

SEPTEMBER 15, 2014

Title

PC 14-26

Petitioner

Gus Danos
1S660 Midwest Road
Oakbrook Terrace, IL 60181

Property Owner

George Marudas
920 E. Roosevelt Road
Lombard, IL 60148

Property Location

920 E. Roosevelt Road
Trustee District #6

Zoning

B4A Roosevelt Road Corridor
District

Existing Land Use

Fast-food Restaurant

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 / financial institution, Metro Title Loan. In addition to renovating the interior for use as office space (Exhibit A), the petitioner also proposes the following exterior site improvements (Exhibits A and B):

- ✓ Removing the existing drive thru lane and window;
- ✓ Replacing the existing wood deck with a landscaped area;
- ✓ Installing new landscape throughout the rest of the site;
- ✓ Installing new site lighting;
- ✓ Repaving the asphalt parking lot; and
- ✓ Constructing a new six foot (6') tall wooden stockade fence along the north property line.

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 building within outdoor seating area. The existing site has twenty-six (26) parking spaces, two (2) of which are accessible. There is a drive thru lane that wraps around the existing structure. Finally, there are three (3) curb cuts providing access to the site; two (2) on Roosevelt Road and one (1) on School Street.

PROJECT STATS

Lot & Bulk

Parcel Size:	21,137 sq. ft.
Building Area:	1,567 sq. ft.
Tenant Area:	1,567 sq. ft.
Lot Coverage:	approx. 78%

Reqd Setbacks & Lot Dimensions – Existing (Proposed)

Front:	30' (34')
Interior Side: (East)	10' (39')
Corner Side: (West)	10' (41')
Rear:	30' (72')
Lot Width:	150' (100')

Parking Spaces

Demand:	6 spaces (1 ADA)
Supply:	26 spaces (2 ADA)

Submittals

1. Petition for a public hearing, submitted August 11, 2014;
2. Response to Standards for a Conditional Use;
3. Land Title Survey, prepared by Nekola Survey, Inc., September 28, 2010 and submitted August 11, 2014;
4. Floor Plan & Elevations, prepared by J.W.S. Architecture, dated August 11, 2014 and submitted August 11, 2014; and
5. Site and Landscaping Plan, prepared by J.W.S. Architecture, dated August 11, 2014 and submitted August 11, 2014.

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 requires the site improvements to provide (or maintain) a twenty foot (20') wide Fire Department access lane along the eastern drive aisle (Exhibit C). The site and landscape plan suggests that the petitioner should be able to accommodate this requirement.

Private Engineering Services:

Private Engineering Services (PES) has the following comments regarding the project:

- The existing required two (2) accessible spaces do not meet current requirements and are to be corrected, including the appropriate accessible parking signage, during the resurfacing and restriping of the parking lot.
- The petitioner has indicated that they will rework the existing concrete curb. If any of the rework is located within the Roosevelt Road right-of-way an IDOT permit is required.

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
North	R1	Single-family home
South	B4A	Home Improvement Group Kitchen & Bath Gallery
East	B4A	Shell Gas Station
West	B4A	Steve's Gyro Restaurant

In consideration that the B4A Roosevelt Road Corridor District is intended to provide uses compatible and complimentary with adjacent uses, including nearby residential neighborhoods that will promote a high level of architectural and landscaping excellence, staff finds that the project is complimentary to the surrounding land

uses and that the exterior site improvements include significant upgrades to the existing architecture and landscaping.

2. *Comprehensive Plan Compatibility*

The proposed site location and use as a bank / 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*

Except for minimum lot width, which is an existing legal nonconformity, 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*

On-site traffic congestion is anticipated to reduce substantially from the previous use because there will be no drive-thru lane or window associated with the proposed bank / financial institution.

PES noted that an IDOT permit may be required if the petitioner reworks any curb within the Roosevelt Road right-of-way; however, Planning staff requests that the petitioner contact IDOT regarding the possibility of closing the curb cut nearest the intersection of Roosevelt Road and School Street. As the proposed use will generate significantly less vehicular circulation on-site, the closure of that access point would provide enhanced safety and aesthetic appeal while the site maintains two full access points. Should IDOT require the conversion of the other full access point onto Roosevelt Road from full access to a right-in right-out only access then this requirement shall be waived.

6. *Elevations*

The petitioner is proposing to enlarge the existing windows and replace the existing canopies with new canvas canopies. Other changes to the facades include new paint and a new E.I.F.S. cornice that will wrap around three sides of the building.

SITE HISTORY

The existing multi-tenant building was constructed in 1973 and annexed into the Village in 2002.

PC 02-18

PC 02-18 approved the annexation and rezoning (from the R-1 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. Conditional uses for the existing outdoor seating and a drive through service were approved as well as a variation to the Sign Ordinance to allow for signs painted directly on walls.

FINDINGS & RECOMMENDATIONS

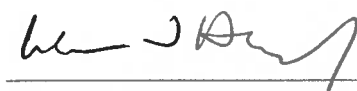
Staff finds that as the proposed bank / financial institution is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance. Staff has reviewed the response to standards for a conditional use included as part of the petition and concurs that the petition 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 / 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 14-26:

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 14-26, subject to the following conditions:

1. That this relief is limited to the operation of a bank / 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. 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;
5. The petitioner shall provide and maintain a twenty foot (20') wide Fire Department access lane at the eastern drive aisle;
6. The parking lot shall be configured so as to meet all Illinois Accessibility Code requirements, including but not limited to (a.) two (2) sixteen foot (16') wide parking spaces with either an eight foot (8') or five foot (5') wide diagonally striped access aisle; (b.) accessible parking on level pavement on the shortest route possible to an accessible entrance; and (c.) a U.S. Department of Transportation R7-8 (Reserved Parking) and an R7-1101 (\$250 Fine) sign must be permanently mounted in the center of the sixteen foot (16') wide accessible parking space and the signs shall be no more than five feet (5') from the front of the parking space and at minimum, the bottom of the R7-8 sign must be five feet (5') from the pavement; and
7. Upon request by the Village and approval by the Illinois Department of Transportation (IDOT), the petitioner shall remove the full access curb cut nearest to the intersection of Roosevelt Road and School Street provided that IDOT approves of said request without also requiring the conversion of the easternmost Roosevelt Road curb cut from full access to right-in and right-out only.

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

Response to the applicable Standards

August 11, 2014

- 1. Minor surface modification to the site and building will be needed to provide a new business experience. If the existing business use meets and surpasses the current Lombard Zoning ordinance, then the proposed "Metro Tile Loan" will have a lesser impact on the surrounding neighborhood.**
- 2. The proposed Metro Title Loan will have a significantly lower person/vehicle use than the existing business currently does. The future owner will maintain and work with the surrounding neighbors for the betterment of all.**
- 3. The existing traffic layout will not be increased; the site traffic pattern will be simplified. The existing drive thru window and traffic lane will be removed. The Title Loan establishment has no need for a drive thru lane.**
- 4. Because of the minimal revision to the site, and with the removal of the drive thru window, traffic intensity will be greatly reduced in comparison to the existing business.**
- 5. There is no plan to change any of the existing driveway layout. The site offered good access to and from Roosevelt Road, as well as a secondary driveway on the adjacent side street.**
- 6. With the installation of the new Metro Title Loan business, there will be little or no negative impact on the existing Roosevelt business corridor. The existing building will be renovated and maintained as an active business member of the Roosevelt corridor.**
- 7. With the approval of the Metro Title Loan at this property, the owner believes his business will provide a new and updated model for all other businesses to follow.**