

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### SPRINGLEAF FINANCIAL SERVICES OF ILLINOIS, INC. – 649 E. ROOSEVELT ROAD

OCTOBER 20, 2014

#### Title

PC 14-30

#### Petitioner

Daniel Brandon  
601 NW Second St.  
Evansville, IN 47708

#### Property Owner

621 E. Roosevelt Road, LLC  
1015 Butterfield Road  
Downers Grove, IL 60515

#### Property Location

649 E. Roosevelt Road  
Trustee District #6  
06-20-200-026

#### Zoning

B4A Roosevelt Road Corridor  
District

#### Existing Land Use

Computer hardware and  
software sales and service

#### Comprehensive Plan

Community Commercial

#### Approval Sought

Conditional use to allow for a  
bank and financial institution  
within the B4A Roosevelt Road  
Corridor District.

#### Prepared By

Matt Panfil, AICP  
Senior Planner



LOCATION MAP

#### PROJECT DESCRIPTION

The petitioner is proposing a bank and financial institution, Springleaf Financial Services of Illinois, Inc. No exterior site improvements are associated with the proposal.

#### APPROVAL(S) REQUIRED

Per Section 155.417 (G)(2)(b) of the Village of Lombard Zoning Ordinance, banks and financial institutions require a conditional use permit within the B4A Roosevelt Road Corridor District.

#### EXISTING CONDITIONS

The subject property is currently improved with a one-story brick and concrete building. The existing site has forty-eight (48) parking spaces, one (1) of which is accessible. There is one (1) full-access curb cut located along Roosevelt Road.

#### 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 has no issues or concerns regarding the project.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size:	101,358 sq. ft.
Building Area:	9,000 sq. ft.
Tenant Area:	1,361 sq. ft.
Lot Coverage:	Approx. 35%

**Reqd Setbacks & Lot Dimensions – Existing (Proposed)**

Front:	30' (75')
Interior Side: (East)	10' (20')
Interior Side: (West)	10' (20')
Rear:	30' (70')
Lot Width:	150' (200.5')

**Parking Spaces**

Demand:	36 spaces (2 ADA)
Supply:	48 spaces (2 ADA)

**Submittals**

1. Petition for a public hearing, submitted September 11, 2014;
2. Response to Standards for a Conditional Use;
3. Land Title Survey, prepared by Professional Land Surveying, Inc., May 23, 2013 and submitted September 11, 2014; and
4. Shopping Center Site Plan and Floor Plan prepared by petitioner, dated August 22, 2014 and submitted September 11, 2014; and

**Private Engineering Services:**

Private Engineering Services (PES) has no issues or concerns regarding the project.

**Public Works:**

The Department of Public Works has no issues or concerns regarding the project.

**Planning Services Division:**

The Planning Services Division (PSD) notes the following:

*1. Surrounding Zoning & Land Use Compatibility*

	Zoning Districts	Land Use
<b>North</b>	B4A	Mixed-use commercial shopping center
<b>South</b>	R-3 (DuPage Co.)	Vacant single-family residential lot
<b>East</b>	B4A	Village Plaza Shopping Center
<b>West</b>	B4A	O'Reilly Auto Parts

In consideration that the B4A Roosevelt Road Corridor District is intended to provide uses compatible and complimentary with adjacent uses, including nearby residential neighborhoods, staff finds that the project is complimentary to the surrounding land uses.

*2. Comprehensive Plan Compatibility*

The proposed site location and use as a bank and financial institution is consistent with the Comprehensive Plan's recommendation of community commercial which includes services extending beyond daily living needs.

*3. Zoning Ordinance Compatibility*

The subject property meets all lot, bulk, and setback standards for the B4A Roosevelt Road Corridor District.

*4. Sign Ordinance Compatibility*

The petitioner has not yet proposed any signage for the business. Any future signage applications will be reviewed by staff for their consistency with the Village's Sign Ordinance. If any future signage is determined to be non-compliant the petitioner will have the option to request a variation from the Plan Commission and Village Board of Trustees.

## 5. *Site Plan: Access, Circulation, and Parking*

The existing access point and parking lot design has proven sufficient for the subject property. The quantity of off-street parking spaces exceeds the projected demand.

### **SITE HISTORY**

The existing multi-tenant building was constructed in 1987 and annexed into the Village on October 7, 2004.

#### **PC 04-29**

PC 04-29 approved the annexation and rezoning from the R1 Single-Family Residence District to the B3 Community Shopping District and to B4A after the establishment of the Roosevelt Road Corridor District in 2007, of the subject property. A conditional use for a motor vehicle rental establishment was also approved.

### **FINDINGS & RECOMMENDATIONS**

Staff finds that as the proposed bank and financial institution is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance. Staff has reviewed the response to standards for a conditional use included as part of the petition and concurs that the petition meets the standards set forth in the Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a bank and financial institution 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 14-30:

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 14-30, subject to the following conditions:

1. That this relief is limited to the operation of a bank and financial institution and any physical site improvement or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
4. This relief shall be valid for a period of one year from the date of approval of the ordinance. If the bank and financial institution is not established by said date, this relief shall be deemed null and void; and

5. The petitioner shall be required to apply for and receive a building permit for any improvements to the interior of the space prior to starting the build-out of the tenant space.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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## **STANDARDS FOR CONDITIONAL USES**

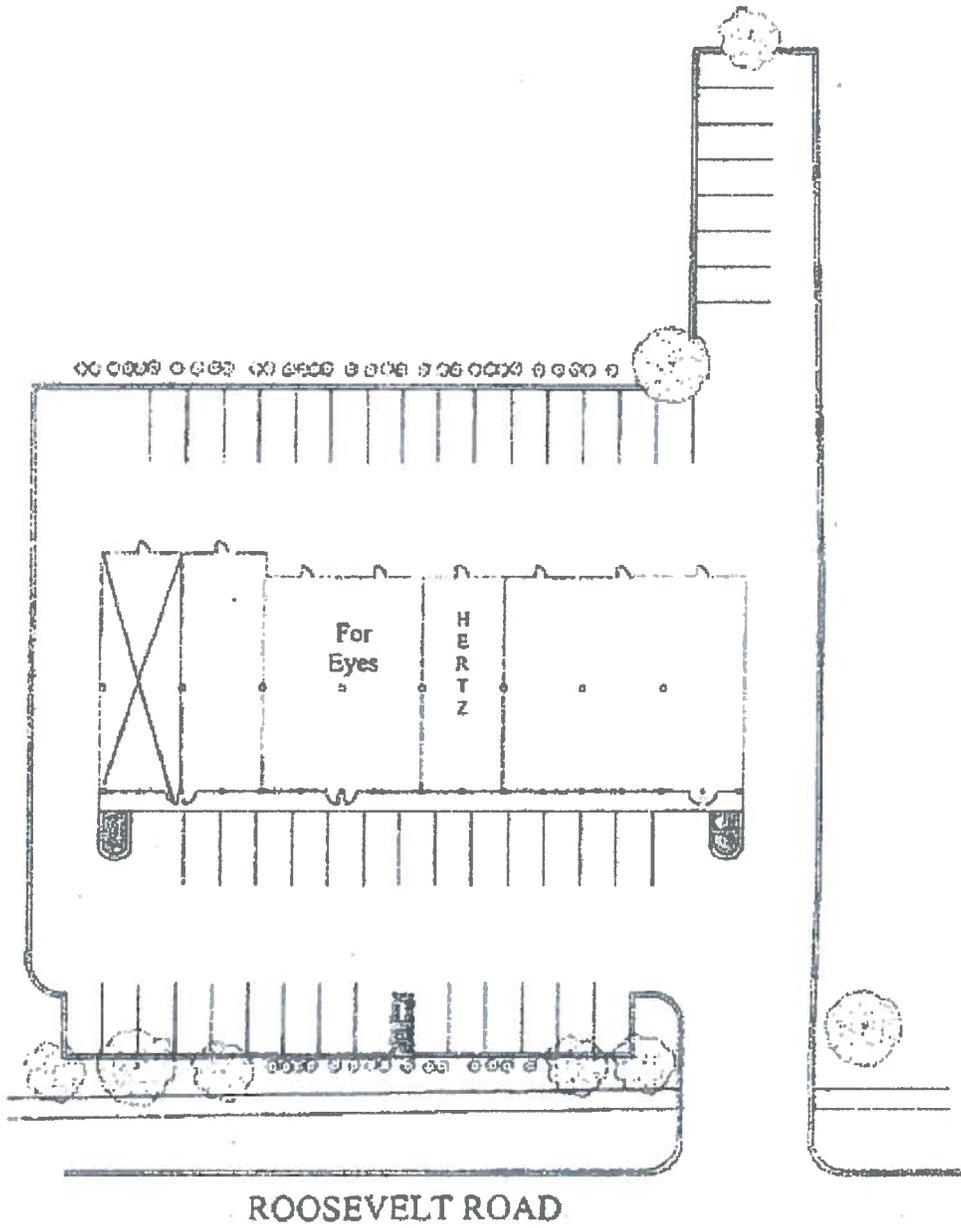
### **Standards for Conditional Use Response**

**Springleaf Financial Services  
649 E. Roosevelt Road  
Lombard, IL 60148**

- 1) Springleaf Financial Services has been in the consumer lending business for over 90 years, and has a large presence in the Chicagoland area. Springleaf offers reasonable lending solutions to customers in 26 states through approximately 830 offices. We have a tradition of being good neighbors and building positive relationships in the communities we serve. Springleaf operates at the highest of standards and we strive to benefit our host municipality. Our office generally employs 3 to 4 team members as staff, and we consistently seek to employ the local community in any capacity possible. We offer training that helps accelerate all employees in the workforce beyond our employ. Our operations and model is not one that which would endanger or jeopardize the public health, safety or general welfare, and we operate and hold our staff to the highest moral standards in the industry.**
- 2) Springleaf Financial Services offices provide benefits to neighboring retail tenants, and we strive to establish permanence in our locations. By utilizing the target location, we will decrease the vacancy rates in the development, and our solid balance sheet helps to provide community stabilization. As a "destination business", customers come to our offices for specific services, and then frequently take advantage of our proximity to other businesses to attend to shopping or dining needs. Our customer flow does not experience heavy peaks, so we do not put stress on the parking facilities of the shopping centers. We pride ourselves in a professional appearance, which includes custom-made signage for our offices. Our use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will it diminish or impair property values within the neighborhood.**
- 3) The Springleaf office will be a small part of the overall development at 649 E. Roosevelt Road, as we are renting 1,514 sf of space in an approximately 9,000 sf shopping center. This still leaves ample space in the shopping center and the Roosevelt Road corridor for retail and restaurant uses. Allowing our consumer lending business to be a part of the development will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Springleaf Financial Services will not impose an undue traffic burden and historically has not contributed to rush hour traffic congestion as would many other retail operations with "rush hours".**
- 4) The owner of the property, 621 E. Roosevelt Road, LLC, has provided adequate utilities and access for the development, and the Springleaf use will not cause an excessive burden on the existing shopping center facilities, which have previously been inspected and approved by the Village of Lombard. Our uses of power and water are typical for a small office (3 to 4 employees), so there will be only incremental impact on the local utilities. By nature of the existing design and thoughtful ingenuity of the Village of Lombard, adequate public facilities, access roads, drainage and/or necessary facilities have been provided, and our use will not impair or impact the existing infrastructure and designs.**

- 5) The owner of the property, 621 E. Roosevelt Road, LLC, has had their ingress and egress plans approved at the time the development was approved by the Village of Lombard, and our business model does not deviate from the customary retail establishments in the area. The customer flow of a typical Springleaf office will have negligible impact on congestion at this location. We do not experience a peak or rush, such as the lunch or dinner hours at a food service establishment. Normal traffic flow should be unimpeded by the presence of our office. Through careful and knowledgeable planning by the Village of Lombard prior to our proposal, adequate measures have already been taken to provide ingress and egress that will minimize traffic congestion in the public streets.
  
- 6) The Roosevelt Road area where the Springleaf office will be located is not among the 11 Areas of Concern addressed in the 2014 Village of Lombard Comprehensive Plan. As the Village's main east-west artery, Roosevelt Road is already the primary retail and service business corridor, and has a high level of consumer activity. In a brief review of the 2014 Comprehensive Plan, we did not find anything that demonstrated that Springleaf's use would be contrary to the objectives of the Plan. It is further our hope that our tradition of decades-long tenancy will provide a sense of stabilization and further assist other retailers in the area.
  
- 7) Springleaf is eager to accommodate and follow all applicable regulations of the appropriate district, and will work with the local administrative and municipal bodies to ensure that we continue to comply with all such regulations and rules. Springleaf's conditional use shall conform to the applicable regulations for the district in which the office will be located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

**SITE PLAN**

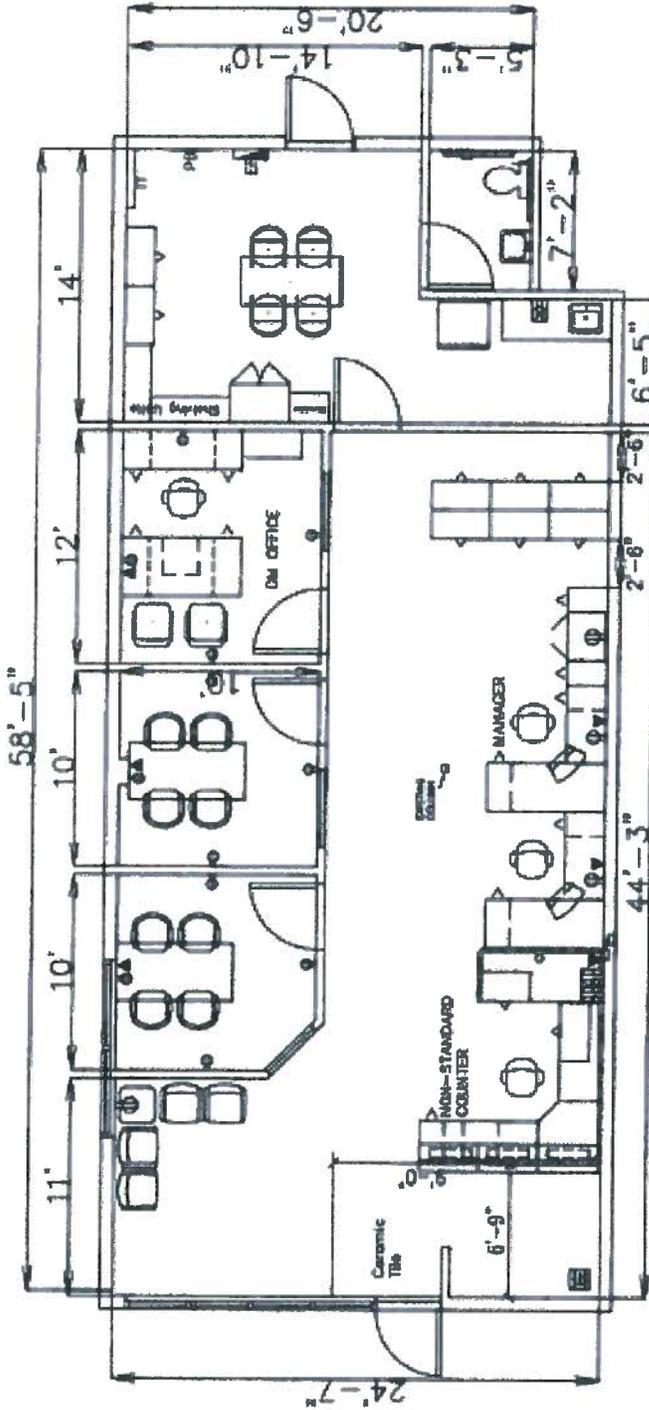


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RRC \_\_\_\_\_ Tenant \_\_\_\_\_  
Date \_\_\_\_\_ Date \_\_\_\_\_

**FLOOR PLANS**

PLEASE VERIFY ALL DIMENSIONS  
ALL INTERIOR DOORS MUST BE 3'



SLFS-13001248/0908 LOMBARD, IL  
TYPE-MOVE FROM VILLA PARK

NOT TO SCALE

DISTRICT MGR SIGN OFF \_\_\_\_\_

\*\*NEW COLOR SCHEME - ORDERING NEW FURNITURE  
EXCEPT FOR FILE CABINETS\*\*

1,405 SQ.FT.

3 EMPLOYEES + DM HOMEBASE

DESIGNED BY: TM



Lombard, IL

5/29/14 6/24/14

6/16/14 8/22/14

