

March 5, 2009

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

**Subject: PC 09-01; 201-285 W. Roosevelt Road (Starbucks):**

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 an amendment to Ordinance 6126, which granted approval of conditional uses for a planned development with deviations, outdoor dining and for a drive-through facility for the subject property located within the B4A Roosevelt Road Corridor District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on February 16, 2009.

Michael Achim, 550 W. Washington Blvd., Suite 200, Chicago, IL, presented the petition. Mr. Achim stated that he is a project manager for Starbucks based in Chicago and their national headquarters is located in Seattle. Mr. Achim stated that on behalf of his company, he is requesting an amendment to an existing PUD ordinance from May of 2007 where they requested approval for a new freestanding facility. He added that at some time after that point, that project was deemed not to go forward and they continued to operate under the current condition. He then stated that there were certain conditions with lease arrangements and conditions within the existing facility that need to be updated. Mr. Achim stated that while they don't wish to move forward with the new facility, they do plan to make some minor improvements and/or additions to the existing structure to achieve the goals of updating the inside and outside of the facility.

Mr. Achim stated that they plan to construct a small addition to the west end of the existing building, which is contiguous to the main operation of the building. He added that it will allow them to relocate equipment that was located in a room that required employees to have to go outside of the building to get to. Mr. Achim stated that if they plan to renew their lease, there are certain improvements that need to be made for the public and for employees. He added that the goal is to create a larger space in the "engine area" and relocate certain equipment into the

larger area, such as the ice machine. Mr. Achim stated that these improvements will help management better facilitate their needs and satisfy the needs of the County Health Department relative to adding certain equipment and cleaning up the facility. He added that they will also be adding a grease trap to bring the facility up to Code. Mr. Achim stated that the addition is approximately twelve-by-twelve and there will be no changes to the existing traffic and parking configurations, which will remain the same as they are today. He added that the proposed addition will fall in line with where the footprint of the building is now and take up space being used as sidewalk and asphalt.

Mr. Achim stated that the outside would be addressed across the entire structure and the entire facility would be brought up-to-date in terms of its appearance to the street. Mr. Achim stated that the facility is currently white with green accents and today's brand is more in earth tones, which is more in line with the nice new development that sits behind the facility. He added that the landlord was in favor of the improvements as they are complimenting the improvement that they have done. Mr. Achim stated that in order to try and do this in such a fashion, they've proposed to make the addition the same height as the east end and try to color it in a like-manner, use the same materials and paint the entire building. He added that they plan to remove the awnings that serve as a screen for the rooftop units and add some parapets to create one roofline, which will screen the units and clean up the presentation to the street. Mr. Achim stated that they will place the proper awnings over the drive through windows where there is currently no protection for the customers. He added that they will remove the awnings that have sign letters on them. Mr. Achim then stated that the current logo sign on the building will be moved to the new addition elevation where there is a larger space where it will look more appropriate. Lastly, Mr. Achim stated that the only other signage change would be on the west elevation with channel letters where there is currently an awning with signage. Mr. Achim added that their goals are dressing up interior issues, achieve the addition and overall exterior work as an improvement to the presentation of the building.

In reference to the Standards for Conditional Uses, Mr. Achim made the following statements:

- (1) The traffic flow is not changed and the impact on the surrounding environment is minimal.
- (2) They are not there for a conditional use, but rather just amending the original conditional use, which established the planned development. They are essentially just "cleaning up the books".
- (3) The use is permitted with the B4A zoning district and is in harmony with the majority of the marketplace in that area.
- (4) They are maintaining the height of what is out there and there are no changes to the parking facilities.
- (5) All public utilities already exist and they will only be adding a grease trap.
- (6) They are not changing location of the menu boards; therefore, they are not changing the traffic patterns.
- (7) The development is conducive to the Comprehensive Plan.

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

Chairperson Ryan then requested the staff report.

Michael Toth, Planner I, presented the staff report. Staff drafted the IDRC report to submit to the public record in its entirety. The petitioner is proposing to construct a 132 square foot building addition to the western portion of the existing Starbucks drive through facility on the subject property. The addition will not serve as customer seating area, but rather an area dedicated to the spatial needs of the employees. Certain façade enhancements are also being proposed, but do not require any relief. The existing signage will also be reorganized on the building elevations; however, the proposed signage does not alter or expand upon any previously approved signage plans. Therefore, relief is not needed.

Pertaining to Starbucks presence on the subject property, amendments were made (as part of PC 07-05) to the previously established conditional uses for a drive-through facility and for outdoor dining. These amendments were established to allow Starbucks to construct a new facility directly to the west of the existing facility. Due to economic conditions, Starbucks no longer plans to execute the previously approved plans to construct the new facility.

As part of the overall plan, Starbucks was to demolish the existing facility and construct a new 1,750 square foot facility 135 feet to the west of the current location. Condition #4 of Ordinance 6126 specifically stated *“the petitioner shall commence demolition of the existing Starbucks building and construct the associated parking lot improvement at its current location no later than thirty days after the proposed Starbucks building is opened. This time period may be extended by the Village if weather conditions preclude the improvements from being completed within this timeframe.”*

As Starbucks no longer plans to execute the approved plans associated with Ordinance 6126 and construct a new facility, a major change in an approved planned development has occurred.

The proposed addition will increase the amount of primary service space for employees and allow the ice machine to be located in the primary service portion of the building, whereas now, employees have to exit that portion of the building to gather ice for their products.

Due to the size and location of the proposed addition, it will not affect any existing traffic patterns or parking issues. As part of this petition, the color of the existing building is proposed to be updated from white to neutral tan colors. The existing awning is to be removed and new awning is to be installed over the existing drive through windows to provide shelter from the elements. Unlike the existing awning, the new awning will contain no signage, which actually brings the signage into closer compliance with the Sign Ordinance. The building addition of the facility will remain the same in regards to the provided signage information; however, there will no longer be a canopy. Instead, the new elevation will be a flat building elevation with channel letter signage as opposed to the canopy signage currently being used. Staff believes that the proposed façade improvements to the existing Starbucks facility will be a visual enhancement to the subject property, as well as to the overall planned development.

The Comprehensive Plan suggests several policies that should be used to guide improvement to commercial developments. One of those policies is ensuring the highest quality of design, including signage and graphics. As the intent of this petition is to improve the building façade and institute better signage placement, this development will meet the recommendations of the Comprehensive Plan.

Furthermore staff is recommending approval of PC 09-01, subject to the conditions outlined.

In reference to the conditions of approval, Mr. Toth stated that staff would like condition 3(1) to read, *The petitioner shall develop the site in accordance with the site, sign and development plans prepared by Arcline Associates, dated November 14, 2007 and made a part of the petition (with the exception of the construction of the Starbucks ~~location~~ (building) as approved in Ordinance 6126).*

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

Commissioner Sweetser stated that this is a change and addition to the community.

Commissioner Sweetser motioned to approve PC 09-01. The motion was seconded by Commissioner Burke.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed al **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, moved that the Plan Commission find that the findings included as part of the Inter-departmental Review Report be the findings of the Plan Commission and therefore, by a roll call vote of 4 to 0, recommends to the Corporate Authorities **approval** of the zoning actions associated with PC 09-01.

Respectfully,

## **VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission