

February 3, 2020

Title

PC 20-02

Petitioner

NorthPoint Development, LLC
4825 NW 41st Street, Suite 500
Riverside MO 64150

Property Location

B4A Zoning District

Approval Sought

Text amendment to Section 155.417 (G)(2)(b), the B4A Roosevelt Road Corridor District, of the Lombard Village Code to allow for “Storage centers, provided that the use fronts along an arterial roadway” to be listed as a conditional use.

Prepared By

Jennifer Ganser, AICP
Assistant Director

DESCRIPTION

The petitioner is requesting a zoning text amendment to Section 155.417 (G)(2)(b), the B4A Roosevelt Road Corridor District, of the Lombard Village Code to allow for “Storage centers, provided that the use fronts along an arterial roadway” to be listed as a conditional use.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the proposed text amendment to the Zoning Ordinance.

Fire Department:

The Fire Department has no comments regarding the proposed text amendment to the Zoning Ordinance.

Public Works/Private Engineering Services:

The Department of Public Works/Private Engineering Services has no comments regarding the proposed text amendment to the Zoning Ordinance.

Planning Services Division:

The petitioner requests that storage centers be allowed as a conditional use in the B4A zoning district. Storage Centers are currently allowed as a conditional use in the B4 District and a permitted use in the Industrial District. This request will be followed by a companion case for a storage center at 850 E. Roosevelt Road (PC 20-03).

Staff notes that storage centers are generally quiet uses that generate less traffic than the retail and restaurant uses along Roosevelt Road. Based on ITE Trip Generation Manual, 10th Edition, a self-storage center with approximately 862 units would generate the following number of trips:

- Daily Trips = 158 trips (79 In/79 Out)
- A.M. Peak Hour = 7 In/6 Out
- P.M. Peak Hour = 8 In/7 Out
- Saturday Midday Peak Hour = 15 In/12 Out

The Zoning Ordinance says “This B4A District is intended to provide for specific uses in a planned retail commercial setting that is compatible and complimentary with adjacent uses, including nearby residential neighborhoods that will promote a high level of architectural and landscaping excellence.” Staff believes a self-storage business is compatible with the existing permitted and conditional uses in the Roosevelt Road Corridor.

The Zoning Ordinance also notes the B4A District “...sets forth preferred land uses and land use regulations that advance the comprehensive plan's overall recommendation of preserving the corridor as a viable retail commercial corridor.” Staff notes this use, though not traditional retail, may encourage more business in the corridor. The use itself is quiet and employees or customers may patronize the nearby businesses.

The Comprehensive Plan classifies the Roosevelt Road corridor as Community Commercial. “Community Commercial - commercial areas which provide services extending beyond daily living needs and includes comparison shopping goods.” Staff believes a self-storage center use would be included in the definition and therefore be compatible with the corridor.

Storage Centers were added to the Zoning Ordinance in PC 00-49 as a new land use category to distinguish from mini-warehouses. Staff noted there are usually ancillary retail sales of boxes and packing materials and therefore found the use compatible with the B4 District thru a conditional use permit process.

By making the use a conditional use, businesses would need to petition the Plan Commission and Village Board for approval and the locations could be addressed on a case by case basis.

EXISTING & PROPOSED REGULATIONS

Staff proposes the following text amendments. Additions are denoted by **bold and underline**. Deletions are shown in ~~striketrough~~.

§ 155.417 - Roosevelt Road Corridor B4A District requirements.
Section 155.417(G)(2)(b)

(viii) Storage centers, provided that the use fronts along an arterial roadway

~~(viii)~~ **(ix)** Shopping centers, consisting of more than one principal business on a zoning lot.

~~(ix)~~ **(x)** More than one principal building on a zoning lot.

~~(x)~~ **(xi)** Accessory uses and buildings, incidental to and on the same zoning lot as the conditional use, which are constructed and operated in conformance with § 155.210 of this Chapter.

STANDARDS FOR TEXT AMENDMENTS

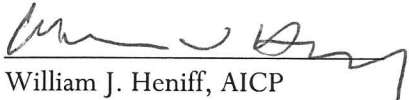
For any change to the Zoning Ordinance, the standards for text amendments must be affirmed. Staff concurs with the response to standards provided by the petitioner.

FINDING & RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition:

Based on the submitted petition and the testimony presented, the requested text amendments **comply** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 20-02.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP

Director of Community Development

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