



Village of Lombard

Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org

Legislation Details

File #:	220097	Version:	4	Name:	Pc 22-05 855 E Roosevelt Road
Type:	Ordinance	Status:		Status:	Passed
File created:	3/2/2022	In control:		In control:	Village Board of Trustees
On agenda:		Final action:		Final action:	7/21/2022
Title:	PC 22-05: 855 E. Roosevelt Road (Usmania Prime) Restaurant/Banquet Facility The Plan Commission submits its recommendation to approve an Ordinance granting petitioner's Safa Enterprises, LLC's request that the Village take the following actions on the subject property located within the B4A Roosevelt Road Corridor District, to provide for the construction of a new principal building: <ol style="list-style-type: none">1. A conditional use under Sections 155.103(F) and 155.417(G)(2)(a)(vii) of the Zoning Ordinance to allow a restaurant, including entertainment and dancing when conducted as part of the restaurant operations and secondary to the principal use;2. A conditional use under Sections 155.103(F) and 155.417(G)(2)(c)(vii) of the Zoning Ordinance to allow a building containing a restaurant as a principal use that will exceed 40 feet in height;3. A conditional use under Sections 155.103(F) and 155.417(G)(10)(b) of the Zoning Ordinance 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;4. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Sections 155.417(G)(12) and 155.602(C)(Table 6.3) which require 112-132 parking spaces in order to allow 116 parking spaces to serve dining areas not to exceed those shown in the plans and to allow a reduction of eight (8) of these spaces for seasonal outdoor cultural events according to the conditional use noted in Item 3;5. 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));6. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Sections 155.417(G)(12), 155.417(G)(14) and 155.602(A)(10)(d) 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;7. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Sections 155.417(G)(12) and 155.706(B)(2)(c) 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;8. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Section 155.417(G)(14) 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;9. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Section 155.707(B)(4)(d) 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);10. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Section 155.708 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;11. A variation under Sections 155.102(B)(3) and 155.103(C)(2)(b) from Article XI which imposes several detailed landscaping requirements in Sections 155.701 through 155.710 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;				

and

12. Approval of a site plan and landscaping plan under Section 155.103(l) and Section 155.702 of the Zoning Ordinance. (DISTRICT #6)

As the subject property is partially situated within a Special Management Area (floodplain), any final approval actions by the Village Board is subject to DuPage County Stormwater and Floodplain Ordinance review and approval.

Sponsors:

Indexes:

Code sections:

Attachments:

1. 220097_PC 22-05 855 E Roosevelt Road - Usmania Prime, 2. PC public comments, 3. 22-034 Usmania Banquet Hall in Lombard 3-8-2022 jm, 4. 22-009LUOreport, 5. 009 PROJECT NARRATIVElomb, 6. 010 B4A ROOSEVELT ROAD CORRIDOR DISTRICT TABLE OF COMPLIANCE, 7. 011 LINES OF SIGHT DIMENSIONED, 8. 012 PARKING CALCS, 9. 014 COMPARATIVE, 10. 015 SIGN TABLE, 11. 016 21-22354-REV 1, 12. 017 2022-02-03_21055_Site Plan, 13. 018 2022-02-03_21055_L-1, 14. 019 2022-02-03_21055_L-2, 15. 020 2022-02-03_21055 Preliminary Engineering Plan, 16. 021 2022-02-03_21055_Photometric Plan, 17. 022 Monument sign_rvisioned, 18. 023 Usmania FrontBuilding sign, 19. 024 Usmania Parking lot sign, 20. 025 PROPOSED CELLAR PLAN A-2, 21. 026 PROPOSED FIRST FLOOR PLAN A-3, 22. 027 PROPOSED SECOND FLOOR PLAN A-4.pdf OPTION, 23. 028 PROPOSED SECOND FLOOR PLAN A-4, 24. 029 PROPOSED THIRD FLOOR PLAN A-5, 25. 030 PROPOSED ROOF PLAN A-6, 26. 031 PROPOSED ELEVATIONS A-7, 27. 035 EcoCAT_2207130, 28. 036 KANEDUPAGE 020722, 29. 2021-12-20_21055 Prelim LS Plan-L-1, 30. PROPOSED CELLAR PLAN A-2, 31. PROPOSED ELEVATIONS A-7, 32. PROPOSED FIRST FLOOR PLAN A-3, 33. PROPOSED ROOF PLAN A-6, 34. PROPOSED SECOND FLOOR PLAN A-4, 35. PROPOSED SECOND FLOOR PLAN A-4.pdf OPTION, 36. PROPOSED THIRD FLOOR PLAN A-5, 37. PROPOSED TRASH ENCLOSURE & ELEVATIONS A-8, 38. SOUTH LIGHTING, 39. UPDATED RENDERING 2-28-2022, 40. Valet Plan Letter, 41. 220097_PC 22-05 855 E Roosevelt Road - Usmania Prime 4-18-22 PC meeting, 42. BOARD MEETING 06-16-22 1 of 10 220097 PC 22-05 855 E Roosevelt Road - Usmania Prime, 43. BOARD MEETING 06-16-22 220097 2 of 10, 22-009LUOreport, 44. BOARD MEETING 06-16-22 220097 3 of 10, 22-034 Usmania Banquet Hall in Lombard 3-8-2022 jm, 45. BOARD MEETING 06-16-22 220097 4 OF 10 documents, 46. BOARD MEETING 06-16-22 220097 5 of 10, documents, 47. BOARD MEETING 06-16-22 220097 6 of 10, documents, 48. BOARD MEETING 06-16-22 220097 7 of 10, documents, 49. BOARD MEETING 06-16-22 220097 8 of 10, fence exhibit, 50. BOARD MEETING 06-16-22 220097 9 of 10, public comments, 51. BOARD MEETING 06-16-22 220097 10 of 10, USMANIA PRIME LOMBARD 03312022 PC ppt, 52. PC 22-05 6-16-22 BOT Power Point Presentation, 53. Ordinance 8077 PC 22-05 855 E Roosevelt Rd Usmania Prime.pdf, 54. Cover Page 220097.pdf

Date	Ver.	Action By	Action	Result
7/21/2022	4	Village Board of Trustees	passed on second reading	Pass
6/16/2022	4	Village Board of Trustees	passed on first reading	Pass
5/16/2022	3	Plan Commission	recommended to the Corporate Authorities for approval subject to conditions	Pass
4/18/2022	2	Plan Commission	continued	Pass
3/21/2022	1	Plan Commission	continued	Pass