

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 Resolution or Ordinance (Blue) X Waiver of First Requested
 X Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott Niehaus, Village Manager

DATE : June 11, 2018 (BOT) Date: June 21, 2018

SUBJECT: PC 18-17: 201-275 W. Roosevelt Road, Starbucks

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition, the petitioner, Roosevelt Associates Limited Partnership, requests that the Village take the following actions on the subject property within the B4A Roosevelt Road Corridor District:

1. Grant a conditional use, pursuant to Section 155.417(G)(2)(b) of the Zoning Ordinance, to allow for a drive-through facility;
2. Grant a conditional use, pursuant to Section 155.417(G)(2)(a) of the Zoning Ordinance, to allow for an outside service area;
3. An amendment to Ordinances 3710 and 3711 which granted approval to allow for the establishment of three principal structures and three (3) freestanding signs on the subject property

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the June 21, 2018 Board of Trustees agenda with a waiver of first reading.

Fiscal Impact/Funding Source:


Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

MEETING DATE: June 21, 2018

SUBJECT: **PC 18-17, 201-275 W. Roosevelt Road, Starbucks**

Please find the following items for Village Board consideration as part of the June 21, 2018 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 18-17;
3. An Ordinance granting approval of the requested conditional uses and amendment to Ordinances 3710 and 3711.

The Plan Commission recommended approval of this petition by a vote of 4-0. Please place this petition on the June 21, 2018 Board of Trustees agenda with a waiver of first reading.



VILLAGE OF LOMBARD

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June 21, 2018

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees

Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill T. Johnston, Dist. 4
Robyn Pike, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 18-17, 201-275 W. Roosevelt Road, Starbucks

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition, the petitioner, Roosevelt Associates Limited Partnership, requests that the Village take the following actions on the subject property within the B4A Roosevelt Road Corridor District:

1. Grant a conditional use, pursuant to Section 155.417(G)(2)(b) of the Zoning Ordinance, to allow for a drive-through facility;
2. Grant a conditional use, pursuant to Section 155.417(G)(2)(a) of the Zoning Ordinance, to allow for an outside service area;
3. An amendment to Ordinances 3710 and 3711 which granted approval to allow for the establishment of three principal structures and three (3) freestanding signs on the subject property

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 4, 2018. Sworn in to present the petition were the petitioner, Hal Francke of Meltzer, Purtill and Stelle, LLC representing the property owners Roosevelt Associates Limited Partnership and Tami Urish, Planner I of the Village of Lombard.

Mr. Francke presented the petition. He said the proposal is to replace the existing drive through only facility for Starbucks with a new 2,200 square foot full service Starbucks with outdoor dining area. Mr. Francke concurred with the staff report and requested that the

responses prepared by them demonstrating that the commercial use is compatible and meets the conditions to allow the drive through and outdoor dining area be included in the record. He said the conditions of approval provided in the staff report were acceptable.

Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Urish presented the staff report, which was submitted to the public record in its entirety. The petitioner, representing the property owner, proposes to replace the existing drive through only Starbucks with a Starbucks restaurant including a drive through and outdoor seating. The proposed project is within a Planned Development that allowed for a third principal building and a third freestanding therefore the need for the amendments to the Planned Development ordinances. There is no reason for staff not to support these requests as they are essentially requesting to re-establish a very similar restaurant that is expanding. is proposing to process and package meat for distribution to restaurants.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Olbrysh stated that his main concern was increasing the stacking spaces to avoid any chance of stacking near Roosevelt Road in which the staff report adequately addresses.

On a motion by Commissioner Olbrysh, and a second by Commissioner Flint, the Plan Commission voted 4-0 to recommend that the Village Board approve the petition associated with PC 18-17, subject to three (3) conditions:

1. That the petitioner shall develop the site in accordance with plans prepared by Group Z Design Architecture dated April 17, 2018 submitted as part of this request; and
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval for a conditional shall become null and void unless a time extension has been granted by the Village Board.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission
c. Lombard Plan Commission

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE
PURSUANT TO TITLE 15, CHAPTER 155, SECTION 155.417 (G)
OF THE LOMBARD ZONING ORDINANCE AND AMENDING
APPROVALS SET FORTH IN ORDINANCES 3710 AND 3711**

PC 18-17: 201-275 W. Roosevelt

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property, as described in Section 2 below, is zoned B4A Roosevelt Road Corridor District; and,

WHEREAS, an application has been filed requesting approval of the following:

1. Grant a conditional use, pursuant to Section 155.417(G)(2)(b) of the Zoning Ordinance, to allow for a drive-through facility;
2. Grant a conditional use, pursuant to Section 155.417(G)(2)(a) of the Zoning Ordinance, to allow for an outside service area;
3. An amendment to Ordinances 3710 and 3711 which granted approval to allow for the establishment of three principal structures and three (3) freestanding signs on the subject property; and

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on June 4, 2018 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the petition, subject to conditions; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That Ordinances 3710 and 3711, adopted June 10, 1993 and pertaining to the Subject Property, as described in Section 3 below, is hereby amended to provide for the relief set forth in Section 2 below.

SECTION 2: That the following conditional uses are hereby granted for the Subject Property, as described in Section 3 below:

1. A conditional use, pursuant to Section 155.417(G)(2)(a)(5) of the Zoning Ordinance to allow a drive-through establishment;
2. A conditional use, pursuant to Section 155.417(G)(2)(b)(5) of the Zoning Ordinance to allow for an outside service area (outdoor dining).

SECTION 3: That this Ordinance is limited and restricted to the property located at 201-275 W. Roosevelt Road, Lombard, Illinois and legally described as follows:

PARCEL 1: LOT 1 IN ROOSEVELT PLAZA, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1966 AS DOCUMENT R66-25777, IN DUPAGE COUNTY, ILLINOIS, (EXCEPTING THEREFROM THE PROPERTY DESCRIBED IN A DEDICATION AND PLAT IN FAVOR OF THE VILLAGE OF LOMBARD, ILLINOIS DATED APRIL 11, 1973 AND RECORDED JUNE 11, 1973 AS DOCUMENT R73-033871 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT R78-014380).

Parcel Number: 06-19-201-021 and 06-19-201-022; (the "Subject Property").

SECTION 4: The conditional use, as provided for in Section 1 of this Ordinance shall be granted subject to compliance with the following conditions:

1. That the petitioner shall develop the site in accordance with plans prepared by Group Z Design Architecture dated April 17, 2018 submitted as part of this request; and

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Re: PC 18-17
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2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval for a conditional use shall become null and void unless a time extension has been granted by the Village Board.

SECTION 5: That all other provisions of Ordinance 3710 and 3711 not amended by this Ordinance shall remain in full force and effect.

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2018.

First reading waived by action of the Board of Trustees this ____ day of _____, 2018.

Passed on second reading this ____ day of _____, 2018, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this ____ day of _____, 2018.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

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Published in pamphlet from this _____ day of _____, 2018.

Sharon Kuderna, Village Clerk