
PC 22-05

USMANIA PRIME, 855 E. ROOSEVELT ROAD

VILLAGE BOARD OF TRUSTEES

JUNE 16, 2022



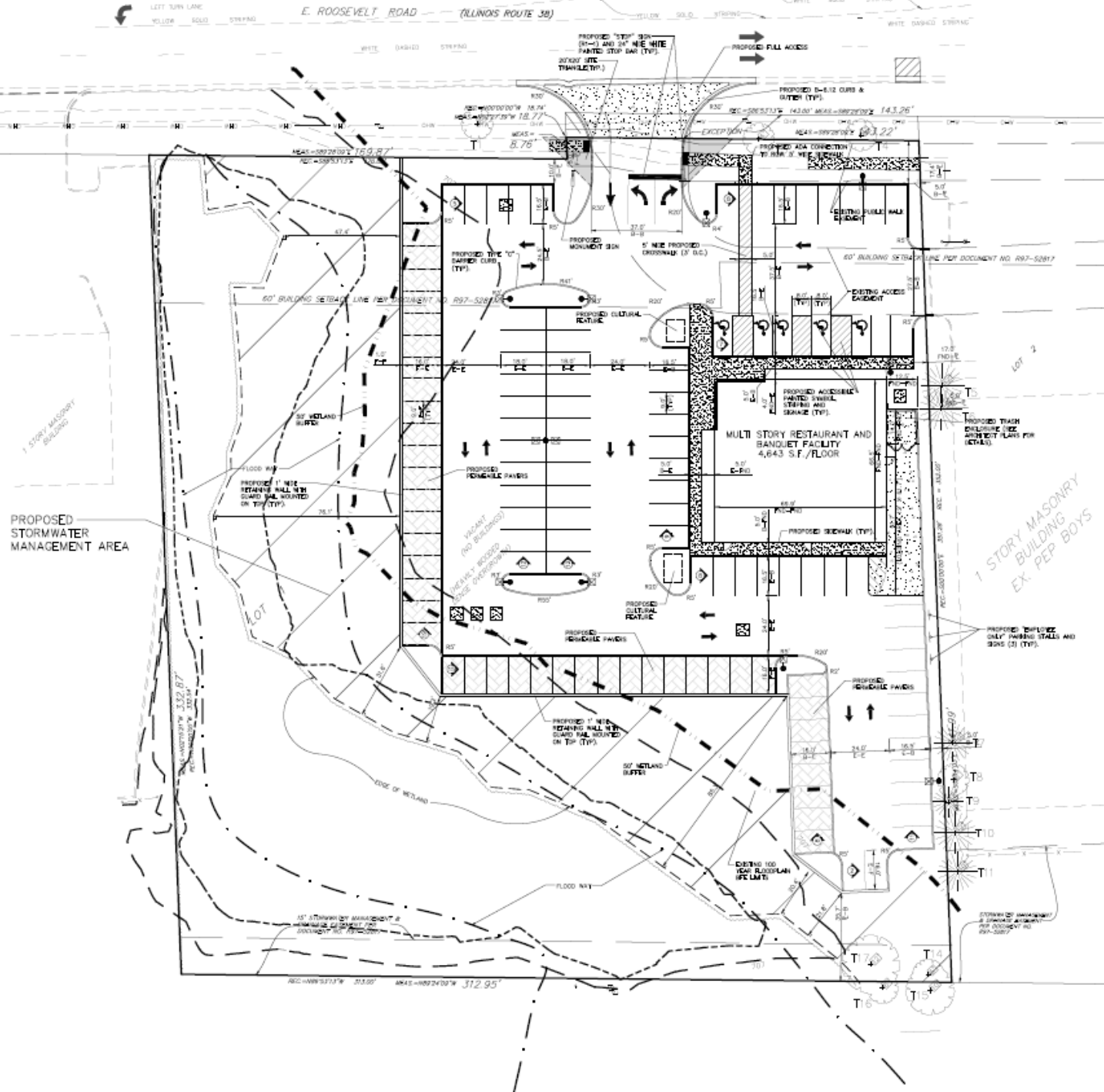


USMANIA PRIME EXISTING CONDITIONS

- Petitioner is seeking conditional uses and variances
- Zoned B4A Roosevelt Road Corridor District
- Comprehensive Plan shows Community Commercial
- Subject property (2.45 acres) is currently vacant
- Approximately 1/2 (1.26 acres) is unusable due to wetlands and floodplain

	Zoning Districts	Land Use
North	B4A	Public Storage (under construction)
South	DuPage County	Unincorporated single-family homes and York Center Park District owned undeveloped property
East	B4A	Pep Boys
West	B4A	Retail strip center





- GENERAL NOTES:**
1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #17-22354 DATED 08/16/2021) PREPARED BY GENTLE AND ASSOCIATES, INC. 850 E. ST. CHARLES PLACE, LOMBARD, ILLINOIS 60148 (330) 916-6282
 2. ALL RADIIUS DIMENSIONS ARE TO BACK OF CURB.
 3. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 4. ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.
 5. WHERE NECESSARY HAVE TO CROSS A TRAVELING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW SLIP RESISTANT PAINT.

ON SITE PARKING DATA

REGULAR SPACES	108
EMPLOYEE ONLY SPACES	3
ADA ACCESSIBLE SPACES	3
TOTAL SPACES	116

SITE DATA

LOT AREA	= 105,372 S.F. (2.42 AC.)
BUILDING AREA	= 18,593 S.F. (INCLUDING CELLAR AND ROOF TOP)
P.A.R.	= 0.18

DIMENSION LEGEND

P = FACE	PNC = FENCE
PND = FOUNDATION	R = RADIIUS
B = BACK	C = CENTER
E = EDGE	PL = PROPERTY LINE



SITE PLAN

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SAFA PROPERTY, LLC

8000 Lawndale

Stoke, IL

VIP - LOMBARD

855 E. Roosevelt Road

Lombard, Illinois

Prepared For:

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Prepared By:

Watmark Engineering Resources

10000 W. 100th Ave.

Skokie, IL 60077

(847) 374-0000

CHECKED BY: J. MILLER

DESIGNED BY: K. LACK

DRAWN BY: K. LACK

DATE: DECEMBER 30, 2021

SCALE: 1" = 30'

PROJECT NO.: 21005

ZONING RELIEF REQUESTED – CONDITIONAL USES

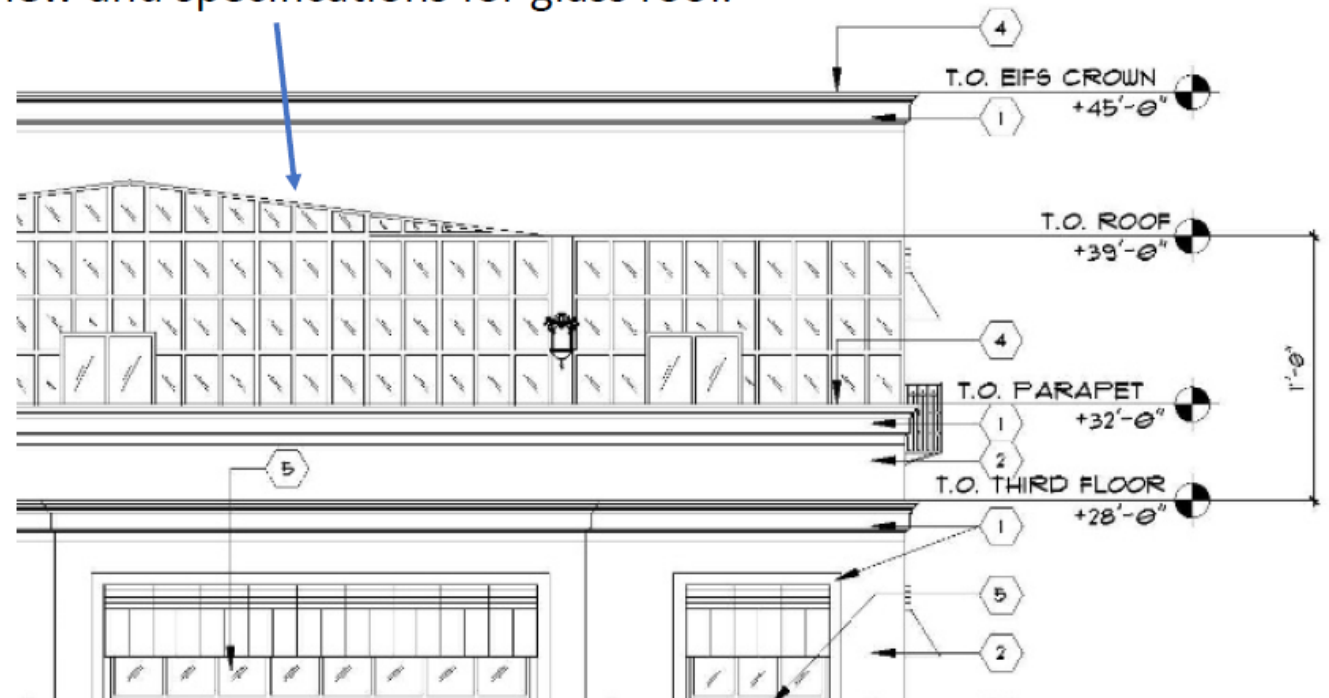
- Restaurants are a **permitted** use
- A conditional use approval is required for restaurants *which include entertainment and dancing when conducted as part of the restaurant operations*
- Zoning action is for the ancillary activity, to distinguish from other land uses such as theaters, club venues and the like

ZONING RELIEF REQUESTED – CONDITIONAL USES

- A conditional use to allow a building containing a restaurant as a principal use that will exceed 40 feet in height
- A portion of the building **may** be above the 40' height requirement

Applicant cannot determine height to mean until structural review and specifications for glass roof.

The height to mean may be 40 feet (which complies), but it will likely be 41-43 feet.

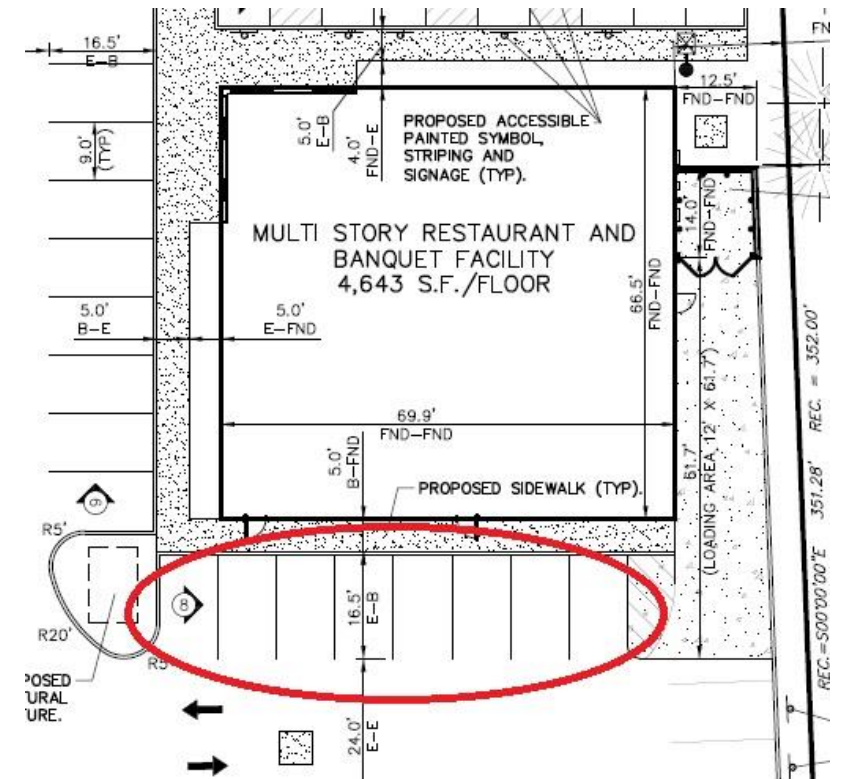


ROOF ELEMENTS



ZONING RELIEF REQUESTED – CONDITIONAL USES

- A conditional use to allow outdoor display and sales on a seasonal or periodic basis in the row of parking along the south elevation of the building and in the rooftop area
- for seasonal outside cultural activities or bazaars
- ancillary to the operation of the restaurant



ZONING RELIEF REQUESTED – CONDITIONAL USES

Draft conditions:

- Condition 4: The outdoor display and sales shall occur in the row of parking along the south elevation of the building and in the rooftop area. Such activity in the parking spaces will only occur between noon and 7:00 PM on Saturdays and Sundays unless the Village issues a special event permit.
- Condition 5: The rooftop patio shall close by 10:30 PM Monday through Thursday; 11:30 PM Friday and Saturday; and 9:30 PM on Sunday.
- Condition 6: There shall be no amplified sound on the rooftop patio.
- Condition 9: The outside bazaars shall not contain amplified sound.

ZONING RELIEF REQUESTED – VARIANCE (PARKING SPACES)

- A variation sought to allow 116 parking spaces to serve dining areas and to allow a reduction of eight (8) of these spaces for seasonal outdoor cultural events

Based upon various formulas, the following existing code provisions apply:

- **Sit down restaurant (> 7,000 s.f.g.f.a):** Computes to 18.5 parking spaces per 1,000 s.f.g.f.a. In this case and assuming the formulated 10,604 sq. ft. of net space = **197 required spaces.**
- **Banquet facility:** (1 space per 3 seats plus 1 space per employee). The petitioner initially contemplates 348 seats and 22 employees, computes to **137 required spaces.**
- Testimony offered relative to Lombard provisions and other nearby municipalities, using such examples as a justification for relief.

ZONING RELIEF REQUESTED – VARIANCE (PARKING SPACES)

Petitioner's testimony noted:

1. Limitations to provide additional spaces on subject property
2. Unique building and design (multiple kitchens and storage/BOH areas on floors, duplicate/dead space areas)
3. Typical space allocation for restaurants as percentage of overall restaurant floor area
4. Unique business model providing for mix of restaurant/banquet options at same time

Intends to utilize valet parking for on-site parking as well (administrative approval only, but could also be a condition of approval)

ZONING RELIEF REQUESTED – VARIANCES (PARKING SPACES)

Condition 8. There shall be seven (7) spaces designated as employee only. Three (3) are near the loading area and four (4) are at the south end of the parking lot. The three (3) parking spaces near the loading zone shall be signed for employee use only.

Condition 11. The petitioner shall limit the available patron seating associated with the facility to not exceed **282** seats due to the amount of parking provided. Should the petitioner apply for a conditional use for off-site parking at a later date, the petitioner may petition for an increase in the numbers of seats at a ratio of 1 parking space for 3 seats. *(i.e., a reduction of **66** seats from petitioner's plan)*

ZONING RELIEF REQUESTED – PARKING SPACES (VALET PARKING)

While not a zoning provision, Chapter 127 of the Business Regulations sets forth the policies and process associated with securing an annual valet parking permit approval, including:

- Submittal of a valet parking plan for on and off-site parking)
- Operator information, if not on site
- Lease/approval information for off-site parking
- Operational provisions

ZONING RELIEF REQUESTED – VARIANCES (LOADING)

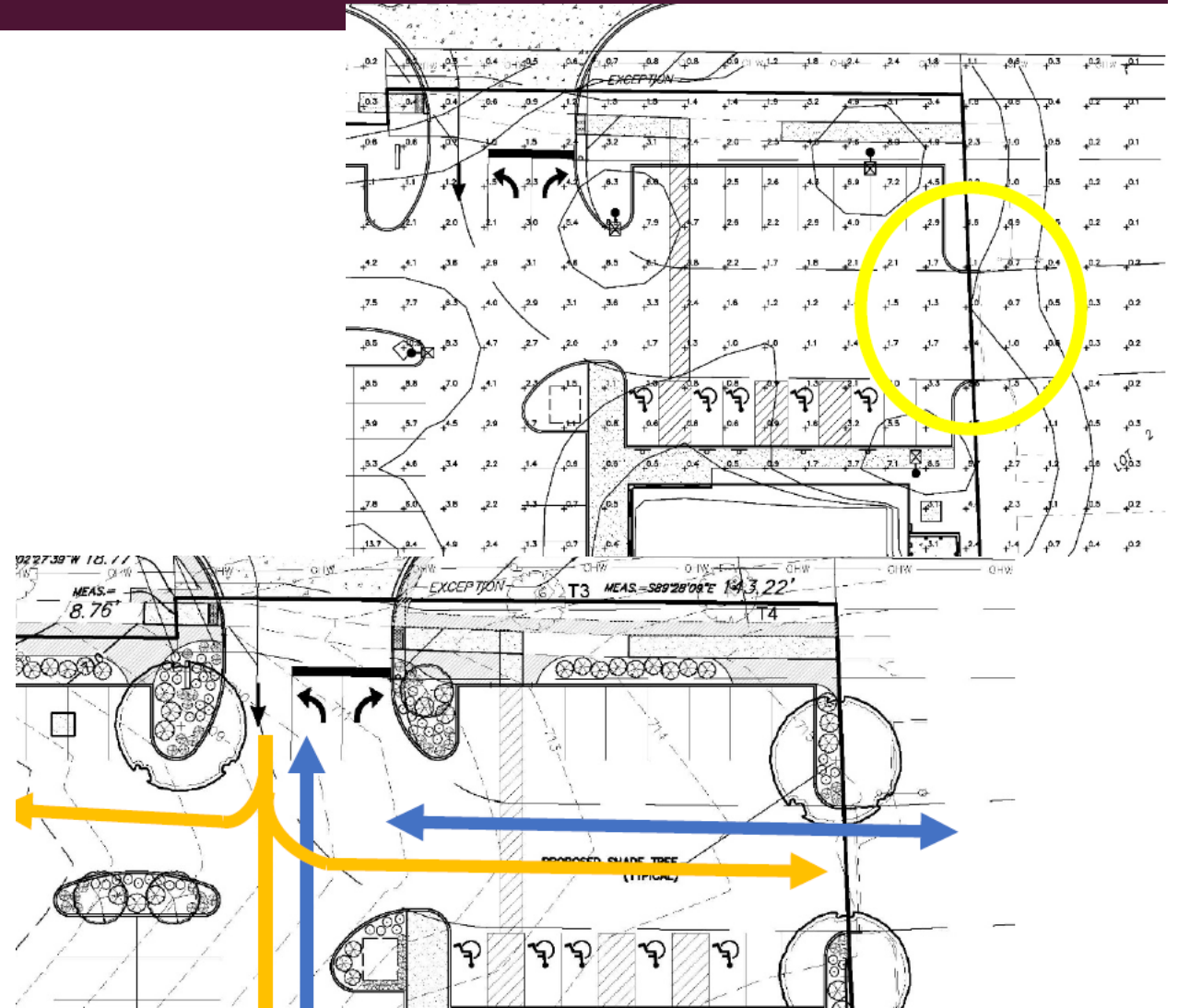
A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Sections 155.417(G)(12) and 155.603(A) which does not require a loading space, but which requires a voluntary loading space to be constructed with a maneuvering apron (155.603(A)(2)(a)(ii)) in order to allow three (3) employee parking spaces at the entry to a loading zone (155.603(A)(6))

- Spaces will be marked for employees only since they are near the loading zone



ZONING RELIEF REQUESTED – LIGHTING

- A variation which requires parking lot lighting to be directed away from the lot lines and to fall below certain maximum intensities in order to avoid these requirements for lighting adjacent to the access easement serving the subject property and the easterly adjacent property
- For the cross access easement area shared with Pep Boys near Roosevelt Road



ZONING RELIEF REQUESTED – LANDSCAPE ISLAND TREE

- Variation in order to allow landscape islands on the west elevation of the building to host two rickshaws and have less than the number of required shade trees and ground cover
- Would eliminate 2 landscape island trees in place of decorative rickshaws



ZONING RELIEF REQUESTED – RICKSHAW UP-LIGHTING

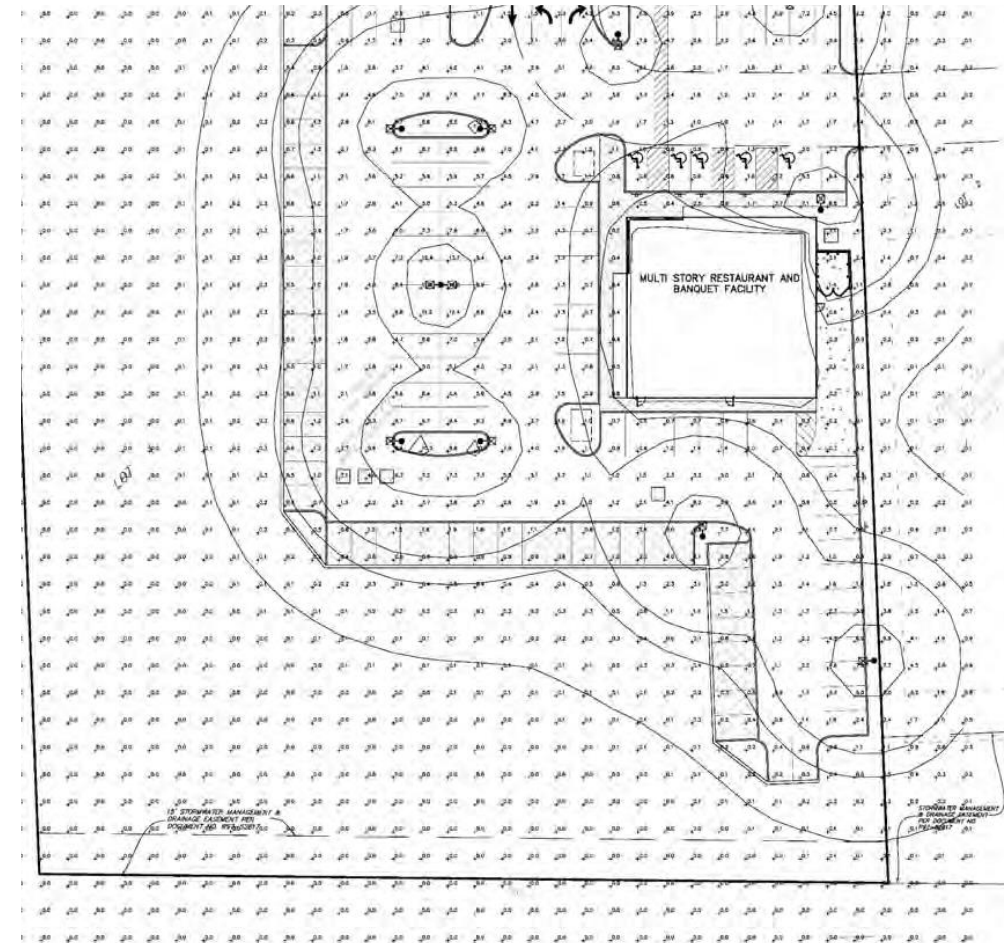
- Variation which requires lighting to shine down in order to permit evening lighting designed to articulate landscape features and the rickshaws as approved by the Director of Community Development and provided that no perimeter landscaping within 100 feet of the south lot line is articulated with such lighting
- Would allow the lighting at the rickshaws to shine up, not down (*not uncommon*)



PHOTOMETRICS

No relief requested along south,
west or north property lines

Draft photometric plan prepared
shows code compliance (i.e., < 0.5 f.c. at noted property line)



PHOTOMETRICS

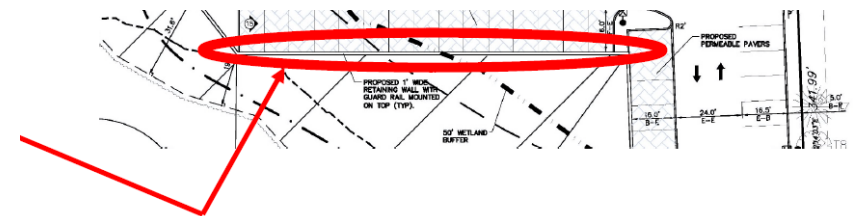
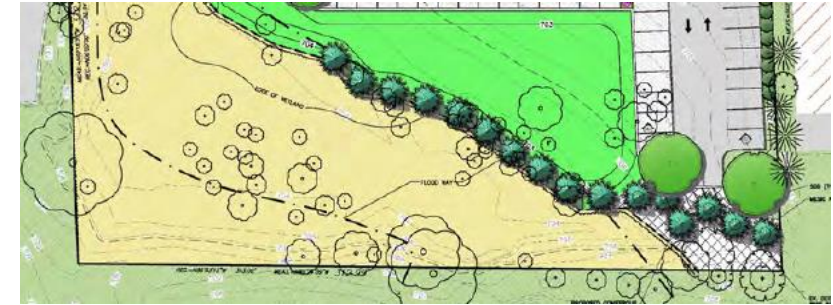
ADDITIONAL CONDITIONS OF APPROVAL

- Condition 12. There shall be no outside lighting above the second floor. There shall only be one light on the second floor facing south. There shall be one light on the south side on the southwestern corner.
- Added at the May 16th Plan Commission meeting due to neighbor concern on lighting
- Additional lights will be reduced from this rendering



ZONING RELIEF REQUESTED – LANDSCAPING

- A variation which requires transition yard areas not planted with trees or shrubs to be maintained as lawn in order to permit the south lot line to be maintained with all trees and understory plant material to remain in the wetland, flood way and floodplain reflected in the plans (affects south transition yard except east +/-45 feet)



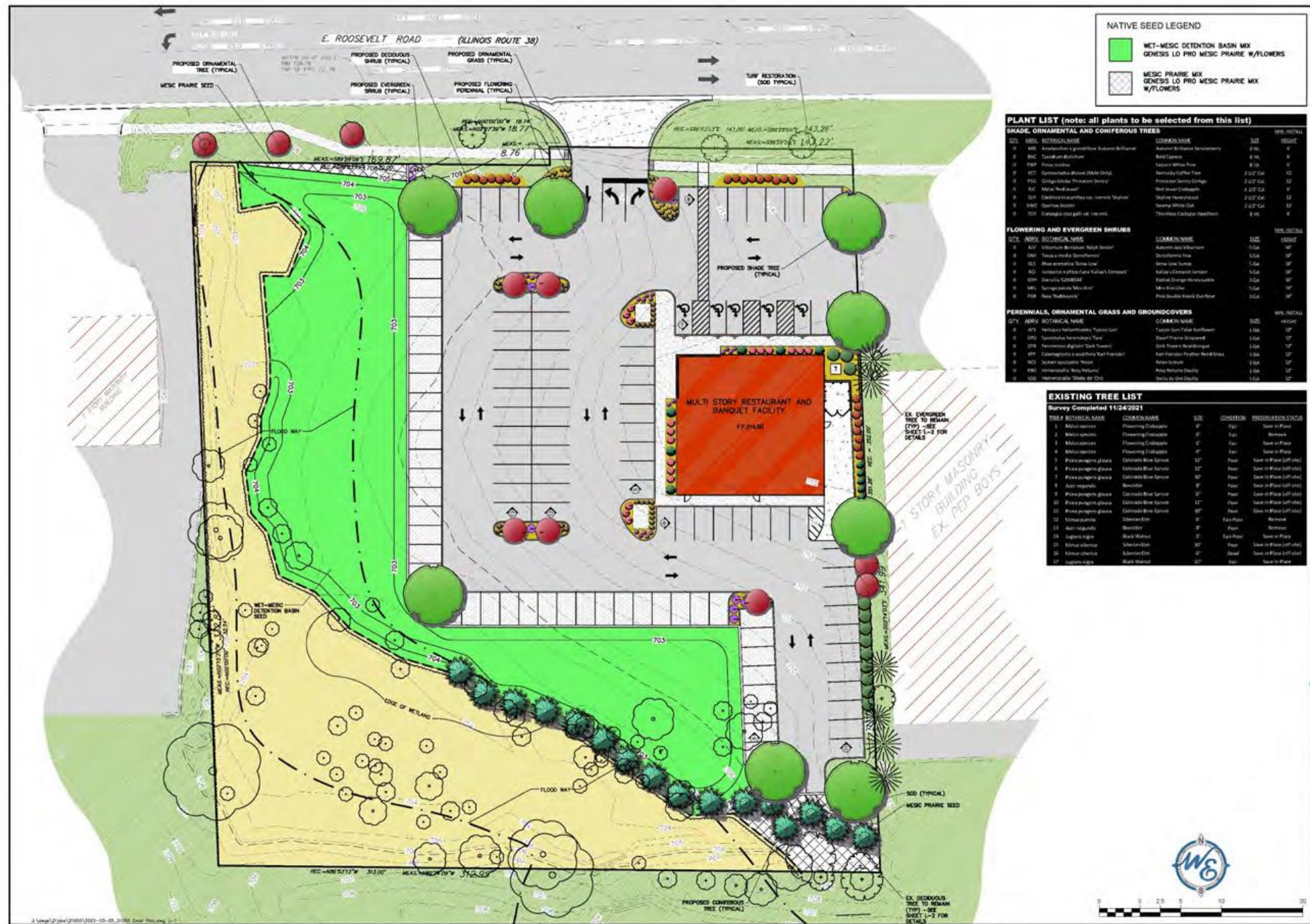
LOCATION OF POSSIBLE 48-IN MINIMUM FENCE
(MEASURED ABOVE TOP OF CURB, IF NO CYPRESS)

ZONING RELIEF REQUESTED – LANDSCAPING

- Variations which imposes several detailed landscaping requirements, in order to accomplish innovative landscaping shown in the two-sheet landscape plan on file with the Village for the benefit of natural areas on the site and to the south as well as residential neighbors to the south
- Approval of a site plan and preliminary landscaping plan
- Intended to provide for greater species selection, taking into account site considerations

USMANIA
— PRIME —





ZONING RELIEF REQUESTED – LANDSCAPING

As a partial waiver community, DuPage County reviews, wetland/floodplain areas as part of final engineering review

Village Code provision: if landscape requirement conflict with other regulatory obligations (DCSFPO), County provisions apply

Allows the wetland, flood way, and floodplain to the south to remain largely as is with existing trees and vegetation

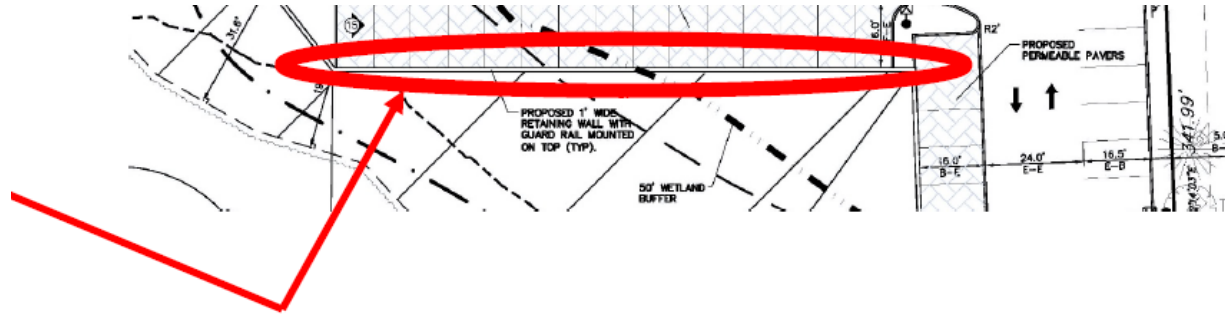
Village role: final engineering and review of runoff and detention areas

ZONING RELIEF REQUESTED – LANDSCAPING

Condition 7. The petitioner shall include screening trees (bald cypress or a suitable alternative suggested by DuPage County) along the northeast portion of the wooded wetland or wetland buffer near the mid-elevation that divides the retention area from the wetland. Such trees shall meet DuPage County's design approval for the wetland area. The petitioner is allowed to amend this condition should DuPage County require a change (in the number, type, or location of the trees).

ZONING RELIEF REQUESTED – LANDSCAPING

Condition 10. If DuPage County eliminates the bald cypress trees for screening, the petitioner shall place a 4' (four foot) tall fence for screening in conformance with the plan prepared by the petitioner.



LOCATION OF POSSIBLE 48-IN MINIMUM FENCE
(MEASURED ABOVE TOP OF CURB, IF NO CYPRESS)

ZONING RELIEF REQUESTED – LANDSCAPING

- Variation which requires a ten-foot foundation landscaping area on all sides of a building in order to allow development with a five-foot foundation landscaping area on the north and west sides and no foundation landscaping area on the east and south



ZONING RELIEF REQUESTED – LANDSCAPING

- Allows for reduced foundation landscaping along the north and west sides of the building
- Allows for no foundation landscaping along the east side (loading dock) and south side (employee entrance) of the building
- Allows the building to be placed at a suitable location on the property, further away from the special management area
- Relief can be approved by staff





PUBLIC OUTREACH/MEETINGS TO DATE

- Neighborhood meeting held March 2
Neighbors brought up concerns on drainage, height, stormwater, nature, lighting, and noise
- Separate engagements with petitioner's Counsel and Village staff
- Plan Commission meeting on March 21, April 18, and May 16
- Board of Trustees Meeting on June 16 for first reading

BOARD OF TRUSTEES STEPS TO BE TAKEN

- Recommendation from Plan Commission (7-0) to approve the zoning requests with conditions (intended to address concerns)
- Consideration of zoning requests
- Ordinances require two votes for approval
 - Tonight is first reading
 - Second reading is scheduled for July 21

BOARD OF TRUSTEES

STEPS TO BE TAKEN (IF PROJECT IS APPROVED)

- Final engineering to be completed, submitted to:
 - Village (for local code compliance and stormwater detention review)
 - DuPage County (for floodplain/wetland engineering approval)
 - IDOT (for any improvements within the Roosevelt Road right-of-way)
- Section 154.602(D)(3)(d) code provisions require joint approval **before any construction activity can start**

BOARD OF TRUSTEES

STEPS TO BE TAKEN (IF PROJECT IS APPROVED)

- Building plan submittal:
 - Village Building & Fire (for code compliance issues)
 - Flagg Creek Sanitary District (for sanitary sewer review)
 - DuPage County Health Department (for restaurant review)



Questions?