

ANALYSIS

SUBMITTALS

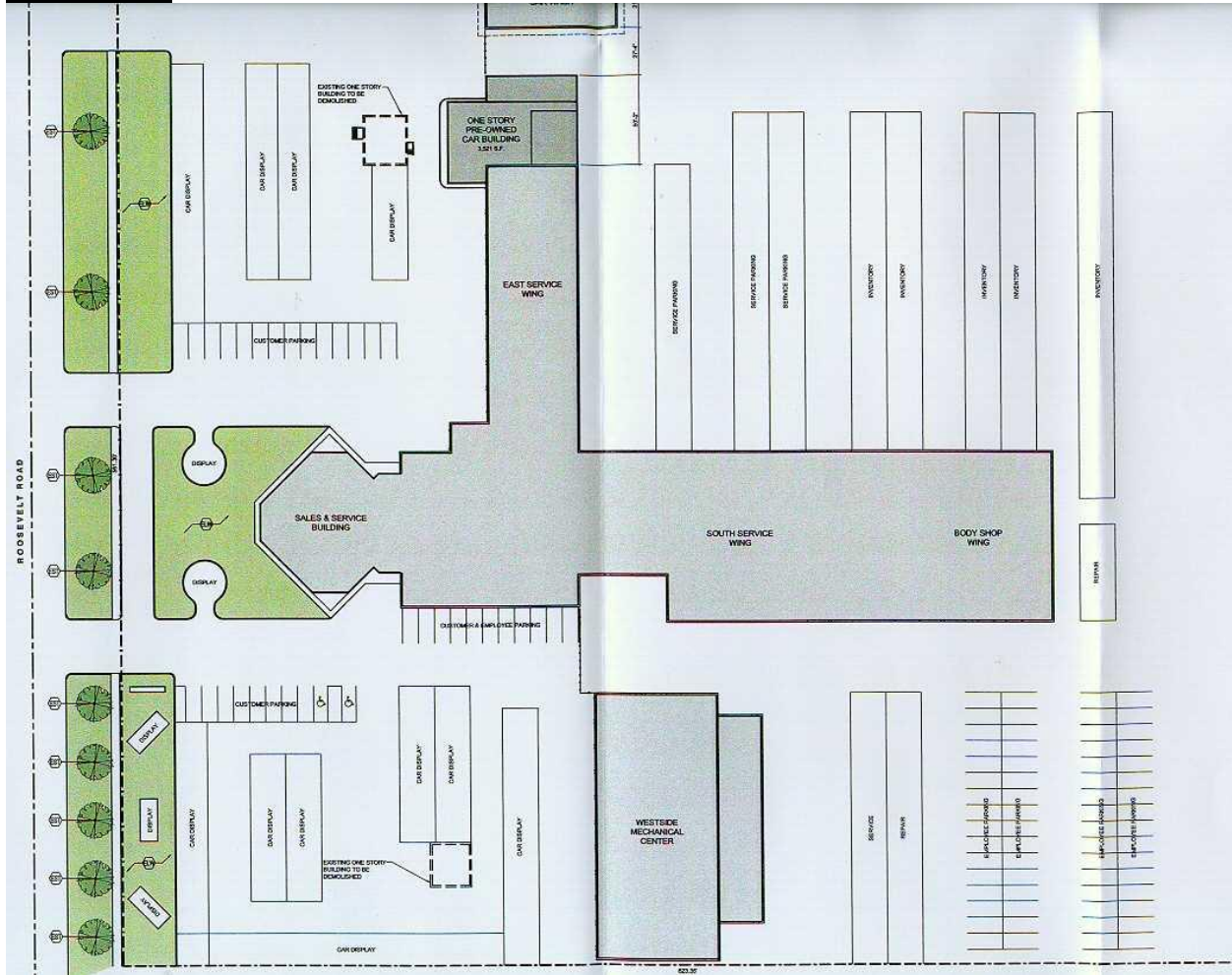
This report is based on the following documentation, which was filed with the Department of Community Development:

1. Petition for Public Hearing, received April 18, 2003.
2. Site Plan, dated April 25, 2002, showing existing improvements and proposed building addition.
3. Proposed Building Elevations dated April 25, 2002.
4. Conceptual Engineering, dated April 25, 2002

DESCRIPTION

The site is currently operated as a legal non-conforming motor vehicle sale, service, and repair facility. The petitioner would like to expand the facility to include a one story building addition that would also include more than one wall sign on a street frontage. Expansion to the use requires conditional use approval for the existing and proposed improvements. 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.

SITE PLAN



ENGINEERING

From a construction or engineering perspective, Private Engineering Services has the following comments:

1. The building addition's downspouts shall be directed into the stormwater detention vault.
2. Engineering calculations for the restrictor size and detention vault volume shall be submitted with the Village of Lombard building permit application.

PUBLIC WORKS

The Department of Public Works, Engineering Division has no comments regarding the petition.

FIRE AND BUILDING

The Fire Department/Bureau of Inspectional Services has the following comments:

- The existing buildings located on the site are fully sprinklered and any additions or new buildings must also be fully sprinklered.
- Also, any new additions or new construction must have a fully functional fire alarm system.

PLANNING

Compliance with the Zoning Ordinance

Automobile sales, service, and repair facilities are identified as conditional uses in the B4 Corridor Commercial District. The business located at the subject site is a legal nonconforming use. Expansion of the use requires that the petitioner obtain conditional use approval for the existing site and proposed addition.

Conditional Use – Automobile Sales, Service & Repair

The petitioner's conditional use request is for operation of an automobile sales, service, and repair center. The petitioner's improvement plans consist of the proposed building addition that is intended to be architecturally compatible with the existing building. The proposed building expansion is intended to serve as a used car sales center. Currently, there is a separate building for the used car sales office. The existing used car sales building will be demolished upon completion of the new one story addition. The existing automobile sales, service and repair use is compatible with the surrounding commercial uses.

Conditional Use – More than One Principal Building on a Lot

The Zoning Ordinance allows the construction and operation of more than one principal building on a commercial property through the conditional use process. The subject site presently has five principal structures. Three structures will remain once the improvements are completed (showroom service building, mechanical center and car wash building). As the requested conditional use is being requested to bring the existing and proposed structures into compliance with current Village Codes and since the design and layout of the structures meet the bulk requirements of the underlying district, this conditional use can be supported by staff.

Conditional Use – Planned Development

Included with the petition is a request for conditional use approval for a planned development. While the proposed expansion does not necessitate the creation of a planned development, staff feels that 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, 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 Deviation

Included as part of the planned development request is approval of a signage deviation to allow for more than one wall sign per street frontage. The petitioner intends to place two wall signs on the north elevation of the building (“Vehicle Care” and “Pre Owned”). The signs comply with all other aspects of the sign ordinance (approximately 63 square feet each) and are reasonably located, therefore staff supports the signage deviation.

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends Community Commercial and the proposed use is therefore compatible with the Comprehensive Plan.

Compatibility with Surrounding Land Uses

The proposed use and addition will not deviate from the existing use, therefore it is compatible with the surrounding commercial uses.

FINDINGS AND RECOMMENDATIONS

Staff believes that the proposed use is appropriate at the subject location and is compatible with surrounding uses.

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 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 the conditional uses associated with PC 03-15, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the site plans dated April 25, 2003 and submitted as part of this request.
2. That the petitioner shall provide the requisite stormwater improvements for any additional impervious areas on the property, consistent with the IDRC comments.
3. That the petitioner’s building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.

Inter-Departmental Review Group Report Approved By:

Plan Commission
Re: PC 03-15
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David A. Hulseberg, AICP
Director of Community Development

DAH/ADC:

att
c. Petitioner