

Surrounding Zoning and Land Use:

North:	R2 Single Family Residential & CR Conservation Recreation District; developed as single family residences, Southland Park and a vacant lot
South:	Adjacent to property - B4APD Roosevelt Road Corridor District, Planned Development; developed as a fast-food restaurant with a drive through (Buona Beef) South of Roosevelt Road - B4APD Roosevelt Road Corridor District, Planned Development; developed as commercial (High Point Center)
East:	B4APD Roosevelt Road Corridor District; vacant site previously developed as Westgate Lincoln Mercury auto dealership
West:	B4A Roosevelt Road Corridor District; developed as commercial (Maxfield's Restaurant)

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development:

1. Petition for Public Hearing, received September 3, 2008
2. ALTA/ACSM Land Title Survey, prepared by Barrington Engineering Consultants, Inc., dated November 1, 2006.
3. Site Plan – Carson's Center, prepared by GEA Architects, revised date March 24, 2003.
4. Proposed Site Plan Modifications for 470 E. Roosevelt Road, prepared by GEA Architects, dated August 3, 2008.
5. Response to Standards

DESCRIPTION

The 400-450 E. Roosevelt Road property was improved with a shopping center in 2003; also known as the Carson's Center. In 2004, the property was established as a planned development in order to address wall signage issues on the property.

Prior to 2007, the property at 470 E. Roosevelt Road was developed as an electrical contractor's office and shop (Glenbard Electric). The property was sold to the petitioner in 2007 and the building on the property was razed, but the existing parking lot remained on the premises. Since that time, the property has remained undeveloped.

The petitioner recognizes that the property may not redevelop in the short-term due to market conditions. As such, the petitioner proposes to utilize the existing parking lot for the benefit of the Carson's Center west of the vacant lot until such time that the property redevelops.

To facilitate this request, the petitioner is proposing to construct two driveways linking the parking lot to the Carson's Center parking lot. The zoning actions associated with this request are intended to unify the properties into a single planned development and allow for the existing legal nonconforming parking lot to remain. It also sets up site plan approval authority to the Plan Commission for future development on the site.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

From a construction or engineering perspective, Private Engineering Services offers the following comments:

- 1) The proposed access connections (one to the north and one to the south) shall be curbed and graded so that flow from these areas is directed into the existing stormwater detention system. The proposed plan for these access connections shows an addition of approximately 3,250 square feet of impervious area. Note that the location of the connectors is where the previous building existed. In addition, the temporary nature of these connectors and the fact that the drainage will be detained in the existing, on-site, detention system will suffice for stormwater detention requirements for this project. No further detention will be required until such time that the site is redeveloped.
- 2) The pavement and base stone located in the far northwest corner shall be removed. This area shall be graded level with topsoil and seed.
- 3) All remaining pervious areas shall be cleaned of all debris (stone, trash, bricks, etc.) and graded level with topsoil and seed.
- 4) Fairfield Avenue access shall follow all recommendations set forth in the recent KLOA traffic study.
- 5) All work shall be performed to Village standards, specifications, details and requirements.
- 6) Further comments will provided upon submittal of final plans.

PUBLIC WORKS

The Department of Public Works concurs with the Private Engineering comments noted above. As the petitioner's driveway improvements are similar in nature to the Casey's Restaurant temporary access agreement approved in 2002, this project should follow and incorporate similar provisions. Additionally, the existing south driveway entrance to Fairfield Avenue should be reviewed in order to address vehicle conflicts.

FIRE AND BUILDING

The Fire Department/Bureau of Inspectional Services has no comments regarding the petition.

PLANNING

The petitioner is proposing to incorporate the property at 470 E. Roosevelt Road (the former Glenbard Electric site) with the existing Carson's Center planned development. This request is being made to allow the property owner to utilize the existing 61 space parking lot on the 470 E. Roosevelt Road for users of the Carson's Center until such time that the 470 E. Roosevelt Road property is redeveloped in its entirety. As part of this petition, the petitioner is proposing to construct cross-access drive aisles between the two properties to improve traffic flow and access in the area. Areas not to be utilized for parking will be seeded. Stormwater enhancements will be included to accommodate the drive aisles.

Compliance with the Zoning Ordinance

The property at 400-450 E. Roosevelt Road is in full compliance with the Zoning Ordinance. In order to facilitate the proposed changes for the 470 E. Roosevelt Road property, the petitioner is seeking approval of the following actions:

Planned Development Amendment

Ordinance 5456 established the Carson's Center planned development. Section 155.504(A) of the Lombard Zoning Ordinance outlines the process for changes to the planned development. The addition of properties to an established planned development is considered to be a major change to the planned development. By amending the geographical extent of the planned development to include the 470 E. Roosevelt Road property, it would ensure that its short-term and long-term development would be linked with each other, thereby created more unified development.

Conditional Use – Re-establishment Provisions

Sections 155.304 & 305 read as follows:

§155.304 NONCONFORMING ACCESSORY USES AND STRUCTURES

No use, building or structure which is accessory to a principal nonconforming use, building or structure shall continue after such principal use, building or structure shall have ceased or terminated, unless such accessory use, building or structure shall thereafter conform to all the regulations of the zoning district in which it is located.

§155.305 RELIEF

The owner of any building, structure or use which is subject to elimination under the terms of this ordinance may apply to the Plan Commission for a conditional use to allow such building, structure or use to continue or be re-established. In such event, the procedures, terms, conditions, and standards for conditional uses set forth in Section 155.103 (F) of this Ordinance shall be used to evaluate the application.

The petitioner is seeking a conditional use to allow for the existing parking lot on the 470 East Roosevelt Road property to remain. Without a principal use on 470 E. Roosevelt Road property, the remaining parking lot (an accessory structure and use) would not be in compliance with the Zoning Ordinance if it was going to be used as a principal use in its own right. Parking lots, as a principal use, are conditional uses within the B4A District. Such an activity would likely function as a vehicle storage yard and would not advance the planning goals of the corridor. However, if the lot was to be used as a companion activity to the abutting property (the Carson's Center), benefits can be achieved. In this case, the parking lot would be primarily used for daylong employees within the Carson's Center. As an added benefit, the lot would provide for a greater float of additional customer parking in the Carson's Center.

Site Plan Approval

Staff and the petitioner recognize that the 470 E. Roosevelt Road property will redevelop in the future. By amending the planned development and giving site plan approval authority to the Plan Commission for any future development activity on the property, it will help ensure that the activity will be unified and cohesive in design.

Compliance with the Comprehensive Plan

The Comprehensive Plan identifies the subject property for Community Commercial Uses. Of particular note, a primary goal denoted in the Plan for Commercial and Retail Development is to identify and encourage the improvement or redevelopment of select commercial areas that are or are becoming functionally obsolete. The petitioner's removal of the office/contractor's shop and yard move the site closer to consistency with the Plan.

The Roosevelt Road Corridor Study adopted last year, also set forth a number of recommendations, including encouraging or requiring cross access, cross parking and shared access. The plan will have two access driveways linking the sites. By amending the planned development and setting

forth the site plan approval process, other provisions can be incorporated in the future, including common and unified development themes. Therefore, the petitioner's request is consistent with the Comprehensive Plan and Roosevelt Road Corridor Study.

Compatibility with the Surrounding Land Uses

The petitioner's request would be consistent with the other uses along Roosevelt Road. The subject properties are bordered on the south, east and west by other existing retail commercial uses. To the north is a residentially zoned property owned by the Village. To further ensure that the property is compatible with neighboring properties, staff notes the following provisions:

Property Maintenance

As noted within the engineering comments, all remaining pervious areas are to be cleaned of all debris (stone, trash, bricks, etc.) and graded level with topsoil and seed. Additionally, the pavement and base stone located in the far northwest corner shall be removed. This area shall also be graded level with topsoil and seed. This will help ensure that the property will present a well-maintained appearance during the interim period.

Traffic Flow and Circulation

A benefit of this petition is that it will provide for cross-access movements and would allow eastbound traffic movements from the center to exit at the Fairfield/Roosevelt traffic light. KLOA, the Village's traffic consultant, conducted a cursory evaluation of the site plan and including their knowledge of the area, they offered the following recommendations:

- The southern access drive should be restricted to right in/right-out movements for the following reasons:
 1. Close proximity to the Buona Beef establishment's full ingress/egress access drive and the possible conflicts that could occur if southbound Fairfield Avenue queues back up to the drive location. Our observations show that these movements periodically back up during the midday peak period and the afternoon peak period up to and beyond the southern access drive (approximately 195 feet from the stop bar). If southbound traffic is queuing beyond the southern access drive and there is a vehicle attempting to turn left into the southern drive, only six to seven more vehicles could queue behind the left-turning vehicle before spilling out onto Roosevelt Road.
 2. Allowing the left-turn movements into the site at the northern access drive will only require vehicles to travel 110 feet further north from the southern access drive. This is not an inconvenience and will ensure better traffic flow along Fairfield Avenue.
 3. Generally, full access drives in close proximity such as the south access drive and the Buona Beef access drive cause conflicts.

Below are some of KLOA's thoughts on this parcel and their proposed access points.

- The two access drives off Roosevelt Road serving the strip center and the parcel north of Buona Beef do not have any positive effects on their ingress/egress accessibility or the traffic flow along Roosevelt Road. As such, the Village should strongly consider consolidating the two access points onto Roosevelt Road into one (preferably the westernmost access drive as it would be farther away from Buona Beef's right-in/right-out access drive). This would reduce the number of conflict points along Roosevelt Road and reduce driver confusion.

Village staff recognizes this situation and will require consolidation as part of the overall redevelopment of the 470 E. Roosevelt Road property.

- The Village should also encourage negotiations between Buona Beef and the owner of the parcel north of Buona Beef to provide cross-access between the two parcels. If cross-access is provided, this could potentially allow for the closure of the Buona Beef access drive off Fairfield Avenue as it is within close proximity to the signalized intersection of Roosevelt Road with Fairfield Avenue. Perhaps if full closure of this access drive is not an option, the access drive can be limited to right-out only.

As with the comment above, Village staff recognizes this situation and will review driveway consolidation as part of the overall redevelopment of the 470 E. Roosevelt Road property. This will also require a full engineering review as there is a marked grade change between the properties.

- Depending on the type of land use that will ultimately be developed at this location, the potential need for widening Fairfield Avenue to provide a continuous three-lane cross-section along the site's frontage should be explored.

Village staff recognizes this situation and will review future traffic demand to be generated by the future development as well as the anticipated redevelopment of the Westgate Lincoln Mercury site.

FINDINGS AND RECOMMENDATIONS

The Department of Community Development has determined that the proposed development is compatible with the surrounding land uses, the Comprehensive Plan, the Roosevelt Road Corridor Study and the overall planned development. The Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending approval of this petition subject to the conditions described below:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance and is compatible with the

Carson's Center Planned Development and that granting approval of the petition enhances the planned development and is in the public interest; 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 therefore recommend to the Corporate Authorities **approval** of PC 08-28 subject to the following conditions:

1. The subject property shall be developed and operated in conformance with the site plan prepared by GEA Architects, dated August 3, 2008 and made a part of this petition.
2. The existing south entrance drive to Fairfield Road shall be redesigned as a right-in, right-out access drive.
3. A perpetual cross-access agreement shall be executed between the subject properties.
4. A cross-park agreement shall also be executed between the subject properties until such time that the 470 E. Roosevelt Road property is redeveloped.
5. The petitioner shall satisfactorily address the IDRC comments including the following:
 - a. The proposed access connections (one to the north and one to the south) shall be curbed and graded so that flow from these areas is directed into the existing stormwater detention system.
 - b. The pavement and base stone located in the far northwest corner shall be removed. This area to be graded level with topsoil and seed.
 - c. All remaining pervious areas to be cleaned of all debris (stone, trash, bricks, etc.) and graded level with topsoil and seed.
 - d. All work to be performed to Village standards, specifications, details and requirements.

Furthermore, the Plan Commission recommends that site plan approval authority be granted to the subject properties.

Inter-Departmental Review Group Report Approved By:

William J. Heniff, AICP
Acting Director of Community Development

Plan Commission
Re: PC 08-28
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c. Petitioner