

January 15, 2004

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

Subject: PC 03-41; 725 W. Roosevelt Road (Lombard Toyota)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions on the subject property located within the B4 Corridor Commercial District:

1. Approve an amendment to Ordinance 5186 which granted a conditional use for a planned development and a conditional use for a further expansion of an existing vehicle sales, service and repair facility; and
2. Approve an amendment to Ordinance 5186 to allow a signage deviation for two additional wall signs. (*The petitioner's amended architectural require relief for only one additional wall sign*).

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on December 15, 2003.

Kurt Schewermann of Archineering, Inc., architect for the project, presented the petition. He introduced the project, which will consist of a building addition to their main building. He then distributed material samples on the building for the renovation and addition. The site will remain unchanged except footprint of building and additional greenspace for parking lot islands on the west side of the main building. The curb cuts onto Roosevelt Road will remain the same. The use has not changed and the vehicle sales use is well established on the property. He also noted that they are petitioning for additional wall signage on the northwest entry tower to provide customers with visual access from the west.

John Lipinski, General Manager of Lombard Toyota, stated that the improvements are needed to expand their growing business and to provide more showroom space and service stall space.

They have to keep the plan in accordance with Toyota's plan image and this plan accomplishes that. The proposed signage provides symmetry to the building.

Chairperson Ryan then opened the meeting for public comment. No one spoke for or against the petition.

Chairperson Ryan then requested the staff report. William Heniff, Senior Planner, reiterated the requested actions and summarized the project. The petitioner is seeking an amendment to the conditional use approval granted to the subject property to allow for an expansion to an existing vehicle sales, service, and repair business. The proposal consists of a 7,500 square foot building addition to the existing main building and will include an indoor drop off area for vehicles requiring service and for additional indoor vehicle showroom space. The addition will also require minor modifications to the parking lot west of the principal building. The business is not expanding beyond its current property lines. As the addition will be primarily on the north and west elevations of the building, the petitioner also requests approval of a wall signage deviation associated with their new building elevations. The proposed changes do not affect the existing new car parking lot that is being constructed on the east side of the subject property.

He noted that the Comprehensive Plan recommends that the subject property should be developed as a Community Commercial use. The Comprehensive Plan definition of a Community Commercial area is that it is a commercial area which provides services extending beyond daily living needs and includes comparison shopping goods which can include motor vehicles. The proposed use is therefore compatible with the intent of the Community Commercial designation.

He then discussed the zoning history of the site. Most notably, in 2001, the dealership acquired the former El Torito property. In 2002, the property owner received approval for, among other things, a new planned development, with signage deviations (PC 03-26, Ordinance 5186). With this approval, the property owner has since razed the restaurant building and has consolidated all parcels under their ownership into a single lot of record to facilitate the new vehicle storage area. The east parking lot is currently under construction. As the petitioner's latest building addition was not included within the initial planned development request, a planned development amendment is now being requested.

The petitioner seeks approval of an amended conditional use for motor vehicle sales, service and repair. The building addition will primarily serve two functions. The north expansion will provide a greater area for showroom and office space. The petitioner will be remodeling this area to accommodate a growing need for indoor sales space. The west building addition is intended to provide an indoor drop-off and staging area for vehicles receiving service and/or repairs. Staff finds that providing additional space under the roof is acceptable. The indoor vehicle service area will also provide for better vehicle circulation on the property. Moreover, by bringing this activity indoors, any noise impacts from the staging activity will be minimized.

Mr. Heniff noted that the 2002 planned development approval also granted deviations to allow for a second free-standing sign and for approval of existing and proposed wall signs. With the proposed modifications to the north elevation, the petitioner now proposes an additional wall sign deviation. The architect originally submitted plans that contained additional signage. However, in review of the revised submittal, the petitioner is now only requesting relief for one additional wall sign – the sign that will be placed on the proposed northwest wall face of the expanded building. Staff finds that the Toyota signs on the angled elevations are appropriately sized (as they meet the underlying Sign Ordinance provisions) and are reasonably located on the building. Additionally, these signs provide additional visibility to Roosevelt Road, without creating an additional impact upon neighboring residential property owners.

The Village of Lombard has typically supported more than one freestanding or wall sign for automobile sales uses that incorporate both new and used car sales as the used car sales often function as a separate business. A deviation to allow for two freestanding signs (one new car sign and one used car sign) is consistent with what has been granted or exists at other vehicle sales establishments along Roosevelt Road (i.e., previous Lombard Toyota approvals, Westgate Lincoln Mercury and Heritage Cadillac). As the total site is 873 feet in length, staff feels that the additional wall sign will not create an appearance of excessive signage within the corridor.

Mr. Heniff also informed the Commissioners of activities that have been occurring on-site. Since the 2002 approval, staff has been working with the petitioner to locate the two approved free-standing signs on the property. One sign will be located in front of the main building (but out of the clear line of sight area) and the second will be placed in front of the new car area under construction.

The Illinois Department of Transportation (IDOT) was required to review and approve the parking lot plans for the site as the petitioner needed to receive approval for utility line work. IDOT granted the approval provided that the existing driveway accesses directly in front of the new car display area be removed. To address this concern, the petitioner will be utilizing the existing cross-access easement to the Dania property. As the new area would be accessed from an adjacent property, the petitioner may apply for additional directional signage in the future.

He concluded that staff supports the petition subject to the conditions noted in the report.

Chairperson Ryan opened the public hearing for discussion by the Plan Commission.

Commissioner Olbrysh stated that he does not have a problem with the sign request as the staff report indicated the similar deviations for others along Roosevelt Road and that the property frontage along Roosevelt Road is 875 feet.

Commissioner Sweetser concurred. She asked about the north elevation and 45 degree angle proposed for the front walls - was it angled so both eastbound and westbound traffic can see the wall signs. Mr. Heniff said yes.

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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 and Sign Ordinances. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 03-41 subject to the following conditions:

1. The petitioner shall develop the site essentially in accordance with the site plan packet prepared by Archineering, Inc., updated November 17, 2003 and made a part of this request.
2. That the petitioner shall apply for and receive a building permit for the proposed improvements. Said permit shall include and shall satisfactorily address those issues identified as part of the Inter-departmental review comments noted within the staff report.
3. That a total of five wall signs shall be permitted on the principal building, with the wall sign size and placement to be consistent with the petitioner's plans, as follows:
 - a. Three "Toyota" signs: one sign of 55 square feet and two signs of 85 square feet in size,
 - b. One "Lombard" sign of 28 square feet in size, and
 - c. One "Service" sign of 24 square feet in size.

Any future signage changes shall be subject to a future site plan approval from the Village.

4. That the property shall be developed consistent with Village Code.

Respectfully,

VILLAGE OF LOMBARD

Donald F. Ryan
Lombard Plan Commission

att-

c. Petitioner
Lombard Plan Commission