

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

DISCOUNT TIRE – 1060 E. ROOSEVELT ROAD

MAY 19, 2014

(continued from April 21, 2014)

Title

PC 14-05

Petitioner

Atwell, LLC
c/o Todd Mosher
1245 E. Diehl Road, Suite 100
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
(1998 Plan & 2014 Update)

Approval Sought

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

Prepared By

Matt Panfil, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner is proposing to construct an approximately 2,200 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 requests the Village take the following actions:

1. An amendment to Ordinance No. 5728 which granted a conditional use approval, pursuant to Section 155.415 (C) of the Zoning Ordinance, for an automobile repair establishment; 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 and submitted March 18, 2014;
4. Land Title Survey, prepared by Atwell, LLC, dated November 7, 2013 and submitted March 18, 2014;
5. Floor Plans, prepared by F. Matthew Ray Architect, dated November 18, 2013 and submitted March 18, 2014; and
6. Exterior Elevations, prepared by F. Matthew Ray Architect, dated November 18, 2013 and submitted March 18, 2014.

* 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. A full review will be conducted during the building permit process.

Fire Department:

The Fire Department notes that the current fire sprinkler system serving the structure will be required to be evaluated by a fire protection engineer in order to meet the current fire sprinkler standards as specified in the 2007 edition of the NFPA 13 for the protection of rubber tire storage.

Private Engineering Services:

Private Engineering Services notes the following:

1. Any areas of the parking lot that are being modified shall be provided with a six inch (6") barrier curb;
2. The relocated driveway off of Luther Avenue shall meet the Village's commercial driveway standards, including curbing and sidewalk through the driveway;
3. PES concurs with the Department of Public Works comment (see below) regarding the installation of sidewalks along Church Avenue and Luther Avenue;
4. Photometric and Landscape Plans will be required for the parking lot and right-of-way;
5. During PES' detailed plan review it will be necessary to verify that the accessible parking spaces meet ADA grading standards;
6. During PES' detailed plan review existing versus new impermeable lot coverage calculations shall be submitted; and
7. The removal of the eastern apron along Roosevelt Road will require a permit from the Illinois Department of Transportation (IDOT) to include depressed curb removal and replacement with a six inch (6") barrier curb and gutter as well as sodding of the parkway.

Public Works:

The Department of Public Works offers the following comments:

- 1. As the proposed building addition is greater than twenty percent (20%) the area of the existing building the proposal constitutes a Major Development per Section 154.306 of the Village’s Subdivision and Development Ordinance. Therefore sidewalks, parkway trees, and street light(s) shall be installed in the adjacent Church Avenue and Luther Avenue right-of-way and street light(s) installed in the adjacent Roosevelt Road right-of-way.

Public Works supports waiving the street light requirements in each of the right-of-ways since there is no nearby controller to tie into, and a neighborhood street lighting project, if done in the future, would require a contribution from all benefitting property owners through a Special Assessment.

If the petitioner prefers, the trees can be installed on private property provided that an easement is dedicated to the Village. Also, the trees along Church Avenue shall be of a species suitable to being located underneath the overhead transmission wires; and

- 2. The existing bush at the northeast corner of the intersection of Church Avenue and Roosevelt Road appears to be in the public right-of-way as well as the clear line of sight area is to be removed.

Planning Services Division:

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

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	R1 & DuPage Co. R4	Single Family Homes
South	DuPage Co. B1	Commercial (Law & Medical Offices) & ComEd right-of-way
East	B4A	Commercial (Tire & Battery Retail)
West	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 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

Staff believes that 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, staff believes the proposed structural 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 a 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.

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.

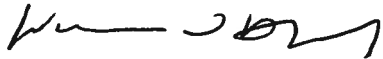
The Inter-Departmental Review Committee has reviewed the standards for the requested amendments to existing Ordinance Nos. 5728 and 6396, which granted conditional uses for an automotive service establishment and outdoor display and sales, and finds that provided the petitioner can sufficiently address any and all concerns expressed by the Village's Fire Department, Private Engineering Services, and 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 14-05.

Based on the submitted petition and the testimony presented, the proposed amendments to existing conditional uses as established by Ordinance Nos. 5728 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 14-05, subject to the following conditions:

1. The petitioner shall develop the site in accordance with the plans dated November 18, 2013 and/or March 18, 2014 and 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

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