

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: August 19, 2002

FROM: Department of Community  
Development

PREPARED BY: William J. Heniff, AICP  
Senior Planner

**TITLE**

**PC 02-26; 525-725 West Roosevelt Road:** The petitioner, Ronald Postma of Lombard Toyota, requests that the Village take the following actions on the subject property located within the B4 Corridor Commercial District:

1. Approve a conditional use for motor vehicle sales, service and repair;
2. Approve a conditional use for a planned development with
  - i.) a deviation from Section 153.505 (B) to allow for more than one (1) wall sign per street front exposure;
  - ii.) a deviation from Section 153.505 (B)(5)(e) to allow for more than one freestanding sign on any one parcel of property; and
3. Approve a variation to 155.508 (C) (6) (a) and a deviation from Section 155.414 (F) to reduce the transitional rear yard setback.

**GENERAL INFORMATION**

Owner/Petitioner: Ronald Postma  
725 W. Roosevelt Road  
Lombard, IL 60148

**PROPERTY INFORMATION**

Existing Land Use: West half - Commercial Use (Vehicle sales, service and repair)  
East half – vacant

Size of Property: 5.9 acres

Comprehensive Plan: Recommends Community Commercial

Existing Zoning: B4 Corridor Commercial District

Surrounding Zoning and Land Use:

- North: Property within the Village of Glen Ellyn zoned commercial – developed as a strip commercial retail center and offices
- South: R5PD – General Residence District Planned Development – developed as the International Village apartment complex
- West: R5PD – General Residence District Planned Development – developed as the International Village apartment complex (access drive)
- East: B4 Corridor Commercial District – developed as a Dania furniture store

## **ANALYSIS**

### **SUBMITTALS**

This report is based on the following documentation, which was filed with the Department of Community Development:

1. Petition for Public Hearing.
2. Existing conditions site plan, proposed conditions site plan, and landscaping plan, prepared by R.A. Dugan & Associated Ltd. Civil Engineers dated June 19, 2002.
3. Development packet prepared by Ron Postma and John Lipinski of Lombard Toyota, which includes the proposed signage and response to the Standards for Variations.

### **DESCRIPTION**

The petitioner is seeking conditional use approval to allow for an expansion to an existing vehicle sales, service, and repair business. The proposal consists of a roughly 90,000 square foot addition to the parking lot on the east side of the existing site that will include approximately 219 inventory storage spots and 13 customer parking spots, plus 8 vehicle display pads along Roosevelt Road. The business is not expanding either of its buildings at this time. The conditional use for automobile uses is intended to bring the site into compliance with the current Ordinance provisions. As the site meets the minimum lot width and area requirements for a planned development, planned development approval is also included as part of this petition.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **Private Engineering Services**

The Private Engineering Services Division notes that the water service for the demolished building shall be abandoned at the watermain. Additionally, a full review of the stormwater detention calculations and construction drawings shall be done upon receipt of a permit application and review fees.

### **Engineering - Public Works**

Public Works Engineering notes that any improvements within the parkway are under the jurisdiction of IDOT. Moreover, they note that IDOT approval will be required for the proposed stormwater improvements.

### **Fire and Building**

The Fire Department/Bureau of Inspectional Services states that proper aisle widths must be maintained at all times for fire equipment access, and proper turning radii for fire trucks must also be adhered to for proper clearances.

### **Planning**

The petitioner is proposing to expand the parking lot by approximately 90,000 sq. ft. This area will include vehicle inventory storage, customer parking spaces, and vehicle display pads along Roosevelt Road. The expansion area is located to the east of the building on the site formerly occupied by El Torito Restaurant.

### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan recommends that the subject property 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 Comprehensive Plan recommends that all the surrounding properties of the subject property along Roosevelt Road are proposed to be Community Commercial uses as well. The proposed use is therefore compatible with the intent of the Community Commercial designation.

### **Compatibility with the Zoning Ordinance**

#### **Zoning History**

The original auto dealership (Quality Toyota) was approved as part of a planned development amendment in 1986 (Ordinance 2854). An adjacent residence next to the original dealership site but within the current subject property was annexed into the Village in 1988 (Ord. 3098). This petition also rezoned the entire dealership site to the B4 Corridor Commercial District. In 2001,

the dealership acquired the former El Torito property and proposed to consolidate all parcels under their ownership into a single lot of record, which can be done administratively.

### **Conditional Use – Motor Vehicle Sales, Service & Repair**

When the property was originally developed, motor vehicle repair was a permitted use in the B4 District. In 1990, a Zoning Ordinance text amendment was adopted that changed the classification of motor vehicle sales, service, and repair in the B4 District from a permitted use to a conditional use. At that time, these activities became a legal nonconforming use. Lombard Toyota now seeks a conditional use to allow for the business expansion and to come into compliance with the Zoning Ordinance. The existing vehicle sales, service and repair use is compatible with the surrounding commercial uses. Given that the use has existed at this location for many years and is surrounded by other commercial and high-intensity uses, staff feels that the requested conditional use is appropriate at this location.

The new east sales lot will be for new car sales. The design of this lot is intended to maximize flexibility in display and will allow the dealer to show vehicles in varying positions. Included on the plans are show spaces along the north property line. These areas are intended to display “special” vehicles. As these vehicle circles are located behind the required five-foot perimeter landscape area and are on an improved hard surface, they meet code.

As a further site improvement, the petitioner is proposing a designated customer parking area east of the existing sales building. This lot will improve the overall traffic flow on the property. Directional signs, which meet code, are also proposed on the site.

### *Vehicle Unloading Areas*

Lombard Toyota has recognized that the unloading of vehicles on the premises has not been effectively done in the past. In fact, both Lombard Toyota and the Police Department have noted that auto carrier truck drivers have actually utilized the Roosevelt Road center median to unload vehicles, which is not desired by either entity. To address this issue, and the concerns raised by the Fire Department, the petitioner proposed to create a new traffic flow on the premises. Truck carriers will enter at the west entrance and travel counter-clockwise behind the building, then north through the widened access lane on the east side of the property. Staff finds that this circulation pattern would be a significant improvement from the current condition.

### **Conditional Use – Planned Development**

Included with the petition is a request for conditional use approval for a planned development. A portion of the subject property was previously included as part of the Village Tree R5 Planned Development. However, to provide a zoning classification to the site more indicative of the actual use of the property, the planned development element was removed. As the subject property meets the minimum lot width and area requirements and since the intent of planned developments is to address the unique attributes surrounding the existing and proposed land uses

and the proposed expansion includes yard and signage variations, staff recommends the establishment of a planned development for this site. Moreover, the planned development process will provide greater flexibility to consider unique parking and signage elements associated with vehicle sales.

*Signage Deviations*

| <b>Signage</b>            | Existing   | Permitted                                      | Proposed  |
|---------------------------|--|--|---|
| <b>Wall Signs</b>         |  |  |   |
| Sign Size                 | Unavailable – no permits on file   | 1 times frontage of tenant space ( 100’ total) | 2 additional @ 65 sq. ft. each                        |
| Number of Wall Signs      | Main building:<br>1 sign “Toyota”<br>1 sign “Lombard”<br><br>Used car building:<br>1 sign “Toyota”<br>1 sign “Used Cars” | 1 per street frontage                          | 2 signs   |
| <b>Freestanding Signs</b> |  |  |   |
| Sign Size                 | 102 sq. ft.  | Max. 125 sq. ft.                               | 1 @ 102 sq. ft. (existing)<br>2 @ 65 sq. ft. each     |
| Sign Height               | 25 feet  | Max. 25 feet                                   | 1 @ 25 feet (existing)<br>1 @ 19 feet<br>1 @ 6.5 feet |
| Number of Signs           | 1 sign   | 1 sign per parcel                              | 3 signs   |

Included as part of the planned development request is a request for signage deviations to allow for more than one wall sign per street frontage and more than one freestanding sign on any one parcel of property. The petitioner proposes two additional wall signs. A Toyota corporate sign and symbol is proposed for the main building and would be located on the east wall perpendicular to Roosevelt Road. The second sign will be a box sign on the used car building. This signage is meant to be an additional identifier as to the activity occurs in the building. Staff finds that the wall signs are appropriately sized (as they meet the underlying Sign Ordinance provisions) and are reasonably located on the building.

As depicted in the development proposal booklet, the petitioner intends to provide three freestanding signs along Roosevelt Road. The Village of Lombard has typically supported more than one freestanding 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. As the total site is 873 feet in length, staff feels that the second free-standing sign will not create an appearance of excessive within the corridor.

However, staff feels that a third sign (the proposed monument sign at the west end of the property) would be excessive. Staff feels that the additional monument sign would not provide any benefit to westbound traffic since they are already past the entrances. Eastbound traffic should still be able to see the larger Toyota signs should they be relocated per the petitioner's plans. Moreover, as the petitioner is also proposing additional wall signage and the second free-standing sign, staff feels that the granting of that signage relief, in addition to the existing signage, will more than provide more than adequate signage for the site.

### **Variation – Transitional Rear Yard Setback**

The petitioner is also requesting a variation to the 30-foot transitional yard setback to allow for a new car parking area. This request is required as the petitioner intends to reconstruct and expand the proposed parking lot area as depicted on the plans. The petitioner intends to keep the parking lot at essentially the same location as it can currently be found. They also note that this will also allow them to provide improved truck circulation around the building.

Staff is supportive of this request, as it does not increase the amount of nonconformity on the site. Moreover, as the abutting International Village apartment complex is currently improved with detached garages paralleling the parking lot and a solid wooden fence is provided on the property, staff feels that the variation can be supported.

Staff notes that the variation, while not completely to code, still provides a significant buffer from the adjacent properties to the north. Existing vehicle storage and staging occurs only ten feet from the property line. The petitioner's proposal provides additional green space while ensuring that the overall site itself has the requisite building separation, parking and circulation space to adequately meet the anticipated demand of the use.

### **FINDINGS AND RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance, and, therefore, I move that the Plan Commission recommend to the Corporate Authorities **approval** of PC 02-26, subject to the following conditions:

1. That the number of allowable freestanding signs on the site be limited to two. One sign shall be permitted at the main entrance and one sign shall be permitted in front of

- the new car sales area. Final placement shall be subject to review by the Village staff pursuant to the adopted Codes of Lombard.
2. The petitioner shall develop the site essentially in accordance with the site plan made a part of this request.
  3. 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.
  4. That the petitioner shall submit a final lighting and photometric plan to the Village for review. Said plan shall be consistent with Village Code and shall not conflict with any underlying easements on the property.

Inter-Departmental Review Group Report Approved By:

---

David A. Hulseberg, AICP  
Director of Community Development

DAH:WJH  
att  
c. Petitioner