Planning & Zoning Commission
Staff Report
September 11, 2019

Item for Planning & Zoning Commission Consideration:
Request to amend the Site and Landscape Plan for the Market Centre PUD in the northwest quadrant of 63rd and Cass.

Recommended Action:
Review and approve the proposed amendments to the Site and Landscape Plan for the Market Centre PUD, including:

1. Approval of the relocation of the approved special use permit for drive-through facilities from Lot 2 to Lot 3;
2. Approval of wall signage areas as provided by the applicant.

I. Basis of Recommendation

A. Background

In July of 2018, the Village of Westmont approved a Planned Unit Development to redevelop the northwest quadrant of 63rd and Cass with a new commercial development. See Case No. 18-009. That case included approval for Site and Landscape Plans, Variances to setbacks and signage, special use permits for drive-through facilities, and a plat of resubdivision. The approved plan included 6 lots for the following uses:

1. Lot 1A: Outlot for small retail or restaurant;
2. Lot 1B: Outlot, currently under construction for Raising Cane’s;
3. Lot 2: Outlot, proposed for 2 small retail buildings, including a Starbucks
4. Lot 3: Outlot for undetermined use
5. Lot 4: Larger lot, planned for a Movie Theater use
6. Lot 5: Larger lot, currently under construction for an L.A. Fitness
Since that approval, the developers, Bradford/Kensington, has razed the vacant shopping center and begun construction of 2 of the buildings within the development—an L.A. Fitness and a Raising Cane’s fast-food restaurant with drive through.

The proposed reconfiguration of the site includes the following components:

1. Lot 1A: *Unchanged*: Outlot for small retail or restaurant;
2. Lot 1B: *Unchanged*: Outlot, currently under construction for Raising Cane’s;
3. Lot 2: Converted to parking lot;
4. Lot 3: Proposed location for uses—including Starbucks—that had been on Lot 2;
5. Lot 4: Two potential *non-movie-theater* uses are now proposed for this lot:
   i. A 35,000 s.f. Grocer; and
   ii. A smaller, as-yet-to-be-determined use of approximately 13,000 s.f.
      ○ Note--this lot *may* be subdivided with a future plat of resubdivision, to create separate lots of record for the grocer and the as-yet-unknown 13,000 s.f. user proposed for Lot 4.
6. Lot 5: *Unchanged*, currently under construction for an L.A. Fitness

B. Consistency with Comprehensive Plan

The proposed Market Centre PUD is consistent with several chapters of the Village’s adopted Comprehensive Plan, including Chapter 4 (Goals and Objectives); Chapter 5 (Land Use Plan); Chapter 7 (Business Areas Plan); and Chapter 8 (Subarea Plans). Specifically:

- **Chapter 4--Goals and Objectives:**
  - Commercial Areas Goal 1--Page 34: Create a Village-wide base of economically viable and attractive commercial areas that capitalize on the regional market and provide necessary goods and services for local residents.
  - Commercial Areas Goal 2--Page 35: Enhance the economic viability, appearance, and function of the Village’s commercial corridors, including Ogden Avenue, 63rd Street, and portions of Naperville Road and Cass Avenue.
  - Economic Development Goal 1--Page 45: Foster investment in development and redevelopment of key sites throughout the Village.
  - Economic Development Goal 2--Page 45: Maintain and strengthen the Village’s diverse tax base through the attraction, retention, and expansion of businesses.

- **Chapter 7--Business/Commercial Areas Plan:**
  
  - Page 65
    - Expand shopping opportunities for residents;
    - Strengthen and diversify the Village’s tax base;
- Improve the image, identity, and character of the community;
- Maximize the potential provided by regional traffic; and
- Provide employment opportunities.

- **Chapter 8--Subarea Plans:**
  - 63rd and Cass Subarea Redevelopment Concept--Pages 112-113

C. **Critical Issues**

1. **Parking**
   
   Staff have reviewed parking demand generated by the proposed changes to the Market Centre development and found that sufficient parking will be provided. See page 2 of the applicant’s Project Description, attached, for more details regarding parking.

2. **Special Use Permits-Drive Through Facilities**
   
   Staff recommends that the approval of this amendment to the Site and Landscape Plan explicitly include approval of the relocation of drive-through facilities from Lot 2 to Lot 3.

3. **Signage**
   
   To avoid confusion regarding allowable wall signage on buildings within this development (...as occurred with the Raising Cane’s project), staff have asked the Developers to submit wall-sign information. Staff recommends that the wall signage areas, as shown in the attached materials, should be included as a specific component of this approval.

4. **Legal**
   
   No notifications are required for proposed Site and Landscape Plans.

5. **Other Required Actions:**
   
   Village Board action is required for final approval of the Site and Landscape Plan. After the Plan Commission has made a recommendation, this request will go to the Village Board for a final decision.

6. **Code Reference:**
   
   Zoning Code Appendix A, Article IX.

II. **Recommended Conditions, Stipulations, or Other Requirements**

1. None

III. **Attachments and References**

1. Application packet from the petitioners, including:
   a. Application
   b. Project Narrative
c. Proposed Site Plan
d. Proposed Landscape Plan
e. Elevation Sheets
f. Signage information
g. Floor Plans

IV. **Principal Parties Expected at Meeting**
   1. Mr. John Schoditsch, The Bradford Real Estate Companies, applicant;
   2. Chad Jones, The Bradford Real Estate Companies, applicant.