

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : December 29, 2020 **(BOT) Date:** January 7, 2021

SUBJECT: PC 20-12, PC 20-13, PC 20-14, PC 20-15, and PC 20-16: Hoffmann Group

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests:

For PC 20-12, for the property located at 600-690 E. Butterfield Road:

- A. Amend the Village of Lombard Comprehensive Plan changing the Land Use Recommendation for the subject property from Public and Institutional to Mixed Use Commercial and Office.
- B. Approve a Map Amendment to rezone the subject property from the O Office District to the B3 Community Shopping District.
- C. Repeal Ordinance Nos. 4362, 4691, and 6060 in their entirety, which established the Northern Baptist Theological Seminary Planned Development on the subject property.
- D. Establish a new planned development for the subject property, pursuant to 155.415 (C) of Village Code, and grant approval of land use exceptions, text amendments, variations and deviations, including relief from the following standards.

For PC 20-13, for the proposed Lot 1 located at 600-690 E. Butterfield Road:

- A. Grant the following conditional uses pursuant to Section 155.415(C) of Village Code:
 1. A conditional use pursuant to Section 155.415(C)(9) for gasoline sales and gasoline sales associated with a secondary or ancillary use;
 2. A conditional use pursuant to Section 155.415(C) for one "drive through" for a car wash and two "drive throughs" for two fast-food restaurants;
 3. A conditional use pursuant to Section 155.415(C) for outside display and sales of products for the gas station; and

4. A conditional use pursuant to Section 155.208(C) for more than one principal structure on a lot of record.
- B. Grant a deviation pursuant to Sections 155.415(F)(4) of the Village Code for a rear yard setback of 8' where 30' is required for the car wash building.
- C. Grant the following sign variances from Chapter 153 of Village Code (i.e., the Lombard Sign Ordinance):
1. A variance to Section 153.505(B)(6)(e) for two freestanding signs where one is allowed;
 2. A variance to Section 153.505(B)(6)(f) for freestanding signs of less than 100' apart;
 3. A variance to Section 153.505(B)(6) for a freestanding sign that exceeds Village Code requirements in area with a motor fuel and produce rate signs that exceed nine square feet and an automatic changeable copy sign component that exceeds 16 square feet;
 4. A variance to Section 153.505(B)(6) for a freestanding sign that exceeds Village Code requirements in area and an automatic changeable copy component that exceeds 16 square feet; and
 5. A variance to Section 153.226 to provide for off-premises signage associated with Golf Social (Lot 2)

For PC 20-14, for the proposed Lots 2 and 3 located at 600-690 E. Butterfield Road:

- A. Grant a conditional use pursuant to Section 155.415(C) of the Village Code for "golf driving range and ancillary retail uses" use per proposed Text Amendment set forth within PC 20-12;
- B. Grant conditional uses for off-site parking on proposed Lot 3 as well as the property at 70 Yorktown Shopping Center;
- C. Grant the following variations and deviations from the provisions of Chapters 153 and 155 of the Village Code, to provide for the proposed Golf Social and Moretti's Restaurant land uses on Lot 2:

For PC 20-15, for the Lombard Public Facilities Corporation (LPFC)/Westin/Harry Caray's property at Westin/LPFC, 70 Yorktown Shopping Center:

- A. Pursuant to Sections 155.504(A)(1) and (10) of the Village Code, amend the previously established planned development approval for the property at 70 Yorktown Shopping Center, as previously approved through Ordinance Nos. 3962, 4310, 5396, 5397, and 6059, in the following respects:
 1. Amend the parking demand requirements as previously approved through Ordinance Nos. 5396 and 5397, to provide for a modified interpretation of the off-street parking requirements as provided for within Section 155.602(C), Table 6.3 of the Village Code for a "Hotel/Convention Hall";

2. Approve a further variation from Section 155.415 (F)(3) of the Village Code, as previously varied by Ordinance No. 6059, to allow a setback of 0 feet to provide for a pedestrian walkway from the subject property to the 70 Yorktown shopping center property to the East of 600-690 East Butterfield Road;
3. Amend the allowable wall signage approved through Ordinance 5397 to allow for an additional wall sign of four-hundred (400) square feet (for Golf Social) and a modified wall sign on the parking garage;
4. Grant a conditional use for Off-Site Parking, as set forth within Sections 155.602(A)(3)(b) and 155.415 (C) of the Village Code, for the use and benefit of the property at 600-690 E Butterfield Road;
5. Grant a variation from Section 153.226 of Village Code to provide for off-premises signage associated with the property at 600-690 East Butterfield Road;
6. Approve a further deviation from Section 153.505(B)(19) of the Village Code to allow for a thirteenth wall sign, where eleven signs were permitted pursuant Ordinance No. 5397 and a twelfth sign permitted via SPA 07-06ph.

For PC 20-16, for the Target property located at 60 Yorktown Shopping Center:

- A. Pursuant to Sections 155.504(A)(1) and (10) of the Village Code, amend the previously established planned development approval for the property at 60 Yorktown Center, as previously approved through Ordinance Nos. 3692, 4039, and 5741, in the following respects:
1. Amend the previously approved development plans for the Subject Property to provide for a modified access drive based upon the submitted plans, along with deviations and variation to provide for a zero-foot (0') setback from the perimeter yard requirement to accommodate such modified access drive;
 2. Approve a variance from Section 153.226 of Village Code to provide for off-premises signage associated with the property at 600-690 East Butterfield Road with a variance for the freestanding sign to be sixty-four (64) square feet where fifty (50) square feet is required per Section 153.505(B)(6)(b); of the Village Code and
 3. Approve a variance to Section 153.505(B)(6)(f) of the Village Code for freestanding signs of less than one-hundred feet (100') apart.

The Plan Commission recommended approval of these petitions by a vote of 6-0. Please place this petition on the January 7, 2021 Board of Trustees agenda under Items for Separate Action.

Review (as necessary):

Finance Director _____

Date _____

Village Manager _____

Date 12/29/20