

November 1, 2007

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

**Subject: PC 07-36; 201 - 211 East Roosevelt Road (V-Land Highland/
Roosevelt Planned Development)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests approval of the following actions on the subject property located within the B3PD Community Shopping District, Planned Development (now the B4APD Roosevelt Road Corridor District, Planned Development):

1. Pursuant to Section 155.415 (C) of the Zoning Ordinance, grant a conditional use for an outside service area (outdoor dining); and
2. Pursuant to Section 155.504 (B) of the Zoning Ordinance, approve a minor change to the retail commercial building in the approved planned development, to provide for a building addition of up to 400 square feet in area.

After due notice was given for the hearing, the Plan Commission held a public hearing on October 15, 2007. Scott Nicholson of V-Land Development, property owner and petitioner, presented the petition. He noted that the approvals granted last year provided for approval of a planned development amendment, which provided for retail center and a bank with a drive-through. He noted that construction was progressing slowly, but they have been moving forward on the project. He noted that they are seeking approval of two zoning actions that were not envisioned as part of the original approval. He stated that Buffalo Wild Wings is proposing to locate within the retail center. They are requesting approval of two items to facilitate their restaurant. The first request is to allow for an outdoor dining area, which is proposed to be located along the west side of the building. The original approval provided for outdoor dining on the northeast side of the building. He then described the submitted plans and how the use would be compatible with the overall restaurant plan.

He then referenced the building addition, which is being requested to provide space for a proposed storage/cooler room. From the exterior, the restaurant will appear to be identical to the existing building and will incorporate similar building materials as the rest of the center.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or in opposition of the petition.

William Heniff, Senior Planner, presented the staff report, which was submitted to the public record. The petitioner proposes to further amend the approved plans associated with the 2004 and 2006 planned development approvals for the subject property and associated proposed tenant build out of a new Buffalo Wild Wings sit-down restaurant. The first change would be to provide for an outdoor dining element proposed for the west side of the restaurant, classified as a conditional use in the underlying zoning district. The second element is to allow for a small building addition to provide for a cooler for the restaurant, a minor change to a planned development. No other changes are proposed within the planned development.

The subject properties are bound by the terms and conditions of the original agreement as well as the annexation agreement/planned development amendments approved in 2004 and 2006. The Comprehensive Plan identifies the subject property for Community Commercial Uses. The Roosevelt Road Corridor plan, a supplement to the Comprehensive Plan, provides additional recommendations regarding the request.

- Restaurants are a preferred land use in the corridor.
- Outdoor sales and service areas should be tied to the principal use of the property.
- Buildings should incorporate architectural design features on all building elevations. The petitioner's plan meets this provision by incorporating the approved brick masonry banding and design elements on the exterior of the cooler addition area.
- Ensuring that compatibility with adjacent residential properties is maintained. The outdoor dining element is proposed on the west side of the building and will abut other commercial uses. The outdoor area will be approximately 270 feet away from the nearest residence and the previously approved landscape improvements will soften the impact on adjacent residential properties. Therefore, the petition is consistent with the Comprehensive Plan and the Corridor Plan.

At the time of the filing of the petition in September, 2007, the property is zoned B3PD Community Shopping District, Planned Development. The Village Board adopted the B4A map amendment regulations on October 4, 2007. This text amendment does not affect the petition.

The 2006 approval for the site did provide for the right for a small outdoor dining area to the north and east side of the building. No outdoor dining improvements were proposed on the west side of the building.

As shown on the petitioner's plans, the petitioner is proposing to add a 723 square foot outdoor dining area to be located immediately on the west side of the restaurant. Entrance into this area would be made through the restaurant itself. Staff does not object to this request as it allows for an alternate area for patrons to eat if desired. As the property does not abut residences, impacts of the outdoor dining function are minimal.

The approved project required 79 spaces, plus the outdoor dining requirement of 12 spaces means that 91 spaces are required for the project. Therefore, the previously approved site plan provides for sufficient parking spaces for the proposed use.

The Zoning Ordinance sets forth provisions as to whether a change to a planned development is a major or a minor change. Staff also has the ability to forward minor changes to the Plan Commission/Village Board for consideration as well.

The petitioner is proposing a 300 square feet addition to the restaurant tenant space. As the location of the building addition is less than ten feet from what was originally approved by the Village Board, it would be considered a minor change to a planned development. As this change is being sought in addition to the outdoor dining request, staff is bringing both forward for Plan Commission consideration.

Staff does not object to the addition, as it will be fully integrated into the approved building plans. The exterior elevations will be fully integrated into the shopping center and the exterior materials will be identical to the rest of the center. The additional area will be exclusively for storage uses, so additional parking will not be required as part of the request. Lastly, the addition will not conflict with any easements or any of the other governing agreements for the planned development or the Zoning Ordinance.

Staff reviewed the standards for conditional uses and for planned development amendments and finds that the development does meet those provisions as well. Based on the above, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition.

Chairperson Ryan then opened the meeting for comments from the Commissioners. There were no comments from the Commissioners.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance and that the amendment meets the standards set forth in the original planned development approval and granting approval of the planned development amendment is in the public interest. Therefore, the Plan Commission, by a roll call vote of 5-0, recommended to the Corporate Authorities approval of the petition associated with PC 07-36 subject to the following conditions:

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1. That the petitioner shall develop the site in accordance with the site and development plan packet prepared by Interplan Midwest LLC., dated August 24, 2007 and made a part of the petition.
2. All other conditions of approval required as part of the annexation agreement and planned development approvals shall remain in full force and effect.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

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