

May 5, 2011

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

Subject: PC 11-09: 717 E. Butterfield Road (Chick-fil-A)

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village approve amendments to Ordinance 4497 as it relates to the Homestead Village Planned Development, located within the OPD Office District, Planned Development, and consisting of:

1. A planned development amendment with a use exception for drive-through and drive-in establishments/services in the O District;
2. A conditional use (per Section 155.412 (C)(1) of the Zoning Ordinance) to allow for a restaurant; and
3. A conditional use (per Section 155.412 (C)(1) of the Zoning Ordinance) to allow for an outside service/dining area; and
4. Site plan approval with the following deviations from the Lombard Sign Ordinance:
 - a. A deviation from Section 153.503 (B)(5)(b) to allow for a freestanding sign of sixty (60) square feet where a maximum of thirty (30) square feet is permitted;
 - b. A deviation from Section 153.503 (B)(5)(c) to allow for a freestanding sign of eight (8) feet in height where a maximum of six (6) feet in height is permitted;
 - c. A deviation from Section 153.503 (B)(5)(f) to allow for a freestanding sign to be set back less than ten (10) feet from the property line; and
 - d. A deviation from Section 153.503 (B)(12)(b) to allow for more than one wall sign per street front exposure.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on April 18, 2011.

Jason Hill, 1815 S. Meyers Road, Oakbrook Terrace, presented the petition and the proposed site plan. They wish to demolish the existing Taylor Brewing Company restaurant on the subject property and replace it with a similar restaurant use with an added drive-through facility. The building configuration would be very similar to what exists today.

Chairperson Ryan asked if anyone was present to speak in favor or against the petition.

Mike VanZandt, 1 Oakbrook Terrace, Oakbrook Terrace, stated that he represents the owner of the office building across Butterfield Road. They feel that the proposed restaurant would be inconsistent with the development of the surrounding area.

Scott Patman, 5200 Buffington Road, Atlanta, GA, stated that Chick-fil-A has done a substantial amount of market research and has opened three stores in the area, with one additional store currently under construction. They feel it is the highest and best use for the property. The restaurant feels more like a sit-down restaurant than fast food, and they will offer both indoor and outdoor seating. The drive-through was designed so that it will not affect the outdoor dining experience, and Chick-fil-A believes it is very compatible with the surrounding area.

Jennifer Henaghan, Senior Planner, presented the staff report. Both the restaurant and outdoor dining component require conditional uses. Drive-throughs are not listed as permitted or conditional uses within the Office District, so a use exception to the Homestead Village Planned Development is required. The petitioner is also requesting signage relief for the proposed freestanding and wall signs.

There were numerous comments from Engineering, Building, and Fire of which the petitioner is aware. These comments will be addressed through the permit review process. The Comprehensive Plan recommends office land uses for the Homestead Village Planned Development. The proposed restaurant is consistent with this recommendation, as the Comprehensive Plan does not exclude non-office uses within general office areas and the proposed restaurant use is complementary to the office uses that are dominant in the overall Butterfield Road/22nd Street corridor. The subject property is compatible with the surrounding business uses. Restaurant uses are located along the Butterfield Road corridor, notably on the two properties immediately to the east of the subject property.

The Homestead Village Planned Development was approved by the Village in 1998 and included conditional use approval for two hotels, a restaurant, and off-site parking. In 2004, the Plan Commission granted site plan approval for the DuPage Medical Group Surgical Center at 2725 Technology Drive in place of the hotel that was originally approved for that property.

The proposed Chick-fil-A restaurant will be approximately 34 percent smaller than the existing restaurant building and will provide 12 percent more landscaped area. As with the current

restaurant use, the proposed restaurant will make use of 54 off-site parking spaces on the adjacent Nicor parcel to the south. The proposed outdoor seating area will be physically separated from the nearby parking, landscaping, and drive-through areas with an aluminum handrail. Although the current restaurant user does not offer outdoor dining, the Village has seen a trend toward restaurants offering this amenity and has recently granted a number of approvals in the area. Staff finds that, given the existing restaurant use on the site and the restaurant uses on the adjacent properties, the requested conditional uses for a restaurant and outdoor dining are appropriate at this location.

The Village's planned development requirements allow use exceptions for land uses that are not specifically provided for in the underlying zoning district, provided that three conditions are met. The proposed drive-through is a minor component of the overall planned development, representing roughly two percent of the entire Homestead Village Planned Development site area and 10 percent of the total floor area. The design of the drive-through isolates the associated traffic to the far northern portion of the site and also segregates the drive-through area from the main parking, access, and circulation areas for the proposed Chick-fil-A restaurant. These design factors make the drive-through more compatible with the surrounding properties and land uses. In addition, the Village's traffic consultant, KLOA, Inc., reviewed the internal circulation of the submitted site plan and recommended a number of modifications to the site plan to better guide traffic through the site. Provided that the petitioner includes the above recommendations regarding signage and striping, staff believes that the proposed-drive through meets the conditions for use exceptions.

The petitioner is proposing two identical freestanding signs that require relief for height and area. The requested relief is consistent with recent Village approvals for signage deviations for Office-zoned properties along Butterfield Road. In 2009, the Village approved deviations to allow the property at 555 E. Butterfield to have a 98-square foot, 20-foot high freestanding sign. More recently, the Village approved 60-square foot temporary signs for The Carlisle at 435 E. Butterfield Rd. The site conditions in this case are similar; therefore, staff is supportive of the requested variations. However, both proposed signs will need to be relocated outside of the recorded easement areas.

The petitioner is proposing a total of five wall signs totaling approximately 223 square feet, which is well below the total 596 square feet allowed by code. Historically, staff has supported signage deviations for the number of signs provided that the total square footage did not exceed that allowable by code. Several variations and/or deviations were recently granted in the area for the allowable number of wall signs. In this case, the siting of the building on the subject property provides for four "main" elevations, but with two frontages along public streets, the Sign Ordinance allows only two wall signs for this property. As customers will be viewing and accessing the site from multiple directions, staff feels that the location and design of the building warrant the need for additional wall signage.

Staff is recommending approval of this petition, subject to the conditions noted in the staff report.

Chairperson Ryan then opened the meeting for comments among the Commissioners.

Commissioner Sweetser noted that the drive-through traffic would still need to exit through the main parking lot due to the location of the curb cut. Ms. Henaghan stated that KLOA had made a recommendation for additional signage to restrict the exiting drive-through traffic to the western drive aisle to minimize the potential for conflicting vehicle movements.

On a motion by Commissioner Burke and a second by Commissioner Cooper, the Plan Commission voted 4 to 0 that the Village Board **approve** the requested relief, subject to the following conditions:

1. The petitioner shall develop the site in substantial conformance with the site plan, landscape plan, and illumination plan prepared by Woolpert, Inc., dated March 2011, sign plans prepared by Clayton Signs, dated March 16, 2011, and building elevations prepared by Chipman Design Architecture, dated March 22, 2011, except where modified by the conditions of approval.
2. The petitioner shall satisfactorily address all comments noted within the IDRC report, including the relocation of the freestanding signs, modification of the Technology Drive sidewalk, relocation of the parking lot island, parking lot striping and signage, and all other Engineering and Fire Department comments.
3. All other conditions approved by Ordinance 4497 shall remain in full force and effect.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission