

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

High Point Center Planned Development – 541-581 E. Roosevelt Road

August 21, 2017

**Title**

PC 17-27

**Petitioner**

Tim Reber  
Woolpert  
1815 S Meyers Road, Suite 950  
Oakbrook Terrace, IL 60181

**Property Owner**

Brixmor Property Group  
22054 Farmington Road, Suite 4  
Farmington, MI 48336

**Property Location**

541-581 E. Roosevelt Road  
Trustee District #6

**Zoning**

B4APD

**Existing Land Use**

Community Commercial

**Comprehensive Plan**

Community Commercial

**Approval Sought**

The petitioner requests that the Village approve major changes to the High Point Center Planned Development, including two conditional uses and a setback deviation.

**Prepared By**

Jennifer Ganser, AICP, Assistant Director



LOCATION MAP

**DESCRIPTION**

Brixmor Property Group, property owner of the High Point Shopping Center, is proposing redevelopment plans for the eastern portion of the High Point Center Planned Development. Brixmor Property Group is proposing to demolish the east wing of the shopping center to prepare a pad for the construction of a new building by LA Fitness, in addition to demolishing the East wing's vacant outparcel building to be replaced by a new multi-tenant outlot building with a drive-thru and exterior patio seating.

**APPROVAL(S) REQUIRED**

The petitioner requests that the Village approve: major changes to the High Point Center Planned Development, as established by Ordinance No. 2867, 2924, 3679, and 5054; pursuant to Section 155.417(G)(2)(b), approve a conditional use for a drive-through and drive-in establishment/service; pursuant to Section 155.417(G)(2)(a), approve a conditional use for outside service areas for other permitted or conditional uses in this district (outdoor dining); and grant a deviation to Section 155.417(G)(5) to allow for a five foot (5') interior side yard setback for a dumpster enclosure, where a ten foot (10') setback is required.

## PROJECT STATS

### Lot & Bulk

Parcel Size:        Approx. 11  
                              acres

### Submittals

1. Petition for a public hearing, submitted;
2. Response to Standards;
3. Preliminary Site Improvement Plans High Point Centre – Phase 1, prepared by Woolpert, dated 7/17/17;
4. Concept Design, prepared by Ethos Workshop, dated 3/7/17;
5. Prototypical Front Perspective View of LA Fitness;
6. Current Site Plan, prepared by Brixmor Property Group;
7. Sign Plan, prepared by Doyle Signs, dated 7/12/17; and
8. Proposed Exterior Elevations, prepared by 222 Architects, dated 6/27/17.

## EXISTING CONDITIONS

The east wing of High Point Shopping Center currently consists of a 31,000 square foot shopping center, a 5,400 square foot outparcel building, and their associated parking lots. The east wing can be accessed via one (1) curb cut in Roosevelt Road.

## INTER-DEPARTMENTAL REVIEW

**Building Division:** The Building Division has no comments. Additional comments may be forthcoming during permit review.

**Fire Department:** The Fire Department has no comments or concerns relative to the proposed changes to High Point Center Planned Development.

### **Private Engineering Services (PES):**

- The 24-ft, 2-way drive aisle width will need to be maintained.
- Net new impervious calculations should be provided with final engineering submittal to verify if any stormwater requirements will be required.
- Any new storm sewer will need to meet the HGL sizing requirements as part of final engineering.
- The drive thru lane could be reduced in width to 20-ft, since it is one-way.
- Additional comments may be forthcoming during detailed final engineering review.

**Public Works:** The Department of Public Works has the following comments on the subject petition:

- The on-site water main is privately owned, and shall remain so;
- The on-site sanitary sewer is under the jurisdiction of the Highland Hills Sanitary District;
- Each building's fire department connection must be within seventy-five feet (75') of a fire hydrant unless otherwise allowed by the Fire Department;
- Denote all utilities to be disconnected/abandoned; and
- Additional comments may be provided upon receipt of final engineering plans for a building permit.

**Planning Services Division (PSD):**

The Planning Services Division notes the following:

**1. Surrounding Zoning & Land Use Compatibility (surrounding overall Planned Development)**

	<b>Zoning Districts</b>	<b>Land Use</b>
<b>North</b>	B4APD	Motor Vehicle Sales & Repairs (DriveTime and Firestone)
<b>South</b>	B4APD	Stormwater Detention & Wetlands
<b>East</b>	B4A	Vacant Retail Building (medical facility under construction)
<b>West</b>	B4APD	Goodwill Store & Vacant Lot

The B4A Roosevelt Road Corridor District is intended to provide retail and commercial development that is complimentary with adjacent uses, including nearby residential. Staff finds the project is consistent with the zoning and land use of the surrounding properties.

**2. Comprehensive Plan Compatibility**

The site is consistent with the Comprehensive Plans' recommendation of Community Commercial use. Though the Comprehensive Plan does not recommend signage type or locations, staff finds the proposed shopping center signage is consistent with the Planned Development's use. The proposed drive-through and outside service area meets the Comprehensive Plan goals for the area.

**3. Zoning Ordinance Compatibility**

The petitioner has requested a conditional use for a drive-through window and lane as part of the 5,400 square foot outparcel building. Per Section 155.417(G)(2)(b) of the Lombard Code of Ordinances, drive-through and drive-in establishments/services are a conditional use within spaces zoned as B4A Districts. Drive-through establishments also require a ten foot (10') bypass lane, which has been included in the petitioner's proposals. Staff supports this conditional use request and notes their past support of a similar request, when the High Point Center Planned Development went before the Plan Commission to re-establish a drive-through at 401 E. Roosevelt Road (Burger King).

The petitioner has also requested a conditional use for outdoor seating (patio) to be utilized by the 5,400 square foot outparcel building. Per Section 155.417(G)(2)(a) of the Lombard Code of Ordinances, outside service areas are a conditional use for other permitted or conditional uses in the B4A district. Staff supports this conditional use request due to their past support of a similar request, when the High Point Center Planned Development went before the Plan Commission requesting permission to construct and use an outdoor seating deck for an existing restaurant. Additionally, staff will require the petitioner to include decorative fencing around the proposed outside service area, consistent with other outdoor seating requests.

Additionally, the petitioner has requested a variance from 155.417(G)(5) of the Lombard Code of Ordinances to allow for a five foot (5') interior side yard setback for a dumpster enclosure, where a ten foot (10') setback is required. Per Section 155.710 of the Lombard Code of Ordinances, all refuse disposal and recycling bin areas must be screened on all sides by a solid wood fence, or fence of equivalent material, between six feet (6') and eight feet (8') in height. Although the proposed enclosure would encroach within

the required ten foot (10') setback, the required screening would reduce the visibility of the enclosure for drivers of Roosevelt Road, employees and customers of the shopping center, and viewers on adjacent properties. Furthermore, the proposed landscape plan indicates that the enclosure may be further blocked from view by foliage, as well as by an adjacent building, which faces away from the center.

#### **4. Signage**

The petitioner has provided plans and designs for multiple signs, including: three new freestanding signs to replace those currently located in the Planned Development; and new wall signs for the proposed building to be occupied by LA Fitness. All sign plans and designs are Code compliant.

#### **5. Building Materials**

The exterior of the proposed building for L.A. Fitness is comprised of nine (9) materials, including: Painted Concrete Panels – Match PPG Paints 'Focus' #1008-1; Painted Concrete Panels – Match PPG Paints 'Gray By Me' #1008-4; Prefinished Metal Siding – Longboard 'Light National Walnut'; EIFS Cornice – Match PPG Paints 'Metropolis' #1006-7 & PPG Paints 'Gray By Me' #1008-4; Painted Metal Canopy – Match PPG Paints 'Cinnamon Crunch' #1080-6; Curtainwall and Entry Doors – Clear Anodized Finish with Dual Glazed Green Tint Glass; Prefinished Aluminum Accent – Match LAF Logo Color Yellow PMS #129U; Painted EIFS Canopy – Match PPG Paints 'Focus' #1008-1; and Firestone Una-Clad Aluminum Panel – Medium Bronze.

The exterior of the proposed outparcel building is comprised of five (5), including: Tru-Grain Composite Siding; Stone Veneer; EIFS (Signboard); Aluminum Storefront with Clear 1' Insul. (Low-E) Glazing; and Cast Stone "Cap" and Belt-Course.

Masonry is common along Roosevelt Road, indicating that the proposed exterior building materials will match and enhance the existing character of the Roosevelt Road Corridor. Staff has no issues with the proposed exterior building materials.

#### **6. Planned Development**

The petitioner requests that the Village approve major changes to the High Point Center Planned Development, as established by Ordinance No. 2867, 2924, 3679, and 5054. Major changes are defined in Section 155.504 of the Lombard Code of Ordinances as:

"... those which: 1) alter the concept or intent; 2) increase the density; 3) reduce the dimensions of peripheral yards; 4) change the location of any buildings by more than 10 feet; 5) change the use of the site; 6) increase building height; 7) reduce open space by more than ten percent from the original planned development approval; 8) change the proportion of housing types by more than 15 percent; 9) change road standards or locations; or 10) change the final governing agreements on the planned development."

Per Section 155.504, the petitioner requests major changes to a Planned Development given that they propose to change the location of buildings by more than 10 feet.

Staff also notes that the first phases of modifications to the center will improve the aesthetics and the overall function of the center. The eastern portion of the center was designed as a series of offset, smaller tenant spaces that have limited visibility to Roosevelt Road and are more difficult to repurpose. As such, the property owner is seeking a large-scale redevelopment effort to revitalize the center.

## ***7. Landscaping***

The petition calls for the amendment of the shopping center's landscape plan, set forth by Ordinance 5054, which amended Ordinances 2866 and 2867 to allow for an alternative landscape plan. The petitioner's proposed landscape plan is Code compliant.

## **SITE HISTORY**

High Point Shopping Center was built in the late 1980s and has been before the Village of Lombard's Plan Commission multiple times. One address was previously granted a conditional use for a drive-through restaurant facility, and another was permitted to construct and use an outdoor seating deck for an existing restaurant.

Ordinance 3064, adopted June 2, 1988, allows additional wall signage throughout the entirety of the shopping center. Ordinance 3679, adopted April 15, 1993, increased the shopping center's maximum number of freestanding signs to three, including one primary identification pole sign and two secondary pole signs.

## **FINDINGS & RECOMMENDATIONS**

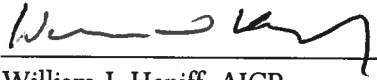
Based on the above findings, the Inter-Departmental Review Committee has reviewed the petition and finds that it meets the standards for major changes to a planned development, conditional use, and variations, as established by the Lombard Zoning Ordinance. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and testimony presented, the proposed site plan with companion major changes to a planned development, conditional use, and variations, and **complies** with the standards required by the Village of Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 17-27, subject to the following conditions:

1. That the major changes to a planned development, conditional use and variations approval are valid only for the subject property at 541 – 581 E. Roosevelt Road, High Point Center Planned Development;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code, or as provided as part of the original planned development approval set forth in Ordinance 5488:
  - a. Preliminary Site Improvement Plans High Point Centre – Phase 1, prepared by Woolpert, dated 7/17/17;
  - b. Concept Design, prepared by Ethos Workshop, dated 3/7/17;
  - c. Prototypical Front Perspective View of LA Fitness;
  - d. Current Site Plan, prepared by Brixmor Property Group;
  - e. Sign Plan, prepared by Doyle Signs, dated 7/12/17; and
  - f. Proposed Exterior Elevations, prepared by 222 Architects, dated 6/27/17.
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and

4. Pursuant to the Zoning Ordinance, the project construction shall commence within one (1) year from the date of approval of the ordinance, or this approval shall become null and void unless a time extension has been granted by the Village Board.

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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## PLANNING COMMISSION SUMMARY

**Location:** HIGH POINT SHOPPING CENTER – 401-581 Roosevelt Road Lombard, IL

**Re:** LA Fitness Building, Signage and Site Design, Small Shop Facade Renovation (2 Spaces), New Outlot Building and Site Design and Pylon Signs renovation

**Date:** July 17, 2017

### **Shopping Center History:**

High Point is a 240K SF Shopping Center in Lombard, IL which is currently anchored by Office Depot (26K) and Jo-Ann Fabrics (17K SF)

The East side of the center suffers from a poor configuration that is perpendicular to Roosevelt Road. As a result, this side of the center has endured a high rate of turnover and shop vacancy. Brixmor is proposing to demolish this East wing of the center and prepare a pad for the construction of a new building by LA Fitness which we feel will revitalize the East side of the center.

In addition to the vacant strip of shop spaces, the East side of the center has an outparcel building that has been vacant since Pearle Vision vacated three years ago. Recently Ultra Foods (62K SF) has vacated their space and a 36K SF box on the West side has sat vacant since Babies "R" Us left the center over two years ago. Brixmor intends to begin revitalizing the center per the scope of work indicated below.

### **Proposed Redevelopment Shopping Center Changes:**

- Demolish 31K SF of vacant shop space on east side to allow for the construction of a new 34K SF LA Fitness Building. This includes reconfiguration of parking lot areas but does not impact any access drive lanes directly off of Roosevelt road
- Demolish the existing 5400K outparcel building and replace it with a new single use or multi-tenant 5,400 SF outlot building with the options for a drive-thru and exterior patio seating.
- Update 90 LF of existing Shopping Center Façade facade on south end of new LA Fitness Building.
- Update 3 out of date Pylon signs to a more contemporary design that mimics details from our new proposed small shop facade renovation and LA Fitness's proposed building.

### **Proposed Design Concepts:**

The building, facade and pylon sign designs that Brixmor and LA Fitness are proposing are intended to develop and set, as a precedent, a newer and more contemporary look to the design of the shopping center.

LA Fitness is proposing to use window fenestration, awnings and prefinished siding building elements to break up their main building component which consists of precast panels with reveals. Brixmor's design elements for their new outlot building, facade renovation and pylon signs intends to play off these elements and colors establishing an overall standard for future development to the center.

The proposed clean main building lines, warm colors and building accent elements have been carefully placed in certain locations to bring forth a fresh and contemporary look to this new redevelopment. Brixmor intends to use EIFS with reveals, stone veneer and faux wood paneling in our design of the new outlot building, façade and pylon renovation in order to mimic the main building design elements of LA Fitness.

Brixmor's commitment to revitalizing this shopping center starts with these latest redevelopment modifications and our goal is to expand upon these alterations with additional upgrades as the center vacant spaces are leased up.

## **CONDITIONAL USE: DRIVE-THROUGH WINDOW/LANE**

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

**The establishment, maintenance, and operations of the drive-through are limited to business hours, which will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare of the community. Adequate stacking for the proposed drive-through will be provided on the project site.**

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;

**The surrounding establishments are currently retail or restaurant operations, therefore the redevelopment will not affect the uses of the property in the immediate vicinity.**

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

**The drive through lane is on property wrapping around the proposed retail and restaurant building, which will not impede or impact improvements to other areas of the property.**

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

**Public utilities will be provided for the retail and restaurant building with an additional by-pass lane for access around the building. Drainage will be provided through existing and additional drainage structures.**

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

**There are no proposed improvements to the existing ingress and egress. Access to the restaurant drive-through begins on property away from the main ingress/egress lane, preventing congestion on Roosevelt Rd. There is adequate vehicle stacking as well as a by-pass lane to prevent congestion within the parking area as well.**

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

**The redevelopment of the retail space and restaurant with drive-through will encourage growth and additional development for the Village.**

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

**All other design aspects other than the additional conditional use and variation requests shall conform to the B4A Roosevelt Road Corridor District zoning regulations.**



## **CONDITIONAL USE: OUTDOOR SEATING (PATIO)**

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

**The establishment, maintenance, and operations of the outdoor seating area are limited to business hours, which will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare of the community.**

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;

**The surrounding establishments are currently retail or restaurant operations, therefore the redevelopment will not affect the uses of the property in the immediate vicinity.**

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

**The 375 sf outdoor seating area is located directly in front of the restaurant, which will not impede or impact improvements to other areas of the property.**

4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

**Public utilities will be provided for the retail and restaurant building with an additional by-pass lane for access around the building. Drainage will be provided through existing and additional structures.**

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

**There will be no improvements to the existing ingress and egress. Access to the restaurant is on property, away from the main ingress/egress lane, preventing congestion on Roosevelt Rd. There is adequate parking in front of the restaurant and the outdoor seating area limiting pedestrian traffic as well.**

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

**The redevelopment of the retail space and restaurant with outdoor seating will encourage growth and additional development for the Village.**

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

**All other design aspects other than the additional conditional use and variation requests shall conform to the B4A Roosevelt Road Corridor District zoning regulations.**

## **VARIATION: SIDE YARD SETBACK FOR DUMPSTER ENCLOSURE**

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be applied.

**The proposed location for the dumpster enclosure is affected by the parking requirements and traffic flow around the proposed buildings. In order to prevent congestion and to allow access for emergency and service vehicles, the enclosure location will encroach upon the 10' side yard setback from the property line. The proposed location is set back 5' from the property line.**

2. The conditions upon which an application for a variation is based are unique to the property for which the variation is sought, and are not generally applicable to other property within the same zoning classification.

**Based on the site plan and traffic circulation, the dumpster enclosure is proposed in the location shown to best serve the proposed buildings.**

3. The purpose of the variation is not based primarily upon a desire to increase financial gain.

**The purpose of the side yard setback variation is to provide a dumpster enclosure for the proposed retail and restaurant building.**

4. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person presently having an interest in the property.

**The proposed location is determined by the site design which is affected by the ordinance requirements for this parcel. No person presently having an interest in the property is creating the need for this variation.**

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

**The proposed dumpster enclosure will not be detrimental to public welfare or impact additional improvements to the property or surrounding properties.**

6. The granting of the variation will not alter the essential character of the neighborhood; and,

**The proposed location for the dumpster enclosure will not be visible to drivers or pedestrians along Roosevelt and will not alter the character of the surrounding property.**

7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

**The proposed dumpster enclosure location is set to the east of the property, which abuts next to the rear of an existing auto parts store, which will not increase any congestion to public areas. The proposed location will not be visible to drivers or pedestrians along Roosevelt Road. Drainage will be provided to existing and new structures that will not impair or create drainage problems to the adjacent property.**