

September 6, 2007

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

Subject: PC 07-27: 601-651 E. Butterfield Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioners request that the Village take the following actions on the subject property located within the OPD Office Planned Development District:

1. Pursuant to Section 155.504(A) (major changes in a planned development) and Section 155.511 (Site Plan Approvals for planned developments) of the Lombard Zoning Ordinance, amend the conditional use for Lombard/Yorktown Office Center Planned Development, as established by Ordinance 2273, to allow for the construction of a sit-down restaurant on the subject property;
2. Grant the following conditional uses from the Zoning Ordinance:
 - a. A conditional use, per Section 155.411 (C) (14), for a sit-down restaurant establishment;
 - b. A conditional use, per Section 155.411 (C) (10), for outdoor dining associated with a restaurant establishment;
 - c. A conditional use, per Section 155.411 (C) (9), for off-site parking.
3. Grant a variation from Section 155.706 (C) and 155.709 (B) of the Zoning Ordinance reducing the required perimeter parking lot landscaping from five feet (5') to zero feet (0') to provide for shared cross-access and parking; and
4. Grant a deviation from Section 153.505 (B)(12)(b) of the Sign Ordinance to allow for more than one wall sign per street frontage.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition August 20, 2007.

Bridget O'Keefe, Michael Best & Friedrich, 180 N. Stetson, Chicago, and attorney for the property owner, presented the petition. She began with a brief overview of the site. She stated that the formal address for the property is 601-651 E. Butterfield Road and the property was annexed in 1979 and subsequently rezoned to OPD Office Planned Development. She noted that the current uses within the planned development include TGI Friday's restaurant and two office buildings. She also mentioned that parking for the planned development is provided on site and within the Nicor right-of-way located at the rear of the subject property. She noted that there are two petitions filed for the subject property. She stated that the property owner is seeking a conditional use to amend the existing planned development to improve the site and allow for expansion, off-site parking, and stormwater detention. She stated that the second petition filed by the tenant, requests a conditional uses for a restaurant and outdoor dining and a variation to allow more than one wall sign per street frontage.

Brad Prischman, V3 Companies of Illinois, 7325 Janes Avneue, Woodridge, site civil engineer for the project, presented the landscape plan. He stated the existing trees along the eastern property line will remain and five foot (5') landscape buffers will be provided along the northern and eastern property lines. He noted that the petitioner is seeking a variation to exclude the five foot (5') landscape buffers along the western and southern property lines to allow for shared parking and cross access. He mentioned that four different types of trees were incorporated into the landscape plan to add variety. He noted that the area between White Chocolate Grill restaurant and the remaining two office buildings would be temporarily seeded. Mr. Prischman stated that the existing TGI Friday's restaurant is under-parked. He mentioned code requires 125 parking spaces but the White Chocolate Grill restaurant will be providing 166 spaces. This will result in additional parking and will help alleviate the parking deficit at the TGI Friday's. In discussing the infrastructure on the site, he stated that the watermain will be removed and replaced with a new watermain loop. He noted that the existing sanitary line will continue to function and serve the property. He mentioned that underground storm water detention would be provided and 30' easements over the detention vault would be granted to the Village. He stated that there is currently no detention provided on site. He noted that only a 2 year storm water detention is required, but detention will be provided for 10 year.

Henry Klover, architect for the project, discussed the building design and passed around a materials board. He noted that this will be the third White Chocolate Grill. He gave an overview of the interior, noting some of the design features such as backlit glass bottle wall, wood paneling, and raised seating. He stated that White Chocolate is intended to be an upscale and high-end restaurant. He mentioned that the exteriors on the three White Chocolate Grills have all been different. He showed the various elevations and the materials used, noting elements such as the sandstone panels around the patio area, the linear gas burning fireplace, the tall entryway, the planters surrounding the entryway, and the copper chimney. He referenced the floor plans and explained how the exterior elements correlate with the interior layout. Mr. Klover mentioned staff's comments regarding additional masonry on the elevations. He stated that they are willing

to incorporate some additional masonry, but they don't want to lose the effect they are trying to achieve with the stucco behind the accent panels. He explained that the accent panels will play off of light and shadow as they will create shadows during the day and will be uplit at night. He noted that using brick behind the accent panels will not have the same effect because brick has its own texture and relief.

Bridget O'Keefe reviewed the standards for variations. She stated that the White Chocolate Grill restaurant will enhance the area and will not be detrimental to the surrounding properties. She mentioned that the site is attractively designed and landscaped. She noted that restaurants are a needed amenity for office uses, and the outdoor dining area will not have any adverse affect because there aren't any residential uses in the vicinity. She stated that all stormwater detention will comply with code. She noted that with multiple points of access, traffic will be minimized. She mentioned that a sign variation is warranted due to the site location in proximity to Butterfield Road. She noted that the site is set further back from the road and the vehicles on Butterfield Road travel at greater speeds. She stated that one sign would be difficult to see and additional signs which can be seen from other angles would enhance the visibility of the restaurant.

Commissioner Olbrysh asked about the significance of the name. Mr. Klover explained that the restaurant owner previously started a restaurant chain in Canada and sold it off to start another restaurant concept. Mr. Klover said that restaurant owners wanted a name that struck a cord, and since they have signature desserts all made with white chocolate, they felt that it would be an interesting name that would get people's attention.

Commissioner Olbrysh stated that he does not have a problem with the signage relief. He noted that it is a destination point and it is not the easiest place to get to. He stated that any signage relief that they can grant would help.

Chairperson Ryan then opened the meeting for public comment. There was no one to speak in favor or against the petition.

Chairperson Ryan then requested the staff report.

Michelle Velazquez, Planner I, presented the staff report which is submitted to the public record. She noted that the subject property includes three parcels which were annexed into the Village of Lombard in 1979 and subsequently rezoned to the O Office District with a conditional use for a planned development. She stated that the development originally included a freestanding sit-down restaurant (TGI Friday's) on the northwestern parcel, off-site parking on the southern parcel and five (5) one-story office buildings on the largest parcel. She noted that the property owner demolished three of the office buildings in 2006 with the intention of redeveloping the northern portion of the subject property.

Mrs. Velazquez explained the zoning actions associated with the petition and noted that the existing TGI Friday's restaurant and two remaining offices buildings will remain in the planned

development for the interim. She mentioned that the property owner has indicated that they intend to demolish the remaining office buildings and redevelop the southern portion of the property at some time in the future. She noted that any future redevelopment on the southern portion of the property will be subject to a separate petition.

Mrs. Velazquez noted that compatibility with the proposed use is consistent with the recommendation of the Comprehensive Plan. She stated that the proposed sit-down restaurant use is compatible and complementary to the surrounding land uses. She mentioned that there is an existing restaurant located immediately west of the proposed White Chocolate restaurant, and to the north of the subject property there are several restaurant uses within the Yorktown Shopping Center. She stated that staff supports the conditional use for the restaurant as such uses are considered complementary to the numerous office uses within the corridor. She stated that the proposed outdoor dining area is approximately 688 square feet in area and is located on the west side of the building. She noted that staff supports the conditional use for the outdoor dining area as the abutting land uses are non-residential in nature and would not be negatively affected by the outdoor dining.

Mrs. Velazquez discussed the conditional use for off-site parking. She stated that the original planned development approval included one acre of the NiCor property adjacent to Interstate 88. She noted that the property owner is in a long term lease with NiCor to use this property exclusively for parking purposes. She mentioned that the property owner is not proposing any changes to the off-site parking area. She stated that the petitioner is also proposing to establish a separate assessment division for the proposed restaurant pad site resulting in some of the associated parking for the restaurant to be on an adjacent tract of land within the existing planned development. She noted that the original planned development ordinance did not specify any relief for the off-site parking, and therefore, the property owner is requesting the conditional use at this time to meet the office parking and restaurant requirements.

Mrs. Velazquez reviewed the landscape plan. She noted that the proposed landscape improvements include interior parking lot landscaping islands for the parking area associated with White Chocolate restaurant. She stated that five-foot (5') perimeter parking lot landscaping will be provided along the north and east property line, but the petitioners are seeking a variation from the required five foot (5') perimeter parking lot landscaping along the west and south sides of the White Chocolate parking lot to allow for shared cross-access and parking with the TGI Friday's restaurant and two remaining office buildings. She mentioned that staff supports this relief as it would provide for a more unified development and would enhance traffic circulation within the planned development. She stated that the property owner is also proposing to seed the area of the subject property between the White Chocolate parking lot and the east office building until at which time the southern portion of the property is redeveloped.

Mrs. Velazquez noted that the only parking lot improvements being proposed are on the vacant portion of the subject property in conjunction with the proposed White Chocolate restaurant. She stated that the new parking spaces will be intergraded into the existing parking areas for TGI Fridays and the office buildings. She mentioned that the parking standard for the proposed

restaurant is 17 spaces per 1,000 square feet of gross floor area. She stated that there will be a surplus parking, as 166 parking spaces will be provided when only 125 spaces are required. She noted that staff reviewed the entire planned development in terms of compliance with the current parking standards. She stated that the existing TGI Fridays does not meet the current applicable parking requirement, but because the two remaining office buildings and the proposed White Chocolate restaurant will have surplus parking, the planned development exceeds the parking requirements.

Mrs. Velazquez stated that the petitioners are not proposing any changes to the existing access drives in the planned development at this time. She noted that there are two access drives on to a frontage road which connects to Butterfield Road via Fairfield Avenue – approximately 420 feet west of the TGI Friday's property. She mentioned that the access drive on the western side of the subject property provides access to TGI Friday's parking lot, and the second access drive to the Frontage Road was intended to service the office buildings. She noted that the Frontage Road terminates approximately 260' east of the western property line for the planned development, but there is an additional access drive on the far west side of the property that provides access directly onto Butterfield. She stated that staff is currently in preliminary discussions with the Illinois Department of Transportation (IDOT) regarding the future intentions of the Frontage Road to determine if the Frontage Road is necessary at this location. She mentioned that staff has suggested that the Frontage Road be removed and a new entrance be established into the planned development from the west – through the office uses. Moreover, to enhance traffic circulation in the area, staff also recommends as a condition of approval that upon a request by the Village, the petitioner shall provide for a cross access easement between the subject properties and abutting properties.

Mrs. Velazquez noted that White Chocolate Grill is proposing three reverse channel letter wall signs including sixty (60) square foot wall signs on the north and west elevations and a thirty-eight (38) square foot wall sign on the east elevation. She stated that the Sign Ordinance only allows one wall sign per street frontage in the O Office District. She mentioned that the petitioner is keeping the wall signage in compliance with the maximum 100 square feet of area for individual wall signs. She stated that staff has typically supported deviations for additional wall signs within a unified development with shared cross-access and parking. Additionally, the Village approved wall signage relief for the adjacent TGI Friday's sit-down restaurant, given the unique location and access constraints into the planned development

Mrs. Velazquez gave an overview of the building elevations and materials. She stated that staff finds the elevations to be acceptable overall, but suggests that additional masonry be incorporated into the final design for the restaurant. She noted that the Plan Commission has frequently asked for additional masonry in lieu of stucco, dryvit, EIFS and other comparable materials. She mentioned that staff finds that the accent bands that are shown with the stucco on the building elevations help break up the building mass, and therefore, staff suggests adding masonry and incorporating similar accent banding. She stated that the brick colors shown on the submitted building elevations may be used for this purpose.

Chairperson Ryan opened the meeting for comments from the Plan Commission.

Commissioner Sweetser noted that the restaurant will be a great addition to Lombard. She asked how condition 4 should be addressed in light of the architect's comments about maintaining some stucco to enhance the design.

William Heniff, Senior Planner, mentioned that the petitioner said they would be willing to work with staff. He stated that condition 4 can be worded so as to give staff directive to work with the petitioner to reach a compromise. Mr. Klover mentioned that the restaurant owner would allow them to incorporate some more brick as long as some of the accent panel elements are not lost. He noted that the restaurant owner isn't a big fan of brick and they don't want to add brick just for the sake of adding more brick. He referenced areas on the elevation where more masonry could be added without affecting the overall design concept.

Commissioner Nelson asked where the other two restaurants are. Mr. Klover stated that the two other restaurants are in Naperville and Scottsdale.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed conditional uses and variations does comply with the standards of the Lombard Zoning and Sign Ordinances and that the planned development amendment is in the public interest. Therefore, the Plan Commission, by a roll call vote of 5-0, recommended to the Corporate Authorities **approval** of the petition associated with PC 07-27 subject to the following conditions:

1. The petitioner shall develop the site and building in accordance with the following plans submitted as part of this request, except as modified by the conditions of approval:
 - i. Layout and Paving Plan, prepared by V3 Companies and dated June 22, 2007.
 - ii. Parking Lot Landscaping Plan, prepared by V3 Companies and dated July 16, 2007;
 - iii. Foundation Landscaping Plan, prepared by H.C. Klover Architect
 - iv. Building Elevations, prepared by H.C. Klover Architect and dated July 13, 2007.
2. The petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.
3. Upon a request by the Village, the petitioner shall provide for a cross access easement between the subject properties and abutting properties.

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4. Prior to consideration by the Village Board, the petitioner shall submit modified building elevations that substitute masonry for the buff colored stucco.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

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