

October 2, 2008

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

**Subject: PC 08-28: 400-470 E. Roosevelt Road**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting that the Village approve the following actions for the property located within the B4A Roosevelt Road Corridor District:

1. Pursuant to Section 155.504(A) (major changes in a planned development) of the Lombard Zoning Ordinance, amend the conditional use approval for the Carson Center Planned Development, as established by Ordinance 5456, to allow for the property at 470 East Roosevelt Road to be included within the geographical extent of the planned development.
2. Grant a conditional use from Sections 155.304 and 155.305 of the Zoning Ordinance to allow for the existing parking lot on the 470 East Roosevelt Road property to remain.
3. Grant site plan approval authority to the Plan Commission for any future development activity within the planned development.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on September 15, 2008. George Evangelopoulos of GEA Architects, consultant for the petitioner Comar Properties, presented the petition. He described the nature of the petition and their request. He noted that they propose to construct two driveways from the existing Carson's Center development to an existing parking lot on the 470 E. Roosevelt Road site. They demolished the Glenbard Electric building last year and they propose to keep the existing parking lot on the site for the use of the Carson's Center. The driveway extension will allow for access to the traffic light at Roosevelt Road and Fairfield Avenue.

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Chairperson Ryan then opened the meeting for public comment. There were no comments in favor or in opposition to the proposal. Chairperson Ryan then requested the staff report.

William Heniff, Acting Director of Community Development, presented the staff report. The 400-450 E. Roosevelt Road property was improved with a Carson's Center shopping center in 2003. 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. 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. 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.

The petitioner is proposing to construct two driveways linking the parking lot to the Carson's Center parking lot. The zoning actions 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. 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 a more unified development.

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 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, benefits can be achieved. In this case, the parking lot would be primarily used for daylong employees within the Carson's Center. The lot would provide for a greater float of additional customer parking in the Carson's Center.

As noted within the engineering comments, the pavement and base stone located in the far northwest corner shall be removed and 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.

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 they noted that the southern access drive to Fairfield Avenue should be restricted to right in/right-out movements.

Staff recommends approval of the request, subject to the conditions within the report.

Chairperson Ryan opened the public hearing for discussion and questions by the Plan Commission.

Commissioner Olbrysh stated that he had no problem with the request.

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 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, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with 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.

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Respectfully,

**VILLAGE OF LOMBARD**

Donald F. Ryan  
Lombard Plan Commission

att-  
c. Petitioner  
Lombard Plan Commission

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