
PC 24-06

CREEKVIEW PLAZA, 855 E. ROOSEVELT ROAD

VILLAGE BOARD OF TRUSTEES

JUNE 20, 2024



EXISTING CONDITIONS

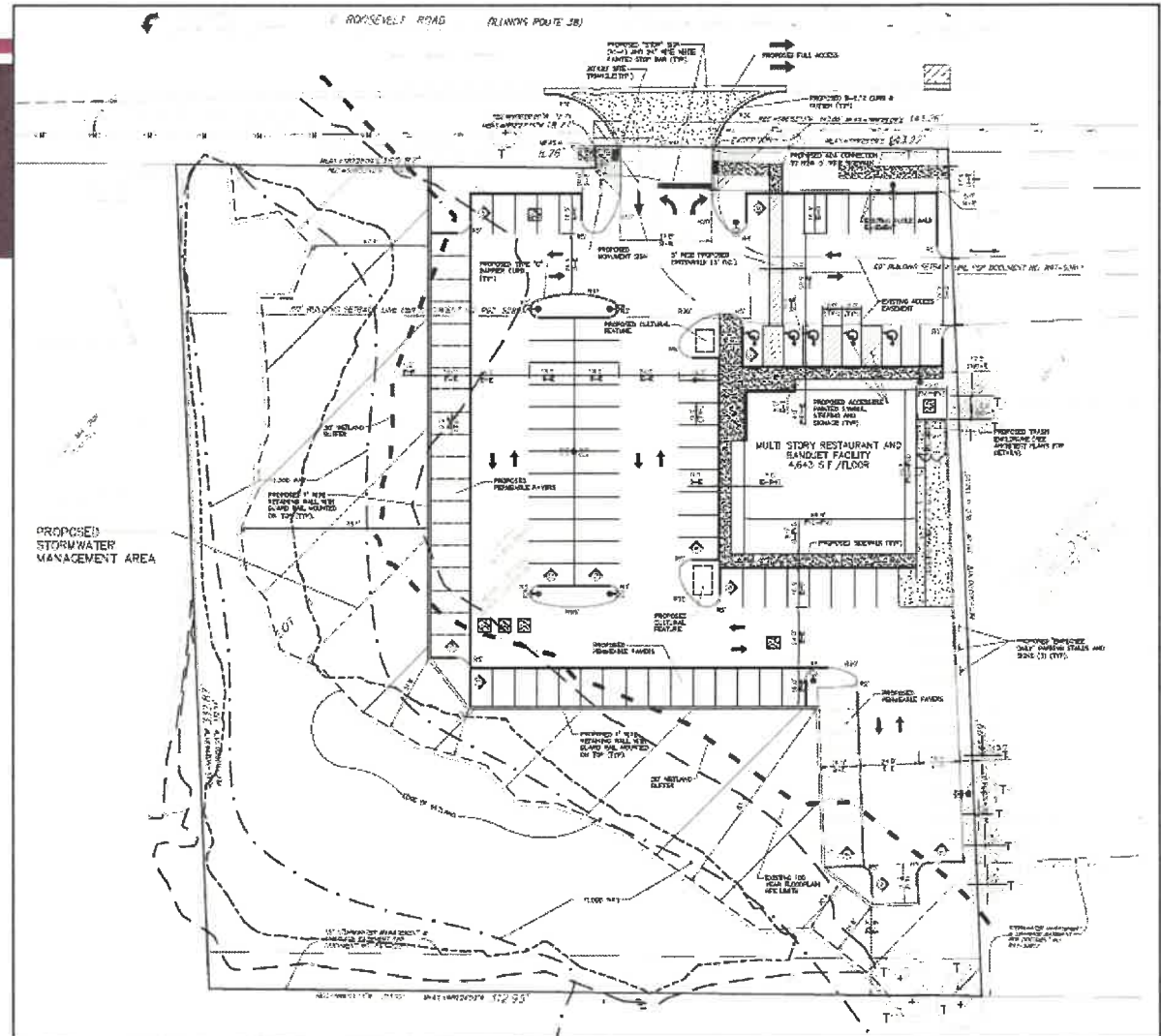
- Petitioner is seeking amended development plan approval with companion conditional use for drive through
- Zoned B4A Roosevelt Road Corridor District
- Comprehensive Plan shows Community Commercial
- Subject property (2.45 acres) is currently vacant
- Approximately 1/2 (1.26 acres) is unusable due to wetlands and floodplain

	Zoning Districts	Land Use
North	B4A	Self-storage center
South	R-3 (DuPage County)	Single-family residential (Unincorporated DuPage County)
East	B4A	Pep Boys
West	B4A	Commercial strip center



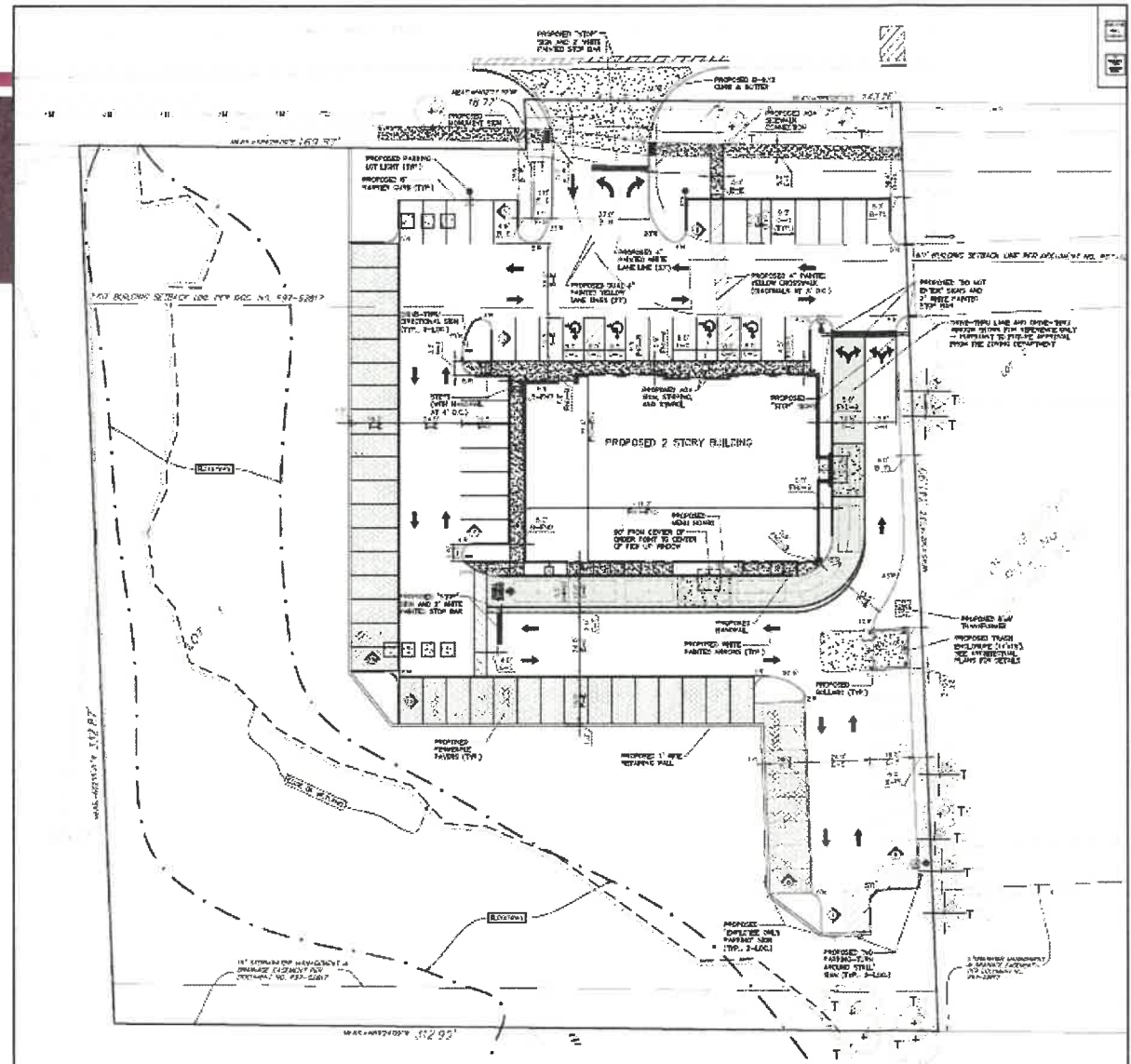
2022 PROPOSAL PREVIOUSLY APPROVED

- **18,500** sq. ft. restaurant/banquet facility
- Three stories
- Conditional uses and variances approved 2022

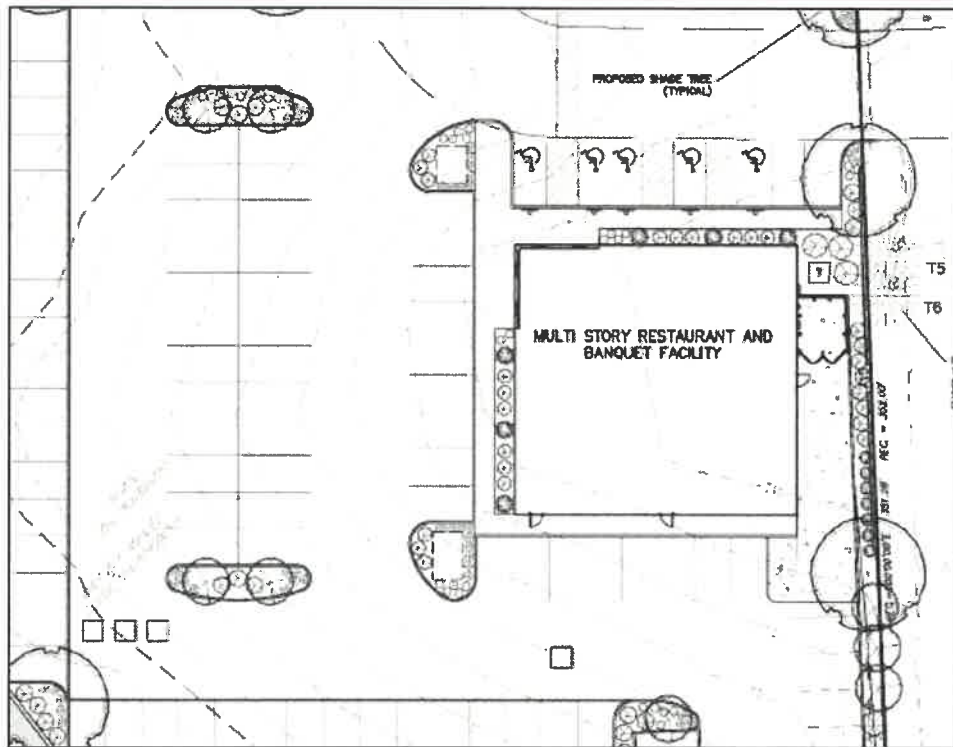


2024 PROPOSAL REQUESTED AMENDMENT

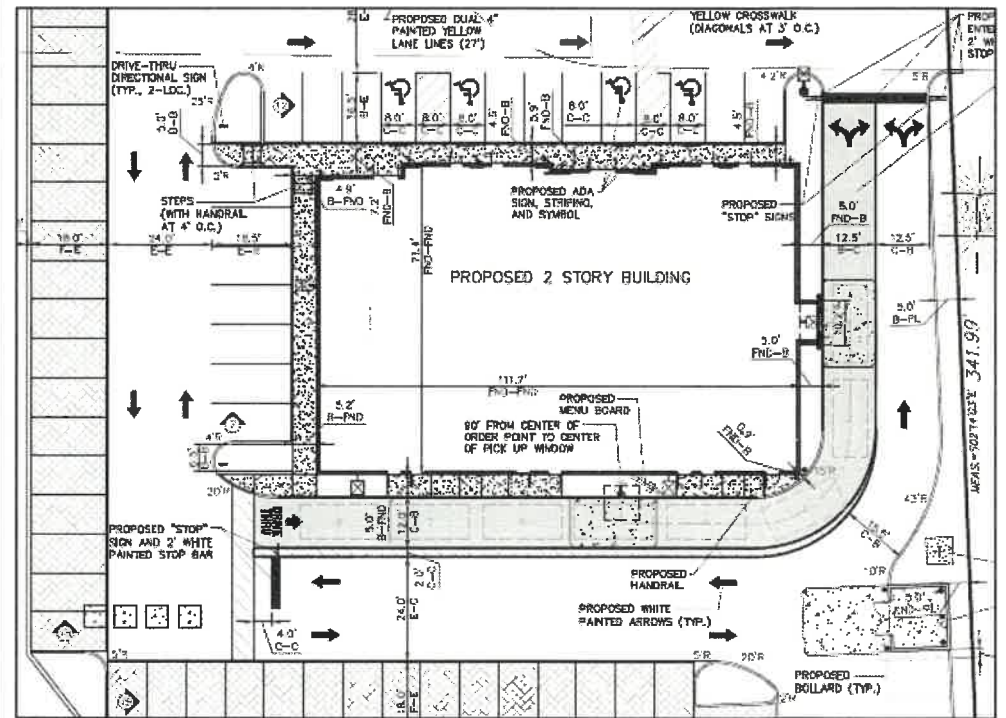
- **14,800** sq. ft. multi-tenant commercial building
- Drive-through lane
- Request to amend 2022 approvals to support revised development plan



SITE PLAN (DETAIL)



2022



2024

BUILDING ELEVATIONS – HEIGHT REDUCTION (MEETS CODE)



2022



2024

REAR ELEVATION – REDUCED LIGHTING

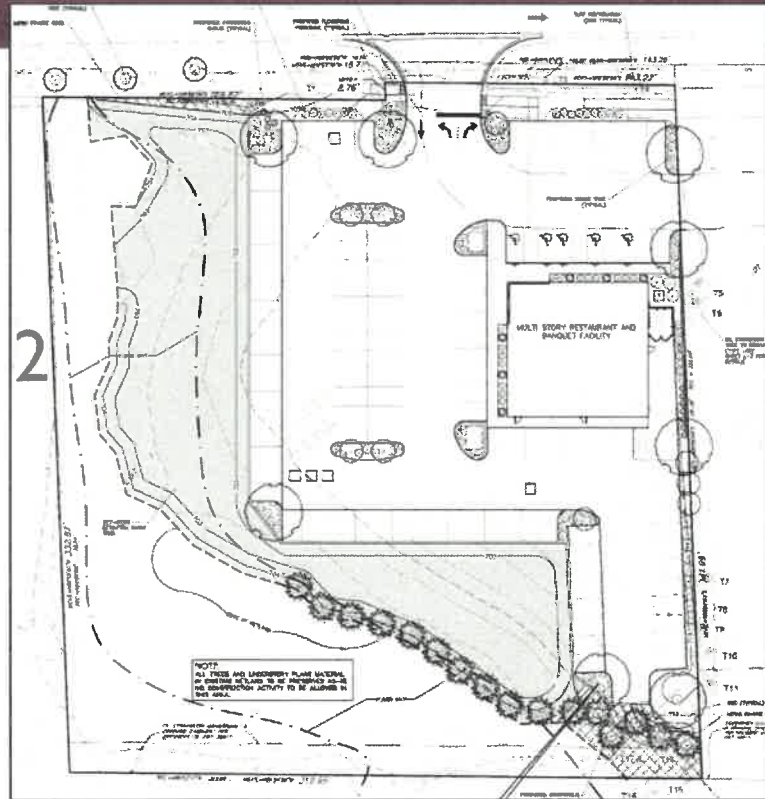


2022

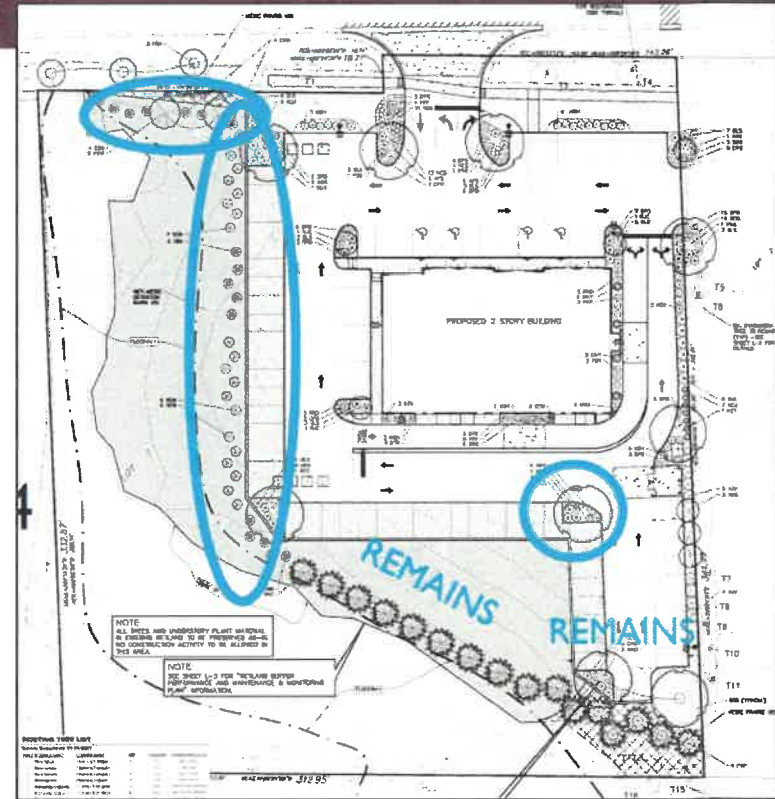


2024

WETLAND BUFFERING AND LANDSCAPING



2022



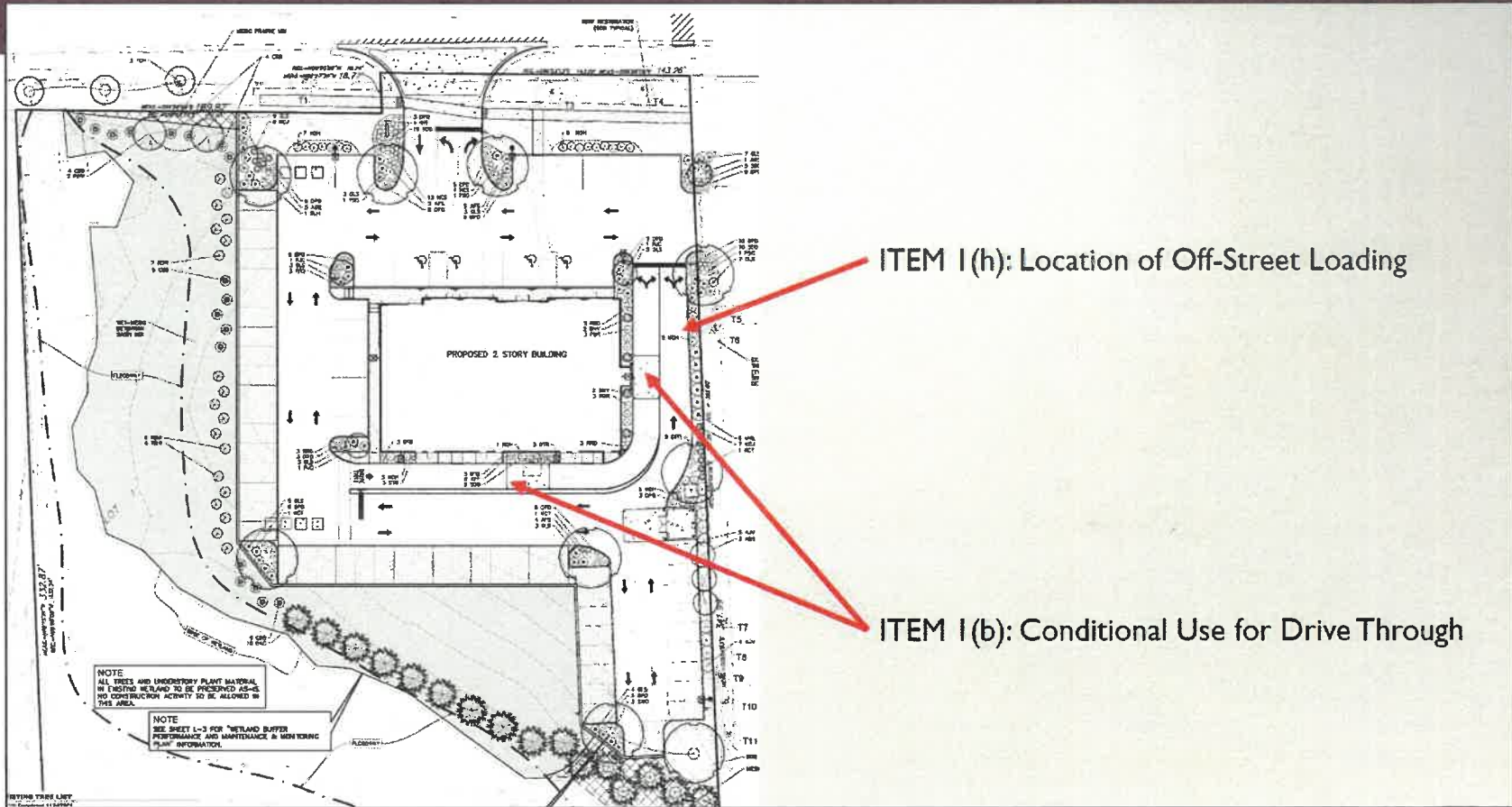
2024

2024 REQUEST: AMEND 2022 APPROVAL TO SUPPORT REVISED PLAN

Previously granted, to be preserved

- | New zoning relief requested | Previously granted, to be preserved | Previously granted, no longer required |
|---|--|--|
| <ul style="list-style-type: none">▪ Conditional use for drive-through service lane▪ Loading area variance▪ Approve revised plan▪ Plat of subdivision | <ul style="list-style-type: none">▪ Conditional use for restaurant with entertainment▪ Variances for landscaping (deferring to DuPage County requirements)▪ Variances for parking lot lighting (east side of property) | <ul style="list-style-type: none">▪ Conditional use for building height▪ Variance for parking▪ Variances for loading, landscape islands, lighting of landscape islands |

NEW ZONING REQUEST



ITEM I(h): Location of Off-Street Loading

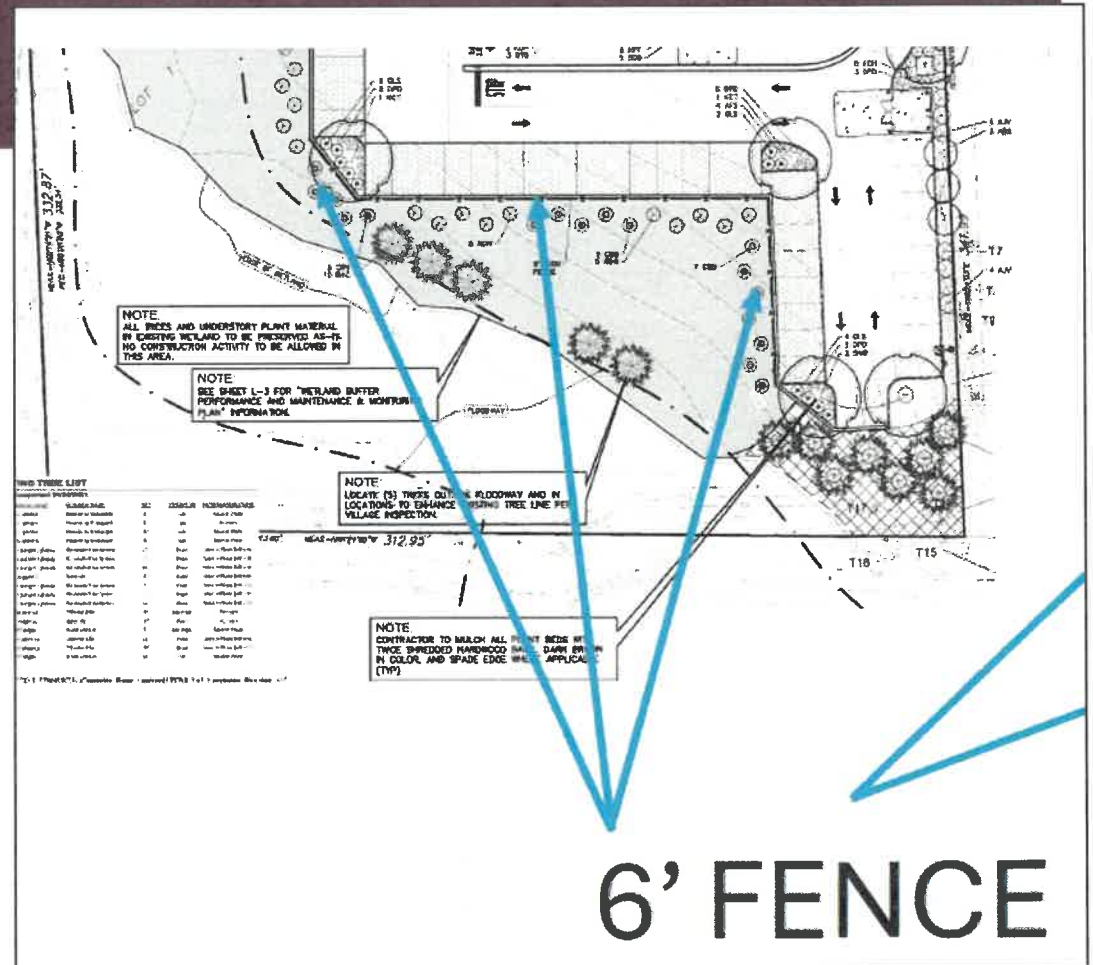
ITEM I(b): Conditional Use for Drive Through

PUBLIC OUTREACH/MEETINGS TO DATE

- **Neighborhood meeting held May 14**
Neighbors brought up concerns on drive-through, lighting, noise, vegetation and screening
- **Plan Commission meeting on May 20**
- **Board of Trustees Meeting on June 20 for **first reading****

AMENDED FENCE CONCEPT

- After the Plan Commission made their recommendation, the petitioner went back and intends to construct a 6' PVC fence along south of parking lot
- Amended fence plan to be incorporated as part of the approval request



BOARD OF TRUSTEES STEPS TO BE TAKEN

- Recommendation from Plan Commission (5-1) to approve the zoning requests with conditions (intended to address concerns)
- Consideration of zoning requests
- Ordinances require two votes for approval
 - Tonight is first reading
 - Second reading is scheduled for July 18
- Direction to amend conditions of approval per revised fence concept

BOARD OF TRUSTEES STEPS TO BE TAKEN (IF PROJECT IS APPROVED)

Final engineering review:

- Village (for local code compliance and stormwater detention review)
- DuPage County (for floodplain/wetlands; DuPage County Certification approved in April)
- IDOT (Roosevelt Rd. right-of-way)
- Section 154.602(D)(3)(d) requires joint approval **before any construction activity can start**

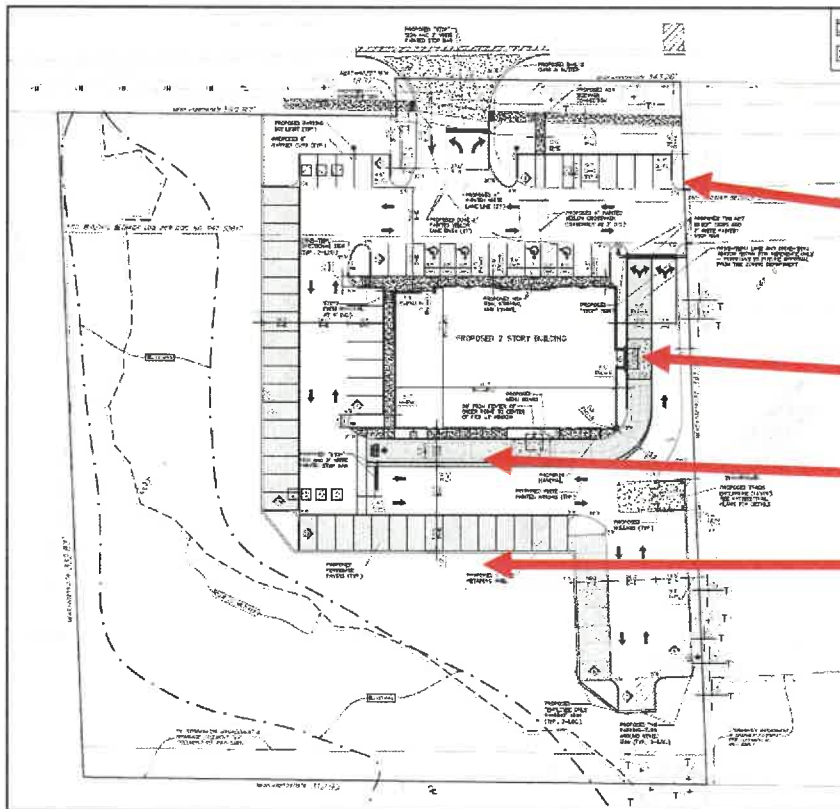
BOARD OF TRUSTEES STEPS TO BE TAKEN (IF PROJECT IS APPROVED)

- Building plan submittal:
 - Village Building & Fire (for code compliance)
 - Flagg Creek Sanitary District (for sanitary sewer review)
 - DuPage County Health Dept. (for restaurant review)

IF PETITION WERE DENIED

- Usmania restaurant/banquet hall project could be constructed as previously approved
- Another use could be constructed by right (e.g., stand-alone retail building, restaurant, medical offices, etc.) provided it meets all other code requirements

HYPOTHETICAL SITE PLAN – NO RELIEF



Parking lot light for cross access drive eliminated

Drive through removed; drive aisle remains

Loading area relocation (to rear of building)

Enhanced screening/landscaping not required



Questions?