

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

Resolution or Ordinance (Blue)        X   *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 *dah*  
DATE:                                September 28, 2010                                    (BOT) Date: October 7, 2010  
TITLE:                                PC 10-14: 200 W. Roosevelt Road  
SUBMITTED BY:                  Department of Community Development *WD*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. The petition requests that the following actions be taken on the subject property located within the B4A Roosevelt Road Corridor District:

1. Approve a conditional use for motor vehicle service;
2. Approve a conditional use for drive-through and drive-in services;
3. Approve a variation from Section 153.505 (B) (19) (a) (2) (a) of the Lombard Sign Ordinance to allow for a total of seven (7) wall signs where one sign per street front exposure is permitted;
4. Approve a Major Plat of Resubdivision with the following variations:
  - a. A deviation from Section 155.417 (H) of the Lombard Zoning Ordinance to allow for a lot area of 30,000 square feet where a minimum of 40,000 square feet is required;
  - b. A deviation from Section 155.417 (I) of the Lombard Zoning Ordinance to allow for a lot width of 100 feet where a minimum of 150 feet is required; and
5. Approve a variation from Section 155.207 of the Lombard Zoning Ordinance to allow for an accessory structure within the clear line of sight area.

The Plan Commission recommended approval of this petition with conditions.

The petitioner is requesting a waiver of first reading.

Please place this item on the October 7, 2010 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X	_____	Date	_____
Finance Director X	_____	Date	_____
Village Manager X	<i>dah</i>	Date	<u>9/29/10</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 

**DATE:** October 7, 2010

**SUBJECT:** PC 10-14: 200 W. Roosevelt Road

Attached please find the following items for Village Board consideration as part of the October 7, 2010 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 10-14;
3. An Ordinance granting conditional uses pursuant to Title 15, Chapter 155, Section 155.417(C) of the Lombard Zoning Ordinance providing for motor vehicle service and drive-through and drive-in services and variations;
4. An e-mail from the petitioner requesting a waiver of first reading; and
5. Plans associated with the petition.

The Plan Commission recommended approval of the zoning actions associated with the petition subject to conditions..





## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

October 7, 2010

**Village President**  
William J. Mueller

**Village Clerk**  
Brigitte O'Brien

**Trustees**  
Greg Alan Gron, Dist. 1  
Richard J. Tross, Dist. 2  
Zachary C. Wilson, Dist. 3  
Dana L. Moreau, Dist. 4  
Laura A. Fitzpatrick, Dist. 5  
William "Bill" Ware, Dist. 6

**Village Manager**  
David A. Hulseberg

*"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."*

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

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

Dear President and Trustees:

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

1. Approve a conditional use for motor vehicle service;
2. Approve a conditional use for drive-through and drive-in services;
3. Approve a variation from Section 153.505 (B) (19) (a) (2) (a) of the Lombard Sign Ordinance to allow for a total of seven (7) wall signs where one sign per street front exposure is permitted;
4. Approve a Major Plat of Resubdivision with the following variations:
  - a) A deviation from Section 155.417 (H) of the Lombard Zoning Ordinance to allow for a lot area of 30,000 square feet where a minimum of 40,000 square feet is required;
  - b) A deviation from Section 155.417 (I) of the Lombard Zoning Ordinance to allow for a lot width of 100 feet where a minimum of 150 feet is required; and
5. Approve a variation from Section 155.207 of the Lombard Zoning Ordinance to allow for an accessory structure within the clear line of sight area.

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

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

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

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

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

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

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

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

Chairperson Ryan then requested the staff report.

Jennifer Henaghan, Senior Planner, presented the staff report. The subject property was developed in 1967 and has been in use as a car wash for more than 35 years. The petitioner is proposing to renovate and expand the building to accommodate modern car wash equipment, three new detail bays. Accessory buildings would include two payment kiosks and a self-serve vacuum canopy. The existing vacuum building adjacent to Ann Street would be removed.

Ms. Henaghan summarized the comments from the Building and Private Engineering Services Divisions. The Comprehensive Plan recommends Community Commercial uses at this location. The proposed car wash use complies with the recommendation. The subject property is surrounded by compatible commercial uses on three sides. However, there are residential areas to the north and east that will continue to be affected by the car wash use. The petitioner has represented that the new car wash and vacuum equipment will be quieter than the existing

equipment due to the vacuum motors being enclosed within the car wash building, which should benefit the nearby residents. The petitioner will also be adding landscaping to the property, which will both improve the appearance of the site as well as provide some additional protection from noise. The proposed site enhancements will make the subject property more compatible with surrounding land uses.

The Sign Ordinance allows up to one sign per street front exposure, which would allow the subject property up to three wall signs by right with a maximum total sign area of up to 500 sq. ft. The petitioner is proposing a total of seven wall signs, as follows: No freestanding sign is proposed for the site. There will also be a menu board associated with the drive-through, as shown on the submitted plans. Although the total number of signs exceeds that allowed by Code, five of the proposed seven signs are essentially directional in nature. The three detail center signs allow employees to direct customers to the correct location for the services they have purchased, and the enter/exit signs serve only to prevent customers from entering the wrong end of the car wash. All five of the signs are intended to be viewed primarily by customers already on the property. Also, the total area of the proposed wall signs is only 36% of that allowed by right. While the petitioner could likely achieve the same directional goals by using fewer, larger signs, the architectural goals of the B4A District may be better met by limiting the area of the signs rather than the quantity. Staff can support the requested sign variation due to the directional nature and limited size of the proposed signs.

The subject property, as currently developed, has numerous nonconformities. The petitioner is requesting relief for only those items that are required for the proposed building addition and accessory canopy structure, rather than asking the Village to grant relief to allow these nonconformities to remain in perpetuity. The petitioner will be adding approximately 2,140 sq. ft. of landscaping to the property, which will increase the open space from 0% to 7.1%. Also, the petitioner is willing to install substantial landscaping along the eastern property line to screen the vacuum canopy from the right-of-way. The current property owner uses the adjacent right-of-way for employee parking. The petitioner will instead have all employees park on-site and will sod the adjacent right-of-way landscaping unless the Village requires a cash payment in lieu of landscaping to allow for future public right-of-way improvements. The proposed improvements will substantially enhance the appearance of the subject property while also bringing it closer into compliance with Village Code.

The petitioner is requesting conditional uses for motor vehicle service and drive-through and drive-in services. Although these activities have been occurring on the site for decades, they are now classified as conditional uses and the proposed expansion therefore requires Village approval.

The Village's traffic consultant, KLOA, performed a review of the subject property and proposed development. The consultant found that the proposed redesign of the car wash facility will provide adequate stacking and on-site circulation for future customers. However, the two access drives on Roosevelt Road should be consolidated into a right-in/right-out access drive. This will ensure better internal traffic flow with less conflict points and will reduce the potential for vehicles backing up internally. Vehicles exiting the car wash tunnel desiring to go east to the vacuum bays or to exit the site should be under yield or stop sign control in order to minimize the

potential for conflicts with inbound traffic from the right-in movement. Also, to ensure that vehicles entering the site from Lincoln are able to turn right to proceed to the car wash lane without encroaching on the curb, the internal radius adjacent to the parking spaces where customers will vacuum their vehicles should be 15 to 20 feet. Provided that the above recommendations from the traffic consultant are incorporated into the development plans, staff can support the requested conditional uses as the petitioner is proposing numerous improvements to the building façade, landscaping, site access, and operations that will enhance the appearance of the property and bring it closer into compliance with Village Code.

The subject property is currently not a lot of record as this was not a requirement when the property was initially developed in 1967. The Zoning Ordinance now requires that construction of an addition greater than 350 square feet or an accessory structure greater than 800 square feet be on a lot of record. This is primarily a clean-up issue to bring the lot into compliance with Village Code.

The proposed vacuum canopy will be located within the clear line of sight areas for both of the access drives onto Lincoln Street. Generally, staff does not support variations to the Village's clear line of sight requirements for safety reasons. However, the canopy structure is designed to mimic what Code already allows for "green" obstructions within the clear line of sight area. The support poles will be no larger than six inches in width and the canopy itself will be no closer than eight feet to the ground. If the Village elects to approve this variation request, the impact should be no greater than the obstructions that are currently allowed within clear line of sight areas.

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

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

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

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



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


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

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

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

Respectfully,

**VILLAGE OF LOMBARD**

  
Donald Ryan, Chairperson  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission



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

TO: Lombard Plan Commission                      HEARING DATE: September 20, 2010  
FROM: Department of                                      PREPARED BY: Jennifer Henaghan, AICP  
          Community Development                                      Senior Planner

**TITLE**

**PC 10-14; 200 W. Roosevelt Road:** The petitioner requests that the following actions be taken on the subject property located within the B4A Roosevelt Road Corridor District:

1. Approve a conditional use for motor vehicle service;
2. Approve a conditional use for drive-through and drive-in services;
3. Approve a variation from Section 153.505 (B) (19) (a) (2) (a) of the Lombard Sign Ordinance to allow for a total of seven (7) wall signs where one sign per street front exposure is permitted;
4. Approve a Major Plat of Resubdivision with the following variations:
  - a) A deviation from Section 155.417 (H) of the Lombard Zoning Ordinance to allow for a lot area of 30,000 square feet where a minimum of 40,000 square feet is required;
  - b) A deviation from Section 155.417 (I) of the Lombard Zoning Ordinance to allow for a lot width of 100 feet where a minimum of 150 feet is required; and
5. Approve a variation from Section 155.207 of the Lombard Zoning Ordinance to allow for an accessory structure within the clear line of sight area.

**GENERAL INFORMATION**

Petitioner:                                      Tim Opfer  
  855 Feinberg Ct Ste 113  
  Cary, IL 60013

Property Owner:                                Turtle Wax Auto Appearance Centers II, LLC  
  625 Willowbrook Centre  
  Willowbrook, IL 60527

Relationship of Petitioner to Property Owner:                      Contract purchaser

### **PROPERTY INFORMATION**

Existing Zoning: B4A Roosevelt Road Corridor District

Existing Land Use: Turtle Wax car wash

Size of Property: 30,000 square feet (0.69 acres)

Comprehensive Plan: Recommends Community Commercial

Surrounding Zoning and Land Use:

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

South: B4A Roosevelt Road Corridor District; developed as a retail shopping center

East: B4A Roosevelt Road Corridor District and R2 Single-Family Residence District;  
developed as a retail shopping center and an apartment building

West: B4A Roosevelt Road Corridor District; vacant retail building

### **ANALYSIS**

#### **SUBMITTALS**

This report is based on the following documents:

1. Petition for Public Hearing.
2. Response to Standards for Conditional Uses and Variations.
3. Site Plan, Exterior Elevations, Existing Conditions Pictures, and Landscape Plan prepared by Direct Design LTD Architects, dated August 12, 2010 and last revised August 30, 2010.
4. ALTA/ACSM Land Title Survey, prepared by Terra Technology Land Surveying, Inc., dated August 10, 2010.
5. Preliminary Plat of Subdivision, prepared by Terra Technology Land Surveying, Inc., dated August 10, 2010.

## **DESCRIPTION**

The subject property was developed in 1967 and has been in use as a car wash for more than 35 years. The petitioner is proposing to renovate and expand the building to accommodate modern car wash equipment, three new detail bays. Accessory buildings would include two payment kiosks and a self-serve vacuum canopy. The existing vacuum building adjacent to Ann Street would be removed.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **BUILDING DIVISION**

The Building Division offers the following comments:

1. The proposed fence to be installed as part of the new dumpster enclosure is to be non-combustible within 15 feet of the building. This requirement could be eliminated by closing the window inside of the dumpster enclosure and having only non-combustible (brick) exterior cladding on the exterior wall within 15 feet of the dumpster enclosure.
2. Some of the existing electric and heating equipment currently in use at the existing building is beyond its useful life and in need of replacement. A permit to construct the proposed addition would be required to include replacement of any equipment that is found to be damaged or beyond its useful life.
3. The following codes are applicable for the new construction aspect of the proposed project:
  - 2000 International Building Code
  - 2000 International Energy Conservation Code
  - 2000 International Mechanical Code
  - 1990 National Electric Code (Please note that the 2008 National Electric Code may be adopted in the near future)
  - 2004 Illinois Plumbing Code
  - 2000 International Fire Code
  - 2000 NFPA 13 - Fire Protection Code
  - 2000 NFPA - 101 Life Safety Code
  - 2000 NFPA 72 - Fire Alarm Code
  - 1997 Illinois Accessibility Code
  - 1998 ICC/ANSI A117.1 Standard for Accessible & Usable Buildings and Facilities
  - Accessibility Requirements of Fair Housing Act
  - Lombard Municipal Code Chapter 150: Building Code
  - Lombard Municipal Code Chapter 155: Zoning Ordinance
  - Lombard Municipal Code Chapter 154: Subdivision & Development Ordinance
  - Lombard Municipal Code Chapter 153: Sign Ordinance
  - Current ADA Requirements

**PRIVATE ENGINEERING SERVICES DIVISION**

The PES Division of Community Development has the following comments on the petition:

1. All site work shall be to Village standards and specifications;
2. Stormwater detention is required for the area of proposed new construction; and
3. All backflow prevention shall be to current Village requirements.

**PUBLIC WORKS**

The Engineering Division and Utilities Division of the Public Works Department have no comments at this time.

**FIRE**

The Fire Department has no comments.

**PLANNING**

**Compliance with the Comprehensive Plan**

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

**Compatibility with Surrounding Land Uses**

The subject property is surrounded by compatible commercial uses on three sides. However, there are residential areas to the north and east that will continue to be affected by the car wash use. The petitioner has represented that the new car wash and vacuum equipment will be quieter than the existing equipment due to the vacuum motors being enclosed within the car wash building, which should benefit the nearby residents. The petitioner will also be adding landscaping to the property, which will both improve the appearance of the site as well as provide some additional protection from noise. The proposed site enhancements will make the subject property more compatible with surrounding land uses.

**Compliance with the Sign Ordinance**

The Sign Ordinance allows up to one sign per street front exposure, which would allow the subject property up to three wall signs by right with a maximum total sign area of up to 500 sq. ft. The petitioner is proposing a total of seven wall signs, as follows:

	<b>Proposed Signage</b>
<b>South Elevation</b>	
Business ID sign	56.3 sq. ft.
"Detail Center" sign	11.3 sq. ft.
"Exit" sign	3.3 sq. ft.

<b>East Elevation</b>	
Business ID sign	56.3 sq. ft.
"Full Detail Center" sign	24 sq. ft.
"Mini Detail Center" sign	25.8 sq. ft.
<b>North Elevation</b>	
"Enter" sign	4.5 sq. ft.
<b>Total Proposed Wall Signage</b>	<b>181.5 sq. ft.</b>

No freestanding sign is proposed for the site. There will also be a menu board associated with the drive-through, as shown on the submitted plans.

Although the total number of signs exceeds that allowed by Code, five of the proposed seven signs are essentially directional in nature. The three detail center signs allow employees to direct customers to the correct location for the services they have purchased, and the enter/exit signs serve only to prevent customers from entering the wrong end of the car wash. All five of the signs are intended to be viewed primarily by customers already on the property. Also, the total area of the proposed wall signs is only 36% of that allowed by right. While the petitioner could likely achieve the same directional goals by using fewer, larger signs, the architectural goals of the B4A District may be better met by limiting the area of the signs rather than the quantity. Staff can support the requested sign variation due to the directional nature and limited size of the proposed signs.

**Compliance with the Zoning Ordinance**

The subject property, as currently developed, has numerous nonconformities (as highlighted in the table below). The petitioner is requesting relief for only those items that are required for the proposed building addition (lot area and width variations) and accessory canopy structure (clear line of sight variation), rather than asking the Village to grant relief to allow these nonconformities to remain in perpetuity. The petitioner will be adding approximately 2,140 sq. ft. of landscaping to the property, which will increase the open space from 0% to 7.1%. Also, the petitioner is willing to install substantial landscaping along the eastern property line to screen the vacuum canopy from the right-of-way. The current property owner uses the adjacent right-of-way for employee parking. The petitioner will instead have all employees park on-site and will sod the adjacent right-of-way landscaping (unless the Village requires a cash payment in lieu of landscaping to allow for future public right-of-way improvements). The proposed improvements will substantially enhance the appearance of the subject property while also bringing it closer into compliance with Village Code.

	<b>B4A Regulations</b>	<b>Existing Conditions</b>	<b>Proposed</b>
<b>Min. Lot Area</b>	40,000 sq. ft.	<b>30,000 sq. ft.</b>	<b>30,000 sq. ft.</b>
<b>Min. Lot Width</b>	150 feet	<b>100 feet</b>	<b>100 feet</b>
<b>Min. Front Yard Setback</b>	30 feet	49 feet	32 feet
<b>Min. Corner Side Yard Setback</b>	30 feet	56 feet	36 feet
<b>Min. Interior Side Yard Setback</b>	10 feet	<b>0 feet</b>	<b>0 feet</b>
<b>Min. Rear Yard Setback</b>	30 feet	75 feet	75 feet
<b>Max. Building Height</b>	3 stories or 40 feet	1 story	1 story
<b>Min. Open Space</b>	10%	<b>0%</b>	<b>7.1%</b>

*Conditional Uses*

The petitioner is requesting conditional uses for motor vehicle service (car wash) and drive-through and drive-in services. Although these activities have been occurring on the site for decades, they are now classified as conditional uses and the proposed expansion therefore requires Village approval.

The Village's traffic consultant, KLOA, performed a review of the subject property and proposed development. The consultant found that the proposed redesign of the car wash facility will provide adequate stacking and on-site circulation for future customers. However, the two access drives on Roosevelt Road should be consolidated into a right-in/right-out access drive. This will ensure better internal traffic flow with less conflict points and will reduce the potential for vehicles backing up internally (i.e., outbound left-turning traffic). Vehicles exiting the car wash tunnel desiring to go east to the vacuum bays or to exit the site should be under yield or stop sign control in order to minimize the potential for conflicts with inbound traffic from the right-in movement. Also, to ensure that vehicles entering the site from Lincoln are able to turn right to proceed to the car wash lane without encroaching on the curb, the internal radius adjacent to the parking spaces where customers will vacuum their vehicles should be 15 to 20 feet.

Provided that the above recommendations from the traffic consultant are incorporated into the development plans, staff can support the requested conditional uses as the petitioner is proposing numerous improvements to the building façade, landscaping, site access, and operations that will enhance the appearance of the property and bring it closer into compliance with Village Code.

*Lot Size Variations*

The subject property is currently not a lot of record as this was not a requirement when the property was initially developed in 1967. The Zoning Ordinance now requires that construction of an addition greater than 350 square feet or an accessory structure greater than 800 square feet be on a lot of record. This is primarily a clean-up issue to bring the lot into compliance with Village Code.

*Clear Line of Sight Variation*

The proposed vacuum canopy will be located within the clear line of sight areas for both of the access drives onto Lincoln Street. Generally, staff does not support variations to the Village's clear line of sight requirements for safety reasons. However, the canopy structure is designed to mimic what Code already allows for "green" obstructions within the clear line of sight area. The support poles will be no larger than six inches in width (allowed for fences within the clear line of sight area) and the canopy itself will be no closer than eight feet to the ground (allowed for deciduous trees within the clear line of sight area). If the Village elects to approve this variation request, the impact should be no greater than the obstructions that are currently allowed within clear line of sight areas.



## FINDINGS AND RECOMMENDATIONS


The Department of Community Development finds that the information presented **meets** the Standards for Conditional Uses and Standards for Variations as set forth in the Zoning Ordinance. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the proposal **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, I recommend to the Corporate Authorities **approval** of PC 10-14, subject to the following conditions:

1. The subject property shall be developed consistent with the submitted plans prepared by Direct Design LTD Architects, dated August 12, 2010 and last revised August 30, 2010.
2. The petitioner shall satisfactorily address all comments within the IDRC report.
3. All recommendations identified within the KLOA report dated September 8, 2010 shall be incorporated into the plans prior to the issuance of a building permit, including:
  - a. Access onto Roosevelt Road shall be restricted to a single right-in, right-out driveway with signage directing on-site traffic to yield to vehicles entering the site from Roosevelt Road.
  - b. The internal radius of the curb along the northern edge of the southbound Lincoln Street driveway (adjacent to the parking spaces where customers will vacuum their vehicles) should be at least 15 feet.
4. Any structure located within the clear line of sight areas along Lincoln Street shall be limited to the building canopy structure identified on the petitioner's submitted plans prepared by Direct Design LTD Architects, dated August 12, 2010 and last revised August 30, 2010.
5. If directed by the Village, the petitioner shall submit a cash payment in lieu of the proposed landscape improvements shown on the submitted landscape plan.
6. The approval shall become null and void unless work thereon is substantially underway within 12 months of the date of ordinance approval, unless extended by the Village Board prior to the expiration of the approval ordinance.

Plan Commission  
Re: PC 10-14  
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Report Approved By:



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William J. Heniff, AICP  
Director of Community Development

WJH:JBH

att-

c. Petitioner

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MEMORANDUM TO: Jennifer Henaghan, AICP  
Village of Lombard

FROM: Javier Millan  
Senior Consultant

DATE: September 8, 2010

SUBJECT: 200 West Roosevelt Road Car Wash Access Evaluation  
Lombard, Illinois

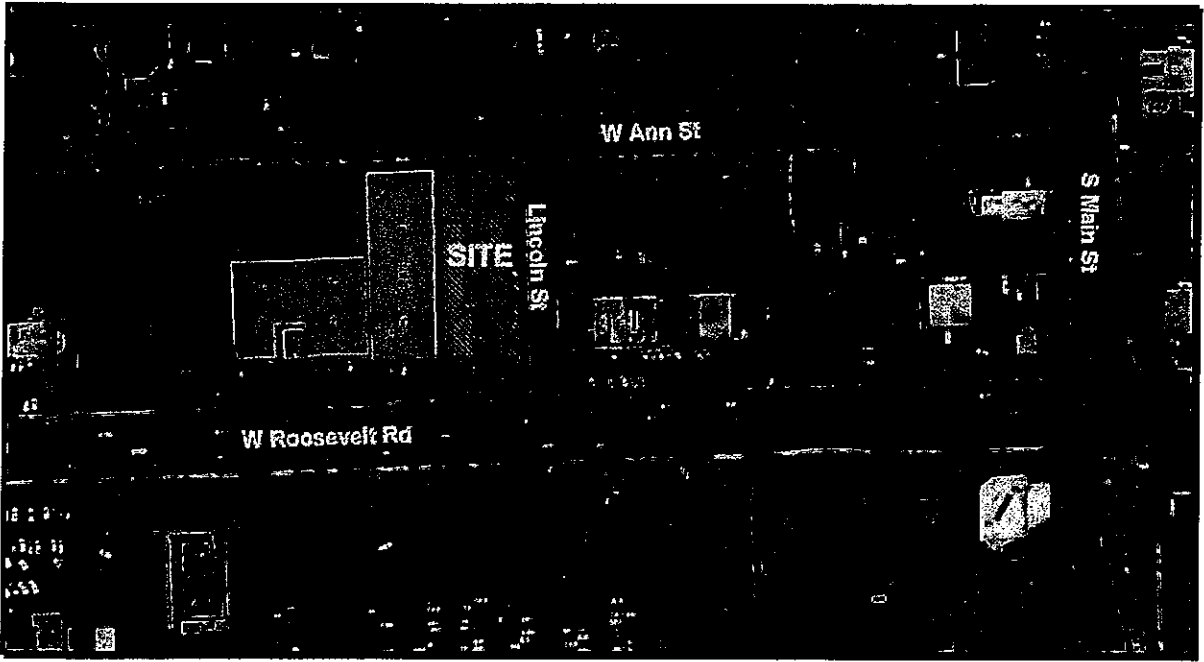
This memorandum summarizes the results of an access evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed redesign of the existing Turtle Wax Car Wash facility in Lombard, Illinois. The site is located in the northwest quadrant of the Roosevelt Road (IL 38) unsignalized intersection with Lincoln Street.

The plans call for redesigning the site to provide 12 angled parking spaces facing Lincoln Street for customers to vacuum their vehicles and provide a by-pass lane for customers to exit if they decide not to wait in line for the car wash. In addition, five angled employee parking spaces and one handicapped space will be provided adjacent to the building. Access to the site is currently provided via two full ingress/egress curb cuts on Roosevelt Road and two full ingress/egress access drives on Lincoln Street. Under the proposed plans, access to the site is proposed to be converted as follows.

- One right-out only access drive on Roosevelt Road
- One full ingress/egress access drive on Roosevelt Road
- One full ingress/egress access drive on Lincoln Street
- One outbound only access drive on Lincoln Street

### **Existing Conditions**

The site, as mentioned previously, is located on the northwest quadrant of the Roosevelt Road unsignalized intersection with Lincoln Street. Land uses to the east, west and south are commercial while the land use to the north is residential. The principal roadways in the vicinity of the site are illustrated in **Figure 1** and described in the following paragraphs.



**Aerial View of the Site**

**Figure 1**

*Roosevelt Road (IL 38)* is an east-west major arterial that provides two lanes in each direction separated by a two-way left-turn lane in the vicinity of the site. At its unsignalized intersection with Lincoln Street and the shopping center on the south side of Roosevelt Road, Roosevelt Road provides an exclusive left-turn lane, a through lane and a combined through/right-turn lane on both approaches. The storage length for the eastbound to northbound left-turn lane on Roosevelt Road extends beyond the two full ingress/egress access drives serving the existing car wash facility. Roosevelt Road has a posted speed limit of 35 mph and carries an average daily traffic (ADT) of 42,600 vehicles and is under the jurisdiction of the Illinois Department of Transportation (IDOT).

*Lincoln Street* is a north-south two-lane minor street that extends from Roosevelt Road north to its terminus at Ann Street. At its unsignalized intersection with Roosevelt Road, Lincoln Street is under stop sign control. Lincoln Street is under the Village of Lombard's jurisdiction.

### **Evaluation**

As mentioned previously, the site is and will remain an automatic car wash facility. Under current conditions, customers drive north on two lanes to the vacuum area where their vehicles are vacuumed by an employee and the customer chooses the type of wash. The customer steps out of their vehicle and an employee guides the vehicle to the car wash tunnel where it is automatically guided. Once the vehicle has been washed, employees stage the vehicles and dry them on site.

Under the proposed plans, the operation will be slightly different with customers being able to vacuum their vehicle on site after their vehicle has been washed. Vehicles will form a single line northbound opening to two kiosks where the customers choose the type of car wash. The attendants at the two kiosks will meter the vehicles in a similar way to the way it is currently performed. Customers will remain in their vehicles. Once the vehicles exit the car wash tunnel, customers can either exit the site or proceed to the vacuum bays. A review of the site plan shows the facility can accommodate approximately 10 vehicles before it spills onto the access drive off Lincoln Street. Based on observations at a similar car wash facility in Villa Park, the car wash facility moves vehicles into the tunnel very efficiently with a maximum of three vehicles queued on all three kiosks for a total of nine vehicles. However, it was noted that vehicles had difficulty exiting onto Roosevelt Road, particularly the left-turn out movement, causing internal backups to occur frequently. This is due to the heavy through volumes along Roosevelt Road and the long delays vehicles experience trying to turn left out of an unsignalized intersection. In order to reduce the potential for this situation to occur at the site and enhance internal circulation, the following is recommended.

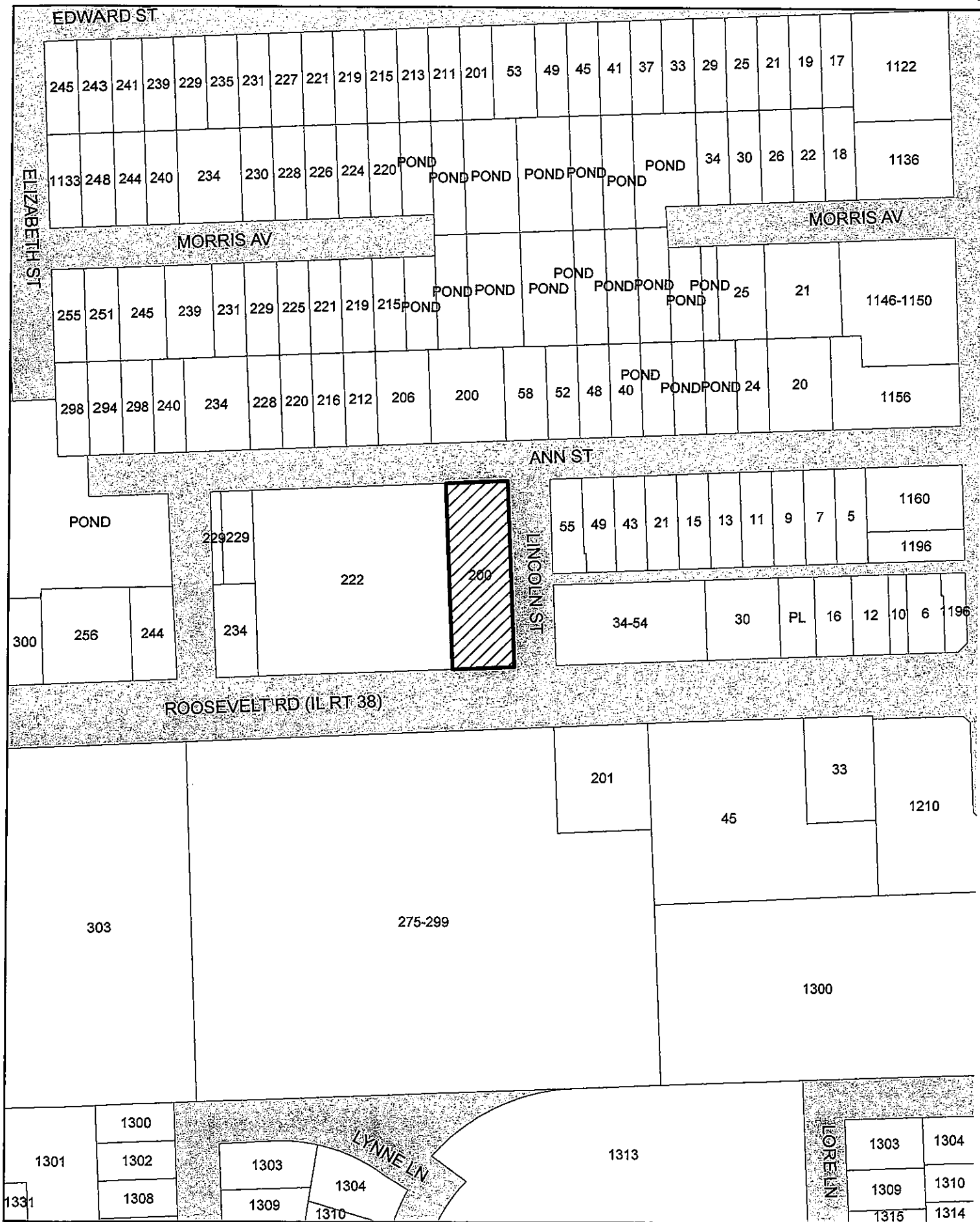
- The access drives on Roosevelt Road should be consolidated into a right-in/right-out access drive.
- Ideally, this limited access drive should be designed with a raised triangular island to enforce the turning movement restrictions. Turning restriction signs should also be installed.
- Vehicles exiting the car wash tunnel and turning left to proceed east on the site should be under yield or stop sign control. This would reduce the potential for conflicts with inbound traffic from the right-in movement.
- By virtue of restricting the movements at the access drive on Roosevelt Road to right-in/right-out only, internal traffic flow will be simplified and the available stacking for vehicles desiring to turn left onto Roosevelt Road will be maximized by using Lincoln Street.
- In the unlikely event that internal conflicts with the inbound traffic from the right-in/right-out access drive and the vehicles exiting the car wash tunnel become problematic, the Village should completely restrict the inbound movement with all the ingress movements occurring via Lincoln Street and the access drive off Lincoln Street.
- As vehicles enter the site via the access drive on Lincoln Street and turn right to proceed to the car wash lane, the internal radius adjacent to the parking spaces where customers will vacuum their vehicles should be 15 to 20 feet. This would allow vehicles to turn right without encroaching on the curb.

## **Conclusion**

Based on this evaluation, the two access drives on Roosevelt Road should be consolidated into a right-in/right-out access drive. This will ensure better internal traffic flow with less conflict points and will reduce the potential for vehicles backing up internally (i.e., outbound left-turning traffic). Vehicles exiting the car wash tunnel desiring to go east to the vacuum bays or to exit the site should be under yield or stop sign control in order to minimize the potential for conflicts with inbound traffic from the right-in movement. Given the recommendations above coupled with our observations at the Villa Park facility, the proposed redesign of the car wash facility will provide adequate stacking and on-site circulation for future customers.

# Location Map

PC 10-14







## **RESPONSE FOR STANDARDS FOR CONDITIONAL USE**

We respectfully request approval from the following Standards for Conditional Uses for the existing Turtle Wax Car Wash at 200 West Roosevelt Road. Approve a condition for motor vehicle services and approve a conditional use for drive thru and drive in services, based on the following conditions.

1. The requested conditional use if granted will allow us to make major safety improvements pertaining to traffic circulation as well as bring the existing facility into compliance with current codes.
2. The conditional use will be the same as currently exist thus will not have any negative impact to or diminish the property values within the neighborhood.
3. The establishment of the conditional use will serve to bring the existing use into compliance.
4. All of the public utilities and access roads currently exist on the property.
5. Our proposed site plans have implemented traffic concerns addressed to us by the Planning Department, which include limiting our egress directly onto Roosevelt Road and adding a ten foot escape lane along our eastern border.
- 6.& 7. The proposed conditional use is designed to bring the existing uses into compliance with the current requirements.

## RESPONSE FOR STANDARDS FOR VARIATIONS

We respectfully request approval for the following Standards for Variations for the existing Turtle Wax Car Wash at 200 West Roosevelt Road. Approve a conditional use for motor vehicle service; Approve a conditional use for drive-thru and drive in services; Approve a variation from Section 153.505 (B) (19) (a) (2) (a) of the Lombard Sign Ordinance to allow for a total of seven (7) wall signs where only one sign per street front exposure is permitted; Approve a Major Plat of re-subdivision with the following variations: a) A deviation from Section 155.417 (H) of the Lombard Zoning Ordinance to allow for a lot area of 30,000 square feet where a minimum of 40,000 square feet is required; b) A deviation from section 155.417 (I) of the Lombard Zoning Ordinance to allow for a lot width of 100 feet where a minimum of 150 feet is required; and Approve a variation from Section 155.207 of the Lombard Zoning Ordinance to allow for an accessory structure within the clear line of sight area.

1. The additional wall signs are for directional purposes to help with customer safety and traffic due to size of the existing lot, the deviation for (a) & (b) are requested to bring the existing lot size into compliance. Variation for section 155.207 is for six inch support column within the 30 foot view triangle which is typical with most conditions.
2. The purpose of the request for signage is for public safety to help with on site traffic to help full serve customers pull into correct garage. (a) & (b) are based on existing conditions and section 155.207 is for a six inch support column typical with most conditions necessary due to the existing lot size.
3. The request for these Variances are to improve the overall appearance of the property, the existing use is not being changed.
4. The alleged hardships are based on the condition of the existing property and the age when it was built.

5. The granting of these variances will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood, but will serve only to enhance.
6. The granting of these variances will not alter the essential character of the neighborhood, but will serve only to enhance.
7. The proposed variances will not negatively impact the adjacent property our goal is to improve all of the existing conditions and bring this property into compliance.



## **Downer, Janet**

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**From:** Tim Opfer [tim@osdevelop.com]  
**Sent:** Tuesday, September 21, 2010 9:15 AM  
**To:** Downer, Janet  
**Cc:** jim@osdevelop.com  
**Subject:** FW: PC 10-14 waiver of first reading

Good morning Janet,

I would like to request a waiver of the first reading of the ordinance for PC 10-14. We are on the Village Board agenda for October 7th regarding the final approval for the Turtle Wax car wash.

Please confirm this with me, or call me if you have any questions.

Thank you,

Tim Opfer  
O&S Development, LLC  
855 Feinberg Ct.  
Suite 113  
Cary, IL 60013  
W-874 639 7770  
F-847 639 7771  
C-847 471 7690

-----Original Message-----

**From:** Henaghan, Jennifer [mailto:henaghanj@villageoflombard.org]  
**Sent:** Tuesday, September 21, 2010 8:46 AM  
**To:** Tim Opfer  
**Cc:** Downer, Janet  
**Subject:** PC 10-14 waiver of first reading

Dear Tim:

I will be out of the office until the 29th, so please send your request for a waiver of the first reading of the ordinance for PC 10-14 to Janet Downer at downerj@villageoflombard.org. She will ensure that your request makes it onto the Village Board agenda.

Sincerely,  
Jennifer Henaghan



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING CONDITIONAL USES PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.417 (C) OF THE LOMBARD ZONING ORDINANCE, PROVIDING FOR MOTOR VEHICLE SERVICE AND DRIVE-THROUGH AND DRIVE-IN SERVICES AND VARIATIONS**

(PC 10-14: 200 W. 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 Subject Property as defined below is zoned B4A Corridor Commercial District; and,

WHEREAS, an application has been filed requesting approval of conditional uses pursuant to Title 15, Chapter 155, Section 417 (C) of the Lombard Village Code to allow for motor vehicle service and drive-in and drive-through service; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 153, Section 505 (B)(19)(a)(2) of the Lombard Village Code to allow for a total of seven (7) wall signs where one (1) sign per street front exposure is permitted; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Section 417 (H) of the Lombard Village Code to allow for a total of seven (7) wall signs where one (1) sign per street front exposure is permitted; and

WHEREAS, said application also requests approval of a Major Plat of Resubdivision with variations to Title 15, Chapter 155, Section 155.417 (H) of the Lombard Village Code to allow for a lot area of 30,000 square feet where a minimum of 40,000 square feet is required and Title 15, Chapter 155, Section 155.417 (I) of the Lombard Zoning Ordinance to allow for a lot width of 100 feet where a minimum of 150 feet is required; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Section 207 of the Lombard Village Code to allow for an accessory structure within the clear line of sight area; and

Ordinance No. \_\_\_\_\_

Re: PC 10-14

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WHEREAS, a public hearings on the forgoing application were conducted by the Village of Lombard Plan Commission on September 20, 2010 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 use and variation described herein, subject to six conditions; 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 4 below, subject to the conditions set forth in Section 3 below:

1. A conditional use for motor vehicle service;
2. A conditional use for drive-through and drive-in services;
3. A variation from Section 153.505 (B) (19) (a) (2) (a) of the Lombard Sign Ordinance to allow for a total of seven (7) wall signs where one sign per street front exposure is permitted;
4. Approve a Major Plat of Resubdivision with the following variations:
  - a) A variation from Section 155.417 (H) of the Lombard Zoning Ordinance to allow for a lot area of 30,000 square feet where a minimum of 40,000 square feet is required;
  - b) A variation from Section 155.417 (I) of the Lombard Zoning Ordinance to allow for a lot width of 100 feet where a minimum of 150 feet is required; and
5. A variation from Section 155.207 of the Lombard Zoning Ordinance to allow for an accessory structure within the clear line of sight area.



SECTION 2: That this Ordinance is limited and restricted to the property located at 200 W. Roosevelt Road, Lombard, Illinois and legally described as follows:

The East 100 feet of Lot 1 in Block 5 in Roosevelt Crest, being a subdivision of part of the South Half of the Southeast Quarter of Section 18, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 12, 1930 as Document 298665, in DuPage County, Illinois.

Parcel Number: 06-18-420-015; (the "Subject Property").

SECTION 3: The conditional use, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The subject property shall be developed consistent with the submitted plans prepared by Direct Design LTD Architects, dated August 12, 2010 and last revised August 30, 2010.
2. The petitioner shall satisfactorily address all comments within the IDRC report.
3. All recommendations identified within the KLOA report dated September 8, 2010 shall be incorporated into the plans prior to the issuance of a building permit, including:
  - a. Access onto Roosevelt Road shall be restricted to a single right-in, right-out driveway with signage directing on-site traffic to yield to vehicles entering the site from Roosevelt Road.
  - b. The internal radius of the curb along the northern edge of the southbound Lincoln Street driveway (adjacent to the parking spaces where customers will vacuum their vehicles) should be at least 15 feet.
4. Any structure located within the clear line of sight areas along Lincoln Street shall be limited to the building canopy structure identified on the petitioner's submitted plans prepared by Direct Design LTD Architects, dated August 12, 2010 and last revised August 30, 2010.
5. If directed by the Village, the petitioner shall submit a cash payment in lieu of the proposed landscape improvements shown on the submitted landscape plan.

Ordinance No. \_\_\_\_\_

Re: PC 10-14

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6. The approval shall become null and void unless work thereon is substantially underway within 12 months of the date of ordinance approval, unless extended by the Village Board prior to the expiration of the approval ordinance.

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 \_\_\_\_\_, 2010.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2010, pursuant to a roll call vote as follows:

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

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

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

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

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

ATTEST:

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

Published by me in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

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