

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission HEARING DATE: September 20, 2010
FROM: Department of PREPARED BY: Jennifer Henaghan, AICP
 Community Development Senior Planner

TITLE

PC 10-14; 200 W. Roosevelt Road: The petitioner requests that the following actions be taken on the subject property located within the B4A Roosevelt Road Corridor District:

1. Approve a conditional use for motor vehicle service;
2. Approve a conditional use for drive-through and drive-in services;
3. Approve a variation from Section 153.505 (B) (19) (a) (2) (a) of the Lombard Sign Ordinance to allow for a total of seven (7) wall signs where one sign per street front exposure is permitted;
4. Approve a Major Plat of Resubdivision with the following variations:
 - a) A deviation from Section 155.417 (H) of the Lombard Zoning Ordinance to allow for a lot area of 30,000 square feet where a minimum of 40,000 square feet is required;
 - b) A deviation from Section 155.417 (I) of the Lombard Zoning Ordinance to allow for a lot width of 100 feet where a minimum of 150 feet is required; and
5. Approve a variation from Section 155.207 of the Lombard Zoning Ordinance to allow for an accessory structure within the clear line of sight area.

GENERAL INFORMATION

Petitioner: Tim Opfer
 855 Feinberg Ct Ste 113
 Cary, IL 60013

Property Owner: Turtle Wax Auto Appearance Centers II, LLC
 625 Willowbrook Centre
 Willowbrook, IL 60527

Relationship of Petitioner to Property Owner: Contract purchaser

PROPERTY INFORMATION

Existing Zoning: B4A Roosevelt Road Corridor District

Existing Land Use: Turtle Wax car wash

Size of Property: 30,000 square feet (0.69 acres)

Comprehensive Plan: Recommends Community Commercial

Surrounding Zoning and Land Use:

North: R2 Single-Family Residence District; developed as single-family homes

South: B4A Roosevelt Road Corridor District; developed as a retail shopping center

East: B4A Roosevelt Road Corridor District and R2 Single-Family Residence District;
developed as a retail shopping center and an apartment building

West: B4A Roosevelt Road Corridor District; vacant retail building

ANALYSIS

SUBMITTALS

This report is based on the following documents:

1. Petition for Public Hearing.
2. Response to Standards for Conditional Uses and Variations.
3. Site Plan, Exterior Elevations, Existing Conditions Pictures, and Landscape Plan prepared by Direct Design LTD Architects, dated August 12, 2010 and last revised August 30, 2010.
4. ALTA/ACSM Land Title Survey, prepared by Terra Technology Land Surveying, Inc., dated August 10, 2010.
5. Preliminary Plat of Subdivision, prepared by Terra Technology Land Surveying, Inc., dated August 10, 2010.

DESCRIPTION

The subject property was developed in 1967 and has been in use as a car wash for more than 35 years. The petitioner is proposing to renovate and expand the building to accommodate modern car wash equipment, three new detail bays. Accessory buildings would include two payment kiosks and a self-serve vacuum canopy. The existing vacuum building adjacent to Ann Street would be removed.

INTER-DEPARTMENTAL REVIEW COMMENTS

BUILDING DIVISION

The Building Division offers the following comments:

1. The proposed fence to be installed as part of the new dumpster enclosure is to be non-combustible within 15 feet of the building. This requirement could be eliminated by closing the window inside of the dumpster enclosure and having only non-combustible (brick) exterior cladding on the exterior wall within 15 feet of the dumpster enclosure.
2. Some of the existing electric and heating equipment currently in use at the existing building is beyond its useful life and in need of replacement. A permit to construct the proposed addition would be required to include replacement of any equipment that is found to be damaged or beyond its useful life.
3. The following codes are applicable for the new construction aspect of the proposed project:
 - 2000 International Building Code
 - 2000 International Energy Conservation Code
 - 2000 International Mechanical Code
 - 1990 National Electric Code (Please note that the 2008 National Electric Code may be adopted in the near future)
 - 2004 Illinois Plumbing Code
 - 2000 International Fire Code
 - 2000 NFPA 13 - Fire Protection Code
 - 2000 NFPA - 101 Life Safety Code
 - 2000 NFPA 72 - Fire Alarm Code
 - 1997 Illinois Accessibility Code
 - 1998 ICC/ANSI A117.1 Standard for Accessible & Usable Buildings and Facilities
 - Accessibility Requirements of Fair Housing Act
 - Lombard Municipal Code Chapter 150: Building Code
 - Lombard Municipal Code Chapter 155: Zoning Ordinance
 - Lombard Municipal Code Chapter 154: Subdivision & Development Ordinance
 - Lombard Municipal Code Chapter 153: Sign Ordinance
 - Current ADA Requirements

PRIVATE ENGINEERING SERVICES DIVISION

The PES Division of Community Development has the following comments on the petition:

1. All site work shall be to Village standards and specifications;
2. Stormwater detention is required for the area of proposed new construction; and
3. All backflow prevention shall be to current Village requirements.

PUBLIC WORKS

The Engineering Division and Utilities Division of the Public Works Department have no comments at this time.

FIRE

The Fire Department has no comments.

PLANNING

Compliance with the Comprehensive Plan

The Comprehensive Plan recommends Community Commercial uses at this location. The proposed car wash use complies with the recommendation.

Compatibility with Surrounding Land Uses

The subject property is surrounded by compatible commercial uses on three sides. However, there are residential areas to the north and east that will continue to be affected by the car wash use. The petitioner has represented that the new car wash and vacuum equipment will be quieter than the existing equipment due to the vacuum motors being enclosed within the car wash building, which should benefit the nearby residents. The petitioner will also be adding landscaping to the property, which will both improve the appearance of the site as well as provide some additional protection from noise. The proposed site enhancements will make the subject property more compatible with surrounding land uses.

Compliance with the Sign Ordinance

The Sign Ordinance allows up to one sign per street front exposure, which would allow the subject property up to three wall signs by right with a maximum total sign area of up to 500 sq. ft. The petitioner is proposing a total of seven wall signs, as follows:

	Proposed Signage
South Elevation	
Business ID sign	56.3 sq. ft.
“Detail Center” sign	11.3 sq. ft.
“Exit” sign	3.3 sq. ft.

East Elevation	
Business ID sign	56.3 sq. ft.
“Full Detail Center” sign	24 sq. ft.
“Mini Detail Center” sign	25.8 sq. ft.
North Elevation	
“Enter” sign	4.5 sq. ft.
Total Proposed Wall Signage	181.5 sq. ft.

No freestanding sign is proposed for the site. There will also be a menu board associated with the drive-through, as shown on the submitted plans.

Although the total number of signs exceeds that allowed by Code, five of the proposed seven signs are essentially directional in nature. The three detail center signs allow employees to direct customers to the correct location for the services they have purchased, and the enter/exit signs serve only to prevent customers from entering the wrong end of the car wash. All five of the signs are intended to be viewed primarily by customers already on the property. Also, the total area of the proposed wall signs is only 36% of that allowed by right. While the petitioner could likely achieve the same directional goals by using fewer, larger signs, the architectural goals of the B4A District may be better met by limiting the area of the signs rather than the quantity. Staff can support the requested sign variation due to the directional nature and limited size of the proposed signs.

Compliance with the Zoning Ordinance

The subject property, as currently developed, has numerous nonconformities (as highlighted in the table below). The petitioner is requesting relief for only those items that are required for the proposed building addition (lot area and width variations) and accessory canopy structure (clear line of sight variation), rather than asking the Village to grant relief to allow these nonconformities to remain in perpetuity. The petitioner will be adding approximately 2,140 sq. ft. of landscaping to the property, which will increase the open space from 0% to 7.1%. Also, the petitioner is willing to install substantial landscaping along the eastern property line to screen the vacuum canopy from the right-of-way. The current property owner uses the adjacent right-of-way for employee parking. The petitioner will instead have all employees park on-site and will sod the adjacent right-of-way landscaping (unless the Village requires a cash payment in lieu of landscaping to allow for future public right-of-way improvements). The proposed improvements will substantially enhance the appearance of the subject property while also bringing it closer into compliance with Village Code.

	B4A Regulations	Existing Conditions	Proposed
Min. Lot Area	40,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.
Min. Lot Width	150 feet	100 feet	100 feet
Min. Front Yard Setback	30 feet	49 feet	32 feet
Min. Corner Side Yard Setback	30 feet	56 feet	36 feet
Min. Interior Side Yard Setback	10 feet	0 feet	0 feet
Min. Rear Yard Setback	30 feet	75 feet	75 feet
Max. Building Height	3 stories or 40 feet	1 story	1 story
Min. Open Space	10%	0%	7.1%

Conditional Uses

The petitioner is requesting conditional uses for motor vehicle service (car wash) and drive-through and drive-in services. Although these activities have been occurring on the site for decades, they are now classified as conditional uses and the proposed expansion therefore requires Village approval.

The Village's traffic consultant, KLOA, performed a review of the subject property and proposed development. The consultant found that the proposed redesign of the car wash facility will provide adequate stacking and on-site circulation for future customers. However, the two access drives on Roosevelt Road should be consolidated into a right-in/right-out access drive. This will ensure better internal traffic flow with less conflict points and will reduce the potential for vehicles backing up internally (i.e., outbound left-turning traffic). Vehicles exiting the car wash tunnel desiring to go east to the vacuum bays or to exit the site should be under yield or stop sign control in order to minimize the potential for conflicts with inbound traffic from the right-in movement. Also, to ensure that vehicles entering the site from Lincoln are able to turn right to proceed to the car wash lane without encroaching on the curb, the internal radius adjacent to the parking spaces where customers will vacuum their vehicles should be 15 to 20 feet.

Provided that the above recommendations from the traffic consultant are incorporated into the development plans, staff can support the requested conditional uses as the petitioner is proposing numerous improvements to the building façade, landscaping, site access, and operations that will enhance the appearance of the property and bring it closer into compliance with Village Code.

Lot Size Variations

The subject property is currently not a lot of record as this was not a requirement when the property was initially developed in 1967. The Zoning Ordinance now requires that construction of an addition greater than 350 square feet or an accessory structure greater than 800 square feet be on a lot of record. This is primarily a clean-up issue to bring the lot into compliance with Village Code.

Clear Line of Sight Variation

The proposed vacuum canopy will be located within the clear line of sight areas for both of the access drives onto Lincoln Street. Generally, staff does not support variations to the Village's clear line of sight requirements for safety reasons. However, the canopy structure is designed to mimic what Code already allows for "green" obstructions within the clear line of sight area. The support poles will be no larger than six inches in width (allowed for fences within the clear line of sight area) and the canopy itself will be no closer than eight feet to the ground (allowed for deciduous trees within the clear line of sight area). If the Village elects to approve this variation request, the impact should be no greater than the obstructions that are currently allowed within clear line of sight areas.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development finds that the information presented **meets** the Standards for Conditional Uses and Standards for Variations as set forth in the Zoning Ordinance. Based on the above considerations, 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 the testimony presented, the proposal **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, I recommend to the Corporate Authorities **approval** of PC 10-14, subject to the following conditions:

1. The subject property shall be developed consistent with the submitted plans prepared by Direct Design LTD Architects, dated August 12, 2010 and last revised August 30, 2010.
2. The petitioner shall satisfactorily address all comments within the IDRC report.
3. All recommendations identified within the KLOA report dated September 8, 2010 shall be incorporated into the plans prior to the issuance of a building permit, including:
 - a. Access onto Roosevelt Road shall be restricted to a single right-in, right-out driveway with signage directing on-site traffic to yield to vehicles entering the site from Roosevelt Road.
 - b. The internal radius of the curb along the northern edge of the southbound Lincoln Street driveway (adjacent to the parking spaces where customers will vacuum their vehicles) should be at least 15 feet.
4. Any structure located within the clear line of sight areas along Lincoln Street shall be limited to the building canopy structure identified on the petitioner's submitted plans prepared by Direct Design LTD Architects, dated August 12, 2010 and last revised August 30, 2010.
5. If directed by the Village, the petitioner shall submit a cash payment in lieu of the proposed landscape improvements shown on the submitted landscape plan.
6. The approval shall become null and void unless work thereon is substantially underway within 12 months of the date of ordinance approval, unless extended by the Village Board prior to the expiration of the approval ordinance.

Plan Commission
Re: PC 10-14
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Report Approved By:

William J. Heniff, AICP
Director of Community Development

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att-

c. Petitioner

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