

January 25, 2016

**Title**

PC 16-01

**Petitioner**

R.A. Smith National, Inc.  
c/o Todd Mosher  
1245 E. Diehl Road, Suite 101  
Naperville, IL 60563

**Property Owner**

Halle Properties, LLC  
20225 N. Scottsdale Road  
Scottsdale, AZ 85255

**Property Location**

1060 E. Roosevelt Road  
(Trustee District #6)

**Zoning**

B4A Roosevelt Road Corridor  
District

**Existing Land Use**

Automobile Service  
Establishment

**Comprehensive Plan**

Community Commercial

**Approval Sought**

Amendments to Ordinances  
Nos. 5728, 6949, and 6396 to  
allow for the expansion of an  
existing conditional use.

**Prepared By**

Jennifer Ganser, Assistant  
Director



LOCATION MAP

**PROJECT DESCRIPTION**

The petitioner is proposing to construct an approximately 2,400 square foot addition onto the west side of the existing structure. The additional space is intended for storage. The petitioner also intends to make modifications to the existing parking lot. The proposed changes will eliminate one of the curb cuts along Roosevelt Road (southeast corner of lot), shift the southern curb cut at Luther Avenue to the north and thus further away from the intersections with Roosevelt Road, and will increase the total number of off-street parking spaces from forty-five (45) to forty-seven (47). According to the petitioner, the parking lot modifications will result in an overall net decrease of 621 square feet of impervious surface. Finally, the existing freestanding sign will be relocated to the southwest corner of the site.

**APPROVAL(S) REQUIRED**

The petitioner, Discount Tire, requests that the Village take the following actions regarding the expansion of an existing conditional use and various other site improvements for the subject property located in the B4A Roosevelt Road Corridor District:

1. Amendments to Ordinance No. 5728 and 6949 which granted a conditional use approval, pursuant to Section 155.415 (C) of the Zoning Ordinance, for an automobile repair establishment and a companion building expansion; and
2. An amendment to Ordinance No. 6396 which granted a conditional use approval, pursuant to Section 155.417 (G)(2)(a)(4) of the Zoning Ordinance, for outdoor display and sales of products.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size:	1.38 acres 60,113 sq. ft.
Building Area:	11,585 sq. ft.
Lot Coverage:	74%

**Reqd Setback & Lot Dimensions  
– Existing (Proposed)**

Front:	30' (66')
Corner Side: (Luther Ave.)	30' (9.85'*)
Corner Side: (Church Ave.)	30' (97')
Rear:	30' (64')
Lot Width:	150' (280')

**Parking Spaces**

Demand:	36 spaces (2 ADA)
Supply:	47 spaces (2 ADA)

**Submittals**

1. Petition for Public Hearing;
2. Response to Standards for a Conditional Use;
3. Proposed Site Plan, prepared by Atwell, LLC, dated March 17, 2014;
4. Proposed Landscape Plan, prepared by Atwell, LLC, dated March 17, 2014;
5. Land Title Survey, prepared by Atwell, LLC, dated November 7, 2013;
6. Floor Plans, prepared by F. Matthew Ray Architect, dated November 18, 2013; and
7. Exterior Elevations, prepared by F. Matthew Ray Architect, dated November 18, 2013.

\* Approved Per PC 05-24

**EXISTING CONDITIONS**

The subject property is currently improved with an approximately 9,300 square foot one-story structure with tire showroom and six (6) automobile service bays, parking lot, trash enclosure, and a fence along the northern property line. The site is accessed via two (2) curb cuts on Roosevelt Road, two (2) curb cuts on Luther Avenue, and one (1) curb cut on Church Avenue.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no issues or concerns regarding the project at this time.

**Fire Department:**

The Fire Department has no issues or concerns.

**Private Engineering Services:**

Private Engineering Services has no comments.

**Public Works:**

The Department of Public Works offers the following comments:

- This development should be considered a Minor Development per Code Section 154.305. As such, parkway trees and sidewalks will be required in the adjacent right-of-ways. Sidewalks have been shown on the plan but they must extend through the driveways, as per Village standard. Parkway trees will be required along Church Avenue and Luther Avenue. The Department of Public Works will install the trees at the conclusion of development construction using payment to be included in the building permit fees, as per typical procedure.
- The existing bush at the northeast corner of Church Avenue and Roosevelt Road is in the public right-of-way as well as the clear line-of-sight area so it must be removed.

**Planning Services Division:**

***1. Surrounding Zoning & Land Use Compatibility***

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	R1 & DuPage Co. R4	Single Family Homes
<b>South</b>	DuPage Co. B1	Commercial & ComEd right-of-way
<b>East</b>	B4A	Commercial
<b>West</b>	R1	Religious Institution

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 and that since its annexation into the Village in 2005 the site has not had a negative impact on the community, staff finds the project is consistent with the zoning and land use of the surrounding properties

**2. Comprehensive Plan Compatibility**

The automobile repair establishment conditional use is consistent with the Comprehensive Plan's recommendation of community commercial uses for the site.

**3. Zoning & Sign Ordinance Compatibility**

With the exception of the previously approved corner side yard setback variation along Luther Avenue, the existing structure and proposed alterations meet all lot, bulk, and setback standards for the B4A Roosevelt Road Corridor District.

The existing freestanding sign is non-conforming due because it lacks a six inch (6") barrier curb which is required when a freestanding sign is located within a driveway, parking, maneuvering or pedestrian area. The proposal to relocate the sign to its new location will bring the sign into conformity with the Village's Sign Ordinance, provided the petitioner confirms that the sign will be set back not less than seventy-five feet (75') from the centerline of Roosevelt Road, as required by code.

**4. Site Plan: Access & Circulation**

The proposed modifications to the parking lot and curb cuts will improve on-site circulation as well as reduce the amount of conflict at the points of ingress/egress, most notably at the intersection of Luther Avenue and Roosevelt Road. The drive aisle and parking spaces conform to the Village's dimensional standards.

**5. Elevations**

Based on the submitted elevations, the proposed addition will be aesthetically consistent with the existing building. For a traditional retail store, staff would traditionally advise an increase in the overall transparency of the site via windows. However, because the windows would only increase visibility to storage and compressor rooms, staff finds the proposed elevations to be acceptable.

**SITE HISTORY**

The existing building was constructed in 1979 when the property was still part of unincorporated DuPage County. The site was not annexed into the Village of Lombard until September 15, 2005.

**PC 05-24**

The approvals granted under PC 05-24 included:

1. Approval of an Annexation Agreement – Ordinance No. 5724;
2. Annexation of the property – Ordinance No. 5725;
3. Approval of a map amendment to rezone the property from R1 Single Family Residence District to B4 Corridor Commercial District (later changed to B4A) – Ordinance No. 5726
4. Approval of a variation to allow for an existing 9.85 foot corner side yard setback – Ordinance No. 5727; and
5. Approval of a conditional use for an existing automobile service establishment – Ordinance No. 5728.

**PC 09-25**

A conditional use to allow for outdoor display and sales of products was approved on October 15, 2009. The proposed addition will not affect the location of the outdoor display areas.

**PC 14-05**

This petition mirrors PC 16-01. Per the Zoning Ordinance, zoning entitlements expire after one-year. As Discount Tire did not start the project within one-year their approvals expired. This project was approved by the Village Board per Ordinance 6949. PC 14-05 proposed an addition of 2,100 square feet, whereas PC 16-01 proposes an addition of 2,400 square feet.

**FINDINGS & RECOMMENDATIONS**

Staff finds that the proposed expansion and site modifications to an existing automotive service 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. 5728, 6949 and 6396, which granted conditional uses for an automotive service establishment and outdoor display and sales, and finds that provided the petitioner can sufficiently address any and all concerns expressed by the Department of Public Works, the use **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 16-01.

Based on the submitted petition and the testimony presented, the proposed amendments to existing conditional uses as established by Ordinance Nos. 5728, 6949, and 6396 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 16-01, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans submitted as part of this request;
2. The petitioner shall satisfactorily address all comments noted with the Inter-Departmental Review Committee Report;
3. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the building expansion and site modification are not constructed and operating by said date, this relief shall be deemed null and void.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner



Mr. Matt Panfil, AICP  
Village of Lombard  
255 E. Wilson Avenue  
Lombard, Illinois 60148

**Atwell, LLC Project No.: 13001540**

RE: Standards for Conditional Uses  
Discount Tire – 1060 Roosevelt Road

Dear Mr. Panfil,

At your request, Atwell, LLC has prepared detailed responses to the Standards for Conditional Uses for the proposed expansion of Discount Tire located at 1060 Roosevelt Road in Lombard Illinois. The following are our responses:

1. 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 because the property will continue to operate as it already does today, but with additional room for interior storage.
2. 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 because the property will continue to operate as it already does, which has not been problematic. The improvements proposed will likely enhance the value of the property and the surrounding area.
3. 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 because the proposed improvements will provide additional safety and aesthetic enhancements to the current business.
4. Adequate public utilities, access roads, drainage and/or necessary facilities have been provided, as the property is currently operating and the adjustments will not require any public investment or additional infrastructure.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets, as the property already functions with the existing access points. In addition, there will be additional safety enhancements and adjustments to increase safety and ease the possibility of congestion
6. The proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard, and the property is currently operating under an existing conditional use.
7. 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.

We trust that these responses will assist in satisfying the concerns outlined in your ordinance. Should there be any additional questions or concerns, please contact us at (630) 577-0800.

Sincerely,  
ATWELL, LLC

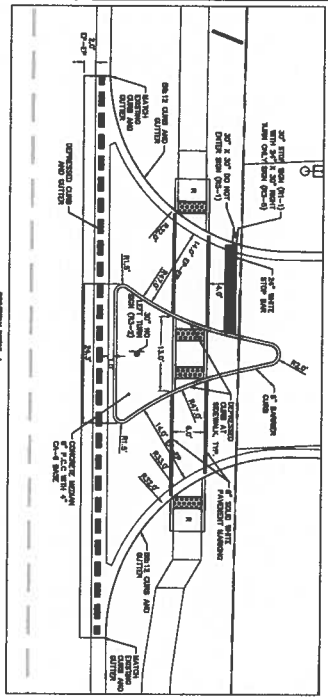
A handwritten signature in black ink, appearing to read 'JM', followed by a period.

Todd Mosher  
Senior Development Manager

### LEGEND

(Symbol)	PROPERTY LINE
(Symbol)	EXISTING CURB AND GUTTER
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED SIDEWALK
(Symbol)	PROPOSED SIDEWALK WITH TYPICAL FINISH
(Symbol)	PROPOSED SIDEWALK WITH INTERLOCKING BRICK FINISH
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- #### GENERAL CONSTRUCTION NOTES
- REFER TO THE SCALE OF COORDINATED DRAWING FOR SHEET C-11.
  - PROTECT ALL EXISTING UTILITIES, SUCH AS WATER, GAS, SEWER, AND TELEPHONE LINES, FROM DAMAGE AND MAINTAIN DEPTH OF COVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.
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  - ALL NEW AND EXISTING SHALL COMPLY WITH ALL APPLICABLE REGULATIONS, ORDINANCES AND CODES OF ADOPTED MUNICIPALITIES AND STATES.
  - CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
  - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER AND APPROVED BY THE CITY AND COUNTY.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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#### SITE DATA

PROJECT NO.	1348 S.E. 203308
DRAWING NO.	1348 S.E. 203308
DATE	02/11/2014
BY	J.P. COLE
CHKD BY	J.P. COLE

**ROOSEVELT ROAD / L. ROUTE 88**  
(ORIGINAL FROM ROAD FRONT-CR-28-9)

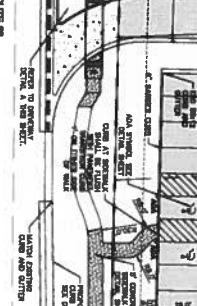
**SOUTH LUTHER AVENUE**  
(L&P-20-1400-1400-1400-1400-1400)

**SOUTH CHURCH AVENUE**  
(L&P-20-1400-1400-1400-1400)

**2 STORY BRICK RESIDENCE**  
04-11-217-413

**9,358 SF ENSURING BUILDING**  
1000 ROOSEVELT ROAD  
04-11-217-413

**DISCOUNT TIRE CO.**  
1060 E. ROOSEVELT ROAD  
LOMBARD, IL  
FINAL ENGINEERING PLANS  
SITE LAYOUT PLAN



CLIENT: DISCOUNT TIRE CO.  
1060 E. ROOSEVELT ROAD  
LOMBARD, IL  
FINAL ENGINEERING PLANS  
SITE LAYOUT PLAN  
DATE: 02/11/2014

SECTION 16  
TOWNSHIP 38 NORTH, RANGE 11 EAST  
YORK TOWNSHIP  
DUPAGE COUNTY, ILLINOIS



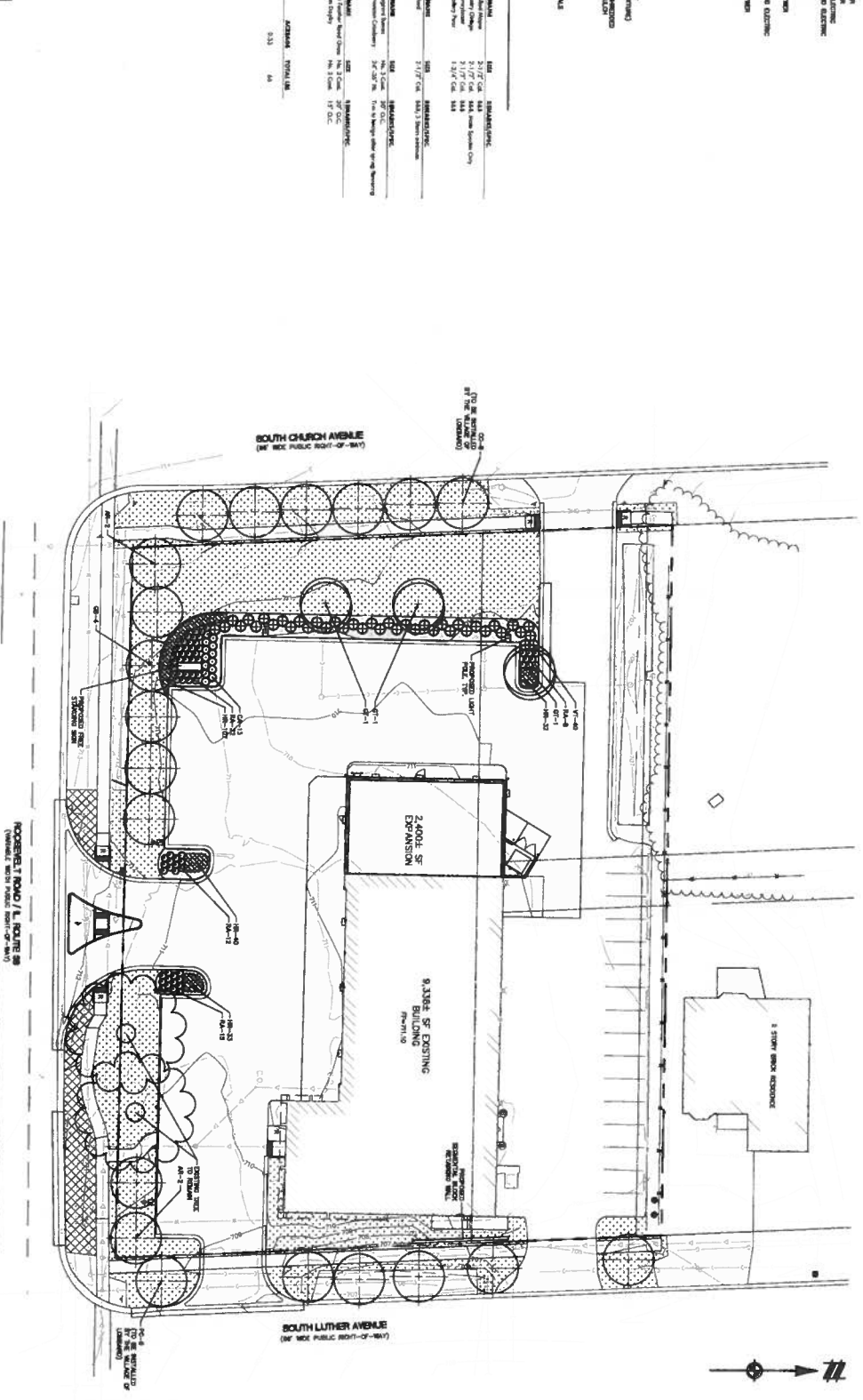
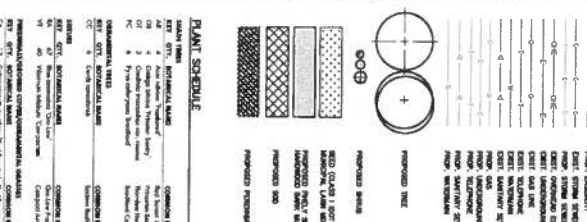
811 Know what's below. Call before you dig.

NOTICE: CONSTRUCTION OF THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF CHICAGO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF CHICAGO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF CHICAGO.

COMPONENT © 2018 ATWELL, LLC  
 1520 NORTH MICHIGAN AVENUE, SUITE 100  
 CHICAGO, ILLINOIS 60610

**PLANT SCHEDULE**

ITEM NO.	DESCRIPTION	QTY	UNIT	SPECIFICATION	DATE	BY
001	Plant Schedule					
002	Plant Schedule					
003	Plant Schedule					
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<p>CLIENT: DISCOUNT TIRE CO.          1080 E. ROOSEVELT ROAD          COMBARD, IL          FINAL ENGINEERING PLANS          LANDSCAPE PLAN</p>		<p>SECTION 18          TOWNSHIP 39 NORTH, RANGE 11 EAST          YORK TOWNSHIP          DUPAGE COUNTY, ILLINOIS</p>		<p><b>ATWELL</b>          884.850.4200 www.atwellgroup.com          1248 EAST DEER ROAD, SUITE 100          WILMINGTON, IL 60091          DESIGN FILE #18-000-006/078</p>
<p>DATE: 02/17/2018          DRAWN BY: J. CHANDEL          CHECKED BY: J. CHANDEL          SCALE: 1/8" = 1'-0"</p>		<p>PROJECT NO.: 10001540          SHEET NO.: C-08</p>		