

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### VLand Planned Development – 207-221 & 223 E. ROOSEVELT ROAD

July 20, 2015

#### Title

PC 15-17

#### Petitioner

VLand Lombard Highland LLC  
Steve Panko  
515 N. State Street #2660  
Chicago, IL 60654

#### Property Owner

Same as petitioner

#### Property Location

207-221 & 223 E. Roosevelt  
Road, and 120-124 E. 13<sup>th</sup> Street  
(06-20-110-006, -007, and -008)  
Trustee District #6

#### Zoning

B4APD – Roosevelt Road  
Corridor District Planned  
Development

#### Existing Land Use

Retail strip center and financial  
institution

#### Comprehensive Plan

Community Commercial

#### Approval Sought

Amendment to the annexation  
agreement and to Ordinances  
5122, 5559, and 5878.

#### Prepared By

Jennifer Ganser  
Assistant Director



LOCATION MAP

#### DESCRIPTION

The petitioner is requesting an amendment to an annexation and planned development agreement to allow for the reconfiguration of a multi-tenant building at six (6) tenant spaces on the subject property located within the B4A Roosevelt Road Corridor District. Staff proposes to strike that condition from the agreements as the V-Land shopping center has made multiple requests in the past to increase the number of tenant spaces. The size of the building would be not increased, but rather allow for a greater number of businesses within the V-Land shopping center.

#### APPROVAL(S) REQUIRED

The petitioner requests that the Village:

1. Approve an amendment to an annexation agreement; and
2. Pursuant to Section 155.504(A) (major changes to a planned development), an amendment to Ordinances 5122, 5559, and 5878 granting approval of a conditional use for a planned development, amending the maximum number of tenant spaces within the existing retail center.

**PROJECT STATS**

**Lot & Bulk**

Parcel Size: 3.47 acres

**Submittals**

1. Petition for a public hearing, submitted;
2. Response to Standards for a Planned Development; and
3. Marketing brochure from CBRE.

**EXISTING CONDITIONS**

The subject property is currently improved as a multi-tenant retail center and a stand-alone bank, completed in 2008.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments regarding the project.

**Fire Department:**

The Fire Department has no comments regarding the project.

**Private Engineering Services (PES):**

PES has no comments regarding the project.

**Public Works:**

The Department of Public Works has no comments regarding the project.

**Planning Services Division (PSD):**

The Planning Services Division notes the following:

*1. Surrounding Zoning & Land Use Compatibility*

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	OPD	National University of Health Sciences
<b>South</b>	B4A	Retail
<b>East</b>	B4A	Retail
<b>West</b>	B4A	Retail

In consideration that the B4A Roosevelt Road Corridor District is intended to provide a wide variety of retail sales activity required to meet the demands of a developing local market, staff finds the project is consistent with the zoning and land use of the surrounding properties.

## **2. Comprehensive Plan Compatibility**

The Comprehensive Plan recommends community commercial for the planned development. As a supplement to the Comprehensive Plan, the Roosevelt Road Corridor Plan was adopted in 2007 which also supports the center.

## **3. Annexation & Planned Development Agreement Amendments**

When the development plans were altered in 2006, a condition of PC 06-13, which then became part of the annexation agreement, was amended for the second time to reflect the change in development plan. The condition stated the following: *The west-end tenant (currently Buffalo Wild Wings) was to be developed as a sit-down restaurant of at least 5,491 square feet. The remainder of the multi-tenant retail building shall not be subdivided or petitioned to have more than five (5) separate tenant or business establishments.* This was amended in 2011 to allow for six (6) separate tenant spaces.

The original intent of the cap on the number of overall retail spaces was to minimize “soft” uses and service related businesses from carving the center into many spaces that would not be attractive to retail establishments. By capping the overall number of tenants, it would in theory force the owner to seek out tenants that would be more retail in nature, as opposed to many 1,000 sq. ft. service uses. The petitioner has stated that the remaining space for a single user has been difficult to find. He also has argued that market conditions and the fact that the space has sat idle since initial construction suggests that the condition be revisited.

Staff is supportive of removing that condition on the number of tenant spaces. This is a unique condition that is not usually found in planned development and/or annexation agreements. Furthermore, the size of the retail building would not be increased, but rather allow for a greater number of businesses within the V-Land Planned Development.

## **4. Standards for a Planned Development**

As noted, the petitioner amended the number of tenant spaces in the V-Land Planned Development and annexation agreement in the past. Included in the report are the Standards from 2011 and in addition, staff offers the following comments.

1. *Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.*

The B4A Zoning District does not regulate the number of tenants in a building and no changes to the site are being proposed. Therefore the development still complies with the Zoning Ordinance.

2. *Community sanitary sewage and potable water facilities connected to a central system are provided.*

These facilities are already provided.

3. *The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.*

The development still complies with the Comprehensive Plan and the number of tenant spaces will not alter that. The Comprehensive Plan does not discuss the appropriate number of tenant spaces per retail center.

4. *That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.*

The development will still be consistent with the Zoning Ordinance, regardless of the number of tenant spaces.

5. *That the streets have been designed to avoid:*

- a. *Inconvenient or unsafe access to the planned development;*

- b. *Traffic congestion in the streets which adjoin the planned development;*

- c. *An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.*

The street network is in place and will not be altered. Traffic congestion is not projected to increase with the addition of one tenant space. Staff does not anticipate an excessive burden on other public facilities due to the change in tenant numbers.

### **SITE HISTORY**

The subject property is located at the southwest corner of Highland Avenue and Roosevelt Road and is known as the V-Land Planned Development. In 2002, the Village approved an annexation agreement for the property and created a planned development in order to provide for a new BP service station, mini-mart and a car wash. However, after BP acquired the property, they decided not to proceed with the project. BP did ultimately raze all the structures on the site.

In 2004, V-Land Corporation developed plans for the site and subsequently amended the original annexation agreement (PC 04-25) to reflect a phased development concept. Phase I was to consist of the development of a retail center and a bank with a drive-through facility. Also included within Phase I was the requisite stormwater detention and infrastructure improvements. Phase II was to consist of a concept plan for a 6,600 square foot retail and/or restaurant building footprints with associated parking and landscape improvements.

In 2006, the annexation agreement was further amended (PC 06-13) as the V-Land Corporation wished to alter the site plan associated with the 2004 planned development approval (PC 04-25) for the planned development. The amended plan relocated the bank to the corner of Highland Avenue and Roosevelt Road, which in turn shifted the shopping center to the west. The overall size of the commercial center was expanded to provide for 19,629 square feet of retail space in a single building. The southern end of the property along 13<sup>th</sup> Street consisted of a stormwater detention outlot and associated parking for the development. When the development plans were altered in 2006, a condition of PC 06-13, which then became part of the annexation agreement, was amended for the second time to reflect the change in development plan. The condition stated the following: *The west-end tenant (currently Buffalo Wild Wings) was to be developed as a sit-down restaurant of at least 5,491 square feet. The remainder of the multi-tenant retail building shall not be subdivided or petitioned to have more than five (5) separate tenant or business establishments.*

The redevelopment plan included parcels not originally a part of the initial petition that encompassed all but one parcels on the block face. The entire development was completed in 2008 and now consists of a standalone bank, known as Chase Bank, a multi-tenant retail building that currently houses a mix of commercial uses including a Buffalo Wild Wings restaurant, T-Mobile store, CD One Price Cleaners, Hair Cuttery, Check n' Go, Jet's Pizza, and 3,050 square feet of vacant tenant space.

In 2011 (PC 11-21) the annexation agreement and planned development agreement were amended again to allow for an increase in tenant spaces, this time allowing six (6) tenants. Check 'n Go also received conditional use approvals to occupy in the newly divided tenant space.

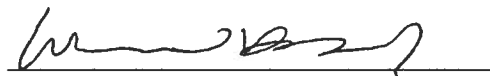
### **FINDINGS & RECOMMENDATIONS**

The Inter-Department Review Committee has reviewed the standards for the requested amendment and finds that, the requested amendment **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 15-17:

Based on the submitted petition and the testimony presented, the proposed amendments do comply with the standards required by the Village of Lombard Zoning Ordinance and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 15-17, subject to the following conditions:

1. The petitioner shall apply for and receive a building permit for any improvements to the interior of the tenant space(s) prior to starting and build-out of the tenant spaces.
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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This Amendment allows for the sixth space to exist for retail center at 201-223 East Roosevelt Road in Lombard beside Buffalo Wild Wings. By allowing this additional space, the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare of the village people.

The conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The conditional use will be all interior (no drive-thru, outdoor storage, etc.).

The conditional use will not impede the normal and orderly development and improvement of the surrounding property. The two spaces are already built out into two tenants; ready for Check 'n Go and Jet's Pizza.

The conditional use will allow the exact same public utilities, access roads, and drainage of the existing center. The conditional use will not alter existing ingress and egress nor will it cause additional traffic concerns as we have adequate parking per Village requirements for the overall center.

The conditional use is not contrary to the objectives of the current Comprehensive Plan for The Village of Lombard, in fact, this will enhance the Village tax base, by allowing the space to be divided since two tenants are waiting for occupancy.

The Conditional use conforms to the applicable regulations of the district in which it is located, especially since the strip center has been built for several years.

The Amendment to the conditional use does comply with the regulations of the district which it is located.

The existing development currently has community sanitary sewage and portable water facilities connected to a central system.

The use in the existing planned development is consistent with the recommendations of the Comprehensive Plan of the Village.

The existing planned development is in the public's interest and is consistent with the purposes of the Zoning Ordinance and the development is suited with parking already per Village requirements. Therefore, this would not burden parks, schools, and other public facilities.

The proposed use is allowed within the current zoning and shall enhance the quality of the planned development by bringing more available uses to the community. The use shall not create a detrimental influence to the surrounding properties. Additionally, the Amendment shall not alter the site area or building area. The property shall remain the same.

The reduction or addition in the use of one additional unit shall keep within the existing Ordinance and of the public interest. This Amendment does not adversely impact the value or

use of any other property. This Amendment is to promote better development by allowing additional services and jobs, along with increased tax dollars. Furthermore, the overall floor area shall remain the same within the development.

The Amendment does not dissipate any adverse impact or adjoining buildings and does not invade the privacy of the occupants of such building as this structure currently exists. The setbacks, landscaping and open space directly have been established according to the existing PUD.

FOR  
LEASE

Retail **24/7.**

# SWC ROOSEVELT RD & HIGHLAND AVE 207-221 E. ROOSEVELT RD

:: LOMBARD, IL 60148

[www.cbre.com/roosevelthighland](http://www.cbre.com/roosevelthighland)



## FEATURES

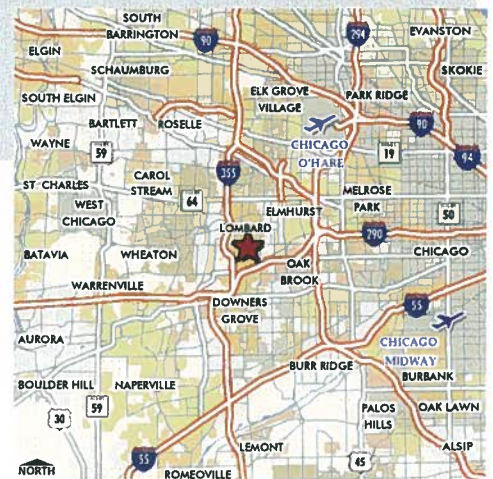
- :: Center Size: ±19,417 SF
- :: Available Size: ±1,500 SF to ±3,050 SF
- :: Zoning: B4APD
- :: Excellent traffic counts
- :: Located at a signalized intersection
- :: Good access off of Roosevelt Rd

## 2015 ESTIMATED DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION:	14,068	100,268	270,030
MEDIAN HH INCOME:	\$74,081	\$76,433	\$77,832

## TRAFFIC COUNTS

ROOSEVELT ROAD	41,600 VPD
HIGHLAND AVE	13,900 VPD



FOR MORE  
INFORMATION  
PLEASE  
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**CBRE**



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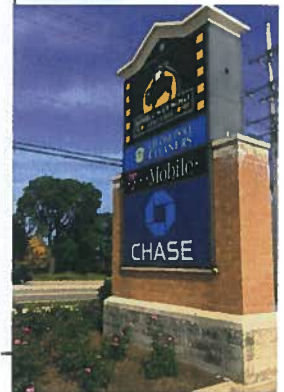
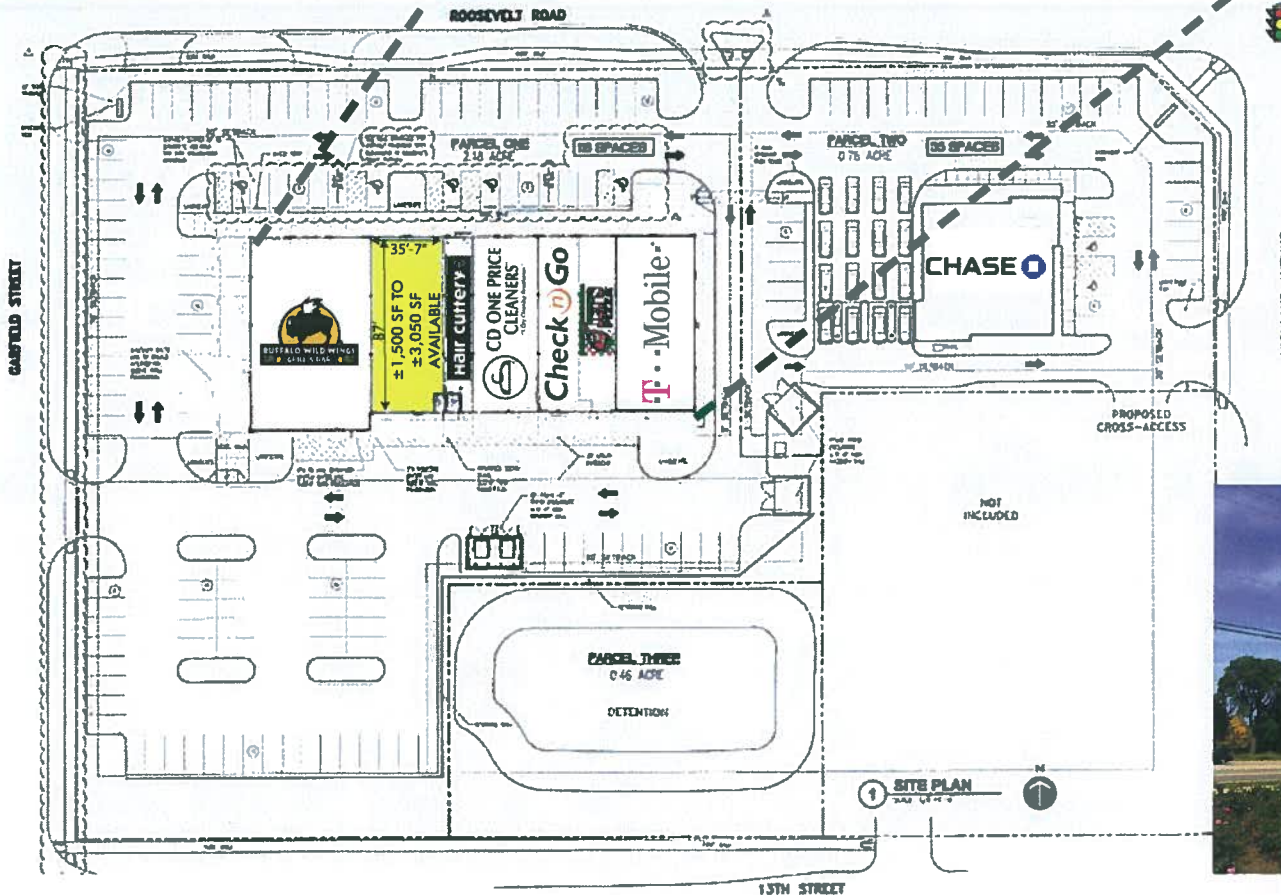
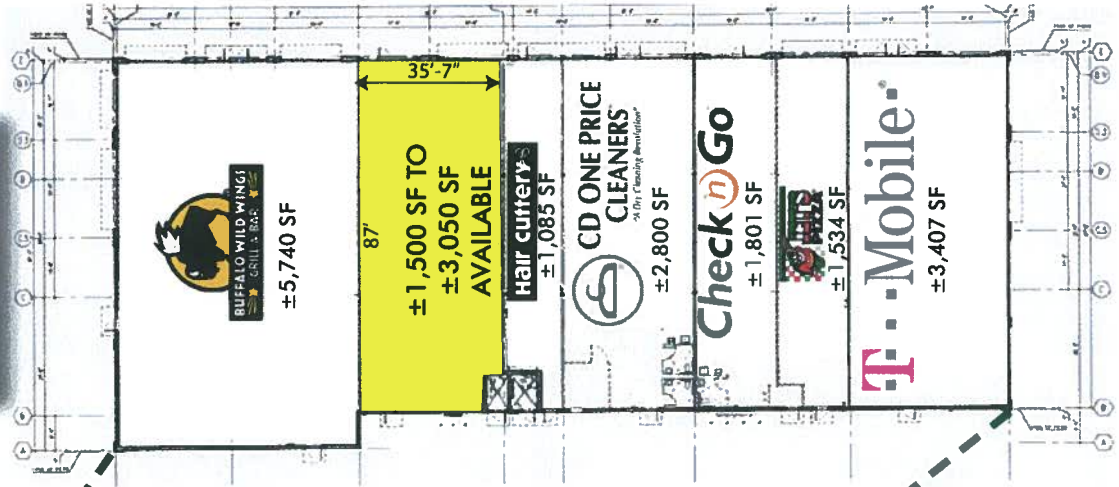
Retail **24/7.**

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:: LOMBARD, IL 60148

[www.cbre.com/roosevelthighland](http://www.cbre.com/roosevelthighland)

## SITE PLAN



CBRE | 700 Commerce Drive | Suite 550 | Oak Brook, IL 60523 | [www.cbre.com/oakbrook](http://www.cbre.com/oakbrook)

# CBRE

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