

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: April 19, 1999

FROM: Department of Community
Development

PREPARED BY: David A. Hulseberg, AICP
Director

TITLE

PC 99-16; 101-125 South Main Street (Big Idea): Requests conditional use approval for a planned development in the B5 Central Business District; conditional use approval for off-site parking; conditional use approval to allow two (2) principal structures on one (1) lot-of-record; exceptions to the Zoning Ordinance to increase the allowable building height from forty-five feet (45') to sixty-four feet (64'), to reduce the required transitional landscape yard from ten feet (10') to zero (0), to reduce the required transitional landscape yard improvements, and to reduce the required foundation landscaping; exceptions to the Sign Ordinance to allow a projecting sign to be displayed in conjunction with a wall, awning, or canopy sign and to allow a sign which will be 360 square feet in area, seventeen feet (17') in height, fifteen feet (15') from the front property line, attached at one end to a principal structure, and which will cross a property line; and variations from the Zoning Ordinance to allow noncompliance with the transitional landscape yard requirements of the underlying zoning district and to allow the rear yard setback to be less than that which is required in the abutting zoning district.

GENERAL INFORMATION

Petitioner: Big Idea Productions
168 N. Clinton
6th Floor
Chicago, IL

Owners: Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148

PROPERTY INFORMATION

Property Identification Numbers: 06-08-111-030, 06-08-111-003, and the north 40 feet of
06-08-111-004

Existing Land Use: Gutted DuPage Theater and Shops, garage, gas station sales building, parking lot, two vacant single family structures and a detached garage.

Size of Property: Approximately 1.9 acres

Comprehensive Plan: Recommends Central Business District – Mixed Use Area

Existing Zoning: B5 Central Business District

Surrounding Zoning and Land Use:

North: B5 Central Business District; Chicago & North Western/ West Line
South: B5 Central Business District; Brust Funeral Home
East: R2 Single-Family Residence District
West: B5 Central Business District; West Suburban Bank, Accountant, Florist,
Commercial Building with multiple tenants, Lombard Bible Church parking lot

ANALYSIS

SUBMITTALS

This report is based on the following documentation, which was filed with the Department of Community Development on March 31, 1999, and April 12, 1999:

1. Petition for Public Hearing for Conditional Use approval for a Planned Development with exceptions, and Conditional Use for an off-site Parking Lot.
2. Response to applicable standards.
3. Site Plan, prepared by RTKL Associates, Inc. dated April 12, 1999.
4. Architectural renderings, prepared by RTKL Associates dated April 12, 1999.

DESCRIPTION

The property is located at the southeast corner of East Parkside Avenue and South Main Street. The property consists of two lots of record. On the first lot the DuPage Theater and Shops, a parking lot, gasoline sales building and a garage exist. The second lot contains two buildings which were originally constructed as single-family homes. Both properties are subject to a redevelopment agreement (attached) with the Village of Lombard and is part of a Tax Increment Financing (TIF) District.

On the most northern lot, Big Idea Productions desires to adaptively reuse the DuPage Theater and Shops and construct a 40,000 +/- square foot addition. The addition would be treated as a second building on one lot of record. The property would be used for Big Idea Productions corporate headquarters, a Veggie Tale retail store, private and public events theater, and commercial storefronts, and would also be a tourist destination. The second lot would host an at grade parking lot with 74 spaces.

Height variations are being requested for the proposed addition. A maximum height of forty-five feet (45') is permitted in the B5 District. The proposed addition would include an area fifteen (15) feet by fifteen (15) feet which would be sixty-four feet (64') in height and a barrel roof with a height of forty-eight (48) feet. Staff has requested that the petitioner provide access from the proposed parking lot to East Parkside, and in doing such the required transitional landscape yard needs to be waived.

The proposed signage for this development requires an exception to the Sign Ordinance to allow a projecting sign to be displayed in conjunction with a wall, awning, or canopy sign. This will allow a freestanding sign to be provided for the former Blue Plate tenant space in addition to the existing "Eat" sign. An exception is also requested to allow a sign which does not fit into any established category. This sign will be 360 square feet in area, seventeen feet (17') in height, fifteen feet (15') from the front property line, attached at one end to a principal structure, and will cross a property line.

PLANNING

Comprehensive Plan

The Comprehensive Plan denotes this area as Central Business District Mixed Use Area. The proposed development clearly meets this parameter as it provides for office and storefront use. The office component will serve as an anchor tenant for the downtown and thus plays an important role in the redevelopment of the downtown. The 1988 redevelopment plan for the TIF District, which these properties are included in, encourages the establishment of professional/corporate office use, entertainment operations and rehabilitating facades. Clearly the proposed development meets those parameters.

Zoning Ordinance

The proposed development seeks conditional use approval for a planned development in the B5 Central Business District, conditional use approval to allow two (2) principal structures on one (1) lot-of-record and conditional use for off site parking. The proposed new addition (staff considers this a second structure on one lot of record) seeks exceptions to the Zoning Ordinance to increase the allowable building height from forty-five feet (45') to sixty-four feet (64') for an architectural tower feature. In order to provide a drive aisle to East Parkside Avenue from the most southern parking lot, an exception to reduce the required transitional landscape yard from ten feet (10') to zero (0) is necessary. The petitioner is willing to provide compensation to the

adjacent property owners to facilitate the required transitional landscape yard improvements on their private property. Since a Planned Development is being sought, variations from the Zoning Ordinance to allow noncompliance with the transitional landscape yard requirements of the underlying zoning district and to allow the rear yard setback to be less than that which is required in the abutting zoning district are needed. These variations are needed because the Planned Development property would require a 35 foot rear yard setback because it is adjacent to an R2 Single Family Residential District.

The signage proposed for this development requires exceptions to the Sign Ordinance to allow a projecting sign to be displayed in conjunction with a wall, awning, or canopy sign. This provision will allow the existing neon "EAT" sign to remain. The "Big Idea Studio Sign" located along South Main Street is 360 square feet in area, seventeen feet (17') in height, fifteen feet (15') from the front property line. It is attached at one end to a principal structure and crosses the property line onto the lot for the parking lot. This signage does not fall within any of our sign code classifications easily. Hence, calling out the signage as identified above will facilitate its construction if approved by the Village. Staff takes no position on the appropriateness of the "Big Idea Studio" signage.

Other Issues

Staff is excited about this development. A stormwater variation will be requested of the Village Board to provide for the necessary detention off-site. The Village has acquired nearly 1.5 acres of land south of West St. Charles and north of Crescent. This detention facility will hold approximately 3 acre feet of water volume.

Materials

The petitioner has attempted to design an addition onto the DuPage Theater and Shops that it believes is compatible with those buildings. The renderings for the façade elevation seek to embrace similar materials found on the DuPage Theater and bring them into use on the proposed addition. The front façade maintains a two story front and then the structure increases in height as it is stepped away from South Main Street. The south elevation of the new addition creates a dramatic entrance into the property.

Materials which are to be used on this project include:

Base and beltcourses:	Limestone
Masonry type:	Glen-Gery Rome Grey (to match theater)
Masonry Accent:	Glen-Gery White Glazed
Storefront:	Natural Aluminum
Windows:	Natural Aluminum and White
Glazing:	Clear, Low-E
Main Street Retail Corner:	Natural Aluminum
Tower struts and Overhang:	Painted Steel

Big Idea Studio Sign:	Natural Aluminum
Sidewalks:	To match existing Village TIF Streetscape
Tree Grates:	To match existing Village TIF Streetscape
Benches, Trash Receptacles	To match existing Village TIF Streetscape
Planters	To match existing Village TIF Streetscape

Compatibility with Surrounding Land Uses

As stated earlier, staff believes this development is compatible with the surrounding land uses. It provides an appropriate use and scale in the downtown.

ENGINEERING

Private Engineering Services

PES has no comments on the Site Plan, but has some comments on the preliminary engineering. Those comments are as follows:

- 1.) Utilities should be shown on the plans submitted so that a complete preliminary review may be completed, and potential problems avoided.
- 2.) Grading for the site should be shown on the plans submitted so that a complete preliminary review may be completed, and potential problems avoided.
- 3.) If requesting a variation for stormwater detention, stormwater run-off calculations need to be provided so that PES can put together the variation that will be presented to the BOT.
- 4.) Site Engineering Drawings should be submitted on C size paper not D.
- 5.) Water main should be looped around the building, however it should be placed as far to the south as possible to avoid having it under the proposed addition.
- 6.) 30' easements are required over public utilities such as water main.

Public Works

The Engineering Division of Public Works has no comments at this time.

FIRE AND BUILDING

The Fire Department has reviewed the site plan and it meets the general circulation of emergency vehicles. The Fire Department reserves comment on fire hydrant and watermain locations until a utility plan is submitted for review.

FINDINGS AND RECOMMENDATIONS

Staff supports the petition to provide for Big Idea Productions relocation to Lombard. Based on the findings of the Inter-Departmental Review Committee recommends that the Plan Commission make the following motions recommending approval of this petition:

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 recommend to the Corporate Authorities approval of PC 99-16, subject to the following conditions:

1. The property shall be developed in substantial compliance with the Site Plan prepared by RTKL Associates Inc., dated April 12, 1999, and the Architectural renderings, prepared by RTKL Associates, Inc. dated April 12, 1999, and subject to the following conditions:
 - a) Material selection shall be pursuant to those contain in the PC 99-16 staff report, dated April 12, 1999.
 - b) The fire hydrant and water main layout is subject to the approval of the Fire Chief.
 - c) A minimum \$___ cash contribution shall be made on a linear foot basis for the purpose of providing transitional yard landscaping on their properties rather than on the petitioned properties for the following Property Identification Numbers abutting the petitioned properties; 06-08-111-012, 06-08-111-014, 06-08-111-015, 06-08-111-016, 06-08-111-017 and 06-08-111-018.
 - d) A eight (8) feet tall board on board fence shall be constructed along the east property line.
 - e) A landscape plan shall be submitted to the Community Development Director for approval.

Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Director of Community Development

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c. Petitioner

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