

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: November 21, 2005

FROM: Department of
Community Development

PREPARED BY: William Heniff, AICP
Senior Planner

TITLE

PC 05-39; 19W555 Roosevelt Road: The petitioner requests that the Village take the following actions on the property:

1. Annex the property into the Village of Lombard; and
2. Approve a map amendment to rezone the property from the R1 Single-Family Residence District to the B3 Community Shopping District.

GENERAL INFORMATION

Petitioner/Property Owner: Viceroy of India
19W555 Roosevelt Rd.
Lombard, IL 60148

PROPERTY INFORMATION

Existing Land Use: Sit-down restaurant/banquet hall

Size of Property: Approximately 1.56 Acres

Comprehensive Plan: Community Commercial

Existing Zoning: B2 Business District, Unincorporated DuPage County

Surrounding Zoning and Land Use:

North: Property zoned B4 Corridor Commercial District developed as commercial retail uses (furniture store, clothing store and an accessory store)

South: Property zoned B2 (Unincorporated DuPage County) and developed as a self-storage facility

East: Property zoned B3 Community Shopping District; developed as a private educational facility

West: Property zoned B3 Community Shopping District; developed as a Walgreen's Pharmacy

ANALYSIS

SUBMITTALS

This report is based upon receipt of a petitioner's request for annexation and zoning dated November 14, 2005, which was filed with the Department of Community Development.

DESCRIPTION

The subject property is located approximately 150 feet east of Highland Avenue on the south side of Roosevelt Road. A sit-down restaurant and banquet facility currently operates on the property. Upon a request by the Village, the petitioner is seeking annexation in to the Village. The companion rezoning to the B3 District is requested so that the underlying zoning reflects the commercial nature of the Roosevelt Road corridor. No improvements to the property are proposed as part of the annexation/rezoning petition.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

Public Works Engineering

The Public Works Engineering Division concurs with comments made by Private Engineering Services and has no other comments at this time.

Private Engineering Services

The Private Engineering Services Division has the following comment regarding this petition:

Any future connection to Village of Lombard 's water system shall require that the water main be extended to pass directly in front of this property, along the south side of Roosevelt Road. A water service line shall not be allowed to connect to the Village's existing water main on the north side of Roosevelt Road.

BUILDING AND FIRE

The Fire Department/Bureau of Inspection Services has no comments at this time. However, upon annexation, a new Certificate of Occupancy and a life/safety inspection will be conducted to ensure compliance with Village regulations.

PLANNING

Annexation

The subject property is contiguous to the Village of Lombard from the north, west and east and is within an area that will ultimately be annexed into Lombard per Lombard's boundary agreements.

Compatibility with the Zoning Ordinance

Restaurants and banquet hall facilities are listed as permitted uses within the B3 District. The subject property meets all of the setback requirements for the B3 Community Shopping District. Recognizing that the use was deficient in parking for large-scale banquet activities, DuPage County granted parking island landscape relief for the property in the 1990s to provide for additional parking on the property. The lack of parking lot landscaping and the deficiency in parking spaces on-site would be classified as legal non-conforming elements. However, staff notes that as the use is a mix of two restaurant activities (i.e., 50% of their use is restaurant and 50% is banquet hall), the actual code requirement may overstate the actual parking demand for the site. This is supported by empirical observations.

Table 1: Bulk Requirements for B3 Community Shopping District

	Code Requirements	Existing Conditions
Minimum lot area	20,000 s.f.	67,950 s.f
Minimum lot width	100'	170'
Front yard setback	30'	45'
Interior side yard setback	10'	35' (west), 25' (east)
Rear yard setback	30'	210'
Height	Less of 30 ¹ / ₂ stories	1 story
Open space	10%	<10%
Existing Parking spaces	Restaurant: 18.5 spaces per 1,000 sq. ft. of gross floor area = 203 spaces	132 spaces

The response to standards for map amendments is attached as Appendix A.

Compatibility with the Comprehensive Plan

The Long-Range Plan Map of the Comprehensive Plan recommends that the property be used for community commercial uses, consistent with the proposed rezoning to the B3 Community Commercial District. The B3 zoning designation would ensure that any change in use would be compatible with surrounding uses and consistent with the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

The restaurant/banquet hall land use is consistent with other retail and restaurant uses along Roosevelt Road. An existing cross-access easement between the subject property and the

Walgreen's property to the west provides for efficient traffic flow between properties. Staff finds that the existing restaurant use does not create negative impacts on surrounding land uses.

Compatibility with the Sign Ordinance

No signage package is being submitted with this petition - the existing signage will remain. Any future changes to the signage on the property will be subject to the rules and regulations in the Village Sign Ordinance.

FINDINGS AND RECOMMENDATIONS

Staff believes that the map amendment for the subject property is appropriate at the subject location and is compatible with surrounding uses.

Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of the request:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance; 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 05-39.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

DAH:WH

Appendix A: Standards for Map Amendments

1. Compatibility with existing uses of property within general area of the property in question.

The area surrounding the property is generally commercial retail uses. A self-storage facility exists on the property to the south of the subject property. Staff finds that the proposed restaurant use will not create any negative impacts and therefore is compatible with the surrounding uses.

2. Compatibility with the zoning classification of property within the general area of the property in question.

The properties to the east and west of the subject property are also zoned B3 Community Shopping District. Properties located across the Roosevelt Road to the north of the subject property are zoned B4 Corridor Commercial District. This zoning district permits all of the permitted uses listed in the B3 District, including restaurant/banquet hall facilities.

3. The suitability of the property in question to uses permitted under the existing zoning classification.

The property is currently zoned B2 in DuPage County. The B2 district under DuPage County jurisdiction is very similar to the B3 District under Village of Lombard jurisdiction.

4. Consistency with the trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.

The petitioner does not have any plans for improvements for the property. The general area is well-established and developed. The subject property is developed consistent with the surrounding properties. The Village has granted approval of map amendment requests for established commercial properties along Roosevelt Road concurrent with a voluntary annexation petition.

5. The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification.

The surrounding properties are zoned B3 Community Shopping District and B4 Corridor Commercial District and have been developed with uses that are permitted in the B3 and B4 zoning district.

6. *The objective of the current Comprehensive Plan for the Village of Lombard and the impact of the proposed amendment of the said objectives.*

The Comprehensive Plan calls for Community Commercial for the Roosevelt Road corridor. This is consistent with the proposed B3 Community Commercial District zoning designation.

7. *The suitability of the property in question for permitted uses listed in the proposed zoning classification.*

The principal building meets all setback requirements for the B3 Community Shopping District. This site is deficient with respect to requisite parking and open space requirements, which will be recognized as legal non-conforming elements.