

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
  X   Recommendations of Boards, Commissions & Committees (Green)  
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES  
FROM: David A. Hulseberg, Village Manager  
DATE: May 25, 2011 (BOT) Date: June 2, 2011  
TITLE: PC 11-12: 500 E. Roosevelt Road  
SUBMITTED BY: Department of Community Development *MJ*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests that the Village take the following actions on the subject property:

1. Approve a planned development amendment (Major Change) to Ordinance 5163 for property located in the B4APD Roosevelt Road Corridor District, Planned Development, with the following companion conditional uses, deviations and variations, as follows:
  - a. A conditional use, per Section 155.417 (G) (2) (b) (9) of the Lombard Zoning Ordinance to allow for a new motor vehicle service facility; and
  - b. A conditional use, per Section 155.417 (G) (2) (a) (4) of the Lombard Zoning Ordinance to allow for outside display and sales of products; and
  - c. A variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and
  - d. A deviation from Sections 154.406 & 154.507 of the Lombard Subdivision and Development Ordinance to allow for detention areas to not be in an outlot. In the alternative, should an outlot be required, the petitioner requests a deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for detention outlots, a deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for detention outlots, a deviation Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot to not have at least thirty feet (30') of frontage along a public street and a deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance for single ownership of an outlot.

2. Site plan approval with the following deviations from the Lombard Sign Ordinance:
  - a. A deviation from Section 153.235 (F) to allow for a shopping center sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
  - b. A deviation from Section 153.505 (B)(19)(2) to allow for 3 walls signs where 2 wall signs are permitted; and
3. Approve a major plat of subdivision.

The Plan Commission recommended approval of this petition with conditions.

Please place this item on the June 2, 2011 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <u><i>Timothy Sexton</i></u> _____	Date <u>5/25/11</u> _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



## MEMORANDUM

**TO:** David A. Hulseberg, Village Manager

**FROM:** William Heniff, AICP  
Director of Community Development *WH*

**DATE:** June 2, 2011

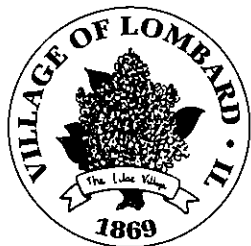
**SUBJECT:** PC 11-12; 500 E Roosevelt Road

Attached please find the following items for Village Board consideration as part of the June 2, 2011 Village Board meeting:

1. Plan Commission referral letter; and
2. IDRC report for PC 11-12; and
3. An Ordinance granting approval of a planned development amendment (Major Change) to Ordinance 5163 with companion conditional uses, deviations and variations
4. Plans associated with the petition.

The Plan Commission recommended approval of the conditional uses, deviations and variations.





## VILLAGE OF LOMBARD

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Lombard, Illinois 60148-3926  
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www.villageoflombard.org

June 2, 2011

**Village President**  
William J. Mueller

**Village Clerk**  
Brigitte O'Brien

**Trustees**

Greg Alan Gron, Dist. 1  
Keith T. Giagnorio, Dist. 2  
Zachary C. Wilson, Dist. 3  
Peter Breen, Dist. 4  
Laura A. Fitzpatrick, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
David A. Hulseberg

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

**Subject: PC 11-12; 500 E Roosevelt Road (Firestone)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions for the subject property located within the B4A - Roosevelt Road Corridor District.

1. Approve a planned development amendment (Major Change) to Ordinance 5163 for property located in the B4APD Roosevelt Road Corridor District, Planned Development, with the following companion conditional uses, deviations and variations, as follows:
  - a) A conditional use, per Section 155.417 (G) (2) (b) (9) of the Lombard Zoning Ordinance to allow for a new motor vehicle service facility; and
  - b) A conditional use, per Section 155.417 (G) (2) (a) (4) of the Lombard Zoning Ordinance to allow for outside display and sales of products; and
  - c) A variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and
  - d) A deviation from Sections 154.406 & 154.507 of the Lombard Subdivision and Development Ordinance to allow for detention areas to not be in an outlot. In the alternative, should an outlot be required, the petitioner requests a deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for detention outlots, a deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for detention outlots, a deviation Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot to not have at least thirty feet (30') of frontage along a public street and a deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance for single ownership of an outlot

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

2. Site plan approval with the following deviations from the Lombard Sign Ordinance:
  - a. A deviation from Section 153.235 (F) to allow for a shopping center sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
  - b. A deviation from Section 153.505 (B)(19)(2) to allow for 3 walls signs where 2 wall signs are permitted; and
3. Approve a major plat of subdivision.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on May 16, 2011.

Russ Whitaker, 23 W Jefferson Street, Naperville spoke on behalf of the petitioner. He noted the aerial that was shown on the screen and provided background on the subject location including the history of the car dealership. He stated that the existing West Gate Auto Sales is only using a portion of the site making land available for the proposed Firestone. Mr. Whitaker showed the Plan Commission a number of photos highlighting the existing conditions of the site.

With reference to the proposed Firestone, Mr. Whitaker noted that they have been working with staff for the last several months on a plan that they could conceptually support. He stated that staff and petitioner worked up until 5PM today to come up with conditions that both can support. He referenced his addendum to the petition and noted that it should be part of the record.

Mr. Whitaker provided the plans showing how the site could be developed. He stated that staff was initially not supportive of a piecemeal redevelopment of the site and that staff recommended shared access, signage and detention. He showed the Plan Commission a 3D rendering of the site including a concept plan showing how another 10,000 square foot building could be accommodated on the site should Firestone be developed. He noted that the existing car dealership would remain. He referenced the proposed changes to the access drives and access from Roosevelt Road, as shown on their submitted plans.

Mr. Whitaker provided an overview of the stormwater detention facilities. He stated that the plan shows 2 detention ponds designed to serve both Firestone and the West Gate Auto sales. He said they are required to release at a restricted rate to minimize off site discharge.

Mr. Whitaker than talked about signage. He stated that they are proposing a shared shopping center sign in lieu of a single freestanding sin. The proposed shopping center sign can be used by Firestone, West Gate and any other future user. He referenced their need for the variation to have the sign located closer to the Roosevelt Road ROW.

Mr. Whitaker then referenced the site plan and access from Edgewood. He stated that they would like to have full access in and right out only. He proceeded to discuss parking and how they are providing more than what is required by Code. He said there would be limited overnight storage,

maybe one day, to accommodate customers. Firestone will only do light service and tire installation.

Mr. Whitaker then referenced the landscape plan. He said they have increased their landscaping along the east elevation to minimize impacts on the adjacent residents. He said the building is oriented to have the bay doors face west to minimize any noise.

Mr. Whitaker then showed the Plan Commission the proposed elevations. He stated that the intent of the building design was to be residential in scale. He noted the materials being proposed and showed photos of a similar building in St. Charles.

Mr. Whitaker then referenced the engineering plans and noted that they continue to work with staff to address stormwater. He stated that they will agree to not discharge into the rear yards to the north and that they will continue to work with staff through final engineering. He then noted the photometric plan which meets ordinance.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition. There was no one to speak in favor of the petition. To speak against the petition were:

Steve Benthine, 1171 S Fairfield, stated he lives directly behind Westgate Auto. His questions were about the water and retention. He asked if only the first retention pond was going to be put in but not the second. Mr. Whitaker stated that they will put in both ponds before an occupancy permit is secured. Mr. Benthine asked where they would drain. Mr. Whitaker stated that it will drain to either Roosevelt Road, Fairfield or Edgewood or a combination of all of the above.

Mr. Benthine mentioned that he was before the Plan Commission two years ago when John Moroni presented a petition. He stated that there is a retaining wall along the south side of his lot which contains drainage holes. Water flows out when it rains and pools into the neighbor's backyards. His concern is the maintenance of the wall. He noted he does not object to the Firestone petition but has issues with the water and maintenance of the wall.

Chairperson Ryan asked the petitioner if the plan will eliminate that totally. Mr. Whitaker stated no; however, the detention they are providing will reduce the amount of run-off.

Chairperson Ryan asked if something can be done to eliminate those holes. Mr. Stilling stated that some of the runoff will be taken away; however, you cannot eliminate it completely. The petitioner's plans will not increase the volume heading north. With reference to the maintenance, staff will bring that to the attention of the property owner as he is responsible for it.

Erica Dumask, 1169 S Fairfield, stated she lives in the 2<sup>nd</sup> house and gets all the water. She has lived there for 38 years and does not think the plan will help. She also mentioned the weep holes in the wall and if she plugged up those holes their driveways would flood. Chairperson Ryan suggested that they contact staff to address the matter.

Mr. Stilling asked the petitioner what type of shingle will be placed on the roof. Mr. Whitaker stated that it would be an architectural shingle.

Chairperson Ryan then requested the staff report.

Christopher Stilling, Assistant Director of Community Development, presented the report. He stated that the IDRC report is being submitted into the public record in its entirety. Mr. Still said that staff and petitioner has been working on the conditions and as a result, staff has submitted the revised IDRC report amended 5/16/11. Mr. Stilling stated Firestone is seeking to construct a new 8,500 square foot facility at the southwest corner of Edgewood and Roosevelt Road. Bismarck Real Estate Partners plan to acquire 1.56 acres of the eastern portion of the dealership site, develop the property and lease it to Firestone. The proposed facility would be primarily dedicated to tire sales and automotive service, but no motor vehicle repair activities, as defined by the Zoning Ordinance. The existing owner would retain the remaining 4 acres and continue the automobile sales, repair and service use.

Mr. Stilling said the proposed building would be one story, with a second level loft. The building is orientated with the bay doors facing the west so as to minimize noise and impacts on the adjacent residential properties to the east. The building will be constructed of primarily concrete blocks known as "Quik Brik". This is different from typical masonry because "Quik Brik" is made from concrete rather than clay and painted to a specific color.

Building staff notes that this product is a colored concrete block that is not a veneer, but rather a smaller block that has a face that looks like brick. The benefits of such an application are that one does not have to install a cement block and then install a clay brick veneer. Issues associated with this approach are:

1. The cement used to make the block has a dye mixed in. Dyed cement such as pavers, red sidewalks, etc. have issues with fading. While sealers can lesson fading, staff is unaware of a way to completely prevent it.
2. With traditional cement block wall that has clay brick installed in front of it (double wyth system) we have a 1" air space between where moisture can run down. This moisture comes from leaks, and vapor transmission. Vapor transmission occurs from the sun heating the outer surface and causing the wet wall to push the vapor into the wall. This vapor condenses in the surface of the cement block and runs down and out of the weep holes. The quickbrick does not have this airspace. In the areas where the block will be exposed, such as in the shop, there may not be an issue. In areas with drywall, staff will need more information on how that moisture will be controlled to prevent damage to the interior finishes. Staff suggests that should this petition be approved, it may be of assistance if the product manufacturer could give us an address of a job close to us that used the product so we could see it first hand.

The petitioner has provided a material board for staff's review. Staff notes that the building elevations and materials proposed for this site are critical as the intent of planned development amendments and the B4A District regulations are to encourage unified design. Should additional redevelopment occur within the planned development, the intent would be to establish compatibility with the architectural style of the future proposed buildings. This approach has



been consistently applied to many other planned developments. The petitioner has submitted photos of a similar building constructed in St. Charles, IL. Staff prefers the color, materials and architectural design elements of that building elevation over the plans submitted. Should the project be approved, staff would recommend that the elevations be revised to substantially conform to the color, materials and architectural design elements depicted in the photographs submitted by the petitioner and attached as Exhibit C.

With reference to the site layout, Mr. Stilling said during initial meetings between staff and the petitioner, the petitioner was informed by staff about concerns with a piecemeal development of the site. Specifically, staff referenced the 2007 Roosevelt Road Corridor Plan which calls for uniform development. In addition, staff did emphasize a 'master plan' approach to developing the property and asked that any future plans include information as to how they plan to address the continuity with the entire site. Furthermore, staff expressed concern about the appearance and operation of the Westgate Auto Sales as it relates to the new proposed Firestone. Although this issue is discussed later in the report as part of the compatibility to the Comprehensive Plan, the petitioner's proposed plans have attempted to address these items in the following manner:

- With reference to access and circulation, the petitioner's plans show the relocation of the existing curb cut onto Roosevelt Road to a more centralized location on the site. This curb cut will now be restricted to a right in/out. A new frontage access drive would be provided along the Roosevelt Road frontage providing access to both the proposed Firestone and existing Westgate Auto Sales. The required curbing and 5' perimeter landscaping is being provided. An additional 10 parking spaces are also being provided along the Roosevelt Road frontage to be shared amongst the Westgate Auto Sales use and Firestone. As noted in the traffic study, this parking area should not be used for the sale and display of automobiles.
- The petitioner did submit a 3D rendering (attached as Exhibit B) showing how phase 1 of the site would be developed. As shown on that plan, and the overall site plan, the existing used car sales building would remain. As noted, a curb and 5' perimeter landscaping is being provided to separate that use from the overall development. It should be noted that the used car sales building is currently not being used.
- Additional access is being provided via a curb cut along Edgewood Avenue. When the property was being used as Westgate Lincoln Mercury, this curb cut was only used by delivery vehicles and had an automatic gate blocking access during normal business hours. More recently, when Westgate Auto Sales received an extension to their Ordinance in 2010, the Village Board required that this access be permanently closed. Therefore, staff recommended a more restrictive left in only with no exiting movements to minimize the impact on the neighboring residential properties. The petitioner is requesting to have a left in and right in & out.
- A new rear access drive connecting Edgewood Avenue and Fairfield Avenue would be provided. This access drive could be used by both businesses and it also provides Firestone customers with access to the signalized intersection at Fairfield Avenue without having to drive through the automobile sales area. The petitioner's plans show that this

access drive will only be stripped and the pavement would be patched where necessary. It should be noted that the petitioner is requesting to remove existing fences at both the Edgewood and Fairfield entrances to accommodate the access drive.

- The petitioner's future development plan also shows how this access drive would be relocated to align with the existing curb cut on the west side of Fairfield. This is consistent with the recommendations from KLOA.

Mr. Stilling said the Village's traffic consultant KLOA reviewed the site for its impact on the Village street network and offers several recommendations. Specifically, he said KLOA recommends that the access onto Edgewood Avenue be restricted to a left in only and right out only. Staff can support KLOA's recommendation as a left in only and right out only provided that it is properly designed with appropriate signage per KLOA's report

With reference to the stormwater detention, Mr. Stilling said the property was initially developed prior to annexation into the Village and prior to the establishment of the current DuPage County Countywide Stormwater and Floodplain Ordinance. Incremental improvements, consisting of underground detention, were done as part of the 2002 expansion project for Westgate Lincoln Mercury.

The petitioner has submitted preliminary engineering plans showing how they plan to address stormwater on the site. Staff has expressed concern about their preliminary plans. Specifically, we have issues with residential property flooding downstream of this parcel. Currently flow from this parcel is divided in a number of different directions:

- There is some detention provided in the northern (rear) parking lot that discharges onto private, residential property via a 2" pipe.
- There is sheet flow to a parking lot structure that is shown to flow to the back of the curb inlet in Edgewood Avenue.
- There is sheet flow toward the Roosevelt Road right of way.

The proposed development is showing detention in the rear of the parcel in two separate ponds and directs all discharge either toward Edgewood Avenue (for the Firestone development), or the rear yards of the homes between Fairfield and Edgewood (partially reflective of existing conditions). Staff notes that sheet drainage from the existing site toward Edgewood would be more controlled, through the detention improvements. However, while they are restricting the water runoff at the same or greater rate than is currently provided, the overall volume of runoff heading downstream may be increasing northward toward Edgewood Avenue. Staff recognizes that the development is improving the current runoff conditions; however, if the site was developed in a unified and comprehensive manner, discharge to the north could be avoided by discharging into the existing stormsewer along Fairfield Avenue or by some other means. As a result, staff has requested that the petitioner make the following changes to their engineering plans:

- The current flow directed toward the Roosevelt Road stormsewer must be maintained. The flow would need to be detained to current standards, which, should the petitioner not

wish to change the overall site plan, could be handled in underground detention if there is a proper grade difference. Additionally, staff has consulted with IDOT on the downstream issues along Edgewood Avenue and requested if IDOT can favorably consider allowing additional runoff to be directed toward Roosevelt road in lieu of Edgewood Avenue. The petitioner can finalize their plan as part of the requisite final engineering approvals.

- The petitioner shows the existing detention area being improved to a more traditional pond, and discharging to the rear yards to the north as it currently does. Again, keeping in mind that this development is a piece of what would be an overall redevelopment, the flow to rear yards should be eliminated. There is a separated storm sewer on Fairfield that is ~200 feet from 500 E. Roosevelt and another 200 feet to the location of the existing outlet. The storm sewer along Fairfield directs stormwater to Central Avenue, avoiding the rear yards along this area. This option or any other like concept that would relieve the discharge of water onto private single family residential property should be provided, as was required in a similar petition (PC 05-42: 218-226 W. St. Charles Road – Pointe at Lombard).
- The proposed plan shows the controlled discharge from the pond connecting to the back of a curb inlet in Edgewood Avenue. The petitioner has been asked under §154.402 (C) (2) Chapter 200 section 2B to show where this flow goes. Pipe size, material, condition and ditch capacity will need to be addressed.

Mr. Stilling highlighted the various conditional uses and variations associated with the petition. He stated Firestone is proposing automobile service which includes the sales and installation of tires and light automotive servicing including brakes, suspension work and tune-ups. No major repairs will take place on site. As this use can be complimentary to the existing use on the property, staff has no objection to the proposed conditional use. The petitioner is also proposing to have a small portion of the site dedicated to outside sales and display of products (such as tires and other vehicle parts). According to the petitioner's plans, the display area will be located in front of the service bays during business hours. They have indicated that they would like to have some flexibility as to where it is located during business hours (i.e. in front of a bay door not being used). As with many other automobile service facilities along the corridor, outside display areas are common. Staff finds that the conditional use for outdoor sales can generally be supported, provided that they meet the conditions.

With reference to the parking lot landscaping, Mr. Stilling noted that while staff is concerned that the proposed development may be considered piecemeal in nature, the petitioner has attempted to address shared access and circulation. By doing so, this has resulted in the need for the variation. Should this project be approved, this deviation can be supported as it provides for better traffic flow and circulation. Staff has supported such relief for other developments.

As part of the Site Plan Approval process, the petitioner is proposing deviations from the Sign Ordinance. Mr. Stilling noted that staff supported the petitioner's request with reference to signage.

Mr. Stilling said the proposed development is considered both a major plat and major development as defined by the Subdivision and Development Ordinance, which would require full public improvements where they are needed. The petitioner's plans do show sidewalk being provided along the west side of Edgewood as well as parkway trees and streetlights. However the petitioner is seeking the following deviations from the following sections of Subdivision and Development Ordinance:

*A deviation from Sections 154.406 & 154.507 of the Lombard Subdivision and Development Ordinance to allow for detention areas to not be in an outlot.*

The Subdivision and Development Ordinance requires that the entire detention area be located in an outlot, not less than 30' wide, along the Edgewood frontage. This is necessary because it promotes common ownership with shared maintenance responsibilities through some type of agreement or association. The petitioner's plans show two separate detention ponds each located in a drainage easement. One pond would be owned and maintained by Firestone and the other would be owned and maintained by the property owner of Westgate Auto Sales. While both ponds do function independently, until high water stage, they are required for the development to proceed. In keeping with the unified development approach, as stipulated in the 2007 Roosevelt Road Corridor Plan, staff recommends that this relief be denied and recommends that the detention ponds be in a single outlot with shared maintenance. This is consistent with other similar projects such at Lombard Crossings (former Lombard Lanes site), V-Land Development at Highland & Roosevelt, Highlands of Lombard and Fountain Square. It would also be consistent with the issues and concerns raised in the aforementioned narrative regarding stormwater detention improvements. Staff notes that the single outlot minimizes the potential for future maintenance issues and impact to adjacent properties since an association and common ownership would be required to maintain the detention outlot. Also, the intent of a single outlot is consistent with the recommendations of the Comprehensive Plan and Roosevelt Road Corridor study as a unified development. Therefore, staff finds that standards outlined in 154.203 E (a) and (d) have not been met and recommends denial of this request.

Should this relief be denied and the petitioner is required to put the detention into a single outlot, the following relief is required:

- A deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for detention outlots; and
- a deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for detention outlots

In an effort to get the detention into a single outlot, staff can support the 2 deviations noted above given that the lot will not be developed in the future.

Alternatively, if the outlots are still required, the petitioner has requested that they have 2 outlots, one for each parcel. To accommodate this request, the following relief is required:

- A deviation Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot to not have at least thirty feet (30') of frontage along a public street; and

- o a deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance for single ownership of an outlot

Staff does not support this option either for the same reasons noted above including the need for common ownership and maintenance responsibilities and unified development. Therefore, staff finds that standards outlined in 154.203 E (a) and (d) have not been met and recommends denial of this request. For clarity purposes, staff recommends that a single outlot be provided with common ownership and maintenance responsibilities for the entire site including the Firestone Parcel and Westgate Auto Sales parcel.

Mr. Stilling summarized by stating that staff has expressed a concern to the petitioner about the piecemeal nature of this development through the development processes. Staff did emphasize a 'master plan' approach to developing the property and asked that any future plans include information as to how they plan to address the continuity with the entire site. This concern goes to the historical purpose and intent of the Roosevelt Road corridor analysis and is intended to minimize past negative impacts of piecemeal development on the corridor. Staff does not support an approach to "break off" a portion of the subject property and consider a proposal for an independent development, as it would also be contrary to the basic intent of the planned developments. Staff has expressed to the petitioner that the Firestone development in of itself would set the tone for future development and absent of knowing how this proposal fits into the overall master plan for the entire 5.5 acre site, it would be difficult to support such a petition.

In response to staff's concerns, the petitioner did revise their plans to incorporate the shared access and frontage roads. Furthermore, the petitioner did provide a conceptual phase 2 plan showing how the balance of the site could be developed should Firestone proceed and the existing Westgate Auto Sales remain. The plan shows how a 10,000 square foot building could be accommodated on the site and still share access and parking. However, staff still notes that under these scenarios, it still assumes the existing auto sales use as remaining. Also, should this petition be approved, it would likely preclude the ability to facilitate a full-scale redevelopment plan for the full 5.5 acre site. However, if the intent is to set the parameters for future development and to facilitate activity within the corridor in the immediate term, common area elements are represented herein. Therefore, staff finds that the petition has met the standards for conditional use for a planned development.

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

Commissioner Sweetser asked about common ownership of the outlot. Mr. Stilling stated that maintenance could be handled by an association.

Commissioner Sweetser asked for clarification about condition 16. Mr. Stilling stated that it sets the tone for future development on the site and staff prefers the red brick rather than what is proposed.

Commissioner Olbrysh questioned the east side of the building and was concerned about the appearance. Mr. Whitaker stated that the picture does not accurately reflect how this site will look. They are providing additional landscaping to break up the mass of the building.

Commissioner Olbrysh asked if the two ponds are connected to function as one pond. Mr. Stilling stated that they will still function independently but the flow can be tweaked.

Commissioner Sweetser emphasized the need to minimize flow to the north.

Commissioner Cooper asked about the balance of the property having to meet code. Mr. Stilling said what they are impacting has to meet current code but what they are not touching is legal nonconforming and will be considered part of future redevelopment.

Commissioner Cooper asked about the appearance of the ponds and suggested a more naturalized look. Mr. Stilling stated that the western portion of the pond doesn't have barrier curb but the petitioner can provide an infiltration strip and that could include vegetative plantings.

Commissioner Cooper asked about the additional 10 parking spaces located on the south side of the frontage road and if this is a Village requirement. Mr. Stilling stated that staff was only seeking the frontage road and the additional parking was provided by the petitioner. Mr. Whitaker stated that the parking would benefit the future development.

On a motion by Commissioner Burke and a second by Commissioner Flint, the Plan Commission voted 5 to 0 that the Village Board approve the petition based on the finding that the petition had met the required Standards as set forth in the Zoning Ordinance.

Based on the submitted petition and the testimony presented, the proposed ordinance amendment does comply with the standards required by the Lombard Zoning Ordinance, Sign Ordinance, Subdivision and Development Ordinance and that the planned development amendment enhances the development and is in the public interest; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-department Group Report, revised 5/16/11 as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of the PC 11-12, subject to the following conditions:

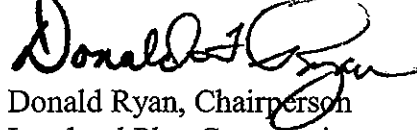
1. The petitioner shall develop the site and building in accordance with the following plans submitted as part of this request, except as modified by the conditions of approval:
  - a) Elevations and floor plan by Casco attached as Exhibit A; and
  - b) Preliminary engineering plans by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - c) Overall site plan on an aerial by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - d) 2 page site plan by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - e) Final Plat of Subdivision by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and

- f) Photometric plan by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - g) Landscape plan by Charles Vincent George Architects dated April 1, 2011, last revised April 27, 2011; and
  - h) Signage plans by Chandler Signs dated November 29, 2011, last revised April 26, 2011.
2. That the petitioner shall satisfactorily address the comments included within the IDRC report.
  3. The conditions of approval outlined in Ordinance 5163 and 6312 shall remain in full effect for the subject property, to the extent not specifically modified by the ordinance granting approval of this petition.
  4. That any trash enclosure screening required by Section 155.710 of the Zoning Ordinance shall be constructed of material consistent with the principal building in which the enclosure is located.
  5. To minimize traffic conflicts within the planned development, the developers/owners of the properties shall provide cross-access between each lot within the planned development via a recorded easement document, with the final design and location subject to review and approval by the Village. Additional cross parking may be required as part of a future redevelopment.
  6. The petitioner shall satisfactorily address the following drainage issues:
    - a. The current flow directed toward the Roosevelt Road stormsewer shall be maintained, with the flow needing to be detained to current standards. As an alternative and part of the final engineering submittal, this flow may be directed to Fairfield Avenue in a manner acceptable to the Village.
    - b. The final engineering plans shall direct any runoff flow away from the rear yards and toward adjacent public rights of way.
    - c. If flow is directed to Edgewood Avenue, the petitioner shall provide documentation regarding the stormwater flow, pursuant to Section 154.402 (C) (2) Chapter 200, Section 2B. Pipe size, material, condition and ditch capacity will need to be addressed.
  7. Notwithstanding any detention improvements associated with runoff being directed to Roosevelt Road, stormwater detention facilities proposed to be constructed as part of this petition shall be located in a single outlot, with common ownership and shared maintenance responsibilities.
  8. Barrier curb is required along the south side of the detention pond on the Westgate lot. Staff may permit a filter strip in lieu of the curbing in this area only.

9. All comments and recommendations noted in the KLOA report dated May 5, 2011 shall be satisfactorily addressed.
10. The parking area located south of the frontage road, along the Roosevelt Road frontage and east of the proposed right in/out shall not be used for the sale and/or display of automobiles or merchandise.
11. Outdoor sales and display of merchandise may only occur during normal business hours and at the locations, as depicted on the site, prepared by Intech dated April 11, 2011, last revised April 27, 2011.
12. The proposed new shopping center sign, as depicted in the signage plans by Chandler Signs dated November 29, 2011, last revised April 26, 2011, shall be the only freestanding sign within the planned development. This includes both the Firestone parcel and the existing Westgate Auto Sales parcel. Informational signs may be permitted provided that they meet the provisions outlined in the Lombard Sign Ordinance.
13. Any new fence associated with the proposed development shall meet the requirements of the Lombard Zoning Ordinance.
14. The existing gate on Fairfield Avenue shall be removed upon a written request by the Village of Lombard.
15. Such approval shall become null and void unless work thereon is substantially under way within 12 months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the conditional use.
16. The elevations shall be revised to substantially conform to the color, materials and architectural design elements depicted in the photographs submitted by the petitioner and attached as Exhibit C.

Respectfully,

**VILLAGE OF LOMBARD**



Donald Ryan, Chairperson  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission



**VILLAGE OF LOMBARD**  
INTER-DEPARTMENTAL REVIEW GROUP REPORT (revised 5/16/11)

TO: Lombard Plan Commission

HEARING DATE: May 16, 2011

FROM: Department of Community  
Development

PREPARED BY: Christopher Stilling  
Asst. Director

**TITLE**

**PC 11-12; 500 E. Roosevelt Road:** The petitioner requests that the Village take the following actions for the subject property located within the B4A - Roosevelt Road Corridor District.

1. Approve a planned development amendment (Major Change) to Ordinance 5163 for property located in the B4APD Roosevelt Road Corridor District, Planned Development, with the following companion conditional uses, deviations and variations, as follows;
  - a) A conditional use, per Section 155.417 (G) (2) (b) (9) of the Lombard Zoning Ordinance to allow for a new motor vehicle service facility; and
  - b) A conditional use, per Section 155.417 (G) (2) (a) (4) of the Lombard Zoning Ordinance to allow for outside display and sales of products; and
  - c) A variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and
  - d) A deviation from Sections 154.406 & 154.507 of the Lombard Subdivision and Development Ordinance to allow for detention areas to not be in an outlot. In the alternative, should an outlot be required, the petitioner requests a deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for detention outlots, a deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for detention outlots, a deviation Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot to not have at least thirty feet (30') of frontage along a public street and a deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance for single ownership of an outlot.
2. Site plan approval with the following deviations from the Lombard Sign Ordinance:
  - a. A deviation from Section 153.235 (F) to allow for a shopping center sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
  - b. A deviation from Section 153.505 (B)(19)(2) to allow for 3 walls signs where 2 wall signs are permitted; and
3. Approve a major plat of subdivision.

### **GENERAL INFORMATION**

Owner: JMS Partners LLC  
John Moroni, President  
500 East Roosevelt Road  
Lombard, Illinois 60148

Petitioner: Bismarck Real Estate Partners  
2600 Network Blvd, Suite 130  
Frisco, Texas 75034

Authorized Agent for Petitioner: Russ Whitaker  
Rosanova & Whitaker Ltd  
23 W Jefferson St, Suite 200  
Naperville, IL 60540

### **PROPERTY INFORMATION**

Existing Land Use: Vehicle sales, service and repair

Size of Property: 5.5 acres

Comprehensive Plan: Recommends Community Commercial

Existing Zoning: B4APD – Roosevelt Road Corridor District Planned Development

Surrounding Zoning and Land Use:

North: R2 Single Family Residence District – developed as single family homes

South: B4APD – Roosevelt Road Corridor District Planned Development – developed as High Point Shopping Center

East: B4A – Roosevelt Road Corridor District and R2 Single Family Residence District – developed as a strip shopping center and single family residences

West: B4A – Roosevelt Road Corridor District – developed as a fast food restaurant (Buona Beef) and a vacant commercial parking lot

## ANALYSIS

### SUBMITTALS

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

1. Petition for Public Hearing
2. Addendum to Petition (response to standards)
3. Second Addendum to Petition (response to standards)
4. Bismarck Real Estate letter outlining operations dated April 1, 2011
5. KLOA Traffic report dated May 5, 2011
6. Alta Survey by Intech Consultants dated November 13, 2010 for the eastern 1.54 acres
7. Elevations and floor plan by Casco attached as Exhibit A
8. Preliminary engineering plans by Intech Consultants dated April 11, 2011, last revised April 27, 2011
9. Overall site plan on an aerial by Intech Consultants dated April 11, 2011, last revised April 27, 2011
10. 2 page site plan by Intech Consultants dated April 11, 2011, last revised April 27, 2011
11. Final Plat of Subdivision by Intech Consultants dated April 11, 2011, last revised April 27, 2011
12. Photometric plan by Intech Consultants dated April 11, 2011, last revised April 27, 2011
13. Landscape plan by Charles Vincent George Architects dated April 1, 2011, last revised April 27, 2011
14. Signage plans by Chandler Signs dated November 29, 2011, last revised April 26, 2011
15. Phase 1 & phase 2 conceptual plans prepared by Houseal Lavigne and Associated received May 4, 2011 and attached as Exhibit B.
16. Photographs of an existing facility submitted to the Village on May 9, 2011 and attached as Exhibit C.
17. Building materials board received May 11, 2011

## **DESCRIPTION**

Ordinance 5163, which was approved on July 18, 2002 as part of PC 02-22, granted Westgate Lincoln Mercury conditional use approvals for a planned development; the sales, service and repair of automobiles and two principal buildings on a lot of record on the subject property at 500 E. Roosevelt Road. After being closed between 2006 and 2009, the use for automobile sales, service and repair activities had been reinstated in 2009 as part of PC 09-03 for the former dealership.

The petitioner, Bismarck Real Estate, is seeking to construct a new Firestone building on the eastern 1.56 acres of the existing site. The existing car dealership would remain. Therefore a planned development amendment with companion conditional uses, variations and deviations is required.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **ENGINEERING**

The PES Division of Community Development has the following comments:

1. As previously stated, we have issues with residential property flooding downstream of this parcel. Currently flow from this parcel is divided in a number of different directions:
  - o There is some detention provided in the northern (rear) parking lot that discharges onto private, residential property via a 2" pipe.
  - o There is sheet flow to a parking lot structure that is shown to flow to the back of the curb inlet in Edgewood Avenue.
  - o There is sheet flow towards Roosevelt Road ROW, which can be seen in the pictures previously provided to the petitioner.

The proposed development is showing detention in the rear of the parcel and directs all discharge either toward Edgewood Avenue, or the rear yards of the homes between Fairfield and Edgewood. With the direction provided to the petitioner that the development of this piece of the parcel be considered in part as a piece of the overall parcel redeveloping in the future, the following comments should be addressed:

- o The current flow that is directed toward the IDOT Roosevelt Road storm sewer is proposed to be taken to a new pond in the rear of the parcel, and then discharge to the Village's Edgewood storm sewer. While the proposed basin is oversized to accept this flow, bearing in the mind the downstream issues, it would be beneficial to continue to have the flow directed out to Roosevelt. As previously noted, the flow would need to be detained to current standards, which, should the petitioner not wish to change the overall site plan, could be handled in underground detention if there is a proper grade difference.

- Coordinate with IDOT to determine if further flow from the site will be permitted to flow into IDOT's system.
  - The petitioner shows the existing detention area being improved to a more traditional pond, and discharging to the rear yards to the north as it currently does. Again, keeping in mind that this development is a piece of what would be an overall redevelopment, the flow to rear yards should be eliminated. There is a separated storm sewer on Fairfield that is ~200 feet from 500 E. Roosevelt and another 200 feet to the location of the existing outlet. The storm sewer along Fairfield directs stormwater to Central Avenue, avoiding the rear yards along this area. This option or any other concept that would relieve the discharge of water onto private property should be considered.
  - The proposed plan shows the controlled discharge from the pond connecting to the back of a curb inlet in Edgewood Avenue. The petitioner has been asked under §154.402 (C) (2) Chapter 200 section 2B to show where this flow goes. Pipe size, material and condition should be addressed. Also, based on the proposed site plan, this pipe may be on private property. Staff will look for an easement over this pipe.
  - The proposed two new ponds that are shown abut one another, but are under two different ownerships. The pond(s) should fall into a common ownership, as specified in §154.406 (D), and, as is typical with new major developments within the Village.
  - BMPs are required for the entire disturbed area on the proposed plan. This site would be an ideal location to showcase some of the new BMP technologies such as permeable pavers, native vegetated swales along parking lot islands, native vegetated filter strips, and native wetland basins with fore-bay. Regardless of type of BMP, the development must meet the County's standard and address the appropriate pollutants of concern.
  - For the infiltration strip shown, soil borings are required to confirm permeable soils and ground water elevation. Sizing per County required.
2. Parkway trees and streetlights are required. Staff may require fees in lieu.
  3. Show FDC on plan. Fire Hydrant to be 25' to 75' from FDC.
  4. Watermain that serves fire hydrant shall be in 30' easement, with no obstructions including street/parking lot lights, transformers, buildings, etc.
  5. All BMPs and Stormwater Detention areas to be in easement.
  6. IDOT Permit is required
  7. As previously discussed, a Stormwater Detention Easement shall be provided over the existing underground detention facility on this parcel.
  8. In keeping with the unified development thought, should a "middle" building develop in the future, the Fire Department will require a hydrant in the rear. The cross access drive to the north should also provide a watermain easement for this future use.

## **PUBLIC WORKS**

Public Works has the following comments:

1. The structure marked full of water (near the proposed b-box) is a meter vault with a 1-1/2" meter that serves the existing irrigation system. This service needs to be abandoned at the main if it will not be reused. This service also has an RPZ valve also.
2. The watermain on Edgewood is 6", so a 6" pressure connection for the fire line will not be possible.

## **FIRE DEPARTMENT**

The Fire Department has no comments on this petition at this time. Further comments may be generated at time for building permit review.

## **BUILDING DIVISION**

The Building Division has no comments on this petition at this time, beyond those comments provided elsewhere in this report. Further comments may be generated at time for building permit review.

## **PLANNING**

### **Zoning History**

The portion of the subject property along Roosevelt Road was originally developed under DuPage County jurisdiction as an automobile sales use (Lombard Lincoln Mercury) in 1970. The Village as part of an annexation, annexation agreement (now expired) and rezoning petition in 1985 (Ordinances 2763, 2764 and 2765) approved a further expansion of this use. The annexation agreement was established for a ten-year period and essentially recognized the existing functions, design and operations of the existing business as permissible during the life of the agreement. As the agreement has since expired, any structures or uses on the property not meeting code were considered legal non-conforming.

When the property was annexed in 1985, automobile repair was a permitted use in the B4 District. In 1990, a Zoning Ordinance text amendment was adopted that changed the classification of automobile repair in the B4 District from a permitted use to a conditional use. At that time, the automobile sales service and repair activities became a legal nonconforming use.

In 2002, conditional use approval was granted (as part of PC 02-22) to allow for the sales, service and repair of automobiles on the subject property. The intent of PC 02-22 was to ultimately construct a 5,000 square foot addition to the existing facility along with a major exterior remodel of the facility; however, the proper conditional use approvals were necessary to bring the business into legal conforming status. Conditional use approval was also granted to establish the subject property as a planned development, which provides to unified design and development, in lieu of a strict interpretation of the underlying Zoning Ordinance.

In 2006, the dealership closed and the site largely remained vacant until 2009. In 2007, the Village undertook a comprehensive review of the overall Roosevelt Road corridor. Through this effort a Comprehensive Plan change was made, which memorialized the recommendations of the Roosevelt Road corridor study and established the B4A zoning district.

In 2009, the current property owner petitioned the Village to reestablish the existing uses on the property that were approved as part of PC 02-22 (as required by Section 155.300 et. seq. of the Zoning Ordinance). Ordinance 5163 was approved to allow for the sale of automobiles along with automotive repair and service. The business is currently open and operating under the name of Westgate Auto Sales.

### **Proposed Plans**

Firestone is seeking to construct a new 8,500 square foot facility at the southwest corner of Edgewood and Roosevelt Road. Bismarck Real Estate Partners plan to acquire 1.56 acres of the eastern portion of the dealership site, develop the property and lease it to Firestone. The proposed facility would be primarily dedicated to tire sales and automotive service, but no motor vehicle repair activities, as defined by the Zoning Ordinance. The existing owner would retain the remaining 4 acres and continue the automobile sales, repair and service use.

### **Operations**

According to information submitted by the petitioner, Firestone plans to service approximately 25-30 vehicles per day. Service includes sales and installation of tires and light automotive servicing including brakes, suspension work and tune-ups. No major repairs will take place on site. They will have approximately 7-10 employees and they will be open 7 days a week.

### **Building Materials**

The proposed building would be one story, with a second level loft. The building is orientated with the bay doors facing the west so as to minimize noise and impacts on the adjacent residential properties to the east. The building will be constructed of primarily concrete blocks known as "Quik Brik". This is different from typical masonry because "Quik Brik" is made from concrete rather than clay and painted to a specific color.

Building staff notes that this product is a colored concrete block that is not a veneer, but rather a smaller block that has a face that looks like brick. The benefits of such an application are that one does not have to install a cement block and then install a clay brick veneer. Issues associated with this approach are:

1. The cement used to make the block has a dye mixed in. Dyed cement such as pavers, red sidewalks, etc. have issues with fading. While sealers can lesson fading, staff is unaware of a way to completely prevent it.
2. With traditional cement block wall that has clay brick installed in front of it (double wyth system) we have a 1" air space between where moisture can run down. This moisture comes from leaks, and vapor transmission. Vapor transmission occurs from the sun heating the outer surface and causing the wet wall to push the vapor into the wall. This vapor condenses in the surface of the cement block and runs down and out of the weep holes. The quickbrick does not have this airspace. In the areas where the block will be exposed, such as in the shop, there may not be an issue. In areas with drywall, staff will need more information on how that moisture will be controlled to prevent damage to the interior finishes. Staff suggests that should this petition be approved, it may be of assistance if the product manufacturer could give us an address of a job close to us that used the product so we could see it first hand.

The petitioner has provided a material board for staff's review. Staff notes that the building elevations and materials proposed for this site are critical as the intent of planned development amendments and the B4A District regulations are to encourage unified design. Should additional redevelopment occur within the planned development, the intent would be to establish compatibility with the architectural style of the future proposed buildings. This approach has been consistently applied to many other planned developments. The petitioner has submitted photos of a similar building constructed in St. Charles, IL. Staff prefers the color, materials and architectural design elements of that building elevation over the plans submitted. Should the project be approved, staff would recommend that the elevations be revised to substantially conform to the color, materials and architectural design elements depicted in the photographs submitted by the petitioner and attached as Exhibit C.

#### Parking

The Zoning Ordinance requires a minimum of 30 parking spaces (2 spaces/ service bay and 1 space per employee). The petitioner is providing 40 parking spaces.

#### Landscaping

The petitioner has submitted a landscape plan that is intended to provide perimeter and internal parking lot landscaping similar to that specified in the Zoning Ordinance. The subject property is adjacent to residential zoning districts. Therefore, transitional landscaping is required. The



petitioner's landscape plan meets the Village's requirements for transitional yard landscaping. The plan also shows plantings throughout the site including a combination of shrubs, evergreens and ornamental trees along the east elevation to provide some additional landscape screening to the adjacent residential properties. The existing solid barbed wire fence along Edgewood Avenue is being removed, but the fence along the north property will be replaced with a new solid fence, in order to keep the business properties screened from the abutting residences. That location of the new fence would need to be revised to meet Village Code.

#### Trash Enclosures

The refuse disposal area is located on the north side of the building. Staff recommends that the trash enclosure be constructed of the same masonry materials that are used for the building.

#### Site Layout

During initial meetings between staff and the petitioner, the petitioner was informed by staff about concerns with a piecemeal development of the site. Specifically, staff referenced the 2007 Roosevelt Road Corridor Plan which calls for uniform development. In addition, staff did emphasize a 'master plan' approach to developing the property and asked that any future plans include information as to how they plan to address the continuity with the entire site. Furthermore, staff expressed concern about the appearance and operation of the Westgate Auto Sales as it relates to the new proposed Firestone. Although this issue is discussed later in the report as part of the compatibility to the Comprehensive Plan, the petitioner's proposed plans have attempted to address these items in the following manner:

- With reference to access and circulation, the petitioner's plans show the relocation of the existing curb cut onto Roosevelt Road to a more centralized location on the site. This curb cut will now be restricted to a right in/out. A new frontage access drive would be provided along the Roosevelt Road frontage providing access to both the proposed Firestone and existing Westgate Auto Sales. The required curbing and 5' perimeter landscaping is being provided. An additional 10 parking spaces are also being provided along the Roosevelt Road frontage to be shared amongst the Westgate Auto Sales use and Firestone. As noted in the traffic study, this parking area should not be used for the sale and display of automobiles.
- The petitioner did submit a 3D rendering (attached as Exhibit B) showing how phase 1 of the site would be developed. As shown on that plan, and the overall site plan, the existing used car sales building would remain. As noted, a curb and 5' perimeter landscaping is being provided to separate that use from the overall development. It should be noted that the used car sales building is currently not being used.
- Additional access is being provided via a curb cut along Edgewood Avenue. When the property was being used as Westgate Lincoln Mercury, this curb cut was only used by delivery vehicles and had an automatic gate blocking access during normal business hours.

More recently, when Westgate Auto Sales received an extension to their Ordinance in 2010, the Village Board required that this access be permanently closed. Therefore, staff recommended a more restrictive left in only with no exiting movements to minimize the impact on the neighboring residential properties. The petitioner is requesting to have a left in and right in & out.

- A new rear access drive connecting Edgewood Avenue and Fairfield Avenue would be provided. This access drive could be used by both businesses and it also provides Firestone customers with access to the signalized intersection at Fairfield Avenue without having to drive through the automobile sales area. The petitioner's plans show that this access drive will only be stripped and the pavement would be patched where necessary. It should be noted that the petitioner is requesting to remove existing fences at both the Edgewood and Fairfield entrances to accommodate the access drive.
- The petitioner's future development plan also shows how this access drive would be relocated to align with the existing curb cut on the west side of Fairfield. This is consistent with the recommendations from KLOA.

#### Traffic Analysis

As part of the submittal, the Village's traffic consultant KLOA reviewed the site for its impact on the Village street network. The petitioner has been working with staff and the Village's traffic consultant to address concerns related to internal access and circulation. Specifically, staff sought KLOA's opinion on the shared internal access with the existing Westgate Auto sales and access onto Edgewood Avenue. The following is a summary of KLOA's findings:

- The traffic generated by the proposed land uses will not have a significant impact on the surrounding roadway network.
- No improvements are needed to the external intersections in this study as a direct result of this development.
- The relocation of the existing access drive off Roosevelt Road 80 to 90 feet further east and its conversion to a right-in/right-out (as desired by the Village) is recommended as it will improve traffic flow along Roosevelt Road and still provide adequate accessibility to all three parcels.
- Under interim conditions (Firestone Auto Care Center), a center median separating the middle parcel from the southern frontage road should be implemented. This parking area shall not be used for the sale and display of automobiles.
- Under ultimate conditions, parking along the Roosevelt Road frontage east of the proposed right-in/right-out access drive is recommended in order to provide the link along Roosevelt Road to all three land use parcels.

- The access drive off Edgewood Avenue should allow left-turns in and right-turns out in order to maximize the ingress/egress accessibility of the site while at the same time protecting the residential area to the north from unnecessary vehicle intrusion.
- The frontage road north of the site should be clearly delineated and signed to direct customers desiring to travel either east or west on Roosevelt Road to exit on Fairfield Avenue.
- The frontage road north of the site should under ultimate conditions align opposite the access drive on the west side of Fairfield Avenue in order to provide efficient traffic flow to/from both sides and along Fairfield Avenue.
- The proposed access system, as recommended, will be adequate in providing service to all three land use parcels.

As noted above, KLOA recommends that the access onto Edgewood Avenue be restricted to a left in only and right out only. Staff can support KLOA's recommendation as a left in only and right out only provided that it is properly designed with appropriate signage per KLOA's report.

#### Stormwater Detention

The property was initially developed prior to annexation into the Village and prior to the establishment of the current DuPage County Countywide Stormwater and Floodplain Ordinance. Incremental improvements, consisting of underground detention, were done as part of the 2002 expansion project for Westgate Lincoln Mercury.

The petitioner has submitted preliminary engineering plans showing how they plan to address stormwater on the site. Staff has expressed concern about their preliminary plans. Specifically, we have issues with residential property flooding downstream of this parcel. Currently flow from this parcel is divided in a number of different directions:

- There is some detention provided in the northern (rear) parking lot that discharges onto private, residential property via a 2" pipe.
- There is sheet flow to a parking lot structure that is shown to flow to the back of the curb inlet in Edgewood Avenue.
- There is sheet flow toward the Roosevelt Road right of way.

The proposed development is showing detention in the rear of the parcel in two separate ponds and directs all discharge either toward Edgewood Avenue (for the Firestone development), or the rear yards of the homes between Fairfield and Edgewood (partially reflective of existing conditions). Staff notes that sheet drainage from the existing site toward Edgewood would be more controlled, through the detention improvements. However, while they are restricting the water runoff at the same or greater rate than is currently provided, the overall volume of runoff heading downstream may be increasing northward toward Edgewood Avenue. Staff recognizes that the development is improving the current runoff conditions; however, if the site was developed in a unified and

comprehensive manner, discharge to the north could be avoided by discharging into the existing stormsewer along Fairfield Avenue or by some other means. As a result, staff has requested that the petitioner make the following changes to their engineering plans:

- The current flow directed toward the Roosevelt Road stormsewer must be maintained. The flow would need to be detained to current standards, which, should the petitioner not wish to change the overall site plan, could be handled in underground detention if there is a proper grade difference. Additionally, staff has consulted with IDOT on the downstream issues along Edgewood Avenue and requested if IDOT can favorably consider allowing additional runoff to be directed toward Roosevelt road in lieu of Edgewood Avenue. The petitioner can finalize their plan as part of the requisite final engineering approvals.
- The petitioner shows the existing detention area being improved to a more traditional pond, and discharging to the rear yards to the north as it currently does. Again, keeping in mind that this development is a piece of what would be an overall redevelopment, the flow to rear yards should be eliminated. There is a separated storm sewer on Fairfield that is ~200 feet from 500 E. Roosevelt and another 200 feet to the location of the existing outlet. The storm sewer along Fairfield directs stormwater to Central Avenue, avoiding the rear yards along this area. This option or any other like concept that would relieve the discharge of water onto private single family residential property should be provided, as was required in a similar petition (PC 05-42: 218-226 W. St. Charles Road – Pointe at Lombard).
- The proposed plan shows the controlled discharge from the pond connecting to the back of a curb inlet in Edgewood Avenue. The petitioner has been asked under §154.402 (C) (2) Chapter 200 section 2B to show where this flow goes. Pipe size, material, condition and ditch capacity will need to be addressed.

#### Lighting/Photometrics

The petitioner has submitted a lighting and photometric plan, which would meet code requirements. The proposed lighting fixtures would be installed as part of the Firestone development. However, staff notes that if/when any future redevelopment occurs on the subject property, the proposed lighting fixture would be required as part of future adjacent development.

#### **Compatibility with the Zoning Ordinance & Westgate Planned Development**

As noted, the property is zoned B4APD and is subject to Planned Development Ordinance 5163 (attached). The proposed new Firestone requires that the following zoning actions be taken in order to facilitate the development.

A conditional use, per Section 155.417 (G) (2) (b) (9) of the Lombard Zoning Ordinance to allow for a new motor vehicle service facility

The petitioner is proposing to operate an automotive service facility on the subject property, which is a conditional use in the B4 Zoning District. It should be noted that automobile repair and automobile service are distinct uses within the Zoning Ordinance and are defined as follows:

***AUTOMOBILE REPAIR** is the repair of motor vehicles including rebuilding, reconditioning, replacement, or dismantling of major components such as body, frame, or fender repair or painting. Automobile repair generally consists of work that is more intense and less routine than automobile service and sometimes includes overnight storage of vehicles.*

***AUTOMOBILE SERVICE** is the service or maintenance of motor vehicles including the installation of minor components such as lubricants, batteries, tires, and mufflers and the performance of maintenance services such as tune-ups, tire É-X-balancing, and car washes. Automobile services generally do not include activities which require overnight storage of vehicles and specifically do not include body work, painting, or repair of major components.*

Firestone is proposing automobile service which includes the sales and installation of tires and light automotive servicing including brakes, suspension work and tune-ups. No major repairs will take place on site. As this use can be complimentary to the existing use on the property, staff has no objection to the proposed conditional use.

*A conditional use, per Section 155.417 (G) (2) (a) (4) of the Lombard Zoning Ordinance to allow for outside display and sales of products*

The petitioner is proposing to have a small portion of the site dedicated to outside sales and display of products (such as tires and other vehicle parts). According to the petitioner's plans, the display area will be located in front of the service bays during business hours. They have indicated that they would like to have some flexibility as to where it is located during business hours (i.e. in front of a bay door not being used). As with many other automobile service facilities along the corridor, outside display areas are common. Staff finds that the conditional use for outdoor sales can generally be supported. However, to ensure that the outdoor sales and display of merchandise is appropriately sized and located, staff offers the following considerations:

1. Sales and display areas must not impact vehicular or pedestrian traffic. This includes automobiles and Fire Department apparatus.
2. Outdoor sales and display of merchandise must remain ancillary to the principal land use of the establishment.

*A variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking*

As a planned development, arbitrary property lines can be ignored in favor of a more unified and cohesive development. While staff is concerned that the proposed development may be considered piecemeal in nature, the petitioner has attempted to address shared access and circulation. By doing so, this has resulted in the need for the variation. Should this project be approved, this deviation can be supported as it provides for better traffic flow and circulation. Staff has supported such relief for other developments.

### **Compatibility with the Sign Ordinance**

As part of the Site Plan Approval process, the petitioner is proposing deviations from the Sign Ordinance.

#### *Past Wall Signage & Freestanding Signage Relief*

It should be noted that the property has received relief in the past. The following is a summary of the past relief:

- PC 02-22 granted approval to allow for more than one wall sign per street frontage. More specifically, approval was granted to allow five (5) wall signs on the south elevation of the principal dealership building. An additional “used cars” wall sign was also approved for the used car office, which is located to the east of the principal dealership building.
- SPA 03-02 granted site plan approval to allow for three (3) freestanding signs on the subject property. Three legal non-conforming free-standing signs existed on the property during the time of the petition, which is two more than permitted the Sign Ordinance. The petitioner was granted zoning relief in order to remove and replace one of the signs with a new sign similar in style to the proposed building elevations.
- As part of SPA 03-06, site plan approval was granted to allow for a freestanding sign fronting on a state right-of-way of 144 square feet in size where a maximum of 125 square feet in sign surface area is permitted. Approval was also granted to allow for a freestanding sign fronting on a state right-of-way of 29 feet 11 inches in height where a maximum of 25 feet is permitted. The Plan Commission originally denied this petition, but the Board of Trustees overturned the Plan Commission’s decision and adopted Ordinance 5338, which granted the aforementioned relief. Although the existing Westgate Auto Sales does not have a freestanding sign, all signage relief still applies to the subject property.

The petitioner is requesting the following relief from the Sign Ordinance:

*A deviation from Section 153.235 (F) to allow for a shopping center sign to be located closer than seventy-five feet (75’) from the center line of the adjacent right-of-way*

In lieu of a single tenant freestanding sign for Firestone, the petitioner is proposing a shopping center identification sign to be utilized by Firestone, Westgate Auto Sales and any other future use.

The sign as proposed would be setback less than 75 feet from the centerline of Roosevelt Road. As noted in past cases with similar relief, planned developments are intended for a unified and compatible design of buildings, structures and site improvements. Staff can conceptually support the relief, however staff will recommend that the proposed new shopping center sign shall be the only freestanding sign on the entire development. This includes both the Firestone parcel and the existing Westgate Auto Sales parcel. This will help to promote the development in a more unified manner consistent with the B4A Zoning District.

*A deviation from Section 153.505 (B)(19)(2) to allow for 3 walls signs where 2 wall signs are permitted*

The petitioner is proposing a total of 3 wall signs: one facing Edgewood Avenue (east elevation) and two facing west, not on a street frontage. The total sign area of all 3 wall signs is approximately 166.88 square feet, which is well below the total 601 square feet allowed by code. Historically, staff has supported signage deviations for the number of signs provided that the total square footage did not exceed that allowable by code and if existing site conditions warranted such consideration. For reference purposes, PC 02-22 did provide for wall signage over the bay doors for the Westgate Lincoln Mercury development.

The petitioner's signage plans also indicate that a small informational sign at the entrance along Fairfield. The petitioner is not sure if they plan to erect the sign, however should the project be approved, the sign would be allowed. The sign can be no more than 6 square feet and no more than 4 feet in height. It will also have to be outside the clear line of site area.

**Compatibility with the Subdivision and Development Ordinance**

The proposed development is considered both a major plat and major development as defined by the Subdivision and Development Ordinance, which would require full public improvements where they are needed. The petitioner's plans do show sidewalk being provided along the west side of Edgewood as well as parkway trees and streetlights. However the petitioner is seeking the following deviations from the following sections of Subdivision and Development Ordinance:

*A deviation from Sections 154.406 & 154.507 of the Lombard Subdivision and Development Ordinance to allow for detention areas to not be in an outlot.*

The Subdivision and Development Ordinance requires that the entire detention area be located in an outlot, not less than 30' wide, along the Edgewood frontage. This is necessary because it promotes common ownership with shared maintenance responsibilities through some type of agreement or association. The petitioner's plans show two separate detention ponds each located in a drainage easement. One pond would be owned and maintained by Firestone and the other would be owned and maintained by the property owner of Westgate Auto Sales. While both ponds do function independently, until high water stage, they are required for the development to proceed. In keeping with the unified development approach, as stipulated in the 2007 Roosevelt Road Corridor Plan, staff recommends that this relief be denied and recommends that the detention ponds be in a single

outlot with shared maintenance. This is consistent with other similar projects such as Lombard Crossings (former Lombard Lanes site), V-Land Development at Highland & Roosevelt, Highlands of Lombard and Fountain Square. It would also be consistent with the issues and concerns raised in the aforementioned narrative regarding stormwater detention improvements. Staff notes that the single outlot minimizes the potential for future maintenance issues and impact to adjacent properties since an association and common ownership would be required to maintain the detention outlot. Also, the intent of a single outlot is consistent with the recommendations of the Comprehensive Plan and Roosevelt Road Corridor study as a unified development. Therefore, staff finds that standards outlined in 154.203 E (a) and (d) have not been met and recommends denial of this request.

Should this relief be denied and the petitioner is required to put the detention into a single outlot, the following relief is required:

- o A deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for detention outlots; and
- o a deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for detention outlots

In an effort to get the detention into a single outlot, staff can support the 2 deviations noted above given that the lot will not be developed in the future.

Alternatively, if the outlots are still required, the petitioner has requested that they have 2 outlots, one for each parcel. To accommodate this request, the following relief is required:

- o A deviation Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot to not have at least thirty feet (30') of frontage along a public street; and
- o a deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance for single ownership of an outlot

Staff does not support this option either for the same reasons noted above including the need for common ownership and maintenance responsibilities and unified development. Therefore, staff finds that standards outlined in 154.203 E (a) and (d) have not been met and recommends denial of this request. For clarity purposes, staff recommends that a single outlot be provided with common ownership and maintenance responsibilities for the entire site including the Firestone Parcel and Westgate Auto Sales parcel.

#### **Compatibility with the Surrounding Land Uses**

The proposed development is consistent with the other uses along Roosevelt Road. Staff finds that the use in of itself is consistent and complimentary to the existing Westgate Auto Sales. While staff has concerns about the piecemeal approach to the development, the use is compatible with adjacent



commercial uses. However, with respect to the adjacent residential uses, the petitioner attempted to minimize the operational impacts by orienting the garage doors and building orientation away from the adjacent Edgewood Avenue homes.

### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan identifies the subject property for Community Commercial Uses. The Roosevelt Road Corridor Study adopted in 2007, set forth a number of recommendations, including:

- Unified image addressing architectural and site aesthetics. Increase green/open space, particularly in viable areas.
- Limit piecemeal development and promote unified development. Encourage or require cross access, cross parking and shared access
- Pedestrian access/circulation accommodations within the development
- Limit the impact on adjacent residential uses
- Enhance the effectiveness of the corridor as a SRA roadway.
- Adequately address infrastructure and utility needs within the corridor.

### **Staff Considerations**

As previously mentioned, staff has expressed a concern to the petitioner about the piecemeal nature of this development through the development processes. Staff did emphasize a ‘master plan’ approach to developing the property and asked that any future plans include information as to how they plan to address the continuity with the entire site. This concern goes to the historical purpose and intent of the Roosevelt Road corridor analysis and is intended to minimize past negative impacts of piecemeal development on the corridor. Staff does not support an approach to “break off” a portion of the subject property and consider a proposal for an independent development, as it would also be contrary to the basic intent of the planned developments. Staff has expressed to the petitioner that the Firestone development in of itself would set the tone for future development and absent of knowing how this proposal fits into the overall master plan for the entire 5.5 acre site, it would be difficult to support such a petition.

In response to staff’s concerns, the petitioner did revise their plans to incorporate the shared access and frontage roads. Furthermore, the petitioner did provide a conceptual phase 2 plan showing how the balance of the site could be developed should Firestone proceed and the existing Westgate Auto Sales remain. The plan shows how a 10,000 square foot building could be accommodated on the site and still share access and parking. However, staff still notes that under these scenarios, it still assumes the existing auto sales use as remaining. Also, should this petition be approved, it would likely preclude the ability to facilitate a full-scale redevelopment plan for the full 5.5 acre site. However, if the intent is to set the parameters for future development and to facilitate activity within the corridor in the immediate term, common area elements are represented herein. Therefore, staff finds that the petition has met the standards for conditional use for a planned development.

## FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the proposed ordinance amendment does comply with the standards required by the Lombard Zoning Ordinance, Sign Ordinance, Subdivision and Development Ordinance and that the planned development amendment enhances the development and is in the public interest; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of the PC 11-12, subject to the following conditions:

1. The petitioner shall develop the site and building in accordance with the following plans submitted as part of this request, except as modified by the conditions of approval:
  - a) Elevations and floor plan by Casco attached as Exhibit A; and
  - b) Preliminary engineering plans by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - c) Overall site plan on an aerial by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - d) 2 page site plan by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - e) Final Plat of Subdivision by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - f) Photometric plan by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - g) Landscape plan by Charles Vincent George Architects dated April 1, 2011, last revised April 27, 2011; and
  - h) Signage plans by Chandler Signs dated November 29, 2011, last revised April 26, 2011.
2. That the petitioner shall satisfactorily address the comments included within the IDRC report.

3. The conditions of approval outlined in Ordinance 5163 and 6312 shall remain in full effect for the subject property, to the extent not specifically modified by the ordinance granting approval of this petition.
4. That any trash enclosure screening required by Section 155.710 of the Zoning Ordinance shall be constructed of material consistent with the principal building in which the enclosure is located.
5. To minimize traffic conflicts within the planned development, the developers/owners of the properties shall provide cross-access between each lot within the planned development via a recorded easement document, with the final design and location subject to review and approval by the Village. Additional cross parking may be required as part of a future redevelopment.
6. The petitioner shall satisfactorily address the following drainage issues:
  - a. The current flow directed toward the Roosevelt Road stormsewer shall be maintained, with the flow needing to be detained to current standards. As an alternative and part of the final engineering submittal, this flow may be directed to Fairfield Avenue in a manner acceptable to the Village.
  - b. The final engineering plans shall direct any runoff flow away from the rear yards and toward adjacent public rights of way.
  - c. If flow is directed to Edgewood Avenue, the petitioner shall provide documentation regarding the stormwater flow, pursuant to Section 154.402 (C) (2) Chapter 200, Section 2B. Pipe size, material, condition and ditch capacity will need to be addressed.
7. Notwithstanding any detention improvements associated with runoff being directed to Roosevelt Road, stormwater detention facilities proposed to be constructed as part of this petition shall be located in a single outlot, with common ownership and shared maintenance responsibilities.
8. Barrier curb is required along the south side of the detention pond on the Westgate lot. Staff may permit a filter strip in lieu of the curbing in this area only.
9. All comments and recommendations noted in the KLOA report dated May 5, 2011 shall be satisfactorily addressed.

10. The parking area located south of the frontage road, along the Roosevelt Road frontage and east of the proposed right in/out shall not be used for the sale and/or display of automobiles or merchandise.
11. Outdoor sales and display of merchandise may only occur during normal business hours and at the locations, as depicted on the site, prepared by Intech dated April 11, 2011, last revised April 27, 2011.
12. The proposed new shopping center sign, as depicted in the signage plans by Chandler Signs dated November 29, 2011, last revised April 26, 2011, shall be the only freestanding sign within the planned development. This includes both the Firestone parcel and the existing Westgate Auto Sales parcel. Informational signs may be permitted provided that they meet the provisions outlined in the Lombard Sign Ordinance.
13. Any new fence associated with the proposed development shall meet the requirements of the Lombard Zoning Ordinance.
14. The existing gate on Fairfield Avenue shall be removed upon a written request by the Village of Lombard.
15. Such approval shall become null and void unless work thereon is substantially under way within 12 months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the conditional use.
16. The elevations shall be revised to substantially conform to the color, materials and architectural design elements depicted in the photographs submitted by the petitioner and attached as Exhibit C.

Inter-Departmental Review Group Report Approved By:

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William J. Heniff, AICP  
Director of Community Development

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: May 16, 2011

FROM: Department of Community  
Development

PREPARED BY: Christopher Stilling  
Asst. Director

**TITLE**

**PC 11-12; 500 E. Roosevelt Road:** The petitioner requests that the Village take the following actions for the subject property located within the B4A - Roosevelt Road Corridor District.

1. Approve a planned development amendment (Major Change) to Ordinance 5163 for property located in the B4APD Roosevelt Road Corridor District, Planned Development, with the following companion conditional uses, deviations and variations, as follows;
  - a) A conditional use, per Section 155.417 (G) (2) (b) (9) of the Lombard Zoning Ordinance to allow for a new motor vehicle service facility; and
  - b) A conditional use, per Section 155.417 (G) (2) (a) (4) of the Lombard Zoning Ordinance to allow for outside display and sales of products; and
  - c) A variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and
  - d) A deviation from Sections 154.406 & 154.507 of the Lombard Subdivision and Development Ordinance to allow for detention areas to not be in an outlot. In the alternative, should an outlot be required, the petitioner requests a deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for detention outlots, a deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for detention outlots, a deviation Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot to not have at least thirty feet (30') of frontage along a public street and a deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance for single ownership of an outlot.
2. Site plan approval with the following deviations from the Lombard Sign Ordinance:
  - a. A deviation from Section 153.235 (F) to allow for a shopping center sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
  - b. A deviation from Section 153.505 (B)(19)(2) to allow for 3 walls signs where 2 wall signs are permitted; and
3. Approve a major plat of subdivision.

### **GENERAL INFORMATION**

Owner: JMS Partners LLC  
John Moroni, President  
500 East Roosevelt Road  
Lombard, Illinois 60148

Petitioner: Bismarck Real Estate Partners  
2600 Network Blvd, Suite 130  
Frisco, Texas 75034

Authorized Agent for Petitioner: Russ Whitaker  
Rosanova & Whitaker Ltd  
23 W Jefferson St, Suite 200  
Naperville, IL 60540

### **PROPERTY INFORMATION**

Existing Land Use: Vehicle sales, service and repair

Size of Property: 5.5 acres

Comprehensive Plan: Recommends Community Commercial

Existing Zoning: B4APD – Roosevelt Road Corridor District Planned Development

#### **Surrounding Zoning and Land Use:**

North: R2 Single Family Residence District – developed as single family homes

South: B4APD – Roosevelt Road Corridor District Planned Development – developed as High Point Shopping Center

East: B4A – Roosevelt Road Corridor District and R2 Single Family Residence District – developed as a strip shopping center and single family residences

West: B4A – Roosevelt Road Corridor District – developed as a fast food restaurant (Buona Beef) and a vacant commercial parking lot

## ANALYSIS

### SUBMITTALS

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

1. Petition for Public Hearing
2. Addendum to Petition (response to standards)
3. Second Addendum to Petition (response to standards)
4. Bismarck Real Estate letter outlining operations dated April 1, 2011
5. KLOA Traffic report dated May 5, 2011
6. Alta Survey by Intech Consultants dated November 13, 2010 for the eastern 1.54 acres
7. Elevations and floor plan by Casco attached as Exhibit A
8. Preliminary engineering plans by Intech Consultants dated April 11, 2011, last revised April 27, 2011
9. Overall site plan on an aerial by Intech Consultants dated April 11, 2011, last revised April 27, 2011
10. 2 page site plan by Intech Consultants dated April 11, 2011, last revised April 27, 2011
11. Final Plat of Subdivision by Intech Consultants dated April 11, 2011, last revised April 27, 2011
12. Photometric plan by Intech Consultants dated April 11, 2011, last revised April 27, 2011
13. Landscape plan by Charles Vincent George Architects dated April 1, 2011, last revised April 27, 2011
14. Signage plans by Chandler Signs dated November 29, 2011, last revised April 26, 2011
15. Phase 1 & phase 2 conceptual plans prepared by Houseal Lavigne and Associated received May 4, 2011 and attached as Exhibit B.
16. Photographs of an existing facility submitted to the Village on May 9, 2011 and attached as Exhibit C.
17. Building materials board received May 11, 2011

## **DESCRIPTION**

Ordinance 5163, which was approved on July 18, 2002 as part of PC 02-22, granted Westgate Lincoln Mercury conditional use approvals for a planned development; the sales, service and repair of automobiles and two principal buildings on a lot of record on the subject property at 500 E. Roosevelt Road. After being closed between 2006 and 2009, the use for automobile sales, service and repair activities had been reinstated in 2009 as part of PC 09-03 for the former dealership.

The petitioner, Bismarck Real Estate, is seeking to construct a new Firestone building on the eastern 1.56 acres of the existing site. The existing car dealership would remain. Therefore a planned development amendment with companion conditional uses, variations and deviations is required.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **ENGINEERING**

The PES Division of Community Development has the following comments:

1. As previously stated, we have issues with residential property flooding downstream of this parcel. Currently flow from this parcel is divided in a number of different directions:
  - o There is some detention provided in the northern (rear) parking lot that discharges onto private, residential property via a 2" pipe.
  - o There is sheet flow to a parking lot structure that is shown to flow to the back of the curb inlet in Edgewood Avenue.
  - o There is sheet flow towards Roosevelt Road ROW, which can be seen in the pictures previously provided to the petitioner.

The proposed development is showing detention in the rear of the parcel and directs all discharge either toward Edgewood Avenue, or the rear yards of the homes between Fairfield and Edgewood. With the direction provided to the petitioner that the development of this piece of the parcel be considered in part as a piece of the overall parcel redeveloping in the future, the following comments should be addressed:

- o The current flow that is directed toward the IDOT Roosevelt Road storm sewer is proposed to be taken to a new pond in the rear of the parcel, and then discharge to the Village's Edgewood storm sewer. While the proposed basin is oversized to accept this flow, bearing in the mind the downstream issues, it would be beneficial to continue to have the flow directed out to Roosevelt. As previously noted, the flow would need to be detained to current standards, which, should the petitioner not wish to change the overall site plan, could be handled in underground detention if there is a proper grade difference.



- Coordinate with IDOT to determine if further flow from the site will be permitted to flow into IDOT's system.
  - The petitioner shows the existing detention area being improved to a more traditional pond, and discharging to the rear yards to the north as it currently does. Again, keeping in mind that this development is a piece of what would be an overall redevelopment, the flow to rear yards should be eliminated. There is a separated storm sewer on Fairfield that is ~200 feet from 500 E. Roosevelt and another 200 feet to the location of the existing outlet. The storm sewer along Fairfield directs stormwater to Central Avenue, avoiding the rear yards along this area. This option or any other concept that would relieve the discharge of water onto private property should be considered.
  - The proposed plan shows the controlled discharge from the pond connecting to the back of a curb inlet in Edgewood Avenue. The petitioner has been asked under §154.402 (C) (2) Chapter 200 section 2B to show where this flow goes. Pipe size, material and condition should be addressed. Also, based on the proposed site plan, this pipe may be on private property. Staff will look for an easement over this pipe.
  - The proposed two new ponds that are shown abut one another, but are under two different ownerships. The pond(s) should fall into a common ownership, as specified in §154.406 (D), and, as is typical with new major developments within the Village.
  - BMPs are required for the entire disturbed area on the proposed plan. This site would be an ideal location to showcase some of the new BMP technologies such as permeable pavers, native vegetated swales along parking lot islands, native vegetated filter strips, and native wetland basins with fore-bay. Regardless of type of BMP, the development must meet the County's standard and address the appropriate pollutants of concern.
  - For the infiltration strip shown, soil borings are required to confirm permeable soils and ground water elevation. Sizing per County required.
2. Parkway trees and streetlights are required. Staff may require fees in lieu.
  3. Show FDC on plan. Fire Hydrant to be 25' to 75' from FDC.
  4. Watermain that serves fire hydrant shall be in 30' easement, with no obstructions including street/parking lot lights, transformers, buildings, etc.
  5. All BMPs and Stormwater Detention areas to be in easement.
  6. IDOT Permit is required
  7. As previously discussed, a Stormwater Detention Easement shall be provided over the existing underground detention facility on this parcel.
  8. In keeping with the unified development thought, should a "middle" building develop in the future, the Fire Department will require a hydrant in the rear. The cross access drive to the north should also provide a watermain easement for this future use.

## **PUBLIC WORKS**

Public Works has the following comments:

1. The structure marked full of water (near the proposed b-box) is a meter vault with a 1-1/2" meter that serves the existing irrigation system. This service needs to be abandoned at the main if it will not be reused. This service also has an RPZ valve also.
2. The watermain on Edgewood is 6", so a 6" pressure connection for the fire line will not be possible.

## **FIRE DEPARTMENT**

The Fire Department has no comments on this petition at this time. Further comments may be generated at time for building permit review.

## **BUILDING DIVISION**

The Building Division has no comments on this petition at this time, beyond those comments provided elsewhere in this report. Further comments may be generated at time for building permit review.

## **PLANNING**

### **Zoning History**

The portion of the subject property along Roosevelt Road was originally developed under DuPage County jurisdiction as an automobile sales use (Lombard Lincoln Mercury) in 1970. The Village as part of an annexation, annexation agreement (now expired) and rezoning petition in 1985 (Ordinances 2763, 2764 and 2765) approved a further expansion of this use. The annexation agreement was established for a ten-year period and essentially recognized the existing functions, design and operations of the existing business as permissible during the life of the agreement. As the agreement has since expired, any structures or uses on the property not meeting code were considered legal non-conforming.

When the property was annexed in 1985, automobile repair was a permitted use in the B4 District. In 1990, a Zoning Ordinance text amendment was adopted that changed the classification of automobile repair in the B4 District from a permitted use to a conditional use. At that time, the automobile sales service and repair activities became a legal nonconforming use.

In 2002, conditional use approval was granted (as part of PC 02-22) to allow for the sales, service and repair of automobiles on the subject property. The intent of PC 02-22 was to ultimately construct a 5,000 square foot addition to the existing facility along with a major exterior remodel of the facility; however, the proper conditional use approvals were necessary to bring the business into legal conforming status. Conditional use approval was also granted to establish the subject property as a planned development, which provides to unified design and development, in lieu of a strict interpretation of the underlying Zoning Ordinance.

In 2006, the dealership closed and the site largely remained vacant until 2009. In 2007, the Village undertook a comprehensive review of the overall Roosevelt Road corridor. Through this effort a Comprehensive Plan change was made, which memorialized the recommendations of the Roosevelt Road corridor study and established the B4A zoning district.

In 2009, the current property owner petitioned the Village to reestablish the existing uses on the property that were approved as part of PC 02-22 (as required by Section 155.300 et. seq. of the Zoning Ordinance). Ordinance 5163 was approved to allow for the sale of automobiles along with automotive repair and service. The business is currently open and operating under the name of Westgate Auto Sales.

### **Proposed Plans**

Firestone is seeking to construct a new 8,500 square foot facility at the southwest corner of Edgewood and Roosevelt Road. Bismarck Real Estate Partners plan to acquire 1.56 acres of the eastern portion of the dealership site, develop the property and lease it to Firestone. The proposed facility would be primarily dedicated to tire sales and automotive service, but no motor vehicle repair activities, as defined by the Zoning Ordinance. The existing owner would retain the remaining 4 acres and continue the automobile sales, repair and service use.

### **Operations**

According to information submitted by the petitioner, Firestone plans to service approximately 25-30 vehicles per day. Service includes sales and installation of tires and light automotive servicing including brakes, suspension work and tune-ups. No major repairs will take place on site. They will have approximately 7-10 employees and they will be open 7 days a week.

### **Building Materials**

The proposed building would be one story, with a second level loft. The building is orientated with the bay doors facing the west so as to minimize noise and impacts on the adjacent residential properties to the east. The building will be constructed of primarily concrete blocks known as "Quik Brik". This is different from typical masonry because "Quik Brik" is made from concrete rather than clay and painted to a specific color.

Building staff notes that this product is a colored concrete block that is not a veneer, but rather a smaller block that has a face that looks like brick. The benefits of such an application are that one does not have to install a cement block and then install a clay brick veneer. Issues associated with this approach are:

1. The cement used to make the block has a dye mixed in. Dyed cement such as pavers, red sidewalks, etc. have issues with fading. While sealers can lesson fading, staff is unaware of a way to completely prevent it.
2. With traditional cement block wall that has clay brick installed in front of it (double wyth system) we have a 1" air space between where moisture can run down. This moisture comes from leaks, and vapor transmission. Vapor transmission occurs from the sun heating the outer surface and causing the wet wall to push the vapor into the wall. This vapor condenses in the surface of the cement block and runs down and out of the weep holes. The quickbrick does not have this airspace. In the areas where the block will be exposed, such as in the shop, there may not be an issue. In areas with drywall, staff will need more information on how that moisture will be controlled to prevent damage to the interior finishes. Staff suggests that should this petition be approved, it may be of assistance if the product manufacturer could give us an address of a job close to us that used the product so we could see it first hand.

The petitioner has provided a material board for staff's review. Staff notes that the building elevations and materials proposed for this site are critical as the intent of planned development amendments and the B4A District regulations are to encourage unified design. Should additional redevelopment occur within the planned development, the intent would be to establish compatibility with the architectural style of the future proposed buildings. This approach has been consistently applied to many other planned developments. The petitioner has submitted photos of a similar building constructed in St. Charles, IL. Staff prefers the color, materials and architectural design elements of that building elevation over the plans submitted. Should the project be approved, staff would recommend that the elevations be revised to substantially conform to the color, materials and architectural design elements depicted in the photographs submitted by the petitioner and attached as Exhibit C.

#### Parking

The Zoning Ordinance requires a minimum of 30 parking spaces (2 spaces/ service bay and 1 space per employee). The petitioner is providing 40 parking spaces.

#### Landscaping

The petitioner has submitted a landscape plan that is intended to provide perimeter and internal parking lot landscaping similar to that specified in the Zoning Ordinance. The subject property is adjacent to residential zoning districts. Therefore, transitional landscaping is required. The

petitioner's landscape plan meets the Village's requirements for transitional yard landscaping. The plan also shows plantings throughout the site including a combination of shrubs, evergreens and ornamental trees along the east elevation to provide some additional landscape screening to the adjacent residential properties. The existing solid barbed wire fence along Edgewood Avenue is being removed, but the fence along the north property will be replaced with a new solid fence, in order to keep the business properties screened from the abutting residences. That location of the new fence would need to be revised to meet Village Code.

#### Trash Enclosures

The refuse disposal area is located on the north side of the building. Staff recommends that the trash enclosure be constructed of the same masonry materials that are used for the building.

#### Site Layout

During initial meetings between staff and the petitioner, the petitioner was informed by staff about concerns with a piecemeal development of the site. Specifically, staff referenced the 2007 Roosevelt Road Corridor Plan which calls for uniform development. In addition, staff did emphasize a 'master plan' approach to developing the property and asked that any future plans include information as to how they plan to address the continuity with the entire site. Furthermore, staff expressed concern about the appearance and operation of the Westgate Auto Sales as it relates to the new proposed Firestone. Although this issue is discussed later in the report as part of the compatibility to the Comprehensive Plan, the petitioner's proposed plans have attempted to address these items in the following manner:

- With reference to access and circulation, the petitioner's plans show the relocation of the existing curb cut onto Roosevelt Road to a more centralized location on the site. This curb cut will now be restricted to a right in/out. A new frontage access drive would be provided along the Roosevelt Road frontage providing access to both the proposed Firestone and existing Westgate Auto Sales. The required curbing and 5' perimeter landscaping is being provided. An additional 10 parking spaces are also being provided along the Roosevelt Road frontage to be shared amongst the Westgate Auto Sales use and Firestone. As noted in the traffic study, this parking area should not be used for the sale and display of automobiles.
- The petitioner did submit a 3D rendering (attached as Exhibit B) showing how phase 1 of the site would be developed. As shown on that plan, and the overall site plan, the existing used car sales building would remain. As noted, a curb and 5' perimeter landscaping is being provided to separate that use from the overall development. It should be noted that the used car sales building is currently not being used.
- Additional access is being provided via a curb cut along Edgewood Avenue. When the property was being used as Westgate Lincoln Mercury, this curb cut was only used by delivery vehicles and had an automatic gate blocking access during normal business hours.

More recently, when Westgate Auto Sales received an extension to their Ordinance in 2010, the Village Board required that this access be permanently closed. Therefore, staff recommended a more restrictive left in only with no exiting movements to minimize the impact on the neighboring residential properties. The petitioner is requesting to have a left in and right in & out.

- A new rear access drive connecting Edgewood Avenue and Fairfield Avenue would be provided. This access drive could be used by both businesses and it also provides Firestone customers with access to the signalized intersection at Fairfield Avenue without having to drive through the automobile sales area. The petitioner's plans show that this access drive will only be stripped and the pavement would be patched where necessary. It should be noted that the petitioner is requesting to remove existing fences at both the Edgewood and Fairfield entrances to accommodate the access drive.
- The petitioner's future development plan also shows how this access drive would be relocated to align with the existing curb cut on the west side of Fairfield. This is consistent with the recommendations from KLOA.

#### Traffic Analysis

As part of the submittal, the Village's traffic consultant KLOA reviewed the site for its impact on the Village street network. The petitioner has been working with staff and the Village's traffic consultant to address concerns related to internal access and circulation. Specifically, staff sought KLOA's opinion on the shared internal access with the existing Westgate Auto sales and access onto Edgewood Avenue. The following is a summary of KLOA's findings:

- The traffic generated by the proposed land uses will not have a significant impact on the surrounding roadway network.
- No improvements are needed to the external intersections in this study as a direct result of this development.
- The relocation of the existing access drive off Roosevelt Road 80 to 90 feet further east and its conversion to a right-in/right-out (as desired by the Village) is recommended as it will improve traffic flow along Roosevelt Road and still provide adequate accessibility to all three parcels.
- Under interim conditions (Firestone Auto Care Center), a center median separating the middle parcel from the southern frontage road should be implemented. This parking area shall not be used for the sale and display of automobiles.
- Under ultimate conditions, parking along the Roosevelt Road frontage east of the proposed right-in/right-out access drive is recommended in order to provide the link along Roosevelt Road to all three land use parcels.

- The access drive off Edgewood Avenue should allow left-turns in and right-turns out in order to maximize the ingress/egress accessibility of the site while at the same time protecting the residential area to the north from unnecessary vehicle intrusion.
- The frontage road north of the site should be clearly delineated and signed to direct customers desiring to travel either east or west on Roosevelt Road to exit on Fairfield Avenue.
- The frontage road north of the site should under ultimate conditions align opposite the access drive on the west side of Fairfield Avenue in order to provide efficient traffic flow to/from both sides and along Fairfield Avenue.
- The proposed access system, as recommended, will be adequate in providing service to all three land use parcels.

As noted above, KLOA recommends that the access onto Edgewood Avenue be restricted to a left in only and right out only. Staff can support KLOA's recommendation as a left in only and right out only provided that it is properly designed with appropriate signage per KLOA's report.

#### Stormwater Detention

The property was initially developed prior to annexation into the Village and prior to the establishment of the current DuPage County Countywide Stormwater and Floodplain Ordinance. Incremental improvements, consisting of underground detention, were done as part of the 2002 expansion project for Westgate Lincoln Mercury.

The petitioner has submitted preliminary engineering plans showing how they plan to address stormwater on the site. Staff has expressed concern about their preliminary plans. Specifically, we have issues with residential property flooding downstream of this parcel. Currently flow from this parcel is divided in a number of different directions:

- There is some detention provided in the northern (rear) parking lot that discharges onto private, residential property via a 2" pipe.
- There is sheet flow to a parking lot structure that is shown to flow to the back of the curb inlet in Edgewood Avenue.
- There is sheet flow toward the Roosevelt Road right of way.

The proposed development is showing detention in the rear of the parcel in two separate ponds and directs all discharge either toward Edgewood Avenue (for the Firestone development), or the rear yards of the homes between Fairfield and Edgewood (partially reflective of existing conditions). Staff notes that sheet drainage from the existing site toward Edgewood would be more controlled, through the detention improvements. However, while they are restricting the water runoff at the same or greater rate than is currently provided, the overall volume of runoff heading downstream may be increasing northward toward Edgewood Avenue. Staff recognizes that the development is improving the current runoff conditions; however, if the site was developed in a unified and

comprehensive manner, discharge to the north could be avoided by discharging into the existing stormsewer along Fairfield Avenue or by some other means. As a result, staff has requested that the petitioner make the following changes to their engineering plans:

- The current flow directed toward the Roosevelt Road stormsewer must be maintained. The flow would need to be detained to current standards, which, should the petitioner not wish to change the overall site plan, could be handled in underground detention if there is a proper grade difference. Additionally, staff has consulted with IDOT on the downstream issues along Edgewood Avenue and requested if IDOT can favorably consider allowing additional runoff to be directed toward Roosevelt road in lieu of Edgewood Avenue. The petitioner can finalize their plan as part of the requisite final engineering approvals.
- The petitioner shows the existing detention area being improved to a more traditional pond, and discharging to the rear yards to the north as it currently does. Again, keeping in mind that this development is a piece of what would be an overall redevelopment, the flow to rear yards should be eliminated. There is a separated storm sewer on Fairfield that is ~200 feet from 500 E. Roosevelt and another 200 feet to the location of the existing outlet. The storm sewer along Fairfield directs stormwater to Central Avenue, avoiding the rear yards along this area. This option or any other like concept that would relieve the discharge of water onto private single family residential property should be provided, as was required in a similar petition (PC 05-42: 218-226 W. St. Charles Road – Pointe at Lombard).
- The proposed plan shows the controlled discharge from the pond connecting to the back of a curb inlet in Edgewood Avenue. The petitioner has been asked under §154.402 (C) (2) Chapter 200 section 2B to show where this flow goes. Pipe size, material, condition and ditch capacity will need to be addressed.

#### Lighting/Photometrics

The petitioner has submitted a lighting and photometric plan, which would meet code requirements. The proposed lighting fixtures would be installed as part of the Firestone development. However, staff notes that if/when any future redevelopment occurs on the subject property, the proposed lighting fixture would be required as part of future adjacent development.

#### **Compatibility with the Zoning Ordinance & Westgate Planned Development**

As noted, the property is zoned B4APD and is subject to Planned Development Ordinance 5163 (attached). The proposed new Firestone requires that the following zoning actions be taken in order to facilitate the development.

*A conditional use, per Section 155.417 (G) (2) (b) (9) of the Lombard Zoning Ordinance to allow for a new motor vehicle service facility*



The petitioner is proposing to operate an automotive service facility on the subject property, which is a conditional use in the B4 Zoning District. It should be noted that automobile repair and automobile service are distinct uses within the Zoning Ordinance and are defined as follows:

***AUTOMOBILE REPAIR** is the repair of motor vehicles including rebuilding, reconditioning, replacement, or dismantling of major components such as body, frame, or fender repair or painting. Automobile repair generally consists of work that is more intense and less routine than automobile service and sometimes includes overnight storage of vehicles.*

***AUTOMOBILE SERVICE** is the service or maintenance of motor vehicles including the installation of minor components such as lubricants, batteries, tires, and mufflers and the performance of maintenance services such as tune-ups, tire É-X-balancing, and car washes. Automobile services generally do not include activities which require overnight storage of vehicles and specifically do not include body work, painting, or repair of major components.*

Firestone is proposing automobile service which includes the sales and installation of tires and light automotive servicing including brakes, suspension work and tune-ups. No major repairs will take place on site. As this use can be complimentary to the existing use on the property, staff has no objection to the proposed conditional use.

*A conditional use, per Section 155.417 (G) (2) (a) (4) of the Lombard Zoning Ordinance to allow for outside display and sales of products*

The petitioner is proposing to have a small portion of the site dedicated to outside sales and display of products (such as tires and other vehicle parts). According to the petitioner's plans, the display area will be located in front of the service bays during business hours. They have indicated that they would like to have some flexibility as to where it is located during business hours (i.e. in front of a bay door not being used). As with many other automobile service facilities along the corridor, outside display areas are common. Staff finds that the conditional use for outdoor sales can generally be supported. However, to ensure that the outdoor sales and display of merchandise is appropriately sized and located, staff offers the following considerations:

1. Sales and display areas must not impact vehicular or pedestrian traffic. This includes automobiles and Fire Department apparatus.
2. Outdoor sales and display of merchandise must remain ancillary to the principal land use of the establishment.

*A variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking*

As a planned development, arbitrary property lines can be ignored in favor of a more unified and cohesive development. While staff is concerned that the proposed development may be considered piecemeal in nature, the petitioner has attempted to address shared access and circulation. By doing so, this has resulted in the need for the variation. Should this project be approved, this deviation can be supported as it provides for better traffic flow and circulation. Staff has supported such relief for other developments.

### **Compatibility with the Sign Ordinance**

As part of the Site Plan Approval process, the petitioner is proposing deviations from the Sign Ordinance.

#### *Past Wall Signage & Freestanding Signage Relief*

It should be noted that the property has received relief in the past. The following is a summary of the past relief:

- PC 02-22 granted approval to allow for more than one wall sign per street frontage. More specifically, approval was granted to allow five (5) wall signs on the south elevation of the principal dealership building. An additional “used cars” wall sign was also approved for the used car office, which is located to the east of the principal dealership building.
- SPA 03-02 granted site plan approval to allow for three (3) freestanding signs on the subject property. Three legal non-conforming free-standing signs existed on the property during the time of the petition, which is two more than permitted the Sign Ordinance. The petitioner was granted zoning relief in order to remove and replace one of the signs with a new sign similar in style to the proposed building elevations.
- As part of SPA 03-06, site plan approval was granted to allow for a freestanding sign fronting on a state right-of-way of 144 square feet in size where a maximum of 125 square feet in sign surface area is permitted. Approval was also granted to allow for a freestanding sign fronting on a state right-of-way of 29 feet 11 inches in height where a maximum of 25 feet is permitted. The Plan Commission originally denied this petition, but the Board of Trustees overturned the Plan Commission’s decision and adopted Ordinance 5338, which granted the aforementioned relief. Although the existing Westgate Auto Sales does not have a freestanding sign, all signage relief still applies to the subject property.

The petitioner is requesting the following relief from the Sign Ordinance:

#### *A deviation from Section 153.235 (F) to allow for a shopping center sign to be located closer than seventy-five feet (75’) from the center line of the adjacent right-of-way*

In lieu of a single tenant freestanding sign for Firestone, the petitioner is proposing a shopping center identification sign to be utilized by Firestone, Westgate Auto Sales and any other future use.

The sign as proposed would be setback less than 75 feet from the centerline of Roosevelt Road. As noted in past cases with similar relief, planned developments are intended for a unified and compatible design of buildings, structures and site improvements. Staff can conceptually support the relief, however staff will recommend that the proposed new shopping center sign shall be the only freestanding sign on the entire development. This includes both the Firestone parcel and the existing Westgate Auto Sales parcel. This will help to promote the development in a more unified manner consistent with the B4A Zoning District.

*A deviation from Section 153.505 (B)(19)(2) to allow for 3 wall signs where 2 wall signs are permitted*

The petitioner is proposing a total of 3 wall signs: one facing Edgewood Avenue (east elevation) and two facing west, not on a street frontage. The total sign area of all 3 wall signs is approximately 166.88 square feet, which is well below the total 601 square feet allowed by code. Historically, staff has supported signage deviations for the number of signs provided that the total square footage did not exceed that allowable by code and if existing site conditions warranted such consideration. For reference purposes, PC 02-22 did provide for wall signage over the bay doors for the Westgate Lincoln Mercury development.

The petitioner's signage plans also indicate that a small informational sign at the entrance along Fairfield. The petitioner is not sure if they plan to erect the sign, however should the project be approved, the sign would be allowed. The sign can be no more than 6 square feet and no more than 4 feet in height. It will also have to be outside the clear line of site area.

**Compatibility with the Subdivision and Development Ordinance**

The proposed development is considered both a major plat and major development as defined by the Subdivision and Development Ordinance, which would require full public improvements where they are needed. The petitioner's plans do show sidewalk being provided along the west side of Edgewood as well as parkway trees and streetlights. However the petitioner is seeking the following deviations from the following sections of Subdivision and Development Ordinance:

*A deviation from Sections 154.406 & 154.507 of the Lombard Subdivision and Development Ordinance to allow for detention areas to not be in an outlet.*

The Subdivision and Development Ordinance requires that the entire detention area be located in an outlet, not less than 30' wide, along the Edgewood frontage. This is necessary because it promotes common ownership with shared maintenance responsibilities through some type of agreement or association. The petitioner's plans show two separate detention ponds each located in a drainage easement. One pond would be owned and maintained by Firestone and the other would be owned and maintained by the property owner of Westgate Auto Sales. While both ponds do function independently, until high water stage, they are required for the development to proceed. In keeping with the unified development approach, as stipulated in the 2007 Roosevelt Road Corridor Plan, staff recommends that this relief be denied and recommends that the detention ponds be in a single

outlot with shared maintenance. This is consistent with other similar projects such as Lombard Crossings (former Lombard Lanes site), V-Land Development at Highland & Roosevelt, Highlands of Lombard and Fountain Square. It would also be consistent with the issues and concerns raised in the aforementioned narrative regarding stormwater detention improvements. Should this relief be denied and the petitioner is required to put the detention into a single outlot, the following relief is required:

- A deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for detention outlots; and
- a deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for detention outlots

In an effort to get the detention into a single outlot, staff can support the 2 deviations noted above given that the lot will not be developed in the future.

Alternatively, if the outlots are still required, the petitioner has requested that they have 2 outlots, one for each parcel. To accommodate this request, the following relief is required:

- A deviation Section 154.507 of the Lombard Subdivision and Development Ordinance to allow an outlot to not have at least thirty feet (30') of frontage along a public street; and
- a deviation from Section 154.507 of the Lombard Subdivision and Development Ordinance for single ownership of an outlot

Staff does not support this option either for the same reasons noted above including the need for common ownership and maintenance responsibilities. For clarity purposes, staff recommends that a single outlot be provided with common ownership and maintenance responsibilities for the entire site including the Firestone Parcel and Westgate Auto Sales parcel.

#### **Compatibility with the Surrounding Land Uses**

The proposed development is consistent with the other uses along Roosevelt Road. Staff finds that the use in of itself is consistent and complimentary to the existing Westgate Auto Sales. While staff has concerns about the piecemeal approach to the development, the use is compatible with adjacent commercial uses. However, with respect to the adjacent residential uses, the petitioner attempted to minimize the operational impacts by orienting the garage doors and building orientation away from the adjacent Edgewood Avenue homes.

#### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan identifies the subject property for Community Commercial Uses. The Roosevelt Road Corridor Study adopted in 2007, set forth a number of recommendations, including:

- Unified image addressing architectural and site aesthetics. Increase green/open space, particularly in viable areas.
- Limit piecemeal development and promote unified development. Encourage or require cross access, cross parking and shared access
- Pedestrian access/circulation accommodations within the development
- Limit the impact on adjacent residential uses
- Enhance the effectiveness of the corridor as a SRA roadway.
- Adequately address infrastructure and utility needs within the corridor.

### **Staff Considerations**

As previously mentioned, staff has expressed a concern to the petitioner about the piecemeal nature of this development through the development processes. Staff did emphasize a ‘master plan’ approach to developing the property and asked that any future plans include information as to how they plan to address the continuity with the entire site. This concern goes to the historical purpose and intent of the Roosevelt Road corridor analysis and is intended to minimize past negative impacts of piecemeal development on the corridor. Staff does not support an approach to “break off” a portion of the subject property and consider a proposal for an independent development, as it would also be contrary to the basic intent of the planned developments. Staff has expressed to the petitioner that the Firestone development in of itself would set the tone for future development and absent of knowing how this proposal fits into the overall master plan for the entire 5.5 acre site, it would be difficult to support such a petition.

In response to staff’s concerns, the petitioner did revise their plans to incorporate the shared access and frontage roads. Furthermore, the petitioner did provide a conceptual phase 2 plan showing how the balance of the site could be developed should Firestone proceed and the existing Westgate Auto Sales remain. The plan shows how a 10,000 square foot building could be accommodated on the site and still share access and parking. However, staff still notes that under these scenarios, it still assumes the existing auto sales use as remaining. Also, should this petition be approved, it would likely preclude the ability to facilitate a full-scale redevelopment plan for the full 5.5 acre site. However, if the intent is to set the parameters for future development and to facilitate activity within the corridor in the immediate term, common area elements are represented herein.

### **FINDINGS AND RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the proposed ordinance amendment does comply with the standards required by the Lombard Zoning Ordinance, Sign Ordinance, Subdivision and Development Ordinance and that the planned development amendment enhances the development and is in the public interest; and, therefore, I move that the Plan Commission adopt the findings included within the Inter-department Group Report as the findings of the Lombard Plan Commission, and recommend to the Corporate Authorities **approval** of the PC 11-12, subject to the following conditions:

1. The petitioner shall develop the site and building in accordance with the following plans submitted as part of this request, except as modified by the conditions of approval:
  - a) Elevations and floor plan by Casco attached as Exhibit A; and
  - b) Preliminary engineering plans by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - c) Overall site plan on an aerial by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - d) 2 page site plan by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - e) Final Plat of Subdivision by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - f) Photometric plan by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - g) Landscape plan by Charles Vincent George Architects dated April 1, 2011, last revised April 27, 2011; and
  - h) Signage plans by Chandler Signs dated November 29, 2011, last revised April 26, 2011.
2. That the petitioner shall satisfactorily address the comments included within the IDRC report.
3. The conditions of approval outlined in Ordinance 5163 and 6312 and not altered by this petition, shall remain in full effect for the subject property.
4. That any trash enclosure screening required by Section 155.710 of the Zoning Ordinance shall be constructed of material consistent with the principal building in which the enclosure is located.
5. To minimize parking conflicts on the property and to minimize impacts on adjacent properties, the developer/owner of the property shall provide cross-access and cross

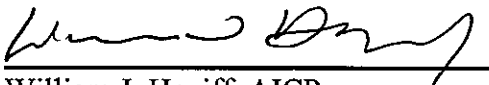
parking between each lot within the proposed development via a recorded easement document, with the final design and location subject to review and approval by the Village.

6. The petitioner shall satisfactorily address the following drainage issues:
  - a. The current flow directed toward the Roosevelt Road stormsewer shall be maintained, with the flow needing to be detained to current standards.
  - b. The final engineering plans shall direct any runoff flow away from the rear yards and toward adjacent public rights of way.
  - c. As part of the final engineering submittal, the petitioner shall provide documentation regarding the stormwater flow, pursuant to Section 154.402 (C) (2) Chapter 200, Section 2B. Pipe size, material, condition and ditch capacity will need to be addressed.
7. Notwithstanding any detention improvements associated with runoff being directed to Roosevelt Road, stormwater detention facilities proposed to be constructed as part of this petition shall be located in a single outlot, with common ownership and shared maintenance responsibilities.
8. Barrier curb is required along the south side of the detention pond on the Westgate lot. Staff may consider a vegetated infiltration strip in lieu of the curbing in this area only. However this would have to be sized per the County requirements.
9. All comments and recommendations noted in the KLOA report dated May 5, 2011 shall be satisfactorily addressed.
10. The parking area located south of the frontage road, along the Roosevelt Road frontage and east of the proposed right in/out shall not be used for the sale and/or display of automobiles
11. Outdoor sales and display of merchandise may only occur during normal business hours and at the locations, as depicted on the site, prepared by Intech dated April 11, 2011, last revised April 27, 2011.
12. The proposed new shopping center sign, as depicted in the signage plans by Chandler Signs dated November 29, 2011, last revised April 26, 2011, shall be the only freestanding sign within the planned development. This includes both the Firestone parcel and the existing Westgate Auto Sales parcel. Informational signs may be

permitted provided that they meet the provisions outlined in the Lombard Sign Ordinance.

13. Any new fence associated with the proposed development shall meet the requirements of the Lombard Zoning Ordinance.
14. The existing gate on Fairfield Avenue shall be removed upon a written request by the Village of Lombard.
15. Such approval shall become null and void unless work thereon is substantially under way within 12 months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the conditional use.
16. The elevations shall be revised to substantially conform to the color, materials and architectural design elements depicted in the photographs submitted by the petitioner and attached as Exhibit C.

Inter-Departmental Review Group Report Approved By:

  
\_\_\_\_\_  
William J. Heniff, AICP  
Director of Community Development



**CASCO**  
1877 WATSON ROAD  
ST. LOUIS, MO 63127  
PROJECT NUMBER:

**BISMARCK**  
LEASER FINANCIAL  
PROJECT NUMBER:

**Firestone**  
COMPLETE AUTO CARE

**NEW FCAC STORE**  
"ER 2010 - DEC" L.H.  
E. ROOSEVELT & EDGEWOOD  
LOMBARD, IL

DATE:	02/11/09
SCALE:	AS SHOWN
PROJECT NUMBER:	00000
DATE:	02/11/09
PROJECT NUMBER:	00000
DATE:	02/11/09

EXHIBIT  
**A**  
SHEET NUMBER  
**R4**

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SPRAYING

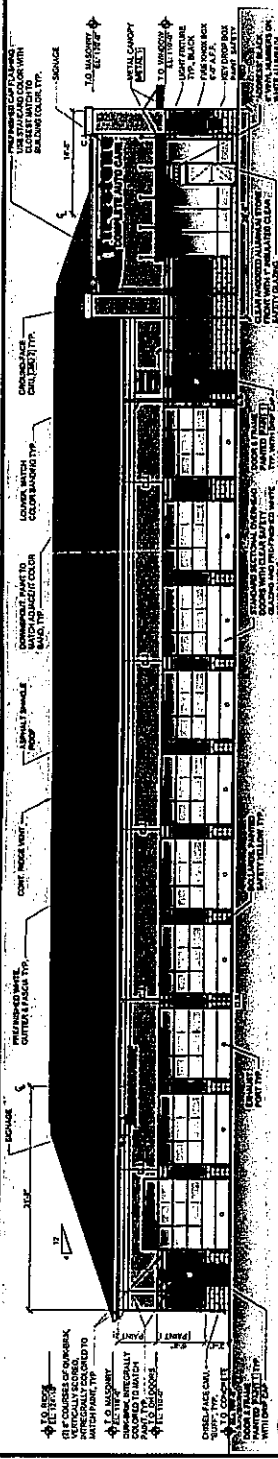
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SHERWIN WILLIAMS  
"STYRENE" (2000)

**CIMULI**  
PAINTS FOR  
CONCRETE

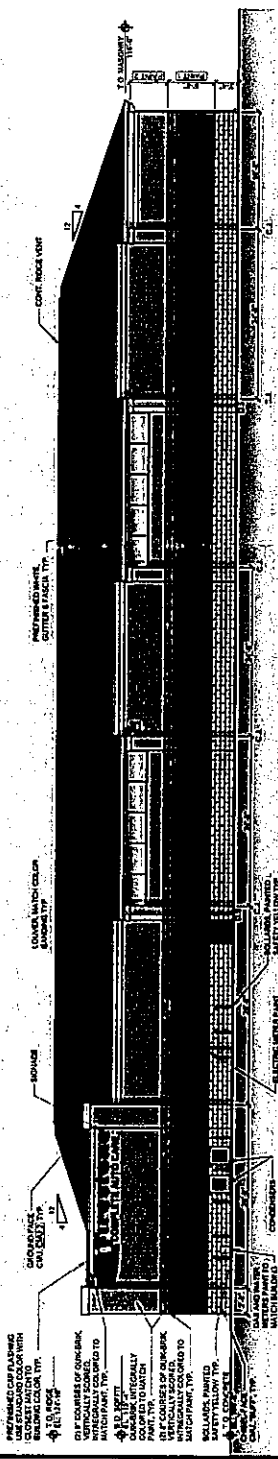
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CONCRETE

**METAL 1**  
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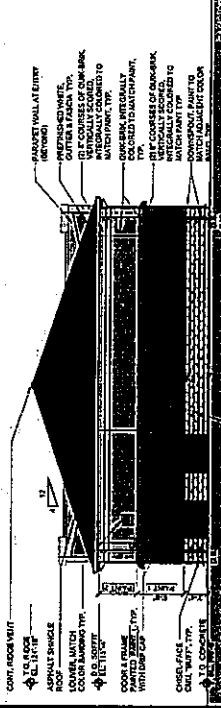
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SHEATHED ROOF



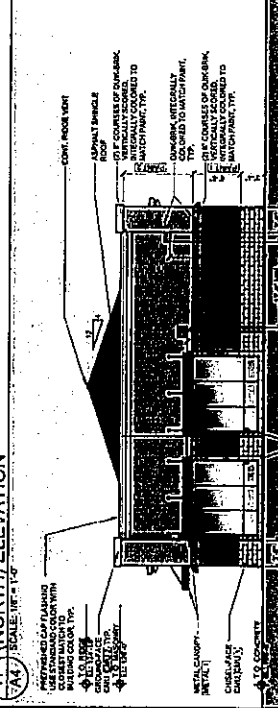
**1 (WEST) ELEVATION**  
SCALE: 1/8" = 1'-0"



**6 (EAST) ELEVATION**  
SCALE: 1/8" = 1'-0"



**11 (NORTH) ELEVATION**  
SCALE: 1/8" = 1'-0"



**18 (SOUTH) ELEVATION**  
SCALE: 1/8" = 1'-0"

**Firestone**  
COMPLETE AUTO CARE

**CASCO**  
1877 WATSON ROAD  
ST. LOUIS, MO 63127  
PROJECT NUMBER: 150000

NEW FCAC STORE  
E. ROOSEVELT & EDGEWOOD  
LOMBARD, IL

PROJECT TITLE: FLOOR PLAN AND DETAILS  
SHEET NUMBER: PA1

DATE: 10/11/10  
SCALE: AS SHOWN

DESIGNED BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]

**STANDARD WALL TYPES**

NOTE: SEE SPECIFICATIONS, DRAWINGS AND SCHEDULES FOR ALL DIMENSIONS AND FINISHES.

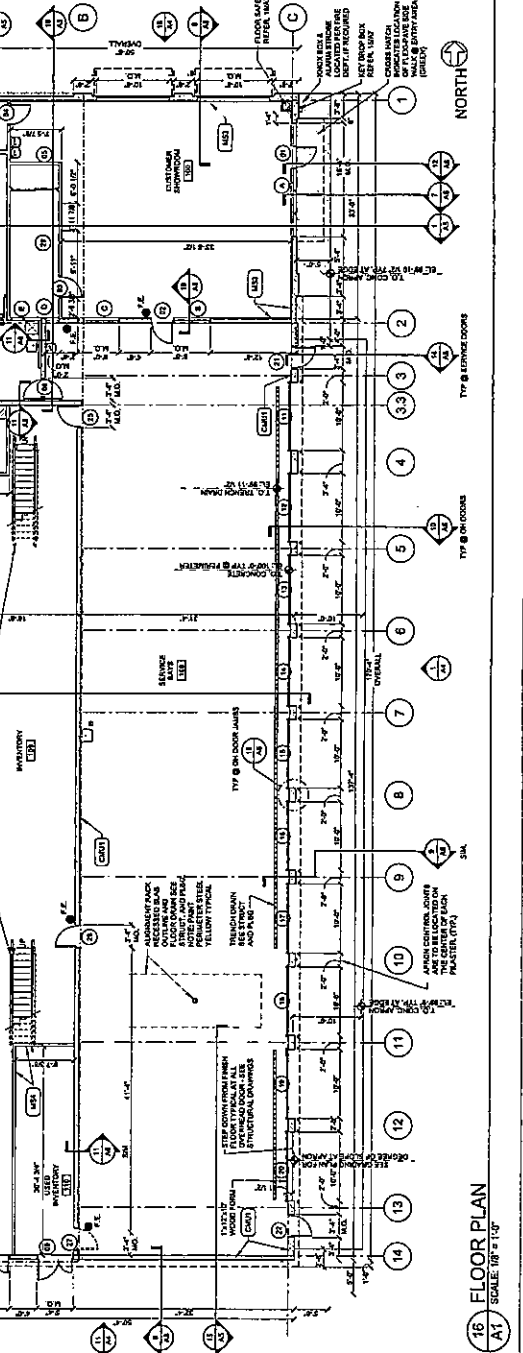
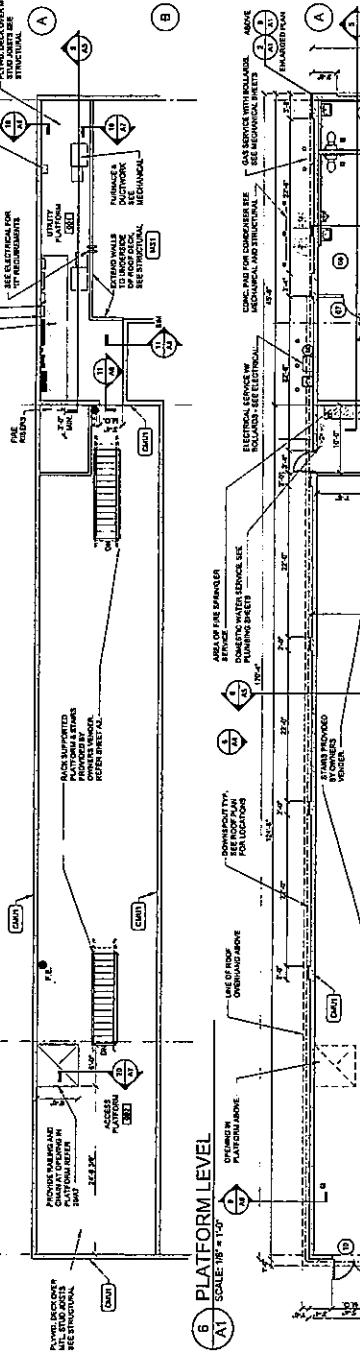
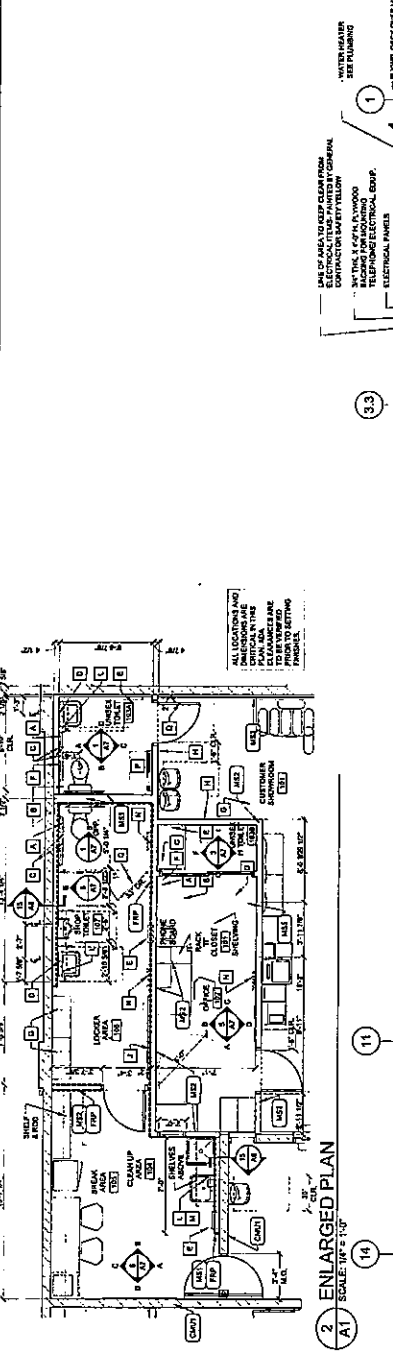
TYPE	DESCRIPTION
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2	4" CMU WITH 1/2" GYPSUM BOARD ON INTERIOR SURFACE AND 1/4" GYPSUM BOARD ON EXTERIOR SURFACE.
3	4" CMU WITH 1/2" GYPSUM BOARD ON INTERIOR SURFACE AND 1/4" GYPSUM BOARD ON EXTERIOR SURFACE.
4	4" CMU WITH 1/2" GYPSUM BOARD ON INTERIOR SURFACE AND 1/4" GYPSUM BOARD ON EXTERIOR SURFACE.
5	4" CMU WITH 1/2" GYPSUM BOARD ON INTERIOR SURFACE AND 1/4" GYPSUM BOARD ON EXTERIOR SURFACE.
6	4" CMU WITH 1/2" GYPSUM BOARD ON INTERIOR SURFACE AND 1/4" GYPSUM BOARD ON EXTERIOR SURFACE.
7	4" CMU WITH 1/2" GYPSUM BOARD ON INTERIOR SURFACE AND 1/4" GYPSUM BOARD ON EXTERIOR SURFACE.
8	4" CMU WITH 1/2" GYPSUM BOARD ON INTERIOR SURFACE AND 1/4" GYPSUM BOARD ON EXTERIOR SURFACE.
9	4" CMU WITH 1/2" GYPSUM BOARD ON INTERIOR SURFACE AND 1/4" GYPSUM BOARD ON EXTERIOR SURFACE.
10	4" CMU WITH 1/2" GYPSUM BOARD ON INTERIOR SURFACE AND 1/4" GYPSUM BOARD ON EXTERIOR SURFACE.

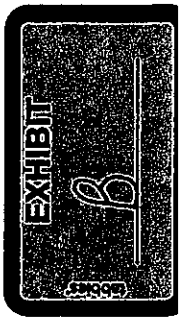
**TOILET ROOM ACCESSORIES**

MARK	DESCRIPTION
A	4" GUN METAL WITH WOOD MOWER, WITH 1/2" VERTICAL GRIP AND 1/2" HORIZONTAL GRIP.
B	4" GUN METAL WITH WOOD MOWER.
C	TOILET TUBULAR DISPENSER.
D	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
E	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
F	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
G	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
H	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
I	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
J	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
K	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
L	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
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N	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
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P	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
Q	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
R	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
S	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
T	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
U	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
V	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
W	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
X	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
Y	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.
Z	WATER-RESISTANT BOARD FOR TOILET AND SHOWER ENCLOSURE.

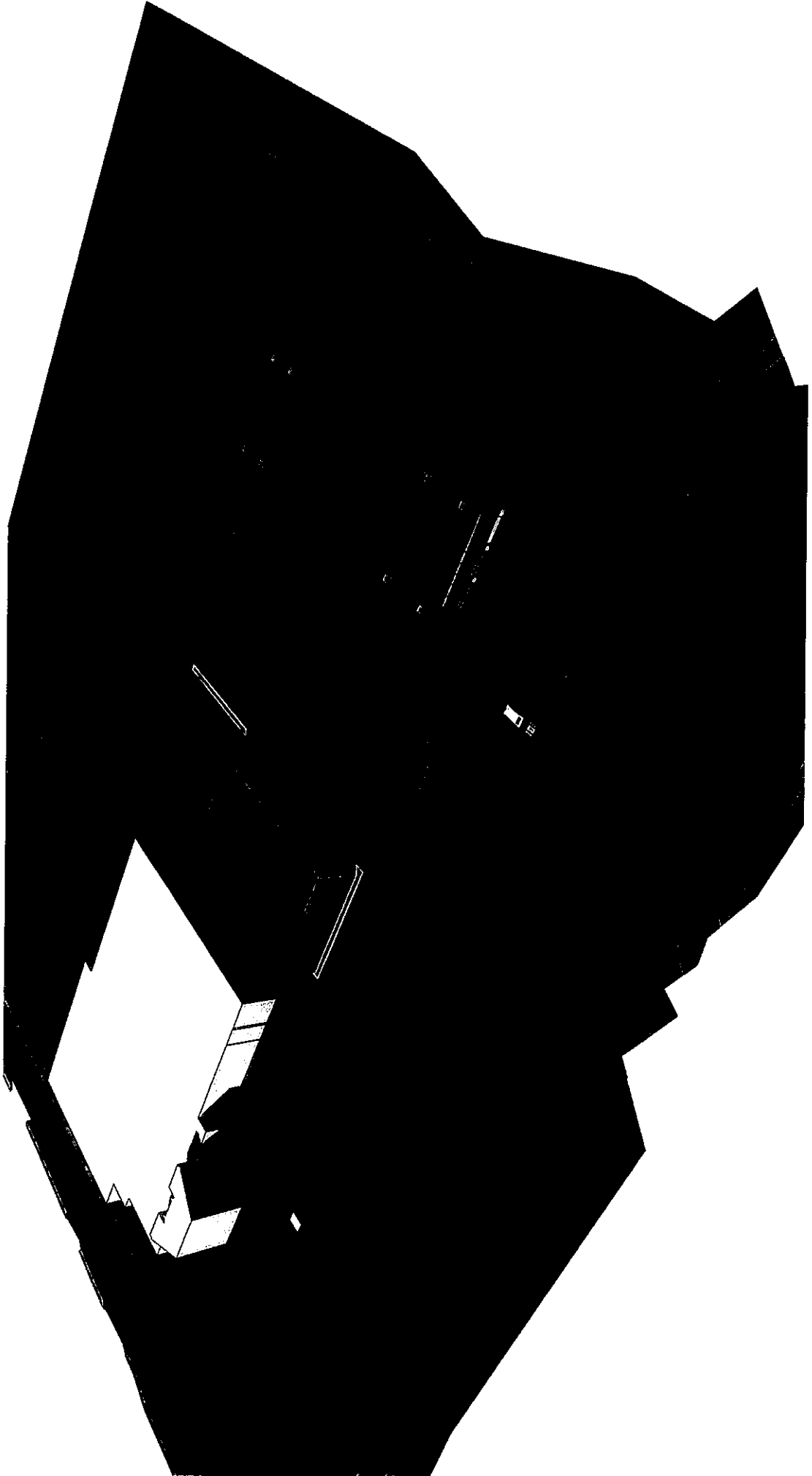
**GENERAL NOTES**

- WALL DIMENSIONS ARE TO FINISH CLEAR DIMENSIONS. ALL WALLS SHALL BE CONFORMANT WITH LOCAL AND STATE BUILDING CODES.
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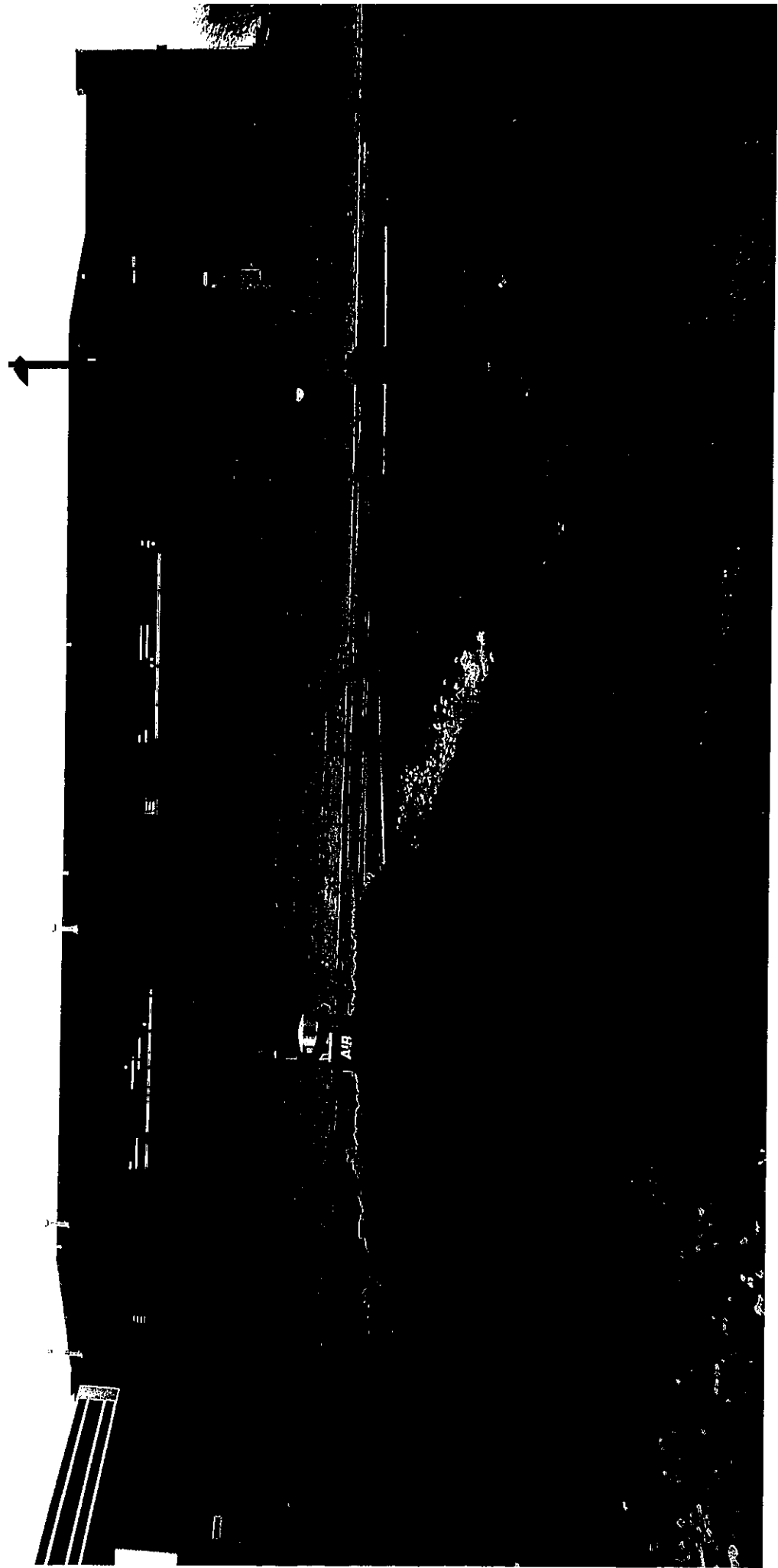


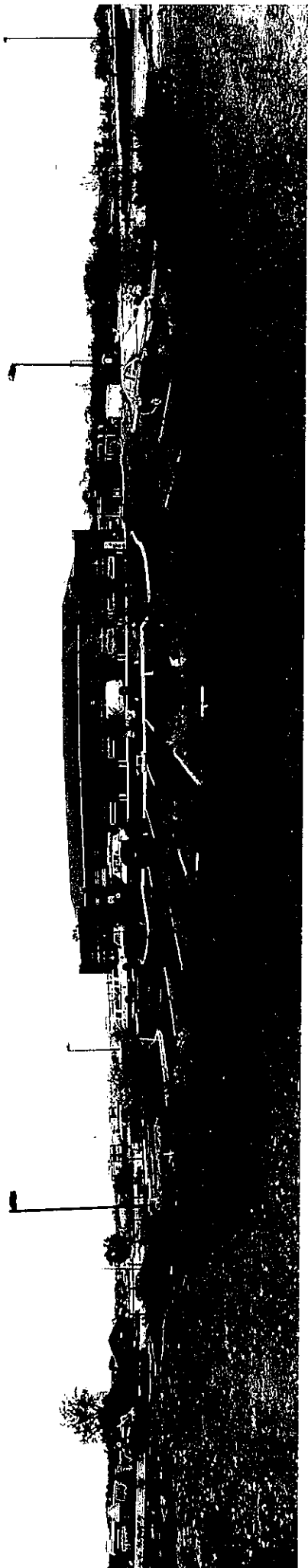
Phase 1



Concept Phase 2











MEMORANDUM TO: Chris Stilling  
Assistant Director of Community Development  
Village of Lombard

FROM: Neil S. Kenig, PE  
Principal

Javier Millan  
Senior Consultant

DATE: May 5, 2011

SUBJECT: Site Circulation and Access Evaluation for the Proposed\  
Firestone Complete Auto Care Facility  
Lombard, Illinois

This memorandum summarizes the methodology and results of a study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) which reviewed the plans for the proposed relocation of the Firestone Complete Auto Care facility from the Yorktown shopping center to the northwest corner of the intersection of Roosevelt Road (IL 38) and Edgewood Avenue in Lombard, Illinois. The facility will occupy the eastern portion of the 500 East Roosevelt Road site. The western portion of the site is currently occupied by Westgate Auto Sales, a used car sales facility.

The purpose of this study was to examine existing traffic conditions, assess the impact that the proposed development will have on traffic conditions, address site access and circulation, and determine if any street or access improvements are necessary to accommodate the development.

The sections of this memorandum present the following.

- Existing street conditions including peak hour traffic volumes along Roosevelt Road.
- A detailed description of the proposed development.
- Vehicle trip generation for the proposed development.
- Future conditions including recommendations for access to and from the site and circulation within the site.

## **Existing Conditions**

Existing conditions were documented based on field visits conducted by KLOA, Inc. staff. The following provides a detailed description of the physical characteristics of the roads including geometry and traffic control, adjacent land uses and existing access.

## **Site Location**

The site is located at 500 East Roosevelt Road (north side of the street) between Fairfield Avenue and Edgewood Avenue. **Figure 1** shows an aerial view of the site.

The characteristics of the existing roads that surround the site/development are described below.

Roosevelt Road (IL Route 38) is an east-west major regional arterial roadway bordering the south side of the site. It has four through lanes, two in each direction plus a two-way center left-turn lane. Access to the site is currently located 200 feet east of its signalized intersection with Fairfield Avenue. It is the desire of the Village of Lombard to move this driveway 80-90 feet further east and restrict it to right turns in and out only. Roosevelt Road currently accommodates over 2,700 vehicles per hour in the A.M. peak period and over 3,300 vehicles per hour in the P.M. peak period.

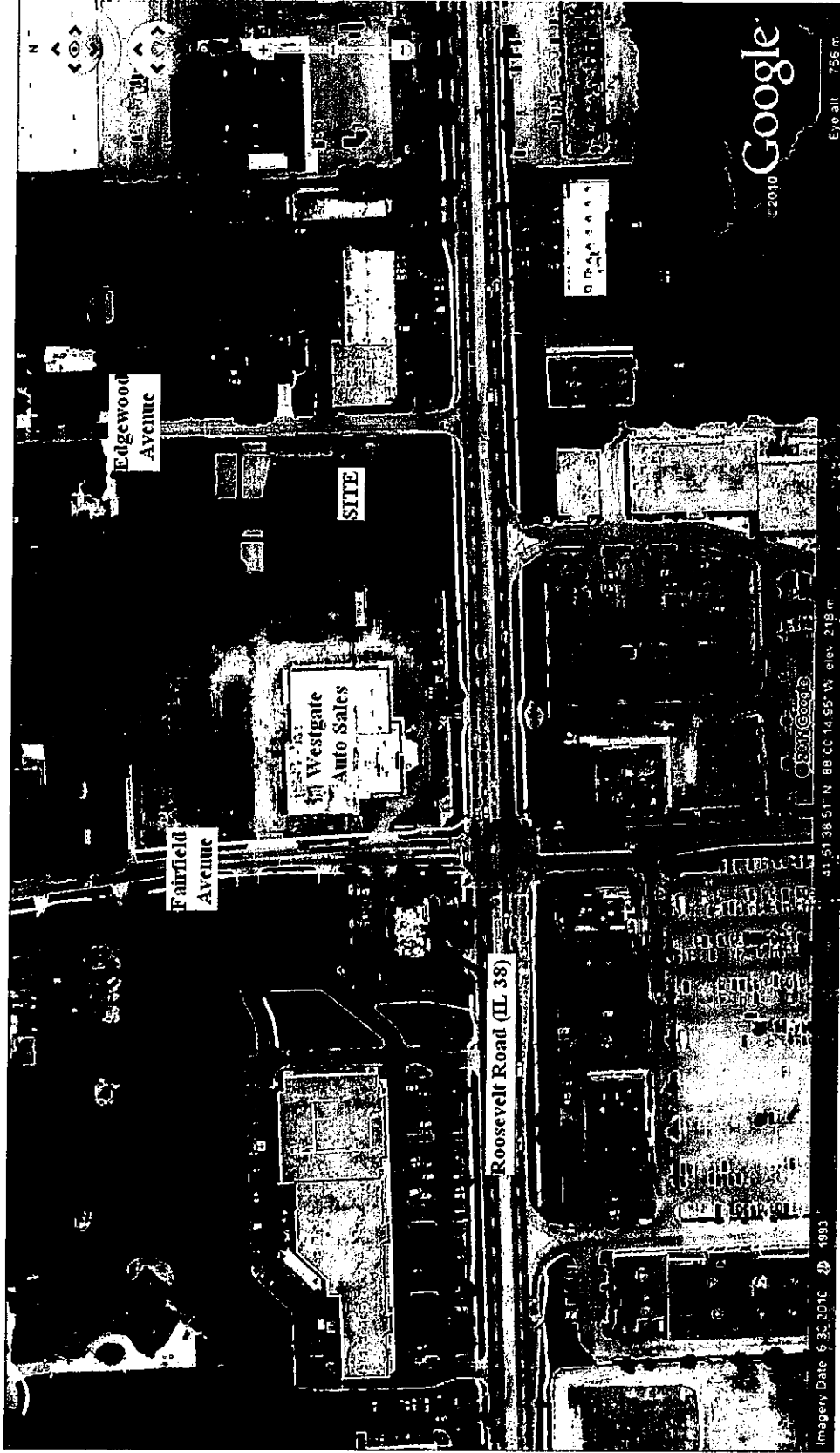
Fairfield Avenue is a north-south residential collector street. It is two lanes wide to the north. At its signalized intersection with Roosevelt Road, there is a separate southbound left-turn lane and a combined through/right lane. Access to Westgate Auto Sales is located approximately 120 feet north of Roosevelt Road. Another driveway is located 150 feet further north and is currently gated.

Edgewood Avenue is a local north-south residential street which tees into Roosevelt Road. It is two lanes wide and is stop controlled at its intersection with Roosevelt Road. Two existing gated driveways to the property are located approximately 120 feet and 200 feet north of Roosevelt Road.

At the present time there is an internal circulation roadway connecting the two northern driveways on Fairfield and Edgewood Avenues.

## **Traffic Characteristics of the Proposed Development**

To evaluate the impact of the subject development on the area roadway system, it was necessary to quantify the number of vehicle trips the site will generate during the weekday morning and afternoon peak hours.



Aerial View of Site

Figure 1

## **Proposed Site and Development Plan**

The site proposes a 10-bay Firestone Complete Auto Care facility (8,500 square feet) with parking provided for approximately 39 vehicles. The facility will be located on the eastern portion of the property. It will have 150 feet of frontage on Roosevelt Road and 450 feet of frontage on the west side of Edgewood Avenue.

### **Site Access**

It is proposed that the entire property between Fairfield Avenue and Edgewood Avenue have an access system that will serve all three internal land uses.

1. Westgate Auto Sales
2. Firestone Complete Auto Care
3. Future site between the proposed Firestone and Westgate that may contain an approximate 10,000 square-foot specialty retail facility.

Under existing conditions, the overall site provides two access drive off Fairfield Avenue, one full ingress/egress access drive on Roosevelt Road, and two access drives off Edgewood Avenue. The proposed access system will consist of two access drives on Fairfield Avenue, one access drive on Roosevelt Road and one access drive on Edgewood Avenue. Below is a description of each access drive.

#### *Westgate Auto Sales Access Drive on Fairfield Avenue (Opposite Buona Beef Access Drive)*

This access drive, as previously mentioned, is located approximately 120 feet north of Roosevelt Road and provides full ingress/egress access to Westgate Auto Sales. Under the proposed plans this access will remain as is.

#### *Westgate Auto Sales Northern Access Drive on Fairfield Avenue*

This access drive is currently gated and is located approximately 270 feet north of Roosevelt Road. Development of property on the west side of Fairfield Avenue has already constructed two driveways. The southern driveway on the west side of Fairfield Avenue is restricted to right turns in and out while the northern driveway allows full ingress/egress movements. The Westgate Auto Sales northern driveway will allow full ingress/egress movements and should ultimately align with the northern driveway on the west side of Fairfield Avenue in order to maintain more efficient traffic flow two/from both sides and along Fairfield Avenue.

#### *Westgate Auto Sales Access Drive off Roosevelt Road*

As previously indicated, the existing driveway on Roosevelt Road is to be relocated to the east approximately 80 feet so as to provide shared access to all three parcels of the property. Because of the extreme difficulty in making left turns and safety conditions, this driveway, per Illinois Department of Transportation (IDOT) desires, should be restricted to right turns in and out. Its design should replicate the driveway opposite on the south side of Roosevelt Road.

Access Drive off Edgewood Avenue

Under existing conditions there are two access drives off Edgewood Avenue. The southern access drive is a full ingress/egress access drive while the northern access drive is a gated access drive that only allowed one to two delivery vehicles a week when the overall site was occupied by a Lincoln dealer. Under the proposed plans, the southern access drive will be closed and only the northern access drive will remain. The north access drive on Edgewood Avenue is proposed by the Village of Lombard to be restricted to left turns inbound only. The desire to restrict access at this location is based on mainly two reasons.

1. Residential vehicular intrusion to/from the north.
2. Difficulty in gaining access to/from Roosevelt Road.

Based on the Village's concerns, KLOA, Inc. evaluated all of the possible access configurations on Edgewood Avenue. The following is a list of the pros and cons regarding the desired driveway access configuration and other alternate driveway access restrictions on Edgewood Avenue.

- **Left Turn in Only**

Pros:

- Protects residential area on the north from unnecessary vehicle intrusion.  
Reduces the amount of traffic on Edgewood Avenue.

Cons:

- Very restrictive.
- Requires good internal signing.
- Customers anticipate the inbound route to allow outbound path.

- **Left In/Right Out**

Pros:

- Protects residential area on the north from unnecessary vehicle intrusion.
- Reduces the amount of traffic on Edgewood Avenue to a lesser degree.
- Provides customers return path.

Cons:

- Somewhat restrictive.
- Requires good internal signing.

- **Left In/Right In/Right Out**

Pros:

- Serves inbound demand which most commercial land uses desire.
- Right in provides a convenient path for customers from the residential area to the north.
- Left out restriction provides some residential area protection.
- Requires minimal internal signage.

Cons:

- Increases the amount of traffic on Edgewood Avenue at Roosevelt Road and Edgewood Avenue north of the site.
- Does not fully protect the residential area to the north from traffic approaching the site from the north

Based on the above, we would recommend that lefts in and rights out be allowed. This access configuration will provide less internal circulation and signing problems and minimal customer confusion while at the same time it will protect the residential area to the north from unnecessary vehicle intrusion. In order to enforce the access drive movements, it is recommended that the access drive be geometrically designed to prohibit left-out or right-in movements. In addition, a no left-turn sign should be posted forcing outbound vehicles from this access drive. Furthermore, in time customers will recognize the difficulty in making left turns out onto Roosevelt Road and use the protection of the traffic signal on Fairfield Avenue.

**Site Traffic Generation**

The estimates of traffic to be generated by the site are based upon the land use type and size. The volume of traffic generated by the Firestone facility and a potential future retail land use was determined by the Institute of Transportation Engineers (ITE) *Trip Generation Handbook*, 8<sup>th</sup> Edition. The following **Table 1** illustrates the traffic volumes that may be anticipated by the proposed land uses.

Table 1  
SITE-GENERATED TRAFFIC VOLUMES

Land Use	A.M. Peak Hour			P.M. Peak Hour		
	In	Out	Total	In	Out	Total
Tire Store (ITE Land-Use Code 848)	13	8	21	15	20	35
Specialty Retail (ITE Land-Use Code 814) (10,000 square feet)	<u>5</u>	<u>3</u>	<u>8</u>	<u>12</u>	<u>15</u>	<u>27</u>
Total	18	11	29	27	35	62

As indicated, the development (including the future development of the middle parcel) will generate a relatively low volume of traffic during the weekday morning and afternoon peak hours, generating approximately 29 two-way vehicle trips in the A.M. and 62 vehicle trips in the P.M. It should also be noted that not all of these trips will be new to the area. A number of existing trips on Roosevelt Road will be diverted to the site.

### **Internal Circulation**

An internal circulation roadway (frontage road) is recommended connecting the two northern driveways on Fairfield Avenue and Edgewood Avenue in order to provide flexible shared access between the three land use parcels. The right-in/right-out driveway on Roosevelt Road should also link up with this roadway to further the access to all of the land use parcels.

Under the interim conditions (development of the Firestone Auto Care Center) a center median separating the middle parcel from the southern frontage road should be implemented to control internal traffic flow and eliminate the potential for vehicles to drive all around the parking area without any direction/guidance. Under the ultimate conditions, parking along the Roosevelt Road frontage east of the proposed right-in/right-out access drive is desirable in order to provide the link along Roosevelt Road to all three land use parcels. This parking should be strictly used for customers and not as a display area for used car sales.

It should be noted that when the middle parcel is developed, its site plan needs to conform with the two land uses on either side and the proposed frontage road on the north side of the overall site.

### **Conclusion**

- The traffic generated by the proposed land uses will not have a significant impact on the surrounding roadway network.
- No improvements are needed to the external intersections in this study as a direct result of this development.
- The relocation of the existing access drive off Roosevelt Road 80 to 90 feet further east and its conversion to a right-in/right-out (as desired by the Village) is recommended as it will improve traffic flow along Roosevelt Road and still provide adequate accessibility to all three parcels.
- Under interim conditions (Firestone Auto Care Center), a center median separating the middle parcel from the southern frontage road should be implemented.
- Under ultimate conditions, parking along the Roosevelt Road frontage east of the proposed right-in/right-out access drive is recommended in order to provide the link along Roosevelt Road to all three land use parcels.

- The access drive off Edgewood Avenue should allow left-turns in and right-turns out in order to maximize the ingress/egress accessibility of the site while at the same time protecting the residential area to the north from unnecessary vehicle intrusion.
- The frontage road north of the site should be clearly delineated and signed to direct customers desiring to travel either east or west on Roosevelt Road to exit on Fairfield Avenue.
- The frontage road north of the site should under ultimate conditions align opposite the access drive on the west side of Fairfield Avenue in order to provide efficient traffic flow to/from both sides and along Fairfield Avenue.
- The proposed access system, as recommended, will be adequate in providing service to all three land use parcels.





**J.P. "RICK" CARNEY**  
DUPAGE COUNTY RECORDER  
DEC.03,2002 10:59 AM  
OTHER 06-17-404-044  
006 PAGES R2002-331792

**ORDINANCE NO. 5163**

**GRANTING CONDITIONAL USES FOR A PLANNED  
DEVELOPMENT WITH DEVIATIONS FOR WALL  
SIGNAGE; MOTOR VEHICLE SALES, SERVICE AND  
REPAIR; AND MORE THAN ONE PRINCIPAL BUILDING  
IN A B4 CORRIDOR COMMERCIAL DISTRICT**

**500 E. Roosevelt Road  
Lombard, IL**

**PIN: 06-17-404-044**

**Return To:**

**Village of Lombard  
Department of Community Development  
255 E. Wilson Avenue  
Lombard, IL 60148**

**ORDINANCE NO. 5163**

**AN ORDINANCE GRANTING  
CONDITIONAL USES FOR A PLANNED DEVELOPMENT  
WITH DEVIATIONS FOR WALL SIGNAGE;  
MOTOR VEHICLE SALES, SERVICE AND REPAIR;  
AND MORE THAN ONE PRINCIPAL BUILDING  
IN A B4 CORRIDOR COMMERCIAL DISTRICT**

(PC 02-22; 500 E. Roosevelt Road)

(See also Ordinance \_\_\_\_\_)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for a planned development with wall signage deviations in an B4 Corridor Commercial District; and,

WHEREAS, said application also requests conditional use approval pursuant to Chapter 155 Sections 414 (C) (4)(5) and (15) of the Lombard Zoning Ordinance for a conditional use to allow for motor vehicle sales, service and repair establishment in a B4 Corridor Commercial District; and

WHEREAS, said application also requests conditional use approval pursuant to Chapter 155 Section 208 (C) of the Lombard Zoning Ordinance for a conditional use to allow for more than once principal structure on a lot of record in a B4 Corridor Commercial District; and

Ordinance No. 5163

Re: PC 02-22

Page 2

WHEREAS, said application also requests a planned development deviation from Section 153.505 (B) (16) (a) (2) (a) of the Sign Ordinance to allow for an increase in the number of wall signs allowed; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on June 17, 2002 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional uses and deviation described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the ordinance is limited and restricted to the property generally located at 500 E. Roosevelt Road, Lombard, Illinois, and legally described as follows:

LOT 1 OF THE LOMBARD LINCOLN MERCURY PLAT OF CONSOLIDATION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1988 AS DOCUMENT R88-130945, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-17-404-044

SECTION 2: That the conditional uses for a planned development with a deviation to allow for more than one wall sign per street frontage, motor vehicle sales, service and repair and for more than one principal building on a lot of record hereby granted for the Subject Property, subject to compliance with the following conditions:

Ordinance No. 5163

Re: PC 02-22

Page 3

1. That the petitioner shall develop the site essentially in accordance with the site plan made a part of this request.
2. That the petitioner shall apply for and receive a building permit for the proposed improvements. Said permit shall include and shall satisfactorily address those issues identified as part of the inter-department review comments noted within the staff report.
3. That any new fencing on the property shall meet the provisions of the Lombard Zoning Ordinance.
4. That the owner coordinate with the Department of Community Development and the neighbors to ensure the following:
  - a. Landscaping is per site plan and Village Code;
  - b. Landscaping is maintained;
  - c. Ensure that there is no encroachment on the abutting residential properties;
  - d. Flooding issues are addressed to the satisfaction of the Village and the neighboring property owner; and
  - e. Ensure that parking lot lighting meets code.

**SECTION 3:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2002.

First reading waived by action of the Board of Trustees this 18th day of July, 2002.

Passed on second reading this 18th day of July, 2002.

Ayes: Trustees DeStephano, Tross, Koenig, Sebby, Florey, Soderstrom

Naves: None

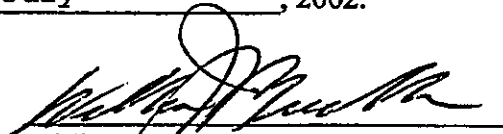
Absent: None

Ordinance No. 5163

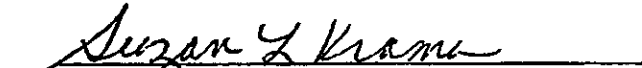
Re: PC 02-22

Page 4

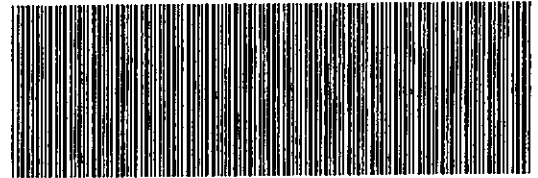
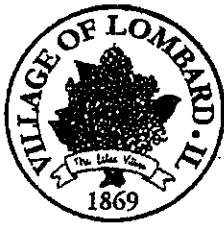
Approved this 18th, day of July, 2002.

  
\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

  
\_\_\_\_\_  
Suzan L. Kramer, Village Clerk





**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
APR. 30, 2009 10:01 AM  
OTHER 06-17-404-044  
005 PAGES R2009-064187

**ORDINANCE NO 6312**

**GRANTING CONDITIONAL USE FOR MOTOR VEHICLE  
SALES, SERVICE AND REPAIR IN THE B4APD  
ROOSEVELT ROAD CORRIDOR DISTRICT PLANNED  
DEVELOPMENT**

**PIN: 06-17-404-044**

**Address: 500 E. Roosevelt Road, Lombard, IL 60148**

**Return To:**

**Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148**

**ORDINANCE NO. 6312**

**AN ORDINANCE GRANTING  
CONDITIONAL USE FOR MOTOR VEHICLE SALES,  
SERVICE AND REPAIR  
IN THE B4APD ROOSEVELT ROAD CORRIDOR DISTRICT PLANNED  
DEVELOPMENT**

(PC 09-03; 500 E. Roosevelt Road, Westgate Planned Development)

(See also Ordinance \_\_\_\_\_)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for motor vehicle sales, service and repair in the B4APD Roosevelt Road Corridor District Planned Development; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on February 16, 2009 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional uses as described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:



Ordinance No. 6312  
Re: PC 09-03  
Page 2

**SECTION 1:** That the ordinance is limited and restricted to the property generally located at 500 E. Roosevelt Road, Lombard, Illinois, and legally described as follows:

LOT 1 OF THE LOMBARD LINCOLN MERCURY PLAT OF CONSOLIDATION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1988 AS DOCUMENT R88-130945, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-17-404-044

**SECTION 2:** That the conditional use for motor vehicle sales, service and repair is hereby granted for the Subject Property, subject to compliance with the following conditions:

1. That the petitioner shall satisfactorily address the comments included within the IDRC report.
2. The conditions of approval outlined in Section 2, Ordinance 5163, adopted July 18, 2002 shall remain in full effect for the subject property.
3. All property maintenance issues shall be addressed prior to the issuance of a Certificate of Occupancy.

**SECTION 3:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this 5<sup>th</sup> day of March, 2009.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Passed on second reading this 19<sup>th</sup> day of March, 2009.

Ayes: Trustees Gron, O'Brien, Moreau, Fitzpatrick and Soderstrom

Ordinance No. 6312  
Re: PC 09-03  
Page 3

Naves: Trustee Tross

Absent: None

Approved this 19<sup>th</sup>, day of March, 2009.

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk

Published in pamphlet from this 23<sup>rd</sup> day of March, 2009.

  
Brigitte O'Brien, Village Clerk



**ADDENDUM TO PETITION FOR PUBLIC HEARING  
Bismarck Real Estate Partners, Inc. - Firestone  
500 E. Roosevelt Road, Lombard, Illinois 60148**

In accordance with Title XV, Chapters 154 and 155, of the Code of Ordinances of the Village of Lombard (hereinafter the “Code”), Bismarck Real Estate Partners, Inc. a Delaware corporation, does hereby submit this Addendum To Petition for Public Hearing (“Addendum”) in support of its Petition For Public Hearing concerning the property commonly known as 500 E. Roosevelt Road, Lombard, Illinois 60148, which property is more specifically depicted and described on **Exhibit A**, attached hereto and made a part hereof (the “Property”).

1. The Property consists of approximately 5.5 acres and is generally located on Roosevelt Road between Edgewood Avenue and Fairfield Avenue in the Village of Lombard.

2. The Property is zoned B4A-PD (Roosevelt Road Corridor District) with a conditional use to allow for motor vehicle sales, service and repair along with other zoning entitlements associated with the principal use.

3. Historically, the Property has been utilized as an auto dealership since original development in DuPage County in 1970. Following annexation of the Property to the Village of Lombard in 1985 the auto dealership use continued and was expanded in 2002 pursuant to a planned development and conditional use granted to permit, among other things, motor vehicle sales, service and repair.

4. Despite recent re-investment in the Property, Westgate Lincoln Mercury was closed in 2007 as part of a national plan by automakers to consolidate the number of auto dealerships. The Property remained vacant until the former proprietor of Westgate Lincoln Mercury established a used car lot pursuant to a conditional use approved in 2010.

5. The current use of the Property actively utilizes only a small percentage of the

larger Property and is not the highest and best use of the Property.

6. The Petitioner hereby seeks to subdivide the Property as a “major subdivision” under the terms of the Village Subdivision Ordinance. The proposed major subdivision would subdivide the Property into two (2) individual lots of record as is necessary to create a beneficial use of the underutilized easternmost portion of the Property.

7. The Petitioner proposes the immediate redevelopment of the eastern most approximately 1.56 acres of the Property, which 1.56 acre lot is depicted on **Exhibit A** (the “Firestone Lot”), for the redevelopment and use of the property as a Firestone Complete Auto Care, as generally depicted on the site plan attached hereto as **Exhibit B** and made a part hereof.

8. The proposed major subdivision meets the applicable requirements of both the Zoning Ordinance and the Subdivision Ordinance.

9. The Property is currently governed by a Planned Development that was approved in 2002 pursuant to Ordinance No. 5163 to facilitate the expansion of the then existing Westgate Lincoln Mercury of Lombard, which planned development, conditional use and associated entitlements were subsequently amended in 2009 and 2010.

10. The proposed redevelopment of the Firestone Lot requires a major change to the Planned Development for the Property to approve the layout, design and use of the proposed Firestone Complete Auto Care Center.

11. The proposed major change to the Planned Development for the Property is appropriate and meets the standards for a planned development as follows:

A. General Standards:

1. *Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.*

The proposed redevelopment of the Firestone Lot meets all of the requirements of the

underlying B4A - Roosevelt Road Corridor Zoning District. However, the Petitioner does seek relief under the planned development for certain technical departures from the Landscape Ordinance and the Sign Ordinance.

2. *Community sanitary sewage and potable water facilities connected to a central system are provided.*

The Petitioner's submittal materials include a preliminary engineering plan. The preliminary engineering plan details service of the proposed development by Village sanitary sewer and potable water systems.

3. *The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.*

The Property is governed by the Roosevelt Road Corridor Sub-Area Study that was adopted and made part of the Village's Comprehensive Plan in 2007 (the "Plan"). The Plan recognizes the transition of the corridor and the possibility for significant vacancies (Report Background - Page 4) while recognizing the historical significance of the automotive uses within the corridor (Preferred Land Uses - Page 13) and maintaining strong support for retail establishments including automotive uses through future redevelopment (Preferred Land Uses - Page 14).

The proposed Firestone use is consistent with the historically predominant automotive use throughout the corridor and is consistent with the Plan's preference for "retail establishments" (Preferred Land Uses - Page 14). While the use is defined as "motor vehicle service" under the term of the Zoning Ordinance, the proposed Firestone use is not the full service motor vehicle service center or "garage" that has traditionally been associated with a motor vehicle service use. Firestone will not perform heavy engine or transmission work, will not perform any body or paint work and will not operate a tow service. The genesis of the

Firestone Complete Auto Care Center is the sale of automobile accessories, specifically tires manufactured by parent companies Bridgestone and Firestone. However, the associated installation of tires, along with other auto accessories, and the performance of associated minor maintenance work dictates the categorization of the proposed use as motor vehicle service. (Automotive Accessory Sales is a defined and permitted use in the District). Sales receipts from a prototypical store are approximately 1.2 million dollars annually.

*4. That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.*

Investment in the Village and redevelopment of corridor property is in the public interest. The Petitioner proposes a redevelopment that will invest upwards of three million dollars in the corridor. This investment will result in direct financial benefit to the Village and other local taxing districts in terms of revenue generation from increased property tax revenue, increased sales tax revenue and new income tax revenue. Moreover, the proposed Firestone redevelopment specifically considers broader redevelopment under the Planned Development and incorporates improvements such as improved Roosevelt Road access, stormwater detention, unified signage, and efficient cross-access that will facilitate additional investment in the corridor and the redevelopment of the remainder property.

The proposed improvements are consistent with the purpose of the underlying Zoning Ordinance. Specifically, the Petitioner has developed a unified redevelopment plan for the larger Planned Development that incorporates a shared Roosevelt Road access and an efficient rear cross-access within the development that improves overall safety by creating dedicated access to a lighted intersection at Roosevelt Road. Moreover, the Firestone site plan specifically contemplates existing residential uses and provides significant setback and buffer to protect those uses. The location of a dedicated stormwater facility increases stormwater capacity on the

Property, provides new green space and increases the separation between the proposed commercial use and the residential use to the north. The orientation of the site, building aesthetics and the landscape plan all incorporate features sensitive to the residential uses to the east. These features define a new transition between the long-term commercial use of the Property and the residential use to the east by specific incorporation of Plan recommendations as detailed above.

5. *The Streets have been designed to avoid:*

a. *Inconvenient or unsafe access to the planned development;*

No new “streets” are proposed. However, as depicted on the PD concept plan, a new rear access drive facilitates safe and convenient access through the Property. The rear access drive facilitates efficient cross-access, direct access to a lighted intersection, eliminates the need for additional Roosevelt Road curb-cuts and reduces traffic on adjacent residential roadways. Cross access easements will also be dedicated across the Property frontage to provide efficient access via the main right-in/right-out egress point on Roosevelt Road. These combined improvements will create safe and efficient traffic flow.

b. *Traffic congestion in the streets which adjoin the planned development;*

The reconfiguration of the main Roosevelt Road access drive, cross access across the Property frontage and the rear access drive all combine to facilitate safe and efficient access to and through the Property and will limit traffic congestion. The reconfiguration of the Roosevelt access drive will align the access with a main drive aisle and ensure clear access into the property and avoid conflicts with Roosevelt Road traffic. The rear access drive will facilitate efficient cross access on the Property and provide direct access to a lighted intersection for safe turning movements onto Roosevelt Road.



- c. *An excessive burden on public parks, recreation area, schools and other public facilities which serve or are proposed to serve the planned development.*

The proposed redevelopment will have no impact on the referenced public facilities.

B. Standards for Planned Developments with Deviations:

1. *Any reduction in the requirements of this Ordinance is in the public interest. Petitioner seeks a number of associated deviations from the Sign Ordinance.*

First, the Petitioner seeks necessary deviations under Sections 153.226 and 153.505 of the Village Code: a) to permit the consolidation of permitted freestanding signs into a single coordinated planned development sign as depicted in the Petitioner's signage package, b) to reduce the required seventy-five foot setback for the proposed planned development sign, and c) to permit off-premise signage for the proposed planned development sign. Petitioner seeks to forego individual lot signage in favor of unified site-development signage for the various uses in the planned development for the Property. Such signage effectively consolidates Property signage, reduces overall clutter and creates the appearance of a unified development consistent with the direction of the Plan. However, such signage dictates a variance to permit off-premise signage to allow the consolidation of signage for various properties into a single location. Petitioner does not seek any increase in the size or height of the planned development sign. The deviation from the seventy-five foot setback requirement is necessary to locate the sign along the Roosevelt frontage and in proximity to the proposed main access. The proposed location defines the main point of ingress/egress for the planned development and will assist patrons in identification of the development entry. The proposed location creates no sight line conflicts. Based on the consolidation of otherwise permitted signs and the elimination of sign clutter the requested deviation is in the public interest.

Second, Petitioner seeks deviations from Section 153.505 concerning the wall signage for

the Firestone building. Petitioner seeks to relocate a permitted sign from the south elevation to the west elevation. The relocation of this permitted sign is necessary due to the orientation of the building and will most effectively address Petitioner's clientele. Petitioner also seeks an additional sign on the west elevation. This secondary signage is intended to address patrons within the development and is part of the required branding strategy between the associated Bridgestone and Firestone brands. The additional sign is limited in size and will have limited visibility from the public right-of-way. The proposed wall signage is respectful of the Village's Sign Ordinance, has no negative impact from the adjacent right-of-way, and meets the essential branding elements of the corporate entity. For the foregoing reasons, the proposed wall sign deviations are in the public interest.

Finally, Petitioner seeks deviations from Section 155.706 and 155.709 to permit cross access between the subdivided parcels. The Village's Landscape Ordinance requires both perimeter parking lot landscaping and perimeter lot landscaping. Here, Petitioner seeks to provide the appropriate landscaping per Code where appropriate, but is unable to provide the requisite landscape where cross-access is intended between parcels in the planned development. Accordingly, Petitioner seeks a deviation to permit the landscape as drawn on the attached landscape plan, attached hereto as **Exhibit C**, specifically eliminating the required landscaping over drive-aisles and along the lot line dividing the otherwise integral detention basins. These deviations are in the public interest in that the deviations are necessary to create an orderly and unified planned development.

2. *The proposed deviations will not adversely impact the value or use of any other property.*

The proposed deviations associated with the ground signage have no impact on off-site property. The deviations benefit the Property, are consistent with the planned development

regulations and are consistent with the goals of the Roosevelt Road sub-area Study. The ground signage deviations will have no adverse impact on the value or use of other property nor will the location create a safety hazard.

The wall signage deviations will have no impact on the off-site property. The main identification signage is sized per code but merely relocated on the building façade to most effectively address Roosevelt Road traffic. The additional wall sign is located interior to the development and will have no negative impact on the value of use of property outside of the Planned Development.

The landscape deviations affect only that property located within the planned development. The landscape is appropriately designed and in some cases upgraded along exterior lot lines.

*3. That such deviations are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties.*

The deviations promote “better development” of the Property. The ground sign deviations are driven by Comprehensive Plan guidance to reduce and eliminate signage clutter and to consolidate planned development signage in a unified manner. Likewise, the wall sign deviations are driven by the building orientation which is a direct result of Plan guidance concerning transition between commercial and residential uses.

The landscape deviations are driven by the desire to create a unified development with appropriate cross-access and shared detention facilities in concert with the goals and objectives of the Plan.

*4. That the overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district.*

The Firestone lot does not exceed the permitted FAR.

5. *That in residential planned developments the maximum number of dwelling units allowed shall not exceed by more than 40% the number of dwelling units permitted in the underlying district.*

The proposed development is not residential.

6. *That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:*

a. *The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.*

The proposed Firestone development meets the applicable corner side yard setbacks. Moreover, the proposed building is oriented away from the street frontage so as to remove the intensity of the commercial use away from the residential district. The Petitioner has incorporated high-end design standards into the rear of the building (Edgewood frontage) to create aesthetic appeal with windows, masonry building materials and building articulation. The Petitioner has also incorporated significant buffer yard plantings to further soften the east façade and create a more residential feel in the building.

b. *All transitional yards and transitional landscape yards of the underlying zoning district are complied with.*

The proposed Firestone development meets the transitional yard and associated landscaping requirements.

c. *If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Plan Commission shall recommend either or both of the following requirements:*

1. *All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;*

2. *All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening*

*in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.*

Petitioner believes the adequate measures have been taken to protect the privacy and enjoyment of residential neighbors through the use of setbacks, fencing and landscape enhancements. Should additional improvement be required, Petitioner is committed to working with staff to accommodate reasonable improvements.

7. *That the area of open space provided in a planned development shall be at least 25% more than that required in the underlying zoning district.*

The Firestone Lot provides greater than 12.5% open space through inclusion of landscape areas and the stormwater detention facility.

12. Petitioner seeks a conditional use permit to permit the operation of a “motor vehicle service” use and to permit outdoor display and sale of products.

13. The proposed conditional use is appropriate in the B4A District and meets the standards for a conditional use as follows:

1. *That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare;*

The development of the Firestone Lot with a proposed conditional use for motor vehicle service will not be detrimental to the general welfare. The Property is improved with an existing auto sales dealership that was expanded pursuant to a Planned Development and Conditional use in 2002, the conditional use facilitating use of the Property for auto “service and repair.” Accordingly, the proposed use is consistent with the historic use of the Property and historic use of property within the corridor.

2. *That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is located;*

The development of the Firestone Lot with a proposed conditional use for motor vehicle service will not be injurious to existing uses or impair property values in the immediate vicinity of the Property. The proposed Firestone use is less intensive than a traditional motor vehicle service center or “garage.” As detailed herein, no heavy engine or transmission work, no body work and no paint work will be performed on the site. The Firestone operation focuses on the sale of tires and auto accessories while providing the associated installation services. Moreover, the building has been oriented away from the residential use so as to minimize any sound transmission and to limit the intensity of the use adjacent to the residential use.

3. *That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

The development of the Firestone Lot with a proposed conditional use for motor vehicle service will not impede orderly development of the surrounding property. The Plan recognizes the ongoing transition and vacancy in the corridor. Petitioner’s proposal incorporates not only Firestone Lot improvements, but Planned Development improvements essential for the future redevelopment of the larger Property. These Planned Development type improvements will facilitate the redevelopment in a unified manner and in the best interests of the community. Petitioner is actively working with the Property owner to attract a complementary automotive user to create a sort of automotive destination planned development.

4. *That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;*

The proposed development will be served by public utilities. Adequate accommodations for vehicular ingress and egress are incorporated via cross-access easement, private property owner agreements and relocated access via Roosevelt Road.

- 5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;*

The proposed development uniquely addresses development traffic. First, the development will facilitate the relocation of the Roosevelt access so as to provide efficient traffic flow through the site and to prevent any conflict with flow of traffic on Roosevelt Road. Second, the Petitioner has facilitated larger Property improvements including a rear access road and frontage cross-access easements to facilitate efficient on-site traffic movements, to eliminate unnecessary burdens on local roads and to provide safe egress via a lighted intersection.

- 6. That the proposed conditional use is not contrary to the objective of the current Comprehensive Plan for the Village of Lombard; and*

The proposed conditional use is consistent with the Roosevelt Road Sub-Area Plan. As stated above, the Firestone use is not a prototypical “garage” type use. The Firestone Complete Auto Centers serve as a retail outlet for branded Bridgestone and Firestone tires manufactured by the parent company. The “service use” is limited to repairs associated with the tire operation and specifically excludes heavier or dirty type repairs such as engine and transmission work, body work or any paint operations. The use of the Firestone Lot for motor vehicle service is consistent with the long history of Roosevelt Road, a history that is acknowledged under the plan. Yet, the proposed use incorporates a significant retail component use which is a primary goal of that Plan.

The proposed outdoor use will include temporary sales displays and special events. The outdoor use will be isolated to limited areas immediately adjacent to the sales center located in the southwest corner of the building. Accordingly, the outdoor use will be isolated from view of the nearby residential properties. This outdoor use is consistent with the Plan guidance (Preferred Land Uses - page 14).

- 7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in*

*each instance, be modified pursuant to the recommendations of the Plan Commission.*

The use and operation of the business will, in all other respects, conform to the applicable regulations of the B4A District.





**SECOND ADDENDUM TO PETITION FOR PUBLIC HEARING**  
**Bismarck Real Estate Partners, Inc. - Firestone**  
**500 E. Roosevelt Road, Lombard, Illinois 60148**

In accordance with Title XV, Chapters 154 and 155, of the Code of Ordinances of the Village of Lombard (hereinafter the “Code”), Bismarck Real Estate Partners, Inc., a Delaware corporation (the “Petitioner”), does hereby submit this Second Addendum To Petition for Public Hearing (“Second Addendum”) seeking additional relief under the Village Code and in support of its Petition For Public Hearing concerning the property commonly known as 500 E. Roosevelt Road, Lombard, Illinois 60148 (the “Property”):

1. Section 154.507 of the Subdivision Ordinance provides that “in addition to lots for residential, commercial, industrial or other private development it *may* be appropriate for certain Plats to designate lots for common or public use....”
2. Petitioner, due to a number of complicating factors, has determined that it is not advisable that a separate outlot be created for its stormwater detention.
3. To the extent that an outlot is requested or deemed “required” under the Subdivision Ordinance, the Petitioner requests a variation, or such other relief as is deemed appropriate, from Section 154.507 of the Code to permit the Petitioner to maintain its stormwater detention on its primary lot.
4. If required, the proposed variation meets the standards for approval of a variation under the Subdivision Ordinance as follows:
  - A. The standards and requirements of these regulations may be modified*

*in the case of Planned Developments when the Plan Commission finds that a plan and program for a new neighborhood unit or part thereof provides adequate public spaces and improvements for the circulation, recreation, light, air and public utilities service needs of the tract when fully developed, and which also provides such covenants or other legal provisions as will assure conformity and achievement of the plan.*

Petitioner's plans accommodate 100% of the stormwater detention required of the development under the DuPage County Stormwater and Floodplain Ordinance. Petitioner's stormwater detention is accommodated wholly within a detention pond located at the rear of the proposed Lot 2 on the Plat of Subdivision. This detention pond will retain stormwater from the site and discharge the retained water at a restricted release rate that either meets or exceeds the requirement of the County Ordinance. This design will prevent the inundation of down-stream property from stormwater from the Petitioner's Property during a large storm event.

The sole issue of the variance relates to ownership of the pond. Petitioner seeks to maintain sole ownership and maintenance of its stormwater facility. This structure allows the ownership entity to ensure maintenance and repair of the facilities according to its strict policies and procedures. This structure also provides the greatest degree of flexibility for future redevelopment within the planned unit development. The owner of

adjacent properties can subdivide and design detention facilities to meet their specific requirements upon proposed redevelopment. At the same time, approved Covenants, Conditions and Restrictions governing the planned development will provide specific rights with respect to access, modification and interconnection of the existing and future facilities. The immediate creation of outlots for unspecified future detention requirements unduly burdens the property and complicates future redevelopment. Petitioner's proposed ownership structure provides the greatest future flexibility for future redevelopment of adjacent parcels while ensuring adequate stormwater capacity is provided for immediate development while providing the Village appropriate oversight. Accordingly, the Plan commission should find that the proposed design and ownership structure provides appropriate accommodation for public utility service needs when fully developed.



# BISMARCK

REAL ESTATE PARTNERS

A GUGGENHEIM PARTNERS COMPANY

April 1, 2011

Village of Lombard  
255 E. Wilson Ave  
Lombard, IL 60148

Re: Proposed Firestone Complete Auto Care  
NWC E. Roosevelt Road & Edgewood Ave  
Lombard, IL

Honorable Mayor and Members of the City Council,

Bridgestone Retail Operations is excited to open and operate a new Firestone Complete Auto Care to Lombard, IL at the NWC E. Roosevelt Road & Edgewood Avenue.

Firestone is a 100 + year old company with its regional headquarters in Woodridge, IL. They operate over 1500 stores nationwide with seventy percent (70%) of their customers coming from a radius of three miles from the store. Beyond the retail sale of tires, their primary focus is Manufacture's Scheduled Maintenance, preventative maintenance and light automotive repairs.

## **General Operational Facts:**

- 25-30 Cars per day
- 33 parking spaces is adequate
- 7-10 employees
- Hours of Operation
  - 7AM – 7 PM Monday through Friday
  - 7AM – 6 PM Saturday
  - 9 AM – 5PM Sunday
- Approximately one (1) new tire delivery truck per week and one (1) additional truck every 7 - 10 days to address used tire removal and recycling
- No underground storage tanks are utilized for operations
- Store will be Company Operated
- Uses / activities of business
  - Sale and installation of tires & parts
  - Light automotive service including shocks, struts, brakes, tune-ups and other similar types of repairs
  - No heavy engine work
  - No major transmission work
  - No body or painting type work
  - No towing service
- Over the counter parts or fluids are not sold to consumer

GREG MCGAHEY – DIRECTOR OF CONSTRUCTION AND DEVELOPMENT  
BISMARCK REAL ESTATE PARTNERS, INC.  
2600 NETWORK BLVD., SUITE 130  
FRISCO, TEXAS 75034  
214.872-4000 FAX 214.872.4001  
greg.mcgahey@guggenheimpartners.com  
www.guggenheimpartners.com

- Firestone, in an effort to minimize noise impact on our residential neighbors to the east, has incorporated a building footprint that faces all service areas toward the west. Internal storage areas are located between the service areas and the outside of the building adding additional noise reduction to the west.
- All recyclable products are hauled away by licensed recyclers
- Most customers drop off vehicles early and are picked up the same day
- Any cars left overnight must be kept in the shop

### **Storage & Waste Issues:**

**Tire Storage:** The architectural plans, as attached, provide for a specific area in the building for the storage of used tires. Licensed recyclers will pick up and remove the used products on a regular basis every 7 -10 days. This area will also be used to store other materials that can be reused / recycled / or reconditioned such as oil filters, brake linings, calipers, which will be removed by the same licensed recyclers.

**Waste Recycling:** Firestone policy is to recycle material whenever possible to remove it from the waste stream. Firestone contracts with duly licensed and insured recyclers to ensure that the disposal of used tires, oil and oil filters is accomplished in the most environmentally responsible manner and conforms to all federal and state regulations. Space is provided for the storage of all such materials pending their pickup by a recycler.

**Dumpster Enclosure:** Our site plan provides for a proposed enclosure that will screen a trash dumpster from the neighboring properties to our east, north and the public R.O.W. To provide architectural integrity, the dumpster enclosure will be constructed of the same color material as the building itself. A wooden gate, which will remain closed at all times, will provide additional screening for the dumpster and the area inside the enclosure.

**Trash Disposal:** As a matter of company policy, Firestone restricts the use of its dumpsters to the disposal of trash and discarded parts that can be accepted at landfills. We contract with a licensed waste disposal hauler to dispose of the normal trash associated with operations. Consequently, the dumpster will be only used for cardboard and similar parts packaging materials and discarded parts such as used shock absorbers, air filters, tire valves, etc. that cannot be recycled.

Firestone looks forward to a long partnership with the Village of Lombard. If there are any specific questions we were unable to provide please feel free to contact me directly.

Sincerely,

Greg McGahey  
Bismarck Real Estate Partners

GREG MCGAHEY -- DIRECTOR OF CONSTRUCTION AND DEVELOPMENT  
BISMARCK REAL ESTATE PARTNERS, INC.  
2600 NETWORK BLVD., SUITE 130  
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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AMENDMENT TO  
ORDINANCE 5163 WITH COMPANION CONDITIONAL USES, VARIATIONS AND  
DEVIATIONS**

(PC 11-12: 500 E Roosevelt Road)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned B4A Roosevelt Road Corridor District; and,

WHEREAS, on July 12, 2002, the President and Board of Trustees approved Ordinance 5163 granting a conditional use for a planned development on the subject property; and,

WHEREAS, an application has heretofore been filed requesting approval of a planned development amendment to provide for the construction of a motor vehicle service facility in the B4A District with variations and deviations from the Lombard Zoning Ordinance (Title 155 of the Village Code) and Sign Ordinance (Title 153 of the Village Code) as set forth in Section 1 below, on the property described in Section 2 below; and subject to the conditions set forth in Section 3 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on May 16, 2011 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the petition as described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.



NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following relief is hereby granted for the Subject Property, as described in Section 2 below, subject to the conditions set forth in Section 3 below:

1. Approve a planned development amendment (Major Change) to Ordinance 5163 for property located in the B4APD Roosevelt Road Corridor District, Planned Development, with the following companion conditional uses, deviations and variations, as follows;
  - a) A conditional use, per Section 155.417 (G) (2) (b) (9) of the Lombard Zoning Ordinance to allow for a new motor vehicle service facility; and
  - b) A conditional use, per Section 155.417 (G) (2) (a) (4) of the Lombard Zoning Ordinance to allow for outside display and sales of products; and
  - c) A variation from Sections 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot and perimeter lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and
  - d) A deviation to Section 155.417 (G)(3) of the Zoning Ordinance to reduce the minimum lot area for detention outlots; and
  - e) A deviation from Section 155.417 (G)(4) of the Zoning Ordinance to reduce the minimum lot width for detention outlots; and
2. Site plan approval with the following deviations from the Lombard Sign Ordinance:
  - a) A deviation from Section 153.235 (F) to allow for a shopping center sign to be located closer than seventy-five feet (75') from the center line of the adjacent right-of-way; and
  - b) A deviation from Section 153.505 (B)(19)(2) to allow for 3 walls signs where 2 wall signs are permitted; and
3. Approve a major plat of subdivision.

SECTION 2: That this Ordinance is limited and restricted to the property located at 500 E Roosevelt, Lombard, Illinois and legally described as follows:

LOT 1 OF THE LOMBARD LINCOLN MERCURY PLAT OF CONSOLIDATION,  
BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17,

TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1988 AS  
DOCUMENT R88-130945, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-17-404-044; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site and building in accordance with the following plans submitted as part of this request, except as modified by the conditions of approval:
  - a) Elevations and floor plan by Casco attached as Exhibit A; and
  - b) Preliminary engineering plans by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - c) Overall site plan on an aerial by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - d) 2 page site plan by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - e) Final Plat of Subdivision by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - f) Photometric plan by Intech Consultants dated April 11, 2011, last revised April 27, 2011; and
  - g) Landscape plan by Charles Vincent George Architects dated April 1, 2011, last revised April 27, 2011; and
  - h) Signage plans by Chandler Signs dated November 29, 2011, last revised April 26, 2011.
2. That the petitioner shall satisfactorily address the comments included within the IDRC report.
3. The conditions of approval outlined in Ordinance 5163 and 6312 shall remain in full effect for the subject property, to the extent not specifically modified by the ordinance granting approval of this petition.

4. That any trash enclosure screening required by Section 155.710 of the Zoning Ordinance shall be constructed of material consistent with the principal building in which the enclosure is located.
5. To minimize traffic conflicts within the planned development, the developers/owners of the properties shall provide cross-access between each lot within the planned development via a recorded easement document, with the final design and location subject to review and approval by the Village. Additional cross parking may be required as part of a future redevelopment.
6. The petitioner shall satisfactorily address the following drainage issues:
  - a. The current flow directed toward the Roosevelt Road stormsewer shall be maintained, with the flow needing to be detained to current standards. As an alternative and part of the final engineering submittal, this flow may be directed to Fairfield Avenue in a manner acceptable to the Village.
  - b. The final engineering plans shall direct any runoff flow away from the rear yards and toward adjacent public rights of way.
  - c. If flow is directed to Edgewood Avenue, the petitioner shall provide documentation regarding the stormwater flow, pursuant to Section 154.402 (C) (2) Chapter 200, Section 2B. Pipe size, material, condition and ditch capacity will need to be addressed.
7. Notwithstanding any detention improvements associated with runoff being directed to Roosevelt Road, stormwater detention facilities proposed to be constructed as part of this petition shall be located in a single outlot, with common ownership and shared maintenance responsibilities.
8. Barrier curb is required along the south side of the detention pond on the Westgate lot. Staff may permit a filter strip in lieu of the curbing in this area only.
9. All comments and recommendations noted in the KLOA report dated May 5, 2011 shall be satisfactorily addressed.
10. The parking area located south of the frontage road, along the Roosevelt Road frontage and east of the proposed right in/out shall not be used for the sale and/or display of automobiles or merchandise.

11. Outdoor sales and display of merchandise may only occur during normal business hours and at the locations, as depicted on the site, prepared by Intech dated April 11, 2011, last revised April 27, 2011.
12. The proposed new shopping center sign, as depicted in the signage plans by Chandler Signs dated November 29, 2011, last revised April 26, 2011, shall be the only freestanding sign within the planned development. This includes both the Firestone parcel and the existing Westgate Auto Sales parcel. Informational signs may be permitted provided that they meet the provisions outlined in the Lombard Sign Ordinance.
13. Any new fence associated with the proposed development shall meet the requirements of the Lombard Zoning Ordinance.
14. The existing gate on Fairfield Avenue shall be removed upon a written request by the Village of Lombard.
15. Such approval shall become null and void unless work thereon is substantially under way within 12 months of the date of issuance, unless extended by the Board of Trustees prior to the expiration of the ordinance granting the conditional use.
16. The elevations shall be revised to substantially conform to the color, materials and architectural design elements depicted in the photographs submitted by the petitioner and attached as Exhibit C.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2011.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2011.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2011, pursuant to a roll call vote as follows:

Ayes: \_\_\_\_\_

Nayes: \_\_\_\_\_

Absent: \_\_\_\_\_

Ordinance No. \_\_\_\_\_  
Re: PC 11-12  
Page 6

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

Published by me in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk