

June 5, 2003

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

**Subject: PC 03-15; 303 W. Roosevelt Road (Heritage Cadillac)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Heritage Cadillac, requests that the Village take the following actions on the subject property:

1. Approve a conditional use for motor vehicle sales, service and repair,
2. Approve a conditional use for more than one principal building on a lot of record, and
3. Approve a conditional use for a planned development with approval to allow for an increase in the number of wall signs.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 19, 2003.

Kenneth Behles, Principal of Behles and Behles, presented the petition. He stated that the subject property is improved with a legal-nonconforming automotive sales facility that the owner would like to expand. There are currently five buildings on the lot and the remodeling would result in three buildings on the lot. Mr. Behles stated that the proposed addition would be located on the eastern section of the lot facing Roosevelt Road. The addition will replace the pre-owned sales vehicle center. All vehicle doors and the front facing of the existing structure will be replaced. Mr. Behles stated that the proposed addition would be approximately 352 square feet and slightly higher than the existing building. The proposed signage on the building would read "Vehicle Care" and "Pre-Owned." The existing principal structure will be refaced with painted masonry and limestone panels. Mr. Behles showed samples of the proposed materials. Mr. Behles also stated that the proposed addition would be fully sprinklered and an underground storage vault would be provided for detention.

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Chairperson Ryan then opened the meeting for public comment.

Fran Malloy, 1309 S. Elizabeth St., stated that she had questions regarding the petition. Ms. Malloy asked if there would be any construction at the opposite end of the existing building. Ms. Malloy also inquired whether the rear of the building would extend any further to the rear of the lot. Ms. Malloy stated that she was concerned with the lighting of the building. She also asked if there were going to be any additional public address announcements.

Chairperson Ryan asked that the petitioner address the questions raised as part of the public comment period.

Mr. Behles stated that the addition would be to the east end of the existing building. No additional construction will occur on the southern end of the lot. Mr. Behles also stated that there would not be any changes to the existing lighting or additional public address systems.

Bill Hartigan of Heritage Cadillac, 902 St. Stevens, Oak Brook, IL, stated that adjustments have been made to the speakers with automatic and individual volume controls. He stated that they have moved toward paging within the dealership to reduce public announcement paging that has disturbed neighbors.

Chairperson Ryan asked about foot traffic to the rear of the property.

Mr. Hartigan stated that there is car storage in the rear and there will be no more traffic than there is presently.

Chairperson Ryan then requested the staff report.

Angela Clark, Planner I, stated that 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.

Ms. Clark then summarized the comments from the Inter-Departmental Review Committee. This petition complies with the recommendation of the Comprehensive Plan of Community Commercial. The proposed use is compatible with the surrounding land uses. 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.

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

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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.

Ms. Clark also noted that 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. Staff recommends approval of PC 03-15, subject to the conditions listed in the staff report.

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

Commissioner Sweetser inquired about a possible awning shown in the elevations. Mr. Behles clarified that it is a sunshade.

Commissioner Sweetser noted that it appears that the elevations show that there is an entrance from the west. Mr. Behles stated that there would be an entrance on the western corner of the addition and customer parking would be oriented to the main showroom building.

Commissioner Sweetser asked for clarification as to how many buildings would be demolished. Mr. Behles stated that two buildings would be demolished.

Commissioner Olbrysh asked if the building being torn down would be used as parking for used vehicles or for customers. Mr. Behles stated that the space would be turned into a vehicle storage area. Existing parking will remain as it is currently.

Commissioner Burke asked if the petitioner could look at the perimeter lighting levels and asked about the lighting to the south of the existing building.

Mr. Behles stated that the wall packs on the building face would be removed.

Mr. Hartigan stated that they have reduced lighting for energy costs, but theft increased as a result. Lighting has been left on all night at the suggestion of the Police Department. Mr. Hartigan stated he intends to have a lighting engineer evaluate the site once the remodeling is done.

William Heniff, Senior Planner, stated that the permit for additional lighting would require a new photometric plan.

Commissioner Sweetser asked if the photometric plan could be made a condition of approval.

Mr. Heniff stated that it could be included as a condition.

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After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed variations comply with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4 to 0, recommended to the Corporate Authorities, **approval** of the petition associated with PC 03-15, subject to 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.
4. If additional lighting is added to the premises the petitioner will submit a new photometric plan.

Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

att-

c. Petitioner  
Lombard Plan Commission

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