road, Lombard, Illinois and legally described as follows:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE SOUTH 87 DEGREES 43 MINUTES 05 SECONDS WEST ALONG THE NORTH LINE THEREOF, 298.00 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 02 DEGREES 21 MINUTES 05 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 235.60 FEET; THENCE SOUTH 87 DEGREES 43 MINUTES 05 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 2.0 FEET; THENCE SOUTH 02 DEGREES 21 MINUTES 05 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 6.36 FEET; THENCE SOUTH 87 DEGREES 33 MINUTES 50 SECONDS WEST, 247.00 FEET; THENCE NORTH 02 DEGREES 21 MINUTES 05 SECONDS WEST PARELLE WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 242.62 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 87 DEGREES 43 MINUTES 05 SECONDS EAST ALONG SAID NORTH LINE, 249.00 FEET TO THE PLACE OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-20-200-024; (the "Subject Property").

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

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
2. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).
3. That the petitioner shall keep the frontage along Roosevelt Road available for customer parking.
4. That the petitioner shall store all materials and parts inside the building.
5. All vehicle loading and unloading shall be on private property and shall not be allowed on Roosevelt Road.
6. Landscaping will be added along Roosevelt Road consisting of parkway/perimeter trees placed every 40 feet within the existing grass area south of the existing public sidewalk.
7. The petitioner shall replace the freestanding sign with a freestanding sign that meets Village Code within one year of approval from the Board of Trustees.



Ordinance No. \_\_\_\_\_  
Re: PC 22-11  
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SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

Nays: \_\_\_\_\_

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Keith Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk