

October 7, 2010

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

Subject: PC 10-14: 200 W. Roosevelt Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on September 20, 2010.

Tim Opfer, 855 Feinberg Court, Suite 113, Cary, IL 60013, presented the petition. He stated that he was here with his partner and that they currently operate four car washes in the Chicagoland area. They are the contract purchasers for the property. Their goal is to convert the existing full service car wash into an express car wash where the customer stays in their car and drives through.

October 7, 2010

PC 10-14

Page 2

They are proposing improvements to the site plan as well as to the architecture of the building. This includes pulling the front of the building out, adding a lobby inside, and adding glass features. They will remove the monument sign and will use wall signs for signage. Other improvements to the building include the addition of 6 detail bays, which will be located where the parking lot existed, and 2 roll up doors, which will open and close automatically with each individual car, and keep the noise inside the building.

The site plan has been changed to add two kiosks in lieu of the outside vacuums which will be relocated and put inside the building. The access along Roosevelt Road has been modified per staff and KLOA's comments. They have added landscaping wherever possible to the site plan.

Concluding Mr. Opfer stated that they feel that the plans fit in well with the Roosevelt Road corridor and are in agreement with all staff comments.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition.

Jay Anderson, 58 W. Ann Street, Lombard, indicated that the existing traffic pattern has most vehicles entering and exiting the facility onto Roosevelt Road or the Lincoln Street entrance. His concern is that it appears from the proposed plans that cars using the vacuum stalls will be exiting out on the northeast side of the property and he is concerned about increased traffic on Ann Street. He mentioned how they currently have winter issues with wet tires coming onto the road which results in icing. He and some of his neighbors have experienced mailbox losses due to the resulting ice. The traffic flow is his biggest concern. He requested that a stop sign be put on Lincoln.

Mr. Opfer rebutted. He stated that they were required to do a traffic study and they have complied with all the changes proposed to the site plan by KLOA. These include the full access on Roosevelt Road being limited to a right in right out. The exit the gentleman is referring to is an escape lane to be used by people who need to use the vacuum but have not had a wash yet. It currently operates as a two-way but will only be a one-way exit. He doesn't think it will cause a problem.

Chairperson Ryan then requested the staff report.

Jennifer Henaghan, Senior Planner, presented the staff report. 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.

Ms. Henaghan summarized the comments from the Building and Private Engineering Services Divisions. The Comprehensive Plan recommends Community Commercial uses at this location. The proposed car wash use complies with the recommendation. 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.

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: 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.

The subject property, as currently developed, has numerous nonconformities. The petitioner is requesting relief for only those items that are required for the proposed building addition and accessory canopy structure, 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.

The petitioner is requesting conditional uses for motor vehicle service 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. 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.

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.

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 and the canopy itself will be no closer than eight feet to the ground. 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.

Staff is recommending approval of this petition, subject to six conditions.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Olbrysh asked the square footage of the addition. Mr. Opher answered 1,300 square feet. Commissioner Olbrysh commented that after looking at the staff report it appears that the petitioner has worked closely with staff and the proposed project is quite an improvement. Referring to the drawings, he noted that the south side has been completely redone and the east side, which is currently not aesthetically pleasing, will be redone as well. They have 3 detail bays, an enclosed dumpster and the employee parking. He asked what will be done with the wall by the employee parking spaces. Mr. Opher answered they were leaving the wall white. Commissioner Olbrysh stated that he didn't have any problem with the traffic flow, the landscaping plan impressed him and noted that the open space percentage was increasing. He stated that they have done a good job and will be a great addition to the property.

Commissioner Sweetser agreed with Commissioner Olbrysh's comments and asked the hours of operation. Mr. Opher answered that they would be open seven days a week from 8:00 a.m. to 8:00 p.m. daily, weather permitting.

October 7, 2010

PC 10-14

Page 5

Commissioner Cooper referred to the traffic flow drawing C1.1 and stated that it does not show the corrections that are recommended by the traffic engineer. Mr. Opher answered that it was too late to incorporate the changes but that they agreed to add those to their revised plan. She also added that this was a good addition to the property.

Commissioner Burke asked if there currently was a stop sign at Ann Street and Lincoln. Ms. Henaghan stated she was unsure but Mr. Anderson indicated there was not. Commissioner Burke asked if a stop sign was required by the traffic consultant and if not, suggested that staff look into possibly having one put there. Mr. Stilling answered that staff will bring it up with the Public Works Department and possibly the Traffic & Safety Committee.

Commissioner Sweetser added that Commissioner Burke's statement was fair one as there was a concern voiced about the traffic. We need to determine if a remedy is warranted and if it has anything to do with the car wash.

On a motion by Commissioner Olbrysh and a second by Commissioner Sweetser, the Plan Commission voted 5 to 0 that the Village Board **approve** the conditional uses and variations based on the finding that the petitioner had met the required Standards as set forth in the Sign Ordinance and Zoning Ordinance.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission