

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

 X


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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: January 25, 2006 (BOT) Date: February 2, 2006

TITLE: PC 06-03: 524 East St. Charles Place

SUBMITTED BY: Department of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests that the Village take the following actions to allow for an addition to the existing Lombard Hobbies building located within the B4 Corridor Commercial Shopping District:

1. Grant a variation from Section 155.415 (F) (2) of the Zoning Ordinance to allow for a variation in the corner side yard setback from thirty feet (30') to twenty-two feet (22');
2. Grant a variation from Section 155.415 (F) (4) of the Zoning Ordinance to allow for a variation in the rear yard setback from thirty feet (30') to zero feet (0'); and
3. Grant a variation from Section 153.506 (B) (19) (a) (2) of the Sign Ordinance to allow a variation for three (3) wall signs. (DISTRICT #5)

The Plan Commission recommended approval of this request with conditions.

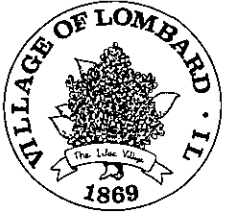
Staff is requesting a waiver of first reading.

Fiscal Impact/Funding Source:

Review (as necessary):


Village Attorney X _____	Date _____
Finance Director X _____	Date _____
Village Manager X <u>William T. Lichter</u>	Date <u>1/26/06</u>

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development 

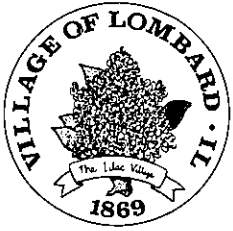
DATE: February 2, 2006

SUBJECT: PC 06-03: 524 E. St. Charles Place (Lombard Hobbies)

Attached please find the following items for Village Board consideration as part of the February 2, 2006 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 06-03;
3. An Ordinance granting approval of variation to the building setbacks and for wall signage, subject to conditions.

In order to allow the property owner to proceed with his proposed façade grant application to the Economic and Community Development Committee and to allow him to proceed with his proposed improvements in a timely manner, staff recommends a waiver of the first reading of the aforementioned ordinance.



VILLAGE OF LOMBARD

255 E. Wilson Avenue
Lombard, IL 60148-3926
(630) 620-5700 FAX: (630) 620-8222
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Village President
William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

Village Manager
William T. Lichter

February 2, 2006

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 06-03: 524 E. St. Charles Place

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village take the following actions to allow for an addition to the existing Lombard Hobbies building located within the B4 Corridor Commercial Shopping District:

1. Grant a variation from Section 155.415 (F)(2) of the Zoning Ordinance to allow for a variation in the corner side yard setback from thirty feet (30') to twenty-two feet (22');
2. Grant a variation from Section 155.415 (F)(4) of the Zoning Ordinance to allow for a variation in the rear yard setback from thirty feet (30') to zero feet (0'); and
3. Grant a variation from Section 153.506 (B)(19)(a)(2) of the Sign Ordinance to allow a variation for three (3) wall signs.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on January 23, 2006.

Jennifer Backensto, Planner II, presented the staff report on behalf of the property owner, Jeffrey Weinberg. She noted that property owner has submitted plans for the exterior renovation of the Lombard Hobbies building at 524 E. St. Charles Place as part of a previous condition of approval associated with the other building on the property. Because the area to be improved is located within the corner side yard and rear yard, zoning relief will be necessary. The petitioner is also requesting relief to allow a total of three wall signs.

The Village Board desires to see the existing 506 E. St. Charles Place building to be restored and made into a viable business. To implement the desire of the Board, the relief included as part of this petition would also be necessary.

The building is almost entirely located within setback yards. The proposed expansion to the existing building will necessitate zoning relief as it would increase the degree of nonconformity. The proposed addition would encroach six feet further into the St. Charles Road corner yard setback, placing the building approximately 22 feet from the corner side property line. Also, the proposed improvements will maintain the existing building line that is less than one foot from the Great Western Trail right-of-way. While the proposed addition will be visible from the condominiums north of the subject property, the overall encroachment will not be increased and the proposed improvements will greatly add to the building's aesthetic appeal. Staff can support this relief as the new covered arcade will not encroach any further than the existing roof overhang.

She stated that petitioner is proposing three wall signs. Given that the overall square footage is well below what the maximum permitted by the Sign Ordinance, staff can support the requested variation in the number of wall signs.

Chairperson Ryan then opened the meeting for public comment. There were no public comments. He then opened the meeting for discussion among the Commissioners.

Commissioner Olbrysh noted that there was no stated time limit for the proposed improvements to occur. Ms. Backensto stated that, as it would be desirable for this property to be improved regardless of what happens with the adjacent building, staff did not feel that this relief needed to be tied to the conditions for 506 E. St. Charles Place.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 06-03, subject to the following conditions:

1. The property shall be developed in accordance with the site plan and building elevation packet prepared by Randy Pruyn, ALA, dated December 14, 2005 and made a part of this petition.
2. The petitioner shall apply for and receive a building permit for the proposed improvements on the property.
3. The project shall be developed consistent with Village Code.

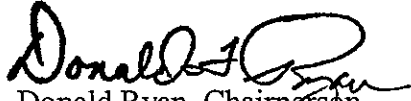
February 2, 2006

PC 06-03

Page 3

Respectfully,

VILLAGE OF LOMBARD

A handwritten signature in black ink, appearing to read "Donald Ryan". The signature is fluid and cursive, with the first name "Donald" being larger and more prominent than the last name "Ryan".

Donald Ryan, Chairperson
Lombard Plan Commission

att-

c. Petitioner

Lombard Plan Commission

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VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: January 23, 2006

FROM: Department of Community
Development

PREPARED BY: Jennifer Backensto, AICP
Planner II

TITLE

PC 06-03; 524 East St. Charles Place: The petitioner requests that the Village take the following actions to allow for an addition to the existing Lombard Hobbies building located within the B4 Corridor Commercial Shopping District:

1. Grant a variation from Section 155.415 (F)(2) of the Zoning Ordinance to allow for a variation in the corner side yard setback from thirty feet (30') to twenty-two feet (22');
2. Grant a variation from Section 155.415 (F)(4) of the Zoning Ordinance to allow for a variation in the rear yard setback from thirty feet (30') to zero feet (0'); and
3. Grant a variation from Section 153.506 (B)(19)(a)(2) of the Sign Ordinance to allow a variation for three (3) wall signs.

GENERAL INFORMATION

Petitioner: Village of Lombard, on behalf of the property owner

Property Owner: Jeffrey Weinberg
124 West Jackson
Villa Park, Illinois 60181

PROPERTY INFORMATION

Existing Land Use: Hobby store and vacant ice cream parlor (formerly The Scoop)

Size of Property: Approximately 33,190 sq. ft.

Comprehensive Plan: Recommends community commercial

Existing Zoning: B4 Corridor Commercial District

Surrounding Zoning and Land Use:

- North: R4 General Residence District, Planned Development; under construction as the Oakview Estates condominium development.
- South: C/R Conservation/Recreation District; developed as Lombard Common Park
- East: B4 Corridor Commercial District; developed as the Great Western Trail right-of-way and an office building
- West: St. Charles Road and St. Charles Place rights-of-way

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development:

1. Petition for Public Hearing.
2. Response to Standards.
3. Existing and Proposed Building Elevations.
4. Entry Floor Plan.

DESCRIPTION

On October 6, 2005, the Village granted zoning relief that allows for the renovation and reopening of the building at 506 E. St. Charles Place (formerly The Scoop). One of the conditions of approval was that the exterior of the Lombard Hobbies building must be improved so that it is compatible with the proposed Scoop's building. If these improvements have not been completed by October 6, 2006, the property at 506 E. St. Charles Place may no longer be used as a restaurant.

Accordingly, the property owner has submitted plans for the exterior renovation of the Lombard Hobbies building at 524 E. St. Charles Place. Because the area to be improved is located within the corner side yard and rear yard, zoning relief will be necessary. The petitioner is also requesting relief to allow a total of three wall signs.

INTER-DEPARTMENTAL REVIEW COMMENTS

Fire and Building

Fire and Building have no comments.

Public Works

The Public Works Department has no comments on this petition.

Private Engineering

The Private Engineering Services Division has no comments on this petition.

Planning

Compatibility with the Comprehensive Plan

The Comprehensive Plan recommends that the subject property be developed for commercial purposes. The retail sales activity on the premises is consistent with the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

The property is bordered by open space recreational uses to the south (Lombard Common and Moran Water Park) and the under-construction Oakview Estates condominium development to the north. While the proposed addition will be visible from the condos, the overall encroachment will not be increased and the proposed improvements will greatly add to the building's aesthetic appeal.

Compatibility with the Zoning Ordinance

The Lombard Hobbies building has the following existing characteristics (actions required as part of this petition are highlighted):

	Code Requirements	Existing Lombard Hobbies building	Lombard Hobbies building with expansion
Front Yard Setback (St. Charles Place)	30 feet	15 feet	15 feet
Corner Side Yard Setback (St. Charles Road)	30 feet	28 feet	22 feet
Rear Yard Setback	30 feet	0 feet	0 feet
Interior Side Yard Setback	10 feet	1 foot	1 foot

Setback Variations

The building is almost entirely located within setback yards. The proposed expansion to the existing building will necessitate zoning relief as it would increase the degree of nonconformity. The proposed addition would encroach six feet further into the St. Charles Road corner yard setback, placing the building approximately 22 feet from the corner side property line. Also, the

proposed improvements will maintain the existing building line that is less than one foot from the Great Western Trail right-of-way. Staff can support this relief as the new covered arcade will not encroach any further than the existing roof overhang.

Signage Variation

The petitioner is proposing a total of five wall signs, as shown in the following table:

Elevation	Permitted	Proposed (<i>dimensions approximate</i>)
North	None	(1) 25-sq. ft. sign
South	(1) sign, up to 100 sq. ft.	(1) 25-sq. ft. sign
West	(1) sign, up to 100 sq. ft.	(1) 25-sq. ft. sign
East	None	None
Total	(2) signs, 200 sq. ft. total	(3) signs, 75 sq. ft. total

Given that the overall square footage is well below what the maximum permitted by the Sign Ordinance, staff can support the requested variation in the number of wall signs.

Standards for Relief

The Village Board approved three Ordinances setting forth provisions to allow for 506 E. St. Charles Place building to be restored. It must be therefore assumed that it is the desire of the Board to see the existing 506 E. St. Charles Place building to be restored and made into a viable business. To implement the desire of the Board, the relief included as part of this petition would also be necessary.

Appendix A is staff's response to the standards for variations. These responses are based upon the issues raised by the Village as well as those expressed by the petitioner.

FINDINGS AND RECOMMENDATIONS

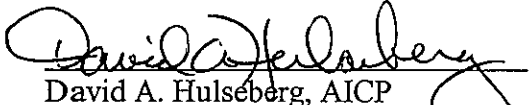
Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition subject to the conditions as outlined:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance, and, therefore, I move that the Plan Commission accept the findings and responses to the standards for variations included within the Inter-departmental Review Report as the findings and responses of the Lombard Plan Commission and therefore, recommends to the Corporate Authorities **approval** of PC 06-03, subject to the following conditions:

1. The property shall be developed in accordance with the site plan and building elevation packet prepared by Randy Pruyn, ALA, dated December 14, 2005 and made a part of this petition.

2. The petitioner shall apply for and receive a building permit for the proposed improvements on the property.
3. The project shall be developed consistent with Village Code.

Inter-Departmental Review Group Report Approved By:


David A. Hulseberg, AICP
Director of Community Development

DAH:JB

att.

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Appendix A

Staff Response to Standards for Variations & Conditional Uses

SECTION 155.103.C.7 OF THE LOMBARD ZONING ORDINANCE:

The regulations of this ordinance shall not be varied unless findings based on the evidence presented are made in each specific case that affirms each of the following standards:

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.

Staff notes that, due to the location of the existing building and the unusual shape of the lot, practically any expansion of this building would necessitate zoning relief. Also, the angle of the building in relation to St. Charles Road creates a unique situation wherein a single wall sign could not be visible to both eastbound and westbound traffic.

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.

The property is uniquely shaped and was developed prior to the property's annexation into the Village.

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

The relief is requested in order to make the building more attractive and to permit the operation of the business at 506 E. St. Charles Place.

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.

While the proposed improvements will be created by the petitioner, they are in response to a condition of approval imposed by the Village of Lombard.

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 improvements will be located outside of any clear line of sight areas and will not create any additional visual encroachment.

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

The proposed improvements will be integrated into the existing building architecture and have been designed to complement the 506 E. St. Charles Place building.

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.

All improvements will be required to meet these provisions.

Location Map

PC 06-03
524 E. St. Charles Place



ORDINANCE NO. _____

**AN ORDINANCE GRANTING VARIATIONS TO SECTIONS 155.415
(F) (2), 155.415 (F) (4), AND 155.506 (B) (19) (A) (2) OF THE
LOMBARD ZONING ORDINANCE**

(PC 06-03: 524 E. St. Charles Place)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned B3 Community Commercial District; and,

WHEREAS, an application has been filed requesting approval of a variation from Section 155.415 (F)(2) of the Lombard Zoning Ordinance to allow for a variation in the corner side yard setback from thirty feet (30') to twenty-two feet (22'); and

WHEREAS, said application also requests approval of a variation from Section 155.415 (F)(4) of the Zoning Ordinance to allow for a variation in the rear yard setback from thirty feet (30') to zero feet (0'); and,

WHEREAS, said application also requests approval of a variation from Section 153.506 (B)(19)(a)(2) of the Sign Ordinance to allow a variation for three (3) wall signs; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on January 23, 2006 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the variation and conditional use described herein, subject to conditions; and,

WHEREAS, the President and Board of Trustees did approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a variation is hereby granted for the property described in Section 3 below to allow for a variation in the corner side yard setback from thirty feet (30') to twenty-two feet (22'), subject to the conditions set forth in Section 5 below.

SECTION 2: That a variation is hereby granted for the property described in Section 3 below to allow for a variation in the rear yard setback from thirty feet (30') to zero feet (0'), subject to the conditions set forth in Section 5 below.

SECTION 3: That a variation is hereby granted for the property described in Section 3 below to allow a variation for three (3) wall signs, subject to the conditions set forth in Section 5 below.

SECTION 4: That this Ordinance is limited and restricted to the property located at 524 E. St. Charles Place, Lombard, Illinois and legally described as follows:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF ST. CHARLES ROAD (NOW KNOWN AS ST. CHARLES PLACE) WHICH IS 726.1 FEET EAST OF THE EAST LINE OF GRACE STREET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF THE HIGHWAY (NOW KNOW AS EAST ST. CHARLES ROAD), MAKING AN ANGLE OF 26 DEGREES 2 MINUTES WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 220.3 FEET TO AN IRON STAKE; WHICH IS ON THE SOUTH RIGHT OF WAY OF CHICAGO GREAT WESTERN RAILRIAD; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID RAILROAD FOR A DISTANCE OF 138.2 FEET TO A STAKE; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 75 DEGREES 26 MINUTES

TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 62.6 FEET TO A STAKE ON THE NORTH LINE OF ST. CHARLES ROAD (NOW KNOWN AS ST. CHARLES PLACE); THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF ST. CHARLES ROAD (NOW KNOWN AS ST. CHARLES PLACE) A DISTANCE OF 331.3 FEET, TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

Parcel Number: 06-05-427-001; (the "Subject Property").

SECTION 4: The variations as provided for in Sections 1, 2, and 3 of this Ordinance shall be granted subject to compliance with the following conditions:

1. The property shall be developed in accordance with the site plan and building elevation packet prepared by Randy Pruyn, ALA, dated December 14, 2005 and made a part of this petition.
2. The petitioner shall apply for and receive a building permit for the proposed improvements on the property.
3. The project shall be developed consistent with Village Code.

SECTION 5: This Ordinance, upon approval, shall be recorded by the Village with the Office of County Recorder.

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2006.

First reading waived by action of the Board of Trustees this _____ day of _____, 2006.

Passed on second reading this _____ day of _____, 2006, pursuant to a roll call vote as follows:

Ordinance No. _____
Re: PC 06-03
Page 4

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2006.

William J. Mueller, Village President

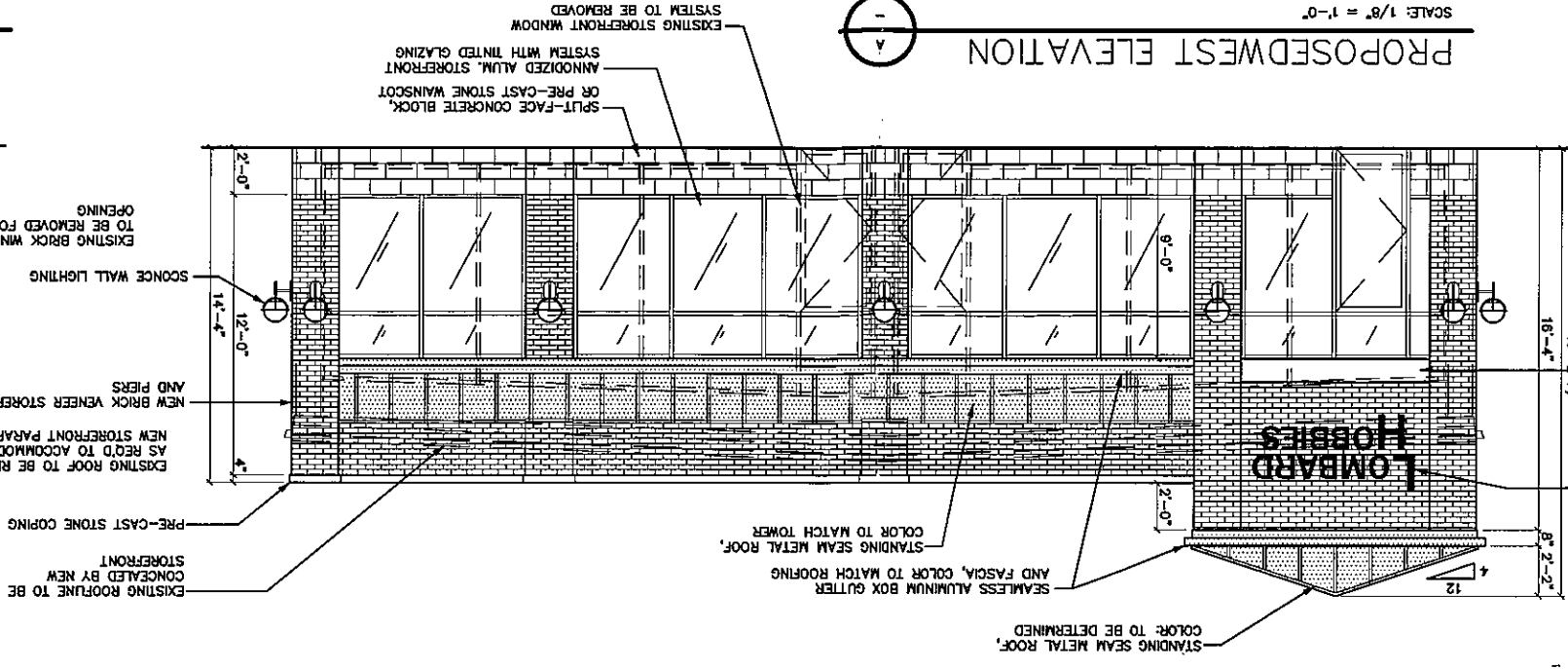
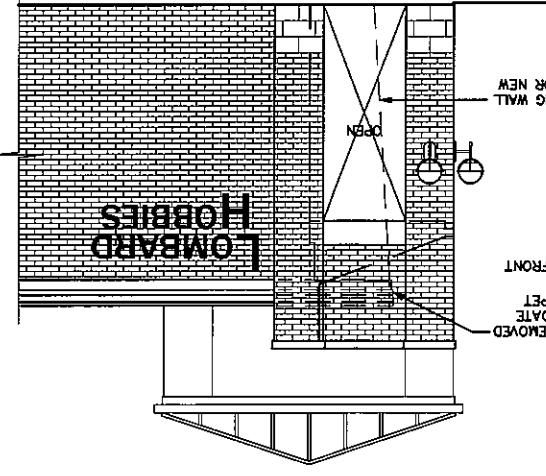
ATTEST:

Brigitte O'Brien, Village Clerk

Published in pamphlet from this _____ day of _____, 2006.

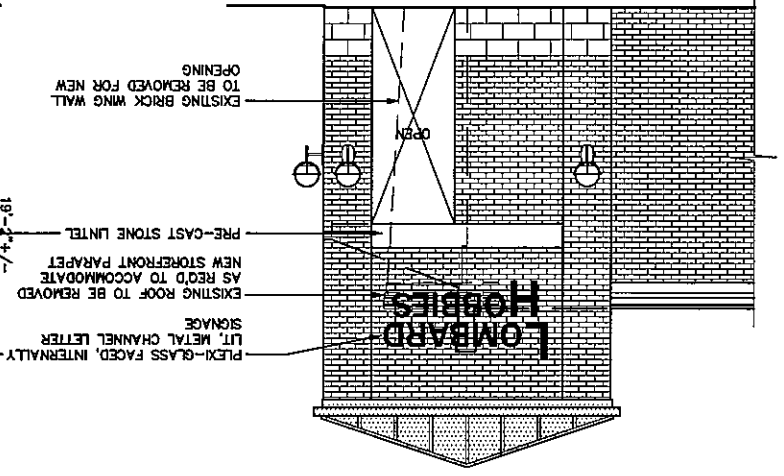
Brigitte O'Brien, Village Clerk

PROPOSED SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

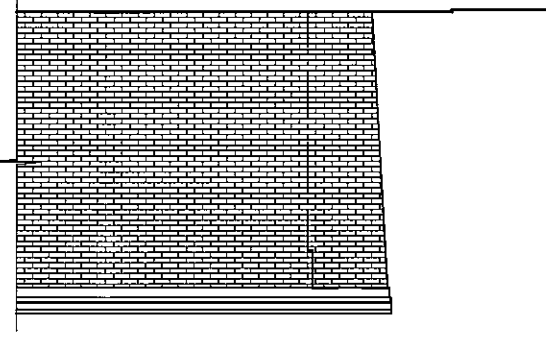


PROPOSED WEST ELEVATION
 SCALE: 1/8" = 1'-0"

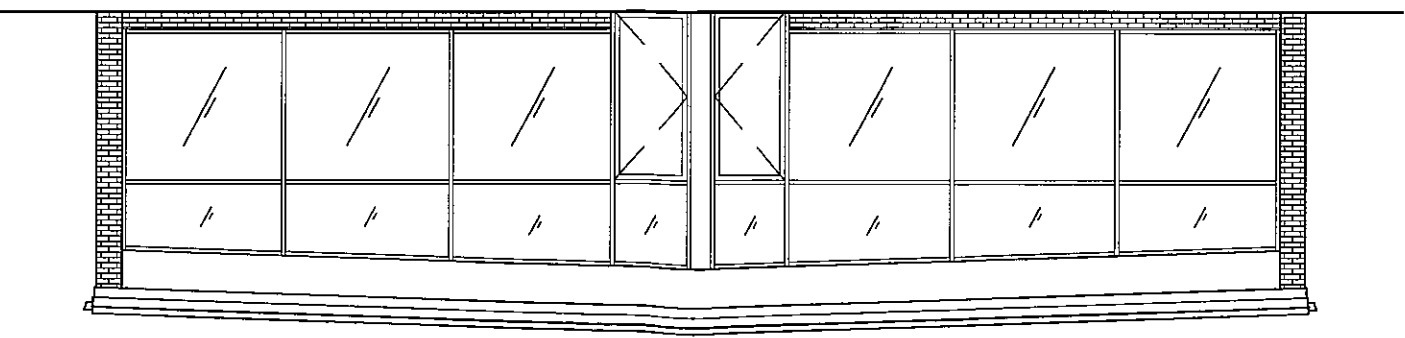
PROPOSED NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



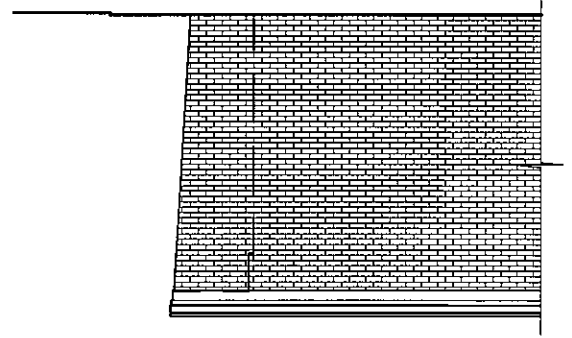
EXISTING SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION
 SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



12/14/05

LOMBARD HOBBIES
524 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS



SCALE: 1" = 20'-0"
SITE PLAN

S T. C H A R L E S P L A C E

331.3' DEED & MEAS.

EXISTING ASPHALT PARKING LOT

EXISTING BLDG.

64.51' MEAS 62.6' DEED

EXISTING LOMBARD HOBBIES BLDG.

30' FRONT YARD SETBACK

30' SIDE YARD SETBACK

EXISTING ASPHALT PARKING LOT - NO CHANGE

221.12' MEAS.

220.3' DEED

S T. C H A R L E S R O A D

138.2' DEED 138.33' MEAS.

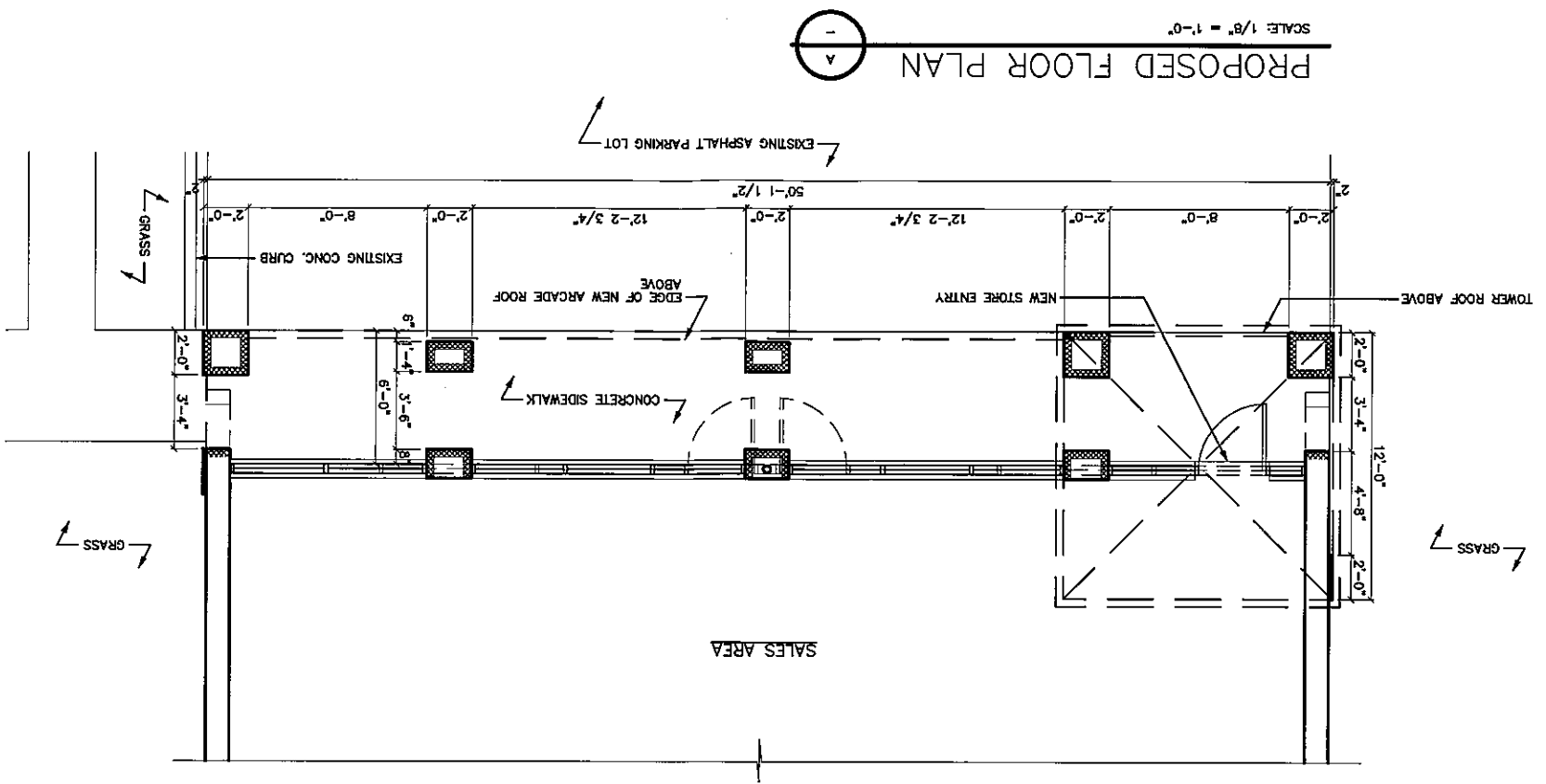
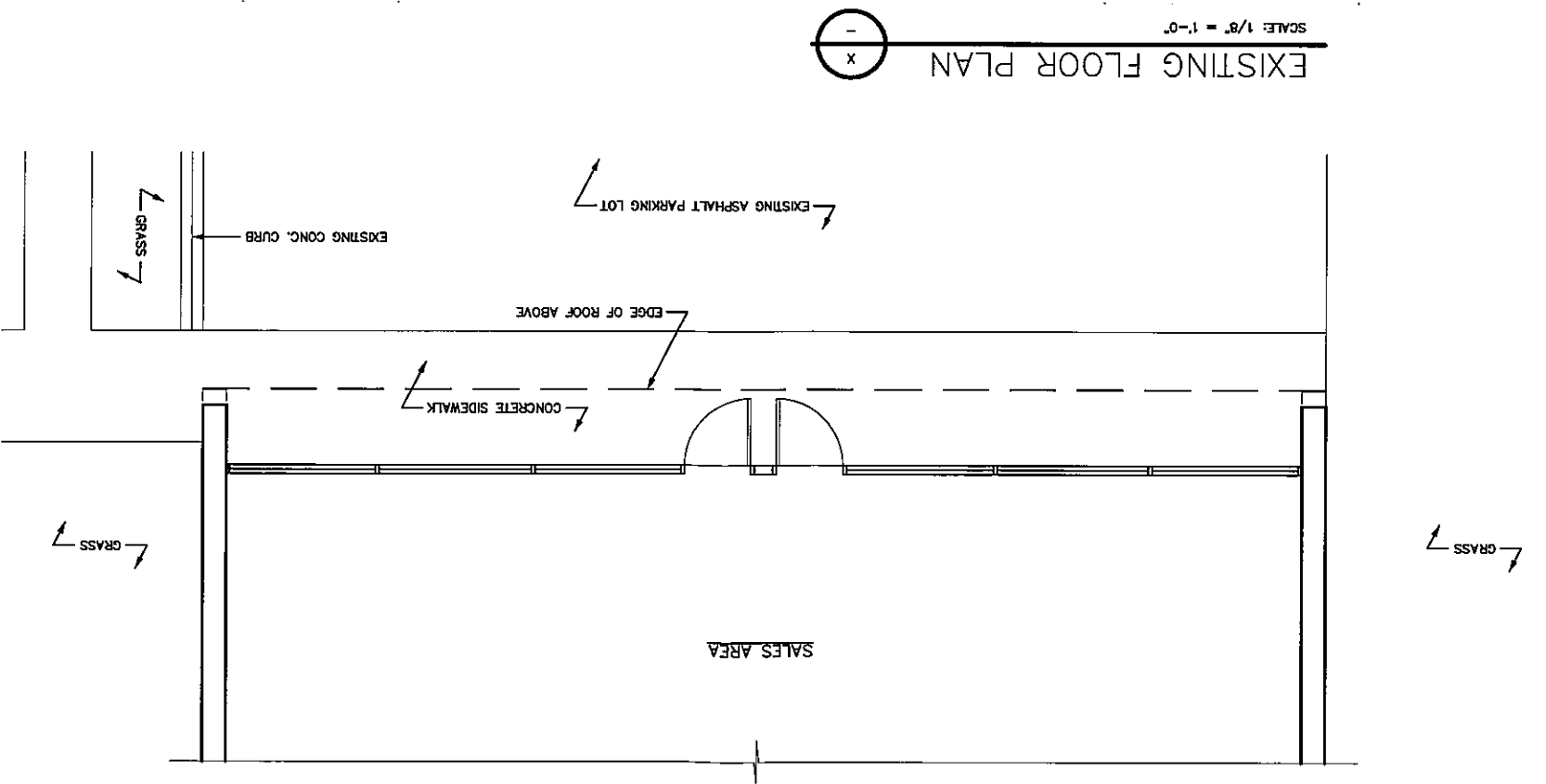
NEW TOWER ELEMENT TO HIGHLIGHT STORE ENTRY, WITH NEW WALL SIGNAGE

EXISTING MONUMENT SIGN

EXISTING CONC. SIDEWALK

NEW COVERED ARCADE

RANDY B. PRUYN, ALA
LICENSED ARCHITECT / NCARB CERTIFIED



LOMBARD HOBBIES
 524 E. ST. CHARLES PLACE
 LOMBARD, ILLINOIS
 12/14/05

RANDY B. PRUYN, AIA
 LICENSED ARCHITECT IN ILLINOIS