

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

Car Wash – 352 E. Roosevelt Road

January 25, 2021

Title

PC 21-08

Petitioner

Wojciech Wolny
3109 White Oak Lane
Oak Brook IL 60523

Property Owner

Lombard Property Partners
LLC
508 Drake Lane
Bloomington IL 60108

Property Location

352 E. Roosevelt Road
06-17-316-007

Zoning

B4A

Existing Land Use

Former restaurant

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use and variance
for a car wash

Prepared By

Jennifer Ganser, AICP
Assistant Director



PROJECT DESCRIPTION

The petitioner is proposing to develop the subject property for a new automatic car wash. The existing vacant restaurant building would be demolished. Associated parking and landscaping are included. Three aisles lead to the car wash under a payment canopy.

All signage is conceptual. Should future signage need relief, the petitioner will have the option to apply with the Plan Commission.

APPROVAL(S) REQUIRED

The petitioner is requesting the following:

1. A conditional use for a motor vehicle service (car wash) pursuant to Section 155.417(G)(2)(b) of Village Code; and
2. A variance for a transitional building setback of 30', where 40' is required, for a payment canopy on the north side pursuant to Section 155.417(G)(8) of Village Code.

PROJECT STATS

Lot & Bulk

Parcel Size: 1.31 acres

Submittals

1. Petition for Public Hearing;
2. Response to Standards;
3. Engineering plans, prepared by Terra Consulting Group, Inc., dated 12/18/20;
4. Architectural plans, prepared by Neri Architects, dated 12/18/20;
5. Materials board prepared by Neri Architects;
6. Photometric plan, prepared by PG Enlighten, dated 12/17/20;
7. Lighting specs
8. Plat of Survey, prepared by Marchese Surveying, Inc., dated 2/28/00.

EXISTING CONDITIONS

The subject property was formerly Maxfield's Restaurant.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments. The exterior wall on the west side may need to be fire rated based on the distance to the property line depending on the construction type they chose to build with and a few other factors. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department has the following comments:

1. The Preliminary Plans sheet C5 does not indicate a fire hydrant on the property. This will need to be determined when the sprinkler plans indicate where the Fire Department Connection (FDC) will be located so the hydrant is within 75' of that connection.
2. The Site Plans sheet 4 for "Fire Truck Turning Exhibit" shows a standard specification for a turning radius which is fairly close to ours but we can supply them with our specific specifications for Lombard Fire ladder tower.
3. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has the following comments:

1. Parkway trees will be required along the abutting public right-of-way per Village Code §154.306.
2. A fire hydrant and domestic water valve b-box in an access/operation easement will be required per standard specification WATER 12, per the comment by the Lombard Fire Department.
3. Additional comments may be forthcoming during permit review.

Private Engineering Services:

The Private Engineering Services Division has the following comments:

1. Traffic study to make sure there should be 2 full access aprons for this use. The west access shall be right-in right-out. *This would be required at time of permit review and shall be shared with IDOT for their review.*
2. Sidewalk will need to be separate from the concrete aprons, per a PW standard and will not require ADA panels at the driveway entrance.
3. Alterations inside the IDOT ROW will require a permit from IDOT.
4. The water service will need to be set-up according to Village Detail Water 13 or 12 per PW.
5. Storm sewer can't be directed into IDOT ROW undetained.
6. Connection to the pond will need permission from neighboring property and will require an easement for future maintenance. If the neighbor does not approve this installation the pond will need to be designed such that the overflow will be directed towards this pond. As this is the direction the water currently flows it will be allowed to continue in this direction.
7. Storm sewer outlet at north end of property into the wetland area should be outlet as far as possible from the outlet to the existing detention pond.
8. PW will require a sanitary cleanout at the property line, current structure is located closer to the building.
9. Further comments may be provided upon receipt of final engineering and a complete building permit application.

Planning Services Division:

Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	CR	Park District: Southland Park
South	B4A	Retail: Goodwill
East	B4A	Carson Center: retail and restaurants
West	B4A	Restaurant: Pita Mediterranean Street Food

Roosevelt Road has numerous retail and service type businesses. The area near the subject property is developed with high-intensity commercial uses. Several of the businesses in the area are auto-oriented (gas stations, restaurants, retail). A car wash is consistent with the zoning and land uses of surrounding properties.

Zoning Compliance

The property is zoned B4A, which requires a conditional use for an automatic car wash. Staff believes this auto-oriented use is compatible with the surrounding area. The petitioner proposes a single-story building on the west, parking with vacuums in the middle, and drive aisles to the payment canopy to the east. Employee parking (5 stalls) is located on the south end of the property. The site will meet the requirements of the Zoning Ordinance with regard to parking spaces and vehicle stacking area for the car wash lane.

A variance is requested for a transitional building setback of 30', where 40' is required, for the payment canopy on the north side. The canopy will be open, limiting its visual impact. Staff supports this variation. The car wash building meets all bulk requirements. The petitioner has provided a landscaping plan. There is a transitional landscape yard to the north where the project abuts CR zoned property from the Park District.

The property is shown with the existing two driveways. As Roosevelt Road is owned by the State, the State will comment on the number and location of the driveways. The property owner will be discussing a potential cross access easement with the property to the east.

Building design and materials

The building is a mix of brick, stone, and block. Elevations and material pictures are included in the packet. Colors chosen are white, bronze and brown.

Comprehensive Plan Compatibility

The Comprehensive Plan designates this property as suitable for community commercial. A car wash is consistent with this designation.

Stormwater

The property will be required to meet the provisions of the DuPage County Stormwater Ordinance. The below chart shows the impervious and pervious areas.

<u>SITE DATA:</u>	
TOTAL PROPERTY AREA	= 1.305 AC
EXISTING IMPERVIOUS AREA	= 1.214 AC (93%)±
EXISTING PERVIOUS AREA	= 0.091 AC (7%)±
PROPOSED (POST CONSTRUCTION) CONDITIONS:	
IMPERVIOUS AREA	= 0.817 AC (63%)
PROPOSED PERVIOUS AREA	= 0.488 AC (37%)

Traffic

Staff asked KLOA to review the traffic circulation on the property. KLOA had the following comments. Staff concurs with the comments below.

- Any type of access onto Roosevelt Road will require review and approval by IDOT.
- Based on experience, IDOT will require a traffic study for the proposed development.
- Given Roosevelt Road’s designation by the Illinois Department of Transportation (IDOT) as a Strategic Regional Arterial (SRA) and the proximity of the two access drives, it is the recommendation of KLOA that the western access drive be physically restricted to right-out movements only. In addition, appropriate signs indicating the left-turn out restriction should be provided. The restriction of the western access drive to right-out only movements will reduce the potential for exiting vehicles to queue into the tunnel car wash.
- In order to simplify internal circulation, reduce conflict points and enhance the outbound accessibility from the tunnel car wash, consideration should be given to restricting outbound traffic from the vacuum stall area to left-turn only. This should be done via signage and via an extension of the western island/median between the tunnel car wash and the westerly vacuum stalls. By extending this island, you physically enforce the recommended restriction and reduce conflict points within close proximity to vehicles exiting the tunnel car wash and those outbound vehicles that could be queued on the western access drive.
- Appropriate signage should be provided for.

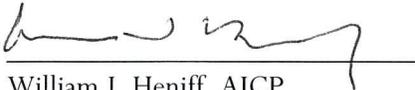
FINDINGS & RECOMMENDATIONS

However, the Inter-Departmental Review Committee has reviewed the standards for the conditional use and variance and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to the conditions of approval based on the above consideration. As such the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the conditional use and variance associated with PC 21-08:

Based on the submitted petition and the testimony presented, the proposed conditional use and variance does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit and variance is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 21-08, subject to the following conditions:

1. That the petitioner shall be required to apply for and receive building permits prior to construction;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall satisfactorily address all comments noted by KLOA, as referenced in this report; and
4. This relief shall be valid pursuant to timing in Sections 155.103(C)(10) and (F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner