

August 21, 2008

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

**Subject: PC 08-20; 3 Yorktown Shopping Center (Cole Taylor Bank)**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner is requesting a variation from Section 155.707(B) to waive Transitional Landscape Yard Improvements and a variation from Section 155.709 to waive Perimeter Lot Landscaping requirements.

Thomas Paar was present on behalf of Cole Taylor Bank at 3 Yorktown Center. John Hague of Hague Architects was also present to represent Cole Taylor Bank and gave the presentation. Mr. Hague stated that Cole Taylor Bank is seeking variances from the Zoning Ordinance to waive transitional landscape yard and perimeter lot landscaping yard requirements. He stated that the bank is located at 3 Yorktown Center in the portion of the shopping center currently under construction, which is just north of where bank sits today. Mr. Hague explained that per the Landscape Ordinance, his client would have to provide 11 shade trees and 250 linear feet of shrubbery. Due to a 30-foot easement on north property line which includes utilities such as ComEd, gas, phone, water, sewer and cable, all which prohibits them for providing the deep plantings. The proposed revised landscape plan provides a five foot (5') buffer on the north property line with various groundcover and grass, which is similar to what is on the east side of the property.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or in opposition to the petition.

Chairperson Ryan then requested the staff report.

William Heniff, Acting Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. A new Cole Taylor Bank is currently under construction on the property at 3 Yorktown

Center. A building permit was issued that indicated full compliance with the landscape requirements. However, upon beginning construction, the contractor encountered shallowly buried underground utilities along the north property line, all of which are within a 30-foot easement. To avoid disturbing these utilities, the petitioner is requesting a waiver of all transitional and perimeter lot landscaping requirements.

The underground utility lines have been in place for an unknown amount of time. The subject property and surrounding land has developed and redeveloped over the past 40 years, and there is a parking garage abutting the subject property that would impair the view of any plantings as seen from the Yorktown II apartments. The subject property slopes down into the site from the north property line, with the grade fairly flat at the east end and, moving toward Highland Avenue, gradually increasing to a two-foot grade change from the property line to the top of curb along the drive-through lanes on the subject property. The wall of the abutting parking garage varies from approximately 4.5 to 5.5 feet higher than the top of the curb, which would significantly affect the visibility of three- to six-foot high shrubs; therefore if you were in the parking garage and the petitioner met the transitional shrubbery requirement, you would still be able to see right over the plant materials.

Staff supports the petition, but recommends one condition of approval. A minimum of one-third of the transitional landscape area along the north property line shall be planted with a combination of decorative groundcover and grasses, similar to that proposed along the eastern edge of the Cole Taylor Bank building. A final landscape plan shall be submitted to the Department of Community Development for review and approval.

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

Commissioner Flint stated that the request is pretty clear and made a motion for approval.

Based on the submitted petition, accompanying plans and the testimony presented, the proposed relief complies with the standards established by the Yorktown Shopping Center Planned Development and the provisions set forth in the Zoning Ordinance and that granting the relief is in the public interest, and, therefore, I move that the Plan Commission accept the findings of the Inter-departmental Review Report as the findings of the Plan Commission, and therefore recommend to the Corporate Authorities approval of PC 08-20, subject to the following condition:

1. A minimum of one-third of the transitional landscape area along the north property line shall be planted with a combination of decorative ground cover and grasses, similar to that proposed along the eastern edge of the Cole Taylor Bank building. A final landscape plan shall be submitted to the Department of Community Development for review and approval.

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Respectfully,

**VILLAGE OF LOMBARD**

Donald F. Ryan  
Lombard Plan Commission

c. Petitioner  
Lombard Plan Commission

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