

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission HEARING DATE: February 15, 1999

FROM: Department of PREPARED BY: Amy Willson, Planner I
Community Development

TITLE

PC 99-06; 404 East North Avenue: Requests conditional use approval for motor vehicle sales and for the outdoor display and sale of motor vehicles in the B4 Corridor Commercial Shopping District.

GENERAL INFORMATION

Petitioner/Owner: Renato Cardinaletti, Jr.
298 Dunley Court
Wooddale, Illinois 60191

PROPERTY INFORMATION

Existing Zoning: B4, Corridor Commercial Shopping District

Existing Land Use: Vacant, One-Story Building (formerly Village Green Antiques)

Size of Property: Approximately 51,191.34 Square Feet / 1.175 Acres

Comprehensive Plan: Community Commercial

Surrounding Zoning and Land Use:

North:	R2 Single-Family Residence District, Two-Family Residence; Unincorporated R4 Single-Family Residence District, Single-Family Residence
South:	B4 Corridor Commercial Shopping District, Amoco Gas Station
East:	B4 Corridor Commercial Shopping District, Oscar's Billiards
West:	B4 Corridor Commercial Shopping District, Terrace Restaurant

ANALYSIS

SUBMITTALS

This report is based on the following documentation:

1. Petition for Public Hearing.
2. Plat of Survey, Prepared by Harrington & Associates, Inc., Dated January 14, 1999.
3. Landscape Plan.
4. Wall Sign Elevations, Prepared by Olympic Signs, Dated December 30, 1998.
5. Free-standing Sign Elevations, Prepared by Olympic Signs, Dated December 30, 1998.
6. Photometric Report, Prepared by Mike Krueger, Engineer, Dated January 4, 1999.

DESCRIPTION

The petitioner wishes to open a “pre-owned” car dealership at the above-referenced location. In doing so, the petitioner will be utilizing the existing building, and will not be constructing any building additions. The petitioner will, however, be making improvements to the lot with landscaping, lighting, and fencing. As no landscaping currently exists, the proposed landscaping will soften the site, thus making it more pleasing for the surrounding neighbors.

The site, currently, consists of four (4) separate lots with a vacated lot to the north. The lots span a full block, from Grace Street to LaLonde Avenue on North Avenue, and have been used as a single use. The principal structure is located on one lot, and the remaining lots are paved. The petitioner intends to use the paved portion for visitor parking and car storage and sales. The building is approximately 10,550 square feet. The show room will be approximately 6,000 square feet, and the service area will be approximately 4,550 square feet. The service area will be used to service the cars that are being sold prior to sale.

Private Engineering Services

Private Engineering Services has no objection to the proposed petition. However, if the parking lot is reconstructed, stormwater detention will be needed.

Public Works

The Public Works Department does not have any comments regarding this petition.

Fire and Building

The Bureau of Inspectional Services requires the building to be fully sprinklered. Floor drains and a triple basin separator would also be required for areas where vehicles would be within the building. More detailed drawings and an inspection would be required to determine if other building related issues may exist.

Planning

Compatibility with the Comprehensive Plan

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

Compatibility with Surrounding Land Uses

The proposed use is compatible with the surrounding land uses. Properties to the east, south, and west are zoned B4 Corridor Commercial Shopping District. Residential properties exist north of the site, and will be screened by a proposed eight foot (8') board on board fence with Sugar Maple and White Oak trees. North Avenue is a highly trafficked corridor with commercial and industrial sites on the north half of the street, and residential sites on the south half of the street with intermittent areas of commercially zoned property.

Compliance with the Zoning Ordinance

Landscaping

Improvements to the site are being made through landscaping and fencing. According to the Zoning Ordinance, parkway trees are required in public rights-of-way adjacent to the property. This site is surrounded by three streets which require parkway trees. These trees should be placed every forty feet (40'). With the length of the site, nine (9) trees should be provided. The petitioner is proposing seven (7) parkway trees on North Avenue. He is limiting the trees in front of the building so as to not obstruct the view to the proposed wall sign as well as the show room. Two (2) trees are being proposed along LaLonde Avenue where the site affords four (4) parkway trees. The petitioner is not proposing any parkway trees along Grace Street, where four (4) trees are required.

The landscaping standards of the Zoning Ordinance require a transitional landscape yard when a property abuts residentially zoned property. This requirement applies to the north side of the property. The petitioner is proposing to put an eight foot (8') board on board fence along the north side of the property to create a buffer for the residential properties. The existing building and pavement prevent the petitioner from providing the required thirty foot (30') transitional yard. Due to the fact that an

eight foot (8') fence will be erected, and no transitional landscape yard exists, the petitioner is proposing to plant eleven (11) Sugar Maple and White Oak trees along the fence so the residences to the north can take advantage of landscaping above the fence.

Interior and perimeter parking lot landscaping is also required. Planting islands should be dispersed throughout the parking lot with minimum of one (1) tree for every one hundred twenty (120) square feet of landscaping. The landscape plan does not indicate that interior parking lot landscaping will be provided. Staff recommends that some landscaping be provided in the visitor parking area. On the east side of the property, the petitioner is proposing to cut some pavement leaving two feet (2') for perimeter parking lot landscaping. Within this area, shrubbery and two (2) trees are proposed. The landscape plan indicates the height of the bushes to be provided are four feet (4') tall, and are evenly spaced along the entire street frontage. No perimeter lot landscaping is indicated along the south and west sides of the site. Pavement extends to the property line on the south side, but room exists on the west side for landscaping.

Due to the layout of the existing building on the site, there is not room for foundation landscaping as required by the Zoning Ordinance. Also, dumpsters must be screened on all sides by a solid wood fence to a height of six feet (6') to eight feet (8'). The petitioner will be using the existing dumpster enclosure which meets these standards.

Lighting

Currently, eight (8) light poles exist on the site. Additional lighting is proposed on the site to provide a total of fifteen (15) light poles. The photometric report indicates high measurements at the property lines, ranging from 1.5 to 38.2 foot-candles. Measurements along the northern property line, abutting residential properties, range from 1.6 to 7.1 foot-candles. The Zoning Ordinance states that lighting shall not exceed 0.5 foot candles at any property line which is shared by a residentially zoned property, and in no case shall the lighting exceed 3.0 foot-candles at any property line. The petitioner has indicated in his application that the lights will be approximately ten feet (10') off of the property line to the north, and the back of each light will be shielded. He also states that the study was completed without taking the shielding of the lights into account. The shielding would diminish the amount of light at the property line.

Staff compared the proposed average light levels of 41.58 foot-candles to light readings inside Village Hall, and came up with equivalent readings. Staff does not see a need to have such substantial lighting. The petitioner is proposing new lighting to match that what is existing. The proposed lighting includes four (4) light poles (including two existing), each with two (2) one thousand (1000) Watt metal halide lights per pole along the north property line (adjacent to residential properties). Staff recommends providing no more than one (1) four hundred (400) Watt light per pole, which will substantially reduce the impact on the properties to the north.

Parking

The Village requires twenty-one (21) parking spaces with two (2) handicapped accessible parking spaces. The petitioner's proposal indicates the appropriate number of parking spaces, although the

spaces do not meet the required dimensions of sixteen feet by eighteen feet (16' x 18') for handicap accessible spaces, and nine feet by eighteen feet (9' x 18') for standard parking spaces. The proposed parking spaces are too narrow, and would require more space than is indicated if they were widened. For instance, the parking spaces on the north side of the lot provided for visitors totals eighty feet (80') in length. This is enough space for 8.89 parking spaces only. The petitioner is proposing twelve (12) spaces here. In addition, some of the visitor parking spaces that are proposed on the south side of the site may be inaccessible due to the existing sign pole which will be used by the petitioner. The parking arrangement would have to be reworked on the site plan in order to provide the appropriate number of spaces.

Parking spaces provided for outdoor storage and sales of cars is indicated on the landscape/site plan. A twenty-four foot (24') drive aisle runs from the LaLonde Avenue ingress/egress point through to the visitor parking area. The proposed layout of the cars indicates that there will be approximately four feet in between cars and fifteen feet (15') in between rows of cars. The landscape/site plan is not accurate in the measurement of both the size of stalls and the fifteen foot (15') aisles. When starting from the north side of the property, creating alternating rows of eighteen feet (18') and fifteen feet (15'), two rows of cars would fit north of the LaLonde Avenue ingress/egress and one row of cars would fit south of the ingress/egress. Although the petitioner is proposing approximately one hundred (100) cars on the lot, only twenty seven (27) cars would fit according to the proposed aisle width and distance between cars. Due in part to conflicts with the twenty four foot (24') drive aisle, the cars in the outdoor storage and sales area would have to be reorganized. The Village standard of a nine foot (9') stall width allows for door swing, so the petitioner's proposal of a seven foot (7') stall with four foot (4') spacing is more than is needed.

After several meetings with the petitioner, an efficient plan that would come substantially close to meeting code was never accomplished. As a result, staff drew a plan (see attached Exhibit "A") showing an improved layout of visitor parking, car storage, and interior parking lot landscaping. A copy of this plan was provided to the petitioner, who stated that the proposed layout was acceptable, though with one concern. Staff believes that a physical barrier should be provided between visitor parking and the sales lot, and is recommending a landscape island, no less than seven feet (7') in width, be provided to separate these two areas (see "A"). The landscape island to the south should include the free-standing sign within the island (see "B"). The petitioner has stated that the barrier is acceptable, but would prefer an option which will not require the removal of asphalt. Other elements of the plan include the provision of visitor parking on the north side of the property (see "C"), including six (6) spaces against the building and eight (8) spaces against the proposed landscaping island. The parking stalls are nine feet (9') wide and eighteen feet (18') long, with a twenty four foot (24') drive aisle between them. Additional visitor parking is located along the landscape island near the south end of the property (see "B"). Handicap accessible parking will be located against the east side of the building, south of the main entrance to the building (see "D"). Two (2) spaces are provided with a width of sixteen feet (16') and length of eighteen feet (18'). A landscaping island is provided south of the parking spaces for safety from traffic entering into the lot off of North Avenue.

The lot designated for outdoor storage and sales of cars consists of five (5) rows for parking (see "E"). Each row of cars will be a length of eighteen feet (18'). A drive aisle of fifteen feet (15') is provided

between the first and second rows (see "F") at the north side of the lot to move cars around. The two (2) rows on the south end of the property will be stacked. The width required per car would be approximately nine feet (9'). A drive aisle between for access off of LaLonde Avenue (see "G") is the standard twenty four feet (24'), and provides the ability to maneuver the cars that are adjacent to this aisle.

The above proposal by staff provides the required number of visitor parking spaces, as well as enough room for seventy five (75) to eighty (80) cars in the outdoor storage and sales area.

Compliance With the Sign Ordinance

The petitioner is proposing to erect a free-standing sign and a wall sign. In the B4 Corridor Commercial Shopping District, free-standing signs that front a state right-of-way may be a maximum of one hundred twenty-five (125) square feet in sign surface area with a maximum height of twenty-five feet (25'). The proposed sign is one hundred-twenty (120) square feet and twenty two feet (22') high. The Sign Ordinance states that the sign must be located a minimum of seventy-five feet (75') from the centerline of the adjacent right-of-way. The proposed free-standing sign will be using the existing sign pole which is located on the property just east of the entrance off of North Avenue.

The proposed wall sign is one hundred and fifty (150) square feet; staff has red-lined the sign to reflect the maximum allowable square footage of one hundred (100) square feet. A variation would be necessary to allow the one hundred fifty (150) square foot sign, and the petitioner has not requested a sign variation at this time. In order to request a variation to the Sign Ordinance for the larger sign, an amendment to the Conditional Use would have to be presented to the Planning Commission at a later date. Staff would recommend denial for a wall sign larger than one hundred (100) square feet.

Compliance with the Subdivision and Development Ordinance

According to the Subdivision and Development Ordinance, sidewalks are to be installed along all surrounding public rights-of-way for the length of the property. This property is surrounded on three (3) sides by streets, Grace Street, North Avenue, and LaLonde Avenue. Currently, no sidewalks exist on any of these streets. The petitioner is proposing to provide a sidewalk along Grace street. Staff would require that sidewalks be provided along the west, south, and east sides of the property along the rights-of-way.

Additionally, the lot must be one legal lot-of-record. The proposed site consists of five (5) separate lots, which would have to be consolidated into one in order to do any improvements on the property.

FINDINGS AND RECOMMENDATIONS

Based on the petitioner's proposal for landscaping and fencing, and the staff proposal of parking and additional landscaping, 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 approval to the Corporate Authorities approval of PC 99-06 subject to the following conditions:

1. Prepare a Plat of Resubdivision to consolidate the four (4) lots and the vacated alley into one lot.
2. Provide sidewalks along the west (Grace Street), south (North Avenue), and east (LaLonde Avenue) sides of the property.
3. If there is adequate space, parkway trees shall be provided along Grace Street.
4. Redesign the visitor parking layout to meet the size standards and number of parking spaces required by the Village, as recommended in the site plan (Exhibit A), prepared by staff.
5. Provide a landscaping island, a minimum of seven feet (7') in width from outside of curb to outside of curb, between the visitor and sales parking lots, as recommended in the site plan (Exhibit A), prepared by staff.
6. Limit the number of unregistered vehicles on the lot to a maximum of eighty (80) cars. Each car shall be permitted on the lot for a period of no more than six (6) months.
7. Redesign the outdoor car sales and storage area to provide adequate spacing for the appropriate number of cars permitted on the site, as recommended in the site plan (Exhibit A), prepared by staff.
8. A log of the unregistered vehicles with dates of arrival to the lot must be kept on site at all times, with access to the log by an employee of the Community Development Department of the Village of Lombard permitted at any time during business hours.
9. Remove existing lamps from the light poles along the northern property line. No more than four (4) light poles shall be permitted on the northern property line. These poles shall be at least ten feet (10') from the northern property line. Each pole shall have one lamp per pole, with an output of no more than four hundred (400) Watts.
10. Any violation of the Conditional Use agreement may result in a revocation of the Conditional Use for the property and is subject to a fine.

Plan Commission
Re: PC 99-06
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David A. Hulseberg, AICP
Director of Community Development

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att
c. Petitioner

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