

May 20, 2019

Title

PC 19-09

Petitioner

Ryan Triphahn – W-T Group
2675 Pratum Avenue
Hoffman Estates, IL 60192

Property Owner – 601 & 617

Jim Gottfred
431 S. Dearborn Street
Chicago, IL 60605

Property Owner - 645

First Mid-IL Bank & Land Trust
#44-131730
1414 6th Street
Charleston, IL 61920

Property Location

601, 617 & 645 W. North Ave.

Zoning

B4 (601), R1 (617), OPD (645)

Existing Land Use

Vacant (601 and 617), hotel (645)

Comprehensive Plan

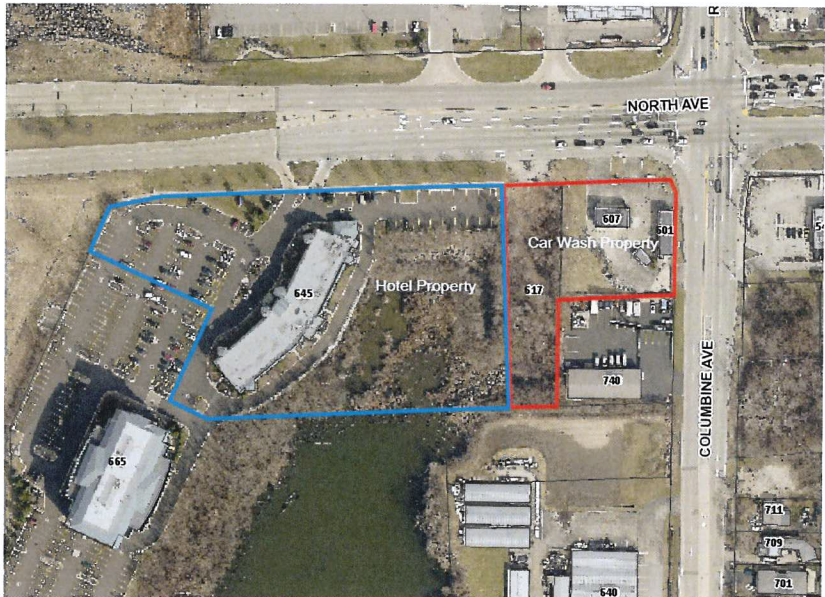
Mixed Use Commercial & Office

Approval Sought

Map amendment from R1 to B4 (617); approval of a conditional use for a car wash with companion variations.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

DESCRIPTION

The property owner proposes to develop a car wash on the southwest corner of North Avenue and Route 53. Upon completion, the proposed car wash will occupy the property currently known as 601 W. North Avenue and 617 W. North Avenue. The project will include consolidating the properties at 601 W. North Avenue and 617 W. North Avenue into one parcel.

The property at 601 W. North Avenue was previously developed with a Jiffy Lube and a car wash, and is zoned B4. The property at 617 W. North Avenue is currently vacant and zoned R1. The petitioner requests rezoning of the property at 617 W. North Avenue to B4, as well as approval of a conditional use for a car wash and related variations.

A proposed driveway on the west side of the car wash will encroach onto the property at 645 W. North Avenue (Fairfield Inn). The owner of the hotel property has signed off on the petition.

EXISTING CONDITIONS

The property at 601 and 617 W. North Avenue is currently vacant. The property at 645 W. North Avenue is developed with a hotel.

Project Details

Parcel Size:	1.31 acres
Building Area:	5,154 SF
Parking:	16 stalls, plus stacking
Building Height:	One story (28')

Requested Actions

1. Rezone the property at 617 W. North Avenue from the R1 Single-Family Residence District to the B4 Corridor Commercial Zoning District;
2. For the property at 601 W. North Avenue and 617 W. North Avenue, approve the following:
 - a. A conditional use for a motor vehicle service business (car wash) in B4;
 - b. Reduce front yard setback from 30 feet to 22 feet;
 - c. Reduce width of transitional landscape yard from 30 feet to five feet along the south property line;
 - d. Allow a transitional yard without a solid fence or berm;
 - e. Reduce perimeter parking lot landscaping area from five feet to zero feet along west property line to accommodate shared driveway;
 - f. Approve the following signage variations:
 - i. Allow an ACC sign on a property with less than 300' frontage;
 - ii. Allow 248 SF wall signage where 200 SF is permitted;

APPROVAL(S) REQUIRED

1. For the property at 617 W. North Avenue, approve a map amendment from the R1 Single-Family Residence District to the B4 Corridor Commercial Zoning District;
2. For the property at 601 W. North Avenue and 617 W. North Avenue, approve the following:
 - a. A conditional use, pursuant to Section 155.416(C)(18) of the Lombard Code of Ordinances for Conditional Uses in the B4 District, to allow for a motor vehicle service business (car wash);
 - b. A zoning variation from Section 155.416(F)(1) of the Lombard Code of Ordinances to allow a building with a front yard setback of twenty two feet (22'), where a front yard setback of thirty feet (30') is required;
 - c. A zoning variation from Sections 155.416(J) and 155.707(A)(4) of the Lombard Code of Ordinances to allow a transitional landscape yard with a width of five feet (5'), where a width of thirty feet (30') is required, along the south property line;
 - d. A zoning variation from Section 155.707(B)(4) of the Lombard Code of Ordinances to allow a transitional yard without a solid fence or berm;
 - e. A zoning variation from Section 155.706(C) of the Lombard Code of Ordinances to reduce the perimeter parking lot landscaping area from five feet (5') to zero feet (0') in width along the west property line (to accommodate a shared driveway);
 - f. Approve the following signage variations:
 - i. A variation from Section 153.210 of the Lombard Sign Ordinance to allow an automatic changeable copy sign on a property with less than 300 lineal front footage on a designated major or minor arterial road;
 - ii. A variation from Section 153.505(B)(19)(a)(i)(a) of the Lombard Sign Ordinance to allow wall signage with a total area of two hundred forty eight square feet (248 square feet) where a maximum area of two hundred square feet (200 square feet) is permitted.

Requested Actions (cont.)

- 3. For the property at 645 W. North Avenue, reduce perimeter parking lot landscaping area from five feet to zero feet along east property line to accommodate shared driveway.

Submittals

- 1. Petitions for public hearing, dated March 4, 2019;
- 2. Response to standards for map amendments, conditional uses, and variations, dated 3/4/19;
- 3. Response to standards for variations, signage, dated 4/26/19;
- 4. Boundary and topographic survey, prepared by WT Group, dated 5/22/18 and 11/20/18;
- 5. Architectural, signage, landscape, and fire circulation plans, prepared by WT Group, dated 4/16/19;
- 6. Updated freestanding sign plans, dated 4/26/19;
- 7. Civil engineering plans, prepared by WT Group, dated 4/19/19;
- 8. Storm water pollution prevention plan, prepared by WT Group, dated 4/19/19;
- 9. Stormwater management calculations, prepared by WT Group, dated 4/14/19;
- 10. Wetland delineation report, prepared by Encap, Inc., dated 6/11/18
- 11. Response to DuPage County stormwater management comments, prepared by Encap, dated 4/19/19; and
- 12. Phase I ESA, prepared by ECS Midwest, LLC, dated 4/17/18.

- 3. For the property at 645 W. North Avenue, amend the Heron Point Office Planned Development to provide for a zoning variation from Section 155.706(C) of the Lombard Code of Ordinances to reduce the perimeter parking lot landscaping area from five feet (5') to zero feet (0') in width along the east property line (to accommodate a shared driveway).

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comment on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

- 1. The site will need to meet Lombard Ordinance 51.25, which requires a water recycling system for all new car washes. This will be reviewed during the permit review process.

Fire Department:

The Fire Department has the following comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

- 1. A fire hydrant will need to be within 75' of the Fire Department connection. This will be reviewed during the permit review process.

Private Engineering Services (PES):

Private Engineer Services has the following comments on the petition. Should the petition be approved, additional comments may be forthcoming during permit review.

- 1. Some of the pavement sections specified actually are a thicker section than the Village requires, in case they would like to meet the Village's minimum standard.
- 2. The Village's standard for parallel parking stalls is 24' x9'. If they remove the extra striping, those stalls appear they would meet the Village's requirement.
- 3. They will require DuPage County review for the special management areas, which has already been started.

4. They will require IDOT permit for the driveways and utility connections for both the water and sanitary. It does not appear the storm sewer will connect to the state drainage system fronting the property.
5. They may require IEPA permits, depending on if they meet the 15 population equivalents or more.
6. They will be required to meet the 3 fps flow requirement for storm sewer lines on the property, which will be reviewed during detailed final engineering review.

Public Works:

The Department of Public Works has the following comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

1. On Sheet C-5.0, revise the water service per standard specification WATER 12 to comply with the Fire Department’s requirement for a hydrant within 75 feet of the FDC.
2. Verify that IDOT does not desire the sidewalk to be connected to the intersection at this time.

Planning Services Division:

The Planning Services Division notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning	Land Use
North	B4	Shell gas station/Circle K
South	R1	Contractor yard/storage and garden center
East	B2	Burger King restaurant
West	OPD	Hotel – Fairfield Inn & Suites

The area surrounding the subject property is developed with a mixture of office, hotel and high-intensity commercial uses. Several of the businesses in the immediate area are auto-oriented (gas stations, fast food restaurants). A car wash is consistent with the zoning and land uses of surrounding properties.

2. Comprehensive Plan Compatibility

The Comprehensive Plan designates this property as suitable for mixed use commercial and office development. A car wash is consistent with this designation.

3. *Zoning Ordinance Compatibility*

The proposed zoning of the subject property is B4, Corridor Commercial Zoning District. With the exception of the changes and variations discussed below, the proposed development is consistent with the Lombard Zoning Ordinance. Staff notes the following with respect to this petition's consistency with the Zoning Ordinance:

- The proposed use, a car wash, is a conditional use in the B4 District.
- The building height, at 28', meets the standards for the B4 District.
- The property is required to maintain 10% of the area of the site in open space. This requirement will be met.
- The site will meet the requirements of the Zoning Ordinance with regard to parking spaces and vehicle stacking area for the car wash lane.
- The petitioner has submitted a landscape plan. Staff has reviewed this plan and offered the following comments to the petitioner. These items will be addressed with an updated landscape plan during the permitting phase.
 - The site requires 10 parkway trees.
 - A tree is required within each landscape island in the parking lot.
- The proposed site plan includes a driveway on the west side of the property that encroaches into the adjacent property at 645 W. North Avenue (Fairfield Inn). The owner of the adjacent property has consented to this encroachment. The possibility of a shared driveway with cross-access was contemplated in 1998, when the planned development for the Fairfield Inn and associated office building was approved (PC 98-06). At present, the petitioner and the adjacent property owner have stated that it would not be advantageous for the Fairfield Inn to have cross access with the car wash property, so a temporary barrier may be constructed to prevent traffic from the car wash site exiting onto the Fairfield Inn site. Village staff has reviewed the barrier and does not object, given the use of the subject property as a car wash.

4. *Request for Map Amendment*

The property at 617 W. North Avenue is presently zoned R1 Single-Family Residence District. R1 is the default zoning classification assigned to all property that is annexed from DuPage County into the Village. After property is annexed into the Village, the R1 zoning classification remains until a developer comes forward with a proposal for development or redevelopment.

The petitioner requests rezoning of the property at 617 W. North Avenue in order to develop it and the property at 601 W. North Avenue with a car wash. The proposed zoning classification of B4 Corridor Commercial Zoning District is consistent with the zoning on the property at 601 W. North Avenue. Properties on the northwest and northeast corners of the intersection of North Avenue and Route 53 are also zoned B4. A B4 zoning classification is consistent with the Comprehensive Plan's recommendation of mixed use commercial and office development. Staff supports the proposed map amendment.

5. Request for Conditional Use Approval – 601 and 617 W. North Avenue (Car Wash Property)

- A. Pursuant to Section 155.416(C)(18) of the Lombard Code of Ordinances, approve a conditional use to allow for a motor vehicle service business (car wash) in the B4 zoning district.

The petitioner proposes to construct an automatic car wash on the subject property. In analyzing the petition, staff finds the proposed car wash will be compatible with nearby development and will not create negative impacts on neighboring properties. Development in the surrounding area is characterized by auto-oriented uses. The proposed redevelopment of the subject property will reduce the number of curb cuts from four on North Avenue and two on Route 53 to one on each right-of-way, improving circulation in the immediate vicinity. Staff supports this request.

6. Requests for Zoning Variations – 601 and 617 W. North Avenue (Car Wash Property)

- A. Variation from Section 155.415(F)(1) to allow a building with a front yard setback of 22 feet where 30 feet is required.

The front (north) side of the building will include a canopy over the payment area of the drive-thru lanes approaching the car wash. The petitioner requests a reduced front yard setback for the north side of the property to accommodate the canopy, which will be set back 22.5 feet from the front property line. The remaining bulk of the building will meet the 30-foot setback requirement.

Staff notes the subject property is unusually shaped and is not uniform in its depth, which places some limitations on the petitioner's ability to meet the front setback requirement. Further, the canopy will be open on all sides, limiting its visual impact. Staff supports this variation.

B. Transitional Landscape Yard Variations

1. Variation from Section 155.416(J) and 155.707(A)(4) to reduce width of transitional landscape yard from 30 feet to five feet along the south property line.
2. Variation from Section 155.707(B)(4) to allow a transitional yard without a solid fence or berm.

The property adjacent to the south of the subject property is zoned R1. The Zoning Ordinance requires a 30-foot landscape buffer with solid fence on commercial properties that are adjacent to residentially-zoned properties. Commercial properties adjacent to other commercial properties are not required to provide the 30-foot landscape buffer.

The property adjacent to the south was zoned R1 by default when it was annexed into the Village. Since the property has not undergone redevelopment, the R1 zoning has remained. However, should the property redevelop, staff expects it would be as a commercial property given its location and the uses on adjacent properties. The current use of the property is as a contractor's storage yard, and the Comprehensive Plan recommends mixed use commercial and office for the property.

The proposed development on the subject property meets the perimeter landscape requirements for commercial properties adjacent to other commercial properties. Given the likelihood that the adjacent property will remain a commercial use, staff supports the requested variations.

- C. *Variation from Section 155.706(C) to reduce perimeter parking lot landscaping area from five feet to zero feet along the west property line to accommodate a shared driveway.*

The petitioner requests a variance to reduce the required perimeter parking lot landscaping from five feet deep to zero feet along a portion of the west property line. This variation will accommodate a driveway that straddles the property line between the subject property and the neighboring Fairfield Inn. The possibility of a shared driveway was contemplated when the neighboring hotel, which is part of the Heron Point Planned Development, received zoning entitlements in 1998 (PC 98-06). Staff supports this request.

7. Request for Signage Variations – 601 and 617 W. North Avenue (Car Wash Property)

- A. *Variation from Section 153.210 to allow an automatic changeable copy sign on a property with less than 300 lineal front footage on a designated major or minor arterial road.*

The petitioner is proposing one freestanding sign, which will include a 16-square foot automatic changeable copy (ACC) sign. The subject property has 253 feet of frontage along North Avenue, and 155 feet of frontage along Route 53, both of which are major arterial roads. A strict interpretation of the Sign Ordinance requires 300 feet of frontage along one arterial road. However, staff finds that with over 400 feet of frontage shared between two major arterial roads, the subject property meets the intent of the Sign Ordinance to allow ACC signs on properties that have significant frontage on major roads. Staff supports this request.

The petitioner originally submitted a sign package that proposed a 27-square foot ACC panel on the freestanding sign. However, the Sign Ordinance permits a maximum sign area of 16 square feet for ACC panels. Upon receiving feedback from Village staff, the petitioner revised the ACC panel to 16 square feet in order to meet the requirements of the Sign Ordinance. The revised plans are included with the petition.

- B. *Variation from Section 153.505(B)(19)(a)(i)(a) to allow wall signage with a total area of two hundred forty-eight square feet (248 square feet) where a maximum area of two hundred square feet (200 square feet) is permitted.*

The petitioner proposes the following wall signage for the car wash building:

Location	Sign Description	Square Footage
Front elevation (north)	Tommy's Express – 35.4 SF Car Wash – 30.5 SF Tommy's Express Carwash – 28.5 SF Car Wash Entrance – 30.4 SF*	124.8 SF
Side elevation (west)	Tommy's Express Carwash – 28.5 SF	28.5 SF
Side elevation (east)	Tommy's Express Carwash – 28.5 SF	28.5 SF
Rear elevation (south)	Tommy's Express – 35.4 SF Car Wash – 30.5 SF	65.9 SF
Total		247.7 SF

*Located on east façade of pay canopy

The Sign Ordinance allows the property up to 200 square feet of wall signage (100 feet per frontage). At 248 square feet, the proposed signage exceeds this limit and requires a variance. The petitioner states the increased signage is necessary due to the configuration of the property and the position of the building with respect to traffic traveling along Route 53 and North Avenue.

Staff notes that the property is somewhat unique in that customers will access the site from the rear (south) or side (west) of the building, and will circulate around the entire building. There is no “back of house” side to the building. Given this circumstance, the petitioner’s request for additional signage to identify the building from all angles is understandable. The petitioner has provided building elevations showing the proposed signage. Staff notes that the signs are reasonably scaled to the building and to the site, and will not be detrimental to the aesthetics of the surrounding neighborhood. Staff supports the requested variation.

8. Request for Zoning Variation – 645 W. North Avenue (Fairfield Inn Property)

- A. *Variation from Section 155.706(C) to reduce perimeter parking lot landscaping area from five feet to zero feet along the east property line to accommodate a shared driveway.*

The petitioner requests a variance to reduce required perimeter parking lot landscaping from five feet deep to zero feet along a portion of the east property line. This variation will accommodate a driveway that straddles the property line between the car wash property at 601-617 W. North Avenue and the Fairfield Inn. The possibility of a shared driveway was contemplated when the hotel, which is part of the Heron Point Planned Development, received zoning entitlements in 1998 (PC 98-06). Staff supports this request.

SITE HISTORY

601 and 617 W. North Avenue

PC 90-16: Annexation, rezoning, and granting of conditional use for the existing automobile service facility for 601 W. North Avenue

PC 96-24: Request for conditional use to expand car wash on 601 W. North Avenue (not approved)

BOT 02-19: Annexation of 617 W. North Avenue

645 W. North Avenue

PC 98-06: Annexation, rezoning, and granting of zoning entitlements for the Heron Point Planned Development.

PC 99-34: Amendment to Heron Point Planned Development to increase height of an office building and allow a signage variation.

PC 99-34: Amendment to annexation agreement.

PC 03-02: Amendment to annexation agreement and amendment to conditional use approval related to swimming pool at the Fairfield Inn.

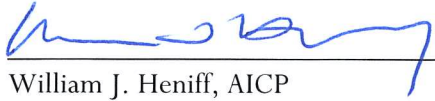
FINDINGS & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for a map amendment, conditional use, and variations, as established by the Lombard Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and testimony presented, the proposed site plan with a map amendment, conditional use, and variations, **complies** with the standards required by the Village of Lombard Zoning Ordinance; 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 I recommend to the Corporate Authorities **approval** of PC 19-09, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall submit a plat of consolidation prior to issuance of a final certificate of occupancy;

3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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