

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

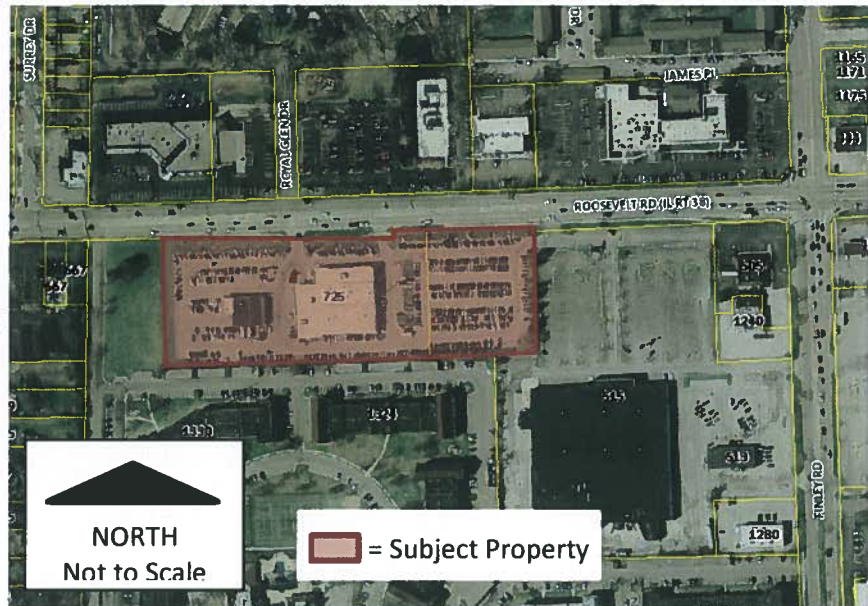
Community Commercial

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.

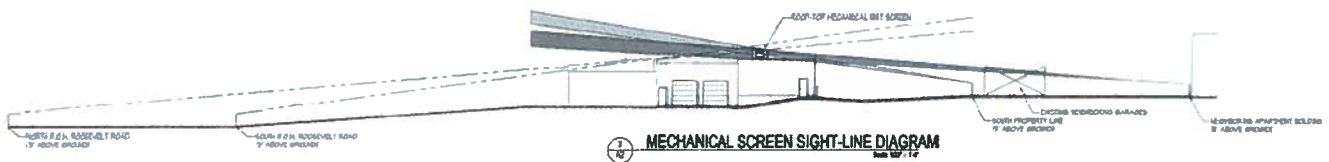
2. Comprehensive Plan Compatibility

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.

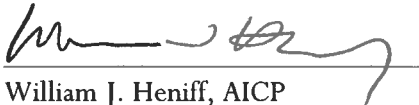
The Inter-Departmental Review Committee has reviewed the standards for the requested amendments to existing Ordinance Nos. 5186 and 5424, which granted conditional uses for a motor vehicle sales, service and repair establishment **complies** with the standards established by the Village of Lombard

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