

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

345, 351 and 435 W. ROOSEVELT ROAD

May 22, 2017

### Title

PC 17-15

### Petitioner/ Property Owner

Bradford Lombard 1 LLC  
30 S. Wacker Drive 2850  
Chicago, IL 60606

### Property Location

345, 351 & 435 W. Roosevelt Rd  
Lombard, IL 60148

### Zoning

B4APD – Roosevelt Road  
Corridor District Planned  
Development

### Existing Land Use

Commercial – retail

### Comprehensive Plan

Community Commercial

### Approval Sought

Approve an amended major plat of a resubdivision within a planned development, with deviations for lot area and lot width.

### Prepared By

Anna Papke, AICP  
Senior Planner



LOCATION MAP

### DESCRIPTION

The subject property encompasses the entirety of the Mariano's Planned Development at the southeast corner of Roosevelt Road and Finley Road. The Village Board initially approved the Mariano's Planned Development in 2016 (PC 16-09). Also in 2016, the Village approved a preliminary plat of resubdivision, which the petitioner submitted in anticipation of dividing the property into three parcels (one primary parcel with two outlots).

The redevelopment of the subject property includes improvements to the Roosevelt Road right-of-way, which is owned and maintained by the Illinois Department of Transportation (IDOT). In order to facilitate these improvements, which include a new traffic signal at the east driveway into the subject property, the petitioner is conveying three small portions of the subject property to IDOT. Also at the request of IDOT, the petitioner has widened the driveway from Roosevelt Road into the east side of the site. The conveyances and driveway widening have altered the geometry of the resubdivision, with the result that one of the outlots (Lot 2) does not meet minimum lot frontage and area requirements for the underlying B4A zoning district. Therefore, the petitioner is seeking approval of an amended plat of resubdivision, with deviations for lot frontage and lot area.

**PROJECT STATS**

**Lot Area & Width**

	<i>Lot Area</i>	<i>Lot Width Roos.</i>	<i>Lot Width Finley</i>
Lot 1:	374,133 SF	286'	399'
Lot 2:	31,155 SF	148'	N/A
Lot 3:	62,174 SF	224'	225'

**Submittals**

1. Petition for a public hearing, dated April 17, 2017;
2. Response to Standards for planned developments with other exceptions, submitted April 20, 2017;
3. Draft Plat of Subdivision, titled Mariano's Resubdivision, prepared by Manhard Consulting Ltd., dated April 22, 2016, revised May 1, 2017.

**APPROVAL(S) REQUIRED**

The petitioner (Bradford Lombard 1 LLC) requests that the Village take the following actions on the subject property located within the B4APD Roosevelt Road Corridor Planned Development District:

1. Approve an amended major plat of resubdivision with the following deviations:
  - a. A deviation from Section 155.417(G)(3) to allow a lot of record with an area of 31,155 square feet, where a minimum lot area of 40,000 square feet is required; and
  - b. A deviation from Section 155.417(G)(4) to allow a lot of record with a lot width of 148 feet, where a minimum lot width of 150 feet is required.

**EXISTING CONDITIONS**

The subject property is currently under redevelopment. A Mariano's store is under construction on the main portion of the property (Lot 1). The property owner intends to develop one of the outlots (Lot 2) with a gas station (SPA 17-03ph). The outlot at the corner of Roosevelt and Finley (Lot 3) is a Mobil gas station.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments regarding the proposed resubdivision. Additional comments may be forthcoming during permit review.

**Fire Department:**

The Fire Department has no comments regarding the proposed resubdivision. Additional comments may be forthcoming during permit review.

**Private Engineering Services (PES):**

PES notes that the proposed plat should be identical to the plat that IDOT will approve and sign. Additional comments may be forthcoming during permit review.

**Public Works:**

The Department of Public Works has no comment on the subject petition other than to verify that the proposed plat correctly depicts the easement dedication required for the forthcoming traffic signal improvements. Additional comments may be forthcoming during permit review.

**Planning Services Division:**

The Planning Services Division notes the following:

**1. Surrounding Zoning & Land Use Compatibility**

	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	B4A	Various retail uses (Cassidy Tire, Subway, Glenbard Auto Body, retail strip center)
<b>South</b>	R4	Condominiums
<b>East</b>	B4APD	Heritage Cadillac
<b>West</b>	B4A	Dania Furniture and vacant commercial buildings

The subject property is located along the Roosevelt Road commercial/retail corridor. The proposed plat of resubdivision will accommodate the redevelopment of the site with a grocery store and gas station, and is consistent with general development plan approved by the Village as part of petition PC 16-09.

**2. Comprehensive Plan Compatibility**

The Comprehensive Plan designates the subject property as suitable for community commercial development. Further, the 2007 Roosevelt Road corridor study and 2011 Economic Strategies Report prioritize redevelopment of key commercial sites within the Village. The proposed resubdivision will facilitate redevelopment of a prominent commercial property along the Roosevelt Road corridor.

**3. Subdivision and Zoning Ordinance Compatibility**

The proposed resubdivision is compatible with the requirements of the Subdivision Ordinance. With respect to the Zoning Ordinance, Lot 2 does not meet minimum lot area and lot width requirements. The petitioner has therefore requested the Mariano's Planned Development be amended to include the following deviations for Lot 2:

- A. *Deviation from Section 155.417(G)(3) to allow a lot of record with an area of 31,155 square feet, where a minimum lot area of 40,000 square feet is required.*
- B. *Deviation from Section 155.417(G)(4) to allow a lot of record with a lot width of 148 feet, where a minimum lot width of 150 feet is required.*

As noted above and in the petitioner's response to standards, the redevelopment of the subject property will include installation of a new traffic signal on Roosevelt Road at the east end of the site. IDOT has requested the petitioner convey small portions of the property along Roosevelt Road to the state in order to accommodate this traffic signal. These conveyances, which have altered the property lines for Lot 2, are shown on the proposed plat of resubdivision. Similarly, IDOT has requested the driveway into the site be widened to accommodate a double outbound left turn lane. These considerations have

shifted the east property line of Lot 2 slightly to the west, resulting in a lot that does not meet area and width requirements.

Staff has reviewed the plat of resubdivision and finds that the proposed lots will be largely consistent with the intent of the Zoning Ordinance and with other development along the Roosevelt Road corridor. Staff has reviewed site plans for the gas station proposed for Lot 2 (SPA 17-03ph), and notes that the proposed property dimensions will not impact the petitioner's ability to meet setback and landscaping requirements. Staff supports the requested deviations for the planned development.

## **SITE HISTORY**

### **PC 07-30**

Approval of a conditional use for a planned development with companion conditional uses for outside sales of product, an automobile repair use and a deviation for wall signage.

### **PC 07-40**

Conditional use approval for an attendant collection center (AmVets).

### **PC 16-09**

Repeal of previous planned development; approval of a conditional use for a new planned development with companion conditional use for a gas station, deviations and variations; approval of a major plat of resubdivision.

### **PC 17-18 (to be considered at May 22, 2017 Plan Commission Hearing)**

Request for approval of an amendment to the Mariano's Planned Development to include deviations for shopping center signs.

### **SPA 17-03ph (to be considered at May 22, 2017 Plan Commission Hearing)**

Request for site plan approval of a gas station on an out parcel within the Mariano's Planned Development, with companion deviation for fuel price signage.

## **FINDINGS & RECOMMENDATIONS**

Staff finds the proposed resubdivision and companion deviation(s) to be consistent with the objectives of the Zoning Ordinance and the intent of the Comprehensive Plan in general.

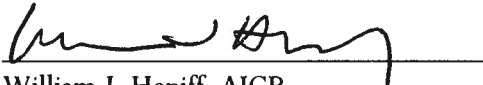
Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards required by the Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval**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

Based on the submitted petition and the testimony presented, the amended major plat of resubdivision and deviations for lot area and width in a planned development **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 17-15 subject to the following conditions:

1. The lot area and width relief granted herein shall apply only to Lot 2, as drawn on the draft plat submitted by the petitioner, revision date May 1, 2017.

Inter-Departmental Review Committee Report approved by:

  
William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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**STANDARDS  
FOR PLANNED DEVELOPMENTS**

The following is an excerpt from the Lombard Zoning Ordinance. A detailed response to all of these standards should be provided for all requests for Planned Developments.

**SECTION 155.508 (A) (B) (C) OF THE LOMBARD ZONING ORDINANCE**

Except as provided below, no planned development shall be approved unless the Village Plan Commission and the Village Board find that the development meets the standards for conditional uses, and the standards set forth in this Section. Notwithstanding the foregoing, the Village Board may approve a planned development which does not comply with these standards or with the standards for conditional use, if the Board finds that the application of such standards, to the development being considered, would not be in the public interest.

**A. General Standards**

1. Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.
2. Community sanitary sewage and potable water facilities connected to a central system are provided.
3. The dominant use in the proposed planned development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.
4. That the proposed planned development is in the public interest and is consistent with the purposes of this Zoning Ordinance.
5. That the streets have been designed to avoid:
  - a. Inconvenient or unsafe access to the planned development;
  - b. Traffic congestion in the streets which adjoin the planned development;
  - c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development.

## B. Standards for Planned Developments with Use Exceptions

The ordinance approving the Final Development Plan for the planned development may provide for uses in the planned development not allowed in the underlying district, provided the following conditions are met:

1. Proposed use exceptions enhance the quality of the planned development and are compatible with the primary uses.
2. Proposed use exceptions are not of a nature, nor are located, so as to create a detrimental influence in the surrounding properties.
3. Proposed use exceptions shall not represent more than 40% of the site area or more than 40% of the total floor area, whichever is less. However, in a residential planned development area no more than 10% of the site area or the total floor area shall be devoted to commercial use; furthermore, no industrial use shall be permitted.

## C. Standards for Planned Developments with Other Exceptions

The Village Board may approve planned developments which do not comply with the requirements of the underlying district regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards when such approval is necessary to achieve the objectives of the proposed planned development, but only when the Board finds such exceptions are consistent with the following standards:

1. Any reduction in the requirements of this Ordinance is in the public interest **RESPONSE: The reduction of this requirement is due IDOTs requirements for the installation of a new traffic signal that will serve the community.**
2. The proposed deviations would not adversely impact the value or use of any other property. **RESPONSE: The proposed deviations will not impact the value of the other properties in the area.**
3. That such deviations are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned development as well as those of the surrounding properties **RESPONSE: The reduction of this requirement is due IDOTs requirements for the installation of a new traffic signal that will serve the community and the adjacent shopping center.**

4. That the overall floor area of the planned development shall not exceed by more than 40% the maximum floor area permitted for the individual uses in each applicable district **RESPONSE: Noted**
5. That in residential planned developments the maximum number of dwelling units allowed shall not exceed by more than 40% the number of dwelling units permitted in the underlying district **RESPONSE: Noted**
6. That all buildings are located within the planned development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:
  - a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.  
**RESPONSE: The setbacks will not be less than that required in abutting zoning districts. The parking lot setback or greenspace will be the same as the existing property.**
  - b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with. **RESPONSE: While the majority of the landscape yards have been increased from the existing condition we would like to reserve the rights to maintain the existing landscape yards**
  - c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Plan Commission shall recommend either or both of the following requirements:
    - 1) All structures located on the perimeter of the planned development must set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses; **RESPONSE: The proposed building are currently setback a more then adequate distance to minimize impact on the neighboring properties**
    - 2) All structures located along the entire perimeter of the planned development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses. **RESPONSE: vegetation and greenspace has been provided to screen the proposed Grocery store from the properties to the south and east**



7. That the area of open space provided in a planned development shall be at least 25% more than that required in the underlying zone district.

**RESPONSE: The existing greenspace (pervious surface) is 0.41% or 1,600 SF. The proposed greenspace will be +/- 71,000 SF or 20% of the area**