

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


 X 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: Scott R. Niehaus, Village Manager

DATE: October 23, 2015 (B of T) Date: November 5, 2015

TITLE: PC 15-25; 725 W. Roosevelt Road – Lombard Toyota

SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village approve amendments to Ordinance Nos. 5186 and 5424 as they relate to the expansion of an existing conditional use, motor vehicle sales, service and repair establishment, located within the B4A Roosevelt Road Corridor District.

The Plan Commission recommended approval of this petition by a vote of 6-0.

The petitioner requests a waiver of first reading of the Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____

Finance Director X _____ Date _____

Village Manager X _____ Date _____

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: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development

DATE: November 5, 2015

SUBJECT: **PC 15-25; 725 W. Roosevelt Road, Lombard Toyota**

Please find the following items for Village Board consideration as part of the November 5, 2015 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 15-25;
3. An Ordinance granting an amendment to Ordinance Nos. 5186 and 5424 to allow for an approximately 2,100 square foot expansion to an existing conditional use (motor vehicle sales, service and repair); and
4. Plans associated with the petition.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the November 5, 2015 Board of Trustees agenda with a waiver of first reading, as requested by the petitioner.



VILLAGE OF LOMBARD

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

November 5, 2015

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees
Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Peter Breen, Dist. 4
Laura A. Fitzpatrick, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"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. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 15-25; 725 W. Roosevelt Road – Lombard Toyota

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village approve amendments to Ordinance Nos. 5186 and 5424 as they relate to the expansion of an existing conditional use, motor vehicle sales, service and repair establishment, located within the B4A Roosevelt Road Corridor District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on October 19, 2015. Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development and the petitioner, Ken Schneider.

Mr. Schneider described the project as an approximately 2,100 square foot one story addition to the rear (south) of the existing "sales and detail" building. The original building started out as an outbuilding years ago. The addition is intended to be used for new car delivery as well as photographing cars for internet sales. The building including the proposed addition will be climate controlled with heat and air conditioning and provide a clean environment for customers to pick up their new car which has become a trend with other dealerships in the area. The space will not be used for repairs. The proposed addition will be on an existing impervious surface and will not impact open space, storm water requirements or traffic flow.

Chairperson Ryan asked for public comment, and, hearing none, he asked for the staff report.

Ms. Ganser submitted the staff report to the public record in its entirety.

Mr. Ganser began by stating the proposed approximate 2,100 square foot addition to the rear of an existing accessory structure required Plan Commission review because it is an expansion of a previously approved conditional use.

Ms. Ganser noted that there were no Interdepartmental Review Committee comments. In regards to the surrounding zoning and land uses, Ms. Ganser stated that because the B4A Roosevelt Road Corridor District and the Comprehensive Plan is intended to provide for a wide variety of retail sales activity and staff finds the project to be consistent with the zoning and land use of the surrounding properties.

Ms. Ganser stated that because the proposed addition is to the rear of an existing building and will have the approximate same setback as the existing principal structure. Staff received one letter from a Glen Ellyn resident outlining concerns of traffic on Roosevelt Road however the proposed project does not intensify the use of the site and therefore is not anticipated to generate additional traffic.

Ms. Ganser concluded that staff finds the proposed expansion to be consistent with the surrounding context, the Village's Comprehensive Plan, and Zoning Ordinance.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

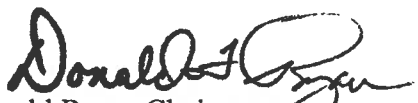
Commissioner Sweetser stated that public input needs to be acknowledged however in this case the statements in the letter submitted regarding the petition were irrelevant to the case.

On a motion by Commissioner Olbrysh and a second by Commissioner Flint, the Plan Commission voted 6-0 that the Village Board approve the proposed amendments to existing conditional uses as established in Ordinance Nos. 5186 and 5424 associated with PC 15-25, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans prepared by Spiegel Architects and Lagestee-Mulder, Inc., dated September 12, 2015 and submitted as part of this request;
2. The petitioner shall be required to apply for and receive building permits for any improvements to the site, and;
3. Pursuant to the Zoning Ordinance, project construction shall commence within one (1) year from the date of approval of the ordinance, unless a time extension been granted by the Village Board. This conditional use approval shall become null and void eighteen (18) months from the date of approval if the proposed site improvements are not completed or an extension has been granted.

Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan", written in a cursive style.

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

H:\CD\WORDUSER\PCCASES\2015\PC 15-25\PC 15-25_Referral Letter.docx

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

LOMBARD TOYOTA – 725 W. ROOSEVELT ROAD

OCTOBER 19, 2015

Title

PC 15-25

Petitioner

Ken Schneider
725 W. Roosevelt Road
Lombard IL 60148

Property Owner

Ron Postma
725 W. Roosevelt Road
Lombard IL 60148

Property Location

725 W. Roosevelt Road
(Trustee District #2)

Zoning

B4A Roosevelt Road Corridor
District

Existing Land Use

Automobile Sales, Service and
Repair Establishment

Comprehensive Plan

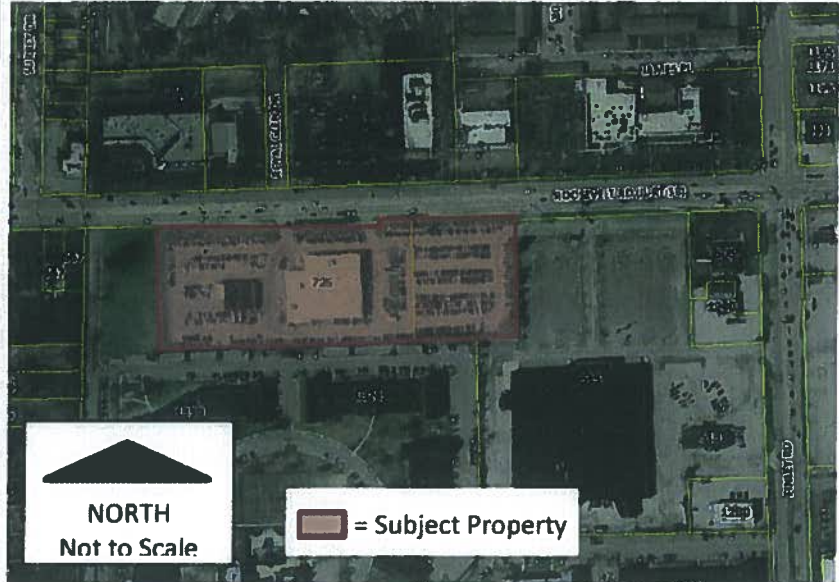
Community Commercial

Approval Sought

Amendments to Ordinances
Nos. 5186 and 5424 to allow
for the expansion of an existing
conditional use.

Prepared By

Tami Urish
Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner proposes to construct a 2,100 square foot addition to the rear of the existing used car building (accessory building west of the principal building) in order to remodel the entire structure for new car preparation operations to individual owners that currently takes place in the parking lot.

APPROVAL(S) REQUIRED

The petitioner, Lombard Toyota, requests that the Village approve an amendment to Ordinances 5186 and 5424 which granted conditional use approval, pursuant to Section 155.415 (C) of the Zoning Ordinance, to provide for a building expansion to an existing vehicle sales, service and repair facility within the B4APD Roosevelt Road Corridor District, Planned Development.

EXISTING CONDITIONS

The subject property is currently improved with an approximately 27,654 square foot one-story principal structure with new car showroom, offices and service bays, an approximately 5,820 square foot accessory structure, parking lot and fence along the southern property line. The site is accessed via two (2) curb cuts on Roosevelt Road.

PROJECT STATS

Lot & Bulk

Parcel Size:	5.9 acres 257,004 sq. ft.
Building Area:	27,654 sq. ft. Principal, with a 4,300 sq. ft. showroom 5,820 sq. ft. Accessory
Lot Coverage:	84%

Reqd Setback & Lot Dimensions – Existing (Proposed)

Front:	30' (65')
Side: (east)	30' (120')
Side: (west)	30' (310')
Rear:	30' (62')
Lot Width:	150' (879')

Submittals

1. Petition for Public Hearing;
2. Response to Standards for a Conditional Use;
3. Proposed Site Plan, Floor Plan, Mechanical Screen, Sight-line Diagram/Roof Plan, Building Elevations prepared by Spiegel Architects and Lagestee-Mulder, Inc., dated September 12, 2015 and submitted September 15, 2015;
4. Land Title Survey, prepared by Krisch Land Surveying, LLC, dated September 9, 2015 and submitted September 15, 2015;
5. Grading Paving and Geometric Plan, prepared by SEC Inc., dated September 9, 2015 and submitted September 15, 2015; and
6. Email from Joan Ruddy dated 10/08/15.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no issues or concerns regarding the project at this time. A full review will be conducted during the building permit process.

Fire Department:

The Fire Department notes there are no initial issues; site circulation is acceptable.

Private Engineering Services:

PES has no comments. No additional stormwater detention will be required as they are placing new impervious surface over existing impervious surface.

Public Works:

The Department of Public Works has no comments.

Planning Services Division:

The Planning Services Division (PSD) concurs with the comments provided by the Fire Department and PES.

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	Village of Glen Ellyn, zoned commercial	Strip commercial retail center, offices and condominiums
South	R5PD	Residential; International Village Apartments
East	B4A	Retail; Dania Furniture Store
West	R5PD	Residential; International Village Apartments

In consideration that the B4A Roosevelt Road Corridor District is intended to provide a wide variety of retail sales activity required to meet the demands of a developing local market, staff finds the project is consistent with the zoning and land use of the surrounding properties.

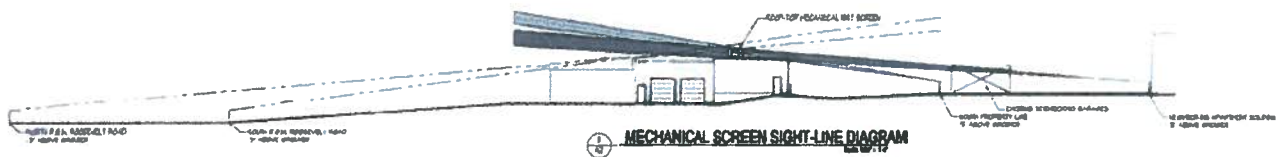
2. Comprehensive Plan Compatibility

The motor vehicle sales, service and repair establishment's conditional use is consistent with the Comprehensive Plan's recommendation of community commercial uses for the site.

3. *Zoning Ordinance Compatibility*

The existing structure and proposed alterations meet all lot, bulk, and setback standards for the B4A Roosevelt Road Corridor District. The proposed addition to the secondary building's rear yard setback of sixty-two feet (62') will have approximately the same setback as the existing main building's rear yard setback of fifty-eight feet (58').

The proposed addition is intended to provide an indoor drop-off and staging area for vehicles recently purchased. Staff finds that providing additional space under the roof is acceptable. The indoor vehicle service area will also provide for better vehicle circulation on the property. By bringing this activity indoors, any noise impacts from the staging activity will be minimized. The visual impact to the adjacent residential property to the south is minimized as the existing fence and garages of the apartment complex effectively screen the property as shown in this exhibit provided by the petitioner:



The nearest apartment building is approximately sixty feet (60') beyond the existing complex's garage with the overall distance from the proposed project at approximately one hundred and fifty feet (150') away from the nearest apartment building.

4. *Site Plan: Access & Circulation*

Staff finds that the proposed alteration to the parking lot by constructing the addition on paved surface will not impact on-site circulation or remove parking spaces from the existing parking supply. Currently there are 425 spaces for inventory/dealership parking, 29 spaces for customer parking, and 5 ADA accessible parking spaces. The proposed addition is not anticipated to create additional traffic. The proposed addition is to facilitate better operations at Lombard Toyota, not to increase the intensity of the use.

5. *Elevations*

Based on the submitted elevations, staff believes the proposed structural addition will be aesthetically consistent with the existing building.

SITE HISTORY

Ordinance 1432, adopted 9/23/1968

Amended Ordinance 842 to rezone the property to R4 General Residence District classification.

Ordinance 2854, adopted 6/12/1986

The original auto dealership (Quality Toyota) was approved as part of a planned development amendment in 1986 and amendment to Ordinance 1432. The existing buildings were constructed in 1987. An adjacent residence next to the original dealership site but within the current subject property was annexed into the Village in 1988 (Ord. 3098). The entire site was also rezoned to the B4 Corridor Commercial District.

PC 02-26; Ordinance 5186

In 2001, the dealership acquired the former El Torito property. In 2002, the property owner received approval for, among other things, a new planned development, with signage deviations. With this

approval, the property owner razed the restaurant building and consolidated all parcels under their ownership into a single lot of record to facilitate the new vehicle storage area.

PC 03-41; Ordinance 5424

In 2004, an amendment to the conditional use approval granted to the subject property to allow for an expansion to an existing vehicle sales, service, and repair business was granted. The proposal consisted of a 7,500 square foot building addition to the existing main building and included an indoor drop off area for vehicles requiring service and for additional indoor vehicle showroom space.

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed expansion to an existing motor vehicle sales, service and repair establishment is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

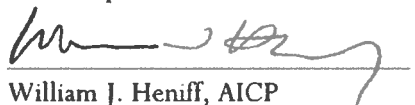
The Inter-Departmental Review Committee has reviewed the standards for the requested amendments to existing Ordinance Nos. 5186 and 5424, which granted conditional uses for a motor vehicle sales, service and repair establishment **complies** with the standards established by the Village of Lombard

Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Department Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 15-25.

Based on the submitted petition and the testimony presented, the proposed amendments to existing conditional uses as established by Ordinance Nos. 5186 and 5424 do comply with the standards required by the Village of Lombard Zoning Ordinance and that granting said amendments is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 15-25, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans prepared by Spiegel Architects and Lagestee-Mulder, Inc., dated September 12, 2015 and submitted as part of this request;
2. The petitioner shall be required to apply for and receive building permits for any improvements to the site, and;
3. Pursuant to the Zoning Ordinance, project construction shall commence within one (1) year from the date of approval of the ordinance, unless a time extension been granted by the Village Board. This conditional use approval shall become null and void eighteen (18) months from the date of approval if the proposed site improvements are not completed or an extension has been granted.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development
c. Petitioner

Lombard Toyota

725 W. Roosevelt Road
Lombard, IL. 60148

September 11, 2015

STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

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 new car delivery addition will not be detrimental to, or endanger public health, safety, morals or general welfare of the surrounding properties.*
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, not substantially diminish and impair property values within the neighborhood in which it is to be located; *The addition will not be injurious to the immediate vicinity or impair properties since the new car delivery operation is currently conducted mostly outside of any of the existing buildings. The addition will move the current new car delivery operation inside the proposed structure.*
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 addition will not impede any development or improvements to the surrounding properties.*
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided; *The existing property has the necessary public utilities, including on-site storm water retainage and access roads throughout the property.*
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 location of the proposed addition will not impair the current ingress and egress from the property to a public street.*

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and, *will continue to conform to the current Comprehensive Plan for the Village of Lombard.*

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. *It is understood that the recommendations of the Plan Commission for this application will be accepted and the plans modified for approval for the conditional use.*

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

From: Joan Ruddy [mailto:]

Sent: Thursday, October 08, 2015 7:13 PM

To: Giagnorio, Keith

Subject: Toyota expansion

Dear Mr Giagnorio, Lombard Village President

I am writing to you regarding the request for Toyota to expand their business on Roosevelt Road. I live at Royal Glen Condominiums directly across the street. Currently they create many dangerous traffic problems by letting their customers exit onto Roosevelt Road by turning left. They are crossing the 2 east bound lanes and a center median and sometimes they stop in the east-bound left turn land (which is for east bound traffic turning into Royal Glen) which causes a very dangerous situation. Many times cars also park on the median to make a left turn into Toyota. I think they should have to figure out a new way for their customers to exit and enter their business - especially exit.

I hope you can help them figure out a solution to this so no one is involved in a collision.

Many thanks,

Joan Ruddy

1188 Royal Glen Dr

Urish, Tami

From: Ken Schneider <ken@lmteam.com>
Sent: Tuesday, October 20, 2015 4:09 PM
To: Urish, Tami
Subject: RE: 725 W. Roosevelt, Lombard Toyota

Tami,
As the representative for Lombard Toyota I am requesting a waiver of the first reading at the November 5th Board of Trustees bi-monthly meeting, if approved.

The reason for this request is to apply for building permits and begin construction of the project before the weather turns bad and we are unable to start the project.

At this time of the year we never know when the construction season will come to a close.

Please respond that this request has been submitted to the Board for approval on the 5th.

Please call if you have any questions.

Sincerely,

Kenneth R. Schneider
Vice President
Lagestee-Mulder, Inc.
A Lagestee-Mulder Company
708.713.2223 Direct
708.713.2273 Fax
708.878.3774 Cell / Text
KEN@LMTEAM.COM

17005 Westview Ave, South Holland, IL 60473
115 W. 55th Street, Clarendon Hills, IL 60514



From: Urish, Tami [<mailto:UrishT@villageoflombard.org>]
Sent: Tuesday, October 20, 2015 9:54 AM
To: Ken Schneider
Subject: RE: 725 W. Roosevelt, Lombard Toyota

Hi Ken,

Please respond to my email with a request for a waiver of first reading and a reason for the request (as we discussed however I need the request in writing) as soon as possible and I will submit this request today with the Board of Trustees for the November 5th meeting.

ORDINANCE NO. _____

AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCE NOS. 5186 AND 5424 GRANTING A CONDITIONAL USE FOR THE EXPANSION OF AN EXISTING MOTOR VEHICLE SALES, SERVICE AND REPAIR ESTABLISHMENT LOCATED IN THE B4A ROOSEVELT ROAD COORIDOR DISTRICT

(PC 15-25: 725 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 property legally described in Section 2 below is located at 725 W. Roosevelt Road and is zoned B4A Roosevelt Road Corridor District; and,

WHEREAS, on September 5, 2002, the Corporate Authorities approved Ordinance No. 5186 which granted approval of a planned development with deviations for wall signage; a conditional use for motor vehicle sales, service and repair and variations to the transitional rear yard; and,

WHEREAS, on February 5, 2004, the Corporate Authorities approved Ordinance No. 5424 which granted approval of a planned development with deviations for wall signage and a conditional use for motor vehicle sales, service and repair; and,

WHEREAS, an application requests an amendment to Ordinance Nos. 5186 and 5424 to allow for an approximately 2,100 square foot expansion of the previously approved motor vehicle sales, service and repair establishment; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on October 19, 2015 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, subject to conditions of approval; 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 amendment to the conditional use approval for the property legally described in Section 2 below, as established by Ordinance Nos. 5186 and 5424, to allow for the expansion of the previously-approved motor vehicle sales, service and repair facility is hereby granted; subject to the conditions included within Section 3 below.

SECTION 2: This ordinance is limited and restricted to the property generally located at 725 W. Roosevelt Road, Lombard, Illinois, and legally described as follows:

LOT A IN LOMBARD TOYOTA RESUBDIVISION OF PARTS OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED DECEMBER 24, 2002 AS DOCUMENT NO. R2002-358188, IN THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS.

Parcel Number(s): 06-19-100-032; 06-19-100-033

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

1. The petitioner shall develop the site in accordance with the plans prepared by Spiegel Architects and Lagestee-Mulder, Inc., dated September 12, 2015, and;
2. The petitioner shall be required to apply for and receive building permits for any improvements to the site, and;
3. Pursuant to the Zoning Ordinance, project construction shall commence within one (1) year from the date of approval of the ordinance, unless a time extension been granted by the Village Board. This conditional use approval shall become null and void eighteen (18) months from the date of approval if the proposed site improvements are not completed or an extension has been granted.
4. All other conditions approved by Ordinance Nos. 5186 and 5424 shall remain in full force and effect.

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

Ordinance No. _____
Re: PC 15-25
Page 3

Passed on first reading this _____ day of _____, 2015.

First reading waived by action of the Board of Trustees this _____ day of _____, 2015.

Passed on second reading this _____ day of _____, 2015.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2015.

Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2015.

Sharon Kuderna, Village Clerk