

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

 X Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : February 9, 2021 **(BOT) Date:** February 18, 2021

SUBJECT: PC 21-08, Car Wash, 352 E. Roosevelt Road

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the February 18, 2021 Board of Trustees consent agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: February 18, 2021

SUBJECT: PC 21-08, Car Wash, 352 E. Roosevelt Road

Please find the following items for Village Board consideration as part of the February 18, 2021 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 21-08;
3. Plans associated with petition; and
4. An Ordinance granting approval of a conditional use and variance.

The Plan Commission recommended approval of this petition by a vote of 5-0. Please place this petition on the February 18, 2021 Board of Trustees consent agenda.

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VILLAGE OF LOMBARD

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

February 18, 2021

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees

Dan Whittington, Dist. 1
Anthony Puccio, Dist. 2
Reid Foltyniewicz, Dist. 3
Andrew Honig, Dist. 4
Daniel Militello, 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 21-08, Car Wash, 352 E. Roosevelt Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on January 25, 2021. Sworn in to present the petition was Jennifer Ganser, Assistant Director, and the petitioners Mike Elliott, Al Wolny, Alan Jacobs, and Nick Spallone.

Mr. Jacobs said he is the attorney for the project. He listed the requested zoning relief. He said Maxfield's restaurant would be demolished for the new car wash. He reviewed the standards for the project. He noted the IDRC comments and said his team has no issues with them.

Vice Chairperson Flint asked for public comment. No comments were offered.

Vice Chairperson Flint asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner is proposing to develop the subject property for a new automatic car wash. The existing vacant restaurant building would be demolished. The site will meet the requirements of the Zoning Ordinance with regard to parking spaces and vehicle stacking for the car wash lanes. 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. Staff asked KLOA to review the traffic circulation on the property. KLOA made comments noted in the staff report that the petitioner will need to address during permit review.

Vice Chairperson Flint opened the meeting for comments among the Commissioners.

On a motion by Commissioner Sweetser, and a second by Commissioner Giuliano, the Plan Commission voted 5-0 to recommend that the Village Board approve the petition associated with PC 21-08 subject to the four (4) conditions in the staff report:

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).

Respectfully,

VILLAGE OF LOMBARD

Steve Flint, Vice Chairperson
Lombard Plan Commission

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A MOTOR
VEHICLE SERVICE (CAR WASH) AND A TRANSITIONAL BUILDING
SETBACK VARIANCE FOR THE PROPERTY AT P352 E. ROOSEVELT ROAD
WITHIN THE B4A ROOSEVELT ROAD CORRIDOR DISTRICT**

(PC 21-08: Car Wash, 352 E. 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 Subject Property as defined below is zoned B4A Roosevelt Road Corridor District Planned Development; and,

WHEREAS, an application has heretofore been filed requesting approval of a conditional use for a motor vehicle service (car wash) and a variance for a transitional building setback of 30', where 40' is required, for a payment canopy on the north side pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code) as set forth in Section 1 below; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on January 25, 2021 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use and variance, subject to certain terms and conditions; 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:

Ordinance No. _____
Re: PC 21-08
Page 2

SECTION 1: That a conditional use for a motor vehicle service and a variance for a transitional building setback, is hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3.

SECTION 2: That this Ordinance is limited and restricted to the property at 352 E. Roosevelt Road, Lombard, Illinois, and legally described as follows:

LOT 1 IN NOLDEN'S ASSESSMENT PLAT, BEING THE EAST 220.00 FEET OF THE SOUTH 350.00 OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-17-316-007

SECTION 3: This ordinance shall be granted subject to compliance with 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).

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

Passed on first reading this ____ day of _____, 2021.

First reading waived by action of the Board of Trustees this ____ day of _____, 2021.

Passed on second reading this ____ day of _____, 2021.

Ayes: _____

Nays: _____

Absent: _____

Ordinance No. _____
Re: PC 21-08
Page 3

Approved this _____ day of _____, 2021.

Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2021.

Sharon Kuderna, Village Clerk