

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

303 W. ROOSEVELT ROAD – HERITAGE CADILLAC

May 16, 2022

### Title

PC 22-12

### Petitioner & Property Owner

Heritage Lombard LLC  
Wayne Balogh  
303 W. Roosevelt Road  
Lombard, IL 60148

### Property Location

303 W. Roosevelt Road

### Zoning

B4APD Roosevelt Road Corridor  
District Planned Development

### Existing Land Use

Heritage Cadillac car dealership

### Comprehensive Plan

Community Commercial

### Approval Sought

Amend planned development to approve a site plan that changes the location of the showroom building by more than 10 feet.

### Prepared By

Anna Papke, AICP  
Senior Planner



LOCATION MAP

### DESCRIPTION

The Heritage Cadillac car dealership has operated on the subject property since the late 1960s. The petitioner, Heritage Lombard LLC, proposes to demolish the existing showroom on the north side of the subject property and reconstruct the showroom with an altered footprint. The proposed scope of work also includes alterations to the guest parking areas around the showroom. As this property is a planned development, any alteration of the site which moves a building more than 10 feet from its current location requires a public hearing with the Plan Commission and consideration by the Village Board.

### EXISTING CONDITIONS

The property is currently developed with a car dealership. Existing improvements include a showroom, car service center, and outdoor vehicle storage areas.



**Project Details**

Parcel Size: 7.49 acres  
Showroom Area  
(proposed): 5,846 SF  
Building Height  
(showroom): One story  
(24'6")

**Submittals**

1. Petition for public hearing, dated 4/8/22;
2. Response to standards for planned development, dated 4/11/22;
3. Existing survey, prepared by Excel, dated 8/20/19;
4. Preliminary engineering plans, prepared by Keller, dated 4/11/22; and
5. Preliminary architectural plans, prepared by Keller, dated 3/15/22.

**APPROVAL(S) REQUIRED**

The petitioner requests that the Village take the following action on the subject property located within the B4APD Planned Development (Heritage Cadillac Planned Development):

Pursuant to Section 155.504 (A) (major changes in a planned development) of the Lombard Village Code, amend the Heritage Cadillac Planned Development, as established by Ordinance No. 5309 and amended by Ordinance No. 5375, to approve a site plan that changes the location of the showroom building by more than 10 feet, based upon the submitted plans.

**INTER-DEPARTMENTAL REVIEW****Building Division:**

The Building Division has the following comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

1. All new space will be fully sprinklered (fire sprinkler).
2. All new and old space will have a fire alarm that covers all areas.
3. The structure will likely be built using type 2A or 2B construction based on the size of the overall structure, etc.
4. They can only have one electric service, or connect two using a shunt trip (multiple places to shut off power not allowed). Likely they will have enough capacity with their existing service.
5. They are only allowed one water service, so they will need to look at the size of the existing service. Likely they will have enough capacity with the existing water service, but the architect will need to verify.

**Fire Department:**

The Fire Department has the following comment on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

1. Sprinkler and Fire Alarm plans will be required during the permit process.

**Public Works:**

The Department of Public Works has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

**Private Engineering Services (PES):**

Private Engineering Services has no comments on this petition. Should the petition be approved, additional comments may be forthcoming during permit review.

**Planning Services Division:**

The Planning Services Division notes the following:

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

	Zoning	Land Use
North	B4A	Restaurants/retail/commercial strip center
South	R5PD/R2	Point West Condos/single-family residential
East	B4APD	Roosevelt Plaza shopping center
West	B4APD	Mariano's

The area surrounding the subject property is developed with a mixture of retail, restaurants, and other commercial uses. The car dealership is consistent with the zoning and land uses of surrounding properties. Staff further notes the existing car dealership has operated on the subject property for over 50 years.

**2. Comprehensive Plan Compatibility**

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

**3. Zoning Ordinance Compatibility**

The subject property is zoned B4APD, Roosevelt Road Corridor District, Planned Development. The proposed development is consistent with the Lombard Zoning Ordinance. Staff notes the following:

- The subject property was developed as a car dealership in the late 1960s. In 2003, the Village Board approved a request to establish the site as a planned development with companion conditional uses for motor vehicle sales/repair and more than one principal building on a lot. Signage deviations and variations were also approved in 2003. The 2003 zoning entitlements remain in effect on the subject property.
- The proposed showroom building meets all setback requirements for the B4A District. Of particular note, the new showroom will be set back 72 feet from the front property line along Roosevelt Road. The current showroom has a front setback of approximately 50 feet.
- The building height, at 24'6", meets the standards for the B4A District.
- Per the proposed site plan, 4.5% of the subject property will remain open space. Existing conditions on the site include 4.3% open space. Required open space in the underlying B4A District is 10%. The deficiency in open space is considered an existing nonconformity. The proposed site work will reduce the degree of this nonconformity.
- The proposed site plan includes an enhanced landscape area in front of the showroom.



- Although reconfiguration of the parking lot and drive aisles around the showroom will result in the loss of eight parking spaces from the subject property, the site will maintain sufficient parking.

#### **4. Signage**

In 2003, the Village approved variances to allow for the wall signs and the freestanding sign with automatic changeable copy board that currently exist on the subject property. The petitioner has indicated they will update some of the signage on the property, but has yet to determine a final signage plan.

The petitioner can install new signage that is compliant with the 2003 variances without needing to appear before the Plan Commission. Should a final signage plan propose signage that exceeds the amount of signage approved in 2003, the petitioner is aware that they will need to seek additional entitlements through the Plan Commission public hearing process.

#### **SITE HISTORY**

**ZBA 67-05:** Request for signage variations.

**PC 82-16:** Approval of variation to allow an electronic message center to be added to an existing nonconforming freestanding sign.

**ZBA 96-15:** Approval of variations for size and number of wall signs.

**PC 03-15:** Approval of a planned development with a companion conditional use for motor vehicle sales/service, a conditional use for more than one principal building on a property, and deviations for wall signs.

**PC 03-40:** Approval of a deviation to allow an increase in the number of wall signs, a deviation for an automatic changeable copy sign, and a deviation for a sign setback.

**SUB 04-01:** Approval of a plat of subdivision, which fulfilled a condition of approval for PC 03-40 to make the subject property a lot of record.

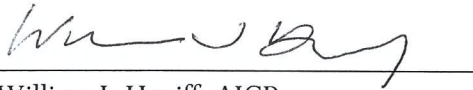
#### **FINDINGS & RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for an amendment to a planned development, as established by the Lombard Village Code. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and testimony presented, the proposed site plan, with an amendment to a planned development, **complies** with the standards required by the Village of Lombard Village Code; 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 I recommend to the Corporate Authorities **approval** of PC 22-12, subject to the following conditions:

1. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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