

June 21, 2021

#### Title

PC 21-15

#### Petitioner

Mark Kehoskie  
601 Oakmont Lane, Suite 400  
Westmont, IL 60559

#### Property Owner

My Property Holdings  
601 Oakmont Lane, Suite 400  
Westmont, IL 60559

#### Property Location

1005 and 1015 N. Rohlwing Road

#### Zoning

R1 Single-Family Residence  
District

#### Existing Land Use

Existing auto body shop (1005)  
and vacant (1015)

#### Comprehensive Plan

Mixed Industrial, Office and  
Commercial

#### Approval Sought

Map amendment from R1 to B4,  
and approval of a conditional use  
for a motor vehicle repair business  
with companion variations.

#### Prepared By

Anna Papke, AICP  
Senior Planner



LOCATION MAP

#### DESCRIPTION

Crash Champions, LLC, recently acquired and operates the motor vehicle collision repair business at 1005 N. Rohlwing Road (former DuPage Auto Body). Crash Champions proposes to acquire the vacant property at 1015 N. Rohlwing Road in order to expand the existing business. Planned improvements include an addition to the building and an expanded parking area. The petitioner requires zoning entitlements to develop the property as proposed.

#### EXISTING CONDITIONS

The property at 1005 N. Rohlwing Road is currently developed with a motor vehicle repair business (auto body repair shop). The property at 1015 N. Rohlwing Road is vacant.

#### APPROVAL(S) REQUIRED

The petitioner requests that the Village take the following actions on the subject property located within R1 Single-Family Residence District:

1. Approve a map amendment from the R1 Single-Family Residence District to the B4 Corridor Commercial Zoning District;

**Project Details**

Parcel Size:	1.72 acres
Building Area:	18,181 SF
Parking:	45 spaces
Building Height:	One story (24'4")

**Submittals**

1. Petitions for public hearing, dated May 27, 2021;
2. Response to standards for map amendments, conditional use, and variations, submitted 6/8/21;
3. Boundary, easement, and topographic survey, prepared by DesignTek Engineering, Inc., dated 12/29/20;
4. ALTA/NSPS land title survey, prepared by DesignTek Engineering, Inc., dated 11/23/20;
5. Preliminary engineering plans, prepared by DesignTek Engineering, Inc., dated 3/8/21;
6. Architectural plans, prepared by Ideal Designs, dated 5/18/21;
7. Landscape plan, prepared by J.G.S. Landscape Architects, dated 3/25/21; and
8. Sign plans, prepared by Image 360.

2. Approve a conditional use, pursuant to Section 155.416(C)(16) of the Lombard Code of Ordinances for Conditional Uses in the B4 District, to allow for a motor vehicle repair business (collision repair shop);
3. 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 ten feet (10'), where a width of thirty feet (30') is required, along the north property line; and
4. A zoning variation from Section 155.205(A)(2)(c)(i) of the Lombard Code of Ordinances to allow a six-foot (6') tall fence in the required front yard, where a maximum height of four feet is allowed.

**INTER-DEPARTMENTAL REVIEW****Building Division:**

The Building Division has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

**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. The building will need proper water service for the sprinkler and fire alarm system that will need to be installed.

**Private Engineering Services (PES):**

Private Engineering Services has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit 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. The required public sidewalk shall also be extended across the existing, southern driveway per §154.306(D)(3)(b).
2. Parkway trees are required along the entire length of the abutting public right-of-way per §154.306(D)(3)(d). Due to the public-right of-way belonging to IDOT and the presence of overhead utility lines, these trees shall be changed to a species of mature height less than 20 feet, and be installed/maintained by the petitioner on private property.

**Planning Services Division:**

The Planning Services Division notes the following:

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

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	R1	Single-family home/contractor storage yard
<b>South</b>	B4	Gas station and McDonald's restaurant
<b>East</b>	B4	Comfort Suites hotel
<b>West</b>	B3PD	Shopping center

The area surrounding the subject property is developed with a mixture of high-intensity commercial and industrial uses. Several of the businesses in the immediate area are auto-oriented (gas stations, fast food restaurants). The existing collision repair shop has been compatible with surrounding land uses. The proposed expansion of the business 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 industrial, office and commercial 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 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 subject property is presently two separate lots. Village code requires two properties to be consolidated into one lot of record prior to the issuance of a building permit. Once consolidated, the subject property will meet the minimum lot width and lot area requirements for the B4 District.
- The proposed use, motor vehicle repair, is a conditional use in the B4 District.
- The building height, at 24'4", 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 for motor vehicle repair.
- The petitioner has submitted a landscape plan. Staff has reviewed this plan and finds it meets the landscaping requirements in Village Code. Planning staff reiterates Public Works' comment that trees planted near the Rohlwing Road right-of-way shall be of a species less than 20 feet tall at maturity.
- The petitioner has submitted sign plans. Staff has reviewed these plans and notes the following:

- The combined surface area of the two wall signs proposed for the building is less than the maximum allowable 100 square feet of signage for the subject property.
- The sign plans show two freestanding monument signs. Village Code permits one freestanding sign on the subject property. The petitioner will need to revise the plans accordingly prior to submitting for a sign permit. Staff further notes that the freestanding sign will need to meet required setbacks and be outside all clear line of sight areas.

#### **4. Request for Map Amendment**

The subject property 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 subject property in order to expand the existing auto collision repair business at 1005 N. Rohlwing Road. The proposed zoning classification of B4 Corridor Commercial Zoning District is consistent with the zoning on property adjacent to the south and east of the subject property, and is compatible with the surrounding development in the immediate area. A B4 zoning classification is consistent with the Comprehensive Plan's recommendation of mixed industrial, office and commercial development. Staff supports the proposed map amendment.

#### **5. Request for Conditional Use Approval – Motor Vehicle Repair Business**

The petitioner proposes to expand an existing motor vehicle collision repair business. Expansion of a conditional use requires approval through the Plan Commission/Village Board public hearing process. In analyzing the petition, staff finds the expanded collision repair business 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. Staff supports this request.

#### **6. Requests for Zoning Variations**

- A. *Variation from Section 155.416(J) and 155.707(A)(4) to reduce width of transitional landscape yard from 30 feet to ten feet along the north property line.*

The property adjacent to the north of the subject property is zoned R1. The Zoning Ordinance requires a 30-foot landscape buffer 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 north was zoned R1 by default when it was annexed into the Village in 2003. Since the property has not undergone redevelopment, the R1 zoning has remained. At present the property is developed with a single-family house and a contractor's storage yard, and the Comprehensive Plan recommends mixed industrial, office and uses on the property. Should the

property redevelop, staff expects it would be as a high-intensity commercial use given the property's location and the uses on adjacent properties.

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 variation.

- B. Variation from Section 155.205(A)(2)(c)(i) of the Lombard Code of Ordinances to allow a six-foot (6') tall fence in the required front yard, where a maximum height of four feet is allowed.*

The petitioner plans to construct a six-foot tall privacy fence around the parking area on the north side of the subject property. Per the submitted plans, this will be a solid-construction wood and PVC fence. The west side of the fence will encroach into the 30-foot front yard setback, where the maximum permitted fence height is four feet. The petitioner requests a variance to allow a six-foot tall fence in this area to provide screening for the parking area, where vehicles awaiting repairs or pick up by customers will be parked.

In review of the request, staff notes that the fence will be set back 20 feet from the front property line and thus will have limited aesthetic impact upon the Rohlwing Road corridor. The petitioner's desire for a six-foot tall fence around this parking lot is understandable given the operational requirements of the business. Staff supports this variation.

## **7. Traffic Circulation**

Staff notes the following for informational purposes:

- There is currently a drive aisle on the south side of the subject property that provides cross access to the gas station and fast food restaurant on the property to the south. Cross access between the two properties was established when the adjacent property to the south was annexed into the Village and developed (PC 94-12). Staff notes that the proposed reconfiguration of the parking area on the south side of the subject property will reduce potential conflict points within the cross-access drive aisle.
- The fence around the north parking lot will include a gate across the proposed driveway connection to Rohlwing Road. The gate is noted as being 20' back from the front property line, which will provide adequate room for a vehicle to turn into the driveway and wait for the gate to open without blocking traffic in the right-of-way. If the business intends to keep this gate closed during business hours, staff recommends the business install "exit only" signs discourage vehicles from turning into the north driveway. The business should be prepared to reassess the need for such signage as business operations change over time.

**SITE HISTORY**

**BOT 02-20:** Annexation of subject property

**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 21-15, 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 building permit;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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