

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

747 E. Roosevelt Road

May 16, 2022

Title

PC 22-11

Petitioner

Saad S. Sindhu
726 N. Ardmore
Villa Park, IL 60181

Property Owner

Sindhu Group, LLC
19W086 Avenue Normandy N
Oak Brook, IL 60523

Property Location

747 E. Roosevelt Road
06-20-200-024

Zoning

B4A Community Commercial

Existing Land Use

Vacant tile shop

Comprehensive Plan

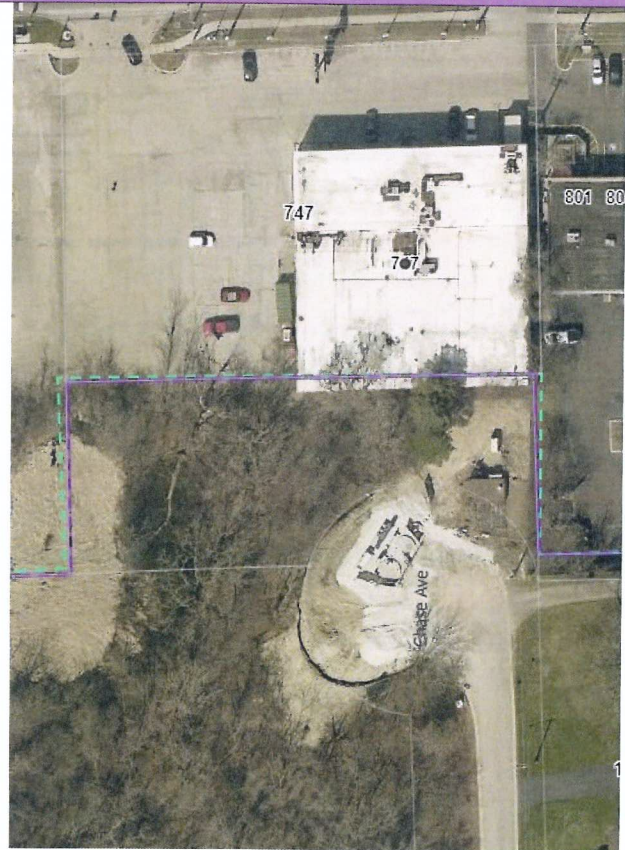
Community Commercial

Approval Sought

Conditional use for motor vehicle sales

Prepared By

Jennifer Ganser, AICP
Assistant Director



PROJECT DESCRIPTION

The petitioner proposes to sell used cars, mostly online. They have a location currently in Villa Park at 726 N Ardmore Avenue (Midwest Car Connect), and will be relocating to Lombard. The building was formerly Century Tile. Interior improvements are planned. Exterior improvements include new signage (not asking for zoning relief at this time), restriping the parking lot, and minor building repairs.

APPROVAL(S) REQUIRED

The petitioner requests a conditional use pursuant to Section 155.417(G)(2)(a)(iv) of the Lombard Village Code to allow for motor vehicle sales to operate on the subject property located within the B4A Roosevelt Road Corridor District.

EXISTING CONDITIONS

The subject property is developed as Century Tile. The building is currently vacant.

PROJECT STATS

Lot & Bulk

Parcel Size: 1.14 acres

Building Size: ~14,500 SF

Submittals

1. Petition for a public hearing;
2. Response to Standards for a Conditional Use, prepared by the petitioner, dated April 12, 2022;
3. Description of the request, prepared by the petitioner, dated April 12, 2022;
4. Exhibit 1A, Site Plan, prepared by Cornerstone Architects Ltd., dated April 5, 2022;
5. Exhibit 1B, Interior Plan, prepared by Cornerstone Architects Ltd., dated April 5, 2022;
6. Exhibit 1C, Site Plan (aerial) prepared by Cornerstone Architects Ltd., dated April 5, 2022;
7. Exhibit 2, nearby property, prepared by the petitioner, dated April 12, 2022;
8. Exhibit 3, other motor vehicle sales establishments, prepared by the petitioner, dated April 12, 2022;
9. Exhibit 4, other motor vehicle sales establishments, prepared by the petitioner, dated April 12, 2022;
10. Exhibit 5, traffic control, prepared by the petitioner, dated April 12, 2022.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the concept of the former tile store changing to a vehicle dealership. We offer the following comments in regards to PC 22-11 so they can take these items into consideration as they go forward with the design and budgeting:

1. Inside vehicle washing, etc. requires floor drains that connect to a grease interceptor/triple basin.
2. No repairs to vehicles are allowed that would require removal of fluids, painting, or disassembly of the vehicle without installation of a fire sprinkler system.
3. A complete fire alarm is required.
4. When plans are completed by the architect they will need to include HVAC and ventilation changes as this was a tile store that will now have cars with gas engines pulling inside (must be able to not send that exhaust right to the offices and have the ability to exhaust fumes).
5. ADA upgrades will be needed in accordance with the 2018 Illinois Accessibility Code (ensure ADA parking, accessible route into business, and ADA bathroom modifications required where structurally possible). The mezzanine can remain as is if no change of use (not customer area), and if changes to it would be over 20% of the budget for the project.
6. Additional comments may be forthcoming during permit review.

Fire Department:

The Fire Department concurs with the Building Division. If a sprinkler system is required by Code they will need to have a Fire Hydrant located within 75 to 100' of the Fire Department Connection. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services has no comments. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B4A	Retail
South	Unincorporated DuPage County	Flagg Creek Water Reclamation property
East	B4A	Retail
West	B4A	Retail

The subject property is located in an established commercial corridor that contains a mixture of businesses. The proposed auto sales business is compatible with surrounding uses. The property abuts two commercial properties on Roosevelt Road and an undeveloped lot to the south. There are numerous auto related uses on Roosevelt Road including other business that do auto sales (Lombard Toyota, Heritage Cadillac, and Drive Time).

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends Community Commercial. The proposed auto sales use is consistent with this designation.

3. Zoning Compatibility

The petitioner is proposing to use the existing showroom at 4,500 square feet as a showroom for car sales. As motor vehicle sales are a conditional use in the B4A district, zoning relief is being sought.

The petitioner is only seeking relief for auto sales, not auto repair. In the future if auto repair is desired, a separate conditional use would need to be applied for. The Building Division and Fire Department noted that auto repair would require sprinklers in the building.

The site is non-conforming in regard to landscaping. The petitioner plans to add landscaping along Roosevelt Road, consisting of a minimum of parkway trees every 40 feet, per the provisions of Section 155.705. Such trees may be placed within the abutting private property.

4. Site Plan: Access & Circulation

The site is accessed by Roosevelt Road at a traffic signal. There is cross access with the property to the west. They expect one truck delivery per week.

Per Code, auto sales require one parking space per 300 square feet of indoor display area plus those spaces required for outside display. With a 4,500 square foot showroom they will need 15 parking spaces. The 48 parking spaces to the west of the building will be used for cars for sale. Those will not be shown as parking spaces, but rather boxed off for car parking. Therefore, the number of cars in the area may vary based on inventory and sales. This area, or a portion of this area, may be fenced in the future. A fence permit would be required. They will also store vehicles inside the building.

5. Signage

No zoning relief is requested for signage. The petitioner will install new signage and a permit will be required.

The current freestanding sign does not meet Code. Per a past permit from 1971 (19591) the sign is 26'4" tall, not including the sign base. It is estimated at over 194.5 square feet. As with past Plan Commission cases, staff is seeking for the freestanding sign to meet Code. As noted in the conditions of approval, the petitioner will have one year from a possible Board of Trustees approval to amend the freestanding sign. Per Code, they are allowed one freestanding sign at 50 square feet, with a 5' setback, 20' in height, and not located in the clear line of sight triangle. Curbing may be required, and if so, the area shall be landscaped per Code.

The current wall signage does not meet Code. Staff did find a permit from 1970 (19308) for a wall sign. Any new wall signs would also require a permit.

6. Lighting

No changes to the lighting are occurring at this time. Should the business change the lighting in the future they will need to apply for a permit and submit a photometric plan.

7. History

This property has not appeared before the Plan Commission or Zoning Board of Appeals in the past. The building was built in 1968 per the York Township Assessor and Village building permits.

FINDINGS & RECOMMENDATIONS

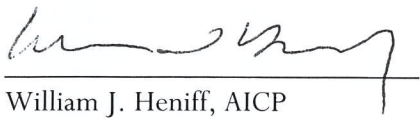
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use in the B4A District and finds that the proposed 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-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 22-11:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit 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 22-11, subject to the following seven (7) conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
2. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).
3. That the petitioner shall keep the frontage along Roosevelt Road available for customer parking.
4. That the petitioner shall store all materials and parts inside the building.
5. All vehicle loading and unloading shall be on private property and shall not be allowed on Roosevelt Road.
6. Landscaping will be added along Roosevelt Road consisting of parkway/ perimeter trees placed every 40 feet within the existing grass area south of the existing public sidewalk.
7. The petitioner shall replace the freestanding sign with a freestanding sign that meets Village Code within one year of approval from the Board of Trustees.

Inter-Departmental Review Committee Report approved by:

A handwritten signature in black ink, appearing to read 'William J. Heniff', is written over a horizontal line.

William J. Heniff, AICP

Director of Community Development

c. Petitioner

Petitioner: Sindu Group, LLC, d.b.a.
Midwest Car Connect

Property: 747 E. Roosevelt Road
Submitted: April 12, 2022

STANDARDS FOR CONDITIONAL USES

1. We assert that the Conditional Use will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare of the Community.

The proposed use is operationally similar to the former use albeit in a different retail sector. The flooring showroom will become an auto showroom. The customer convenience areas will be replicated. The second floor offices will remain functionally unchanged. The warehouse will store vehicles rather than carpeting and floor tile (**Exhibit 1**). The hours of operation will be the same or fewer. Visitors will ingress and egress via a traffic-controlled intersection. The only difference is that customer traffic to the site will be 20% of the traffic coming and going from the tile store. Century completed approximately 800 separate in-store transactions per month, while MCC will deliver between 15 and 30 vehicles. Since 90% of all sales are executed online, very few customers visit the showroom prior to taking delivery. It is our position that if the previous use was not detrimental, dangerous, unhealthy, immoral or averse to Community interests, and the proposed use is operational similar, then it too should be deemed acceptable.

2. We assert that the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity and will not substantially diminish or impair property values in the neighborhood.

Of primary concern is the impact of commercial development on nearby residents. In this case, our site is NOT contiguous to residential property. Our neighbors to the north, east and west are commercial retail tenants, and Flag Creek Sanitation District is the property owner to the south (**Exhibit 2**). The nearest residential property line is 135 feet southeast and 220 feet to the dwelling. Our property is densely screened by Flag Creek vegetation. Compared to the former user, we will have on average one truck delivery per week. Nothing about our operation generates excessive noise or odor. Both Drive Time and Heritage Cadillac are contiguous to residential property, and both presumably received conditional use consent (**Exhibit 3**). There are countless examples within the District where the Village has consented to motor vehicle uses being legally co-located with commercial / retail tenants.

3. We assert that establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property in the district.

The surrounding property in the district is nearly fully developed and improved with every kind of user imaginable, so this use will have virtually no impact on future development. In addition, while there may be uses that will not locate near motor vehicle installations, that is not the case along Roosevelt Road. There are no fewer than eight vehicle-related services businesses between the Property and Main Street (**Exhibit 4**) and none appear to have dissuaded any other more desirable user (other perhaps than competitors) from investing in the District. The fact that code permits vehicle uses and many currently exist underscores the acceptability of this use.

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4. We assert that adequate public utilities, access roads, drainage and/or necessary facilities presently exist.

The site was deemed to have adequate public utilities, access and storm water drainage for the previous tenant (the Property is next to a storm water management area). Our use is comparable with the previous use, albeit in a different commercial sector. Since we are not changing the configuration of the site, it is reasonable to conclude that existing public utilities, access roads and drainage will be similarly adequate going forward.

5. We assert that adequate measures exist to manage ingress and egress so to minimize traffic congestion in the public streets.

Our site has the distinct benefit of having its access controlled by a traffic light (**Exhibit 5**). The controls include left turn arrows. Because the business has low "walk in" traffic (most inquiries come online), we will generate less vehicular traffic than the previous user which as a consequence will actually lessening congestion in the area.

6. We assert that the conditional use is not contrary to the objectives of the Comprehensive Plan for the Village of Lombard.

We reviewed the Comprehensive Plan (revised: 2014). Our use aligns with at least two of the core Vision statements in the plan: Vision 3 – Create and Maintain Viable Commercial Districts; and Vision 7 – Develop a Diverse and Prosperous Economic Base. While there was not a specific Roosevelt Road Corridor plan available (beyond a study in 2007), our use is similar and compatible with many like-kind business operations permitted by the Village. If motor vehicle sales uses were previously deemed accretive to the Village, it stands to reason this application should be viewed similarly. Additionally, this District was not identified as an "Area of Concern" in the Plan. We interpret that to mean what is occurring in the District conforms to the Plan.

7. We assert that the conditional use shall, in all other respects, conform to the applicable underlying regulations of the Roosevelt Road Corridor B4A District and as modified by the Plan Commission.

It is clear to us that Lombard desires motor vehicle sales enterprises in the Village as a convenience business for residents and a prolific sales-tax generator. Village code specifically provides for the use within the District as a conditional use and has granted such conditional use consent to other like-kind businesses. MCC is not unreasonably competitive or a considerable threat to existing businesses. We will not directly compete with Drive Time and only marginally compete with Toyota and Cadillac.

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DESCRIPTION OF REQUEST

Midwest Car Connect ("MCC") is a purveyor of select luxury automobiles and sports cars for discriminating collectors and owners. Motor vehicle sales are allowed under the § 155.417 - Roosevelt Road Corridor B4A District, but only as a Conditional Use. Our request is for the Plan Commission to find that motor vehicle sales is a desirable use in the Village, that Roosevelt Road is an appropriate corridor for such use, that the subject property and our plan is compatible for auto sales and, as a result, grant MCC Conditional Use consent to operate there. It is important to note that we are only seeking conditional use and are not requesting any variations.

The Subject Property is an approximately 14,500 SF retail / warehouse building formerly used as the corporate headquarters and sales showroom for Century Supply Company, better known as Century Tile. The Property has three main components: 1) approximately 4,500 SF of first floor showroom and sales support space; 2) a 4,500 SF second floor that was the corporate headquarters for Century; and 3) a 10,000 SF warehouse. The site has approximately 75 parking stalls. The warehouse is serviced by a truck-high dock and a grade-level drive-in door. The Property has some deferred maintenance which MCC intends to correct immediately and over time.

MCC will use the Property essentially "as-is," repairs and cosmetic upgrades notwithstanding. MCC plans to: patch, reseal and stripe the parking lot; maintain landscaping along Roosevelt Road; make minor tuck-point repairs to the exterior to seal the envelope; and correct any roof failures. They will replace the former Century Tile panels on the vertical sign and on the building sign, but stay within the same frame and style. It is probable that a fence will eventually be erected for the benefit of security, and surveillance cameras will be installed. Exterior lighting will remain "as is."

On the interior, MCC will either skim-coat and seal the showroom floor, or strip down to the original concrete and epoxy and seal for the finished look. The existing interior configuration will remain (electrical room, restroom, storage closet), but MCC will add a customer lounge and sales cubicles. Ceiling tiles, light fixtures, walls, etc., will be repaired / refreshed as is reasonably required for the operations of a first-class business. MCC's corporate and business operations will occupy the second floor. Minor cosmetic upgrades will occur there.

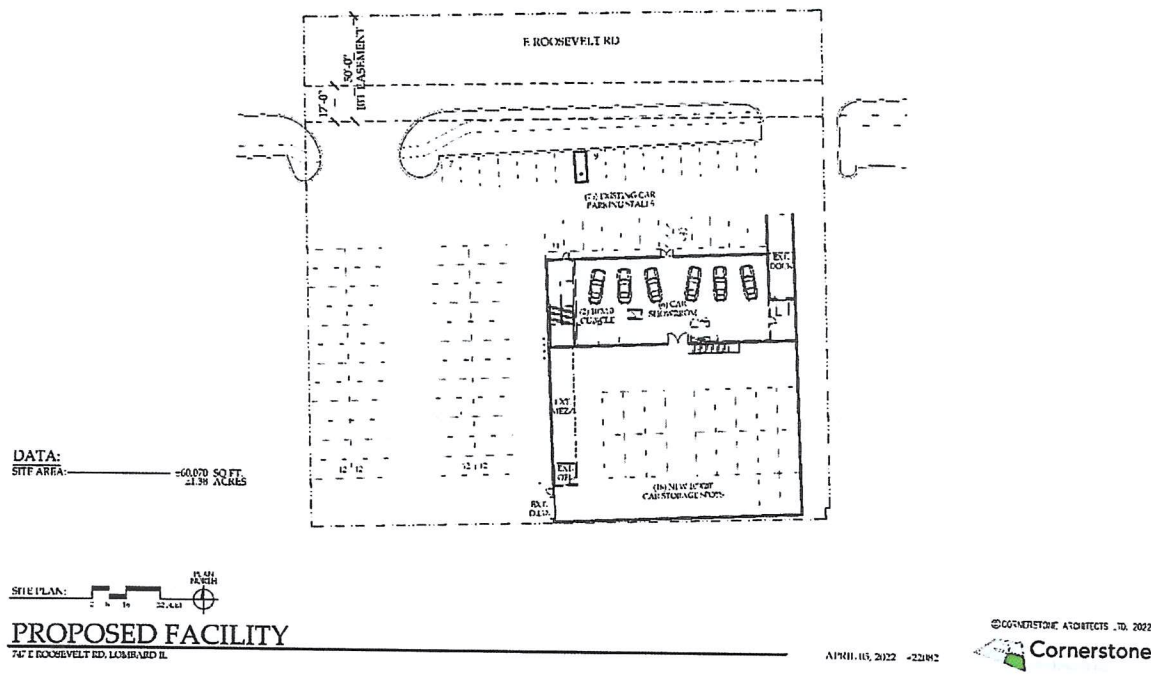
MCC will clean and seal the warehouse. They will install triple separations drains per building code. They will store the most expensive inventory indoor. There will be no servicing of automobiles performed onsite, though some light cleaning will occur.

The business will have five employees to begin and will grow to 10 employees within three years. Based on past history, MCC expects to generate \$12 million in annual revenue, resulting in direct sales tax revenues to Lombard of approximately \$120,000 in addition to State reimbursements. The potential for sale tax revenue with this use is considerably greater than what Lombard earned from the previous user. Hours of operation are Monday through Saturday, 9 AM to 7 PM; closed Sundays.

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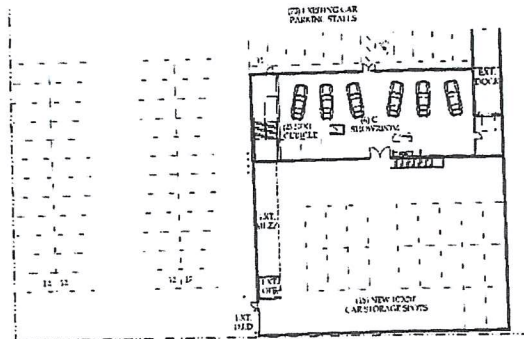
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Exhibit 1A – Site Plan



Property: 747 E. Roosevelt Road
Submitted: April 12, 2022

DATA:
SITE AREA: _____ 140,000 SQ. FT.
+ 1.28 ACRES



SITE PLAN: 

PROPOSED FACILITY
747 E ROOSEVELT RD. LOMBARD IL

747 E ROOSEVELT RD. LOMBARD IL

APR 11, 2022 5:21PM

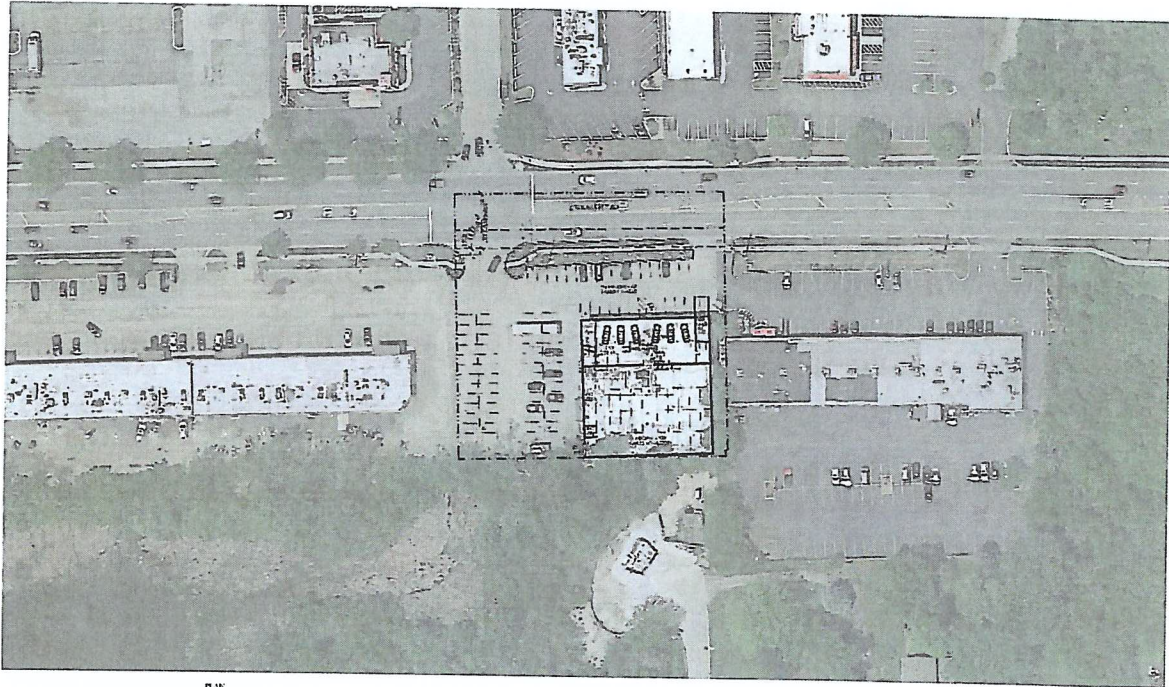
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Exhibit 1C – Site Plan (Aerial)



SITE PLAN: 0 15 30 45 FT
PLAN NORTH

PROPOSED FACILITY
747 E. ROOSEVELT RD, COMMERCE, IL

APRIL 12, 2022 #22042

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 **Cornerstone**

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Exhibit 2 – No Contiguous Residential Property



The nearest residential property line is 135 feet from the Subject Property and the nearest dwelling is 210 feet away. The inset photo shows that property owned by Flagg Creek Water Reclamation District serves as a buffer and a screen between the Subject Property and nearby residential property.

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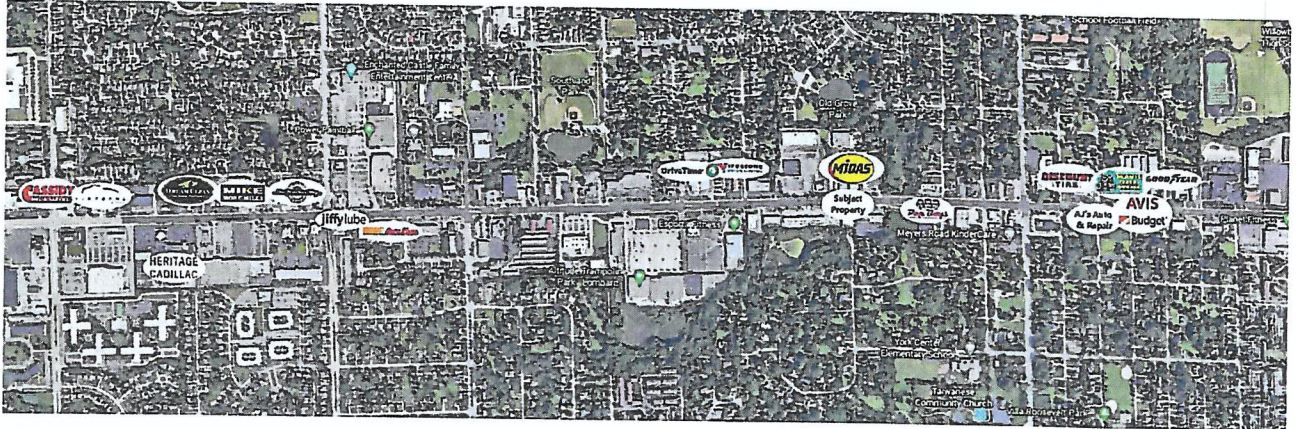
Exhibit 3 – Other Motor Vehicle Sales Establishments Abut Residential



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Exhibit 4 – Motor Vehicle Uses are an Acceptable, Encouraged Use in the District



There are numerous care-care users along Roosevelt Road evidencing that Lombard desires this sector of business in this specific District.

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Exhibit 5 – Subject Property is Access Via a Traffic Controlled Intersection

